

HIDDEN MEADOW
 (CITY OF TENINO NO. PSD2017-0001)
 A PORTION OF THE NE 1/4 OF THE NE 1/4
 SECTION 25, TOWNSHIP 16 NORTH, RANGE 2 WEST, W.M.

ORIGINAL LEGAL DESCRIPTION

TAX PARCEL: 12625110300
 THAT PORTION OF THE EAST 10 ACRES OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 16 NORTH, RANGE 2 WEST, W.M./ LYING SOUTHERLY OF COUNTY ROAD KNOWN AS PACIFIC HIGHWAY AND ALSO KNOWN AS TENINO-GRAND MOUND ROAD, IN THURSTON COUNTY, WASHINGTON.

DEDICATION

KNOW ALL PEOPLE BY THESE PRESENT THAT RAINIER EQUITY VENTURES LLC, A WASHINGTON LIMITED LIABILITY COMPANY, THE UNDERSIGNED OWNER IN FEE SIMPLE OF THE LAND HEREBY PLATTED, HEREBY DECLARES THIS PLAT AND DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, AVENUES, PLACES, AND SANITARY SEWER EASEMENTS AND STORM DRAINAGE EASEMENTS OR WHATEVER PUBLIC PROPERTY THERE IS SHOWN ON THE PLAT AND THE USE THEREOF FOR ANY AND ALL PUBLIC PURPOSES. ALSO, THE RIGHT TO MAKE ALL NECESSARY SLOPES FOR CUTS AND FILLS UPON THE LOTS, BLOCKS, TRACTS, ETC. SHOWN ON THIS PLAT IN THE REASONABLE ORIGINAL GRADING OF ALL THE STREETS, AVENUES, PLACES, ETC., SHOWN HEREON. ALSO, THE RIGHT TO DRAIN ALL STREETS OVER AND ACROSS ANY LOT OR LOTS WHERE WATER MIGHT TAKE A NATURAL COURSE AFTER THE STREET OR STREETS ARE GRADED. ALSO, ALL CLAIMS FOR DAMAGE AGAINST ANY GOVERNMENTAL AUTHORITY ARE WAIVED WHICH MAY BE OCCASIONED TO THE ADJACENT LAND BY THE ESTABLISHED CONSTRUCTION, DRAINAGE AND MAINTENANCE OF SAID ROADS.

EASEMENTS ARE HEREBY GRANTED FOR THE INSTALLATION, INSPECTION, AND MAINTENANCE OF UTILITIES AND DRAINAGE FACILITIES AS DELINEATED ON THE PLAT, INCLUDING UNRESTRICTED ACCESS FOR CITY OF TENINO STAFF TO ANY AND ALL STORM WATER SYSTEM FEATURES FOR THE PURPOSE OF ROUTINE INSPECTIONS AND/OR PERFORMING MAINTENANCE, REPAIR, AND/OR RETROFIT AS MAY BECOME NECESSARY. NO ENCROACHMENT WILL BE PLACED WITHIN THE EASEMENTS SHOWN ON THE PLAT WHICH MAY DAMAGE OR INTERFERE WITH THE INSTALLATION, INSPECTION, AND MAINTENANCE OF UTILITIES.

COVENANTS, CONDITIONS AND RESTRICTIONS ARE HEREBY IMPOSED UPON THE ENTIRE TRACT OF LAND HEREBY PLATTED AS SAME ARE RECORDED UNDER THURSTON COUNTY AUDITOR'S FILE NUMBER _____.

IN WITNESS WHEREOF I HAVE SET MY HAND THIS _____ DAY OF _____, 2020.

 DOUGLAS R. BLOOM, PRESIDENT

ACKNOWLEDGMENT

STATE OF WASHINGTON
 COUNTY OF THURSTON S.S.

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT DOUGLAS R. BLOOM IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE SIGNED THIS INSTRUMENT AND ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT, AS PRESIDENT OF RAINIER EQUITY VENTURES, LLC, TO BE HIS FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, 2020.

