

PROVIDENCE POINT

A BINDING SITE PLAN AMENDMENT No. EIGHTEEN
WITHIN THE NE 1/4 OF SECTION 16, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M.
KING COUNTY, WASHINGTON
(P.U.D. DIVISION 17)

GENERAL PROJECT DESCRIPTION

FEE OWNER: SWANSON-DEAN/DAEWOO PARTNERSHIP
4135 PROVIDENCE POINT DRIVE S.E.
ISSAQUAH, WA 98027

ENGINEER: DOWL ENGINEERS
8320 154TH AVENUE N.E.
REDMOND, WA 98052

SURVEYOR: DOWL ENGINEERS
8320 154TH AVENUE N.E.
REDMOND, WA 98052

ARCHITECT: THE BUMGARDNER ARCHITECTS
101 STEWART STREET, SUITE 200
SEATTLE, WA 98101

NBBJ
111 SOUTH JACKSON STREET
SEATTLE, WA 98104

EXISTING ZONE CLASSIFICATION: SR-P (SUBURBAN RESIDENTIAL-P SUFFIX);
K.C. D.D.E.S. FILE 187-79-R/ORD. #5508, #6252, #7582 & #8745

SITE AREA: 2.26 ACRES

NUMBER OF DWELLING UNITS: 43

OWNERSHIP AND MAINTENANCE RESPONSIBILITIES:

PER CONDOMINIUM SURVEY MAP AND PLANS AND DECLARATION AND COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS AND RESERVATIONS TO BE RECORDED WITH THE KING COUNTY DIVISION OF RECORDS AND ELECTIONS.

AUTHORIZATION & RESTRICTIONS

THIS BINDING SITE PLAN IS AUTHORIZED BY KING COUNTY CODE TITLE 19.34.020, KING COUNTY ORDINANCES #5810, #6252, #6441, #7582, #8745 AND THE FINAL P.U.D. OF PROVIDENCE POINT DIVISION SEVENTEEN RECORDED UNDER RECORDING NUMBER _____ IN VOLUME _____ OF P.U.D.'S, PAGES _____ THROUGH _____ THE USE OF THE PROPERTY HEREIN DESCRIBED IS RESTRICTED TO RESIDENTIAL DWELLINGS AND THOSE ACCESSORY NON-RESIDENTIAL OR CONDITIONAL USES AS PROVIDED BY SAID RECORDED FINAL P.U.D. DIVISION SEVENTEEN.

STATEMENT OF PURPOSE

THIS BINDING SITE PLAN AMENDS THE CONCEPTUAL BINDING SITE PLAN OF PROVIDENCE POINT RECORDED UNDER RECORDING #8406270801 IN VOLUME 70 OF CONDOMINIUMS, PAGES 82 THROUGH 85, BY INCORPORATING THE RECORDED FINAL P.U.D. OF DIVISION SEVENTEEN AND PROVIDING FOR THE PARCELS AND TRACTS FOR THE CONDOMINIUM PHASES.

RECORDING CERTIFICATE: 951160820

FILE FOR RECORD AT THE REQUEST OF THE MANAGER OF LAND USE SERVICES DIVISION THIS 14th DAY OF NOVEMBER, 1995 A.D., AT 12 MINUTES PAST 11:00 A.M. AND RECORDED IN VOLUME 122 OF CONDOMINIUMS, PAGES 36 THROUGH 38 RECORDS OF KING COUNTY, WASHINGTON.

DIVISION OF RECORDS AND ELECTIONS

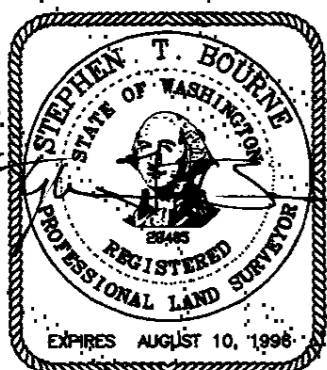
[Signature]
MANAGER

[Signature]
SUPERINTENDENT OF RECORDS

LAND SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PERIMETER BOUNDARIES OF THIS B.S.P. AS REPRESENTED HEREON ARE TRUE AND CORRECT AND ARE BASED ON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 16, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M.

