

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that PARAS CONSTRUCTION INC., a WASHINGTON CORPORATION, KEVIN B. AND SANDRA L. GUNDER, husband and wife, AND WASHINGTON TRUST BANK, A WASHINGTON CORPORATION, have caused to be platted into Lots, Blocks, Streets, Private Roads and Common Areas, the land shown hereon, to be known as BROOKFIELD, being a Planned Unit Development (P.U.D.) a replat of a portion of Pinewood Acres located in the Northeast Quarter of Section 4, Township 24 North, Range 43 East, W.M., described as follows:

All of Tract "A" of PINEWOOD ACRES, per plat recorded in Volume "K" of plats, page 6 in the Spokane County Auditor's Office.

TOGETHER with the vacated Right of Way of Altamont Street adjoining the easterly boundary of said Tract "A".

Excepting therefrom, the North 30 feet for County Road.

Situate in the County of Spokane, State of Washington.

And they do hereby dedicate additional right of way area along at the intersections of 53rd and 55th Avenues and Crestline Street, as platted and shown hereon.

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. 940613058 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, regardless of any provisions in the covenants to the contrary, without the express approval of Spokane County, and shall be considered subservient estates for tax purposes to the other lots created herein.

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. Private roads and drainage easements are subject to the separate DECLARATION OF COVENANT as recorded JUNE 13, 1994, 1994 under Auditor's Document No. 9406170124, which by reference is 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.

Site distance easements in Tracts "B" and "C", as platted and shown hereon, are hereby granted to Spokane County and its authorized agents for the sole purpose of allowing a clear view site distance triangle over and across the above described easements. The owners of said lots agree not to obstruct or in any manner allow any obstacle to block this clear view triangle between a height of three (3) feet and a height of seven (7) feet above the road pavement elevation adjacent to said lots. Spokane County and its authorized agents are hereby granted the right of ingress and egress to, over and from said easements for the purpose of inspection and emergency maintenance of the sight distance area, if the property owner fails to maintain the sight distance area in reasonable conformance with the approved plans on file in the Office of the Spokane County Engineer, a notice will be given to the property owner. If not corrected after ten (10) days, Spokane County has the right to correct the maintenance failure or have it corrected. All costs involved will be charged to the property owner.

The Easement shown hereon is to and shall run with the land. No modification of the boundaries of said easement can be made without the prior approval of Spokane County.

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 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.

The owner(s) or successor(s) in interest agree to authorize the County to place their name(s) on a petition for the formation of a Road Improvement District (RID) by the petition method pursuant to Chapter 36.88 RCW, which petition includes the owner(s) property and further not to object, by the signing of a ballot, to the formation of an RID by the resolution method pursuant to Chapter 36.88 RCW, which resolution includes the owner(s) property. If an RID is formed by either the petition or resolution method as provided for in Chapter 36.88 RCW, the owner(s) or successor(s) further agree: (1) that the improvement(s) or construction contemplated within the proposed RID is feasible; (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, exceed the cost and expense of formation of the RID; and (3) that the property within the proposed RID is sufficiently developed. Provided further that the owner(s) or 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 an RID by either petition or resolution method under Chapter 36.88 RCW, and to appeal to the Superior Court the decision of the Board of County Commissioners affirming the final assessment roll.

It is further agreed that at such time as an RID is created or any Road Improvements Project is sanctioned by Spokane County, the improvements required (curb, sidewalk, drainage control and paving) will be the sole expense of the undersigned owner(s), their heirs, grantees and assigns without participation by Spokane County. The RID waiver contained in this agreement shall expire after ten (10) years from the date of execution below. However, the owner(s) or successor(s) agree that if said RID waiver expires without construction of the required improvements, the owner(s) or successor(s) agree to construct the required improvements at their own expense, pay to the Spokane County the then estimated cost of the required improvements to enable the County to complete the same, or furnish a bond or other secure method suitable to the County (which may include the execution of another RID waiver agreement) providing for or securing to the County the actual construction of the improvements. All of the requirements of this agreement shall run with the land and shall be binding upon the Owner(s), their successor(s) or assign(s). This provision is applicable to 53rd Ave.

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 well 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.

