

PTC SUBDIVISION

IN THE N1/2 SE1/4 OF SECTION 36, T1N, R2W, OF THE UTE MERIDIAN, CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO

OWNERSHIP STATEMENT

KNOW ALL MEN BY THESE PRESENTS:

Pilot Travel Centers, LLC., a Delaware limited liability company is the owner of a parcel as demonstrated by deed recorded at Reception No. 2637131 in the Office of the Mesa County Clerk and Recorder, said parcel being that certain tract of land in the N1/2 SE1/4 of Section 36, Township 1 North, Range 2 West of the Ute Meridian, City of Grand Junction, Mesa County, Colorado, more particularly described as follows:

Commencing at a Mesa County Survey Marker for the East 1/4 Corner of said Section 36 whence a Mesa County Survey Marker for the South 1/16 Corner on the east line of said Section 36 bears S00°04'42"W for a distance of 1320.81 feet; thence S30°22'27"W for a distance of 599.98 feet to an angle point on the westerly right-of-way line of Interstate 70 and the point of beginning; thence the following courses and distances;

1. Along said westerly right-of-way, S55°40'35"W for a distance of 467.51 feet to a point on the northerly right-of-way line of Union Pacific Railroad;
2. Along said northerly right-of-way line, N56°32'28"W for a distance of 1191.13 feet to a point on the southerly right-of-way line of U.S. Highway 6 & 50;
3. Along said southerly right-of-way line, S69°52'00"E for a distance of 238.78 feet;
4. S84°25'12"E for a distance of 209.31 feet;
5. N89°41'54"E for a distance of 941.46 feet;
6. S71°03'49"E for a distance of 243.85 feet to a point on said westerly right-of-way line of Interstate 70;
7. Along said westerly right-of-way, S46°05'23"W for a distance of 312.00 feet to the point of beginning.

EXCEPT FOR:

The 100 foot right-of-way as described in Book 220 at Page 326 of the Mesa County records. Containing 9.666 acres more or less.

Said Owner has by these presents laid out, platted and subdivided the above described real property into Lots, as shown hereon, and designated the same as PTC Subdivision, in the City of Grand Junction, County of Mesa, State of Colorado:

All streets, roads and Rights-of-Way are dedicated to the City of Grand Junction for the use of the public forever.

All Multipurpose Easements are dedicated to the City of Grand Junction for the use of City-approved utilities and public providers as perpetual easements for the installation, operation, maintenance and repair of utilities and appurtenances including, but not limited to, electric lines, cable TV lines, natural gas pipelines, sanitary sewer lines, storm sewers, water lines, telephone lines, traffic control facilities, street lighting, landscaping, trees and grade structures.

All Utility Easements are dedicated to the City of Grand Junction as perpetual easements for City approved utilities including the installation, operation, maintenance and repair of said utilities and appurtenances which may include but are not limited to electric lines, cable TV lines, natural gas pipelines, sanitary sewer lines, storm sewers, water lines, telephone lines, equivalent other public utility providers and appurtenant facilities.

All Drainage Easements are dedicated to the City of Grand Junction as perpetual easements for the inspection, installation, operation, maintenance and repair of detention and drainage facilities and appurtenances thereto. The City of Grand Junction is dedicated reasonable ingress/egress access to the drainage/detention easement areas. The owner(s) and/or the property owners' association, if one exists, is not relieved of its responsibility to inspect, install, operate, maintain, and repair the detention and drainage facilities.

All Easements include the right of ingress and egress on, along, over, under, through and across by the beneficiaries, their successors, or assigns, together with the right to trim or remove interfering trees and brush, and in Drainage and Detention/Retention easements or tracts, the right to dredge; provided however, that the beneficiaries/owners shall utilize the same in a reasonable and prudent manner. Furthermore, the owners of said lots or tracts hereby platted shall not burden or overburden said easements by erecting or placing any improvements thereon which may impede the use of the easement and/or prevent the reasonable ingress and egress to and from the easement.

