

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that PARAS CONSTRUCTION INC., A Washington Corporation, the BROOKFIELD HOMEOWNERS ASSOCIATION and WASHINGTON TRUST BANK, A Washington Corporation, have caused to be plotted into Lots, Blocks, and Private Roads, the land shown hereon, to be known as BROOKFIELD FIRST ADDITION, a replat of a portion of Pine Wood Acres and Brookfield P.U.D., located in the Northeast Quarter of Section 4, Township 24 North, Range 43 East, W.M., described as follows:

Lots 12 and 13 of the Final Plat of PINEWOOD ACRES as recorded in Volume "K" of Plats, Page 6 in the Spokane County Auditor's Office.

TOGETHER with Lots 14 through 19, Block 3 of the Final Plat of BROOKFIELD P.U.D., as recorded in Volume 22 of Plats, Pages 31 and 32 in the Spokane county Auditor's Office.

ALSO together with that portion of 54th Lane of said plat lying East of the Southerly prolongation of the West line of said Lot 19.

Situate in the County of Spokane, State of Washington.

Side yard and rear yard setbacks shall be determined at the time building permits are requested unless these setbacks are specifically drafted on this final plat. The setbacks indicated on this subdivision may be varied from if proper zoning approvals are obtained.

The owners of all lots within this subdivision shall be members of the BROOKFIELD HOMEOWNER'S ASSOCIATION and subject to the Articles of Incorporation and Bylaws thereof. SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS OF EASEMENTS FOR BROOKFIELD P.U.D., as recorded under Auditor's Document No. 9406130558, which by reference is made a part hereof.

The private roads and/or common areas shown on this plat are hereby dedicated to the BROOKFIELD HOMEOWNER'S ASSOCIATION, created by document recorded June 2, 1994 under UBI No. 601-549-774. 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. Points, corners and drainage easements are subject to the separate DECLARATION OF COVENANTS as recorded June 13, 1994 under Auditor's Document No. 9406130124, and MAY 8 1998 under Auditor's Document No. 9418460, which by reference are made a part hereof. The County of Spokane is hereby granted the right of ingress and egress to all private roads, common areas and/or drainage easements.

WARNING: Spokane County has no responsibility to build, improve, or 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 owner(s), their heirs, successors or assigns including the obligation to participate in the maintenance of the private road as provided herein.

No direct access shall be allowed from lots within this subdivision onto 53rd Avenue.

That in consideration of Mutual Benefits now or to be hereafter derived, do for themselves, 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 name(s) on a petition for the formation of a Road Improvement District pursuant to RCW 36.88.050, or by requesting and authorizing Spokane County to cast their ballot in favor of a RID being formed under the resolution method provided for in 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 assessments may vary from assessment estimate so 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 53rd Avenue.

A public sewer system will be made available for the plat and individual services will be provided to each lot/tract prior to sale. Use of individual on-site sewage disposal systems shall not 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, County Department of Buildings, and the water purveyor, shall be installed within this subdivision, and the subdivider/sponsor 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.

This plat is subject to the separate Declaration of Covenant as recorded June 13, 1994 under Auditor's Document No. 940613125 which by reference is made a part hereof.

The drainage easements, lots and tracts are subject to the separate Drainage Declaration of Covenant as recorded MAY 8 1998 under Auditor's Document No. 9418460 which by reference is made a part hereof.

Drainage easements, as platted and shown hereon, which are for the purposes of installing, operating and maintaining drainage ponds and drainage facilities to dispose of runoff, are hereby granted to Spokane County and the public.

Basements are prohibited within this plat, except when a licensed geotechnical engineer provides a stamped and signed letter stating that a basement is, in his/her opinion, an acceptable structure for the subsurface conditions on the lot or that adequate measures are incorporated in the proposed basement design. Data from limited groundwater level monitoring is available at the Spokane County Engineers Office and at Inland Pacific Engineering.

