



DATE OF SURVEY

DECEMBER 2021

BASIS OF BEARING

GRANT CREEK CENTER, PHASE II

OWNERS/SUBDIVIDER

EDGEHILL FAMILY LIMITED PARTNERSHIP

VERTICAL DATUM

NAVD 88

LEGEND

- =SET 5/8" X 24" REBAR WITH 1-1/2" AC (MTNWC 9330LS)
- =FOUND 1-1/4" YPC (WGM GROUP MCCARTHY 4468S)
- ⊗ =FOUND 1-1/4" YPC (SORENSEN MCCARTHY 4468S)
- ⦿ =FOUND 1-1/4" YPC, UNKNOWN ORIGIN
- =FOUND 1-1/4" YPC, UNKNOWN ORIGIN
- △ =FOUND 5/8" REBAR, NO CAP
- =TELEPHONE PEDESTAL
- =COMMUNICATION PEDESTAL
- =BURIED ELECTRIC TRANSFORMER BOX
- =STORM DRAIN
- ⊙ =SANITARY SEWER MANHOLE
- ⊠ =CURB STOP
- (F) =FOUND THIS SURVEY
- (R) =RECORD OR ADDITIVE RECORD PER GRANT CREEK CENTER, PHASE II
- (R1) =RECORD OR ADDITIVE RECORD PER GRANT CREEK CENTER, PHASE II, AMENDED
- (R2) =RECORD OR ADDITIVE RECORD PER GRANT CREEK CENTER, PHASE II, LOT 22
- AC =ALUMINUM CAP
- YPC =YELLOW PLASTIC CAP
- RM =REFERENCE MONUMENT
- R/W =RIGHT-OF-WAY
- UE =UTILITY EASEMENT PER GRANT CREEK CENTER, PHASE II
- =BOUNDARY LINE
- =PLAT BOUNDARY LINE
- =ORIGINAL LOT LINES PER PLAT
- =SETBACK LINE PER ZONING
- =CENTERLINE OF STREET
- =EDGE OF CONCRETE
- =EDGE OF ASPHALT
- =BURIED WATER UTILITY LINE
- =BURIED ELECTRIC UTILITY LINE
- =BURIED GAS UTILITY LINE
- =SANITARY SEWER UTILITY LINE
- =BURIED COMMUNICATION UTILITY LINE
- =NO BUILD ZONE DUE TO SLOPES
- =CHAIN LINK FENCE
- =PARKING LINE

AREA  
LOTTED AREA = 1.16 ACRES  
TOTAL AREA = 1.16 ACRES

SURVEYOR'S CERTIFICATION

I certify that the attached preliminary subdivision plat represents a survey performed under my supervision, and completed on the date shown hereon.

Ken E. Jenkins, P.L.S. Date  
Montana Registration No. 9330 LS

# PRELIMINARY PLAT OF 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.

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 22A and 22B;

Further, that the attached plat conforms to the preliminary plat as previously reviewed and granted approval by the City Council on \_\_\_\_\_, 2022;

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 SD, 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";

David Edgell, as a representative of Edgell Family Limited Partnership

ACKNOWLEDGEMENT \* \* \*

State of Montana  
County of Missoula

This instrument was acknowledged before me on this \_\_\_\_\_ day of \_\_\_\_\_, 202\_\_\_\_, by  
David Edgell as a representative of Edgell Family Limited Partnership.

ss  
Notary Signature NOTARY SEAL Date

EXAMINED AND APPROVED

CERTIFICATE OF CITY PLANNER

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 202\_\_\_\_, by \_\_\_\_\_  
Land Use Planner

CERTIFICATE OF MISSOULA CITY/COUNTY HEALTH DEPARTMENT

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 202\_\_\_\_, by \_\_\_\_\_  
City/County Sanitarian

CERTIFICATE OF CITY ENGINEER

I, \_\_\_\_\_, 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

I, \_\_\_\_\_, 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.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 202\_\_\_\_, by \_\_\_\_\_  
City Attorney

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 \_\_\_\_\_  
Mayor City of Missoula, Montana

\_\_\_\_\_  
Clerk, City of Missoula, Montana



**Montana Northwest Company**

SURVEYING MAPPING PLANNING CONSULTING  
P.O. BOX 8777, MISSOULA, MT 59807 PHONE 406-721-4033 FAX 406-721-4066 MTNWC.COM  
P.O. BOX 177, ANACONDA, MT 59802 PHONE 406-559-5005 FAX 406-559-5006 MTNWC.COM

PREPARED AT THE REQUEST OF: DAVID EDGEHILL  
MTNWC PROJECT NO. 3013-21 D-1823

PRELIMINARY PLAT OF  
**GRANT CREEK CENTER, PHASE II,  
LOTS 22A & 22B**  
**CITY OF MISSOULA,  
MISSOULA COUNTY, MONTANA**  
**SHEET 1 OF 1**

1/4 SEC.	T.	R.
	7	13N 19W