

PROVIDENCE POINT

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A BINDING SITE PLAN AMENDMENT NO. TWENTY-ONE
PART OF THE S.E. 1/4 OF SECTION 16, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M.
KING COUNTY, WASHINGTON
(P.U.D. DIVISION 14)

GENERAL PROJECT DESCRIPTION

FEE OWNER: SWANSON-DEAN/DAEWOO PARTNERSHIP
4135 PROVIDENCE POINT DRIVE S.E.
ISSAQUAH, WA 98029

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

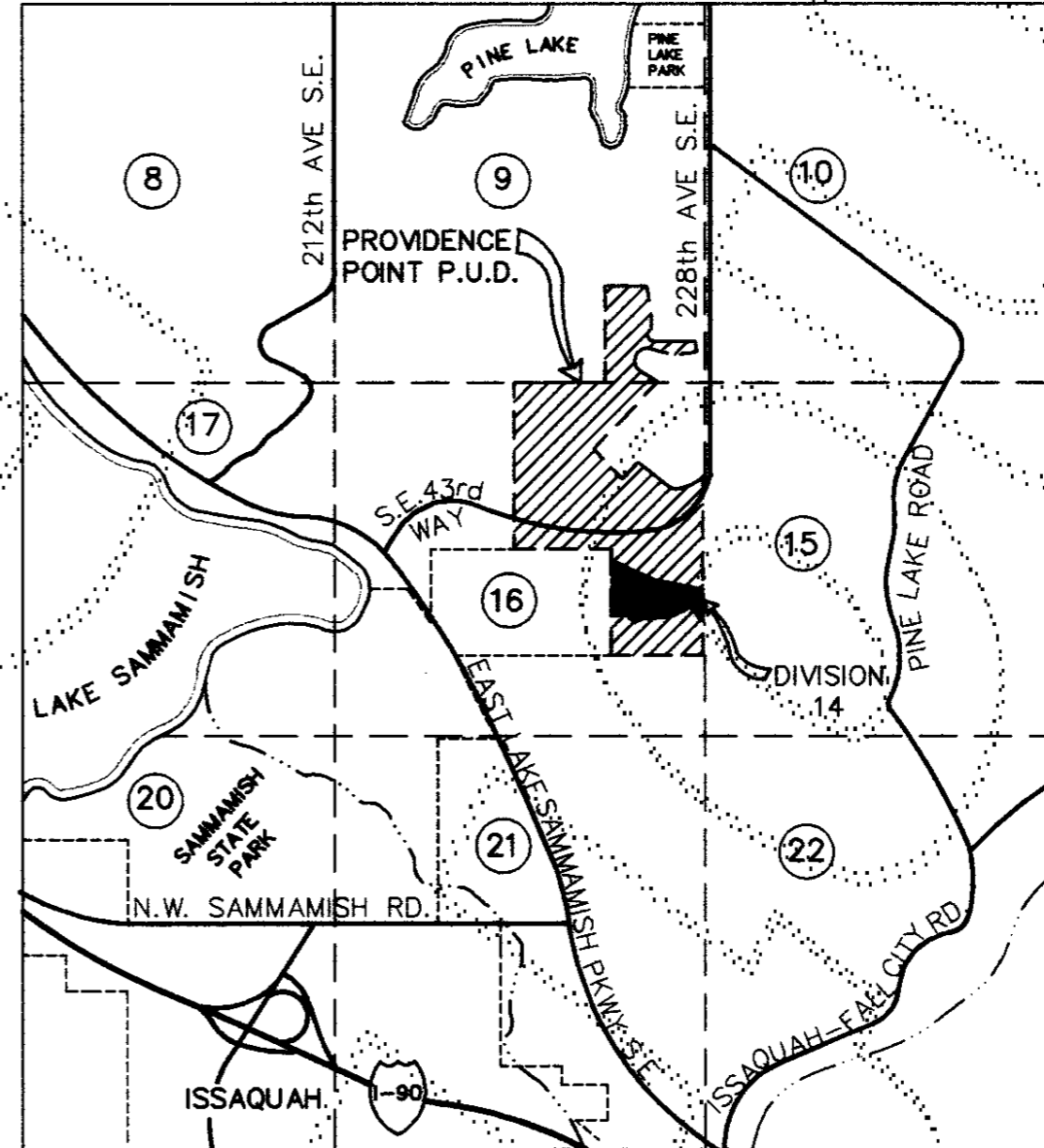
THE BUMGARDNER ARCHITECTS
101 STEWART STREET, SUITE 200
SEATTLE, WA 98101

