

# BLUE HERON ESTATES



## 17 ONE-ACRE LOTS

*Build Your Dream Home*

*Territorial Views*

*Mead School / St. George's*

*Award Winning Builder*

*Only 4 Minutes to Starbucks*

*Private, Gated Community*

*Trail To Little Spokane River Natural Area*

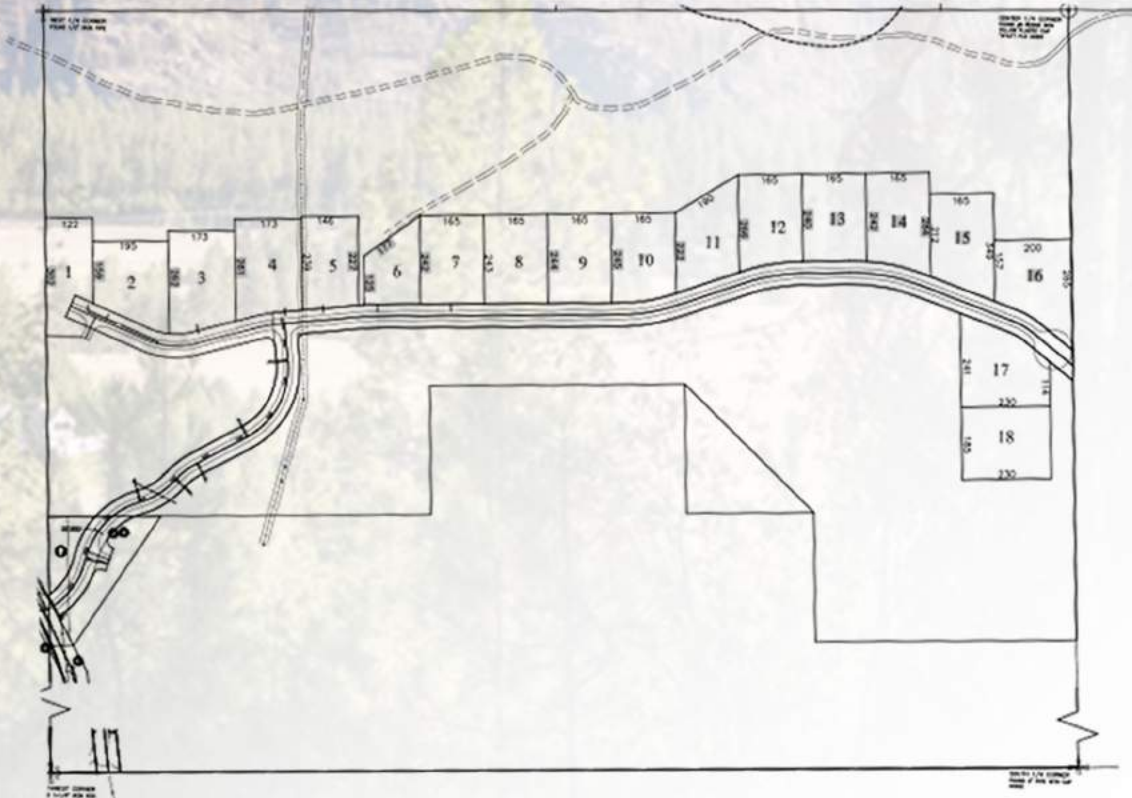
### TOURS AVAILABLE

*Contact Jim at (509) 216-2222*

*Broker Inquiries Are Welcome!*

### LOT PRICING

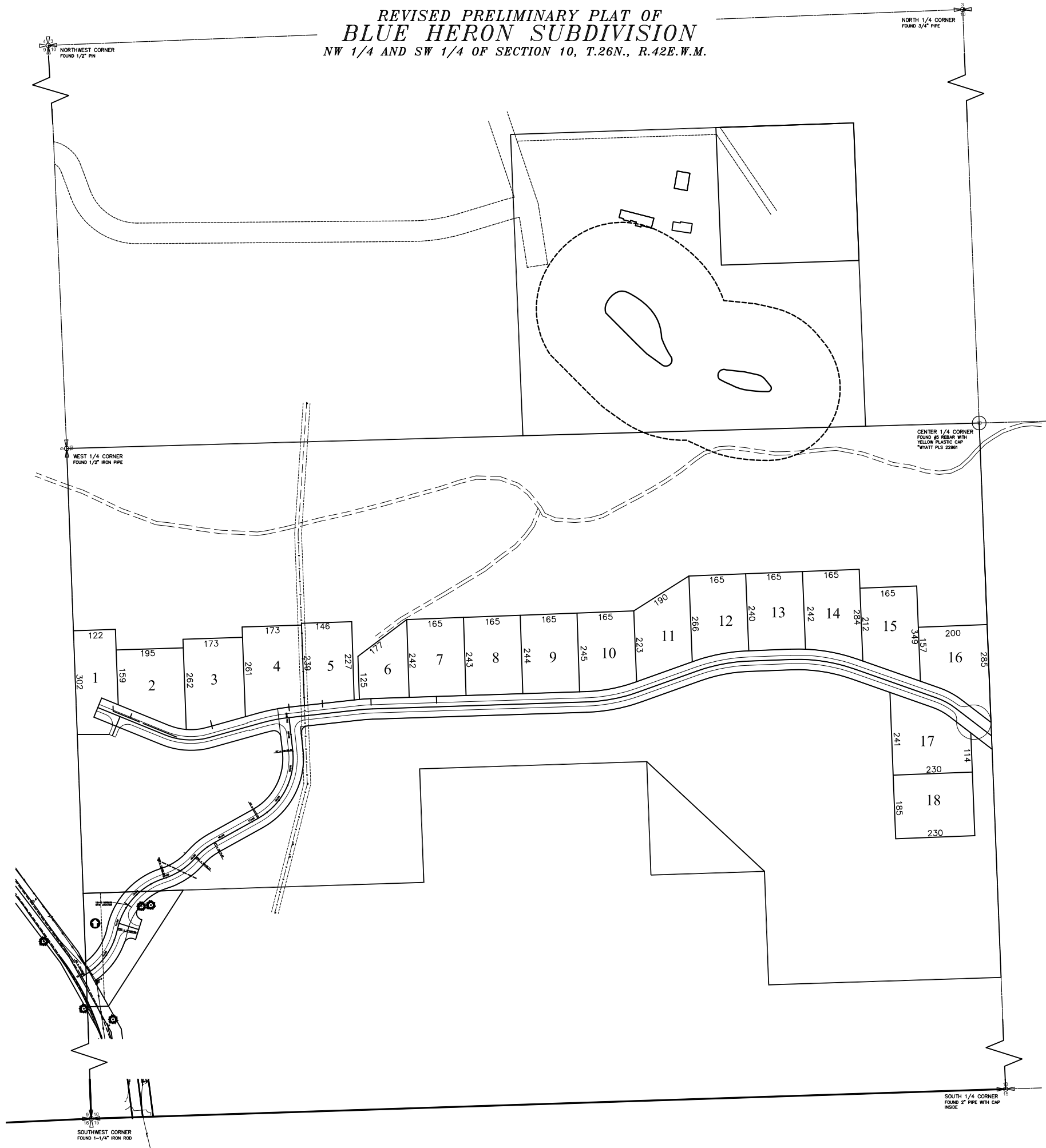
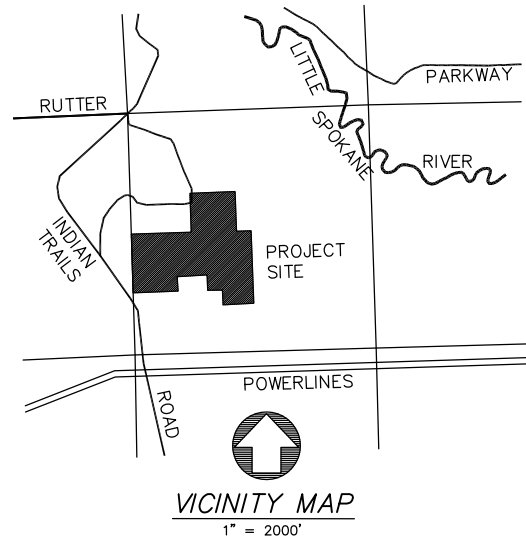
<b>Lot 1,</b> \$150,000	<b>Lot 10,</b> \$150,000
<b>Lot 2,</b> \$175,000	<b>Lot 11,</b> \$150,000
<b>Lot 3,</b> \$145,000	<b>Lot 12,</b> \$150,000
<b>Lot 4,</b> \$145,000	<b>Lot 13,</b> \$150,000
<b>Lot 5,</b> \$135,000	<b>Lot 14,</b> \$150,000
<b>Lot 6,</b> \$125,000	<b>Lot 15,</b> \$160,000
<b>Lot 7,</b> \$150,000	<b>Lot 16,</b> \$170,000
<b>Lot 8,</b> \$150,000	<b>Lot 17,</b> \$200,000
<b>Lot 9,</b> \$150,000	<b>Lot 18,</b> \$180,000



CUSTOM HOMES BY



REVISED PRELIMINARY PLAT OF  
**BLUE HERON SUBDIVISION**  
 NW 1/4 AND SW 1/4 OF SECTION 10, T.26N., R.42E.W.M.