There are no lienholders of record;

IN WITNESS WHEREOF, said owner has caused his name to be hereunto subscribed this

4th day of March, A.D., 2013

David Clothier
David Clothier, for Pilot Travel Centers, LLC, a Colorado limited liability company

STATE OF ~~Tennessee~~ COLORADO) ss
COUNTY OF ~~David~~ MESA)
The foregoing instrument was acknowledged before me this 4th day of March, A.D., 2013

My commission expires: September 1, 2013
WITNESS MY HAND AND OFFICIAL SEAL.



Deborah D. Jabal
Notary Public

NOTE: All exterior corner monuments have concrete placed around them.

NOTICE: 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 the certification shown hereon.

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO)

COUNTY OF MESA) ss

I hereby certify that this instrument was filed in my office at 2:58 o'clock P.M., this 5 day of April, A.D., 2013 and is duly recorded as Reception Number 2650272 in Book 5455, Page 753 through 754

inclusive. Drawer No. 22-95
Sheila Reiner Deputy Clerk and Recorder
Brandy E. How Deputy
Fees \$2000.00

TITLE CERTIFICATION

Fidelity National Title Insurance Company, a title insurance company, as duly licensed in the State of Colorado, hereby certify that we have examined the title to the hereon described property, that we find the Title to the property is vested to Pilot Travel Centers, LLC., that the current taxes have been paid; that all mortgages not satisfied or released of record nor otherwise terminated by law are shown hereon and that there are no other encumbrances of record; that all easements, reservations and rights-of-way of record are shown hereon.

Date: FEBRUARY 28, 2013

by: Stephen C. Perlin
for Fidelity National Title Insurance Company
STEPHEN C. PERLIN / V.P.

CITY OF GRAND JUNCTION CERTIFICATE OF APPROVAL

Approved this 2nd day of April, A.D. 2013

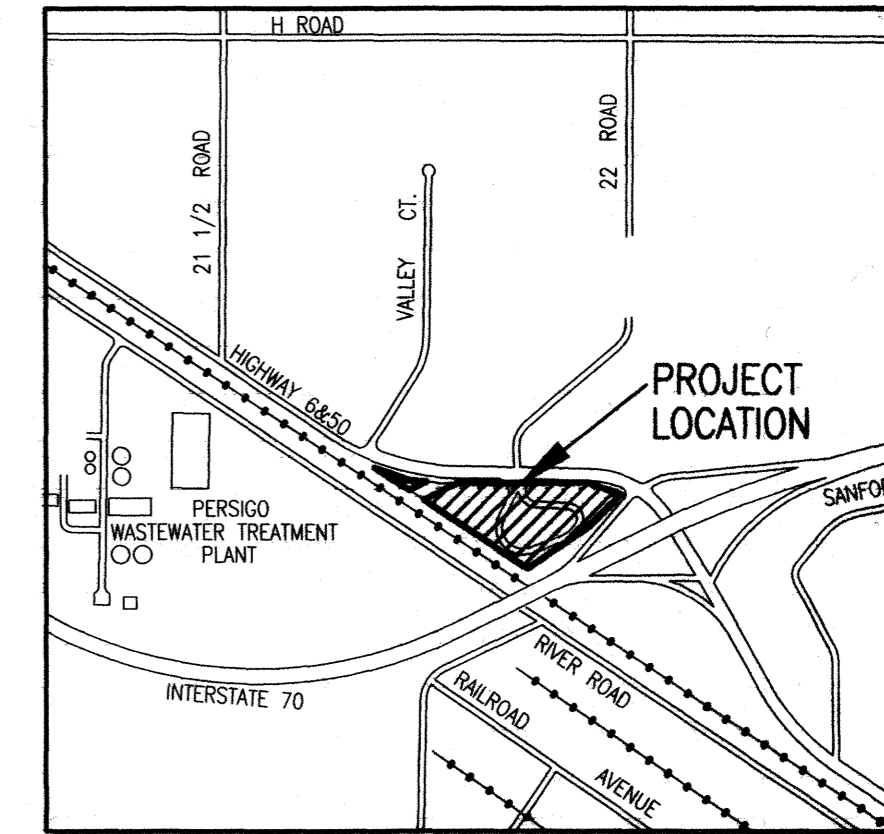
Mayor [Signature] City Manager [Signature]

