

PLAT OF GATEWAY PLACE - PHASE I

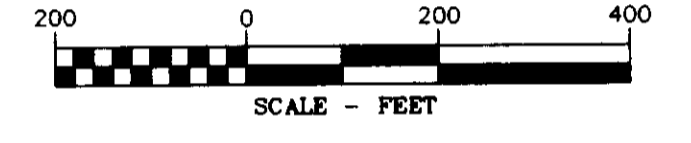
A SUBDIVISION OF THE CITY OF MISSOULA, MONTANA
LOCATED IN THE SW 1/4 OF SECTION 8 AND IN THE W 1/2 W 1/2 OF SECTION 17, T.13 N., R.19 W.,
PRINCIPAL MERIDIAN, MONTANA

LEGEND

- 5/8" x 24" REBAR W/1 1/4" YELLOW PLASTIC CAP, SET (WGM GROUP MCCARTHY 4468S)
- 5/8" x 24" REBAR W/1 1/4" YELLOW PLASTIC CAP, TO BE SET AFTER COMPLETION OF IMPROVEMENTS BUT NOT LATER THAN 1 CALENDAR YEAR AFTER THE FILING OF THIS PLAT (WGM GROUP, MCCARTHY 4468S)
- 5/8" REBAR W/1 1/4" YELLOW PLASTIC CAP, FOUND (SORENSEN & CO. MCCARTHY 4468S)
- ALUMINUM CAP, FOUND (MONTANA HWY DEPARTMENT)
- TRACK EASEMENT
- 5/8" REBAR, FOUND
- RM REFERENCE MONUMENT
- RM PUBLIC UTILITY EASEMENT
- TE TRACK EASEMENT
- COS CERTIFICATE OF SURVEY

BASIS OF BEARINGS

CERTIFICATE OF SURVEY NO. 2427 & 4134



NOTE: THE GOVERNING BODY SHALL NOT BE REQUIRED TO IMPROVE OR MAINTAIN ANY OF THE PRIVATE ACCESSES SHOWN ON THIS PLAT.

OWNER
INLAND PROPERTIES, INC.

AREAS

LOT AREA	=	53.29 ACRES
STREET AREA	=	1.48 ACRES
TOTAL AREA	=	54.77 ACRES

LOT AREAS

LOT	SQUARE FEET	ACRES
1	532661	12.23
2	65340	1.50
3	43749	1.00
4	443023	10.17
5	52652	1.21
6	48569	1.11
7	460381	10.57
8	43867	1.01
9	92166	2.12
10	143034	3.28
11	116998	2.69
12	123103	2.83
13	155324	3.57

STREET ADDRESS BLOCK

LOT	STREET	ADDRESS
1	GREAT NORTHERN AVE.	
1	MULLAN ROAD	
1	RESERVE STREET	
1	PALMER STREET	
2	RESERVE STREET	
2	MULLAN ROAD	
3	RESERVE STREET	
3	PALMER STREET	
4	RESERVE STREET	
4	PALMER STREET	
5	GREAT NORTHERN AVE.	
5	RESERVE STREET	
6	RESERVE STREET	
7	AMERICAN WAY	
7	GREAT NORTHERN AVE.	
8	RESERVE STREET	
8	AMERICAN WAY	
9	RESERVE STREET	
9	AMERICAN WAY	
10	AMERICAN WAY	
10	GREAT NORTHERN AVE.	
11	GREAT NORTHERN AVE.	
12	GREAT NORTHERN AVE.	
13	GREAT NORTHERN AVE.	

WGM group
P.O. BOX 3418
MISSOULA, MONTANA 59806

1/4 SEC. T. R.
8 13N 19W
17 13N 19W
SHEET 1 OF 1
DRAWING DATE: DEC 1992
PROJECT NO.: 920905P9
FILE NO.: H 76-A\920905P9.DWG

DEDICATION:

INLAND PROPERTIES, INC., A MONTANA CORPORATION, DOES HEREBY CERTIFY THAT IT HAS CAUSED TO BE SURVEYED, SUBDIVIDED AND PLATTED INTO LOTS AND STREETS AS SHOWN ON THE ACCOMPANYING PLAT HERETO ANNEXED TO THE FOLLOWING DESCRIBED TRACT OF LAND, TO-WIT:

LEGAL DESCRIPTION:

THREE TRACTS OF LAND LOCATED IN THE SW 1/4 SW 1/4 OF SECTION 8 AND IN THE W 1/2 W 1/2 OF SECTION 17, T. 13 N., R. 19 W., PRINCIPAL MERIDIAN, MONTANA; BEING TRACT 4 OF CERTIFICATE OF SURVEY NO. 4134 AND LOT 28 OF RESERVE STREET INDUSTRIAL CENTER - PHASE II, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 1:

A TRACT OF LAND LOCATED IN THE NW 1/4 SW 1/4 AND THE SW 1/4 NW 1/4 OF SECTION 17, T. 13 N., R. 19 W., PRINCIPAL MERIDIAN, MONTANA; MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LIMIT OF MULLAN ROAD AND THE EASTERLY RIGHT-OF-WAY LIMIT OF RESERVE STREET, SAID POINT BEING S 87°37'38" E, 120.06 FEET FROM THE 1/4 CORNER COMMON TO SECTIONS 17 AND 18, T. 13 N., R. 19 W.; THENCE S 00°05'00" E, 641.64 FEET ALONG THE EASTERLY RIGHT-OF-WAY LIMIT OF RESERVE STREET; THENCE N 89°27'20" E, 780.34 FEET ALONG THE SOUTHERLY BOUNDARY OF RESERVE STREET INDUSTRIAL CENTER - PHASE V; THENCE ALONG A 30.00 FOOT RADIUS CURVE TO THE RIGHT AND ALONG THE WESTERLY BOUNDARY OF RESERVE STREET INDUSTRIAL CENTER - PHASE VII, AN ARC DISTANCE OF 47.45 FEET; THENCE S 00°05'00" W, 178.20 FEET ALONG SAID WESTERLY BOUNDARY; THENCE S 89°55'00" E, 30.00 FEET ALONG THE SOUTHERLY BOUNDARY OF RESERVE STREET INDUSTRIAL CENTER - PHASE VIII; THENCE S 00°05'00" W, 739.16 FEET TO THE NORTHERLY RIGHT-OF-WAY LIMIT OF MULLAN ROAD; THENCE N 77°05'26" W, 594.20 FEET ALONG SAID LIMIT; THENCE N 68°13'24" W, 199.92 FEET ALONG SAID LIMIT; THENCE S 77°05'26" W, 97.68 FEET ALONG SAID LIMIT TO THE POINT OF BEGINNING, CONTAINING 15.25 ACRES, MORE OR LESS, BEING SURVEYED AND MONUMENTED ACCORDING TO THIS PLAT, SUBJECT TO ANY EXISTING EASEMENTS AND AS SHOWN.

PARCEL 2:

A TRACT OF LAND LOCATED IN THE SW 1/4 SW 1/4 OF SECTION 8 AND IN THE W 1/2 NW 1/4 OF SECTION 17, T. 13 N., R. 19 W., PRINCIPAL MERIDIAN, MONTANA; MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EASTERLY RIGHT-OF-WAY LIMIT OF RESERVE STREET, SAID POINT BEING S 38°04'49" E, 198.18 FEET FROM THE CORNER COMMON TO SECTIONS 7, 8, 17 AND 18, T. 13 N., R. 19 W.; THENCE N 89°27'20" E, 555.15 FEET ALONG THE SOUTHERLY BOUNDARY OF RESERVE STREET INDUSTRIAL CENTER - PHASE IV TO A NON-TANGENT CURVE WITH CENTER BEING S 85°25'49" E, 573.70 FEET; THENCE CLOCKWISE ALONG SAID CURVE AND THE EASTERLY BOUNDARY OF RESERVE STREET INDUSTRIAL CENTER - PHASE IV, AN ARC DISTANCE OF 39.73 FEET; THENCE N 08°32'15" E, 3.00 FEET ALONG SAID EASTERLY BOUNDARY; THENCE ALONG A 597.70 FOOT RADIUS CURVE TO THE LEFT, AN ARC DISTANCE OF 91.84 FEET ALONG SAID EASTERLY BOUNDARY; THENCE N 00°16'00" W, 376.62 FEET ALONG SAID EASTERLY BOUNDARY AND THE EASTERLY BOUNDARY OF RESERVE STREET INDUSTRIAL CENTER - PHASE III; THENCE N 89°27'20" E, 241.49 FEET ALONG THE SOUTHERLY BOUNDARY OF RESERVE STREET INDUSTRIAL CENTER - PHASE VI; THENCE S 00°05'00" W, 918.18 FEET ALONG THE WESTERLY BOUNDARY OF RESERVE STREET INDUSTRIAL CENTER - PHASE I; THENCE ALONG A 30.00 FOOT RADIUS CURVE TO THE RIGHT AND ALONG THE WESTERLY RIGHT-OF-WAY LIMIT OF GREAT NORTHERN AVENUE AN ARC DISTANCE OF 47.12 FEET; THENCE S 00°32'40" E, 1233.01 FEET ALONG SAID WESTERLY RIGHT-OF-WAY LIMIT; THENCE ALONG A 30.00 FOOT RADIUS CURVE TO THE RIGHT AND THE NORTHERLY RIGHT-OF-WAY LIMIT OF PALMER STREET, AN ARC DISTANCE OF 47.12 FEET; THENCE S 89°27'20" W, 559.15 FEET ALONG THE NORTHERLY RIGHT-OF-WAY LIMIT OF PALMER STREET; THENCE N 00°32'40" W, 50.00 FEET ALONG THE EASTERLY BOUNDARY OF WELL SITE 2, CERTIFICATE OF SURVEY NO. 2427; THENCE S 89°27'20" W, 50.00 FEET ALONG THE NORTHERLY BOUNDARY OF SAID WELL SITE 2; THENCE S 00°32'40" E, 50.00 FEET ALONG THE WESTERLY BOUNDARY OF SAID WELL SITE 2; THENCE N 13°52'49" W, 18.55 FEET ALONG THE EASTERLY RIGHT-OF-WAY LIMIT OF RESERVE STREET; THENCE N 00°05'00" E, 1772.42 FEET ALONG SAID EASTERLY RIGHT-OF-WAY LIMIT TO THE POINT OF BEGINNING, CONTAINING 35.95 ACRES, MORE OR LESS, BEING SURVEYED AND MONUMENTED ACCORDING TO THIS PLAT, SUBJECT TO ANY EXISTING EASEMENTS AND AS SHOWN.

PARCEL 3:

A TRACT OF LAND LOCATED IN THE NW 1/4 OF SECTION 17, T. 13 N., R. 19 W., PRINCIPAL MERIDIAN, MONTANA; MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWESTERLY CORNER OF LOT 11, RESERVE STREET INDUSTRIAL CENTER - PHASE I, SAID POINT BEING S 44°39'10" E, 1401.98 FEET FROM THE CORNER COMMON TO SECTIONS 7, 8, 17 AND 18, T. 13 N., R. 19 W.; THENCE N 89°27'20" E, 315.76 FEET ALONG THE WESTERLY BOUNDARY OF RESERVE STREET INDUSTRIAL CENTER OF RESERVE STREET INDUSTRIAL CENTER - PHASE III; THENCE S 89°27'20" W, 376.62 FEET ALONG SAID WESTERLY BOUNDARY; THENCE N 89°27'20" E, 15.00 FEET ALONG SAID WESTERLY BOUNDARY TO THE NORTHWEST CORNER OF MANITOBA ADDITION; THENCE S 00°29'54" E, 159.59 FEET ALONG SAID WESTERLY BOUNDARY OF SAID MANITOBA ADDITION; THENCE S 89°27'20" W, 330.37 FEET ALONG SAID WESTERLY BOUNDARY OF SAID MANITOBA ADDITION; THENCE N 89°27'20" E, 15.00 FEET ALONG SAID WESTERLY BOUNDARY OF RESERVE STREET INDUSTRIAL CENTER - PHASE II TO THE POINT OF BEGINNING, CONTAINING 3.57 ACRES, MORE OR LESS, BEING SURVEYED AND MONUMENTED ACCORDING TO THIS PLAT, SUBJECT TO ANY EXISTING EASEMENTS AND AS SHOWN.

