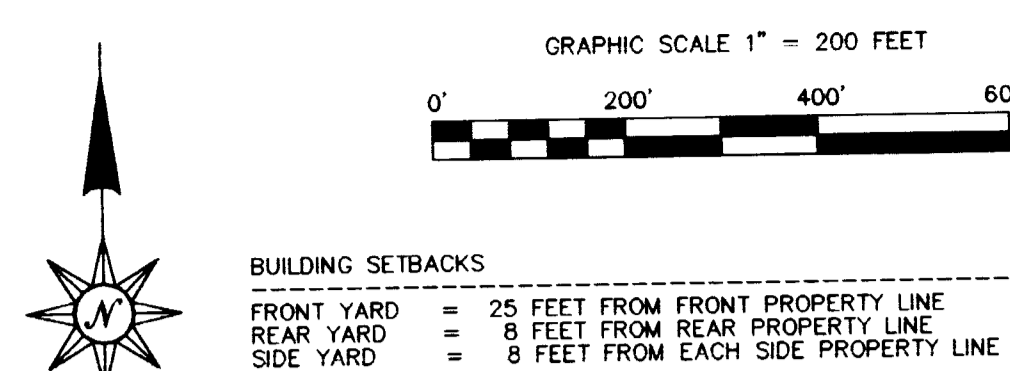


FINAL PLAT REPLAT OF LOTS 14, 30 AND 32 BEING A REPLAT OF LOTS 6-11, 21-23, 25, 27, 29 AND 31 OF COMSTOCK ESTATES - FILING NO. EIGHT BEING A REPLAT OF LOT 62, COMSTOCK ESTATES - FILING NO. SEVEN