GENERAL NOTES

1. Basis of bearings derived from Mesa County Local Coordinate System and GPS observations. The bearing is S00°04'42"W 1320.81 feet, located between Mesa County Survey Markers for the East 1/4 Corner and South 1/16 Corner on the East line of Section 36, Township 1 North, Range 2 West of the Ute Meridian.
2. Title information is from Mesa County Real Property Records, And the Title Policy from Fidelity National Title Insurance Company, Commitment Number F231318, effective date 3/20/2012.
3. Roadway Petition (Parcel number 201-X), was abandoned by the State of Colorado as shown at Reception Number 1625310, and then confirmed by Quiet Title Action at Reception Number 2108315 of the Mesa County records, was also vacated by the City of Grand Junction per Ordinance number 4562.
4. A-Line is line that does not allow access to and from Lot.
5. At the time of this plat being recorded the owner was working with EXCEL Energy to formalize the easement for the overhead power line.
6. The irrigation easement is an existing use and is not dedicated to the City of Grand Junction on this plat. This is the lateral from Headgate 65 on the Ranchmans Ditch that serves property to the south.

FOR CITY OF GRAND JUNCTION USE

Utility Easement: Book 5455 Page 758 Reception Number 2650274
Multi-Purpose Easement: Book 5455 Page 758 Reception Number 2650274



VICINITY MAP
NOT TO SCALE

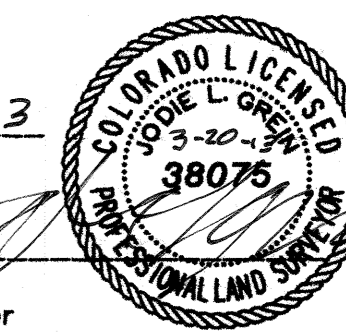
ACRE SUMMARY		
DESCRIPTION	ACRES	% TOTAL
LOT 1	8.498	87.92%
TRACT A	0.317	3.28%
TRACT B	0.254	2.63%
RIGHT-OF-WAY (CDOT)	0.597	6.17%
TOTAL	9.666	100.00%

SURVEYOR'S STATEMENT

I, Jodie L. Grein, a registered Professional Land Surveyor in the State of Colorado, do hereby state that the accompanying PTC SUBDIVISION, a subdivision of a part of Mesa County, State of Colorado, has been prepared by me and/or under my direct supervision and represents a field survey of the same. This statement is applicable only to the survey data represented hereon, and does not represent a warranty or opinion as to ownership, lienholders, or quality of title.