[Signature]
STEPHEN T. BOURNE, P.L.S. # 28405
C/O DOWL ENGINEERS
REDMOND, WA 98052
(206) 869-2670

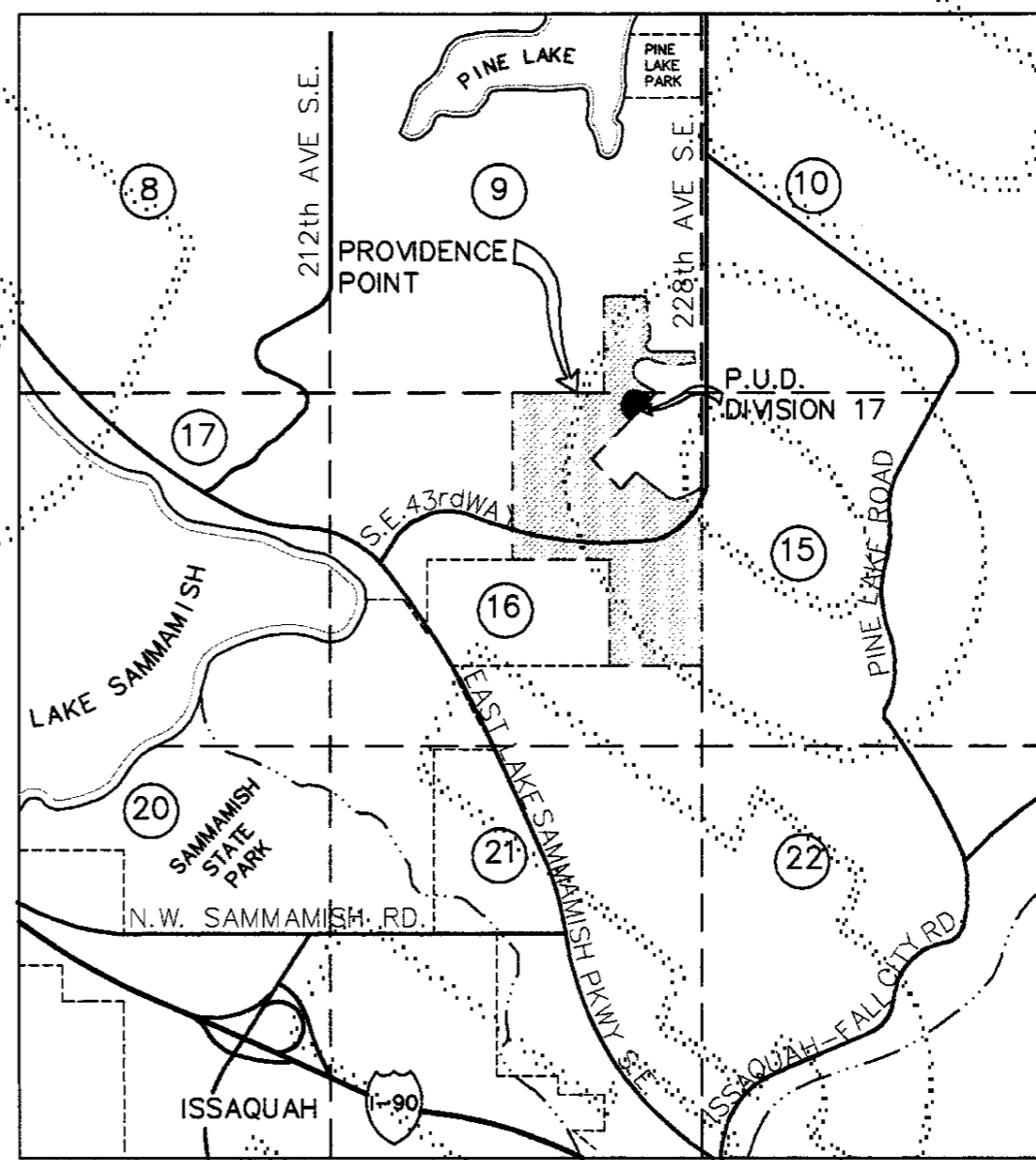


FILENAME: S114471617TKT.DWG

CREATED: AUG 01 1994 14:14:18

UPDATED: JUL 19 1995 13:48:10

PLOTTED: JUL 19 1995 16:11:11 (MS95/4)