NOTARY PUBLIC IN AND FOR THE STATE
 OF WASHINGTON RESIDING IN THE CITY
 OF _____
 MY COMMISSION EXPIRES _____

CITY COUNCIL

EXAMINED AND APPROVED THIS _____ DAY OF _____, 2020.

 MAYOR, CITY OF TENINO

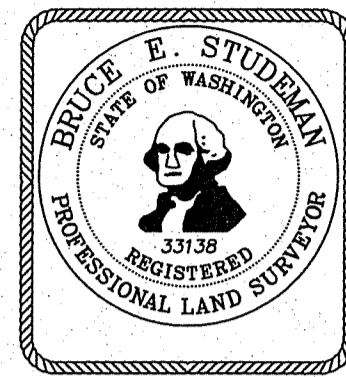
 CLERK-TREASURER, CITY OF TENINO

BRACY & THOMAS

LAND SURVEYORS
 1520 IRVING ST. SW, SUITE B
 TUMWATER, WASHINGTON 98512
 (360) 357-5593

SURVEYOR'S CERTIFICATE

I, BRUCE E. STUDEMAN, HEREBY CERTIFY THAT THIS PLAT OF HIDDEN MEADOW IS BASED UPON AN ACTUAL SUBDIVISION OF SECTION 25, TOWNSHIP 16 NORTH, RANGE 2 WEST, WILLAMETTE MERIDIAN, THAT THE COURSES AND DISTANCES SHOWN HEREON ARE CORRECT, THAT THE MONUMENTS HAVE BEEN SET, AND THAT THE LOT AND TRACT CORNERS HAVE BEEN STAKED ON THE GROUND WITH WITH 1/2" REBAR WITH PLASTIC SURVEYOR'S IDENTIFICATION CAP.



 BRUCE E. STUDEMAN
 REGISTERED LAND SURVEYOR
 CERTIFICATE NUMBER 33138
 DATE: _____

APPROVALS

CITY ENGINEER
 EXAMINED AND APPROVED THIS _____ DAY OF _____, 2020.

 CITY OF TENINO ENGINEER

FIRE MARSHAL
 EXAMINED AND APPROVED THIS _____ DAY OF _____, 2020.

 THURSTON COUNTY FIRE DISTRICT 12 FIRE MARSHAL DATE _____

CITY CLERK-TREASURER

I HEREBY CERTIFY THAT ALL LOCAL IMPROVEMENT DISTRICT ASSESSMENTS ON THE LAND DESCRIBED HAVE BEEN FULLY PAID AND TO AND INCLUDING YEAR 2020.

 CLERK-TREASURER, CITY OF TENINO

COMMUNITY DEVELOPMENT DEPARTMENT

EXAMINED AND APPROVED THIS _____ DAY OF _____, 2020.

 PLANNING MANAGER/DESIGNEE

PUBLIC WORKS DIRECTOR
 EXAMINED AND APPROVED THIS _____ DAY OF _____, 2020.

 PUBLIC WORKS DIRECTOR

THURSTON COUNTY ASSESSOR
 EXAMINED AND APPROVED THIS _____ DAY OF _____, 2020.

 THURSTON COUNTY ASSESSOR

THURSTON COUNTY TREASURER
 I HEREBY CERTIFY THAT ALL TAXES ON THE LAND DESCRIBED HEREON HAVE BEEN FULLY PAID TO AND INCLUDING THE YEAR 20____. (12625110300)

 THURSTON COUNTY TREASURER DATE _____

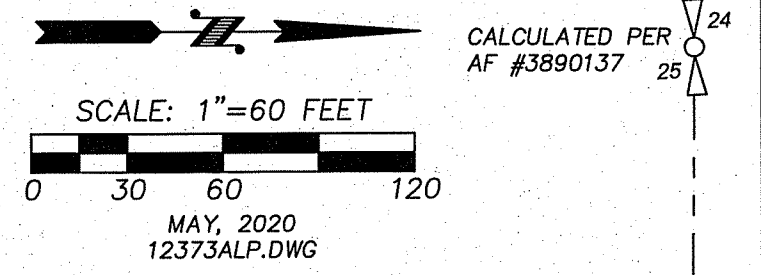
AUDITOR'S CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF DOUG BLOOM THIS _____ DAY OF _____, A.D., 20____, AT _____ MINUTES PAST _____ O'CLOCK _____ M., AND RECORDED UNDER AUDITOR'S FILE NO. _____, RECORDS OF THURSTON COUNTY, WASHINGTON.

