

PLAT OF TENINO AGRICULTURE AND INNOVATION PARK

A PORTION OF THE NW1/4 NE1/4, NE1/4 NE1/4, SW1/4 NE1/4  
OF SECTION 25, TOWNSHIP 16 NORTH, RANGE 2 WEST, W.M.

ORIGINAL LEGAL DESCRIPTION

TPN: 12625130103

LOT B OF BOUNDARY LINE ADJUSTMENT NO.  
BLA-06-114384TC, AS RECORDED JUNE 26,  
2007 UNDER AUDITOR’S FILE NO. 3937839.

DEDICATION

KNOW TO ALL PEOPLE PRESENT THAT CITY OF TENINO, A MUNICIPAL CORPORATION, THE UNDERSIGNED OWNER, IN FEE SIMPLE OF THE LAND HEREBY PLATTED, HEREBY DECLARES THIS LAND DIVISION AND DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, AVENUES, PLACES, STORM DRAINAGE, EASEMENTS, SANITARY SEWER EASEMENTS AND WATER MAIN EASEMENTS OR WHATEVER PUBLIC PROPERTY THERE IS SHOWN ON THE FACE OF THIS PLAT AND THE USE THEREOF FOR ANY AND ALL PUBLIC PURPOSES NOT INCONSISTENT WITH THE USE THEREOF. ALSO, THE RIGHT TO MAKE ALL NECESSARY SLOPES FOR CUTS AND FILLS UPON LOTS, TRACTS, ETC. SHOWN ON THIS PLAT IN THE REASONABLE ORIGINAL GRADING OF ALL THE STREETS, AVENUE, 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.

LOT 1 IS FOR EXISTING TREATMENT PLANT  
LOT 2 IS FOR FUTURE COMMERCIAL BUILDING  
LOT 3 IS FOR FUTURE COMMERCIAL BUILDING  
LOT 4 IS FOR FUTURE COMMERCIAL BUILDING  
LOT 5 IS FOR FUTURE DEVELOPMENT  
TRACT A IS FOR STORM DRAINAGE  
TRACT B IS FOR STORM DRAINAGE  
TRACT C IS FOR SHARED ACCESS/ PARKING/ UTILITY EASEMENT.

IN WITNESS WHEREOF WE HAVE SET OUR HANDS AND SEALS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

CITY OF TENINO \_\_\_\_\_  
SIGNATURE

NAME AND TITLE: \_\_\_\_\_

ACKNOWLEDGEMENT

STATE OF WASHINGTON )  
COUNTY OF \_\_\_\_\_ )SS

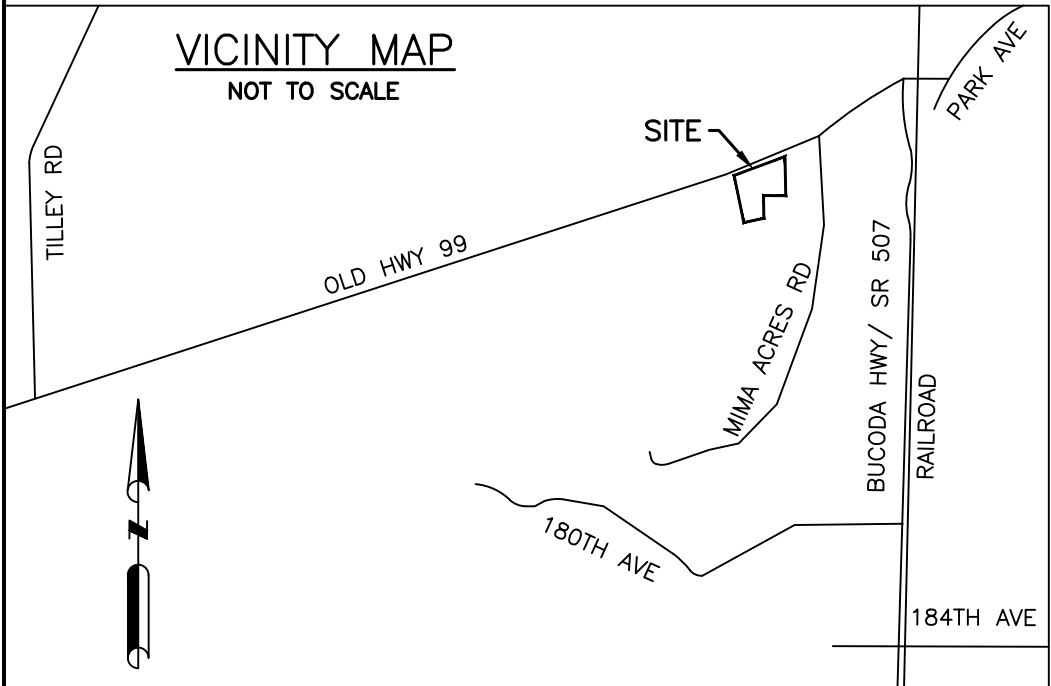
ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023, BEFORE ME PERSONALLY APPEARED \_\_\_\_\_ TO ME KNOWN TO BE THE \_\_\_\_\_ OF THE CITY OF TENINO, A MUNICIPAL CORPORATION THAT EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID MUNICIPAL CORPORATION FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATE THAT \_\_\_\_\_ AUTHORIZED TO EXECUTE SAID INSTRUMENT.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THE DAY AND YEAR LAST ABOVE WRITTEN.