EXISTING ZONE CLASSIFICATION: R6-P (SUBURBAN RESIDENTIAL-P SUFFIX);
K.C. D.D.E.S. FILE 187-79-R/ORD: #5508, #6252, #7582 & #8745

SITE AREA: 15.853 ACRES

NUMBER OF DWELLING UNITS: 36

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



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 FOURTEEN RECORDED UNDER RECORDING NUMBER 9706041446 IN VOLUME 7 OF P.U.D.'S PAGES 12-18 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 FOURTEEN.

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

RECORDING CERTIFICATE 9706041452

FILE FOR RECORD AT THE REQUEST OF THE MANAGER OF LAND USE SERVICES DIVISION THIS 22 DAY OF June 1997 A.D., AT 2:22 MINUTES PAST 3:00 P.M. AND RECORDED IN VOLUME 150 OF CONDOMINIUMS, PAGES 20-23 RECORDS OF KING COUNTY, WASHINGTON.

DIVISION OF RECORDS AND ELECTIONS

MANAGER

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.

ROBERT M. FITZMAURICE, P.L.S. # 32437
C/O DOWL ENGINEERS
REDMOND, WA 98052
(206) 869-2670



LEGAL DESCRIPTION:

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

COMMENCING AT THE EAST ONE-QUARTER CORNER OF SAID SECTION;
THENCE N 88° 04' 01" W 30.00 FEET TO THE WEST MARGIN OF 228TH AVENUE SE;
THENCE S 01° 44' 18" W 404.27 FEET ALONG THE WEST MARGIN OF 228TH AVENUE SE TO THE TRUE POINT OF BEGINNING;
THENCE S 01° 44' 18" W 400.00 FEET ALONG THE WEST MARGIN OF 228TH AVENUE SE;
THENCE N 88° 15' 42" W 60.62 FEET;
THENCE N 35° 45' 42" W 204.24 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 342.30 FEET (A RADIAL LINE THROUGH SAID BEGINNING BEARS S 43° 19' 37" E);
THENCE SOUTHWESTERLY ALONG SAID CURVE 101.15 FEET THROUGH A CENTRAL ANGLE OF 16° 55' 53" TO THE BEGINNING OF A COMPOUND CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 807.24 FEET;
THENCE ALONG SAID CURVE 333.50 FEET THROUGH A CENTRAL ANGLE OF 23° 40' 14";
THENCE S 87° 16' 30" W 248.44 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 193.50 FEET;
THENCE SOUTHWESTERLY 140.34 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 41° 33' 13";
THENCE N 44° 16' 43" W 152.23 FEET;
THENCE N 88° 20' 29" W 226.80 FEET TO THE WEST LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER;
THENCE N 01° 39' 31" E 772.12 FEET ALONG THE WEST LINE OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER TO THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER;
THENCE S 64° 02' 25" E 675.45 FEET;
THENCE S 77° 15' 42" E 689.44 FEET TO THE TRUE POINT OF BEGINNING;

CONTAINING 690,561 SQUARE FEET (15.853 ACRES) MORE OR LESS.

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DOWL FILE No. S303-22H

SHEET 1 OF 4

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

FILED IN KING COUNTY RECORDS DIVISION
CREATED: NOV 08 1996 09:58:20
UPDATED: NOV 15 1996 10:05:43
PLOTTED: MAY 08 1997 20:56:07
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KING COUNTY, WASHINGTON
(P.U.D. DIVISION 14)

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

Barry Boley
DAEWOO AMERICA DEVELOPMENT, INC.