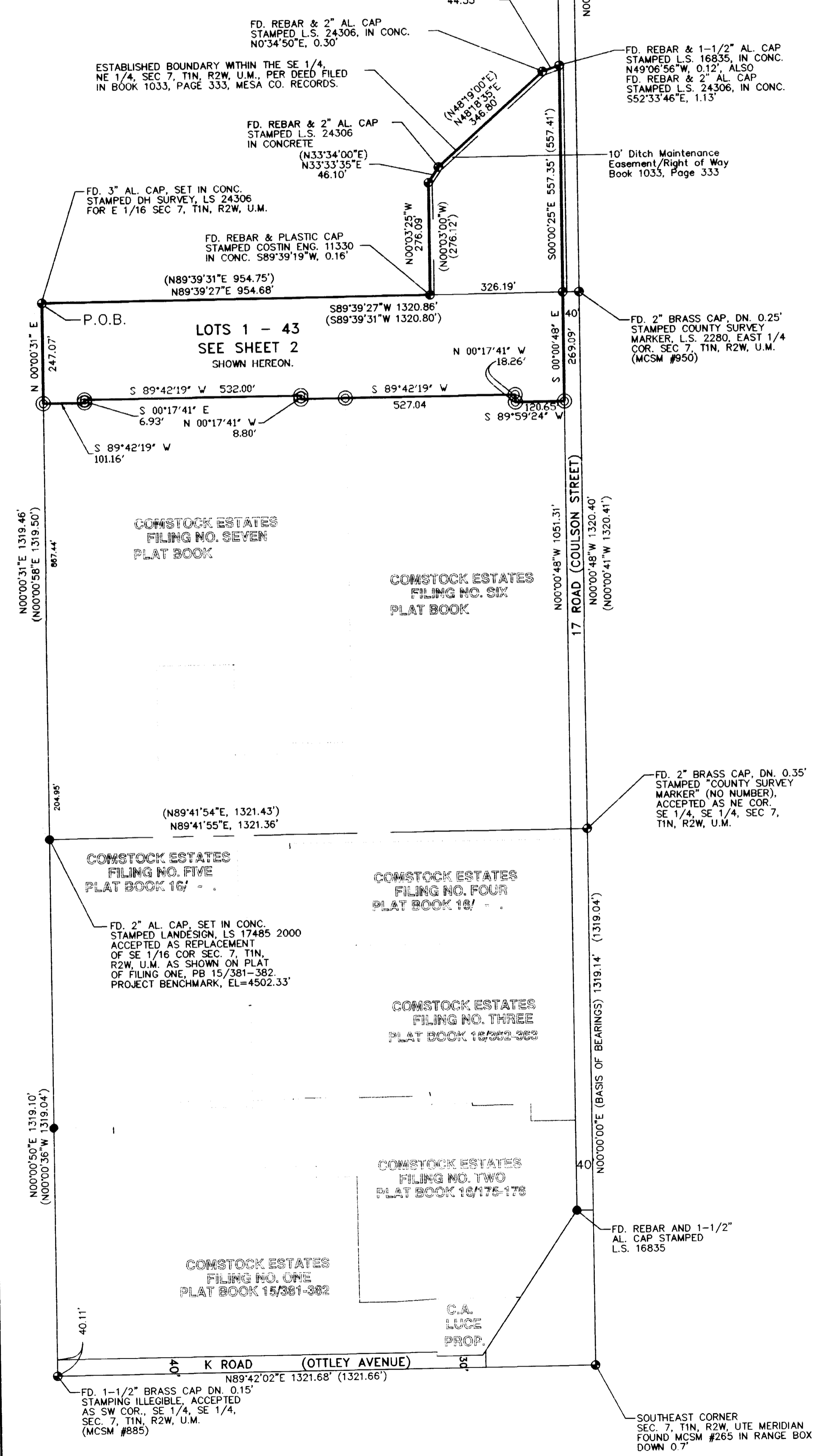


BUILDING SETBACKS

FRONT YARD = 25 FEET FROM FRONT PROPERTY LINE
 REAR YARD = 8 FEET FROM REAR PROPERTY LINE
 SIDE YARD = 8 FEET FROM EACH SIDE PROPERTY LINE

AREA SUMMARY

LOTS 1-43	= 8.168 ACRES	77.59%
OUTLOT A	= 0.048 ACRES	0.46%
ROAD R.O.W.	= 2.206 ACRES	20.95%
AUTO COURTS	= 0.105 ACRES	1.00%
TOTAL	= 10.527 ACRES	100.000%



CITY COUNCIL CERTIFICATE

This plat approved by the City Council of the City of Fruita, Colorado, for filing with the Clerk and Recorder of Mesa County, Colorado, and for conveyance or dedication to the City of the public dedications shown hereon, subject to the provisions that approval in no way obligates the City of Fruita for financing or constructing of improvements on said lands, streets or easements dedicated to the public except as specifically agreed to by the City of Fruita for maintenance of public improvements until construction of said improvements has been completed in accordance with the City of Fruita's specifications and the City of Fruita has agreed to accept said improvements. This approval does not guarantee that the size, soil conditions, subsurface geology, ground water conditions or flooding conditions of any lot shown hereon are such that a building permit, development permit, or any other required permit will be issued. This approval is with the understanding that all expenses involving required improvements for all utility services, paving, grading, landscaping, curbs, gutters, sidewalks, road lighting, road signs, flood protection devices, drainage structures, and all other improvements that may be required shall be the responsibility of the owners designated hereon and not the City of Fruita, unless otherwise specifically agreed to in writing by the City Council.

City of Fruita, Colorado
 By: *[Signature]*
 Mayor
 Witness my hand and seal of the City of Fruita, Colorado
 Attest:
 By: *[Signature]*
 City Clerk



PLANNING COMMISSION CERTIFICATE
 This plat has been approved by the City of Fruita Planning Commission this 21st day of OCTOBER, 2004.

By: *[Signature]*
 Chairman
CLERK AND RECORDER'S CERTIFICATE
 State of Colorado)
 County of Mesa)
 I hereby certify that this instrument was filed in my office at 4:19 am o'clock on this 1st day of November, 2004 and was duly recorded in Plat Book no. 3770 page no. 518 + 519
 Reception No. 2222523 Drawer No. PP-140
 Fees: 20.00 1.00
 By: *[Signature]*
 Clerk and Recorder
 By: *[Signature]*
 Deputy

TITLE CERTIFICATE
 I, *[Signature]* do hereby certify that I have examined the title to all lands shown on this plat and that title to such lands is vested in *[Signature]* free and clear of all liens, taxes and encumbrances, except as follows: 1st Nat. Bank of Bales

