

### MAVERIK 2 Subdivision

SITUATED IN THE SE1/4 SW1/4 SECTION 5, T1S, R1E OF THE UTE MERIDIAN  
CITY OF GRAND JUNCTION, COUNTY OF MESA, STATE OF COLORADO

#### LEGEND

- ◆ FOUND MESA COUNTY SURVEY MARKER  
(A 3" Alloy Cap set in Concrete)
- ◆ FOUND BLM ALUMINUM MONUMENT
- FOUND SURVEY MONUMENT AS DESCRIBED
- SET or RECOVERED No.5 REBAR w/CAP L.S.30111  
PERIMETER SET in CONCRETE



#### BASIS OF BEARING STATEMENT

Bearings are based on the Mesa County Local Coordinate System. GPS observations on the Mesa County Survey Monuments located at the NE Corner SE1/4 SW1/4 and at the SE Corner SE1/4 SW1/4 of Section 5, Township 1 South, Range 1 East of the Ute Meridian results in the bearing of N00°12'26"W.

Per Colorado Statute number 38-51-106(i) all Linear units on this plat are U.S. Survey feet.

#### DEDICATION

##### KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, Maverik Inc., a Wyoming Corporation, is the owner of that real property situated in the City of Grand Junction, County of Mesa, State of Colorado and is described in Book 4950 Page 356, Book 4950 Page 359, and Book 4930 Page 382 of the Mesa County Clerk and Recorders Office, and being situated in the SE1/4 SW1/4 of Section 5, Township 1 South, Range 1 East of the Ute Meridian, more particularly described as follows:

Commencing at the South 1/4 Corner of said Section 5, thence S89°58'56"W 40.00 feet along the South line of the SE1/4 SW1/4 of said Section 5; thence N00°12'26"W 50.00 feet to the intersection of the West R.O.W. line of 29 1/2 Road and the North R.O.W. line of F Road, said point being the TRUE POINT OF BEGINNING (P.O.B.); thence along said North R.O.W. line of F Road S89°58'56"W 290.40 feet; thence N00°11'39"W 360.66 feet; thence N89°58'56"E 290.32 feet to the West R.O.W. line of 29 1/2 Road; thence along said West R.O.W. line S00°12'26"E 360.66 feet to the Point of Beginning, Containing 2.40 acres as described.

Mesa County, Colorado

That said owners has caused the said real property to be laid out and surveyed as Maverik 2 Subdivision, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado.

That said owners do hereby dedicate and set apart real property as shown and labeled on the accompanying plat as follows:

- 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 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, traffic control facilities, street lighting, landscaping, trees and grade structures.

All Tracts/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. Furthermore, the owners of said lots or tracts hereby pledged 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.

The owners do hereby state that all lienholders appear hereon.

IN WITNESS WHEREOF said owners has caused their names to be hereunto subscribed this 14th day of June A.D., 2010

[Signature]  
Maverik Inc., a Wyoming Corporation  
(Michael Call - President)

STATE OF UTAH } S.S.  
COUNTY OF DAVIS

The foregoing instrument was acknowledged before me this 14th day of JUNE A.D., 2010 by Michael Call - President of Maverik Inc., a Wyoming Corporation

Sept 8, 2013  
My commission expires:

