

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that Peter D Rayner and M Linda Rayner, husband and wife, and P&P Group, LLC, a Washington limited liability company, Banner Bank, and Spokane Teachers Credit Union have caused to be Platted into Lots, Streets and Tracts the land shown hereon, to be known as "BLUE HERON 1ST ADDITION" located in Section 10, Township 26 North, Range 42 East W.M., Spokane County Washington described as follows:

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 330 feet; thence South parallel with the West line of said Section 10, a distance of 675.33 feet (690 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.

ALSO EXCEPT that portion of the Southwest Quarter of Section 10, Township 26 North, Range 42 East, Willamette Meridian, 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 to the True Point of Beginning; 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 Northwesterly 467.82 feet to the True Point of Beginning.

TOGETHER WITH the Southeast Quarter of the Northwest Quarter of Section 10, Township 26 North, Range 42 East, Willamette Meridian;

EXCEPT the East 330.10 feet ALSO EXCEPT the North 436.85 feet

Situate in the County of Spokane, State of Washington. Total Acres being platted = 97.41 Acres Setbacks shall be determined at the time of building permit issuance.

The Private Roads shown on this Plat are hereby dedicated to the Blue Heron Homeowners Association created by document recorded 1/03/18 under UBI #604207093.

Remainder Parcel D of the final plat is subject to building envelope restrictions, which are placed on such property to protect wetland and wetland buffer areas. Such restrictions prohibit activities regulated by the County Critical Areas Ordinance within the wetlands, and the 75 foot building envelope drawn around the wetlands, illustrated on Remainder Parcel D by the final plat map. An actual wetland determination, wetland boundary determination, wetland rating, and wetland report, as provided for in the Critical Areas Ordinance, has not been completed; and the owners of Remainder Parcel D are subject to the provisions of such ordinance.

Remainder Parcels A, B, C and D of the final plat comprise a remainder parcel established under the rural cluster development provisions of the Spokane County Zoning Code, as amended, which parcel is reserved as open space for future development when the County Urban Growth Area is expanded to include such parcel. Future development of this parcel may include small-lot residential, commercial or industrial uses commonly found in an urban area. The remainder parcel is not intended to be preserved in open space in perpetuity.

An Open Space Management Plan, recorded 4/27/2018 AFN#6702574, was approved for the remainder parcels. Only those uses specified as interim uses within the Open Space Management Plan, as amended, and allowed in the Urban Reserve (UR) zone, as amended, are permitted on the remainder parcel. Additional information regarding such approval is available for inspection at the Spokane County Department of Building and Planning. See File No. PN-1986-06.

That, in consideration of Mutual Benefits now or hereafter to be derived, the undersigned owner(s) and successor(s) do for themselves, and their heirs, grantees, assigns, and successor(s) in interest hereby request and authorize Spokane County to include the above described property in a Road Improvement District (RID), and to support the formation of a Road Improvement District for improvement of the road(s) described below by requesting and authorizing Spokane County to place their names(s) on a petition for the formation of a Road Improvement District pursuant to RCW 36.88.030, or by requesting and authorizing Spokane County to cast their ballot in favor of a RID being formed under the resolution method pursuant to RCW 36.88.030, and/or by not filing a protest against the formation of a RID being formed under the alternative resolution method provided for in RCW 36.88.065 and Chapter 35.43 RCW.

If a RID is proposed for improvement of the road(s) described below, said owner(s) and successor(s) further agree: (1) that the improvements or construction contemplated within the proposed RID are feasible, and (2) that the benefits to be derived from the formation of the RID by the property included therein, together with the amount of any County participation, exceeds the cost and expense of formation of the RID, and (3) that the property within the proposed RID is sufficiently developed; provided themselves, their heirs, grantees, assigns and successor(s) shall retain the right, as authorized under RCW 36.88.090, to object to any assessment(s) on the property as a result of the improvements called for in conjunction with the formation of a RID by either the petition or resolution method under Chapter 36.88 RCW and to appeal to the Superior Court the decision of the Board of County Commissioners confirming the final assessment roll; provided further, it is recognized that actual assessment may vary from assessment estimates as long as they do not exceed a figure equal to the increased true and fair value improvement(s) add(s) to the property.

It is further acknowledged and agreed that at such time as a RID is created or any County Road Improvement project is authorized by Spokane County, the improvements required shall be at the sole expense of the owner(s) of property within the RID or served by the improvements without any monetary participation by Spokane County.

The RID waiver contained in this agreement shall expire after ten (10) years from the date of execution below. This provision is applicable to Indian Trail Road.

WARNING: Spokane County has no responsibility to build, improve, maintain or otherwise service the private roads contained within or providing service to the property described in this plat. By accepting this plat or subsequently by allowing a building permit to be issued on property on a private road, Spokane County assumes no obligation for said private road and the owners hereby acknowledge that the County has no obligation of any kind or nature whatsoever to establish, examine, survey, construct, alter, repair, improve, maintain or provide drainage or snow removal on a private road. This requirement is and shall run with the land and shall be binding upon the owners, their heirs, successors or assigns including the obligation to participate in the maintenance of the private road as provided herein.