C. K. Hong

APPROVALS

DEPARTMENT OF DEVELOPMENT AND ENVIRONMENTAL SERVICES

EXAMINED AND APPROVED THIS 30th DAY OF May, 1997
[Signature]
DEVELOPMENT ENGINEER

EXAMINED AND APPROVED THIS 30th DAY OF May, 1997
[Signature]
MANAGER, LAND USE SERVICES DIVISION

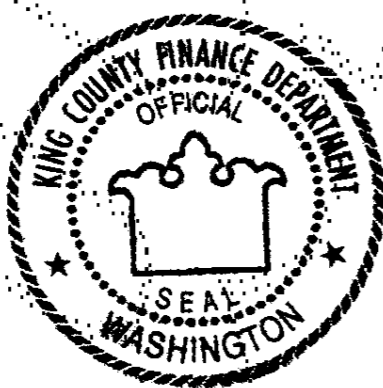
KING COUNTY DEPARTMENT OF ASSESSMENTS

EXAMINED AND APPROVED THIS 4th DAY OF June, 1997
Scott Noble Donna C. Clark
KING COUNTY ASSESSOR DEPUTY KING COUNTY ASSESSOR TE
ACCOUNT NUMBER 162406-9098

FINANCE DIVISION CERTIFICATE

I HEREBY CERTIFY THAT ALL PROPERTY TAXES ARE PAID, THAT THERE ARE NO DELINQUENT SPECIAL ASSESSMENTS CERTIFIED TO THIS OFFICE FOR COLLECTION AND THAT ALL SPECIAL ASSESSMENTS CERTIFIED TO THIS OFFICE FOR COLLECTION ON ANY OF THE PROPERTY HEREIN CONTAINED, DEDICATED AS STREETS, ALLEYS OR FOR OTHER PUBLIC USE, ARE PAID IN FULL
4th DAY OF June, 1997

D. Lee Dedrick [Signature]
MANAGER, FINANCE DIVISION DEPUTY



ACKNOWLEDGEMENT

STATE OF WASHINGTON

COUNTY OF KING

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Barry Boley SIGNED THIS INSTRUMENT, ON OATH STATED THAT he WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT, AS THE Vice President / Finance 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: May 9, 1997

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 C. K. Hong 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: May 9, 1997

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

MY APPOINTMENT EXPIRES: 1-27-98



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DOWL FILE No. S303-221

SHEET 2 OF 4

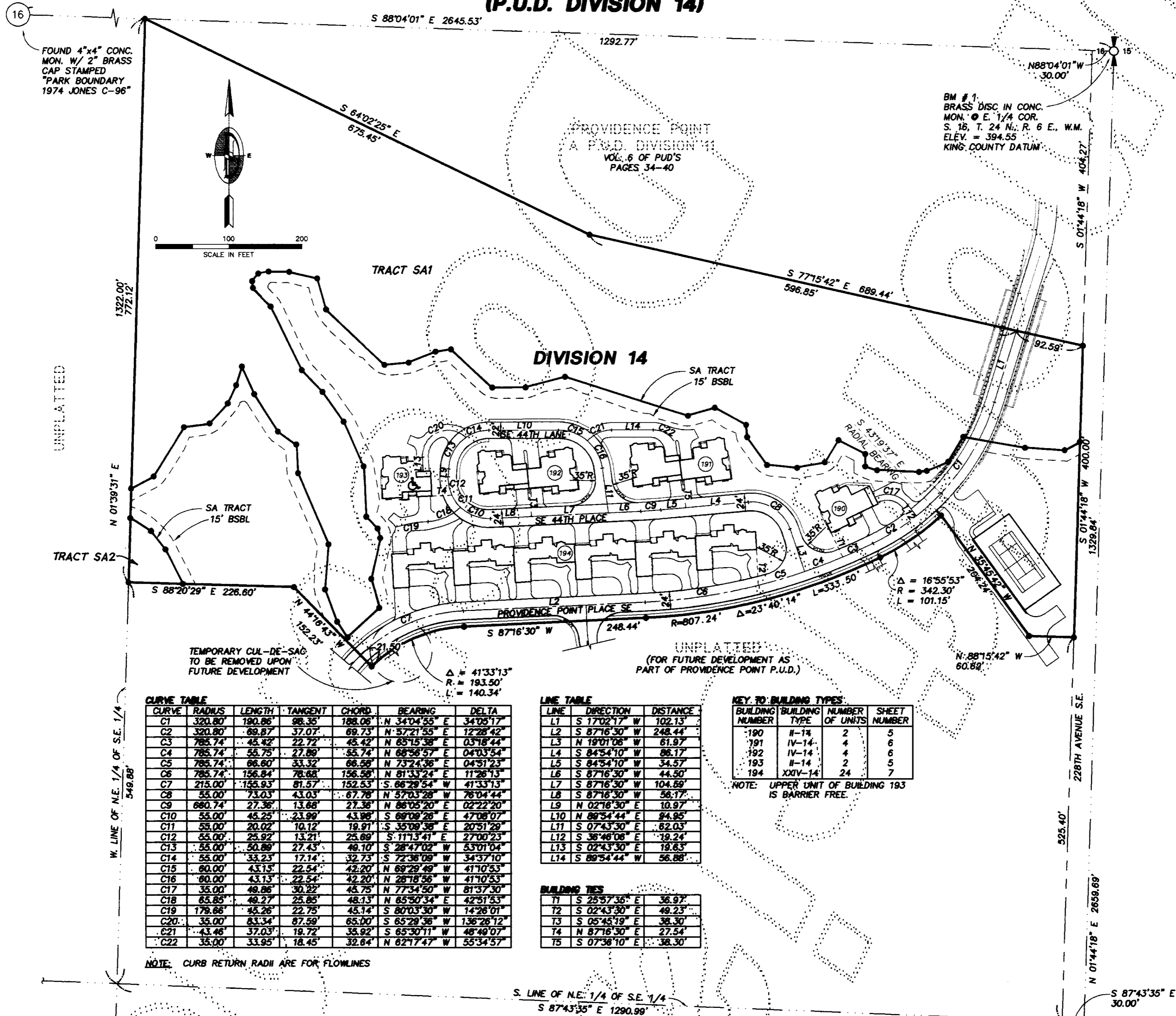
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(P.U.D. DIVISION 14)



CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	320.80	190.86	98.35	188.06	N 34°04'55" E	34°05'17"
C2	320.80	69.87	37.07	69.73	N 57°21'55" E	12°28'42"
C3	785.74	45.42	22.72	45.42	N 65°15'38" E	03°18'44"
C4	785.74	55.75	27.89	55.74	N 68°56'57" E	04°03'54"
C5	785.74	66.60	33.32	66.58	N 73°24'38" E	04°51'23"
C6	785.74	156.84	78.68	156.58	N 81°33'24" E	11°26'13"
C7	215.00	155.93	81.57	152.53	S 86°29'54" W	41°33'13"
C8	55.00	73.03	43.03	67.78	N 57°03'28" E	76°04'44"
C9	680.74	27.36	13.68	27.36	N 88°05'20" E	02°22'20"
C10	55.00	45.25	23.99	43.98	S 69°09'28" E	47°08'07"
C11	55.00	20.02	10.12	19.91	S 35°09'38" E	20°51'26"
C12	55.00	25.92	13.21	25.89	S 71°13'41" E	27°00'23"
C13	55.00	50.89	27.43	49.10	S 28°47'02" W	53°01'04"
C14	55.00	33.23	17.14	32.73	S 72°36'09" W	34°37'10"
C15	80.00	43.13	22.54	42.20	N 69°29'49" W	41°10'53"
C16	80.00	43.13	22.54	42.20	N 28°18'56" W	41°10'53"
C17	35.00	49.86	30.22	45.75	N 77°34'50" W	81°37'30"
C18	65.85	49.27	25.85	48.13	N 65°50'34" E	42°51'53"
C19	178.68	45.26	22.75	45.14	S 80°03'30" W	14°26'01"
C20	35.00	63.34	37.03	65.00	S 65°29'36" W	136°26'12"
C21	43.46	37.03	19.72	35.92	S 65°30'11" W	48°49'07"
C22	35.00	33.95	18.45	32.84	N 62°17'47" W	55°34'57"

LINE TABLE

LINE	DIRECTION	DISTANCE
L1	S 17°02'17" W	102.13
L2	S 87°16'30" W	248.44
L3	N 19°01'08" W	61.97
L4	S 84°54'10" W	86.17
L5	S 84°54'10" W	34.57
L6	S 87°16'30" W	44.50
L7	S 87°16'30" W	104.59
L8	S 87°16'30" W	58.17
L9	N 02°16'30" E	10.97
L10	N 88°54'44" E	84.95
L11	S 07°43'30" E	62.03
L12	S 38°48'08" E	19.24
L13	S 02°43'30" E	19.63
L14	S 89°54'44" W	56.88

KEY TO BUILDING TYPES:

BUILDING NUMBER	BUILDING TYPE	NUMBER OF UNITS	SHEET NUMBER
190	II-14	2	5
191	IV-14	4	6
192	IV-14	4	6
193	II-14	2	5
194	XXIV-14	24	7

NOTE: UPPER UNIT OF BUILDING 193 IS BARRIER FREE.