All of the drainage easements, as platted and shown hereon, which are for the purpose of installing, operating, and maintaining drainage swales and drainage facilities to dispose of stormwater runoff are hereby granted to Spokane County, the public, and the BROOKFIELD HOMEOWNERS' ASSOCIATION. No structures, including fences, shall be constructed upon or over any drainage pond or drainage ditch.

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.

Construction of basements for residential units within this plat shall adhere to the following restrictions:

Full-depth basements are permitted within Lots 1-9 of Block 3.

Except for the lots listed above, full-depth basements are prohibited on all other lots within this plat; except when a licensed geotechnical engineer provides a stamped and signed letter stating that a full-depth basement is, in his/her opinion, an acceptable structure for the subsurface conditions on the lot.

Half-depth basements (i.e. basements embedded to a maximum of 5 ft. below the ground surface) are permitted in Lots 1-4 of Block 2, and all lots within Block 1.

Free draining material shall be placed under the slab of all basements, and around the footing of all structures, and the free draining material shall be a minimum of 6 inch thickness.

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

Utility easements are hereby granted to the serving utility companies over all of tracts "B", "C", and "D" and over the private road easements, and over a ten foot (10') wide strip adjoining all public road rights of way, and over a ten foot or fifteen foot wide strips 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.

IN WITNESS WHEREOF, the aforesaid owners have hereunto set their hand this 7th day of JUNE, 1994.

PARAS CONSTRUCTION, INC.

George J. Paras (President)

Kevin B. Gunder

Sandra L. Gunder

WASHINGTON TRUST BANK

Robert T. Curtis (VICE PRESIDENT)

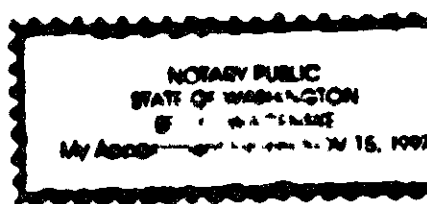
ACKNOWLEDGMENT

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 7th day of June, 1994.

Betty D. Wacemake (NOTARY PUBLIC in and for the State of Washington, residing at Spokane, My commission expires Nov 15, 1997)

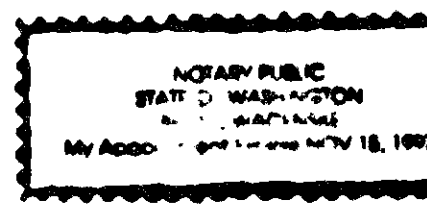


STATE OF WASHINGTON) ss
County of Spokane)

I certify that I know or that I have satisfactory evidence that KEVIN B. GUNDER and SANDRA L. GUNDER, husband and wife are the persons who appeared before me, and said persons acknowledged that they signed this instrument, on oath stated that they were authorized to execute the instrument and acknowledged it as their free and voluntary act and deed, for the uses and purposes stated in the instrument.

DATED this 7th day of June, 1994.

Betty D. Wacemake (NOTARY PUBLIC in and for the State of Washington, residing at Spokane, My commission expires Nov 15, 1997)

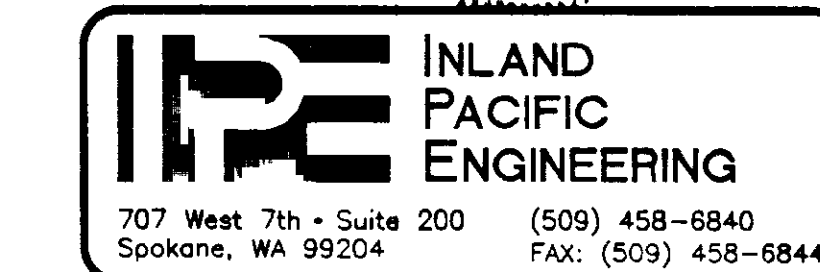


STATE OF WASHINGTON) ss
County of Spokane)

I certify that I know or that I have satisfactory evidence that ROBERT T. CURTIS 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 VICE 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 7th day of June, 1994.