Subject to specific application approval and issuance of permits by the Health Officer, the use of individual on-site sewage disposal systems may be authorized.

The use of private wells and water systems is prohibited.

The public water system, pursuant to the Water Plan approved by county and state health authorities, the local fire protection district, the County Building and Planning Department and water purveyor, shall be installed within this subdivision and the applicant shall provide for individual domestic water service as well as fire protection to each lot prior to sale of each lot and prior to issuance of a building permit for each lot.

The private roads and/or common areas cannot be sold or transferred, and shall be considered subservient estates for tax purposes to the other lots created herein.

The status of the areas designated as, subservient estates for tax purposes cannot be changed without filing a replat.

The private roads, as shown hereon, are easements which provide a means of ingress and egress for those lots within the Plat having frontage thereon.

The County of Spokane is hereby granted the right of ingress and egress to all private roads, common areas and/or drainage easements.

The private roads and drainage easements are subject to the separate DECLARATION OF COVENANT as recorded March 19, 2018, under Auditor's Document No. 6692180 which by reference is made a part hereof.

A 10 foot easement (as depicted on the Plat Map and located on the ground at the time this plat is recorded) is granted for public use to the Little Spokane Natural Area.

Lots 1 thru 17 and Remainder Parcels A thru D have some steep slopes.

Lots 1 thru 9 and Remainder Parcels A thru C have some erodible soils.

Remainder Parcels A has some landslide deposits.

Ten foot (10') utility easements for "Dry" utilities (electric, gas, phone, fiber, cable TV) as shown on the herein described plat are hereby dedicated for the use of serving utility companies for the construction, reconstruction, maintenance, protection, inspection and operation of their respective facilities, together with the right to prohibit changes in grade over installed underground facilities and the right to prohibit, trim and/or remove trees, bushes, landscaping, without compensation and to prohibit brick, rock or masonry structures that may interfere with the construction, reconstruction, reliability, maintenance, and safe operation of same. Storm drain dry wells, drainage swales and water meter boxes shall not be placed within the "Dry" easements; however, lateral crossings by storm drain, water and sewer lines are permitted. Serving utility companies are also granted the right to install utilities in private lanes and driveways, across future acquisition areas, tracts and common areas.

Drainage easements, as platted and shown hereon, which are for the purpose of conveying and storing stormwater runoff, and for installing, operating and maintaining drainage ponds and drainage facilities which dispose of and treat stormwater runoff, are hereby granted to Spokane County and Blue Heron Homeowners Association.

Spokane County and its authorized agents are hereby granted the right to ingress and egress to, over and from all public and private drainage easements and Tracts for the purposes of inspection and emergency maintenance of drainage swales, ponds, ditches, culverts and other drainage facilities, if not properly maintained by the property owner or the Blue Heron Homeowners Association. Spokane County does not accept the responsibility to inspect or maintain any drainage facilities and/or structures located outside of public rights-of-way, except in cases where Spokane County specifically assumes that responsibility in writing. Neither does Spokane County accept any liability for any failure by the property owner(s) to properly maintain such areas.

The property owners within this plat shall be held responsible for keeping open and maintaining the surface path of natural or man-made drainage flow over and across their respective properties. If the property owners fail to maintain the surface path of natural or man-made drainage flow, or drainage facilities on private properties, a notice of such failure may be given to the property owner. If not corrected within the period indicated on said notice, Spokane County has the right to correct the maintenance failure, or have it corrected, at the expense of the property owner.

Spokane County does not accept the responsibility of maintaining the drainage course on private lots or floodplain areas within private lots, nor the responsibility for any damage whatsoever, including, but not limited to, inverse condemnation to any properties due to deficient construction and/or maintenance of drainage courses in drainage easements on private property.

Any building that is constructed on a lot in this plat shall be set at such an elevation so as to provide positive drainage away from any drainage entry point to the building (including but not limited to a window well, a window unprotected by a window well, or a doorway). Said positive drainage shall meet the minimum requirements as set forth in the current building code. The lots shall be graded so that either a) all runoff is routed away from the building, and conveyed over the lot to a natural drainage swale or approved drainage facility, or b) drainage intercepted on the lot is disposed of on the lot in an approved drainage facility. All drainage facilities for this plat, including any '208' swales, shall be constructed in accordance with the accepted plans on file at the Spokane County Engineer's Office. Any proposed changes to the accepted road and drainage plans must be accepted by the Spokane County Engineer's Office prior to construction of said changes.

