

# OMEGA BUSINESS PARK

## DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned Omega Investments a General Partnership is the owner of that real property situated in a part of the NW 1/4 SW 1/4 SW 1/4 of Section 7, Township 1 South, Range 1 East of the Ute Meridian, Mesa County, Colorado as shown on the accompanying plat thereof, said tract being more particularly described as follows:

Commencing at the NW Corner of the SW 1/4 SW 1/4 of said Section 7; Thence S 86° 57' 24" E along the north line of the SW 1/4 SW 1/4 of said Section 7 a distance of 407.98 feet; Thence S 00° 04' 37" W 30.00 feet to the TRUE POINT OF BEGINNING; Thence continuing S 00° 04' 37" W 135.00 feet; Thence S 89° 57' 14" E 120.00 feet; Thence S 00° 04' 37" W 492.91 feet to a point on the south line of the NW 1/4 SW 1/4 SW 1/4 of said Section 7; Thence N 89° 54' 22" W along said south line of the NW 1/4 SW 1/4 SW 1/4 of Section 7 a distance of 462.12 feet; Thence N 00° 00' 00" E 607.51 feet; Thence along the arc of a curve to the right whose long chord bears N 45° 01' 23" E 28.30 feet; Thence S 89° 57' 14" E 322.94 feet to the TRUE POINT OF BEGINNING, containing 6.29 acres.

That the said owner has caused the said real property to be laid out and surveyed as Omega Business Park, a subdivision of a part of the County of Mesa, City of Grand Junction.

That said owner does hereby dedicate to the Public Utilities those portions of said real property which are labeled as utility easements on the accompanying plat as perpetual easements for the installation and maintenance of utilities, irrigation and drainage facilities, including but not limited to electric lines, gas lines, telephone lines; together with the right to trim interfering trees and brush; with perpetual right of ingress and egress for the installation and maintenance of such lines. Such easements and rights shall be used in a reasonable and prudent manner. The areas shown as Common Open Space and ingress and egress and utility easements are dedicated to the owners of the property within said Omega Business Park for perpetual ingress and egress for themselves and the general public, including postal service, trash, fire, police and emergency vehicles. Also, the areas shown as Common Open Space are dedicated to the owners of the property within said Omega Business Park for parking and esthetic purposes as determined appropriate by said owners.

That all expenses for installation of utilities referred to above, for grading, landscaping and for all street improvements shall be financed by the seller, or purchaser, not by the City of Grand Junction.

IN WITNESS WHEREOF said owners have caused their names to be hereunto subscribed this 19 day of August A.D., 1981.

OMEGA INVESTMENTS, a general partnership

William P. Klusman  
Managing Agent

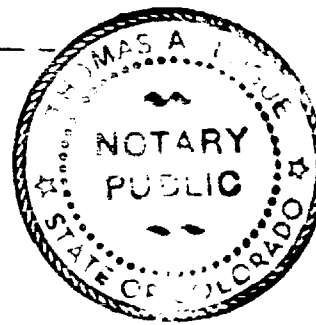
Harry P. Avrakis  
Managing Agent

STATE OF COLORADO )  
                          )ss  
COUNTY OF MESA    )

I hereby certify that the foregoing instrument was acknowledged before me this 19 day of Aug A.D., 1981 by William P. Klusman, and Harry P. Avrakis, Managing Agents for Omega Investments, a general partnership.

My commission expires: 8/13/81. Witness my hand and official seal.

Thomas A. ...  
Notary Public



## CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO )  
COUNTY OF MESA    ) ss 1268706

I hereby certify that this instrument was filed in my office at 2:15 o'clock P.M. this 11<sup>th</sup> day of September A.D., 1981 and is duly recorded in plat book 12, page 421-422

Carl Sawyer  
Clerk and Recorder

By Frank M. Huskey  
Deputy

Fees: \$ 20.00

## CITY APPROVAL

This plat of Omega Business Park, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado was approved and accepted this 3<sup>rd</sup> day of June A.D., 1981 by:

James E. ...  
Director of Development

James R. Beach  
President of Council

James E. Wiercki  
Grand Junction City Manager

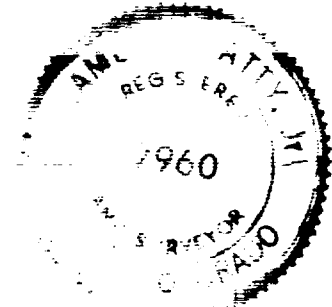
James J. ...  
Grand Junction City Planning Commission, Chairman

