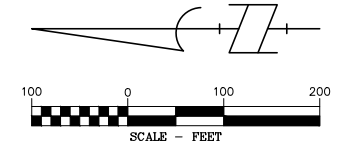
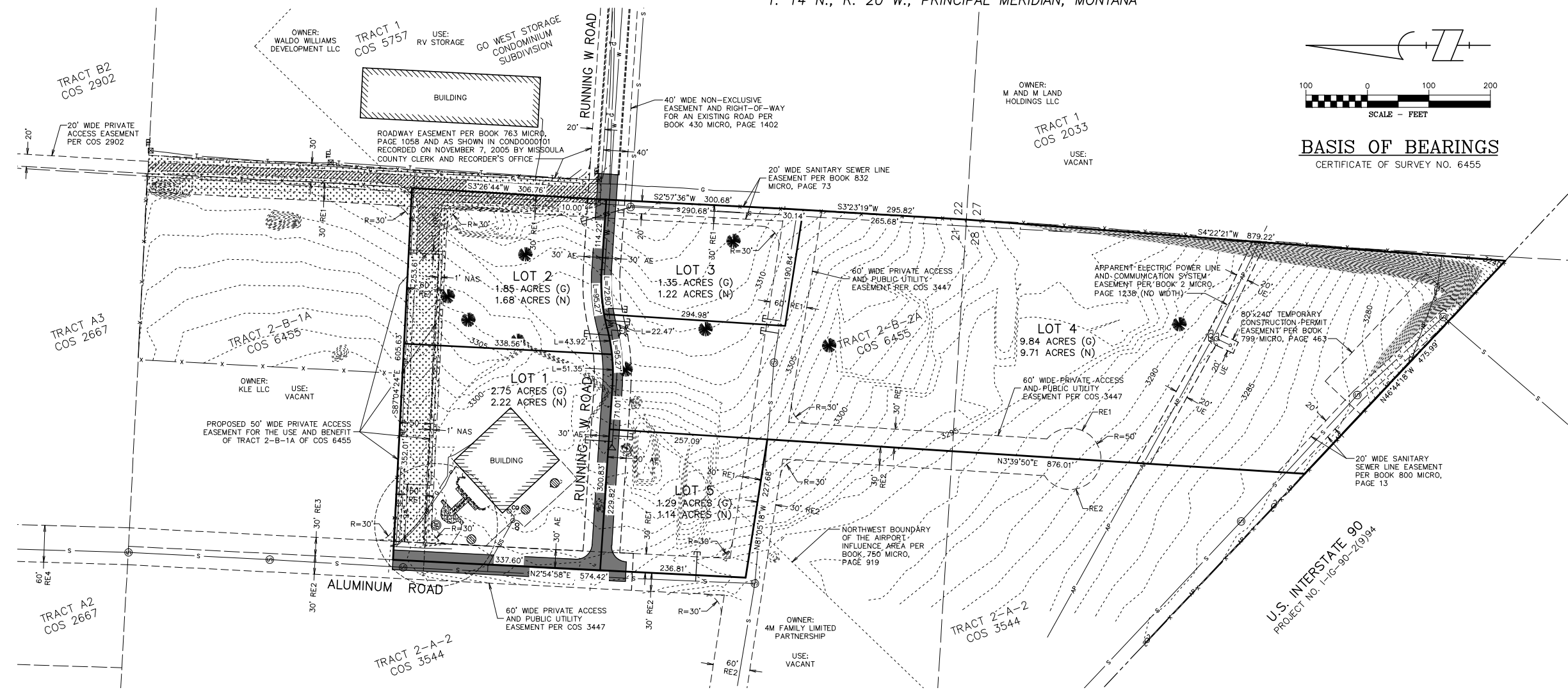


PRELIMINARY PLAT OF
AKB COMMERCIAL SUBDIVISION
 A SUBDIVISION OF THE COUNTY OF MISSOULA, MONTANA
 LOCATED IN THE SW 1/4 OF SECTION 21, THE SE 1/4 OF SECTION 22,
 THE NW 1/4 OF SECTION 27, AND THE NE 1/4 OF SECTION 28,
 T. 14 N., R. 20 W., PRINCIPAL MERIDIAN, MONTANA