There may exist properties located uphill and adjacent to this subdivision which periodically discharge stormwater runoff onto individual lots within this plat. Stormwater runoff from nearby uphill properties should be expected, and during snow melt periods or wet seasons the lots may be subjected to higher amounts of stormwater runoff that what is normally observed or anticipated. Because stormwater runoff from adjacent properties has discharged onto this plat prior to development, stormwater runoff will likely continue to do so after development.

No homes with basements are allowed within this plat, unless a lot specific geotechnical report is provided with basement measures for groundwater protection at the time of the residential building permit.

The property owners within this plat shall maintain all natural drainage channels, drainage ditches, and water quality swales ('208' swales) situated on their respective properties, and any portion of a '208' swale situated in a public right-of-way adjacent to their respective properties, with a permanent ground cover as specified in the currently accepted plans on file at Spokane County's Engineer's Office. No structures, including fences, shall be constructed directly over or within a '208' swale without the expressed written consent of the Spokane County Engineer. Property owner(s) maintenance responsibilities shall include, but is not limited to mowing, irrigating, and keeping the area free of debris.

The Blue Heron Homeowners Association or its successors in interest shall maintain all drainage facilities, located in common areas, easements, and tracts in conformance with the accepted plans and the Operations and Maintenance Manual as prepared by Simpson Engineers, both of which are on file at the Spokane County's Engineer's Office. Maintenance of drainage facilities includes, but is not limited to, keeping open and cleaning stormwater pipes, structures, ditches, drainage ponds, swales; replacement of drainage facilities as needed; and maintaining live native-type dryland grasses or lawn turf in the pond facilities located in common areas or tracts, with optional shrubbery and/or trees, which do not obstruct the flow and percolation of storm drainage water in the drainage swale as indicated by the accepted plans. The Blue Heron Homeowners Association is also responsible for removing and disposing of the soils and grass sod located in drainage facilities situated within easements on private lots at such time Spokane County deems necessary, and replacing the soil and grass sod. The Blue Heron Homeowners Association shall be responsible for payment of all claims and other liabilities which may become due for said maintenance responsibilities.

If the Blue Heron Homeowners Association, or their successors in interest, fail to maintain the drainage facilities in conformance with the accepted drainage plans and the Operations and Maintenance Manual, on file at the Spokane County Engineer's Office, a notice of such failure may be given to the Blue Heron Homeowners Association, or their successors in interest, by the County Engineer. If not corrected within the period indicated on said notice, Spokane County has the right to correct the maintenance failure, or have it corrected, at the expense of the Blue Heron Homeowners Association, or their successors in interest.

Should the Blue Heron Homeowners Association be terminated for any reason, the successors in interest shall be the individual lot owners, or their successors in interest, who are members of the Blue Heron Homeowners Association at the time of said termination. The successors in interest shall share equally in the responsibility and cost of maintaining said drainage facilities.

The tracts and common areas cannot be sold or transferred and shall be considered subservient estates for tax purposes to the other lots created herein. The status of the areas designated as subservient estates for tax purposes cannot be changed without filing a replat.

The developer, property owners, and homeowners' association waive any and all claims for damages against any governmental authority arising from the construction, ownership or maintenance of public facilities. This waiver includes claims of any nature, including but not limited to person and real property damages as well as any inverse condemnation claims.

This covenant and agreement shall run with the land in perpetuity, and shall be binding upon the owner, their heirs, successors and assigns, including the obligation to participate in the maintenance of the drainage facilities as provided herein.

The Plat of Blue Heron 1st Addition has Ingress/Egress access to Indian Trail Road by an easement recorded May 7, 2018 under Auditor's Document No. 6705294 which by reference is made a part hereof.

ACKNOWLEDGMENT

Peter D Rayner M Linda Rayner Notary Public in and for the State of Washington Residing at Spokane, Washington

STATE OF WASHINGTON) SS COUNTY OF SPOKANE)

On this 9th day of July, 2018 before me personally appeared Peter D Rayner and M Linda Rayner, husband and wife, as the individuals who executed the within and foregoing instrument and acknowledged the same to be their free and voluntary act for the use and purposes herein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.

My commission expires 8/8/2021

Aaron C Simpson Notary Public in and for the State of Washington Residing at Spokane, Washington

ACKNOWLEDGMENT

P & P Group L.L.C., a Washington limited liability company Notary Public in and for the State of Washington Residing at Spokane, Washington

STATE OF WASHINGTON) SS COUNTY OF SPOKANE)

On this 9th day of July, 2018 before me personally appeared Philip Folger and Managers of P & P Group L.L.C., a Washington Limited Liability Company, as the individual who executed the within and foregoing instrument and acknowledged the same to be the free and voluntary act of such corporation for the uses and purposes herein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.

