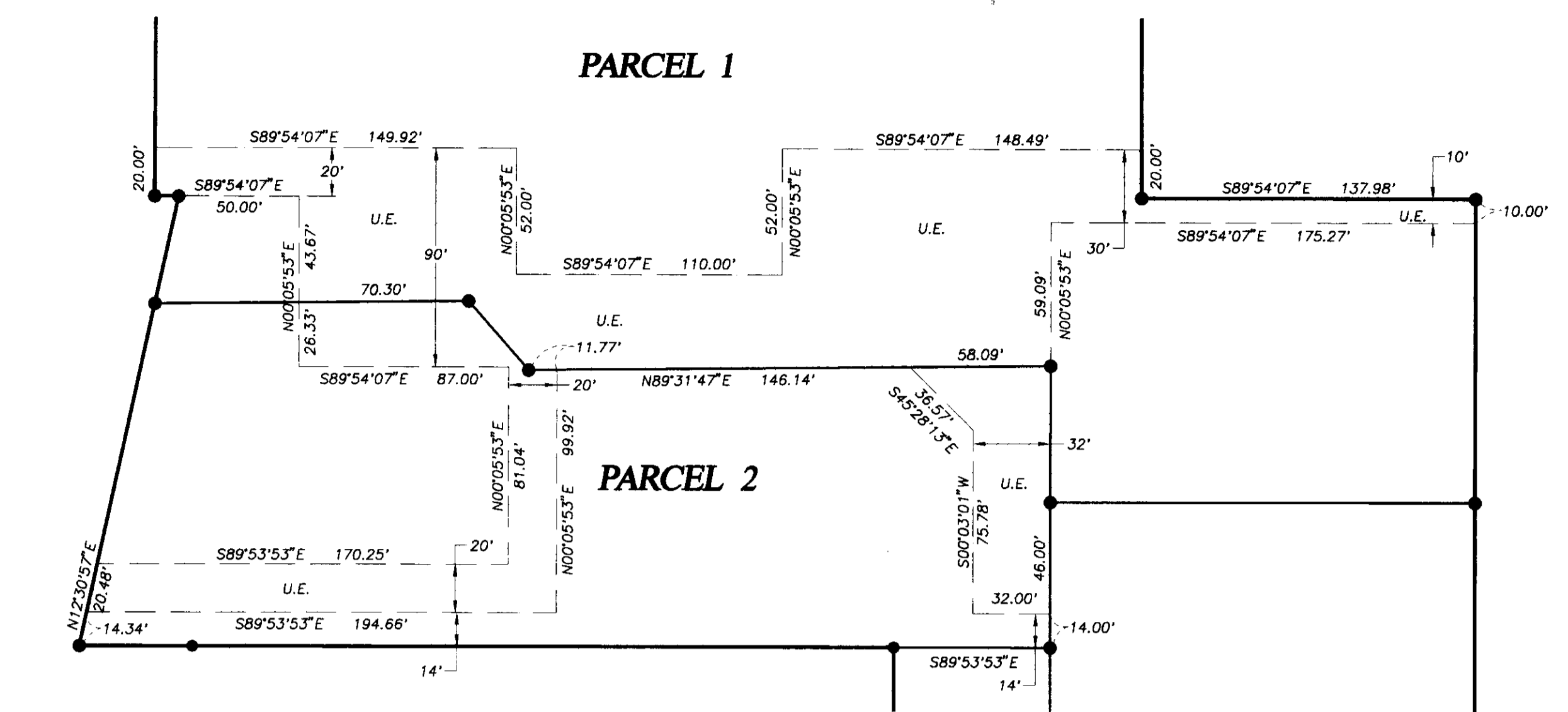
