

PROVIDENCE POINT

A BINDING SITE PLAN AMENDMENT NO. NINETEEN

WITHIN THE E 1/2 OF SECTION 16, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M.
KING COUNTY, WASHINGTON
(P.U.D. DIVISION 13)

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

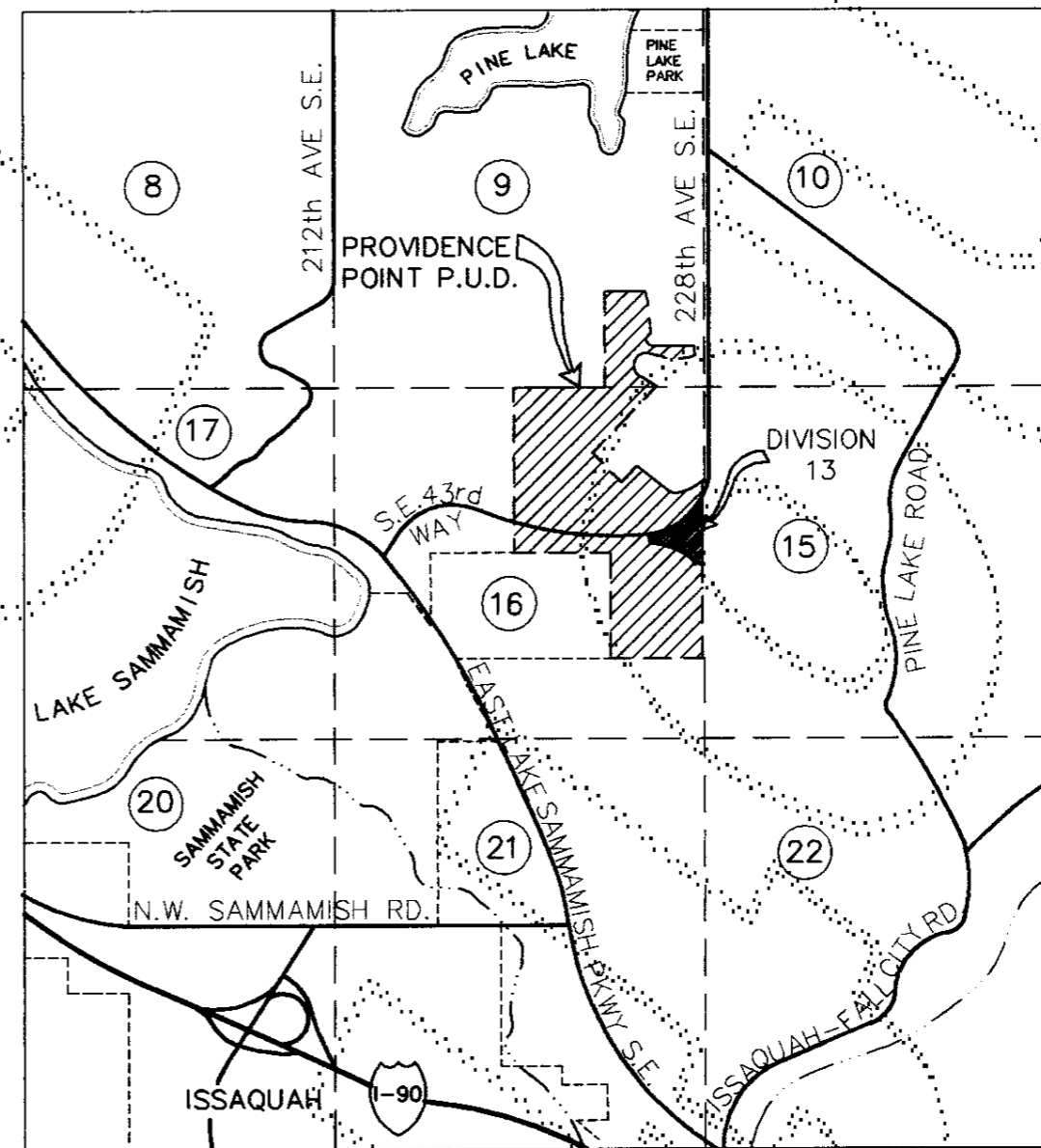
THE BUMGARDNER ARCHITECTS
101 STEWART STREET, SUITE 200
SEATTLE, WA 98101

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: 4.37 ACRES

NUMBER OF DWELLING UNITS: 20

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.



VICINITY MAP

SCALE 1" = 1/2 MILE

NORTH



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 THIRTEEN 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 THIRTEEN AND PROVIDING FOR THE PARCELS AND TRACTS FOR THE CONDOMINIUM PHASES.