**CONTACT INFORMATION**

PETE RAYNER  
 4848 E. WELLESLEY  
 SPOKANE WA 99217  
 PHONE: 482-3556

**SITE AREA**

NET LOTTED AREA: 16.6 ACRES (723,301 sqft)  
 NET REMAINING PARCEL AREA: 79.45 ACRES (3,460,679 sqft)  
 NET ROADWAY AREA: 2.6 ACRES (113,567 sqft)  
 TOTAL SUBDIVISION AREA: 98.65 ACRES (4,297,548 sqft)

**INFORMATION**

NUMBER OF LOTS: 18  
 PROPOSED USE: SINGLE FAMILY RESIDENCE  
 WATER SUPPLY: CITY OF SPOKANE AND PRIVATE WELLS  
 SANITARY SEWER: ON-SITE DRAINFIELD

**PROPERTY DESCRIPTION**

BY TRANSNATION TITLE INSURANCE

PARCEL A  
 THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 26 NORTH, RANGE 42 EAST, WILLAMETTE MERIDIAN;

EXCEPT THAT PART THEREOF DESCRIBED AS FOLLOWS:  
 BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 10; THENCE NORTH ALONG THE WEST SECTION LINE, 1320 FEET; THENCE EAST PARALLEL WITH THE SOUTH LINE OF SAID SECTION 10, A DISTANCE OF 990 FEET; THENCE NORTH PARALLEL WITH THE WEST LINE OF SAID SECTION 10, A DISTANCE OF 330 FEET; THENCE EAST PARALLEL WITH THE SOUTH LINE OF SAID SECTION 10, A DISTANCE OF 660 FEET; THENCE SOUTH PARALLEL WITH THE WEST LINE OF SAID SECTION 10, A DISTANCE OF 330 FEET; THENCE EAST PARALLEL WITH THE SOUTH LINE OF SAID SECTION 10, A DISTANCE OF 330 FEET; THENCE SOUTH PARALLEL WITH THE WEST LINE OF SAID SECTION 10, A DISTANCE OF 330 FEET; THENCE EAST PARALLEL WITH THE SOUTH LINE OF SAID SECTION 10, A DISTANCE OF 675.33 FEET (660 FEET RECORD) TO THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 10; THENCE SOUTH 990 FEET TO THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 10; THENCE WEST 2640 FEET TO THE PLACE OF BEGINNING.

PARCEL B  
 AN INGRESS AND EGRESS OVER THE FOLLOWING DESCRIBED PROPERTY;

BEGINNING AT A POINT 1320 FEET NORTH OF THE SOUTHWEST CORNER OF SECTION 10; THENCE EAST FOR A DISTANCE OF 50 FEET; THENCE SOUTHERLY PARALLEL WITH THE WEST LINE OF SAID SECTION 10 TO A POINT INTERSECTING INDIAN TRAIL ROAD; THENCE NORTHWESTERLY ALONG THE NORTHWEST LINE OF SAID INDIAN TRAIL ROAD TO ITS INTERSECTION WITH THE WEST LINE OF SECTION 10; THENCE NORTHERLY ALONG THE WEST LINE OF SAID SECTION 10 TO THE POINT OF BEGINNING;

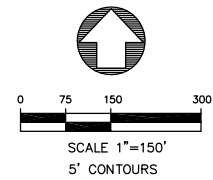
PARCEL C  
 THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 26 NORTH, RANGE 42 EAST, WILLAMETTE MERIDIAN;

EXCEPT THE EAST 330.10 FEET  
 AND ALSO EXCEPT THE NORTH 436.85 FEET  
 SITUATE IN THE COUNTY OF SPOKANE, STATE OF WASHINGTON.

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THIS PRELIMINARY PLAT HAS BEEN PREPARED BY ME OR UNDER MY DIRECT SUPERVISION.

DATE \_\_\_\_\_  
 MICHAEL C PHILLIPS, REGISTERED PROFESSIONAL LAND SURVEYOR  
 WASHINGTON REGISTRATION NO. 17678



NOTES:  
 TRACT A, B, C, D & E ARE REMAINDER PARCELS  
 = SLOPES 30% OR MORE