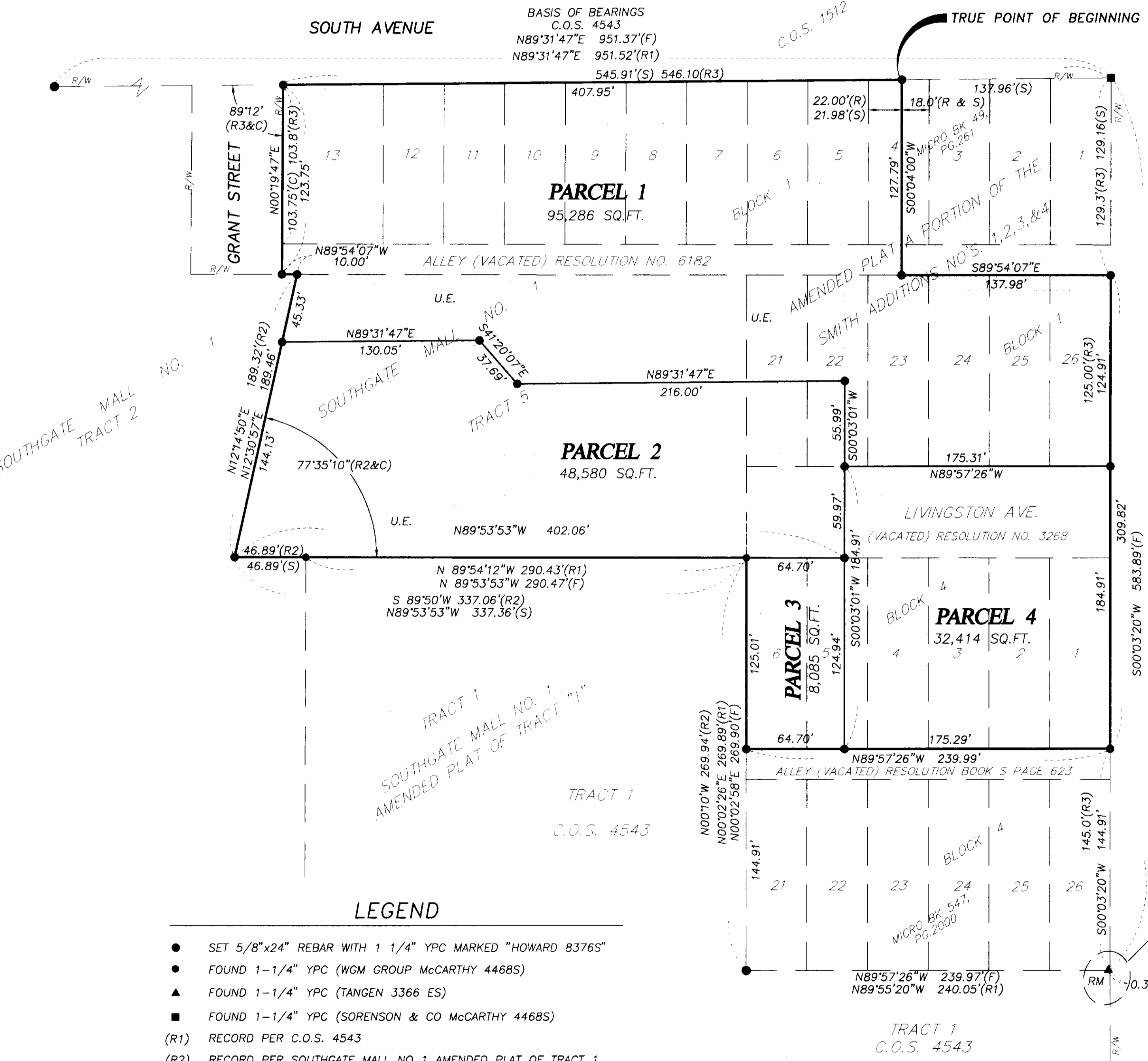