FURTHER, THAT THE ABOVE PARCEL IS TO BE KNOWN AND DESIGNATED AS GATEWAY PLACE - PHASE I; AND THE LANDS INCLUDED IN THE STREETS SHOWN ON SAID PLAT ARE HEREBY GRANTED AND DONATED TO THE USE OF THE PUBLIC AND THIS PLAT CONFORMS TO THE PRELIMINARY PLAN PREVIOUSLY REVIEWED BY THE GOVERNING BODY; AND ALL OR PART OF THE REQUIRED PUBLIC IMPROVEMENTS HAVE BEEN INSTALLED AND/OR A SUBDIVISION IMPROVEMENTS AGREEMENT EXISTS WHICH IS ACCEPTABLE TO THE CITY OF MISSOULA SECURING THE FUTURE CONSTRUCTION OF THE PUBLIC IMPROVEMENTS.

Thomas P. McCarthy, P.L.S.
AUTHORIZED OFFICIAL
INLAND PROPERTIES, INC.

ACKNOWLEDGEMENT

STATE OF MONTANA
COUNTY OF MISSOULA

ON THIS 13th DAY OF April, 1993, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC FOR THE STATE OF MONTANA, PERSONALLY APPEARED Thomas P. McCarthy, known to me to be the Authorized Official of INLAND PROPERTIES, INC., THE CORPORATION THAT EXECUTED THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT SUCH CORPORATION EXECUTED THE SAME.

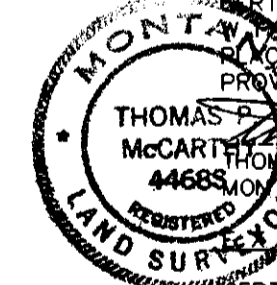
IN WITNESS WHEREOF, I HAVE HERETO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

John M. Mulcahey
NOTARY PUBLIC FOR THE STATE OF MONTANA
RESIDING AT MISSOULA, MONTANA
MY COMMISSION EXPIRES: 9-13-93

CERTIFICATE OF SURVEYOR

STATE OF MONTANA
COUNTY OF MISSOULA

I, THE UNDERSIGNED, THOMAS P. MCCARTHY, PROFESSIONAL LAND SURVEYOR, REGISTRATION NO. 4468S, DO HEREBY CERTIFY THAT I SURVEYED THE LAND SHOWN ON THE SW 1/4 SW 1/4 OF SECTION 8 AND THE SW 1/4 W 1/2 OF SECTION 17, T. 13 N., R. 19 W., PRINCIPAL MERIDIAN, MONTANA, AND TO BE KNOWN AS GATEWAY PLACE - PHASE I AND FURTHER THAT THIS SURVEY WAS MADE IN THE MONTH OF DECEMBER, 1992, ACCORDING TO THE PROVISIONS OF 76-3-101, M.C.A. EX. SEC.



Thomas P. McCarthy
THOMAS P. MCCARTHY, P.L.S.
4468S
REGISTRATION NO. 4468S

CERTIFICATE OF OFFICE OF COMMUNITY DEVELOPMENT

DATED THIS 13th DAY OF April, 1993 *Bonnie Matens*
OFFICE OF COMMUNITY DEVELOPMENT

CERTIFICATE OF CITY/COUNTY SANITARIAN
DATED THIS 13th DAY OF Apr, 1993 *Edward J. Ziegler*
CITY/COUNTY SANITARIAN

CERTIFICATE OF CITY ENGINEER
I, *Bruce T. Braden* CITY ENGINEER OF THE CITY OF MISSOULA, MISSOULA COUNTY, MONTANA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAT OF GATEWAY PLACE - PHASE I, AND I FIND THAT THIS PLAT CONFORMS TO SURVEYING AND ROADWAY REQUIREMENTS PRESCRIBED BY THE MONTANA SUBDIVISION AND PLATTING ACT, SECTION 76-3-611(2)(a) M.C.A., AND STATE AND LOCAL REGULATIONS ENACTED PURSUANT THERETO.

