

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that FIVE MILE CORPORATION, a Washington Corporation, Earl Gibbons and Diane Gibbons, husband and wife and ABN AMRO MORTGAGE GROUP, INC., a Delaware Corporation have caused to be platted into Lots, Blocks, Tracts, and Streets, the land shown hereon, to be known as SHAWNEE CANYON ESTATES, located in the Southwest one-quarter of Section 14, Township 26 North, Range 42 East, W.M., Spokane County, Washington described as follows:

That portion of the South 971.00 feet of the East Half of the Southwest one-quarter of the Southwest one-quarter of Section 14, Township 26 North, Range 42 East of the Willamette Meridian, Spokane County, Washington, lying east of SUNSET TRAILS SECOND ADDITION, recorded in Book 14 of Plats, Page 15, records of Spokane County;

TOGETHER WITH the South 971.00 feet of the West Half of the Southeast one-quarter Quarter of the Southwest one-quarter of said Section 14;

EXCEPT the East 440.00 feet of said West Half of the Southeast one-quarter Quarter of the Southwest one-quarter;

AND EXCEPT that portion of said Southwest one-quarter of Section 14 described as follows:

Commencing at the Southwest Corner of said section from which point the South line of said Southwest Quarter bears North 89°58'36" East; thence North 44°10'50" East a distance of 945.18 feet to a 5/8 inch rebar with cap marked "cameron 6396" marking the Southeast corner of Lot 10, Block 12, of said Sunset Trails Second Addition; thence South 00°08'20" West along the East line of said plat, a distance of 31.71 feet to the centerline of Shawnee Avenue and the Northwest corner of a Record of Survey recorded in Book 72 of Surveys, Pages 53 and 54, records of Spokane County and the TRUE POINT OF BEGINNING; Thence along the Northern line of said Record of Survey through the following 3 courses and distances: 1) North 71°13'10" East a distance of 50.00 feet to the beginning of a curve concave Southerly having a radius of 250.00 feet; 2) Easterly along said curve through a central angle of 167°16'00" an arc distance of 70.98 feet to the beginning of a reverse curve concave Northwesterly having a radius of 250.00 feet; 3) thence Easterly along said curve through a central angle of 40°17'49" on an arc distance of 175.83 feet to the most Northernly corner of said Record of Survey; thence South 42°48'39" East along the East line of said Record of Survey a distance of 93.12 feet; thence North 32°11'17" East a distance of 177.62 feet to the beginning of a non-tangent curve concave southerly having a radius of 85.00 feet from which point a radial line bears South 20°51'37" West; thence southeasterly along said curve through a central angle of 99°18'38" on an arc distance of 147.33 feet; thence South 30°10'15" West a distance of 21.13 feet; to the beginning of a curve concave southeasterly having a radius of 115.00 feet; thence southerly along said curve through a central angle of 42°06'54" on an arc distance of 84.53 feet; thence South 30°53'29" West a distance of 122.44 feet; thence South 43°29'06" West a distance of 340.85 feet; thence South 46°30'50" East a distance of 106.72 feet; thence South 53°23'21" West a distance of 292.47 feet to a point on the East line of said Sunset Trails Second Addition; thence North 00°08'20" East along said East line a distance of 644.72 feet to the TRUE POINT OF BEGINNING.

Contains 14.88 acres or 648,199 square feet.

The owners of all lots within this subdivision shall be members of the SHAWNEE CANYON ESTATES HOMEOWNERS ASSOCIATION created by document recorded August 18, 1998 by the Secretary of State of the State of Washington under U.B.I. Number 601 896 921 and subject to the Article of Incorporation and Bylaws thereof.

The private road 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 with out 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 June 11, 2002 under Auditor's document No. 4737405 which by reference is made a part hereof.

WARNING: Spokane County has no responsibility to build, improve, or maintain or otherwise service the private roads contained within or providing services 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 of 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.

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. Duplex housing units are prohibited.

A public sewer system will be made available for the plat and individual service will be provided to each lot prior to sale. Subject to specific application approval and issuance of permits by the Health Officer, the use of individual on-site sewage disposal system may be authorized. Use of individual on-site sewage disposal systems shall not be authorized.

The public water system, pursuant to the WATER PLAN approved by County and State Health authorities, the local fire protection district, Division of Building and Code Enforcement, and 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. Use of private wells and water systems is prohibited.

