

MBT08ARR

TYPE OF RECORD:	PERMANENT
CATEGORY OF RECORD:	EASEMENT (MULTIPURPOSE)
NAME OF PROPERTY OWNER OR GRANTOR:	MOAB BIT AND TOOL, INC., A UTAH CORP.
PURPOSE:	MULTIPURPOSE EASEMENT FOR MOUNTAIN VALLEY STORAGE YARD #1
ADDRESS:	718 ARROWEST COURT
TAX PARCEL NO.:	2701-314-01-009
CITY DEPARTMENT:	PUBLIC WORKS AND PLANNING
YEAR:	2008
EXPIRATION DATE:	NONE
DESTRUCTION DATE:	NONE

GRANT OF MULTI-PURPOSE EASEMENT

Moab Bit and Tool, Inc., a Utah corporation, Grantor, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00), the receipt and sufficiency of which is hereby acknowledged, has granted and conveyed, and by these presents does hereby grant and convey to the **City of Grand Junction, a Colorado home rule municipality, Grantee**, whose address is 250 North 5th Street, Grand Junction, Colorado 81501, a Perpetual Multi-Purpose Easement for the use and benefit of Grantee and for the use and benefit of the Public Utilities, as approved by Grantee, as a perpetual easement for the installation, operation, maintenance, repair and replacement of utilities and appurtenances related thereto, including, but not limited to, electric lines, cable television lines, natural gas pipelines, sanitary sewer lines, storm sewers and storm water drainage facilities, irrigation and drainage facilities, water lines, telephone lines, and also for the installation, operation maintenance, repair and replacement of traffic control facilities, street lighting, landscaping, trees and grade structures, as approved by Grantee, on, along, over, under, through and across the following described parcel of land, to wit:

A certain parcel of land located within Lot 9, Block 1 of Arrowest Commercial Subdivision, as same is recorded in Plat Book 12, Page 98 as Reception No. 1177306 in the records of the Mesa County Clerk and Recorder, situated in the S $\frac{1}{2}$ of the SE $\frac{1}{4}$ of Section 31, Township 1 North, Range 1 West of the Ute Meridian, County of Mesa, State of Colorado and being more particularly described as follow:

BEGINNING at the Southwest corner of said Lot 9, common to the Northwest corner of Lot 10 and lying on the right of way for Arrowest Court, and considering the southerly line of said Lot 9, common to the North line of said Lot 10, to bear N 59°00'00" E, with all other bearings herein relative thereto;

1. Thence northwesterly 17.44 feet along the arc of a non-tangent circular curve to the right with a radius of 20.00 feet, through a central angle of 49°58'08" and a chord bearing N 05°59'23" W, 16.89 feet;
2. Thence northwesterly 69.82 feet along the arc of a circular curve to the left with a radius of 50.00 feet, through a central angle of 80°00'18" and a chord bearing N 21°00'28" W, 64.28 feet;
3. Thence N 29°00'00" E, 14.00 feet;
4. Thence southeasterly 89.36 feet along the arc of a non-tangent circular curve to the right with a radius of 64.00 feet, through a central angle of 80°00'10" and a chord bearing S 21°00'24" E, 82.28 feet;
5. Thence southeasterly 5.23 feet along the arc of a circular curve to the left with a radius of 6.00 feet, through a central angle of 49°54'31" and a chord bearing S 05°57'34" E, 5.06 feet;
6. Thence S 59°00'00" W, 14.00 feet to the Point of Beginning.

Easement as described above contains 0.029 acres more or less as described herein and depicted on "**Exhibit A**" attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD unto the said Grantee, its successors and assigns forever, together with the right to enter upon said premises with workers and equipment, to survey, maintain, operate, repair, replace, control and use said Easement, and to remove objects interfering therewith, including the trimming of trees and bushes as may be required to permit the operation of standard construction and repair machinery, subject to the terms and conditions contained herein.

1. The interest conveyed is an easement for the limited purposes and uses and upon the terms stated herein. Grantor reserves the right to use and occupy the real property burdened by this Easement for any lawful purpose which is not inconsistent with and which will not substantially interfere with the full use and quiet enjoyment of the rights herein granted;

provided, however, that Grantor hereby covenants with Grantee that the Easement shall not be burdened or overburdened by the installation, construction or placement of any improvements, structures or fixtures thereon which may be detrimental to the facilities of Grantee or which may act to prevent reasonable ingress and egress for workers and equipment on, along, over, under, through and across the Easement. Nothing in this section shall be interpreted to prevent Grantor from installing landscaping features, curbs, gutter, utilities, signs, lighting, art, or similar improvements typically located in Easement areas.

