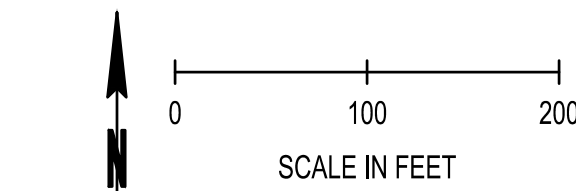


TENINO AGRICULTURAL PARK  
SEC. 25, T16N., R2W., W.M.  
TENINO, WA



PARCEL #12625002200  
JOHNSON, DUSTY  
UNKNOWN

PARCEL #12625110600  
JOHNSON, DUSTY  
16343 OLD HWY 99 SE

PARCEL #12625110500  
ROGERS, SHANE E  
16346 OLD HWY 99 SE

PARCEL #12625130000  
SUKO, NEHEMIAH A &  
KRISTINA  
16348 OLD HWY 99 SE

PARCEL #12625140000  
SUKO, NEHEMIAH A & KRISTINA  
16400 OLD HWY 99 SE

PARCEL #12625130200  
DODGE, JANICE  
16629 MIMA ACRES DR SE

PARCEL #12625240304  
MILES SAND & GRAVEL CO  
16424 OLD HWY 99 SE

PARCEL #12625130103  
CITY OF TENINO  
16402 OLD HWY 99 SE

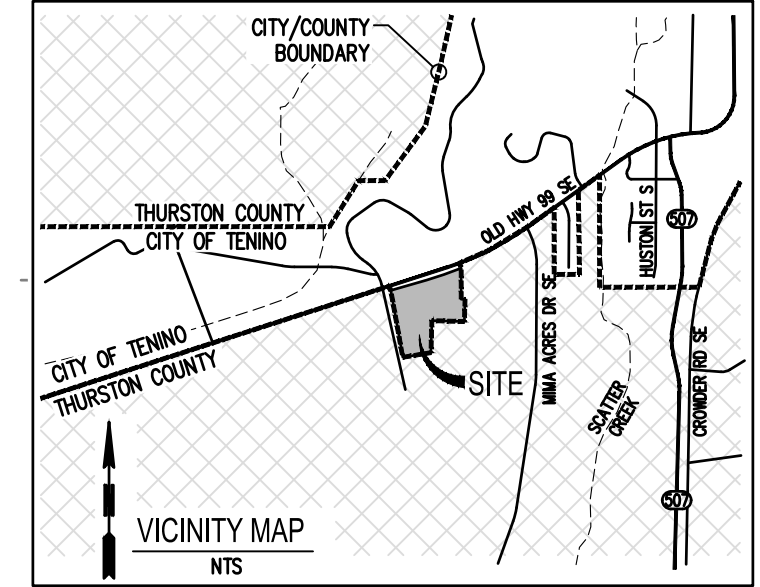
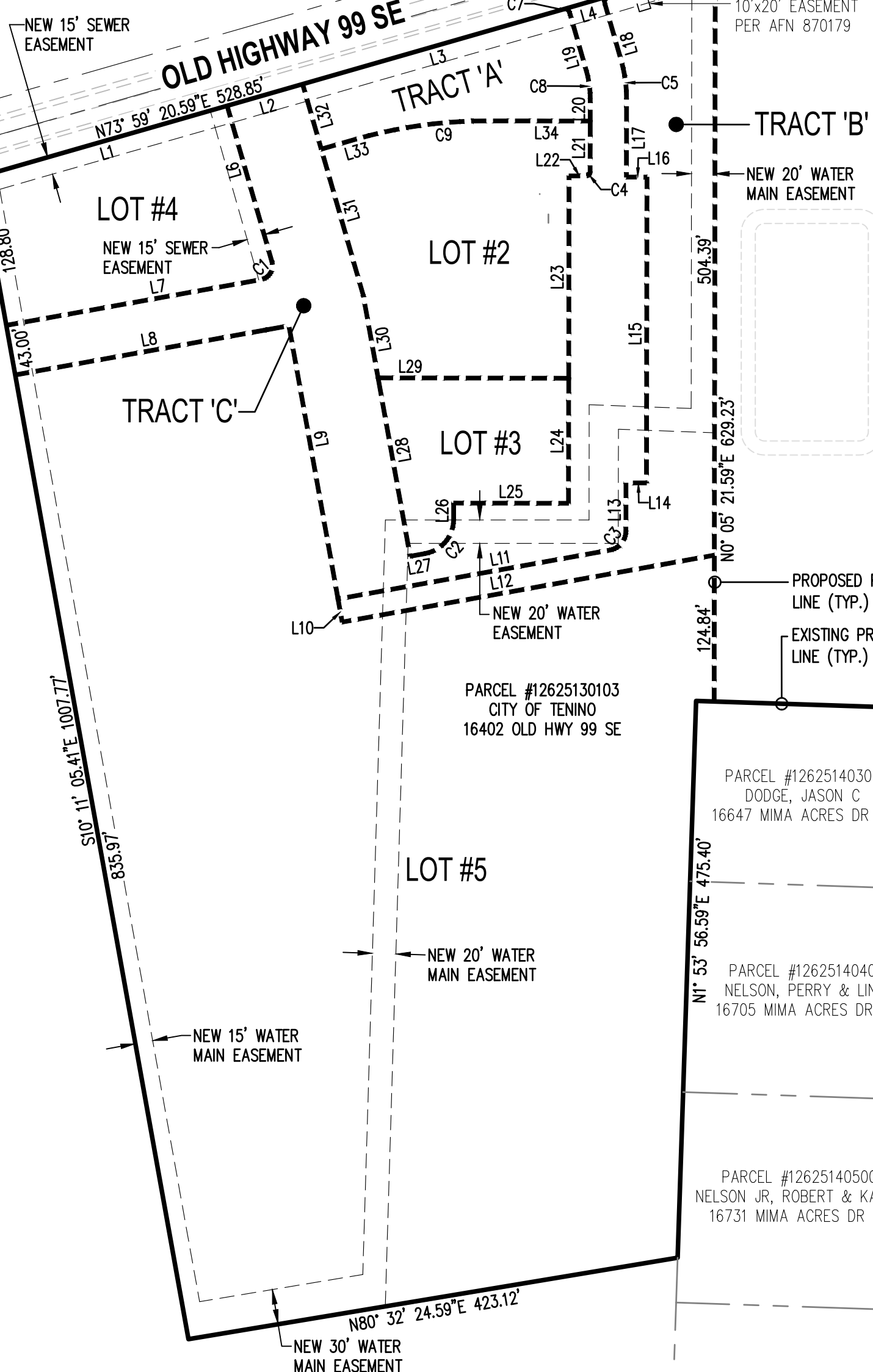
PARCEL #12625140300  
DODGE, JASON C  
16647 MIMA ACRES DR SE