[Signature]  
Notary Public

#### TITLE CERTIFICATION

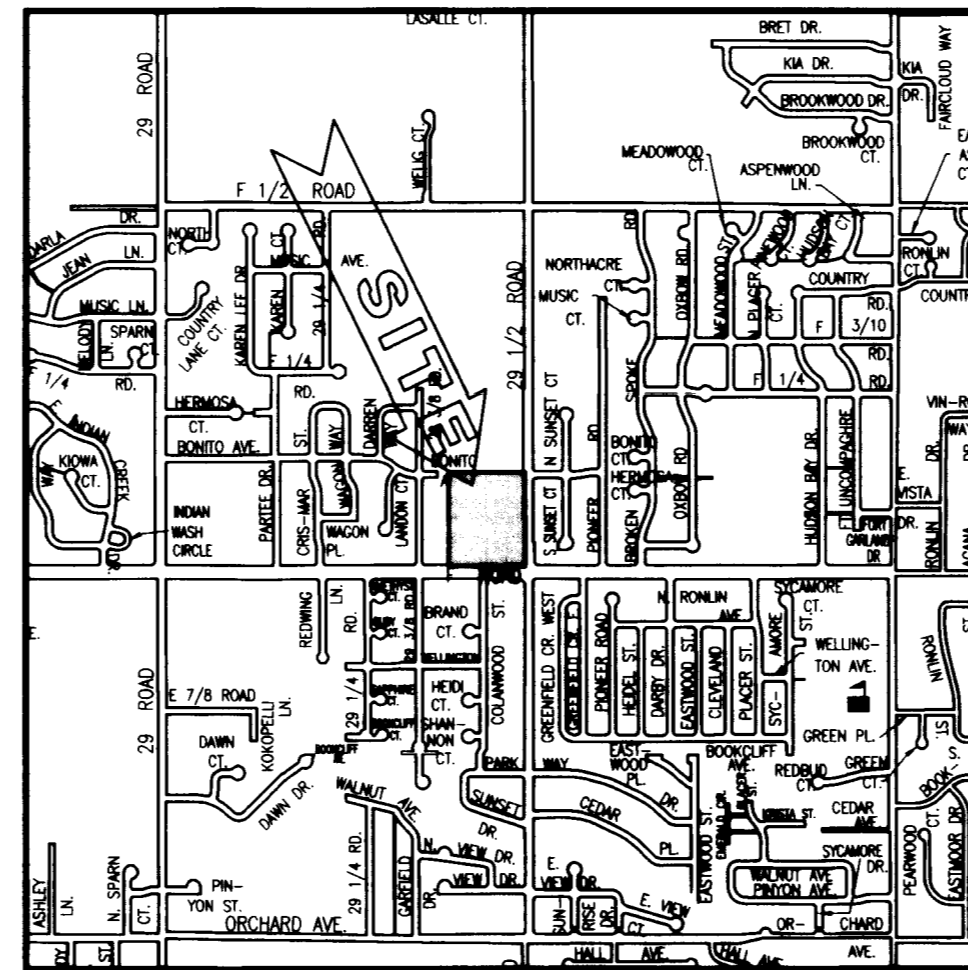
STATE OF COLORADO  
COUNTY OF MESA

We, Heritage Title 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 Maverik Inc., a Wyoming Corporation; 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: 6-17-2010

BY: [Signature]  
Title Officer

LIST OF ABBREVIATIONS			
SQ. FT.	SQUARE FEET	S	SOUTH
T	TOWNSHIP	LS	LICENSED SURVEYOR
R	RANGE	MCSM	MESA COUNTY SURVEY MARKER
U.M.	UTE MERIDIAN	POB	POINT OF BEGINNING
NW	NORTH WEST	BK	BOOK
SW	SOUTH WEST	PC	PAGE
W	WEST	SEC.	SECTION
E	EAST	ALUM	ALUMINUM
N	NORTH	C	CENTER
R.O.W.	RIGHT OF WAY		



Vicinity Map  
(NOT TO SCALE)

#### AREA SUMMARY

R.O.W. = 0.18 ACRES = 7.50%  
LOTS = 2.22 ACRES = 92.50%  
TOTAL = 2.40 ACRES = 100.00%

#### LIENHOLDERS RATIFICATION OF PLAT

THE UNDERSIGNED, HEREBY CERTIFIES THAT IT IS A HOLDER OF A SECURITY INTEREST UPON THE PROPERTY HEREON DESCRIBED AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNERS THEREOF AND AGREE THAT ITS SECURITY INTEREST WHICH IS RECORDED IN BOOK 4937 PAGE 384 OF THE PUBLIC RECORDS OF MESA COUNTY, COLORADO SHALL BE SUBORDINATED TO THE DEDICATIONS SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID LENDER HAVE CAUSED THESE PRESENTS TO BE SIGNED, THIS 14th DAY OF JUNE

BY: [Signature]  
(TITLE) Vice President

STATE OF UTAH } S.S.  
COUNTY OF SALT LAKE

The foregoing instrument was acknowledged before me this 14th day of JUNE A.D., 2010, by Jim C. Stanchfield Vice President of Zions First National Bank, a Utah corporation.