BASIS OF BEARINGS
 CERTIFICATE OF SURVEY NO. 6455

- EXISTING LEGEND**
- EDGE OF ASPHALT
 - EDGE OF GRAVEL
 - CURB AND GUTTER
 - CONCRETE SIDEWALK
 - EXTERIOR BUILDING WALL
 - W ----- WATER MAIN
 - S ----- SANITARY SEWER MAIN
 - SS ----- SANITARY SEWER SERVICE
 - AP ----- AERIAL POWER LINE
 - BE ----- BURIED ELECTRIC LINE
 - T ----- BURIED COMMUNICATION LINE
 - G ----- GAS MAIN
 - X ----- X ----- FENCE
 - CONTOUR (1 FOOT INTERVAL)
 - ⊙ WELL WITH 100 RADIUS
 - ⊙ SANITARY SEWER MANHOLE
 - ⊙ SANITARY SEWER CLEANOUT
 - ⊙ DRAINAGE SUMP
 - ⊙ UTILITY POLE
 - ⊙ GUY WIRE
 - ⊙ TELEPHONE PEDESTAL
 - ⊙ EVERGREEN TREE
 - COS CERTIFICATE OF SURVEY
 - RE1 ROADWAY EASEMENT PER BOOK 808 MICRO, PAGE 113
 - RE2 ROADWAY EASEMENT PER BOOK 808 MICRO, PAGE 112
 - RE3 ROADWAY EASEMENT PER BOOK 809 MICRO, PAGE 1262
 - RE4 ROADWAY EASEMENT PER BOOK 808 MICRO, PAGE 111

- PROPOSED LEGEND**
- EDGE OF ASPHALT
 - ASPHALT PAVEMENT
 - W ----- WATER MAIN
 - WS ----- WATER SERVICE
 - S ----- SANITARY SEWER MAIN
 - SS ----- SANITARY SEWER SERVICE
 - ⊙ FIRE HYDRANT
 - ⊙ BLOW OFF
 - ⊙ DRAINAGE SUMP
 - AE PUBLIC ACCESS AND UTILITY EASEMENT
 - UE UTILITY EASEMENT
 - SDE STORM DRAINAGE EASEMENT
 - NMAE PRIVATE NON-MOTORIZED ACCESS EASEMENT
 - NAS NO ACCESS STRIP (ACCESS CONTROL LINE)
 - (G) GROSS LOT AREA (INCLUDES PUBLIC ACCESS EASEMENT)
 - (N) NET LOT AREA (EXCLUDES PUBLIC ACCESS EASEMENT)
 - NO BUILD ZONE - AREA OF 25% SLOPE OR GREATER
 - PORTIONS OF ROADWAY EASEMENTS TO BE RELEASED (SEE ROADWAY EASEMENT NOTE)
 - EXISTING ROADWAY IMPROVEMENTS TO BE OBLITERATED

ROADWAY EASEMENT NOTE:
 PRIVATE ROADS FORMERLY REFERRED TO AS STAINLESS WAY AND SPARKLER LANE WILL BE ELIMINATED. PRIVATE ROAD EASEMENTS FOR STAINLESS WAY AND SPARKLER LANE WILL BE RELEASED PRIOR TO FILING THE FINAL PLAT OF AKB COMMERCIAL SUBDIVISION.

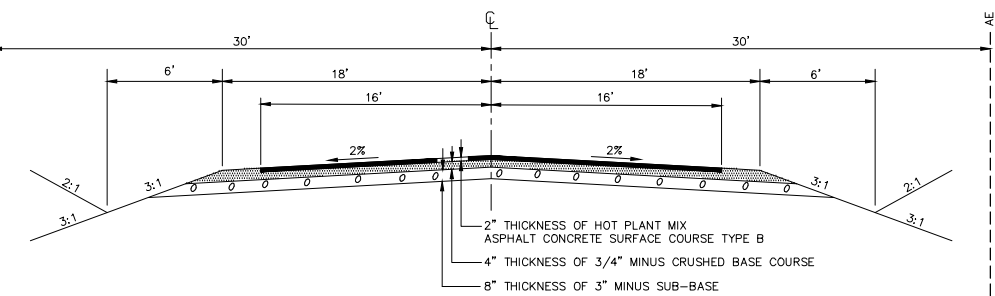
LEGAL DESCRIPTION
 TRACT 2-B-2A OF CERTIFICATE OF SURVEY NO. 6455

STREET LENGTH TABLE

STREET	LENGTH
ALUMINUM RD./RUNNING W RD.	943 L.F.