My commission expires 8/8/2021

Aaron C Simpson Notary Public in and for the State of Washington Residing at Spokane, Washington

ACKNOWLEDGMENT

Spokane Teachers Credit Union Notary Public in and for the State of Washington Residing at Spokane, Washington

STATE OF WASHINGTON) SS COUNTY OF SPOKANE)

On this 10th day of July, 2018 before me personally appeared Stephen Peterson known to be Vice President of Spokane Teachers Credit Union, as the individual who executed the within and foregoing instrument and acknowledged the same to be the free and voluntary act of such corporation for the uses and purposes herein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.

My commission expires 12/22/2020

Shawn G. Hudson Notary Public in and for the State of Washington Residing at Spokane, Washington

ACKNOWLEDGMENT

Banner Bank Notary Public in and for the State of Washington Residing at Spokane, Washington

STATE OF WASHINGTON) SS COUNTY OF SPOKANE)

On this 9th day of July, 2018 before me personally appeared Ronald Soss, known to be Vice President of Banner Bank, as the individual who executed the within and foregoing instrument and acknowledged the same to be the free and voluntary act of such corporation for the uses and purposes herein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.

My commission expires 8/11/19

Summer R. Wyrick Notary Public in and for the State of Washington Residing at Nine Mile Falls, Washington

BLUE HERON 1ST ADDITION

A RURAL CLUSTER DEVELOPMENT PN-1986-06 A PLAT IN A PORTION OF THE SW 1/4 AND THE SE 1/4 OF NW 1/4 OF SECTION 10, T.26N., R.42 E.W.M. SPOKANE COUNTY, WASHINGTON SHEET 1 OF 3

AUDITOR'S CERTIFICATE

Filed for record this 20th day of July, 2018 at 9:07 AM in Book 40 of Plats on Page 36-38 at the request of Peter D Rayner

COUNTY OFFICIALS

SPOKANE COUNTY PUBLIC WORKS DEPARTMENT Examined and approved this 17th day of July, 2018

Spokane County Engineer

SPOKANE COUNTY ENVIRONMENTAL SERVICES Examined and approved this 19th day of July, 2018

Spokane County Environmental Services Director

SPOKANE COUNTY ASSESSOR Examined and approved this 16th day of July, 2018

Spokane County Assessor

SPOKANE REGIONAL HEALTH DISTRICT Examined and approved this 16th day of July, 2018

Spokane Regional Health Officer

SPOKANE COUNTY DEPARTMENT OF BUILDING AND PLANNING Examined and approved this 17th day of July, 2018

Spokane County Department of Building and Planning

SPOKANE COUNTY TREASURER I, Treasurer of Spokane County, Washington, do hereby certify that all taxes which have been levied and become chargeable against the land shown within this map and described in the dedication of this date, have been fully paid, satisfied, and discharged.

Dated this 20th day of July, 2018

Spokane County Treasurer



SURVEYOR'S CERTIFICATE

This map correctly represents a survey made by me or under my direction in conformance with the requirements of the Spokane County Subdivision Ordinance.

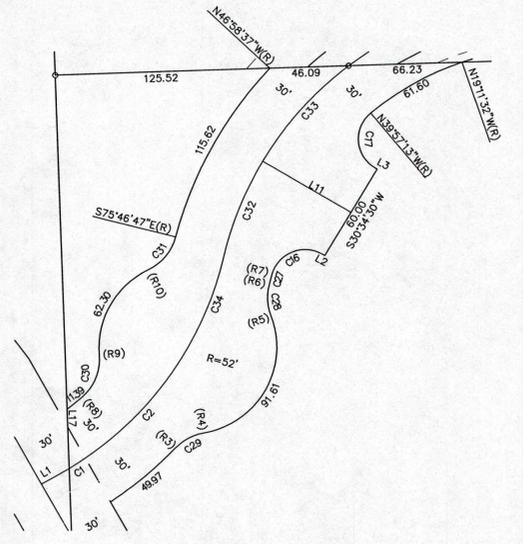
Charles E. Simpson Professional Engineer and Land Surveyor



AUDITOR'S CERTIFICATE

Filed for record this 20th day of July 2018, at 11:11 A.M. in Book 40 of Plats on Page 30-38 at the request of Peter J. Kaymak
 [Signature]
 Spokane County Auditor