Robert T. Curtis (NOTARY PUBLIC in and for the State of Washington, residing at Spokane, My commission expires 12-9-95)



9406220493

Book 20
1931
\$393

SPOKANE COUNTY AUDITOR'S CERTIFICATE

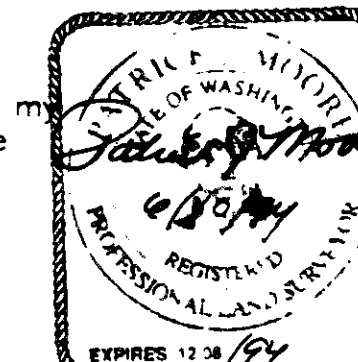
Filed for record this 22 day of June, 1994 at 4:11 P.M., in Book 20 of Plats at Page 21 at the request of Kevin B. Gunder and Sandra L. Gunder

Spokane County Auditor 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 (Certification Number 18091)



SPOKANE COUNTY UTILITIES DEPARTMENT

Examined and approved this 14th day of June, 1994.

James A. Lund (Director, Spokane County Utilities)

SPOKANE COUNTY ENGINEER

Examined and approved this 15th day of June, 1994.

P.C. Johnson (Spokane County Engineer)

SPOKANE COUNTY PLANNING DEPARTMENT

Examined and approved this 21st day of June, 1994.

W.R. Hubbard (Director, Spokane County Planning Department)

SPOKANE COUNTY HEALTH DISTRICT

Examined and approved this 16th day of June, 1994.

John R. Amitt (for Spokane County Health Officer)

SPOKANE COUNTY ASSESSOR

Examined and approved this 20th day of June, 1994.

Nedie Charles Cooney (Spokane County Assessor by Deputy)

SPOKANE COUNTY COMMISSIONERS

This plat was approved and accepted by the County Commissioners of Spokane County, Washington, on this 21st day of June, 1994.