Sidewalk easements as platted and shown hereon are hereby granted to the BROOKFIELD HOMEOWNER'S ASSOCIATION.

Utility easements are hereby granted to the serving utility companies and the City of Spokane over all of private road easements, and over a ten foot (10') wide strip adjoining the margins of the private roads, as platted and shown hereon. Together with the right to inspect said utilities and to trim and/or remove brush and trees which may interfere with the construction, maintenance and operation of same.

The Border Easements, as shown hereon, are hereby granted to Spokane County and its authorized agents, and to the public for road purposes, including but not limited to curbs, sidewalks, drainage, signage, and other usage deemed necessary by the Spokane County Engineer for the safety and welfare of the Public. No fence or portion thereof will be constructed within said easement without permission of the Spokane County Engineer, nor will any objects be placed in said easement that would obstruct the right of way necessary for safe and efficient vehicular movement. Any other easements granted or dedicated within this Border Easement area will be subordinate to the rights created by this easement and are subject to Spokane County Engineers permit process prior to usage.

IN WITNESS WHEREOF, the aforesaid owners have hereunto set their hand this \_\_\_\_\_ day of \_\_\_\_\_ 19\_\_\_\_.

PARAS CONSTRUCTION, INC.  
*George J. Paras Pres*  
GEORGE J. PARAS (President)

BROOKFIELD HOMEOWNERS ASSOCIATION  
*George J. Paras Pres*  
GEORGE J. PARAS (President)

WASHINGTON TRUST BANK  
*Constance M. Bischoff*  
ITS VICE PRESIDENT

ACKNOWLEDGMENT

STATE OF WASHINGTON ) ss  
County of Spokane )

I certify that I know or that I have satisfactory evidence that GEORGE J. PARAS, is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the President of PARAS CONSTRUCTION, INC., a Washington corporation to be the free and voluntary act of such corporation, for the uses and purposes stated in the instrument.

DATED this 5 day of May 1998

*Betty R. Wacenske*  
NOTARY PUBLIC in and for the State of Washington, residing at Spokane, My commission expires 11-15-2001

STATE OF WASHINGTON ) ss  
County of Spokane )

I certify that I know or that I have satisfactory evidence that GEORGE J. PARAS is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the President of the BROOKFIELD HOMEOWNERS ASSOCIATION to be the free and voluntary act of such association, for the uses and purposes stated in the instrument.

DATED this 5 day of May 1998

*Betty R. Wacenske*  
NOTARY PUBLIC in and for the State of Washington, residing at Spokane, My commission expires 11-15-2001

STATE OF WASHINGTON ) ss  
County of Spokane )

I certify that I know or that I have satisfactory evidence that *Constance H. Bischoff* is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the President of WASHINGTON TRUST BANK a Washington corporation to be the free and voluntary act of such corporation, for the uses and purposes stated in the instrument.

DATED this 5th day of May 1998

*Sharon A. Inman*  
NOTARY PUBLIC in and for the State of Washington, residing at Spokane, My commission expires 11-30-2000

OFFICIAL SEAL  
SHARON A. INMAN  
NOTARY PUBLIC-STATE OF WASHINGTON  
COUNTY OF SPOKANE  
My Commission Expires November 30, 2000

AUDITOR'S CERTIFICATE  
Filed for record this 08 day of May 1998 at 9:30 A.M. in Book 25 of Plats at page 39 at the request of PARAS CONSTRUCTION  
*Paul Wick*  
Deputy

SPOKANE COUNTY DIVISION OF UTILITIES  
Examined and approved this 19th day of May 1998  
*Paul Wick*  
Spokane County Division of Utilities

SPOKANE COUNTY ENGINEER  
Examined and approved this 19th day of May 1998  
*Ed - El Johnson*  
Spokane County Engineer

SPOKANE COUNTY DIVISION OF BUILDING AND PLANNING  
Examined and approved this 26th day of May 1998  
*Paul Wick*  
Spokane County Division of Building and Planning