OWNER/DEVELOPER
 AKB INVESTMENTS LLP

AREAS
 LOT AREA = 17.08 ACRES (G)
 TOTAL AREA = 17.08 ACRES (G)
 TOTAL AREA = 15.97 ACRES (N)



TYPICAL STREET SECTION
 NO SCALE

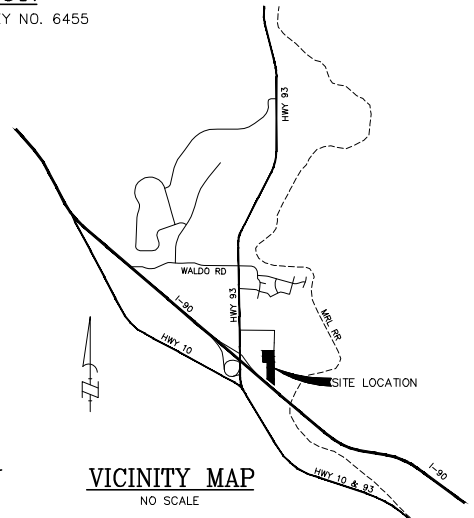
- THE FOLLOWING NOTES ARE PLACED HEREON AS REQUIRED BY THE COUNTY OF MISSOULA:
- ACCEPTANCE OF A DEED FOR A LOT WITHIN THIS SUBDIVISION CONSTITUTES THE ASSENT OF THE OWNER TO WAIVE THE RIGHT TO PROTEST A FUTURE RESID/SID FOR IMPROVEMENTS INCLUDING BUT NOT LIMITED TO THE INSTALLATION OF DUST ABATEMENT, PAVING, DRAINAGE FACILITIES, CURBS AND GUTTERS, PEDESTRIAN WALKWAYS OR BIKEWAYS TO CARTAGE ROAD, ALUMINUM ROAD, RUNNING W ROAD, BASED ON BENEFIT. THE WAIVER SHALL RUN WITH THE LAND AND SHALL BE BINDING ON THE TRANSFERREES, SUCCESSORS, AND ASSIGNS OF THE OWNERS OF THE LAND.
 - THE PURCHASER AND/OR OWNER OF THE LOT OR PARCEL UNDERSTANDS AND AGREES THAT ROAD CONSTRUCTION, MAINTENANCE, AND SNOW REMOVAL SHALL BE THE OBLIGATION OF THE OWNER OR PROPERTY OWNER'S ASSOCIATION AND THAT MISSOULA COUNTY IS IN NO WAY OBLIGATED TO PERFORM SUCH MAINTENANCE OR UPKEEP UNTIL THE ROADS ARE BROUGHT UP TO STANDARDS AND ACCEPTED BY MISSOULA COUNTY FOR MAINTENANCE.
 - OWNERS ARE NOTIFIED THAT A PORTION OF THIS SUBDIVISION IS LOCATED WITHIN THE AIRPORT INFLUENCE AREA AND SPECIAL REQUIREMENTS ARE ASSOCIATED WITH THE AIRPORT INFLUENCE AREA, INCLUDING THE ASSOCIATED NOISE LEVELS AND SOUNDPROOFING MEASURES TO REDUCE NOISE LEVELS. OWNERS ARE RESPONSIBLE FOR UNDERSTANDING AND COMPLYING WITH ALL REQUIREMENTS.

1/4	SEC.	T.	R.
☑	21	14N.	20W.
☑	22	14N.	20W.
☑	27	14N.	20W.
☑	28	14N.	20W.

SHEET 1 OF 1
 DATE: JUNE 2017
 DRAFT: CEG
 PROJECT NO.: 08-01-08
 FILE NO.: 080108_AKB-PPLAT.DWG
 LAYOUT TAB: PPLAT



PRELIMINARY
 PLOTTED: 6/30/2017
 SAVED: 6/30/2017



COMPREHENSIVE PLAN
 LIGHT INDUSTRIAL AND COMMERCIAL

TYPE OF SUBDIVISION
 COMMERCIAL

ZONING
 C-C2

VERTICAL DATUM
 NORTH AMERICAN VERTICAL DATUM 1988

CERTIFICATE OF ENGINEER
 I HEREBY CERTIFY THAT THE STREET, STORM DRAINAGE, SEWER, AND WATER PLANS WERE PREPARED UNDER MY SUPERVISION.

CERTIFICATE OF SURVEYOR
 I HEREBY CERTIFY THAT THE BOUNDARY AND LOT DESIGNS OF THIS PROPOSED SUBDIVISION WERE PREPARED UNDER MY SUPERVISION.