August 2, 2013  
My commission expires:

[Signature]  
Notary Public

#### CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO )  
COUNTY OF MESA ) S.S.

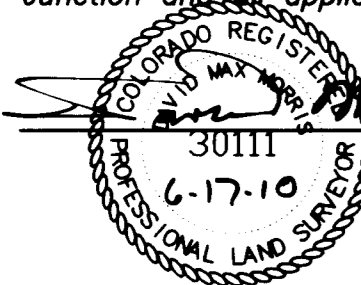
I hereby certify that this instrument was filed in my office at 11:27 o'clock A.M. this 30th day of JUNE A.D., 2010, and is duly recorded in Book No. 5027, Page 316 + 317

Reception No. 2537762 Drawer No. XX-106 Fees: \$ 20+1

[Signature] CLERK & RECORDER  
[Signature] DEPUTY CLERK

#### SURVEYOR'S CERTIFICATE

I, David Max Morris, certify that the accompanying plat of Maverik 2 Subdivision, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado has been prepared under my direct supervision and accurately represents a field survey of same. I further certify that this plat conforms to all applicable requirements of the Zoning and Development Code of the City of Grand Junction and all applicable state laws and regulations.



David Max Morris, O.E.D. Surveying Systems Inc.  
Colorado Registered Professional Land Surveyor L.S. 30111

#### 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.

#### NOTES:

- Deeds were provided by client.
- A Title Commitment was provided (Stewart Title of Colorado-Grand Junction Division, file #200802395 & Heritage Title Company, file #460-H0278645-900-GTD) A Title Search was not performed by me.
- Found Monuments that represent property corners are within .25% of calculated position.

#### FOR CITY OF GRAND JUNCTION USE

Additional instruments documenting property interests and rights of other relative to the lands platted hereon are recorded as follows:

Common Driveway Easement  
is recorded in Book 5027 at Page 569

Grand Valley Drainage District Easement  
is recorded in Book \_\_\_\_\_ at Page \_\_\_\_\_

#### CITY APPROVAL

This plat of Maverik 2 Subdivision, a subdivision of the City of Grand Junction, County of Mesa, and State of Colorado was approved and accepted this 21st day of JUNE A.D. 2010