RECORDING CERTIFICATE 9507190333

FILE FOR RECORD AT THE REQUEST OF THE MANAGER OF LAND USE SERVICES DIVISION THIS 19th DAY OF July, 1995 A.D., AT 24 MINUTES PAST 2:00 P.M. AND RECORDED IN VOLUME 126 OF CONDOMINIUMS, PAGES 1-3 RECORDS OF KING COUNTY, WASHINGTON.

DIVISION OF RECORDS AND ELECTIONS

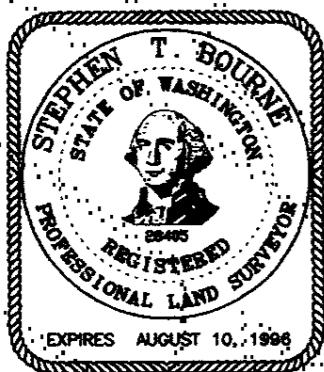
[Signature]
MANAGER

[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] 2/23/95
STEPHEN T. BOURNE, P.L.S. # 28405
C/O DOWL ENGINEERS
REDMOND, WA 98052
(206) 869-2670



LEGAL DESCRIPTION

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

COMMENCING AT THE EAST ONE QUARTER CORNER OF SAID SECTION; THENCE ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER N 88°04'01" W 30.00 FEET TO THE WEST MARGIN OF 228TH AVENUE S.E. AND THE TRUE POINT OF BEGINNING; THENCE LEAVING SAID MARGIN S 61°44'18" W 79.38 FEET; THENCE N 58°25'50" W 288.48 FEET; THENCE N 78°28'17" W 298.15 FEET; THENCE N 07°11'16" W 52.97 FEET TO THE SOUTHERLY MARGIN OF S.E. 43RD WAY AND THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 892.00 FEET (A RADIAL LINE THROUGH SAID BEGINNING BEARS S 11°08'51" E); THENCE NORTHEASTERLY ALONG SAID MARGIN AND SAID CURVE 839.66 FEET THROUGH A CENTRAL ANGLE OF 53°56'01" TO THE INTERSECTION OF SAID MARGIN WITH THE WEST MARGIN OF 228TH AVENUE S.E.; THENCE ALONG SAID WEST MARGIN S 01°44'28" W 725.26 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 190,434 SQUARE FEET (4.372 ACRES) MORE OR LESS.

FILED: FEB 17 1995 11:24:15 (487874)
UPDATED: FEB 16 1995 08:44:30
CREATED: JAN 18 1995 15:22:33
FILENAME: S113891313X1.DWG

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KING COUNTY, WASHINGTON
(P.U.D. DIVISION 13)

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

C. K. Hong
DAEWOO AMERICA DEVELOPMENT, INC.
W. H. Kim

APPROVALS

DEPARTMENT OF DEVELOPMENT AND ENVIRONMENTAL SERVICES

EXAMINED AND APPROVED THIS 23th DAY OF July, 1995
[Signature]
DEVELOPMENT ENGINEER

EXAMINED AND APPROVED THIS 17th DAY OF July, 1995
Mark R. Carey
MANAGER, LAND USE SERVICES DIVISION

KING COUNTY DEPARTMENT OF ASSESSMENTS

EXAMINED AND APPROVED THIS 18 DAY OF July, 1995
Scott Noelle [Signature]
KING COUNTY ASSESSOR DEPUTY KING COUNTY ASSESSOR
ACCOUNT NUMBER 162406-9035
TE

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.

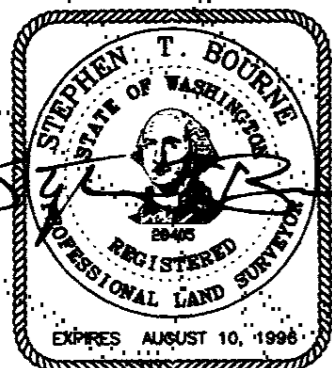
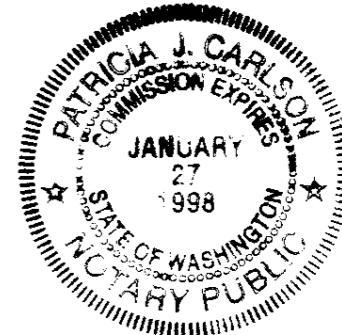
DATED: June 26, 1995
Patricia J. Carlson
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
MY APPOINTMENT EXPIRES 1-27-98



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 Representative 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: June 26, 1995
Patricia J. Carlson
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
MY APPOINTMENT EXPIRES 1-27-98



