

# PROVIDENCE POINT

A BINDING SITE PLAN AMENDMENT NO. TWENTY

WITHIN THE NE 1/4 OF SECTION 16, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M.  
KING COUNTY, WASHINGTON  
(P.U.D. DIVISION 15)

### 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

ARCHITECTS: JOHNSON BRAUND DESIGN GROUP, INC.  
130 ANDOVER PARK EAST, SUITE 301  
SEATTLE, WA 98188

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: 0.49 ACRES

NUMBER OF DWELLING UNITS: 4

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 FIFTEEN 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 THIRTEEN.

### 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 FIFTEEN AND PROVIDING FOR THE PARCELS AND TRACTS FOR THE CONDOMINIUM PHASES.

### RECORDING CERTIFICATE 9507260853

FILE FOR RECORD AT THE REQUEST OF THE MANAGER OF LAND USE SERVICES DIVISION THIS 26 DAY OF July, 1995 A.D., AT 36 MINUTES PAST 1:00 A.M. AND RECORDED IN VOLUME 126 OF CONDOMINIUMS, PAGES 22-24, RECORDS OF KING COUNTY, WASHINGTON.

### DIVISION OF RECORDS AND ELECTIONS

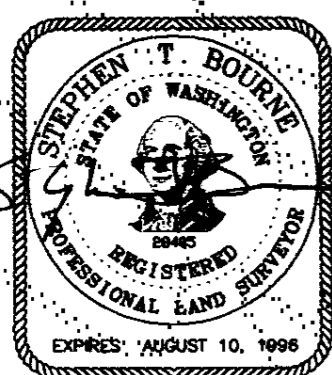
*[Signature]*  
MANAGER

*[Signature]*  
SUPERINTENDENT OF RECORDS

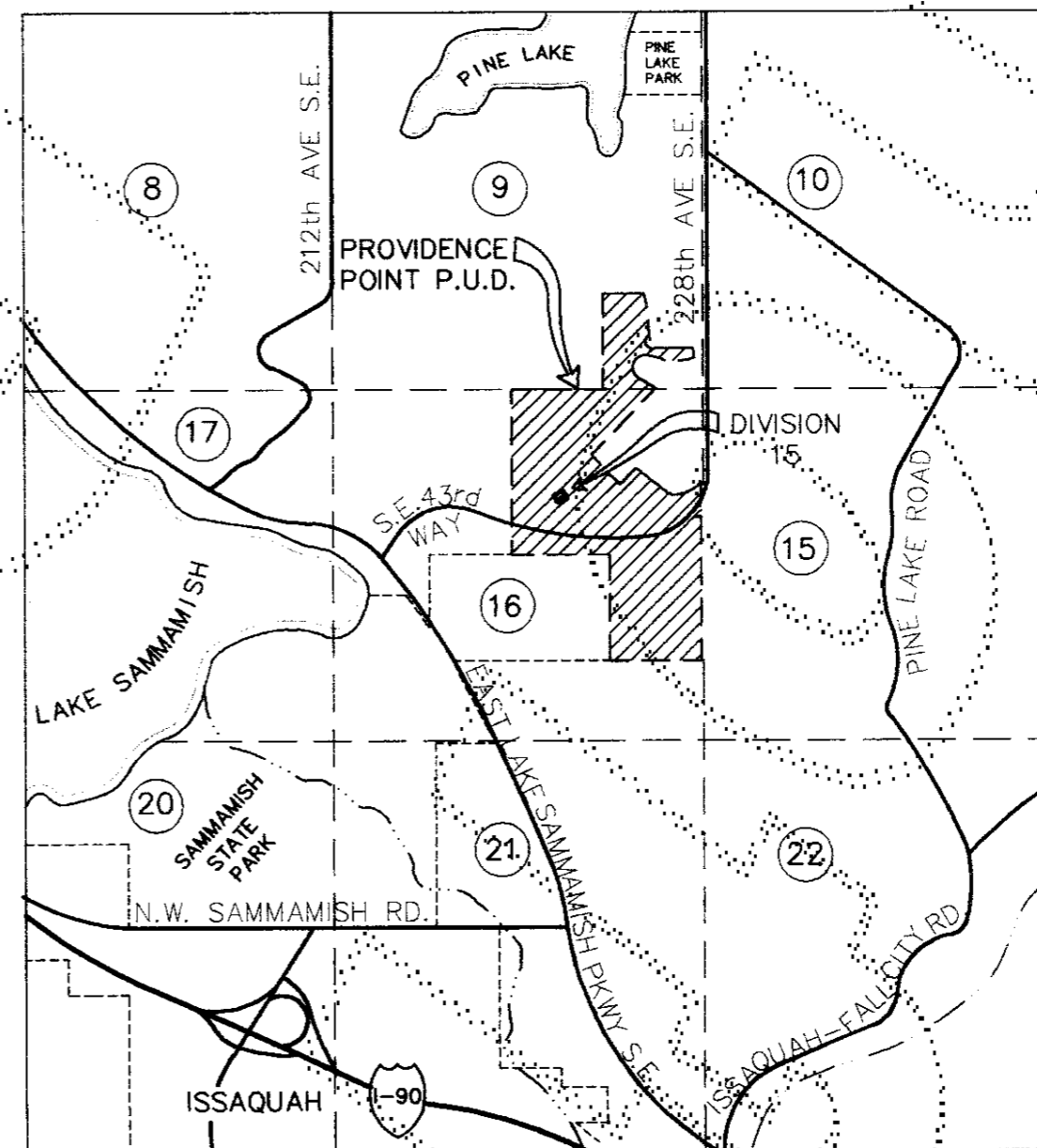
### LAND SURVEYOR'S CERTIFICATE

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.

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



7/13/95



VICINITY MAP

SCALE 1"=1/2 MILE