VICINITY MAP

SCALE: 1" = 1/2 MILE

NORTH



LEGAL DESCRIPTION

THAT PORTION OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 16;
THENCE N 88°28'02" W 542.49 FEET ALONG THE NORTH LINE THEREOF;
THENCE S 46°34'56" W 249.61 FEET TO THE TRUE POINT OF BEGINNING;
THENCE CONTINUING S 46°34'56" W 20.47 FEET;
THENCE S 71°15'00" W 38.60 FEET;
THENCE S 52°13'57" W 360.81 FEET;
THENCE N 40°34'18" W 32.69 FEET TO THE BEGINNING OF A CURVE (CONCAVE TO THE NORTHEAST) HAVING A RADIUS OF 229.00 FEET;
THENCE NORTHWESTERLY 149.12 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 37°18'39" TO THE BEGINNING OF A COMPOUND CURVE (CONCAVE TO THE SOUTHEAST) HAVING A RADIUS OF 283.00 FEET;
THENCE NORTHEASTERLY 222.99 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 45°08'49" TO THE BEGINNING OF A COMPOUND CURVE (CONCAVE TO THE SOUTHEAST) HAVING A RADIUS OF 99.27 FEET;
THENCE NORTHEASTERLY 73.38 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 42°21'18" TO THE BEGINNING OF A COMPOUND CURVE (CONCAVE TO THE SOUTH) HAVING A RADIUS OF 398.00 FEET;
THENCE EASTERLY 81.97 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 11°48'01" TO THE BEGINNING OF A COMPOUND CURVE (CONCAVE TO THE SOUTHWEST) HAVING A RADIUS OF 136.00 FEET;
THENCE SOUTHEASTERLY 85.91 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 36°11'41" TO THE BEGINNING OF A REVERSE CURVE (CONCAVE TO THE NORTHEAST) HAVING A RADIUS OF 917.00 FEET;
THENCE SOUTHEASTERLY 94.01 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 05°52'27" TO THE BEGINNING OF A REVERSE CURVE (CONCAVE TO THE SOUTHWEST) HAVING A RADIUS OF 95.00 FEET;
THENCE SOUTHEASTERLY 31.93 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 19°15'27" TO A POINT OF TANGENCY;
THENCE S 34°22'51" E 40.83 FEET TO THE TRUE POINT OF BEGINNING;

SAID PARCEL CONTAINS 98,504 SQUARE FEET (2.261 ACRES) MORE OR LESS.

AND INCLUDING

THAT PORTION OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 16;
THENCE N 88°28'02" W 542.49 FEET ALONG THE NORTH LINE THEREOF;
THENCE S 46°34'56" W 270.08 FEET TO THE TRUE POINT OF BEGINNING;
THENCE FROM SAID TRUE POINT OF BEGINNING S 71°15'00" W 38.60 FEET;
THENCE S 52°13'57" W 547.75 FEET;
THENCE S 36°30'00" W 55.32 FEET;
THENCE N 52°13'57" E 591.05 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 62.00 FEET;
THENCE NORTHEASTERLY 11.43 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 10°33'42" TO A RADIAL LINE OF SAID CURVE WHICH BEARS N 37°46'04" W;
THENCE ALONG A NON-TANGENT LINE N 46°34'56" E 35.25 FEET TO THE TRUE POINT OF BEGINNING;

SAID PARCEL CONTAINS 8,913 SQUARE FEET (0.205 ACRES) MORE OR LESS.

DOWL FILE No. 101-37

SHEET 1 OF 3

D.D.E.S. FILE NO. 147-80-P

VOLUME/PAGE

129 36

95116-0820 11:19:00 AM KING COUNTY RECORDS 083 PNT

PROVIDENCE POINT

A BINDING SITE PLAN AMENDMENT No. EIGHTEEN
WITHIN THE NE 1/4 OF SECTION 16, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M.
KING COUNTY, WASHINGTON
(P.U.D. DIVISION 17)

DECLARATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED, OWNER OF INTEREST OF THE LAND HEREIN DESCRIBED DO HEREBY MAKE A BINDING SITE PLAN THEREOF PURSUANT TO KING COUNTY CODE TITLE 19.34 AND DECLARE THIS BINDING SITE PLAN TO BE THE GRAPHIC REPRESENTATION OF SAME, AND THAT SAID BINDING SITE PLAN IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE OWNERS OF INTEREST.