Plot #
 4343
 R



CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD
C1	5'45.54"	200.00	20.12	10.07	20.11
C2	25'46.25"	200.00	89.97	45.76	89.21
C3	20'34.33"	200.00	71.82	36.30	71.44
C4	37'18.24"	205.00	133.48	69.20	131.14
C5	25'10.29"	200.00	87.88	44.66	87.17
C6	50'59.56"	200.00	178.02	95.39	172.20
C7	23'23.53"	200.00	81.68	41.41	81.11
C8	50'27.44"	200.00	176.15	94.25	170.51
C9	47'27.58"	500.00	38.97	19.50	38.96
C10	1750'24.24"	500.00	155.68	78.48	155.06
C11	172'2.42"	500.00	152.09	76.64	151.51
C12	21'38.17"	500.00	188.83	95.55	187.71
C13	18'07.26"	200.00	63.26	31.90	63.00
C14	39'41.02"	200.00	138.52	72.17	135.77
C15	50'46.33"	200.00	177.24	94.92	171.50
C16	106'54.29"	20.00	3.32	28.98	32.14
C17	109'28.17"	20.00	38.21	28.28	32.66
C18	95'40.32"	45.00	75.14	49.69	66.71
C19	65'54.11"	30.00	34.51	19.45	32.64
C20	90'00.00"	30.00	47.12	30.00	42.43
C21	90'00.00"	30.00	47.12	30.00	42.43
C22	2'04.37"	530.00	19.21	9.81	19.21
C23	75'37.52"	30.00	39.60	23.28	36.79
C24	122'02.20"	30.00	6.46	3.24	6.45
C25	15'42.55"	50.00	13.71	6.90	13.67
C26	58'27.35"	30.00	30.61	16.79	29.30
C27	1'28.12"	230.00	5.90	2.95	5.90
C28	36'23.33"	30.00	19.06	9.86	18.74
C29	36'23.33"	30.00	19.06	9.86	18.74
C30	53'26.29"	30.00	27.98	15.10	26.98
C31	49'25.57"	30.00	25.88	13.81	25.09
C32	17'51.54"	200.00	62.36	31.44	62.11
C33	21'48.16"	200.00	76.11	38.52	75.65
C34	16'30.21"	200.00	57.62	29.01	57.42
C35	24'40.40"	50.00	21.54	10.94	21.37
C36	12'20.20"	30.00	6.46	3.24	6.45

LOT	AREA
1	23,973 SQFT
2	33,603 SQFT
3	26,423 SQFT
4	28,155 SQFT
5	21,513 SQFT
6	20,096 SQFT
7	27,999 SQFT
8	23,874 SQFT
9	29,827 SQFT
10	26,820 SQFT
11	25,954 SQFT
12	23,587 SQFT
13	26,202 SQFT
14	24,975 SQFT
15	26,766 SQFT
16	23,916 SQFT
17	29,018 SQFT
18	25,120 SQFT