EXECUTED this 12th day of Oct, 2004
 By: *[Signature]*
 Title examiner's signature

SURVEYOR'S NOTES
 THE BASIS OF BEARINGS FOR THIS PLAT IS THE EAST LINE OF SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 7, TOWNSHIP 1 NORTH, RANGE 2 WEST, UTE MERIDIAN, EACH END OF WHICH IS MONUMENTED BY A MESA COUNTY SURVEY MARKER, AS SHOWN HEREON, SAID BEARING BEING NORTH 00°00'00" EAST AS SHOWN ON MAP OF COMSTOCK ESTATES FILING NO. ONE, AS PER PLAT RECORDED IN PLAT BOOK NO. 15, PAGES 381 AND 382 IN THE OFFICE OF THE CLERK AND RECORDER OF MESA COUNTY, COLORADO.

ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.

- Indicates set a number 5 rebar, 18" long, with a 1-1/2" aluminum cap stamped LS 24963
- ◇ Indicates set a number 5 rebar, 18" long, with a 1-1/2" aluminum cap stamped LS 24963 in concrete
- ⊙ Indicates found a number 5 rebar, 18" long, with a 1-1/2" aluminum cap stamped LS 24963 in concrete
- Indicates found a number 5 rebar, 18" long, and 1-1/2" aluminum cap stamped LS 24963 to be set at all lot corners prior to the sale of any lot.
- Indicates found 1-1/2" Aluminum Cap stamped "LANDSIGN 16835"
- Indicates found a number 5 rebar, 18" long, with a 1-1/2" aluminum cap stamped LS 24963
- Indicates found a number 5 rebar, 18" long, with a 1-1/2" aluminum cap stamped "Rocky Mtn L.S. L.S. 31155" in concrete
- △ Indicates set a Gear Spike and Aluminum Washer stamped, LS 24963 at centerline points of control.
- (K) Indicates record variance

PROJECT BENCHMARK BASED UPON ELEVATIONS ESTABLISHED IN COMSTOCK ESTATES FILING NO. ONE, WHICH WERE ESTABLISHED BY TRIGGED LEVEL LOOP FROM MCSM #1277-P096 ELEV = 4482.04 (T) 1366.125 (m) NAVD 1988 MCGPS.

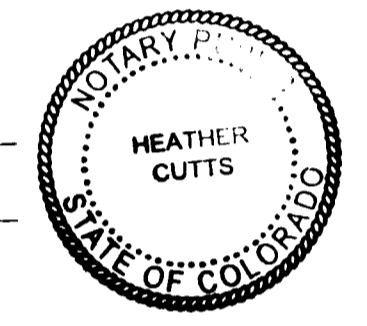
CERTIFICATE OF OWNERSHIP AND DEDICATION
 COMSTOCK, LLC
 are the sole owners in fee simple of all that real property described as follows:
 (Warranty Deeds recorded in Book 2789, page 768, records of the Mesa County Clerk and Recorder)

A parcel of land being Comstock Estates Filing No. Eight, City of Fruita, Mesa County, Colorado as per Plat filed in Plat Book No. 3770, page 518 in the office of the Clerk and Recorder of Mesa County, said parcel lying over a portion of the Southeast 1/4 of the Southeast 1/4, the Northeast 1/4 of the Southeast 1/4, and the Southeast 1/4 of the Northeast 1/4, all of Section 7, Township 1 North, Range 2 West, Ute Meridian, and being more particularly described as follows:
 BEGINNING at the Northwest corner of said Northeast 1/4 of the Southeast 1/4 of said Section 7, being a 3" aluminum cap set in concrete L.S. 24306;
 thence North 89°39'27" East along the North line of said NE 1/4 of the SE 1/4 of said Section 7, 254.68 feet;
 thence North 00°03'25" West, 276.09 feet;
 thence North 33°33'35" East, 46.10 feet;
 thence North 48°18'35" East, 346.80 feet;
 thence North 71°04'35" East, 44.33 feet to the Westerly Right-of-Way of 17 Road;
 thence South 00°00'25" East along said Westerly Right-of-Way, 557.35 feet;
 thence South 00°00'48" East continuing along said Westerly Right-of-Way, 269.09 feet;
 thence South 89°59'24" West, 120.65 feet;
 thence North 00°17'41" West, 18.26 feet;
 thence South 89°42'19" West, 527.04 feet;
 thence North 00°17'41" West, 8.80 feet;
 thence South 89°42'19" West, 532.00 feet;
 thence South 00°17'41" East, 6.93 feet;
 thence South 89°42'19" West, 101.16 feet to the West line of said NE 1/4 of the SE 1/4 of said Section 7;
 thence North 00°00'31" East along said West line of the NE 1/4 of the SE 1/4, 247.06 feet to the Point of Beginning.
 Said parcel contains 10.53 acres, more or less.