 THURSTON COUNTY AUDITOR

BT 12373A

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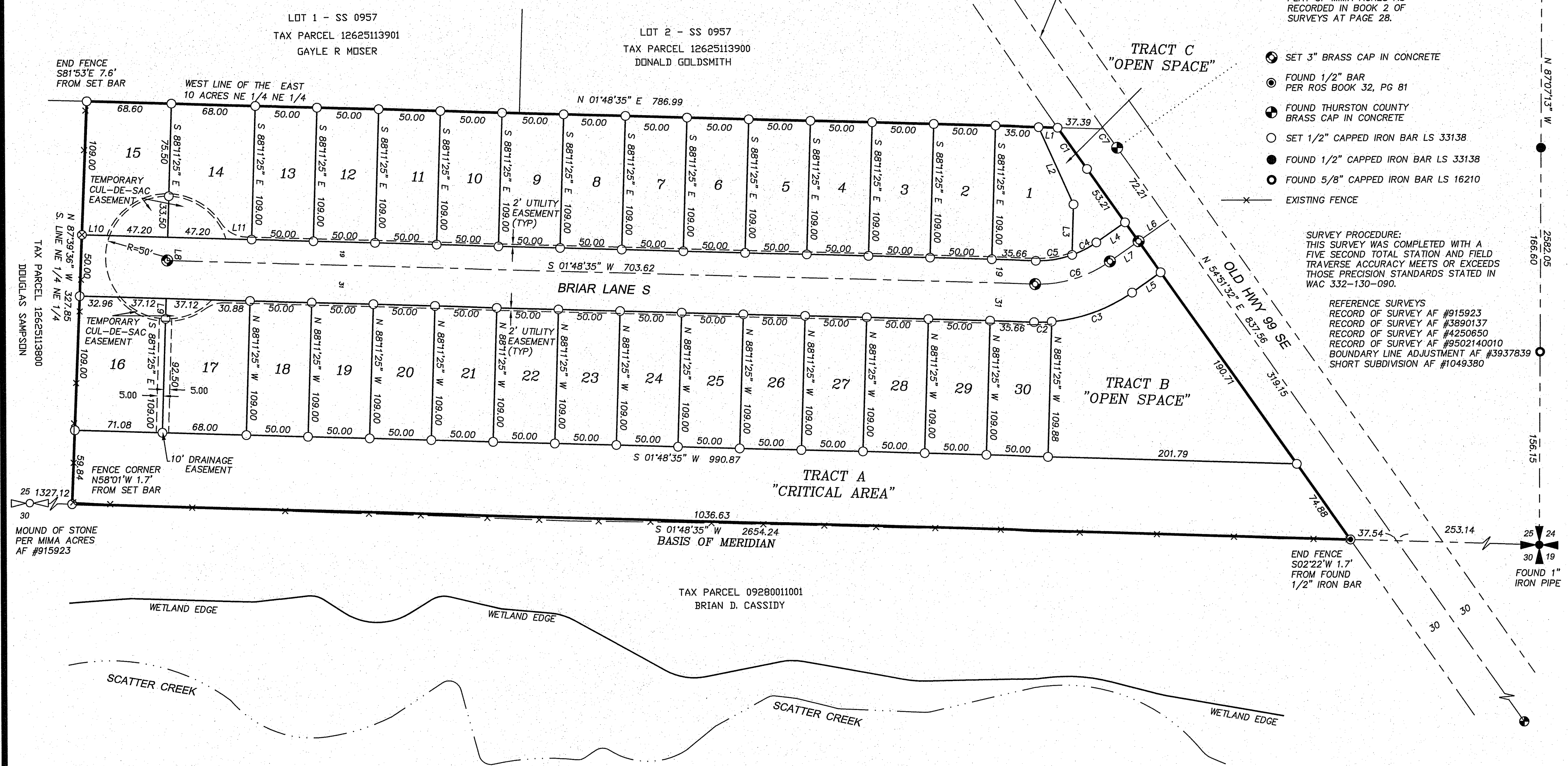