Chairman, Spokane County Commissioners

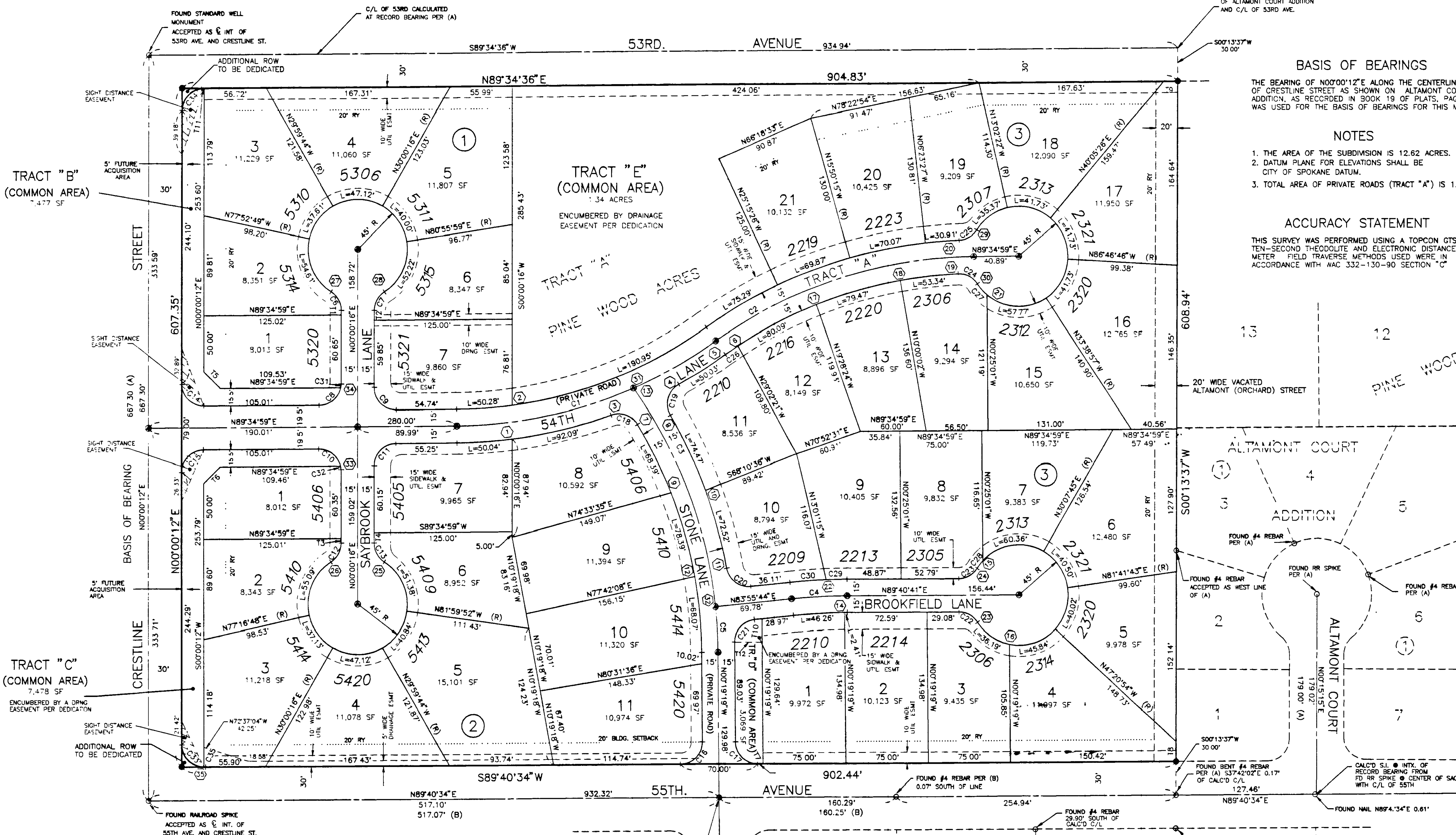
SPOKANE COUNTY TREASURER

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 22nd day of June, 1994.

Sandra L. Gunder (Spokane County Treasurer by Deputy)

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

BOOK 22
Pg. 32
#3193

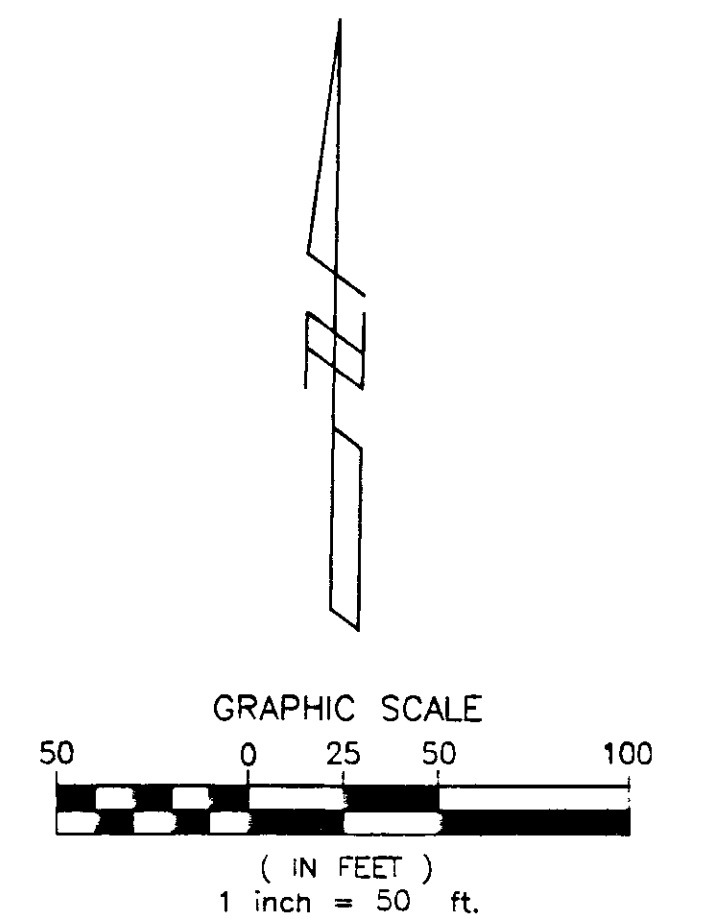


BASIS OF BEARINGS
 THE BEARING OF N00°00'12"E ALONG THE CENTERLINE OF CRESTLINE STREET AS SHOWN ON ALTAMONT COURT ADDITION, AS RECORDED IN BOOK 19 OF PLATS, PAGE 73, WAS USED FOR THE BASIS OF BEARINGS FOR THIS MAP.

SPOKANE COUNTY AUDITOR'S CERTIFICATE
 FILED FOR RECORD THIS 22ND DAY OF June 1994 AT 4:11 P.M. IN BOOK 222 OF Plats AT PAGE 33 AT THE REQUEST OF Kevin & Sandra Corde
James
 SPOKANE COUNTY AUDITOR BY DEPUTY

NOTES
 1. THE AREA OF THE SUBDIVISION IS 12.62 ACRES.
 2. DATUM PLANE FOR ELEVATIONS SHALL BE CITY OF SPOKANE DATUM.
 3. TOTAL AREA OF PRIVATE ROADS (TRACT "A") IS 1.68 ACRES.