### 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 S 01° 44' 28" W ALONG THE EAST LINE OF SAID NORTHEAST QUARTER, 2,661.01 FEET TO THE EAST QUARTER CORNER OF SAID SECTION 16; THENCE N 60° 07' 35" W 2,157.22 FEET TO THE TRUE POINT OF BEGINNING, SAID POINT BEING ON THE BOUNDARY OF TRACT I IN CENTER VILLAGE II, A CONDOMINIUM, ACCORDING TO THE MAP AND PLANS THEREOF AS RECORDED IN VOLUME 78 OF CONDOMINIUMS, PAGES 11-16, RECORDING NUMBER 8510030350, RECORDS OF KING COUNTY; THENCE SOUTHWESTERLY, WESTERLY AND NORTHWESTERLY ALONG SAID BOUNDARY THE FOLLOWING THREE COURSES: THENCE S 56° 42' 25" W 75.73 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 85.00 FEET; THENCE WESTERLY 101.73 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 68° 34' 27"; THENCE ALONG A NON-TANGENT LINE N 22° 32' 35" W 103.07 FEET TO A POINT ON THE BOUNDARY OF PROVIDENCE POINT P.U.D. DIVISION 1, A PLANNED UNIT DEVELOPMENT, AS RECORDED IN VOLUME 1 OF P.U.D.'S PAGES 81-116, RECORDING NUMBER 8401270535, RECORDS OF KING COUNTY; THENCE NORTHEASTERLY ALONG SAID BOUNDARY N 61° 45' 03" E 142.47 FEET TO A POINT ON THE BOUNDARY OF TRACT A IN CENTER VILLAGE II, A CONDOMINIUM, ACCORDING TO THE MAP AND PLANS THEREOF AS RECORDED IN VOLUME 70 OF CONDOMINIUMS, PAGES 94-100, RECORDING NUMBER 8406270804, RECORDS OF KING COUNTY; THENCE SOUTHEASTERLY ALONG SAID BOUNDARY THE FOLLOWING TWO COURSES: THENCE S 28° 49' 46" E 32.87 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 1,623.00 FEET (A RADIAL LINE THROUGH SAID BEGINNING BEARS S 60° 35' 25" W); THENCE SOUTHEASTERLY 110.00 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 03° 53' 00" TO THE TRUE POINT OF BEGINNING;

CONTAINING 21,379 SQUARE FEET (0.491 ACRES) MORE OR LESS.