"Utility easements" adjoining all private roads and the driveways, and over said private road and driveway, as shown hereon are hereby dedicated for the exclusive use of the serving utility companies, "Utilities", for the construction, reconstruction, protection, maintenance and operation of utilities such as the following, but not limited to: natural gas, electric, water, telephone, telecommunications, cable TV and all associated fixtures, "facilities". Facilities may be located as and where said facilities are required and constructed to serve the plat properties and to connect to utility facilities outside the plat. Included are the rights to inspect said facilities and to trim and/or remove brush and trees or obstacles that may interfere with the construction, maintenance, operation and safety of the Utilities' facilities.

The private driveway as platted and shown through Tract "A" and Lots 2, 3, 4 and 5, Block 1 is an easement for ingress and egress to Lots 3, 4 and 5 only; no other lots shall be allowed access through this driveway.

The land encompassed within the boundaries of the final plat contain Geo-Hazardous areas as defined by the Spokane County Critical Areas Ordinance, specifically Bernhill Very Rocky Complex (BKC). This soil type is identified as having the potential for severe erosion. A Geo-Hazard Evaluation and/or Geo-Hazard Mitigation Plan shall be required, and any proposed mitigating measures shall be met, prior to the issuance of any building permit. Land use activity within the geo-hazardous areas shall be as regulated by the Spokane County Critical Areas Ordinance, as amended.

Drainage easements and natural drainage channel 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 the Shawnee Canyon Estates Homeowners Association. Tracts A and B are hereby dedicated to the Shawnee Canyon Estates Homeowners Association 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. A drainage easement is granted to Spokane County over Tracts A and B for inspection and emergency maintenance of stormwater facilities. All private road easements shown on the plat shall also be granted to Spokane County and the Shawnee Canyon Estates Homeowners Association as drainage easements.

Spokane County and its authorized agents are hereby granted the right to ingress and egress to, over and from all drainage easements 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(s) or the Shawnee Canyon Estates Homeowners Association. Spokane County does not accept the responsibility to inspect or maintain drainage facilities 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 owner(s) 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 owner(s) 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(s). The Shawnee Canyon Estates Homeowners Association is responsible for maintaining and keeping open the drainage ditches within this plat in accordance with the approved and accepted construction plans for this plat. 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(s).

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 consist of a minimum slope of 3% away from the building for a distance of at least 10 feet from the building. 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 shall be constructed in accordance with the approved plans on file at the Spokane County Engineer's Office. Any proposed changes to the approved road and drainage plans must be approved by the Spokane County Engineer's Office prior to construction of said changes.

There may exist properties located uphill and adjacent to this subdivision that 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 than what is normally observed or anticipated. Because stormwater runoff from adjacent properties have discharged onto this plat prior to development, stormwater runoff will likely continue to do so after development.

No structures, including fences, shall be constructed directly over or within a drainage easement or natural channel drainage easement without the expressed written consent of the Spokane County Engineer. Spokane County does not accept the responsibility to inspect and/or maintain the drainage easements or drainage ditches and drainage ponds, nor does Spokane County accept any liability for any failure by the lot owner(s) to properly maintain such areas.

The Shawnee Canyon Estates Homeowners Association or its successors in interest shall maintain the drainage facilities, located in any common areas, drainage easements, natural drainage channel easements and Tracts A and B, in conformance with the approved and accepted plans on file at the Spokane County Engineer's Office. Maintenance of drainage facilities includes, but is not limited to, keeping open and cleaning storm pipes, maintaining erosion control features, ditches, drainage ponds, swales, etc., replacement of drainage facilities as needed, and maintaining live native-type dryland grasses or lawn turf in the 208' swales 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 approved plans. All maintenance of stormwater facilities shall, as a minimum, maintain a level of system performance equal or better, than that which was designed, approved and accepted by Spokane County for this plat. The Shawnee Canyon Estates Homeowners Association shall be responsible for payment of all claims and other liabilities, which may become due for said maintenance responsibilities.

If the Shawnee Canyon Estates Homeowners Association, or their successors in interest, fail to maintain the drainage facilities in conformance with the accepted drainage plan on file at the Spokane County Engineer's Office, a notice of such failure may be given to the Shawnee Canyon Estates 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 Shawnee Canyon Estates Homeowners Association, or their successors in interest.

Should the Shawnee Canyon Estates Homeowners Association be terminated for any reason, the successors in interest shall be the individual lot owner(s), or their successors in interest, who are members of the Shawnee Canyon Estates 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.

Sight distance easement in Lot 4, Block 2, as platted and shown hereon, is hereby granted to Spokane County and its authorized agents for the sole purpose of allowing a clear view sight distance triangle over and across the easement. The owners of said lot agrees 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 lot. Spokane County and its authorized agents are hereby granted the right of ingress and egress to, over and from said easement 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 restore the sight distance area to that of the approved plans on file, or have it restored by others. All costs involved will be charged to the property owner.