EXECUTED this 20th day of MARCH, 2013

Jodie L. Grein
Professional Land Surveyor
P.L.S. No. 38075



405 Ridges Blvd. Suite A
Grand Junction, CO 81507
Voice: (970) 243-8300
Fax: (970) 241-1273
www.rceej.com

PTC SUBDIVISION

IN THE N1/2 SE1/4 OF SECTION 36
T1N, R2W, OF THE UTE MERIDIAN
CITY OF GRAND JUNCTION,
MESA COUNTY COLORADO

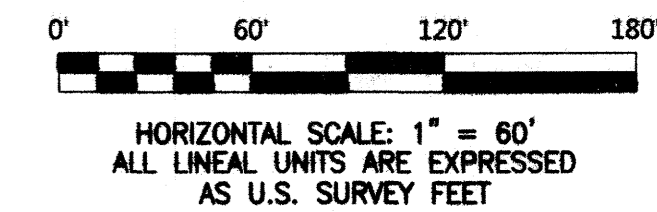
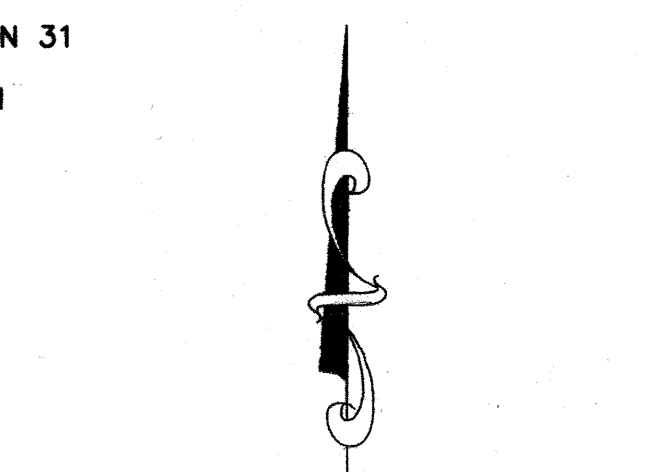
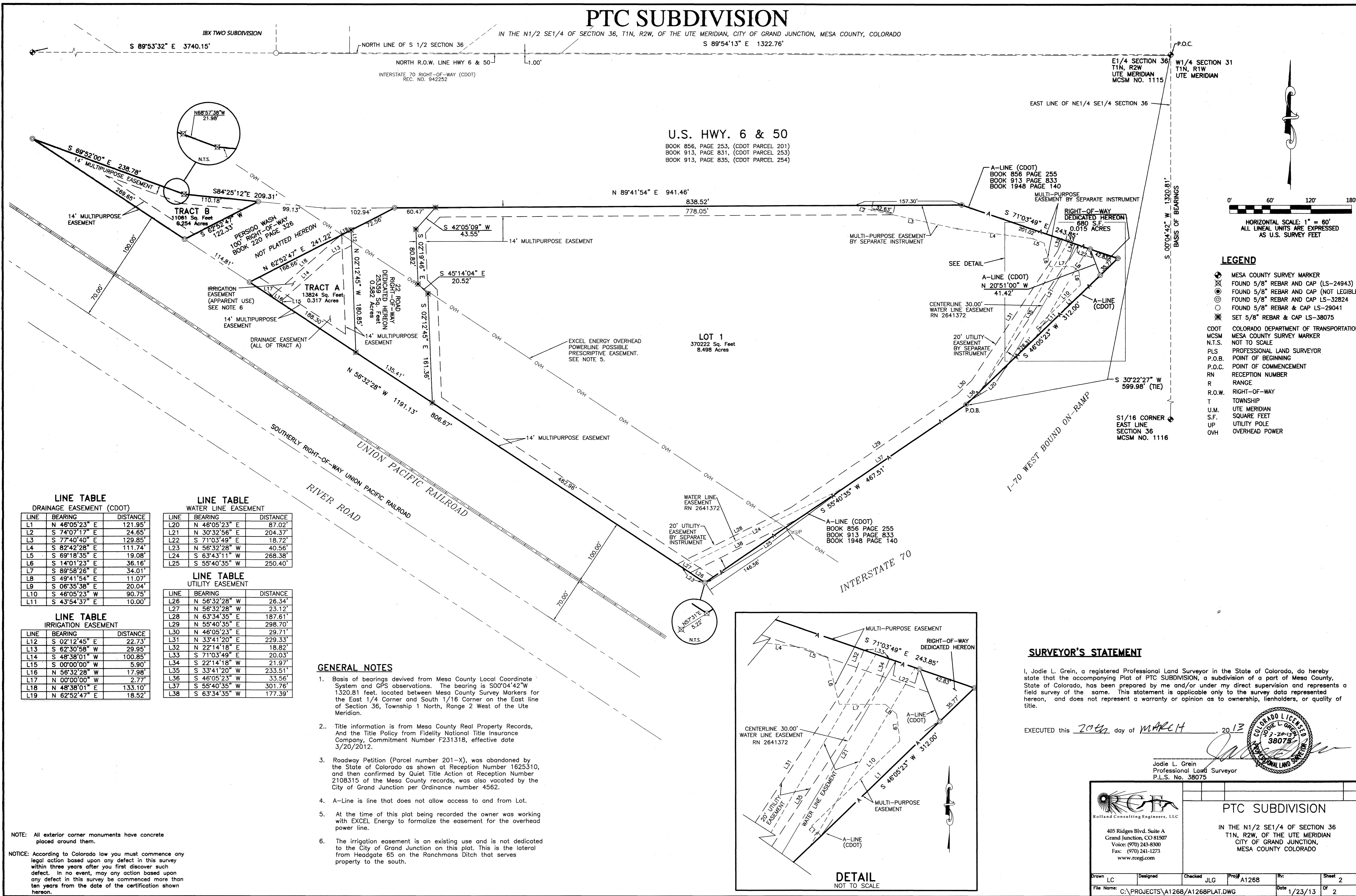
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File Name:	C:\PROJECTS\A1268\A1268PLAT.DWG							Date	1/23/12	Of	2