PLOTTED: MAY 18 1995 10:31:45 (VSRB)  
UPDATED: MAY 17 1995 09:45:06  
CREATED: JAN 18 1995 15:22:33  
FILENAME: S11374151XT.DWG

# PROVIDENCE POINT

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KING COUNTY, WASHINGTON  
(P.U.D. DIVISION 15)

### 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.

SWANSON-DEAN/DAEWOO PARTNERSHIP

Ch. Hong  
DAEWOO AMERICA DEVELOPMENT, INC.  
W. H. Kim

### APPROVALS

DEPARTMENT OF DEVELOPMENT AND ENVIRONMENTAL SERVICES

EXAMINED AND APPROVED THIS 21st DAY OF July 1995  
Ch. Hong  
DEVELOPMENT ENGINEER

EXAMINED AND APPROVED THIS 21st DAY OF July 1995  
Mark E. Casey  
MANAGER, LAND USE SERVICES DIVISION

KING COUNTY DEPARTMENT OF ASSESSMENTS

EXAMINED AND APPROVED THIS 26TH DAY OF JULY 1995  
SCOTT NOBLE Sam Wong  
KING COUNTY ASSESSOR DEPUTY KING COUNTY ASSESSOR TE  
ACCOUNT NUMBER 162406 -9057

### ACKNOWLEDGEMENT

STATE OF WASHINGTON  
COUNTY OF KING

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Ch. 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.

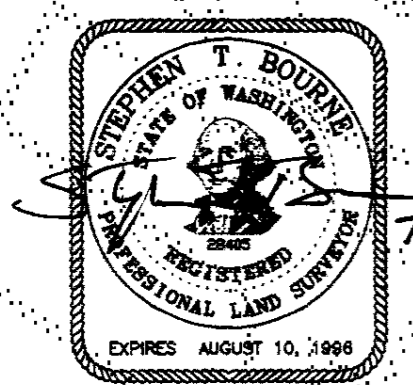
DATED: July 18, 1995  
Patricia J. Carlson  
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON  
MY APPOINTMENT EXPIRES 1-27-98



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



7/13/95

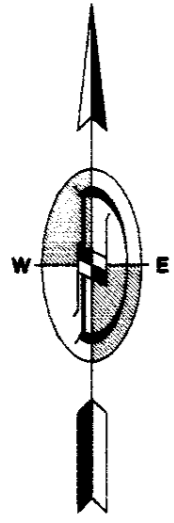
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NOTES:

- 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 AN 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.

- SET REBAR AND CAP, LS #28405, TYPICAL.
- - - BUILDING TIE

TRACT A, CENTER VILLAGE I  
VOL 70 OF CONDOMINIUMS, PAGES 94-100  
REC # 8406270804

P.U.D. DIVISION 1  
VOL 1 OF P.U.D.s, PAGES 81-116  
REC # 8401270535

P.U.D. DIVISION 1  
VOL 1 OF P.U.D.s, PAGES 81-116  
REC # 8401270535

FOUND CONC. MON. W/  
BRASS CAP STAMPED 9/10  
IN CASE 6/15/94 16/15

P.U.D. DIVISION 2  
VOL 2 OF P.U.D.s, PAGES 25-39  
REC # 8410310687

BLDG 126  
TYPE AF-BF-CF-DF  
4 UNITS

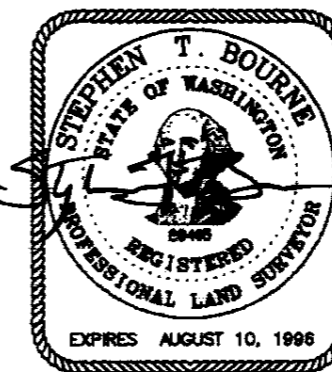
$\Delta = 03^{\circ}53'00''$   
 $R = 1623.00'$   
 $L = 110.00'$

$\Delta = 68^{\circ}34'27''$   
 $R = 85.00'$   
 $L = 101.73'$

FOUND 4"x4" CONC. MON.  
W/ PUNCH MARK IN 3" DIA.  
DISC, NO CASE 6/15/94

TRACT I, CENTER VILLAGE II  
VOL 78 OF CONDOMINIUMS, PAGES 11-16  
REC # 8510030350

PUD DIVISION 3  
VOL 2 OF P.U.D.s, PAGES 70-80  
REC # 8505290808



7/13/95

FILENAME: S1197A15MAP.BMG  
CREATED: FEB 17 1994 15:17:54  
UPDATED: JUN 23 1995 10:22:12  
PLOTED: JUL 12 1995 17:57:25 (4588)