\_\_\_\_\_  
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON  
RESIDING AT \_\_\_\_\_  
PRINTED NAME: \_\_\_\_\_  
MY COMMISSION EXPIRES: \_\_\_\_\_

RESTRICTIONS AND PLAT NOTES

1. THE COST OF CONSTRUCTION AND MAINTAINING ALL STREETS NOT HEREIN DEDICATED AS PUBLIC STREETS SHALL BE THE OBLIGATION OF ALL OF THE OWNERS, AND THE OBLIGATION TO MAINTAIN SHALL BE CONCURRENTLY THE OBLIGATION OF ANY CORPORATION IN WHICH TITLE OF THE STREETS MAY BE HELD.
2. ALL LANDSCAPE AREAS IN PUBLIC RIGHTS-OF-WAY SHALL BE MAINTAINED BY THE OWNER AND THE OWNERS SUCCESSOR(S) AND MAY BE REDUCED OR ELIMINATED IF DEEMED NECESSARY FOR OR DETRIMENTAL TO CITY STREET PURPOSES.
3. COMMUNITY TRACTS A, B AND C SHALL BE OWNED AND MAINTAINED IN COMMON FOR THE BENEFIT OF ALL LOT OWNERS. ALL LOTS HAVE AN UNDIVIDED INTEREST IN THE OWNERSHIP AND MAINTENANCE OF COMMUNITY AREAS. THE OWNERSHIP INTEREST IN EACH COMMUNITY TRACT SHALL BE STATED IN THE DEED TO EACH LOT.
4. PURSUANT TO CITY ORDINANCE, THE CITY OF TENINO MAY DENY THE ISSUANCE OF BUILDING OR OCCUPANCY PERMITS FOR ANY STRUCTURE WITHIN THIS PLAT UNTIL STREET, SIDEWALK, OR OTHER REQUIRED PLAT IMPROVEMENTS HAVE BEEN INSTALLED, OR ANY ADDITIONAL CONDITIONS APPROVED BY THE CITY OF TENINO.
5. THE SITE IS WITHIN A CRITICAL AQUIFER RECHARGE AREA.
6. THE SITE IS ADJACENT TO AN EXISTING MINING RESOURCE.