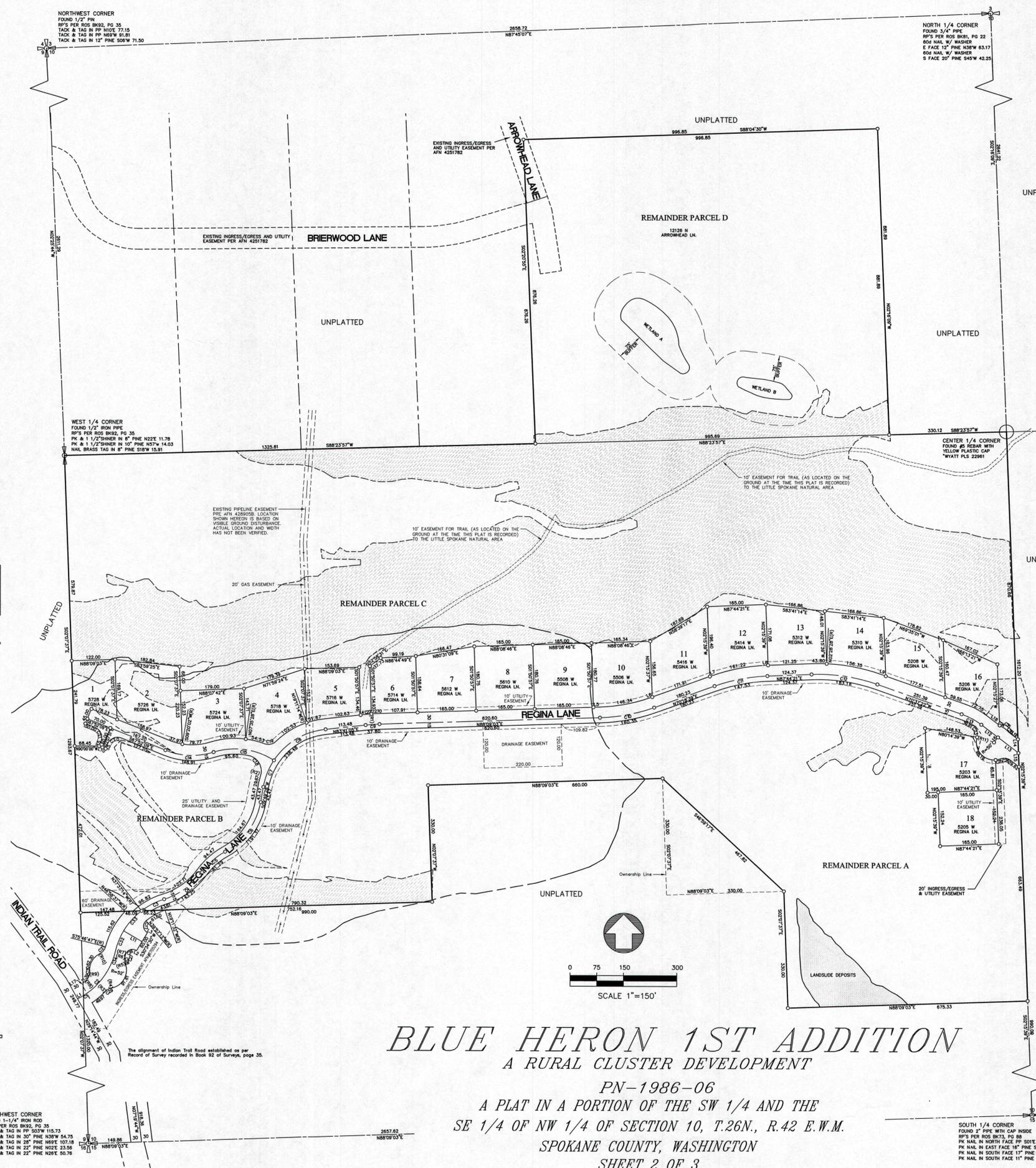
ROAD	ACRES
ROAD	3.39 ACRES

REMAINDER PARCEL	AREA
A	23.20 ACRES
B	4.26 ACRES
C	35.24 ACRES
D	20.10 ACRES
TOTAL	82.80 ACRES

LINE	BEARING
(R1)	N04°41'18"W
(R2)	N72°16'09"W
(R3)	N46°42'18"W
(R4)	N10°18'45"W
(R5)	S68°44'40"E
(R6)	S74°51'47"E
(R7)	N76°19'59"W
(R8)	S41°33'21"E
(R9)	N85°00'10"E
(R10)	S26°20'50"E
(R11)	N72°43'27"W

LINE	LENGTH	BEARING
L1	9.91	S60°45'18"W
L2	1.52	N59°25'30"W
L3	1.42	N59°25'30"W
L4	10.85	N83°41'05"E
L5	17.69	N88°09'03"E
L6	5.02	N70°18'39"E
L7	3.30	N70°18'39"E
L8	3.12	N87°44'21"E
L9	14.33	N70°37'22"W
L10	20.00	S67°52'09"E
L11	60.00	S59°25'30"E(R)
L12	59.25	N52°29'56"W
L13	72.84	N52°29'56"W
L14	39.03	S02°15'39"E
L15	39.03	S02°15'39"E
L16	18.15	S37°30'04"W
L17	10.86	N02°07'37"W
L18	42.16	S52°29'56"E
L19	30.78	S52°29'56"E

- LEGEND**
- = Set 1/2" rebar cap No. 9967 at centerline monuments and property lines
 - = Found as noted
 - (R) = Radial Bearing
 - = Subdivision Boundary
 - - - = Border Easement
 - - - = Utility Easement
 - - - = Centerline Street
 - ⊕ = High Pressure Gas
 - ⊖ = Sleep Slopes
 - = Wetland Buffer
 - - - = Trail to Little Spokane Natural Area
 - = Landslide Deposits
 - = Potential Erodible Soil



BASIS OF BEARING

The Bearing of N02°07'37"W, along the West line of the SW 1/4 of Section 10, T.26N., R.42 E.W.M. was assumed as the Basis of Bearing for this Subdivision.

EQUIPMENT & PROCEDURE

This survey was performed using a Nikon DTM-520 Total Station and Javad RTK Global Positioning System. The Field Traverse methods used are in conformance with WAC 332-130-090 and RCW 58.09.

SURVEYOR'S CERTIFICATE

This map correctly represents a survey made by me or under my direction in conformance with the requirements of the Spokane County Subdivision Ordinance.

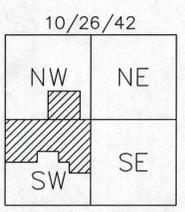
[Signature]
 Charles E. Simpson P.E. & P.L.S. #9967
 Professional Engineer and Land Surveyor



BLUE HERON 1ST ADDITION
 A RURAL CLUSTER DEVELOPMENT

PN-1986-06
 A PLAT IN A PORTION OF THE SW 1/4 AND THE SE 1/4 OF NW 1/4 OF SECTION 10, T.26N., R.42 E.W.M.
 SPOKANE COUNTY, WASHINGTON
 SHEET 2 OF 3

Founded 1946
Simpson Engineers, Inc.
 CIVIL ENGINEERS & LAND SURVEYORS
 909 N. ARGONNE ROAD, SPOKANE VALLEY, WA., 99212-2769
 PHONE (509) 926-1322 FAX (509) 926-1323



SOUTHWEST CORNER
 FOUND 1/4" IRON ROD
 R.P.S. PER ROD BK92, PG. 35
 TACK & TAG IN PP 503W 115.73
 TACK & TAG IN PP 503W 115.73
 TACK & TAG IN 28" PINE N88°E 107.18
 TACK & TAG IN 22" PINE N02°E 23.94
 TACK & TAG IN 22" PINE N28°E 50.76