CALCULATED PER AF #3890137
 BASIS OF MERIDIAN:
 EAST LINE OF SECTION 25,
 S01°48'35"W PER THE
 PLAT OF MIMA ACRES AS
 RECORDED IN BOOK 2 OF
 SURVEYS AT PAGE 28.

- SET 3" BRASS CAP IN CONCRETE
- FOUND 1/2" BAR PER ROS BOOK 32, PG 81
- FOUND THURSTON COUNTY BRASS CAP IN CONCRETE
- SET 1/2" CAPPED IRON BAR LS 33138
- FOUND 1/2" CAPPED IRON BAR LS 33138
- FOUND 5/8" CAPPED IRON BAR LS 16210
- ✕ EXISTING FENCE

SURVEY PROCEDURE:
 THIS SURVEY WAS COMPLETED WITH A FIVE SECOND TOTAL STATION AND FIELD TRAVERSE ACCURACY MEETS OR EXCEEDS THOSE PRECISION STANDARDS STATED IN WAC 332-130-090.

REFERENCE SURVEYS
 RECORD OF SURVEY AF #915923
 RECORD OF SURVEY AF #3890137
 RECORD OF SURVEY AF #4250650
 RECORD OF SURVEY AF #9502140010
 BOUNDARY LINE ADJUSTMENT AF #3937839
 SHORT SUBDIVISION AF #1049380



CURVE TABLE

NO.	DELTA	RADIUS	LENGTH
C1	0°24'40"	5760.00	41.32
C2	6°17'14"	131.00	14.37
C3	30°39'30"	131.00	70.10
C4	15°42'43"	81.00	22.21
C5	21°14'01"	81.00	30.02
C6	30°39'30"	100.00	53.51
C7	0°11'18"	5730.00	18.85

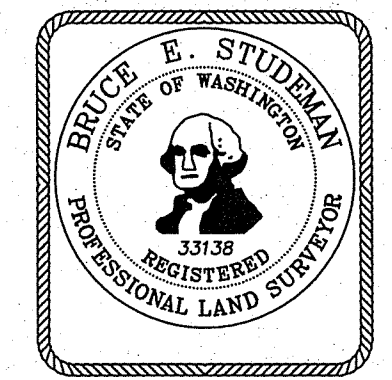
LINE TABLE

NO.	BEARING	DISTANCE
L1	N 01°48'35" E	15.38
L2	N 66°05'21" E	69.13
L3	S 88°11'25" E	41.22
L4	S 35°08'09" E	28.45
L5	S 35°08'09" E	28.46
L6	S 35°08'09" E	30.00
L7	S 35°08'09" E	28.46
L8	N 88°47'10" W	2.50
L9	S 88°11'25" E	16.50
L10	S 01°48'35" W	22.41
L11	N 01°48'35" E	20.80