- EASEMENT NOTE**
1. WATERLINE EASEMENT (WIDTH VARIES, SEE MAP ON SHEET 2)
  2. 25’ WIDE PEDESTRIAN AND SEWER EASEMENT
  3. 10’X20’ EASEMENT PER AFN 870179

SURVEYOR’S CERTIFICATE

I, SETH E PRIGGE, HEREBY CERTIFY THAT THIS PLAT OF TENINO AGRICULTURE AND INNOVATION PARK CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION OF A PORTION OF SECTION 25, TOWNSHIP 16 NORTH, RANGE 2 WEST, W.M., THAT THE DISTANCES AND COURSES SHOWN HEREON ARE CORRECT, THAT THE MONUMENTS WERE FOUND AS SHOWN AND THAT THE LOT AND TRACT CORNERS HAVE BEEN STAKED ON THE GROUND WITH 5/8” REBAR WITH YELLOW PLASTIC CAPS STAMPED ”LS 21013244, 29278”.:  
\_\_\_\_\_, IN DECEMBER, 2023  
\_\_\_\_\_  
SETH E. PRIGGE, PLS #21013244

APPROVALS

CITY ENGINEER

EXAMINED AND APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 2023.

CITY OF TENINO ENGINEER

HEALTH OFFICER

EXAMINED AND APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 2023.

THURSTON COUNTY HEALTH OFFICER

CITY CLERK-TREASURER

I HEREBY CERTIFY THAT ALL TAXES ON THE LAND DESCRIBED HEREON HAVE BEEN FULLY PAID TO AND INCLUDING THE YEAR \_\_\_\_\_ .

CLERK-TREASURER, CITY OF TENINO DATE

CITY COUNCIL

EXAMINED AND APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 2023.

MAYOR, CITY OF TENINO

CLERK-TREASURER, CITY OF TENINO

COMMUNITY DEVELOPMENT DEPARTMENT

EXAMINED AND APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 2023.

PLANNING MANAGER/ DESIGNEE

PUBLIC WORKS DIRECTOR

EXAMINED AND APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 2023.

PUBLIC WORKS DIRECTOR

THURSTON COUNTY ASSESSOR

EXAMINED AND APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 2023.

THURSTON COUNTY ASSESSOR

THURSTON COUNTY TREASURER

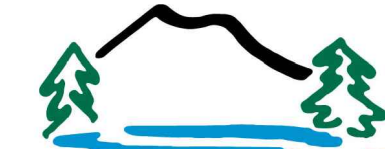
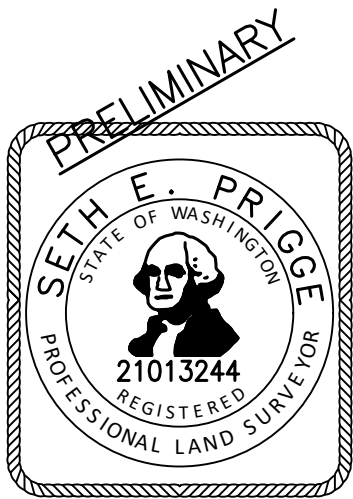
I HEREBY CERTIFY THAT ALL TAXES ON THE LAND DESCRIBED HEREON HAVE BEEN FULLY PAID TO AND INCLUDING THE YEAR \_\_\_\_\_ .

THURSTON COUNTY TREASURER DATE

AUDITOR’S CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF MTN2COAST, LLC THIS \_\_\_\_\_ DAY \_\_\_\_\_ 20\_\_\_\_, AT MINUTES PAST \_\_\_\_\_ O’CLOCK\_\_\_\_M., AND RECORDED UNDER AUDITOR’S FILE NO. \_\_\_\_\_ RECORDS OF THURSTON COUNTY, WASHINGTON.

THURSTON COUNTY AUDITOR DEPUTY AUDITOR



PROFESSIONAL LAND SURVEYORS  
2320 MOTTMAN RD SW, STE 106  
TUMWATER, WA 98512  
360.688.1949

SHEET	1 OF 2	DATE	01/23/2023
PROJECT NO.	22-212	SCALE:	N/A

PLAT OF TENINO AGRICULTURE AND INNOVATION PARK

A PORTION OF THE NW1/4 NE1/4, NE1/4 NE1/4, SW1/4 NE1/4  
OF SECTION 25, TOWNSHIP 16 NORTH, RANGE 2 WEST, W.M.