Said owner by these presents laid out, platted and subdivided the same into lots as shown on this plat, and designate the same as REPLAT OF LOTS 14, 30 AND 32 BEING A REPLAT OF LOTS 6-11, 21-23, 25, 27, 29 AND 31 OF COMSTOCK ESTATES, FILING NO. EIGHT in the City of Fruita, County of Mesa, State of Colorado; and do hereby grant, convey, dedicate and set apart to said City of Fruita, utility easements shown hereon for utility purposes only. We hereby accept the responsibility for the completion of all required public improvements for REPLAT OF LOTS 14, 30 AND 32 BEING A REPLAT OF LOTS 6-11, 21-23, 25, 27, 29 AND 31 OF COMSTOCK ESTATES, FILING NO. EIGHT and further, hereby grant, right to install and maintain all necessary structures to the entity responsible for providing the services for which the easements are established. We further state that this subdivision shall be subject to the protective covenants filed and recorded for this subdivision in the office of the Clerk and Recorder of Mesa County, Colorado in Book 2348 at page 569 and Book 2370, page 146.

Executed this 12th day of October, 2004.

By: *[Signature]*



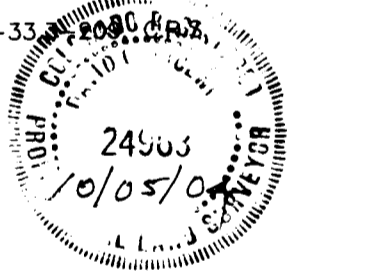
NOTARY PUBLIC CERTIFICATION
 County of Mesa)
 The foregoing Certificate of Dedication and ownership was acknowledged before me this 12th day of October, A.D. 2004, by Michael A. Tracy of Comstock, LLC owner.

Witness my hand and official seal
[Signature]
 Notary Public
 My Commission Expires: 10-24-04

SURVEYOR'S CERTIFICATION
 I, David G. Nicewicz, hereby certify that I am a Registered Land Surveyor, licensed under the laws of the State of Colorado, that this plat is a true, correct and complete plat of the REPLAT OF LOTS 14, 30 AND 32 BEING A REPLAT OF LOTS 6-11, 21-23, 25, 27, 29 AND 31 OF COMSTOCK ESTATES, FILING NO. EIGHT, as laid out platted, and dimensions of the lots, staked upon the ground in compliance with Title 38, Article 551, C.R.S., as amended, and all other regulations governing the subdivision of land. I further certify that this plat contains all the information required by Section 38-33-200 C.R.S.

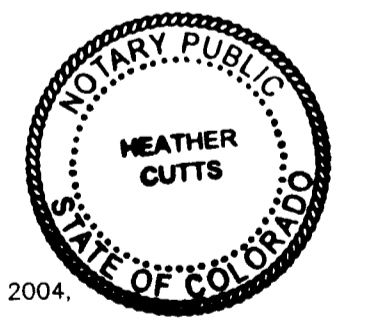
Certified this 5th day of OCTOBER, 2004.

By: *[Signature]*
 David G. Nicewicz, P.L.S. 24963



SUBORDINATION BY LIENHOLDERS
 I, *[Signature]*, being the holder of a promissory note secured by a deed of trust dated 12/12/03 and recorded on 2/11/04 in the office of the Clerk and Recorder of Mesa County, Colorado hereby consents to the subdivision of the lands set forth in this Final Plat, REPLAT OF LOTS 14, 30 AND 32 BEING A REPLAT OF LOTS 6-11, 21-23, 25, 27, 29 AND 31 AND 31 OF COMSTOCK ESTATES, FILING NO. EIGHT, and subordinates the lien as represented by the aforesaid deed of trust to the dedications and restrictions as shown on this Final Plat and relative covenants, conditions and restrictions.