2. Grantee agrees that Grantee's utilization of the Easement and the rights herein conveyed shall be performed with due care using industries best accepted standards and techniques.

3. Grantor hereby covenants with Grantee it has good title to the herein described premises; that it has good and lawful right to grant this Easement; that it will warrant and forever defend the title and quiet possession thereof against the lawful claims and demands of all persons whomsoever.

Executed and delivered this 2 day of January, ~~2007~~ 2008

Moab Bit and Tool Company, Inc.,
a Utah corporation

By [Signature]
Stan Holland, President

State of ~~Colorado~~ ^{Utah})
)ss.
County of ~~Mesa~~ ^{Grand})

The foregoing instrument was acknowledged before me this 2nd day of January, ~~2007~~ 2008, by Stan Holland, President for Moab Bit and Tool Company, Inc., a Utah corporation.

My commission expires: 9/24/2011

Witness my hand and official seal.

[Signature]
Notary Public

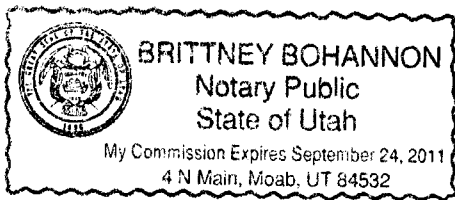


EXHIBIT A

LOT 4
2701-314-02-004
(2267 LOGOS COURT)
MICHAEL D. FARNY

23 ROAD COMMERCIAL SUBDIVISION.
PLAT BOOK 12, PAGE 462.

LOT 3
2701-314-02-003
(2275 LOGOS COURT)
EARTH MOVING INVESTMENTS, LLC

LOT 8, BLOCK 1,
ARROWEST COMMERCIAL SUBDIVISION.
PLAT BOOK 12, PAGE 98,
RECEPTION NO. 1177306.

2701-314-01-008
720 ARROWEST COURT

MOAB BIT AND TOOL COMPANY
VACANT LAND
1.082 ACRES±

LOT 9, BLOCK 1,
ARROWEST COMMERCIAL SUBDIVISION.
PLAT BOOK 12, PAGE 98,
RECEPTION NO. 1177306.

2701-314-01-009
718 ARROWEST COURT

MOAB BIT AND TOOL COMPANY
VACANT LAND
1.752 ACRES±

LOT 14
2701-314-01-014
(719 ARROWEST ROAD)
WESTBANK RANCH GOLF &
COUNTRY CLUB, LTD.

LOT 13
2701-314-01-013
RAY MCGHGHY & ELY MCGHGHY

ARROWEST COMMERCIAL SUBDIVISION.
PLAT BOOK 12, PAGE 98,

LOT 7
2701-314-01-007
(719 ARROWEST COURT)
ARROWEST, LLC

N



10' UTILITY EASEMENT

LEGEND

S.F. SQUARE FEET

AC. ACRES

N29°00'00"E
14.00'

14' MULTIPURPOSE EASEMENT
1,273 S.F.
0.029 AC.±

ARROWEST COURT
50' RIGHT-OF-WAY
PLAT BOOK 12, PAGE 98

S59°00'00"W
14.00'

POINT OF BEGINNING

N89°58'51"E 760.24'

10' DRAINAGE EASEMENT

334.46'

10' UTILITY EASEMENT

425.78'

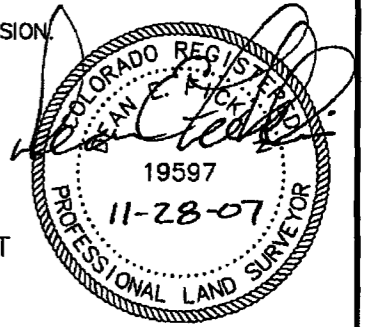
S29°00'00"W
287.11'

BASIS OF BEARINGS
N59°00'00"E 626.78'

FEET 60 0 60 FEET

GRAPHIC SCALE

SCALE: 1 INCH = 60 FEET



Dean E. Ficklin
P.L.S., 19597

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	BEARING
C1	49°58'08"	20.00'	17.44'	9.32'	16.89'	N05°59'23"W
C2	80°00'18"	50.00'	69.82'	41.96'	64.28'	N21°00'28"W
C3	80°00'10"	64.00'	89.36'	53.70'	82.28'	S21°00'24"E
C4	49°54'31"	6.00'	5.23'	2.79'	5.06'	S05°57'34"E