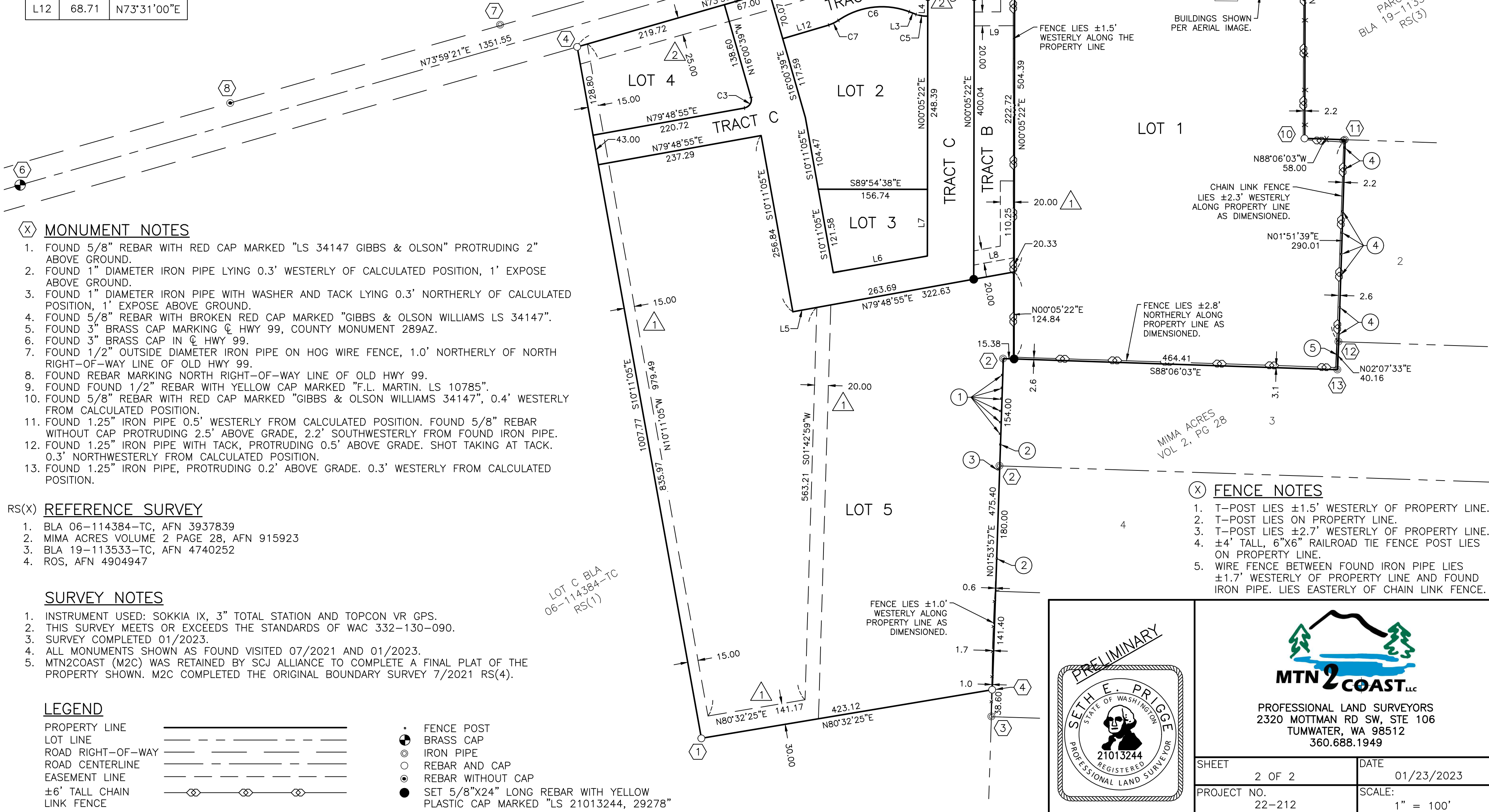
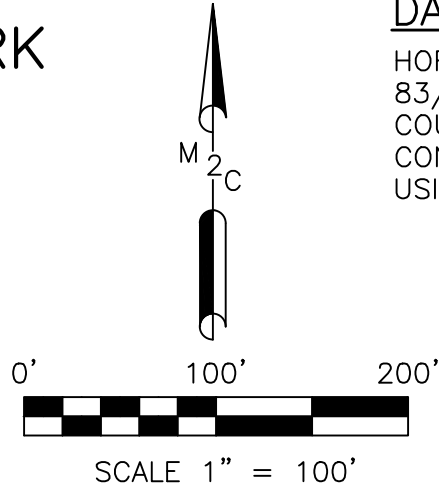
DATUM