Lien Holder: *[Signature]*
 Street name and number: 14th Avenue, Box 100, Fruita, CO
 City, State and Zip: Fruita, CO 81419
 By: *[Signature]*
 State of Colorado
 County of Mesa
 Signed this 12th day of October, 2004
 The foregoing was acknowledged before me this 12th day of Oct., 2004, by Ken Sawyer As Regional President of 1st Nat. Bank of Bales (Lien Holder).



Witness my hand and official seal
 My commission expires: 10-24-04
 Notary Public: *[Signature]*

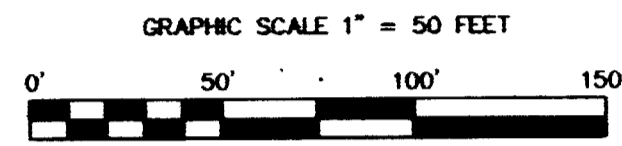
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BEING A REPLAT OF LOT 62, COMSTOCK ESTATES - FILING NO. SEVEN
 LOCATED IN PORTIONS OF THE NE 1/4 AND THE SE 1/4 OF SECTION 7,
 T. 1 N., R. 2 W., UTE MERIDIAN, CITY OF FRUITA, MESA COUNTY, COLORADO

PLAN SCALE 1" = 200'	SIGNATURE BLOCK		WEST ELK LAND SURVEYING, INC. 3446 L LANE HOTCHKISS, COLORADO 81419 EMAIL : westelkland@aol.com
	FIELD CREW: DGN, RKG	DATE: 10/04	
REVISIONS:	DATE: 09/25/02	DATE: 02/05/03	DATE: 03/19/04
DATE: 09/25/02	DATE: 02/05/03	DATE: 03/19/04	MAP ID: WE04028PB
DATE: 09/29/04	DWG. NO. 2REPLATPGI	SHEET 1 OF 2	

RECORDED NOTE - POOR QUALITY DOCUMENT PROVIDED FOR REPRODUCTION

FINAL PLAT

REPLAT OF LOTS 14, 30 AND 32 BEING A REPLAT OF LOTS 6-11, 21-23, 25, 27, 29 AND 31
OF COMSTOCK ESTATES - FILING NO. EIGHT
BEING A REPLAT OF LOT 62, COMSTOCK ESTATES - FILING NO. SEVEN



David G. Nicowicz, P.L.S. 24963

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- ⊗ Indicates found 1-1/2" Aluminum Cap or washer stamped "Rocky Mtn. L.S. 31155" unless otherwise noted.
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CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	10.00'	6.87'	6.74'	S 19°59'23" E	39°23'23"
C2	48.00'	43.36'	41.90'	N 13°48'12" W	51°46'45"
C3	48.00'	20.83'	20.47'	N 24°23'25" E	24°37'28"
C4	48.00'	32.13'	31.53'	N 55°52'57" E	38°20'57"
C5	48.00'	24.77'	24.50'	N 89°50'09" E	29°34'07"
C6	48.00'	20.15'	20.00'	S 63°21'19" E	24°02'58"
C7	48.00'	28.05'	27.65'	S 34°35'24" E	33°28'51"
C8	48.00'	73.93'	66.84'	S 26°16'50" W	88°14'59"
C9	10.00'	8.21'	7.98'	N 46°53'36" E	47°00'47"
C10	10.00'	4.13'	4.10'	N 11°32'46" E	23°40'54"
C11	48.00'	243.02'	55.01'	S 74°38'32" E	290°05'04"

SURVEYOR'S NOTES:

THE BASIS OF BEARINGS FOR THIS PLAT IS THE EAST LINE OF SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 7, TOWNSHIP 1 NORTH, RANGE 2 WEST, UTE MERIDIAN, EACH END OF WHICH IS MONUMENTED BY A MESA COUNTY SURVEY MARKER, AS SHOWN HEREON, SAID BEARING BEING NORTH 00°00'00" EAST AS SHOWN ON MAP OF COMSTOCK ESTATES FILING NO. ONE, AS PER PLAT RECORDED IN PLAT BOOK NO. 15, PAGES 381 AND 382 IN THE OFFICE OF THE CLERK AND RECORDER OF MESA COUNTY, COLORADO. (SEE SHEET 1 OF THIS PLAT)