PARCEL #12625140400  
NELSON, PERRY & LINDI  
16705 MIMA ACRES DR SE

PARCEL #12625140500  
NELSON JR, ROBERT & KAREN  
16731 MIMA ACRES DR SE

PARCEL #12625140600  
BLUME, KENNET & MARIA CORA  
16745 MIMA ACRES DR SE

PARCEL #12625410700  
POWELL, ROBERT L  
16807 MIMA ACRES DR SE



SITE INFORMATION

PARCEL NUMBER: 12625130103  
SITE ADDRESS: 16402 OLD HIGHWAY 99 SE  
TENINO, WA 98589  
SITE AREA: 874,107 SF/20.07 ACRES  
ZONING: P/SP (PUBLIC/SEMI-PUBLIC)  
SETBACKS:  
-FRONT: 0'  
-SIDE: 0'  
-REAR: 0'  
MAXIMUM IMPERVIOUS SURFACE: 100%  
MAXIMUM BUILDING COVERAGE: N/A  
OWNER: CITY OF TENINO

ORIGINAL LOT AREA

PARCEL #12625130103 874,107 SF

NEW LOT AND TRACT AREAS

LOT #1 - TREATMENT PLANT	311,881 SF/7.16 AC
LOT #2 - FUTURE COMMERCIAL BUILDING	40,834 SF/0.94 AC
LOT #3 - FUTURE COMMERCIAL BUILDING	17,947 SF/0.41 AC
LOT #4 - FUTURE COMMERCIAL BUILDING	31,716 SF/0.73 AC
LOT #5 - FUTURE DEVELOPMENT	345,329 SF/7.93 AC
TRACT 'A' - STORM DRAINAGE	16,779 SF/0.39 AC
TRACT 'B' - STORM DRAINAGE	38,917 SF/0.89 AC
TRACT 'C' - SHARED ACCESS/PARKING/ UTILITY EASEMENT	70,705 SF/1.62 AC

LEGAL DESCRIPTION

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

RESTRICTIONS

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.