LOT	ADDRESSES	AREA	LOT	ADDRESSES	AREA
LOT 1	319 BRIAR LANE S, TENINO, WA 98589	6,098 sf / 0.14 ac	LOT 18	368 BRIAR LANE S, TENINO, WA 98589	5,450 sf / 0.13 ac
LOT 2	323 BRIAR LANE S, TENINO, WA 98589	5,450 sf / 0.13 ac	LOT 19	364 BRIAR LANE S, TENINO, WA 98589	5,450 sf / 0.13 ac
LOT 3	327 BRIAR LANE S, TENINO, WA 98589	5,450 sf / 0.13 ac	LOT 20	360 BRIAR LANE S, TENINO, WA 98589	5,450 sf / 0.13 ac
LOT 4	331 BRIAR LANE S, TENINO, WA 98589	5,450 sf / 0.13 ac	LOT 21	356 BRIAR LANE S, TENINO, WA 98589	5,450 sf / 0.13 ac
LOT 5	335 BRIAR LANE S, TENINO, WA 98589	5,450 sf / 0.13 ac	LOT 22	352 BRIAR LANE S, TENINO, WA 98589	5,450 sf / 0.13 ac
LOT 6	339 BRIAR LANE S, TENINO, WA 98589	5,450 sf / 0.13 ac	LOT 23	348 BRIAR LANE S, TENINO, WA 98589	5,450 sf / 0.13 ac
LOT 7	343 BRIAR LANE S, TENINO, WA 98589	5,450 sf / 0.13 ac	LOT 24	344 BRIAR LANE S, TENINO, WA 98589	5,450 sf / 0.13 ac
LOT 8	347 BRIAR LANE S, TENINO, WA 98589	5,450 sf / 0.13 ac	LOT 25	340 BRIAR LANE S, TENINO, WA 98589	5,450 sf / 0.13 ac
LOT 9	351 BRIAR LANE S, TENINO, WA 98589	5,450 sf / 0.13 ac	LOT 26	336 BRIAR LANE S, TENINO, WA 98589	5,450 sf / 0.13 ac
LOT 10	355 BRIAR LANE S, TENINO, WA 98589	5,450 sf / 0.13 ac	LOT 27	332 BRIAR LANE S, TENINO, WA 98589	5,450 sf / 0.13 ac
LOT 11	359 BRIAR LANE S, TENINO, WA 98589	5,450 sf / 0.13 ac	LOT 28	328 BRIAR LANE S, TENINO, WA 98589	5,450 sf / 0.13 ac
LOT 12	363 BRIAR LANE S, TENINO, WA 98589	5,450 sf / 0.13 ac	LOT 29	324 BRIAR LANE S, TENINO, WA 98589	5,450 sf / 0.13 ac
LOT 13	367 BRIAR LANE S, TENINO, WA 98589	5,450 sf / 0.13 ac	LOT 30	320 BRIAR LANE S, TENINO, WA 98589	5,454 sf / 0.13 ac
LOT 14	371 BRIAR LANE S, TENINO, WA 98589	7,412 sf / 0.17 ac	TRACT A	16310 OLD HWY 99 SE, TENINO, WA 98589	60,654 sf / 1.39 ac
LOT 15	381 BRIAR LANE S, TENINO, WA 98589	7,533 sf / 0.17 ac	TRACT B	16312 OLD HWY 99 SE, TENINO, WA 98589	19,684 sf / 0.45 ac
LOT 16	382 BRIAR LANE S, TENINO, WA 98589	7,693 sf / 0.18 ac	TRACT C	309 BRIAR LANE S, TENINO, WA 98589	2,609sf / 0.06 ac
LOT 17	372 BRIAR LANE S, TENINO, WA 98589	7,412 sf / 0.17 ac			

PLAT NOTES

1. SCHOOL IMPACT FEES MUST BE PAID PRIOR TO ISSUING BUILDING PERMITS.
2. ANY DEVELOPMENT WITHIN SCATTER CREEK'S SHORELINE ENVIRONMENT IS PROHIBITED.
3. CRITICAL WILDLIFE HABITAT (OREGON WHITE OAKS) ARE PRESENT WITHIN THE SUBDIVISION.
4. THIS DEVELOPMENT IS WITHIN A CRITICAL AQUIFER RECHARGE AREA.
5. TRACTS A, B AND C ARE BEING DEDICATED TO THE HIDDEN MEADOW HOMEOWNERS ASSOCIATION



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