[Signature]  
City Manager

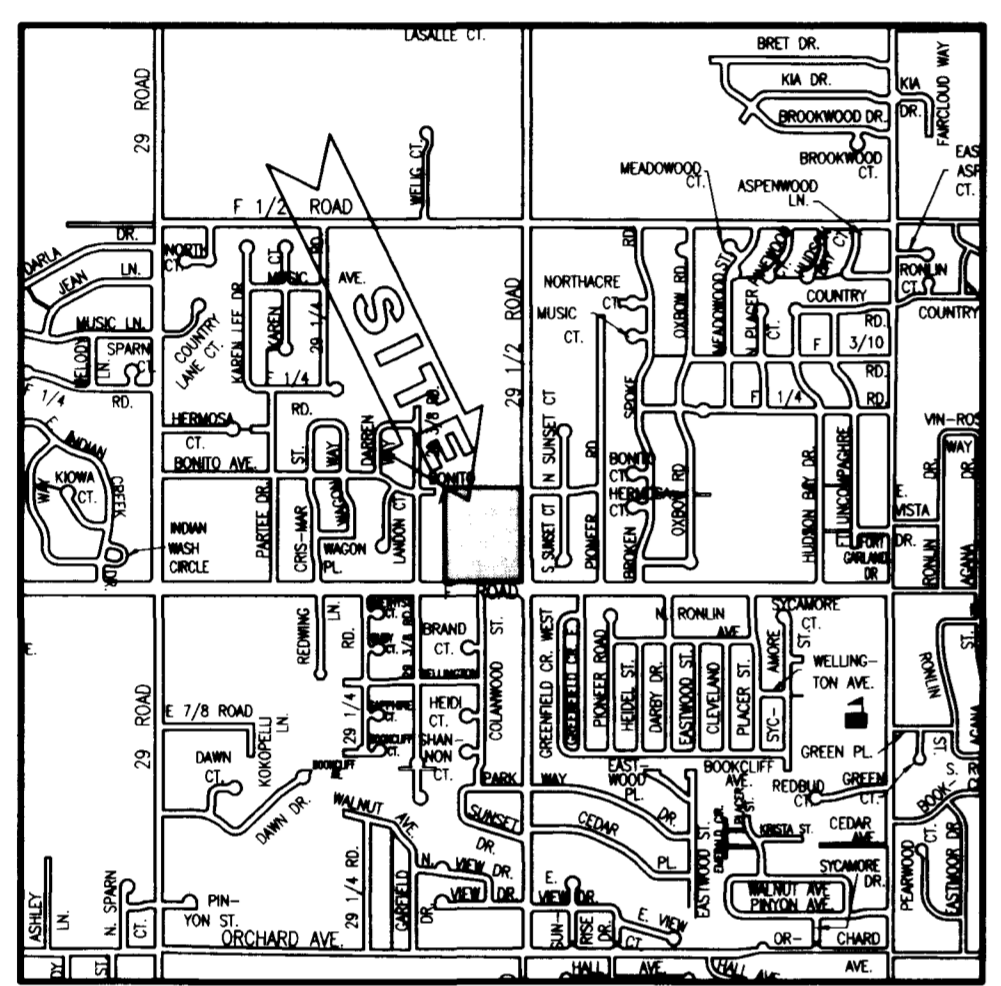
[Signature]  
President of Council

### MAVERIK 2 Subdivision

SITUATED IN THE SE1/4 SW1/4 SECTION 5, T1S, R1E OF THE UTE MERIDIAN		
FOR: MAVERIK		SURVEYED BY: SB (GPS)
ACAD ID: MAVERICK2		DRAWN BY: DMM RM
SCALE: 1" = 40'		CHECKED BY: MEM
DATE: 6/09/10		SHEET NO. 1 of 2
		FILE: 2008-052.04