SPOKANE REGIONAL HEALTH DISTRICT  
Examined and approved this 26th day of May 1998  
*Donald Johnson*  
Spokane Regional Health Officer

SPOKANE COUNTY ASSESSOR  
Examined and approved this 26th day of May 1998  
*Sadie Charlene Cooney*  
BY *Michael P. & O'Neil*  
Spokane County Assessor by Deputy

SPOKANE COUNTY COMMISSIONERS  
This plat was approved and accepted by the County Commissioners of Spokane County, Washington, on this 26th day of May 1998  
*Sharon A. Inman*  
Chairman, Spokane County Commissioners

SPOKANE COUNTY TREASURER  
I do hereby certify that all taxes which have been levied and become chargeable against the land shown within this map have been fully paid this 27th day of May 1998  
*Linda M. Valacich*  
Spokane County Treasurer by Deputy

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.  
*Patrick J. Moore*  
Patrick J. Moore, P.L.S.  
Certificate Number 19091



CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	DELTA
C1	395.00	26.62	13.31	26.61	03°51'40"
C2	410.00	42.75	21.39	42.73	05°38'26"
C3	20.00	21.71	12.06	20.66	62°10'55"

FINAL PLAT OF  
BROOKFIELD FIRST ADDITION  
BEING A REPLAT OF PORTIONS OF  
PINE WOOD ACRES & BROOKFIELD P.U.D.  
LOCATED IN THE NE 1/4 OF  
SECTION 4, T.24 N., R.43 E.W.M.  
SPOKANE COUNTY, WASHINGTON

LEGEND

- - FND. 1/2" REBAR W/PC STAMPED "MOORE 18091" PER BROOKFIELD P.U.D. (UNLESS NOTED OTHERWISE)
- SET 1/2" REBAR W/PC STAMPED "MOORE 18091" (UNLESS OTHERWISE NOTED) AS:
  - - ANGLE POINT IN BOUNDARY
  - ⊕ - LOT CORNER
  - ⊙ - CENTERLINE MONUMENT
- B.S. - BUILDING SETBACK
- 2521 - STREET ADDRESS
- (A) - RECORD INFORMATION PER FINAL PLAT OF ALTAMONT COURT ADDITION AS RECORDED IN VOLUME 19 OF PLATS, PAGE 73.
- (B) - RECORD INFORMATION PER FINAL PLAT OF BROOKFIELD P.U.D. AS RECORDED IN VOLUME 22 OF PLATS, PAGES 31 AND 32.