BUILDING TIES

T1	S 25°57'36" E	36.97
T2	S 02°43'30" E	49.23
T3	S 05°43'19" E	38.30
T4	N 87°16'30" E	27.54
T5	S 07°38'10" E	38.30

NOTE: CURB RETURN RADII ARE FOR FLOWLINES

- NOTES:**
- 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.
 - ALL WALKWAYS HAVE A MINIMUM WIDTH OF 4' PER P.U.D. APPROVAL.
 - COMMON AREAS WILL BE FURTHER DESCRIBED IN CONDOMINIUM DOCUMENTS WHICH WILL BE RECORDED AFTER THE P.U.D. AND BINDING SITE PLAN ARE RECORDED.
 - SEE SHEET 4 FOR SENSITIVE AREA TRACT DESCRIPTIONS.
- SET REBAR AND CAP, LS #32437, TYPICAL.
--- BUILDING TIE



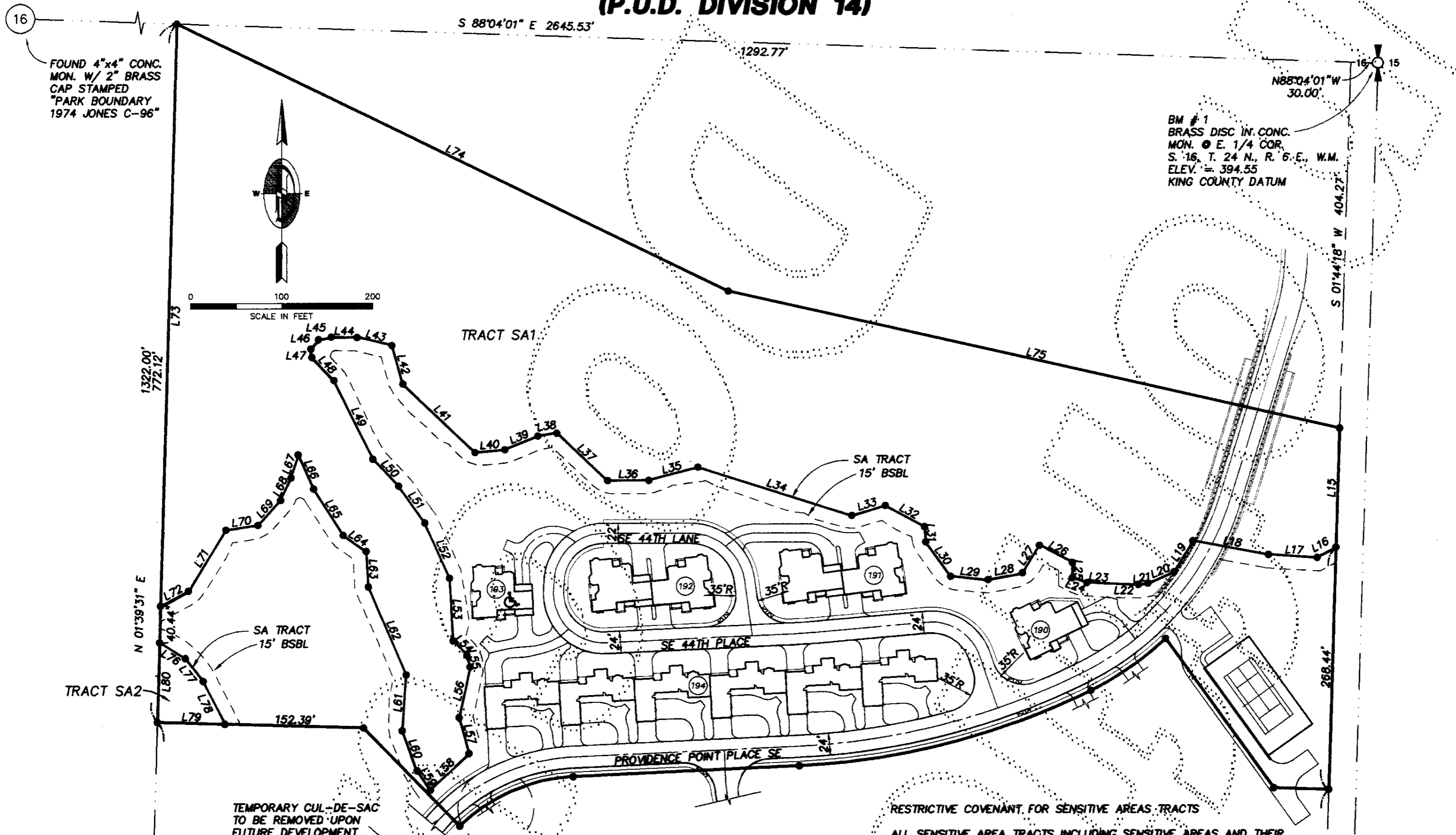
FOUND 4" BRASS DISC CONC. MON. IN CASE

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LINE TABLE

LINE	DIRECTION	DISTANCE
L15	S 01°44'18" W	131.56'
L16	S 61°01'58" W	23.49'
L17	N 86°34'20" W	53.93'
L18	N 79°41'30" W	84.99'
L19	S 31°03'44" W	39.89'
L20	S 86°32'28" W	31.53'
L21	S 81°46'26" W	10.65'
L22	N 89°28'33" W	32.44'
L23	N 85°23'56" W	24.52'
L24	N 71°51'19" W	16.93'
L25	N 00°02'42" W	16.94'
L26	N 62°22'38" W	40.95'
L27	S 31°41'58" W	35.62'
L28	S 78°46'32" W	38.59'
L29	N 84°46'41" W	41.35'
L30	N 35°33'39" W	46.84'
L31	N 04°58'16" W	16.98'
L32	N 61°27'47" W	48.91'
L33	S 73°21'41" W	38.49'
L34	N 72°20'02" W	176.51'
L35	S 74°49'10" W	56.80'
L36	S 89°46'01" W	45.34'