HORIZONTAL – WASHINGTON STATE PLANE, SOUTH ZONE, NAD  
83/91, GROUND SCALE; BASED ON GPS RTK TIES TO THURSTON  
COUNTY(TC) MONUMENTS 289, 289az, AND 142. ALL DATA WAS  
CONVERTED TO GROUND SCALE ABOUT TC MONUMENT 289  
USING A COMBINED SCALE FACTOR 0.999914546.

LINE TABLE		
LINE	LENGTH	BEARING
L1	23.62	N73°59'21"E
L3	10.86	S69°20'05"E
L4	22.82	N00°05'22"E
L5	35.02	S79°48'55"W
L6	137.18	N80°00'20"E
L7	95.61	N00°05'22"E
L8	58.95	N79°48'55"E
L9	58.00	S89°42'27"W
L10	61.05	N16°00'39"W
L11	51.06	N16°00'39"W
L12	68.71	N73°31'00"E

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	41.49	5760.00	000° 24' 46"
C2	83.06	5760.00	000° 49' 34"
C3	20.07	12.00	095° 49' 34"
C5	16.90	42.14	022° 58' 41"
C6	106.34	110.00	055° 23' 29"
C7	15.53	50.00	017° 47' 32"
C8	32.46	115.50	016° 06' 01"
C9	23.74	84.50	016° 06' 01"

LOT NO.	ADDRESS (TENINO, WA 98589)		AREA	
	#	STREET	SQ.FT.	ACRES
1	16402	OLD HWY 99 SE	311881	7.160
2		OLD HWY 99 SE	44802	1.029
3		OLD HWY 99 SE	15823	0.363
4		OLD HWY 99 SE	31716	0.728
5		OLD HWY 99 SE	345329	7.928
TRACT A		OLD HWY 99 SE	15465	0.355
TRACT B		OLD HWY 99 SE	29920	0.687
TRACT C		OLD HWY 99 SE	79162	1.817



(X) MONUMENT NOTES

1. FOUND 5/8" REBAR WITH RED CAP MARKED "LS 34147 GIBBS & OLSON" PROTRUDING 2" ABOVE GROUND.
2. FOUND 1" DIAMETER IRON PIPE LYING 0.3' WESTERLY OF CALCULATED POSITION, 1' EXPOSE ABOVE GROUND.
3. FOUND 1" DIAMETER IRON PIPE WITH WASHER AND TACK LYING 0.3' NORTHERLY OF CALCULATED POSITION, 1' EXPOSE ABOVE GROUND.
4. FOUND 5/8" REBAR WITH BROKEN RED CAP MARKED "GIBBS & OLSON WILLIAMS LS 34147".
5. FOUND 3" BRASS CAP MARKING Q HWY 99, COUNTY MONUMENT 289AZ.
6. FOUND 3" BRASS CAP IN Q HWY 99.
7. FOUND 1/2" OUTSIDE DIAMETER IRON PIPE ON HOG WIRE FENCE, 1.0' NORTHERLY OF NORTH RIGHT-OF-WAY LINE OF OLD HWY 99.
8. FOUND REBAR MARKING NORTH RIGHT-OF-WAY LINE OF OLD HWY 99.
9. FOUND FOUND 1/2" REBAR WITH YELLOW CAP MARKED "F.L. MARTIN. LS 10785".
10. FOUND 5/8" REBAR WITH RED CAP MARKED "GIBBS & OLSON WILLIAMS 34147", 0.4' WESTERLY FROM CALCULATED POSITION.
11. FOUND 1.25" IRON PIPE 0.5' WESTERLY FROM CALCULATED POSITION. FOUND 5/8" REBAR WITHOUT CAP PROTRUDING 2.5' ABOVE GRADE, 2.2' SOUTHWESTERLY FROM FOUND IRON PIPE.
12. FOUND 1.25" IRON PIPE WITH TACK, PROTRUDING 0.5' ABOVE GRADE. SHOT TAKING AT TACK. 0.3' NORTHWESTERLY FROM CALCULATED POSITION.
13. FOUND 1.25" IRON PIPE, PROTRUDING 0.2' ABOVE GRADE. 0.3' WESTERLY FROM CALCULATED POSITION.