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



- LEGEND**
- - FND. MONUMENT AS NOTED
 - SET 1/2" REBAR W/PC STAMPED "MOORE 18091" (UNLESS OTHERWISE NOTED) AS:
 - - ANGLE POINT IN BOUNDARY
 - ⊥ - LOT CORNER
 - - CENTERLINE MONUMENT
 - RY - REAR YARD SETBACKS
 - (A) RECORD INFORMATION PER PLAT OF ALTAMONT COURT ADDITION, AS RECORDED IN BOOK 19 OF PLATS, P. 73
 - (B) RECORD INFORMATION PER PLAT OF MEENACH-CARPENTER ADDITION, AS RECORDED IN BOOK 15 OF PLATS, P. 28

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	DELTA
C1	410.00'	250.39'	129.24'	246.52'	34°59'27"
C2	410.00'	250.39'	129.24'	246.52'	34°59'27"
C3	410.00'	212.00'	108.43'	209.85'	29°37'36"
C4	500.00'	50.17'	25.11'	50.15'	5°44'57"
C5	410.00'	40.56'	20.30'	40.55'	05°40'08"
C6	20.00'	20.04'	10.95'	19.95'	5°25'16"
C7	20.00'	20.04'	10.95'	19.95'	5°25'16"
C8	20.00'	26.38'	13.31'	26.30'	7°59'50"
C9	20.00'	31.56'	15.81'	31.42'	9°02'51"
C10	20.00'	26.88'	13.44'	26.80'	7°59'50"
C11	20.00'	31.27'	15.64'	31.13'	8°54'43"
C12	20.00'	20.04'	10.95'	19.95'	5°25'16"
C13	20.00'	20.04'	10.95'	19.95'	5°25'16"
C14	20.00'	31.56'	15.81'	31.42'	9°02'51"
C15	20.00'	31.27'	15.64'	31.13'	8°54'43"
C16	20.00'	31.42'	15.81'	31.30'	8°54'43"
C17	20.00'	31.42'	15.81'	31.30'	8°54'43"
C18	20.00'	31.42'	15.81'	31.30'	8°54'43"
C19	20.00'	29.41'	14.70'	29.30'	8°11'33"
C20	20.00'	29.41'	14.70'	29.30'	8°11'33"
C21	20.00'	29.41'	14.70'	29.30'	8°11'33"
C22	20.00'	20.04'	10.95'	19.95'	5°25'16"
C23	20.00'	20.04'	10.95'	19.95'	5°25'16"
C24	20.00'	20.04'	10.95'	19.95'	5°25'16"
C25	20.00'	19.49'	10.60'	19.37'	5°50'45"
C26	395.00'	13.86'	6.93'	13.86'	02°00'38"
C27	45.00'	13.22'	6.66'	13.18'	16°50'13"
C28	45.00'	8.65'	4.34'	8.64'	11°00'49"
C29	515.00'	19.34'	9.67'	19.34'	02°09'05"
C30	515.00'	32.33'	16.17'	32.32'	03°35'52"
C31	20.00'	4.39'	2.20'	4.38'	12°34'53"
C32	20.00'	4.39'	2.20'	4.38'	12°34'53"
C33	20.00'	31.42'	15.81'	31.30'	8°54'43"
C34	20.00'	31.42'	15.81'	31.30'	8°54'43"
C35	20.00'	0.11'	0.06'	0.11'	00°19'37"