SOUTHGATE MALL - PHASE 4

AMENDED PLAT OF AMENDED PLAT A PORTION OF THE SMITH ADDITIONS No.'s 1, 2, 3, & 4 AND SOUTHGATE MALL NO. 1 A COMMERCIAL SUBDIVISION LOCATED IN NE 1/4 OF SEC. 32, T. 13 N., R. 19 W., P.M.M. MISSOULA, MONTANA



LEGAL DESCRIPTION :

(PERIMETER)

A TRACT OF LAND LOCATED IN THE NE 1/4 OF SECTION 32, T. 13 N., R. 19 W., PRINCIPAL MERIDIAN, MONTANA; SAID AREA CONSISTING OF TRACT 5 OF SOUTHGATE MALL NO. 1 AND A PORTION OF THE AMENDED PLAT OF A PORTION OF THE SMITH ADDITIONS NO'S. 1, 2, 3, & 4, BEING RECORDED SUBDIVISIONS IN MISSOULA COUNTY, MONTANA; SAID AREA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF LOT 1, BLOCK 1, AMENDED PLAT A PORTION OF THE SMITH ADDITIONS NO'S. 1, 2, 3, & 4; THENCE S89°31'47"W, 137.96 FEET UPON THE SOUTHERLY RIGHT-OF-WAY OF SOUTH AVENUE TO NORTHWEST CORNER OF THAT PARCEL DESCRIBED IN MICRO BOOK 49, PAGE 261 AND THE TRUE POINT OF BEGINNING; THENCE S00°04'00"W, 127.79 FEET UPON THE WEST LINE OF LAST SAID PARCEL AND THE PROJECTION THEREOF TO A POINT ON THE NORTH LINE OF LOT 23 OF SAID BLOCK 1; THENCE S89°54'07"E, 137.98 FEET UPON THE NORTHERLY BOUNDARY OF LOTS 23-26 TO THE NORTHEAST CORNER OF LOT 26, SAID BLOCK 1 AND THE WESTERLY RIGHT-OF-WAY OF GARFIELD STREET; THENCE S00°03'20"W, 309.82 FEET UPON SAID RIGHT-OF-WAY TO THE SOUTHWEST CORNER OF LOT 1, BLOCK 4 OF SAID AMENDED PLAT A PORTION OF THE SMITH ADDITIONS NO'S. 1, 2, 3, & 4; THENCE N89°57'26"W, 239.99 FEET UPON THE SOUTH LINE OF LOTS 1-6 OF SAID BLOCK 4 TO THE SOUTHWEST CORNER OF LOT 6, OF SAID BLOCK 4; THE FOLLOWING TWO (2) COURSES UPON A PORTION OF THE BOUNDARY LINE OF TRACT 1 CERTIFICATE OF SURVEY 4543: 1) THENCE N00°02'58"E, 125.01 FEET; 2) THENCE N89°53'53"W, 290.47 FEET; THE FOLLOWING THREE (3) COURSES UPON A PORTION OF THE BOUNDARY LINES OF TRACTS 2, AND 5 SOUTHGATE MALL NO. 1: 1) THENCE CONTINUING N89°53'53"W, 46.89 FEET; 2) THENCE N12°30'57"E, 189.46 FEET; 3) THENCE N89°54'07"W, 10.00 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY OF GRANT STREET; THENCE N00°19'47"E, 123.75 FEET UPON SAID EASTERLY RIGHT-OF-WAY TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF SOUTH AVENUE; THENCE N89°31'47"E, 407.95 FEET TO THE TRUE POINT OF BEGINNING, CONTAINING 4.23 ACRES AND BEING SUBJECT TO AND RESERVING THEREFROM ALL EASEMENTS SHOWN OR DEDICATIONS SHOWN, EXISTING OR OF RECORD.

CERTIFICATE OF OWNER

WE HEREBY CERTIFY THAT THE PURPOSE OF THIS SURVEY IS TO AGGREGATE LOTS IN A PLATTED SUBDIVISION, FEWER THAN FIVE LOTS ARE AFFECTED; THEREFORE, THIS SURVEY IS EXEMPT FROM REVIEW AS A SUBDIVISION PURSUANT TO 76-3-207(1)(d) M.C.A.; AND THE LOTS ARE PRESENTLY SERVED BY PUBLIC WATER AND SEWER; THEREFORE, THIS AGGREGATION OF LAND IS EXEMPT FROM REVIEW BY THE DEPARTMENT OF ENVIRONMENTAL QUALITY PURSUANT TO A.R.M. 17.36.605(2)(d).

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 IN, OVER, UNDER AND ACROSS EACH AREA DESIGNATED ON THIS PLAT AS "PUBLIC UTILITY EASEMENT" TO HAVE AND TO HOLD FOREVER.

George Lambros
BY GEORGE LAMBROS, MANAGING PARTNER
DATE: 10/26/98

ACKNOWLEDGEMENT

STATE OF MONTANA
COUNTY OF MISSOULA

ON THIS 26 DAY OF Oct 1998, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC FOR THE STATE OF MONTANA, PERSONALLY APPEARED GEORGE LAMBROS THE MANAGING PARTNER OF SOUTHGATE MALL ASSOCIATES.

IN WITNESS WHEREOF, I HAVE SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.

Glenn R. Howard
RESIDING AT MISSOULA, MONTANA
MY COMMISSION EXPIRES: 01/11/00
NOTARY PUBLIC FOR THE STATE OF MONTANA

SURVEYOR'S CERTIFICATE

I, THE UNDERSIGNED, GLENN R. HOWARD, REGISTERED LAND SURVEYOR, REGISTRATION NO. 8376S, DO HEREBY CERTIFY THAT THE ATTACHED PLAT IS A TRUE REPRESENTATION OF A SURVEY DONE BY ME OR UNDER MY SUPERVISION DURING THE MONTH OF SEPTEMBER 1998.