RS(X) REFERENCE SURVEY

1. BLA 06-114384-TC, AFN 3937839
2. MIMA ACRES VOLUME 2 PAGE 28, AFN 915923
3. BLA 19-113533-TC, AFN 4740252
4. ROS, AFN 4904947

SURVEY NOTES

1. INSTRUMENT USED: SOKKIA IX, 3" TOTAL STATION AND TOPCON VR GPS.
2. THIS SURVEY MEETS OR EXCEEDS THE STANDARDS OF WAC 332-130-090.
3. SURVEY COMPLETED 01/2023.
4. ALL MONUMENTS SHOWN AS FOUND VISITED 07/2021 AND 01/2023.
5. MTN2COAST (M2C) WAS RETAINED BY SCJ ALLIANCE TO COMPLETE A FINAL PLAT OF THE PROPERTY SHOWN. M2C COMPLETED THE ORIGINAL BOUNDARY SURVEY 7/2021 RS(4).

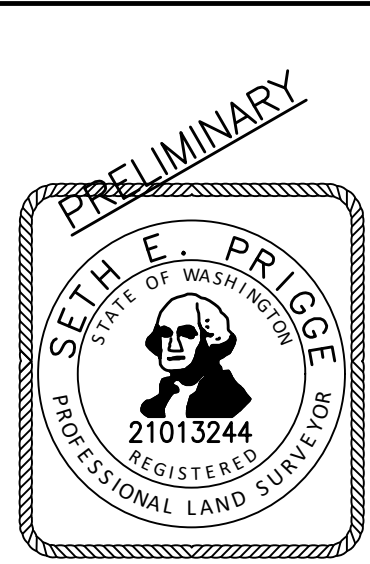
LEGEND

PROPERTY LINE	—————
LOT LINE	- - - - -
ROAD RIGHT-OF-WAY	=====
ROAD CENTERLINE	=====
EASEMENT LINE	=====
±6' TALL CHAIN LINK FENCE	⊗-----⊗-----⊗

- FENCE POST
- BRASS CAP
- IRON PIPE
- REBAR AND CAP
- REBAR WITHOUT CAP
- SET 5/8"x24" LONG REBAR WITH YELLOW PLASTIC CAP MARKED "LS 21013244, 29278"

(X) FENCE NOTES

1. T-POST LIES ±1.5' WESTERLY OF PROPERTY LINE.
2. T-POST LIES ON PROPERTY LINE.
3. T-POST LIES ±2.7' WESTERLY OF PROPERTY LINE.
4. ±4' TALL, 6"x6" RAILROAD TIE FENCE POST LIES ON PROPERTY LINE.
5. WIRE FENCE BETWEEN FOUND IRON PIPE LIES ±1.7' WESTERLY OF PROPERTY LINE AND FOUND IRON PIPE. LIES EASTERLY OF CHAIN LINK FENCE.



PROFESSIONAL LAND SURVEYORS  
2320 MOTTMAN RD SW, STE 106  
TUMWATER, WA 98512  
360.688.1949

SHEET	2 OF 2	DATE	01/23/2023
PROJECT NO.	22-212	SCALE:	1" = 100'