AUDITOR'S CERTIFICATE

Filed for record this 20th day of July 2018, at 10:07 AM in Book 40 of Plats of Pages 36-38 at the request of Charles E. Simpson, P.E. & P.L.S. #9967
 Charles E. Simpson
 Spokane County Auditor

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Charles E. Simpson
 Charles E. Simpson P.E. & P.L.S. #9967
 Professional Engineer and Land Surveyor



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C6	50°59'56"	200.00	178.02	95.39	172.20
C7	23°23'53"	200.00	81.68	41.41	81.11
C8	50°27'44"	200.00	176.15	94.25	170.51
C9	42°7'58"	500.00	38.97	19.50	38.96
C10	17°50'24"	500.00	155.68	78.48	155.06
C11	17°25'42"	500.00	152.09	76.64	151.51
C12	21°38'17"	500.00	188.83	95.55	187.71
C13	18°07'26"	200.00	63.26	31.90	63.00
C14	39°41'02"	200.00	138.52	72.17	135.77
C15	50°46'33"	200.00	177.24	94.92	171.50
C16	108°54'29"	20.00	37.32	26.98	32.14
C17	109°28'17"	20.00	38.21	28.28	32.65
C18	95°40'32"	45.00	75.14	49.69	66.71
C19	65°54'11"	30.00	34.51	19.45	32.64
C20	90°00'00"	30.00	47.12	30.00	42.43
C21	90°00'00"	30.00	47.12	30.00	42.43
C22	2°04'37"	530.00	19.21	9.61	19.21
C23	108°54'29"	30.00	39.60	23.28	36.79
C24	12°20'20"	30.00	6.46	3.24	6.45
C25	15°42'55"	50.00	13.71	6.90	13.67
C26	58°27'35"	30.00	30.61	16.79	29.30
C27	1°28'12"	230.00	5.90	2.95	5.90
C28	36°23'33"	30.00	19.06	9.86	18.74
C29	36°23'33"	30.00	19.06	9.86	18.74
C30	53°26'29"	30.00	27.98	15.10	28.98
C31	49°28'17"	30.00	28.88	13.81	28.09
C32	17°51'54"	200.00	62.36	31.44	62.11
C33	21°48'16"	200.00	76.11	38.52	75.65
C34	16°30'21"	200.00	57.62	29.01	57.42
C35	24°40'40"	50.00	21.54	10.94	21.37
C36	12°20'20"	30.00	6.46	3.24	6.45