BASIS OF BEARINGS

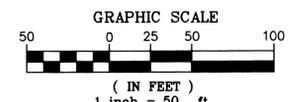
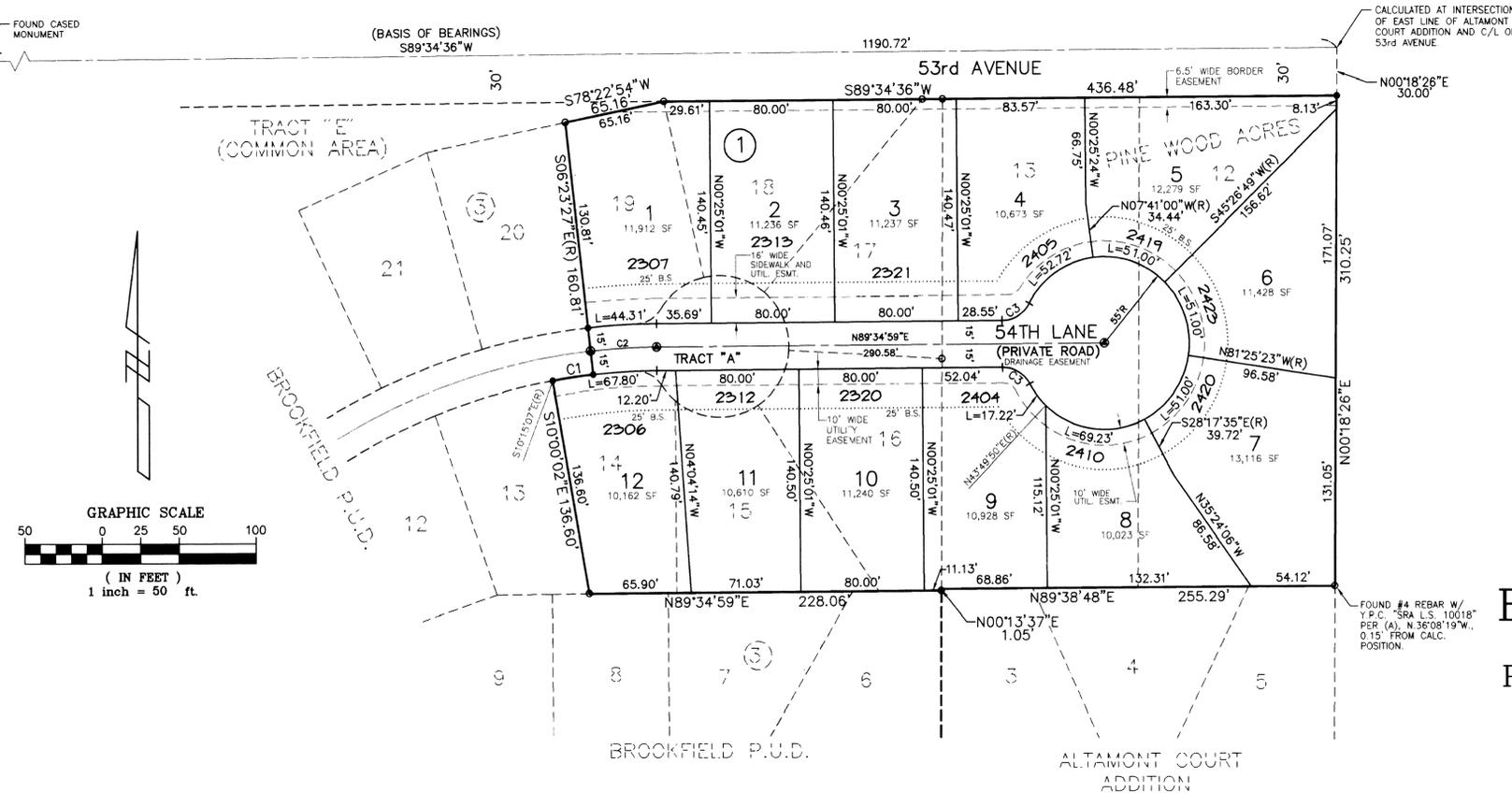
THE BEARING OF S89°34'36"W. ALONG THE CENTERLINE OF 53RD AVENUE AS SHOWN ON THE FINAL PLAT OF BROOKFIELD P.U.D. AS RECORDED IN VOLUME 22 OF PLATS, PAGES 31 & 32 WAS USED AS THE BASIS OF BEARINGS FOR THIS MAP.

SURVEYOR'S NOTES

1. THE AREA OF THE SUBDIVISION IS 3.51 ACRES.
2. THE AREA OF THE PRIVATE ROADS (TRACT "A") IS 17.852 SF.
3. FOR ADDITIONAL BOUNDARY INFORMATION REFER TO THE FINAL PLAT OF BROOKFIELD P.U.D. RECORDED IN VOLUME 22 OF PLATS, PAGES 31 AND 32.

ACCURACY STATEMENT

THIS SURVEY WAS PERFORMED USING A TOPCON GTS 303 FIVE-SECOND THEODOLITE AND ELECTRONIC DISTANCE METER. FIELD TRAVERSE METHODS USED WERE IN ACCORDANCE WITH WAC 332-130-90 SECTION "C".



**IPE INLAND PACIFIC ENGINEERING**  
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