IN WITNESS WHEREOF, the aforesaid owners have hereunto set their hand this 5th day of January, 2004

FIVE MILE CORPORATION
A Washington Corporation
ITS: President
BY: (Signature) / Et cetera

DATED this 5th day of January, 2004
NOTARY PUBLIC, in and for the State of Washington residing at Spokane
My Commission expires 12-12-2005
(Signature) / Et cetera

ACKNOWLEDGMENT

STATE OF WASHINGTON)
COUNTY OF Spokane ss)

I certify that I know or that I have satisfactory evidence that Robert Frisch is the person who appeared before me, and said person acknowledged that he/she signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as the President of FIVE MILE 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 January, 2004

IN WITNESS WHEREOF, the aforesaid owners have hereunto set their hand this 4th day of FEBRUARY, 2004

ABN AMRO MORTGAGE GROUP, INC.
BY: Beverly J. Messers
BEVERLY J. MESSERS
ITS: ASST. VICE PRESIDENT

DATED this 4th day of FEBRUARY, 2004
RACQUEL JACOBS
Notary Public, Oakland County, MI
My Commission Expires Jul. 27, 2007
NOTARY PUBLIC, in and for the State of MI, residing at OAKLAND CO.
My Commission expires 7-27-07
(Signature) / Et cetera

ACKNOWLEDGMENT

STATE OF WASHINGTON)
COUNTY OF OAKLAND ss)

I certify that I know or that I have satisfactory evidence that BEVERLY J. MESSERS is the person who appeared before me, and said person acknowledged that he/she signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as the A.V.P. of ABN AMRO MORTGAGE GROUP, INC., to be the free and voluntary act of such corporation, for the uses and purposes stated in the instrument.

DATED this 4th day of FEBRUARY, 2004

IN WITNESS WHEREOF, the aforesaid owners have hereunto set their hand this 9 day of January, 2004

(Signature) / Et cetera
EARL GIBBONS
DIANNE GIBBONS

ACKNOWLEDGMENTS

STATE OF WASHINGTON)
COUNTY OF SPOKANE ss)

I certify that I know or that I have satisfactory evidence that EARL GIBBONS and DIANNE GIBBONS are the persons who appeared before me, and said person acknowledged that he/she signed this instrument and acknowledged it as his/her free and voluntary act for the uses and purposes stated in the instrument.

DATED this 9 day of January, 2004

(Signature) / Et cetera
NOTARY PUBLIC, in and for the State of Washington residing at Spokane
My Commission expires 11-27-06

JANICE HICKS
STATE OF WASHINGTON
NOTARY PUBLIC
MY COMMISSION EXPIRES 11-27-06

SPOKANE COUNTY AUDITOR'S CERTIFICATE

Filed for record this 24th day of February, 2004
at 2:54 P.M. in Book 29 of Plats at Page 44
at the request of Five Mile Corp

(Signature) / Et cetera
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.

Kerrel Bell, PLS
Certificate Number 29286
(Signature) / Et cetera
Professional Land Surveyor
10-7-03

SPOKANE COUNTY DIVISION OF UTILITIES

Examined and approved this 12th day of February, 2004

(Signature) / Et cetera
Spokane County Division of Utilities

SPOKANE COUNTY ENGINEER

Examined and approved this 10th day of February, 2004

(Signature) / Et cetera
Spokane County Engineer

SPOKANE COUNTY DEPARTMENT OF BUILDING AND PLANNING

Examined and approved this 17th day of February, 2004

(Signature) / Et cetera
Director, Spokane County Department of Building and Planning

SPOKANE REGIONAL HEALTH DISTRICT

Examined and approved this 17th day of February, 2004

(Signature) / Et cetera
for Spokane Regional Health Officer

SPOKANE COUNTY ASSESSOR

Examined and approved this 24 day of February, 2004

D. Sommers by (Signature) / Et cetera
Spokane County Assessor by Deputy

THE BOARD OF COUNTY COMMISSIONERS OF SPOKANE, WASHINGTON

This plat was approved and accepted by the County Commissioners of Spokane County, Washington, on this 17th day of February, 2004

(Signature) / Et cetera
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 24 day of Feb, 2004