Ronald P. Rich  
Grand Junction City Engineer

## SURVEYORS CERTIFICATE

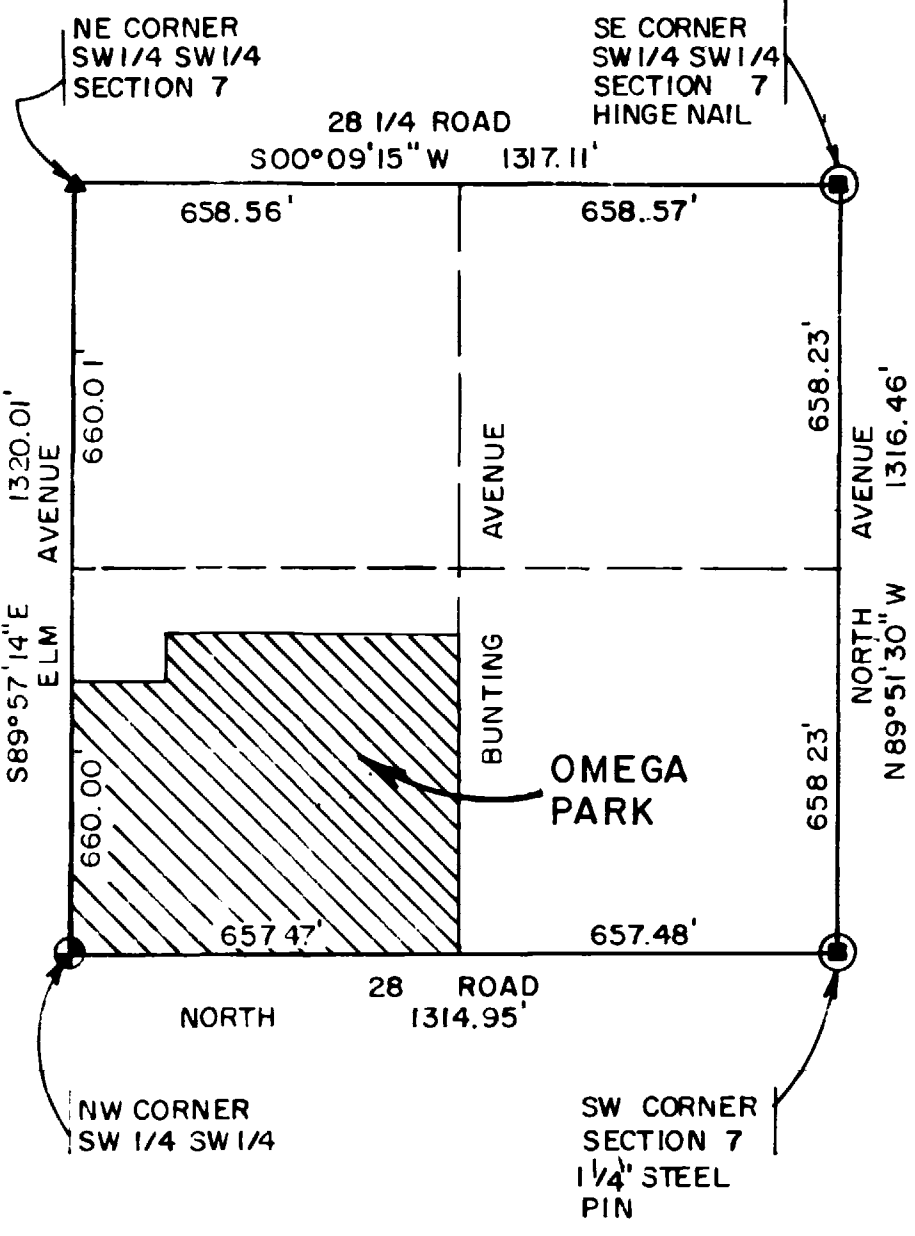
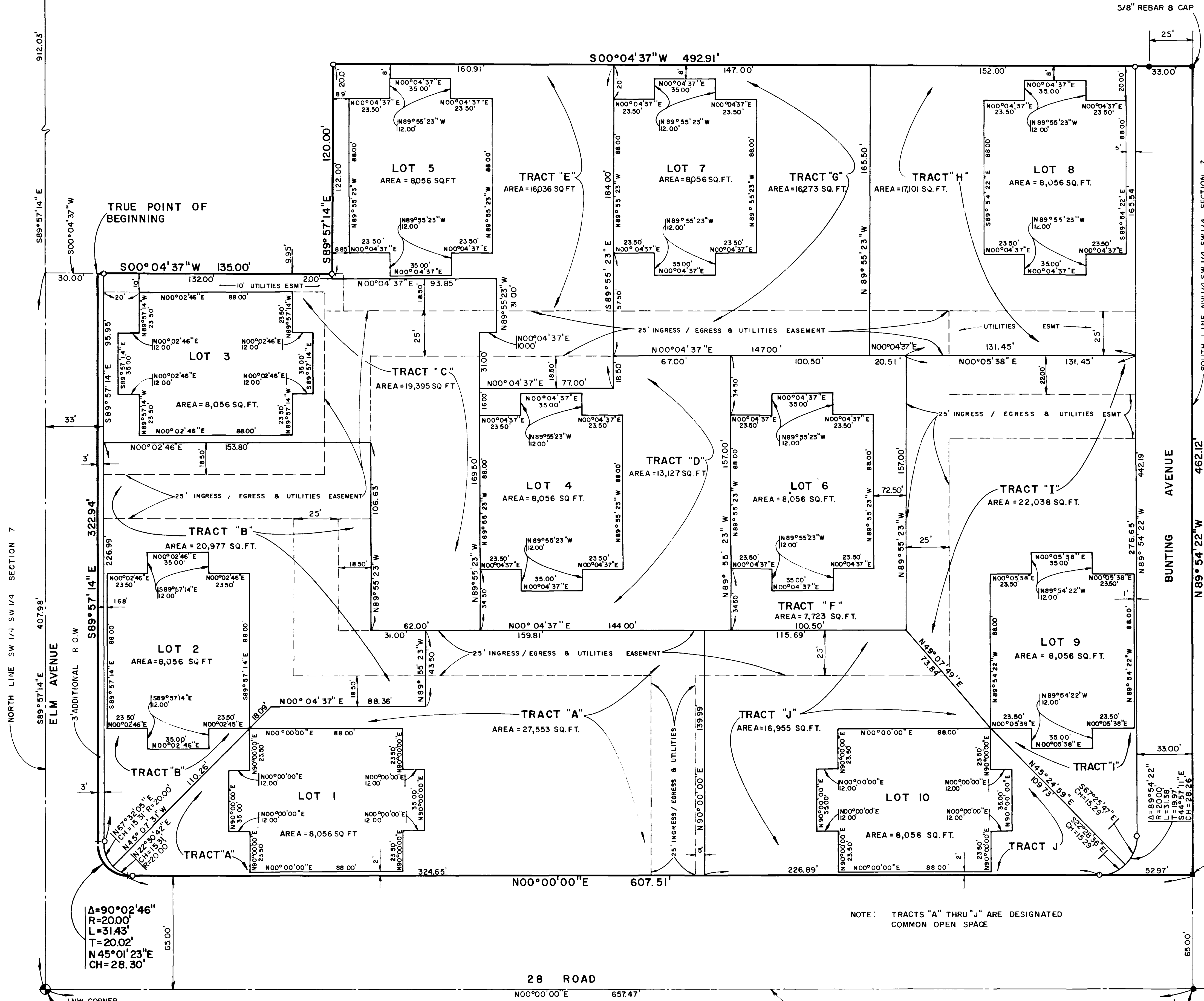
I, James T. Patty Jr., do hereby certify that the accompanying plat of Omega Business Park, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado, has been prepared under my direct responsibility and checking, and accurately represents a field survey of same.