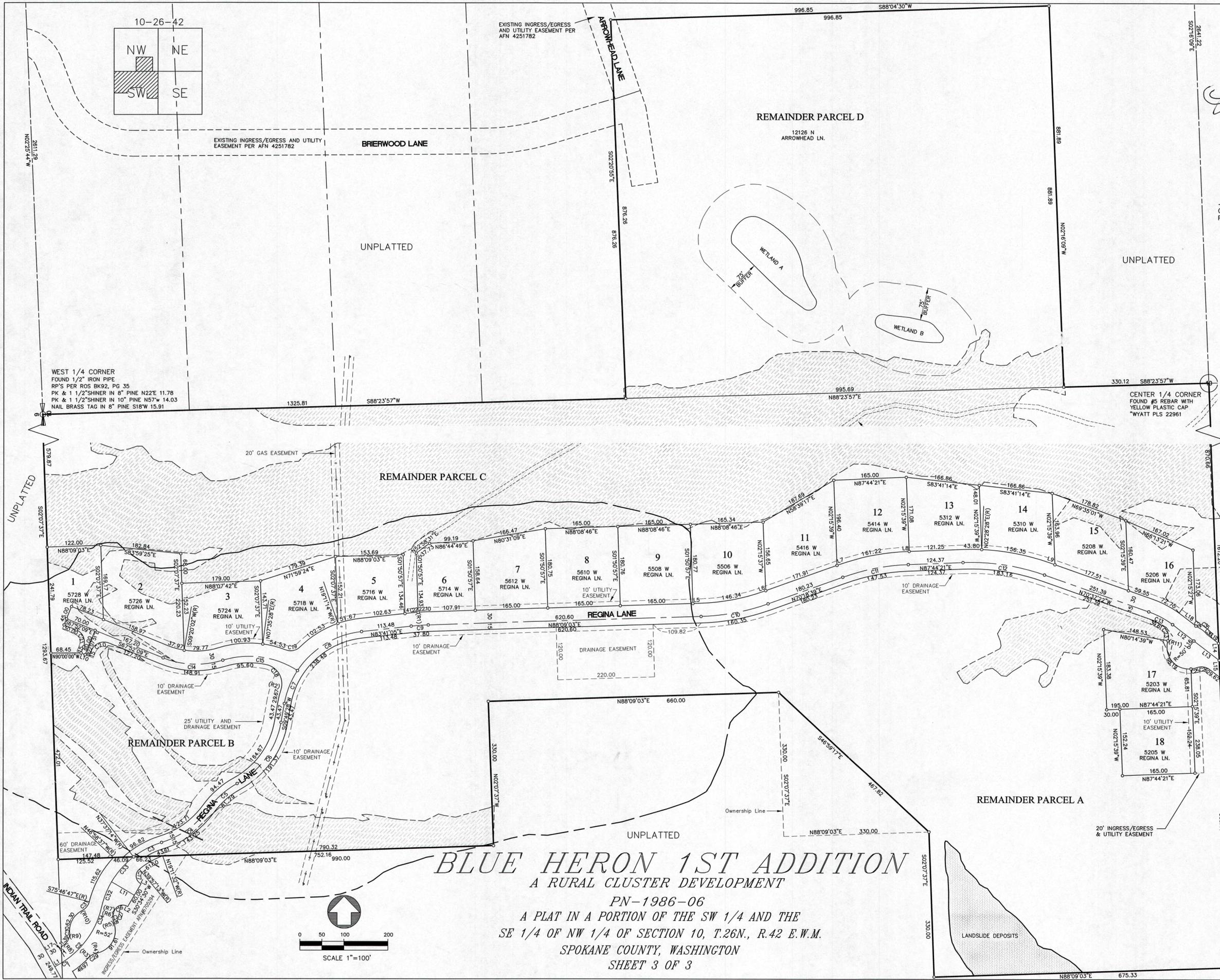
LINE TABLE			LOT AREA	
LINE	LENGTH	BEARING	LOT	AREA
L1	9.91	S60°45'16"W	1	23.973 SQ FT
L2	1.52	N59°25'30"W	2	35.603 SQ FT
L3	1.42	N59°25'30"W	3	26.423 SQ FT
L4	10.85	N83°41'05"E	4	28.155 SQ FT
L5	17.69	N88°09'03"E	5	21.633 SQ FT
L6	5.02	N70°18'39"E	6	20.096 SQ FT
L7	3.30	N70°18'39"E	7	27.999 SQ FT
L8	3.12	N87°44'21"E	8	29.824 SQ FT
L9	14.33	N70°37'22"W	9	29.582 SQ FT
L10	20.00	S67°52'09"E	10	28.982 SQ FT
L11	60.00	S59°25'30"E (R)	11	26.202 SQ FT
L12	59.25	N52°29'56"W	12	24.975 SQ FT
L13	72.84	N52°29'56"W	13	26.766 SQ FT
L14	39.03	S02°15'39"E	14	23.916 SQ FT
L15	39.03	S02°15'39"E	15	29.018 SQ FT
L16	18.15	S37°30'04"W	16	25.120 SQ FT
L17	10.86	N02°15'39"W	17	29.018 SQ FT
L18	42.16	N87°44'21"E	18	25.120 SQ FT
L19	30.78	S52°29'56"E	19	25.120 SQ FT

ROAD 3.39 ACRES OPEN SPACE	
REMAINDER PARCEL	AREA
A	23.20 ACRES
B	4.26 ACRES
C	35.24 ACRES
D	20.10 ACRES
TOTAL	82.80 ACRES

RADIAL BEARING	
LINE	BEARING
(R1)	N04°14'18"W
(R2)	N72°16'09"W
(R3)	N48°42'18"W
(R4)	N10°18'45"W
(R5)	S68°44'40"W
(R6)	S74°51'47"E
(R7)	N76°19'59"W
(R8)	S41°33'21"E
(R9)	N85°00'10"E
(R10)	S28°20'50"E
(R11)	N72°43'27"W

- LEGEND**
- = Set 1/2" rebar cap No. 9967 at centerline monuments and property lines
 - = Found as noted
 - (R) = Radial Bearing
 - = Subdivision Boundary
 - = Border Easement
 - = Utility Easement
 - = Centerline Street
 - = High Pressure Gas
 - = Steep Slopes
 - = Wetland Buffer
 - = Trail to Little Spokane Natural Area
 - = Landslide Deposits
 - = Potential Erodeable Soil
 - = SLOPES 30% OR MORE

Founded 1946
Simpson Engineers, Inc.
 CIVIL ENGINEERS & LAND SURVEYORS
 909 N. ARGONNE ROAD, SPOKANE VALLEY, WA., 99212-2789
 PHONE (509) 926-1322 FAX (509) 926-1323



BLUE HERON 1ST ADDITION
 A RURAL CLUSTER DEVELOPMENT
 PN-1986-06
 A PLAT IN A PORTION OF THE SW 1/4 AND THE
 SE 1/4 OF NW 1/4 OF SECTION 10, T.26N., R.42 E.W.M.
 SPOKANE COUNTY, WASHINGTON
 SHEET 3 OF 3