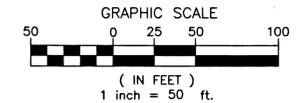
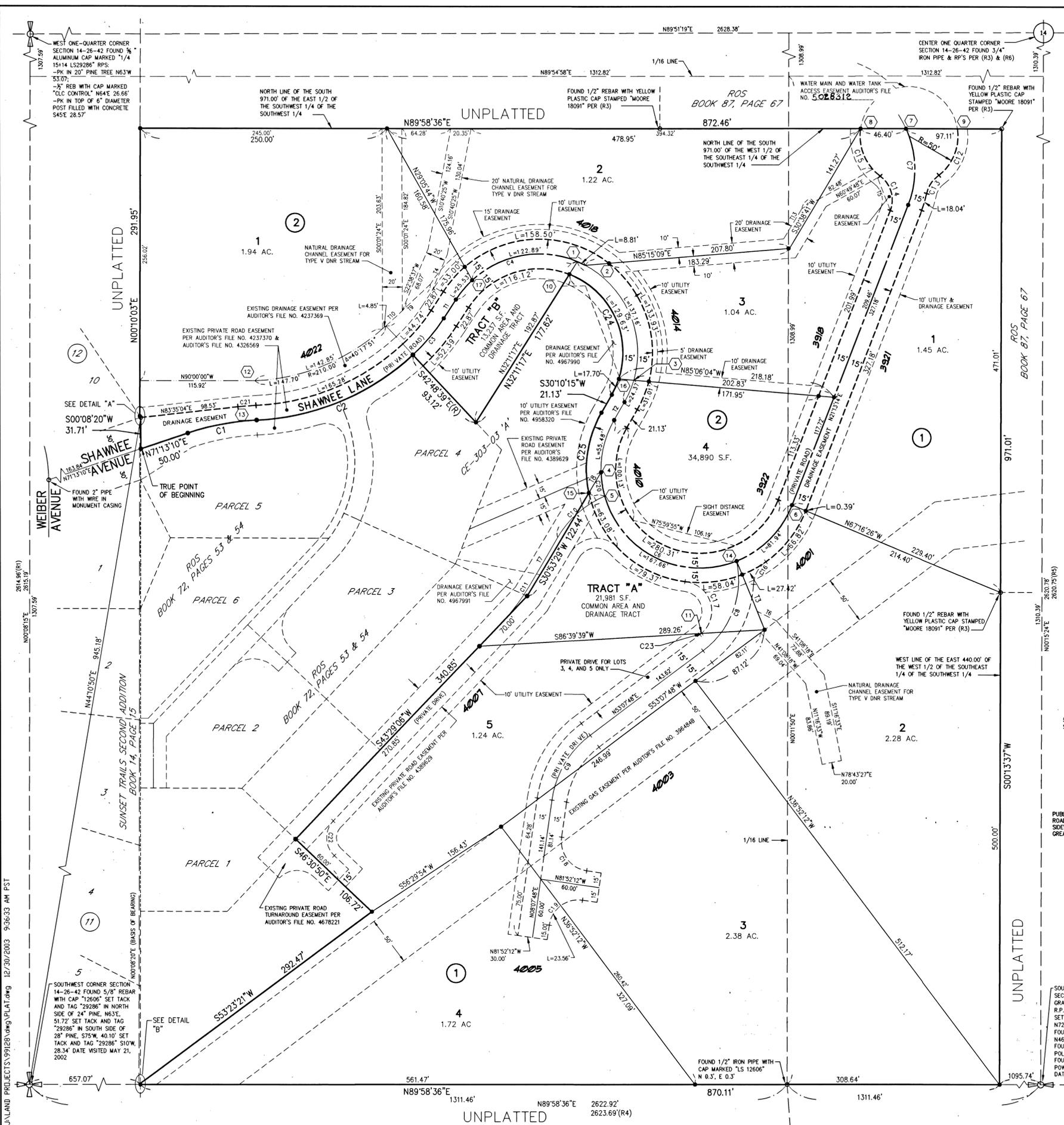
(Signature) / Et cetera
Spokane County Treasurer by Deputy



FINAL PLAT
OF
SHAWNEE CANYON ESTATES
LOCATED IN THE SW 1/4 OF SECTION 14,
TOWNSHIP 26 NORTH, RANGE 42 EAST, W.M.
SPOKANE COUNTY, WASHINGTON