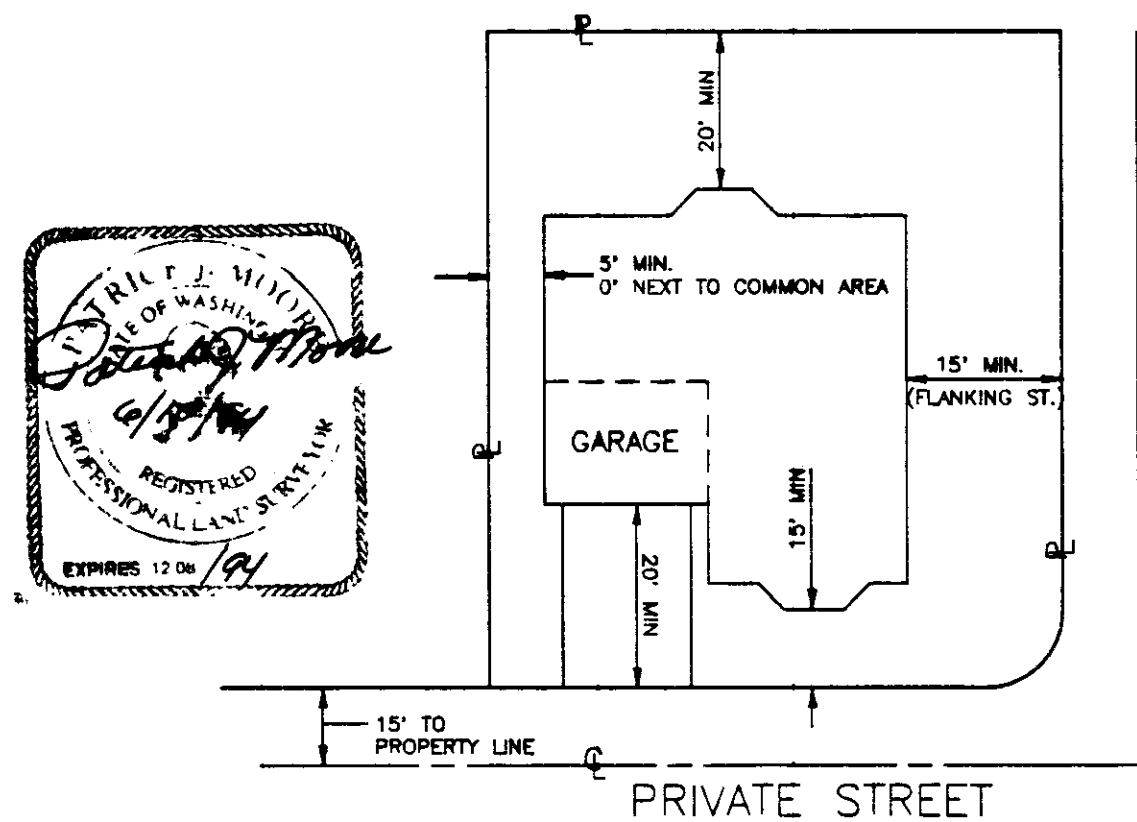
RADIAL BEARINGS

NUMBER	RADIAL BEARING
1	S07°09'45"E
2	S07°42'36"E
3	S19°34'38"E
4	S28°39'45"E
5	S35°24'28"E
6	S33°23'59"W
7	N58°30'47"E
8	N59°40'38"E
9	N68°25'59"E
10	N69°42'59"E
11	N79°29'33"E
12	N79°48'14"E
13	N54°22'59"E
14	N00°36'23"W
15	S00°00'16"W
16	S11°01'06"W
17	N21°46'46"W
18	N107°15'02"E
19	N02°30'52"W
20	N02°13'23"W
21	S39°54'14"W
22	N02°28'24"W
23	N5°05'57"E
24	S57°44'35"E
25	S32°35'00"W
26	S32°34'28"E
27	N32°35'00"E
28	N32°34'28"E
29	S58°04'08"E
30	N56°44'27"E
31	S23°22'06"E
32	N84°00'35"E
33	S76°34'49"W
34	N77°24'51"W
35	N00°00'12"E

TANGENT TABLE

LINE	DIRECTION	DISTANCE
T1	S00°00'16"W	4.06'
T2	S00°00'16"W	8.94'
T3	N00°00'16"E	4.14'
T4	S00°00'16"W	9.36'
T5	S45°2'24"E	21.13'
T6	S44°47'36"W	21.29'
T7	N89°40'34"E	5.10'
T8	S00°13'37"W	17.91'
T9	N89°34'36"E	13.12'
T10	N87°55'44"E	7.14'
T11	N89°34'36"E	0.15'
T12	N89°40'41"E	25.10'

INLAND PACIFIC ENGINEERING
 707 West 7th - Suite 200 (509) 458-6840
 Spokane, WA 99204 FAX: (509) 458-6844



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