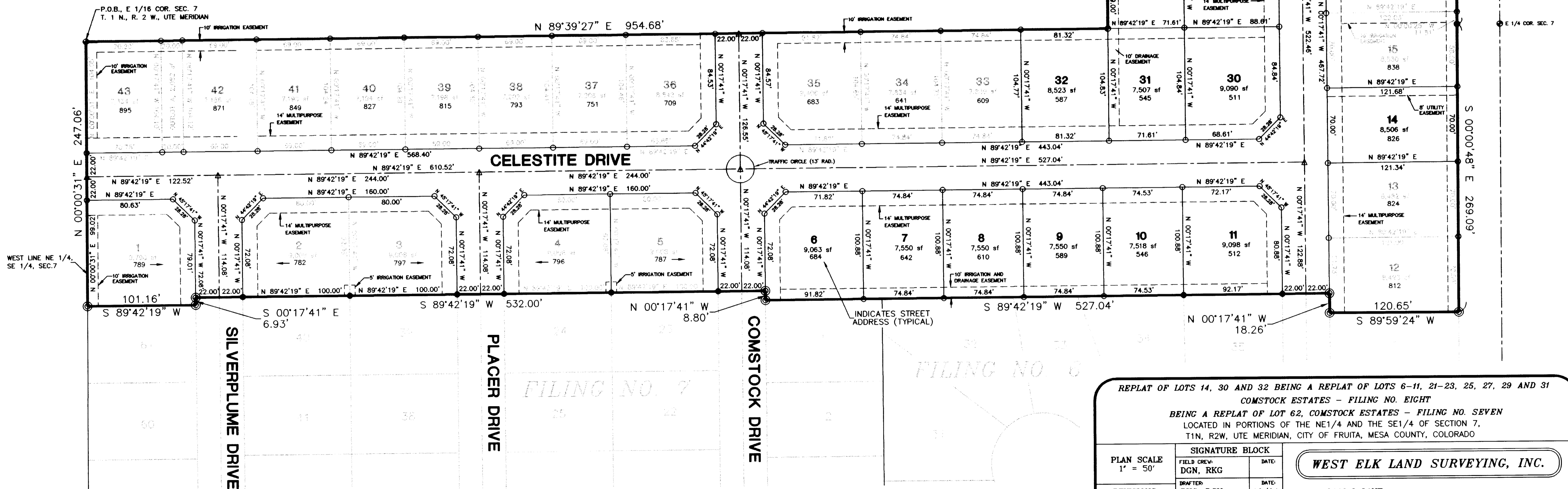
EASEMENT AND TITLE DOCUMENTS (SCHEDULES A&B) PROVIDED BY FIRST AMERICAN TITLE COMPANY, ORDER NO. 00128603

BUILDING SETBACKS

- FRONT YARD = 25 FEET FROM FRONT PROPERTY LINE
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AREA SUMMARY

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OUTLOT	= 0.048 ACRES	0.46%
ROAD R.O.W.	= 2.206 ACRES	20.95%
TOTAL	= 10.527 ACRES	100.00%



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COMSTOCK ESTATES - FILING NO. EIGHT
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LOCATED IN PORTIONS OF THE NE 1/4 AND THE SE 1/4 OF SECTION 7,
T1N, R2W, UTE MERIDIAN, CITY OF FRUITA, MESA COUNTY, COLORADO

SIGNATURE BLOCK	
FIELD CREW DGN, RKG	DATE:
DRAFTER RKG, DGN	DATE: 10/04
CHECKED BY: KIN	DATE: 10/04

WEST ELK LAND SURVEYING, INC.

3446 L LANE
HOTCHKISS, COLORADO 81419
EMAIL: westelkland@aol.com

TITLE: REPLAT OF LOTS 14, 30 AND 32	MAP IS:
DATE: 09/29/04	WE04028PB

REORDER NOTE: POOR QUALITY DOCUMENT PROVIDED FOR REPRODUCTION