Glenn R. Howard
GLENN R. HOWARD
MONTANA REGISTRATION NO. 8376S
DATE: October 20, 1998

UNLESS SIGNED, SEALED, AND DATED, THIS IS A PRELIMINARY PLAT.

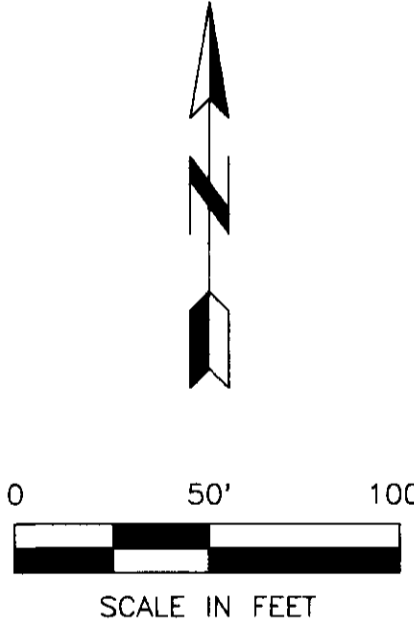
EXAMINED & APPROVED

Richard King
MISSOULA CITY ENGINEER
DATE: 10-27-98

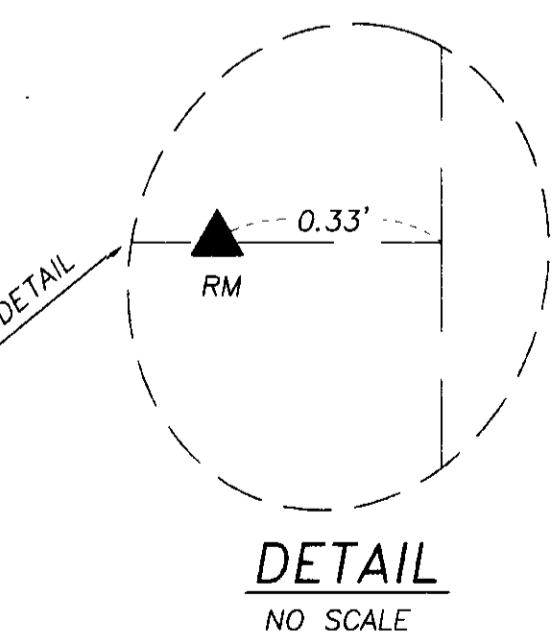
Stacy Dicker
MISSOULA CITY/COUNTY HEALTH DEPT.
DATE: 10/19/98

PURPOSE OF SURVEY

THIS SURVEY IS FILED WITH THE INTENT TO QUALIFY FOR THE EXEMPTION AS FOUND IN 76-3-207(1)(d) M.C.A.
TO-WIT: FOR FIVE OR FEWER LOTS WITHIN A PLATTED SUBDIVISION, RELOCATION OF COMMON BOUNDARIES AND AGGREGATION OF LOTS.



SURVEYOR NOTE: GENERAL LAND OFFICE (GLO) PLATS AND NOTES INDICATE THERE WAS AN EXISTING GLO ROADWAY IN THE VICINITY OF THIS SURVEY.



22-54

22-54

PREPARED BY :
DJA DRUYVSTEIN JOHNSON & ANDERSON
CONSULTING ENGINEERS & LAND SURVEYORS
3103 RUSSELL ST. MISSOULA, MONTANA
PHONE: (406) 721-4320 FAX: (406) 749-6371

OWNERS OF RECORD
SOUTHGATE MALL ASSOCIATES

ACREAGE
TOTAL ALL PARCELS = 4.23 ACRES

Book 22 PLATS PG 54
FILE R-54
SAC # 2400
OR # 1432
E
Book 559 micro PG 1678
E
Book 559 micro PG 1681

I received and filed this instrument for record on the 28 day of Oct 1998 at 2:00 o'clock A.M., permanent files of Missoula County, State of Montana. Witness my hand:
BY *Stacy Dicker* Deputy
Fee \$ 700.00 Paid

1/4	SEC.	T.	R.
☐	32	13 N.	19 W.
☐			
SHEET 1 OF 1			
PRINCIPAL MERIDIAN, MONTANA			
WOF 98-3789			

199828482
SURVEYED: SEPTEMBER 1998