GRANT CREEK CENTER, PHASE II, LOTS 22A, AND 22B

A SUBDIVISION OF THE CITY OF MISSOULA, MONTANA

LOCATED IN THE NORTHEAST ONE-QUARTER (NE1/4) OF SECTION 7,

T.13N., R.19W., P.M.M., CITY OF MISSOULA, MISSOULA COUNTY, MONTANA.

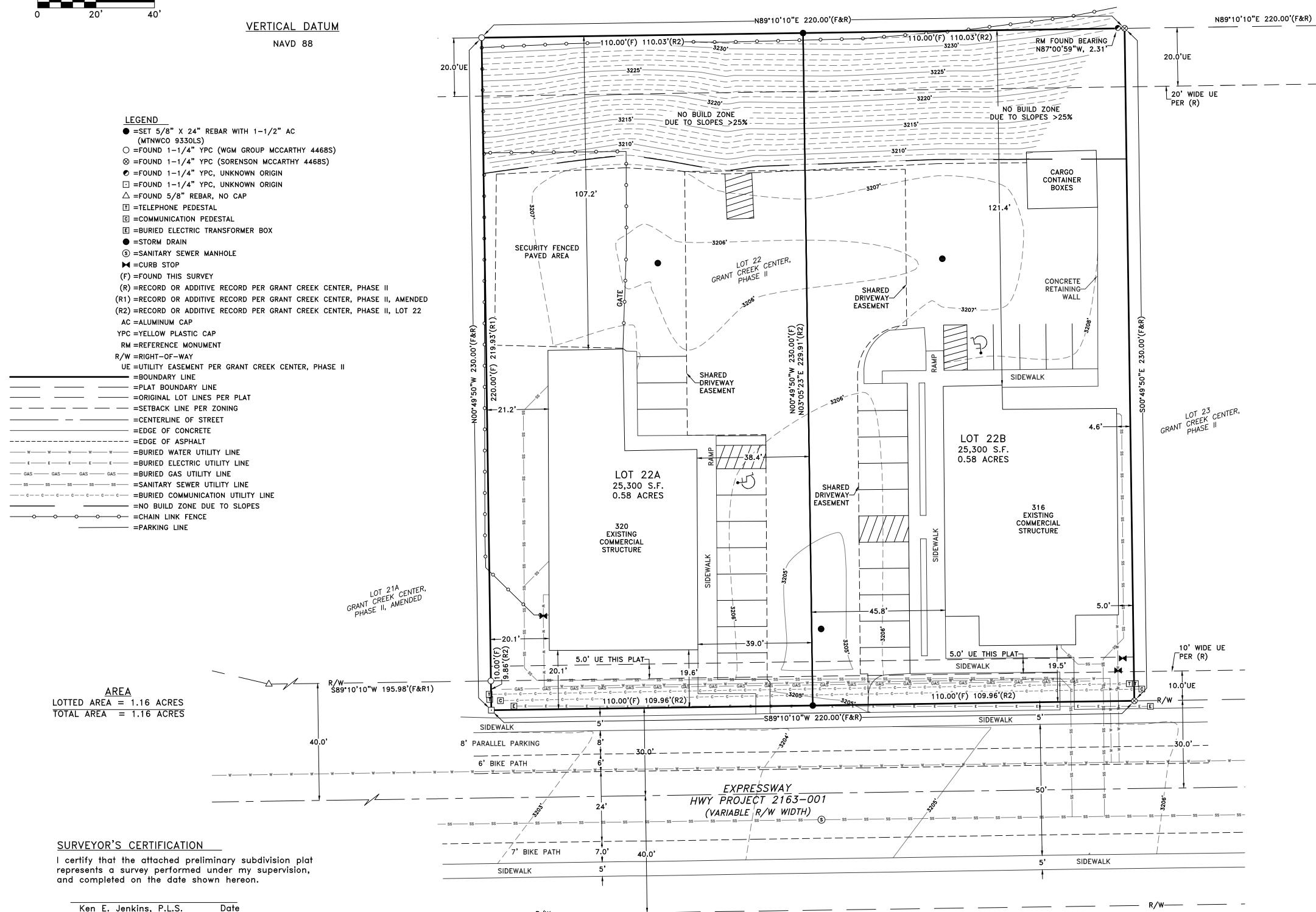
GRAPHIC SCALE:

1 INCH= 20 FEET

DATE OF SURVEY DECEMBER 2021

BASIS OF BEARING GRANT CREEK CENTER, PHASE II

OWNERS/SUBDIVIDER EDGELL FAMILY LIMITED PARTNERSHIP



CERTIFICATE OF DEDICATION

We do hereby certify that we have caused to be surveyed, subdivided, and platted into lots, as shown hereon, the following described tract of land:

Lot 22, Grant Creek Center, Phase II, located in and being a portion of the Northwest One-Quarter of the Northeast One-Quarter (NW1/4NE1/4) Section 7, T.13N., R.19W., P.M.M., Missoula County, Montana, containing 1.16 Acres, more or less, according to this plat:

Further, that the above described tract of land is to be known as Grant Creek Center, Phase II, Lots

Further, that the attached plat conforms to the preliminary plat as previously reviewed and granted

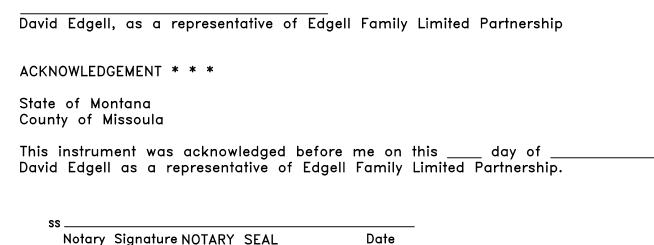
Further, Buyers of property should ensure that they have obtained and reviewed all sheets of the plat and all documents recorded and filed in conjunction with the plat and that buyers of property are strongly encouraged to contact the local planning department and become informed of any limitations of the use of the property prior to closing:

Further, this division of land is exempt from review by the Montana Department of Environmental Health pursuant to M.C.A. 76-4-125(1)(d) to wit: "divisions located within jurisdictional areas that have adopted growth policies pursuant to chapter 1 of within first-class or second-class municipalities for which the governing body certifies, pursuant to 76-4-127, that adequate storm water drainage and adequate municipal facilities will be provided":

Further, acceptance of a deed for a lot within this subdivision constitutes the assent of the owners to any future SID, based on benefit, for future improvements and maintenance of Expressway, including but not limited to paving, curbs and gutters, the installation of non-motorized facilities, street widening and drainage facilities;

Further, the undersigned hereby grants unto each and every person, firm, or corporation, whether public or private, providing or offering to provide telephone, telegraph, electric power, gas, cable television, water, or sewer service to the public, the right to the joint use of an easement for the construction, maintenance, repair, and removal of their lines and other facilities, in, over, under, and across each area designated on this plat as "Utility Easement" and "Shared Access and Parking Easement" to have and to hold forever;

Further, "that federal, state, and local plans, policies, regulations, and/or conditions of subdivision approval that may limit the use of the property, including the location, size, and use are shown on the Conditions of Approval sheet or as otherwise stated";



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EXAMINE	D AND /	<u>APPROVED</u>		

CERTIFICATE OF	CITY PL	_ANNER				
Dated this	day of		, 202	, by		
	•			·	Land Use	
CERTIFICATE OF	MISSOU	LA CITY/COUNTY	HEALTH DEF	PARTME	NT	

CERTIFICATE OF CITY ENGINEER

_, City Engineer of the City of Missoula, Missoula County, Montana, do hereby certify that I have examined this plat and I find that it conforms to the surveying and roadway requirements of state and local regulations enacted pursuant thereto.

Dated this ____ day of ______, 202___, by ____ City Engineer

CERTIFICATE OF CITY ATTORNEY

_, City Attorney of the City of Missoula, Missoula County, Montana, do hereby certify that I have examined the Certificate of Title of this Plat and find that it conforms to the requirements of Section 76-3-612, M.C.A., and state and local regulations enacted pursuant thereto.

Examined and approved this ____ day of _____ _____, 202___, and it having been made to appear that this plat, being the platted area herein contained and it so appearing that it is in the public interest to accept and approve for the public, all street right-of-way and utility easements within said tract and utility easements lying outside of the adjacent to said tract. Therefore, having duly approved by the council of the City of Missoula, Montana on this date, it is hereby certified approved by the undersigned.

Dated this ____ day of _____, 202___, by

Clerk, City of Missoula, Montana



Montana Registration No. 9330 LS

1/4 SEC. T. R. 13N | 19W

PRELIMINARY PLAT OF **GRANT CREEK CENTER, PHASE II, LOTS 22A & 22B** CITY OF MISSOULA, **MISSOULA COUNTY, MONTANA**

SHEET 1 OF 1