LANDLORD PROJECTS/121825/29/44/03 09/27/10 AM PT



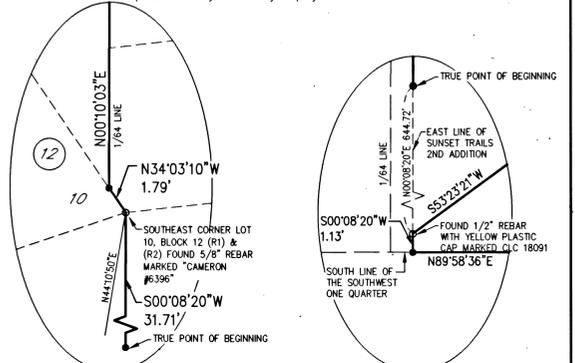


LINE TABLE

LINE	BEARING	LENGTH
T1	N32°35'05"E	22.87
T2	S30°10'15"W	21.13
T3	N21°50'11"W	75.39
T4	S22°38'37"W	39.64
T5	N21°07'32"W	35.72
T6	S63°33'56"E	21.68
T7	S30°10'15"W	57.06
T8	N30°53'28"E	24.43
T9	S46°29'21"W	61.85
T10	N46°29'21"E	22.61
T13	S30°38'41"W	35.82

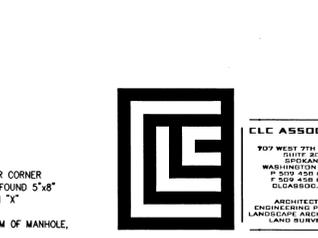
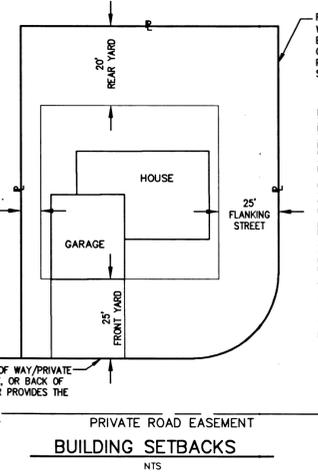
Ⓡ RADIAL BEARINGS Ⓡ

LINE	BEARING
1	S22°34'37"W
2	N27°37'22"E
3	S71°47'22"E
4	N88°22'58"E
5	N74°13'25"E
6	N88°46'46"W
7	S65°42'20"W
8	S81°22'32"E
9	S81°19'44"W
10	S20°51'37"W
11	N41°04'34"W
12	N02°30'50"W
13	S06°27'55"E
14	N21°49'44"W
15	N78°03'21"E
16	N71°45'34"W
17	S42°42'20"E



CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	DELTA
C1	250.00'	70.98'	35.73'	70.74'	18°16'00"
C2	250.00'	175.83'	91.73'	172.23'	40°17'49"
C3	190.53'	48.57'	24.41'	48.43'	14°36'16"
C4	100.00'	139.61'	83.90'	138.55'	73°59'32"
C5	100.00'	170.33'	114.22'	150.48'	97°35'38"
C6	100.00'	329.78'	1277.71'	199.39'	188°57'01"
C7	100.00'	79.44'	41.95'	77.37'	45°30'54"
C8	90.00'	103.03'	57.99'	97.50'	65°35'28"
C9	100.00'	78.54'	41.42'	76.54'	45°00'00"
C10	100.00'	85.11'	33.75'	83.97'	37°18'19"
C11	200.00'	10.37'	5.18'	10.36'	2°58'10"
C12	50.00'	54.30'	30.17'	51.67'	62°13'04"
C13	30.00'	21.63'	11.17'	21.17'	41°18'53"
C14	30.00'	39.30'	23.05'	36.55'	75°03'53"
C15	50.00'	54.51'	30.32'	51.85'	62°28'07"
C16	30.00'	27.25'	14.65'	26.32'	52°02'33"
C17	30.00'	69.03'	67.13'	54.78'	131°50'16"
C18	30.00'	47.12'	30.00'	42.43'	90°00'00"
C19	30.00'	47.12'	30.00'	42.43'	90°00'00"
C20	100.00'	24.70'	12.41'	24.64'	14°09'03"
C21	265.00'	18.38'	9.14'	18.27'	3°57'05"
C22	25.00'	39.27'	25.00'	39.25'	89°59'56"
C23	30.00'	2.20'	1.10'	2.20'	41°22'22"
C24	85.00'	147.33'	100.07'	129.57'	99°18'38"
C25	115.00'	84.53'	44.28'	82.64'	42°06'54"



FINAL PLAT
OF
SHAWNEE CANYON ESTATES
 LOCATED IN THE SW 1/4 OF SECTION 14,
 TOWNSHIP 26 NORTH, RANGE 42 EAST, W.M.
 SPOKANE COUNTY, WASHINGTON

JALAND PROJECTS\99128\dwg\PLAT.dwg 12/30/2003 9:36:33 AM PST

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