PTC SUBDIVISION

IN THE N1/2 SE1/4 OF SECTION 36, T1N, R2W, OF THE UTE MERIDIAN, CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO
S 89°54'13" E 1322.76'

U.S. HWY. 6 & 50

BOOK 856, PAGE 253, (CDOT PARCEL 201)
BOOK 913, PAGE 831, (CDOT PARCEL 253)
BOOK 913, PAGE 835, (CDOT PARCEL 254)



- LEGEND**
- ⊕ MESA COUNTY SURVEY MARKER
 - ⊗ FOUND 5/8" REBAR AND CAP (LS-24943)
 - ⊙ FOUND 5/8" REBAR AND CAP (NOT LEGIBLE)
 - ⊖ FOUND 5/8" REBAR AND CAP LS-32824
 - FOUND 5/8" REBAR & CAP LS-29041
 - ⊗ SET 5/8" REBAR & CAP LS-38075
 - CDOT COLORADO DEPARTMENT OF TRANSPORTATION
 - MCSM MESA COUNTY SURVEY MARKER
 - N.T.S. NOT TO SCALE
 - PLS PROFESSIONAL LAND SURVEYOR
 - P.O.B. POINT OF BEGINNING
 - P.O.C. POINT OF COMMENCEMENT
 - RN RECEPTION NUMBER
 - R RANGE
 - R.O.W. RIGHT-OF-WAY
 - T TOWNSHIP
 - U.M. UTE MERIDIAN
 - S.F. SQUARE FEET
 - UP UTILITY POLE
 - OVH OVERHEAD POWER

LINE TABLE
DRAINAGE EASEMENT (CDOT)

LINE	BEARING	DISTANCE
L1	N 46°05'23" E	121.95'
L2	S 74°07'17" W	24.65'
L3	S 77°40'40" E	129.85'
L4	S 82°42'28" E	111.74'
L5	S 69°18'35" E	19.08'
L6	S 14°01'23" E	36.16'
L7	S 89°58'26" E	34.01'
L8	S 49°41'54" E	11.07'
L9	S 06°35'38" E	20.04'
L10	S 46°05'23" W	90.75'
L11	S 43°54'37" E	10.00'

LINE TABLE
WATER LINE EASEMENT

LINE	BEARING	DISTANCE
L20	N 46°05'23" E	87.02'
L21	N 30°32'56" E	204.37'
L22	S 71°03'49" E	18.72'
L23	N 56°32'28" W	40.56'
L24	S 63°43'11" W	268.38'
L25	S 55°40'35" W	250.40'