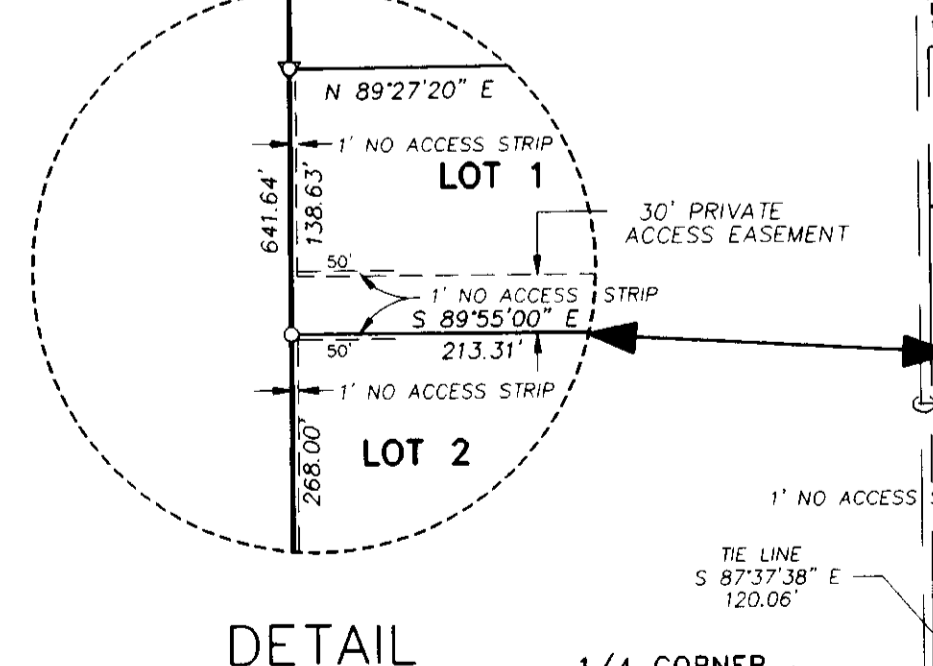
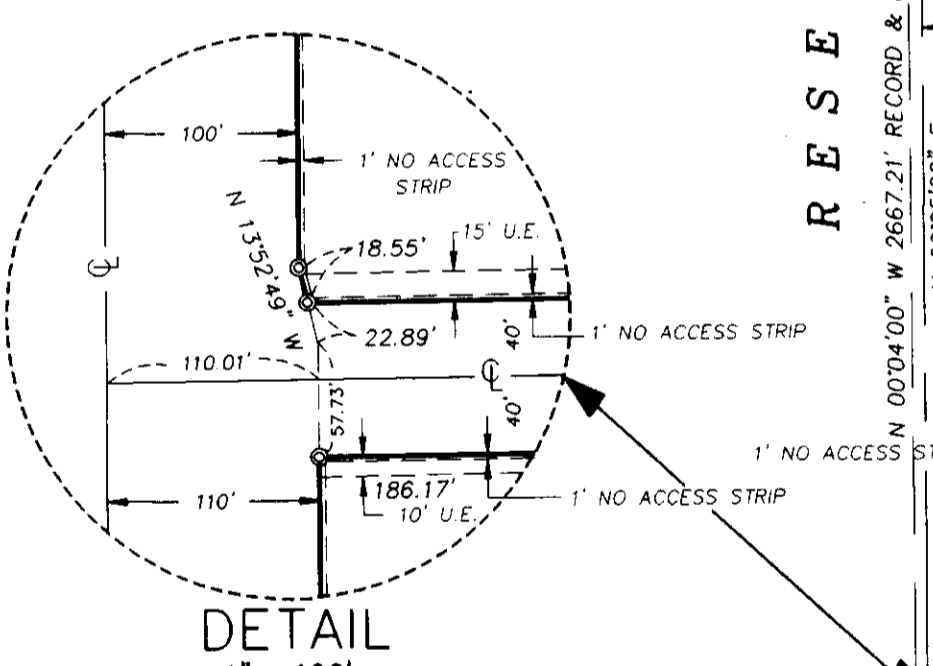
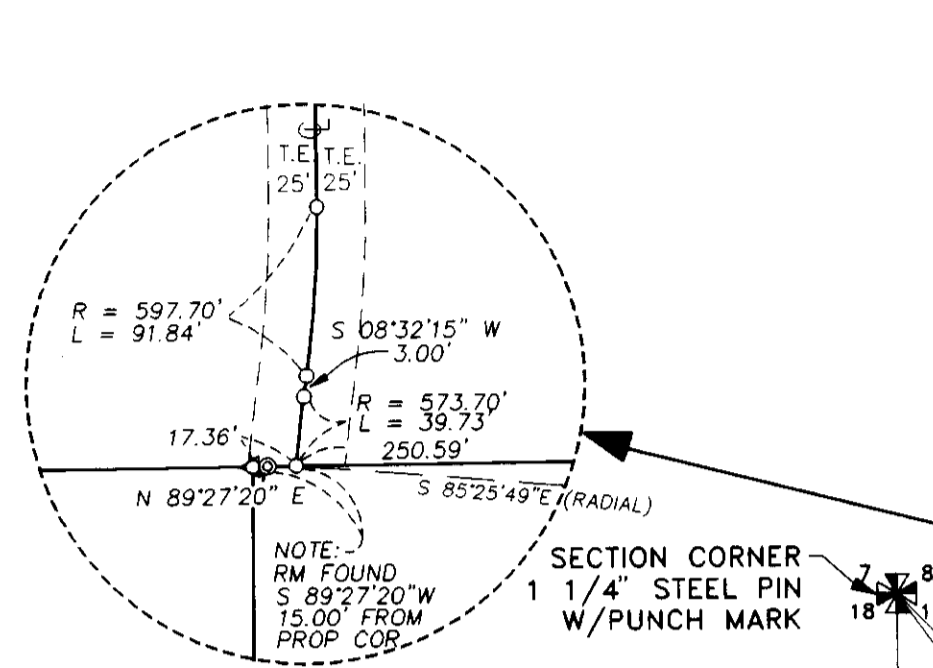
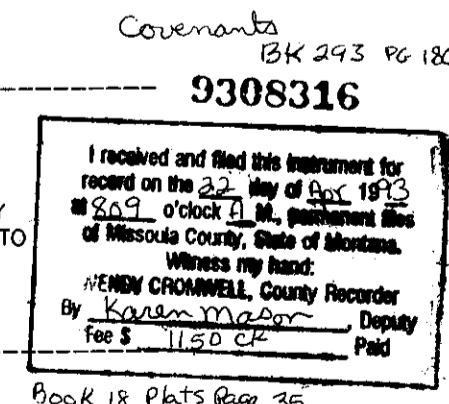
DATED THIS 13th DAY OF April, 1993 *Bruce T. Braden*
MISSOULA CITY ENGINEER