James T. Patty Jr. 8/13/81  
James T. Patty Jr.  
Registered Land Surveyor  
Colorado Registration No. 9960



# OMEGA BUSINESS PARK

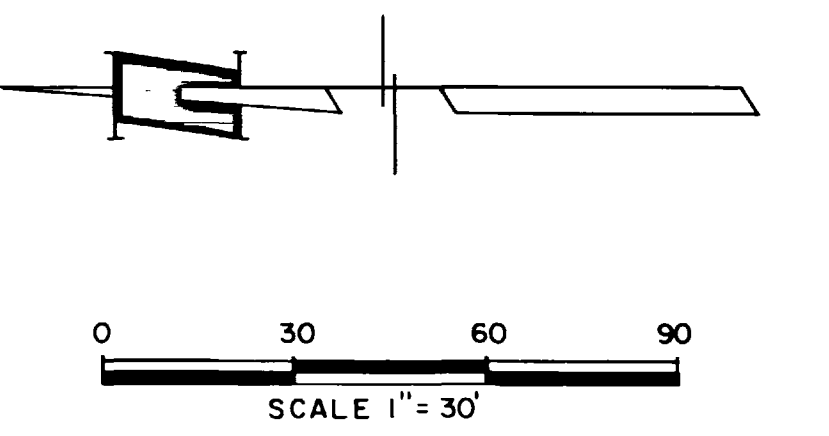
NE CORNER SW 1/4 SW 1/4 SECTION 7 T.1S., R.1E., U.M.  
CHISELED POINTS ON MANHOLE RIM MESA COUNTY REFERENCE  
28 1/4 ROAD



LOCATION MAP  
SW 1/4 SW 1/4 SECTION 7 T.1S., R.1E., U.M.

**LEGEND**

- Indicates Mesa County Brass Cap
- Indicates 5/8" Rebar And Monument Cap Set In Concrete
- ⊕ A 5/8" Rebar And Monument Cap At All Tract Corners
- Indicates 5/8" Rebar And Monument Cap Found
- ⊕ Reference Location For Mesa County Survey Monument
- CITY Monument



**AREA QUANTITIES**

Total Acres In Lots	1.85 Ac or 29.41%
Total Acres In Tracts "A" Thru "J"	4.07 Ac or 64.71%
Total Acres In Streets	0.37 Ac or 5.88%
<b>Total Acres</b>	<b>6.29 Ac or 100.00%</b>

NOTE: TRACTS "A" THRU "J" ARE DESIGNATED COMMON OPEN SPACE

$\Delta=90^{\circ}02'46''$   
 $R=2000'$   
 $L=31.43'$   
 $T=20.02'$   
 $N45^{\circ}01'23''E$   
 $CH=28.30'$

NW CORNER SECTION 7 CITY MONUMENT 1 1/4" STEEL PIN

SHEET 2 OF 2

P. 422

**OMEGA BUSINESS PARK**