ALL LANDSCAPED AREAS IN PUBLIC RIGHTS-OF-WAY SHALL BE MAINTAINED BY THE OWNER AND THE OWNER'S SUCCESSOR(S) AND MAY BE REDUCED OR ELIMINATED IF DEEMED NECESSARY FOR OR DETRIMENTAL TO CITY STREET PURPOSES.

COMMUNITY TRACTS 'A', 'B', 'C', AND 'D' 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.

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 AS APPROVED BY THE CITY OF TENINO.

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.

VERTICAL - NAVD 88 BASED ON GPS TIES TO TC MONUMENT 289 ELEVATION=285.84.

UTILITY NOTE

UTILITIES SHOWN HEREON ARE FROM FIELD MAPPING VISIBLE SURFACE APPURTENANCES, AND MAPPING UTILITY PAINT MARKS FROM A UTILITY LOCATING SERVICE. BURIED UTILITIES ARE ONLY SHOWN AS APPROXIMATE AND SHOULD BE VERIFIED BEFORE CONSTRUCTION.

CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C1	20.07	12.00	95°49'34"
C2	41.05	29.50	79°43'33"
C3	22.96	16.50	79°43'33"
C4	5.50	3.50	90°00'00"
C5	32.46	115.50	16°06'01"
C6	5.87	19.50	17°15'00"
C7	6.00	19.50	17°37'08"
C8	23.74	84.50	16°06'01"
C9	112.40	400.00	16°06'01"

LINE TABLE		
LINE #	LENGTH	DIRECTION
L13	41.08	N0° 05' 21.59"E
L14	17.50	S89° 54' 38.41"E
L15	261.00	N0° 05' 21.59"E
L16	17.50	N89° 54' 38.41"W
L17	67.02	N0° 05' 21.59"E
L18	50.33	N16° 00' 39.41"W
L19	50.15	N16° 00' 39.41"W
L20	19.27	N0° 05' 21.59"E
L21	43.35	N0° 05' 21.59"E
L22	14.50	S89° 54' 38.41"E
L23	172.59	N0° 05' 21.59"E
L24	106.72	N0° 05' 21.59"E
L25	98.00	S89° 54' 38.41"E
L26	14.05	N0° 05' 21.59"E
L27	11.53	N79° 48' 54.59"E
L28	154.54	S10° 11' 05.41"E
L29	162.63	S89° 54' 38.41"E
L30	71.45	S10° 11' 05.41"E
L31	129.97	S16° 00' 39.41"E
L32	57.70	S16° 00' 39.41"E
L33	30.95	S73° 59' 20.59"W
L34	88.75	N89° 54' 38.41"W

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	219.72	S73° 59' 20.59"W
L2	67.00	N73° 59' 20.59"E
L3	234.89	N73° 59' 20.59"E
L4	32.79	N73° 53' 23.99"E
L5	99.00	N73° 14' 32.91"E
L6	138.60	N16° 00' 39.41"W
L7	220.72	N79° 48' 54.59"E
L8	217.29	N79° 48' 54.59"E
L9	236.79	S10° 11' 05.41"E
L10	20.00	S10° 11' 05.41"E
L11	235.75	N79° 48' 54.59"E
L12	322.63	N79° 48' 54.59"E

ACKNOWLEDGMENTS AND CERTIFICATES NOTE

ALL REQUIRED ACKNOWLEDGMENTS AND CERTIFICATES SHALL BE SHOWN ON THE FINAL PLAT MAP.

PARCEL #12625130102  
MILES SAND & GRAVEL CO  
16424 OLD HWY 99 SE

DATE	
REVISIONS	
JOB NO:	22-000468
DRAWN BY:	P. SWAN
APPROVED BY:	R. CONNOLLY
DATE:	SEPT. 2022

**SCJ ALLIANCE**  
CONSULTING SERVICES

8730 TALLON LANE NE, SUITE 200, LACEY, WA 98516  
P: 360.352.1465 F: 360.352.1509  
SCJALLIANCE.COM

PRELIMINARY PLAT

TENINO AGRICULTURAL PARK

16402 OLD HWY 99 SE TENINO, WA

9/13/2022

DRAWING NO:  
**PP-1**

1 OF 1

Sep 13, 2022 10:41:07am - User: pete.swan  
N:\PROJECTS\450 THURSTON EDC\22-000468 TENINO AGRICULTURAL PARK\CADD\22-000468 PRELIM SHORT PLAT.DWG