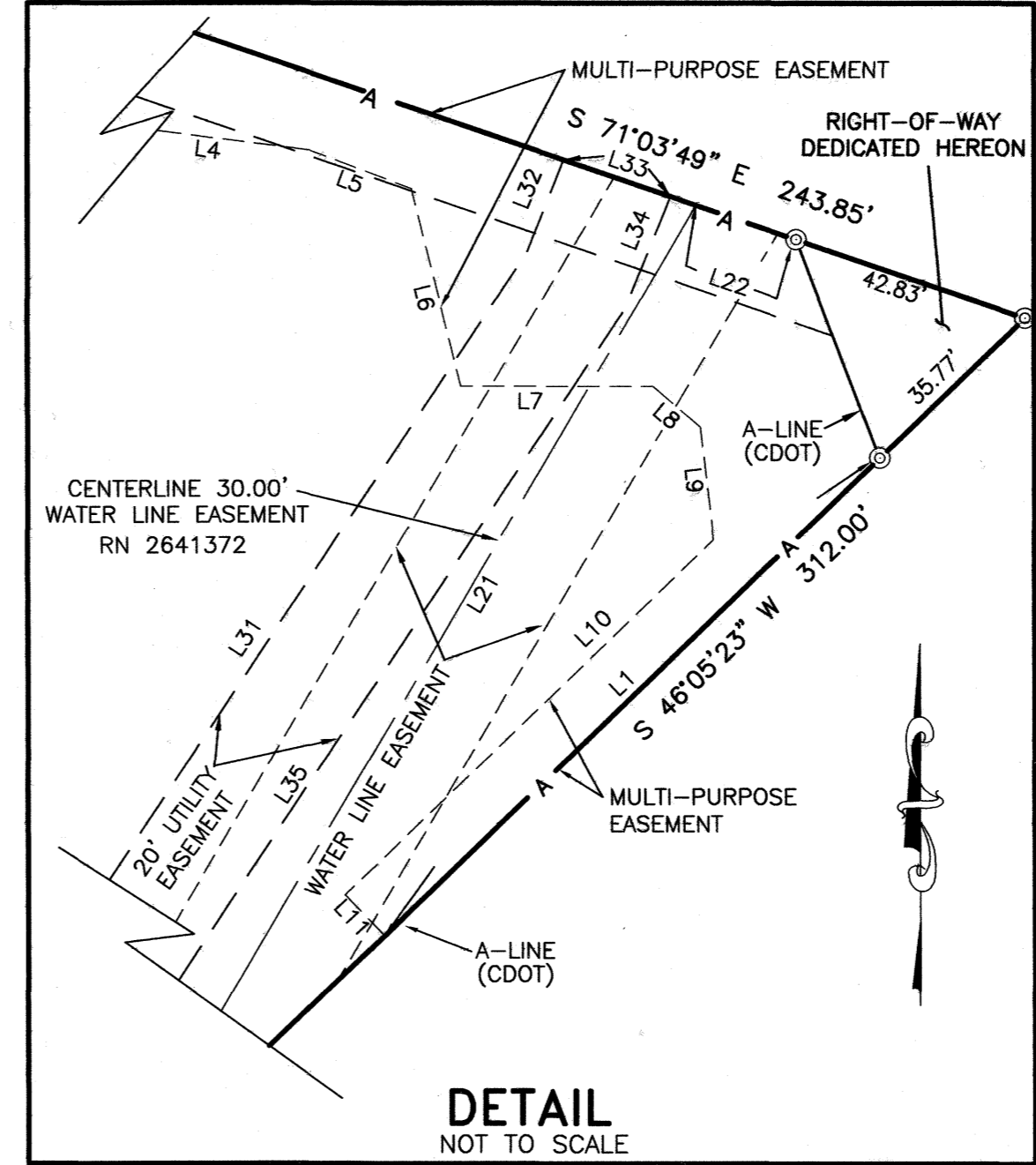
LINE TABLE
UTILITY EASEMENT

LINE	BEARING	DISTANCE
L26	N 56°32'28" W	26.34'
L27	N 56°32'28" W	23.12'
L28	N 63°34'35" E	187.61'
L29	N 55°40'35" E	298.70'
L30	N 46°05'23" E	29.71'
L31	N 33°41'20" E	229.33'
L32	N 22°14'18" E	18.82'
L33	S 71°03'49" E	20.03'
L34	S 22°14'18" W	21.97'
L35	S 33°41'20" W	233.51'
L36	S 46°05'23" W	33.56'
L37	S 55°40'35" W	301.76'
L38	S 63°34'35" W	177.39'

LINE TABLE
IRRIGATION EASEMENT

LINE	BEARING	DISTANCE
L12	S 02°12'45" E	22.73'
L13	S 62°30'58" W	29.95'
L14	S 48°38'01" W	100.85'
L15	S 00°00'00" W	5.90'
L16	N 56°32'28" W	17.98'
L17	N 00°00'00" W	2.77'
L18	N 48°38'01" E	133.10'
L19	N 62°52'47" E	18.52'

- GENERAL NOTES**
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EXECUTED this 20th day of MARCH, 2013

Jodie L. Grein
Professional Land Surveyor
P.L.S. No. 38075

NOTE: All exterior corner monuments have concrete placed around them.

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RCEB
Rolland Consulting Engineers, LLC

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Voice: (970) 243-8300
Fax: (970) 241-1273
www.rceb.com

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IN THE N1/2 SE1/4 OF SECTION 36
T1N, R2W, OF THE UTE MERIDIAN
CITY OF GRAND JUNCTION,
MESA COUNTY COLORADO

Drawn	LC	Designed	JLG	Checked	JLG	Proj	A1268	Rcv		Sheet	2
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