2/23/95

FILENAME: S113891317X1.DWG CREATED: JAN 18 1995 15:22:33 UPDATED: FEB 16 1995 08:44:30 PLOTTED: FEB 17 1995 11:24:15 (CWSB/N)

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KING COUNTY, WASHINGTON

(P.U.D. DIVISION 13)

9507190333

126/1-3

CENTERLINE DIMENSIONS

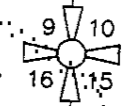
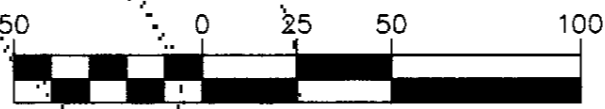
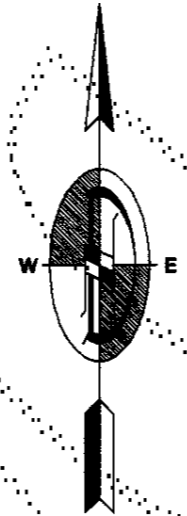
LINE	DIRECTION	DISTANCE
L1	N 11°31'43" E	12.58'
L2	N 61°46'33" E	43.44'
L3	S 64°52'48" E	97.56'
L4	N 64°05'40" E	11.97'
L5	N 23°02'25" W	6.59'
L6	N 23°02'25" W	60.99'
L7	N 27°32'00" W	46.23'
L8	N 36°21'07" E	64.34'
L9	S 08°58'24" E	5.98'
L10	S 59°46'03" E	151.82'
L11	S 59°46'03" E	22.76'
L12	N 33°26'33" W	15.29'
L13	N 60°54'59" W	164.45'
L14	N 60°54'59" W	30.19'
L15	S 60°54'59" E	88.70'
L16	S 60°54'59" E	22.52'
L17	N 63°22'06" W	99.82'
L18	N 63°22'06" W	44.88'

BUILDING TIES

LINE	DIRECTION	DISTANCE
T1	S 64°52'48" E	43.66'
T2	S 18°07'26" W	37.44'
T3	N 64°52'48" W	36.80'
T4	S 25°07'12" W	37.00'
T5	S 59°46'03" E	57.87'
T6	S 30°13'57" W	31.00'
T7	N 59°46'03" W	83.95'
T8	S 30°13'57" W	31.00'
T9	N 60°54'59" W	3.39'
T10	S 29°05'01" W	46.17'
T11	S 60°54'59" E	42.19'
T12	S 29°05'01" W	30.00'
T13	S 63°22'06" E	62.92'
T14	S 29°05'01" W	34.66'
T15	S 36°21'07" W	12.90'
T16	S 64°02'12" E	14.44'

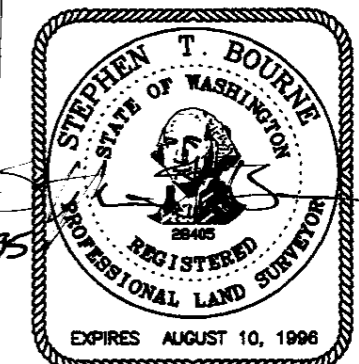
CENTERLINE CURVE DIMENSIONS

CURVE	RADIUS	LENGTH	TANGENT	DELTA
C1	100.00'	87.70'	46.89'	50°14'50"
C2	100.00'	93.10'	50.23'	53°20'39"
C3	100.00'	59.50'	30.66'	34°05'36"
C4	100.00'	57.36'	29.49'	32°51'57"
C5	250.00'	36.64'	18.35'	08°23'48"
C6	250.00'	5.96'	2.98'	01°22'01"
C7	250.00'	26.92'	13.47'	06°10'12"
C8	60.00'	91.25'	57.07'	87°08'05"
C9	30.00'	36.04'	20.56'	68°50'27"
C10	954.50'	82.55'	41.30'	04°57'19"
C11	55.00'	48.76'	26.11'	50°47'39"
C12	55.00'	26.37'	13.45'	27°28'26"
C13	47.00'	42.97'	23.12'	52°22'56"
C14	30.00'	6.31'	3.17'	12°03'45"
C15	30.00'	142.79'	28.61'	272°42'87"
C16	47.00'	42.97'	23.12'	52°22'56"



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

FILENAME: S:\1389\1389.DWG
CREATED: FEB 17 1994 15:17:54
UPDATED: JUN 23 1995 10:43:19
PLOTTER: JUN 26 1995 13:10:26 (MSB24N)



DOWL FILE No. 101-62

SHEET 3 OF 3

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

PUD DIVISION 11
VOL. 6 OF PUD'S
PAGES 34-40

- 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