### MAVERIK 2 Subdivision

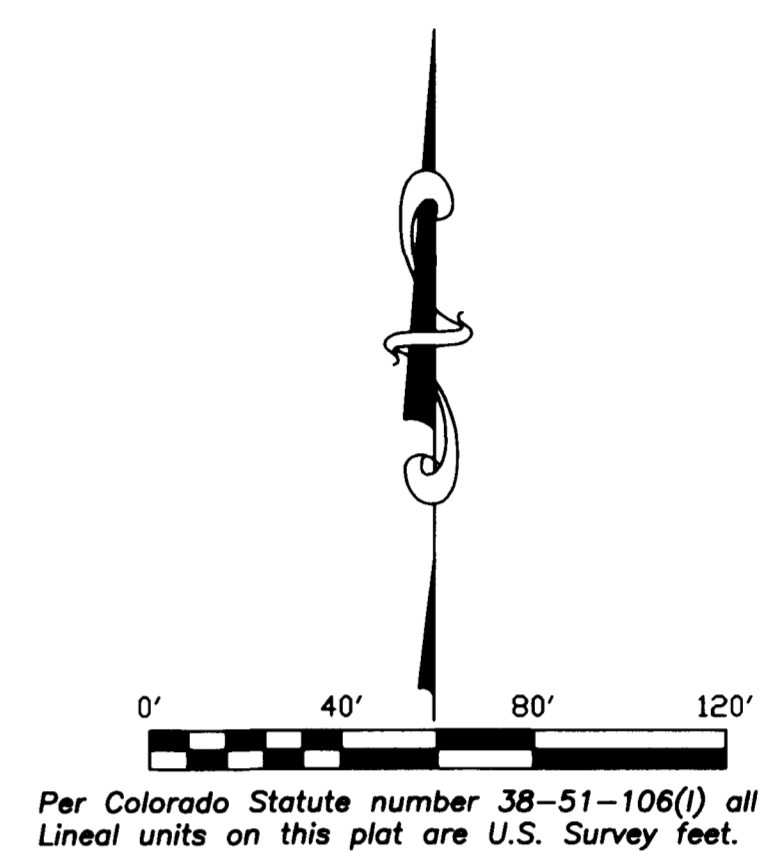
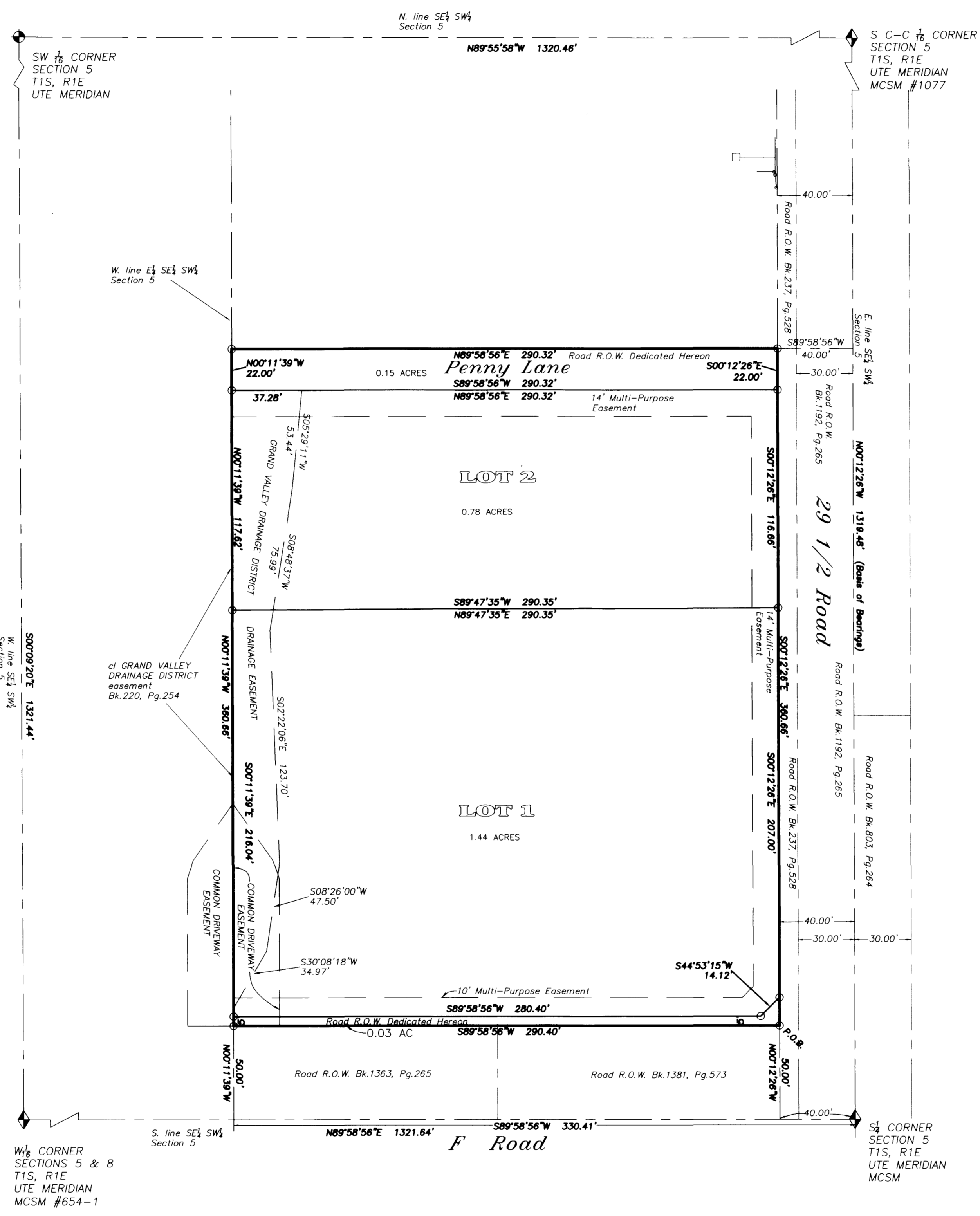
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Vicinity Map  
(NOT TO SCALE)

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FOR: MAVERIK	Q.E.D. SURVEYING SYSTEMS, Inc. 1018 Colorado Ave Grand Junction, CO 81501-3521 (970) 241-2370 Fax: 241-7025	SURVEYED BY: SB (GPS)
ACAD ID: MAVERICK2		DRAWN BY: DMM RM
SCALE: 1" = 40'		CHECKED BY: MEM
DATE: 6/09/10		SHEET NO. 2 of 2
		FILE: 2008-052.04