CERTIFICATE OF CITY ATTORNEY
I, *Jim Nugent* CITY ATTORNEY OF THE CITY OF MISSOULA, MISSOULA COUNTY, MONTANA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE CERTIFICATE OF TITLE OF THIS PLAT OF GATEWAY PLACE - PHASE I AND I 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 8th DAY OF April, 1993 *Jim Nugent*
CITY ATTORNEY

EXAMINED AND APPROVED THIS 20th DAY OF April, 1993 AND HAVING BEEN MADE TO APPEAR THAT THIS PLAT OF GATEWAY PLACE - PHASE I BEING THE DEATED AREA HEREIN CONTAINED, AND IT SO APPEARING TO THE COUNCIL OF THE CITY OF MISSOULA, MONTANA, THAT IT IS IN THE PUBLIC INTEREST TO ACCEPT AND APPROVE ALL STREET RIGHT-OF-WAY WITHIN SAID TRACT, THEREFORE, HAVING BEEN DULY APPROVED BY THE COUNCIL OF THE CITY OF MISSOULA, MONTANA ON THIS DATE, IS HEREBY CERTIFIED APPROVED BY THE UNDERSIGNED.

DATED THIS 20th DAY OF April, 1993 *Edward Semoris*
MAYOR, CITY OF MISSOULA, MONTANA
Charles C. Johnson
CLERK, CITY OF MISSOULA, MONTANA



DETAIL 1" = 100'

CENTERLINE BURIED TELEPHONE LINE EASEMENT PER COS 433 AS RETRACED ON COS 4134

LINE	DIRECTION	DISTANCE
TL (TIE LINE)	S 78°42'18" W	122.37
TL-1	N 60°23'13" E	152.39
TL-2	S 12°01'18" E	44.50
TL-3	S 04°05'57" E	57.78
TL-4	S 70°41'34" E	305.44
TL-5	S 18°07'26" W	35.29