IN WITNESS WHEREOF WE HAVE SET OUR HANDS AND SEALS.

C.K. Hong
SWANSON-DEAN/DAEWOO PARTNERSHIP
W. H. Kim
DAEWOO INTERNATIONAL AMERICA (CORPORATION)

APPROVALS

DEPARTMENT OF DEVELOPMENT AND ENVIRONMENTAL SERVICES
EXAMINED AND APPROVED THIS 9th DAY OF NOVEMBER, 1995

[Signature]
DEVELOPMENT ENGINEER

EXAMINED AND APPROVED THIS 9th DAY OF NOVEMBER, 1995

Mark R. Lewis
MANAGER, LAND USE SERVICES DIVISION

KING COUNTY DEPARTMENT OF ASSESSMENTS
EXAMINED AND APPROVED THIS 15 DAY OF NOV, 1995

Scott NoscE [Signature]
KING COUNTY ASSESSOR DEPUTY KING COUNTY ASSESSOR

ACCOUNT NUMBER 162406-9092
NE1416-24-06

ACKNOWLEDGEMENT

STATE OF WASHINGTON
COUNTY OF KING

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT C.K. Hong SIGNED THIS INSTRUMENT, ON OATH STATED THAT he WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT, AS THE Executive Vice President OF SWANSON-DEAN/DAEWOO PARTNERSHIP, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: July 18, 1995

Patricia J. Carlson
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON

MY APPOINTMENT EXPIRES 1-27-98



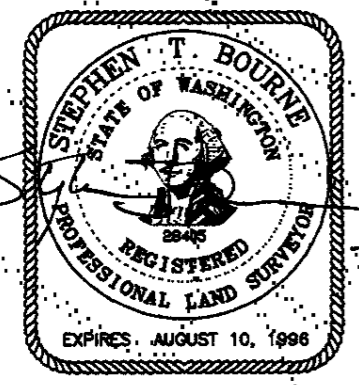
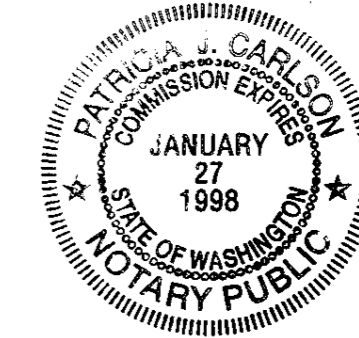
STATE OF WASHINGTON
COUNTY OF KING

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT W. H. Kim SIGNED THIS INSTRUMENT, ON OATH STATED THAT he WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT, AS THE Authorized Agent OF DAEWOO AMERICA DEVELOPMENT, INC., TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: July 18, 1995

Patricia J. Carlson
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON

MY APPOINTMENT EXPIRES 1-27-98



7/19/95

FILENAME: S11447\16177XT.DWG
CREATED: AUG 01 1994 14:14:18
UPDATED: JUL 13 1995 13:42:10
PLOTTED: JUL 13 1995 16:11:11 (MSRP/N)

PROVIDENCE POINT

A BINDING SITE PLAN

AMENDMENT No. EIGHTEEN

WITHIN THE NE 1/4 OF SECTION 16, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M.

KING COUNTY, WASHINGTON

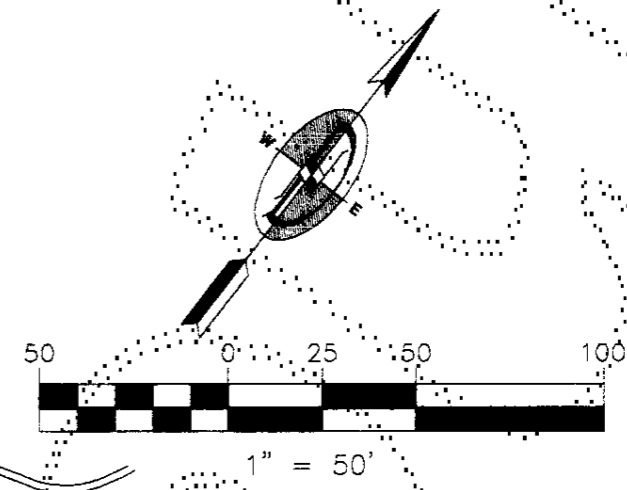
(P.U.D. DIVISION 17)