LINE TABLE (continued)

LINE	DIRECTION	DISTANCE
L37	N 47°02'29" W	76.85'
L38	S 81°34'31" W	21.14'
L39	S 67°38'52" W	39.64'
L40	S 84°42'46" W	33.25'
L41	N 46°26'30" W	110.03'
L42	N 15°57'48" W	44.07'
L43	N 76°43'22" W	39.38'
L44	N 89°13'51" W	28.37'
L45	S 79°04'41" W	14.30'
L46	S 38°52'03" W	13.27'
L47	S 06°41'20" E	8.46'
L48	S 43°30'53" E	35.14'
L49	S 26°09'19" E	96.89'
L50	S 43°39'07" E	41.29'
L51	S 35°22'48" E	49.81'
L52	S 24°05'07" E	66.99'
L53	S 02°59'57" E	69.27'
L54	S 44°00'23" E	22.08'
L55	S 15°07'43" E	13.73'
L56	S 12°14'50" E	57.47'
L57	S 15°13'50" E	41.21'
L58	S 46°35'48" E	59.13'

LINE TABLE (continued)

LINE	DIRECTION	DISTANCE
L59	N 34°06'56" W	26.11'
L60	N 20°23'51" W	47.22'
L61	N 04°21'17" E	62.19'
L62	N 23°07'24" W	105.98'
L63	N 03°27'33" W	39.35'
L64	N 54°53'55" W	60.87'
L65	N 32°20'49" W	60.65'
L66	N 24°14'28" W	41.48'
L67	S 16°46'44" W	26.68'
L68	S 24°52'26" W	27.34'
L69	S 42°11'32" W	37.78'
L70	S 81°43'03" W	35.48'
L71	S 31°28'53" W	79.08'
L72	S 61°42'51" W	35.02'
L73	N 01°39'31" E	843.33'
L74	S 64°02'25" E	675.45'
L75	S 77°15'42" E	689.44'
L76	S 56°08'52" E	33.48'
L77	S 37°33'45" E	32.01'
L78	S 26°31'20" E	53.00'
L79	N 88°20'29" W	74.21'
L80	N 01°39'31" E	88.35'

DOWNSIDE SURVEYING
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