KEY TO BUILDING TYPES:

BUILDING #	# OF UNITS
163	(2)
164	(2)
165	(2)
166	(2)
167	(2)
168	(2)
169	(2)
170	(2)
171	(2)
172	(2)
173	(2)
174	(21)

- NOTES:**
- 1) GARAGE PARKING SPACES (G) HAVE A MINIMUM AREA OF 9' X 20'. EXTERIOR PARKING SPACES (P) HAVE A MINIMUM AREA OF 9' X 20' WITH ADJACENT SIDEWALK FOR HANDICAP ACCESS.
 - 2) ALL WALKWAYS HAVE A MINIMUM WIDTH OF 4' PER P.U.D. APPROVAL.
 - 3) COMMON AREAS WILL BE FURTHER DESCRIBED IN CONDOMINIUM DOCUMENTS WHICH WILL BE RECORDED AFTER THE P.U.D. AND BINDING SITE PLAN ARE RECORDED.
 - 4) TRACT LBI TO BE DEEDED TO LUTHERAN BIBLE INSTITUTE OF SEATTLE.

SET REBAR AND CAP, LS #28405, TYPICAL MECHANICAL/UTILITY SYSTEMS STRUCTURE BUILDING TIE



P.U.D. DIV. 6
VOL. 4 OF P.U.D.'S
PAGES 32-36

P.U.D. DIV. 16
VOLUME 6 OF P.U.D.'S
PAGES 54 THRU 60

P.U.D. DIV. 16
VOLUME 6 OF P.U.D.'S
PAGES 54 THRU 60

FILENAME: S1144717MAP.DWG
 CREATED: JAN 07 1995 14:25:11
 UPDATED: JUL 19 1995 09:06:02
 PLOTTED: JUL 19 1995 09:06:30 (K88974)

CENTERLINE DIMENSIONS

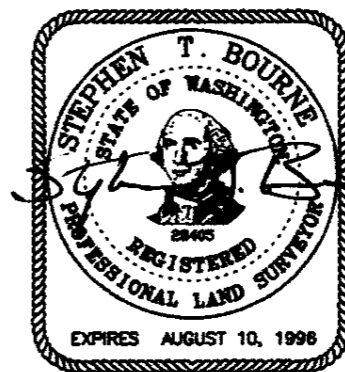
CURVE	RADIUS	LENGTH	DELTA
C1	97.00'	51.89'	30°39'11"
C2	97.00'	68.92'	40°42'42"
C3	55.00'	18.20'	18°57'31"
C4	55.00'	69.44'	72°20'31"
C4A	55.00'	7.09'	07°23'09"
C5	55.00'	70.77'	73°43'35"
C6	55.00'	35.25'	36°43'17"
C7	147.00'	48.46'	18°53'16"
C8	147.00'	10.85'	04°13'50"
C9	297.00'	57.92'	11°10'28"
C10	97.00'	19.11'	11°17'21"
C11	97.00'	57.42'	33°55'09"
C12	700.00'	9.63'	00°47'18"

CENTERLINE DIMENSIONS

LINE	DIRECTION	DISTANCE
L1	S46°27'13"E	18.00'
L2	S46°27'13"E	26.53'
L3	S52°13'57"W	126.17'
L4	S31°08'14"E	84.51'

BUILDING TIES

TIE	DIRECTION	DISTANCE
T1	S04°38'56"W	37.43'
T2	S44°38'52"W	38.36'
T3	S55°31'29"W	53.85'
T4	S58°04'27"W	41.50'
T5	N89°05'24"W	35.73'
T6	S63°14'32"E	34.22'
T7	N31°47'26"W	19.98'



FOUND 4" X 4" CONCRETE MONUMENT W/ PUNCH MARK 1/8" W/ 3" DIA. DISK IN CASE 6/15/94.

7/19/95

DOWL FILE No. 101-35

SHEET 3 OF 3

D.D.E.S. FILE NO. 147-80-P