

PROVIDENCE POINT

A BINDING SITE PLAN AMENDMENT No. SEVENTEEN

WITHIN THE NE 1/4 OF SECTION 16 AND THE SE 1/4 OF SECTION 9, TOWNSHIP 24N., RANGE 6E., W.M.,

KING COUNTY, WASHINGTON

(P. U. D. DIVISION 16)

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

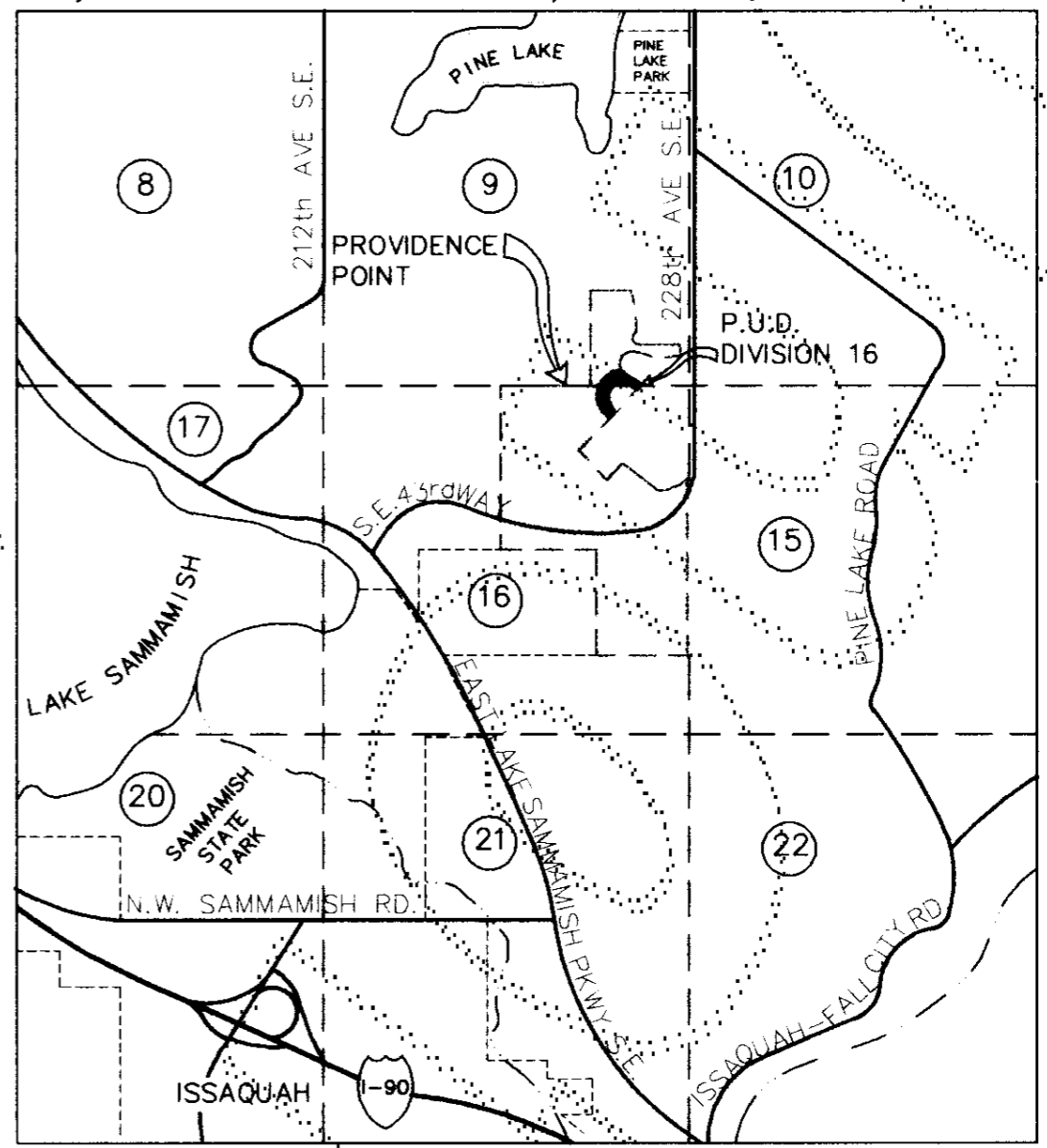
ARCHITECT: THE BUMGARDNER ARCHITECTS
101 STEWART STREET, SUITE 200
SEATTLE, WA 98101

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: 6.05 ACRES

NUMBER OF DWELLING UNITS: 64

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 SIXTEEN RECORDED UNDER RECORDING NUMBER _____ IN VOLUME _____ OF P.U.D.'S PAGE _____ 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 SIXTEEN.

LEGAL DESCRIPTION

THAT PORTION OF THE NORTHEAST QUARTER OF SECTION 16 AND THE SOUTHEAST QUARTER OF SECTION 9, 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 TO THE TRUE POINT OF BEGINNING; THENCE S 46°34'56" W 249.61 FEET; THENCE N 34°22'51" W 40.83 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 95.00 FEET; THENCE NORTHWESTERLY 31.93 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 19°15'27" TO THE BEGINNING OF A REVERSE CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 917.00 FEET; THENCE NORTHWESTERLY 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 136.00 FEET; THENCE NORTHWESTERLY 85.91 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 36°11'41" TO THE BEGINNING OF A COMPOUND CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 398.00 FEET; THENCE WESTERLY 81.97 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 11°48'01" TO THE BEGINNING OF A COMPOUND CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 99.27 FEET; THENCE SOUTHWESTERLY 73.38 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 42°21'18" TO THE BEGINNING OF A COMPOUND CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 283.00 FEET; THENCE SOUTHWESTERLY 222.99 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 45°08'49" TO THE BEGINNING OF A COMPOUND CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 229.00 FEET; THENCE SOUTHEASTERLY 149.12 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 37°18'39" TO A POINT OF TANGENCY; THENCE S 40°34'18" E 32.69 FEET; THENCE S 52°13'57" W 186.94 FEET; THENCE S 36°30'00" W 55.32 FEET; THENCE S 52°13'57" W 26.26 FEET TO THE EASTERLY MOST CORNER OF WASHINGTON VILLAGE 11, A CONDOMINIUM, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 102 OF CONDOMINIUMS, PAGES 51-56, RECORDS OF KING COUNTY; THENCE ALONG THE EASTERLY LINE OF SAID WASHINGTON VILLAGE 11 N 37°46'03" W 75.63 FEET TO AN ANGLE POINT; THENCE CONTINUING ALONG THE EASTERLY LINE OF SAID WASHINGTON VILLAGE 11 N 13°10'00" E 48.43 FEET TO THE BEGINNING OF A NONTANGENT CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 458.42 FEET (A RADIAL LINE THROUGH SAID BEGINNING BEARS S 58°09'14" W); THENCE NORTHWESTERLY 228.71 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 28°35'06" TO THE BEGINNING OF A COMPOUND CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 512.42 FEET; THENCE NORTHERLY 158.20 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 17°41'20" TO THE BEGINNING OF A REVERSE CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 79.58 FEET; THENCE NORTHERLY 45.14 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 32°30'01" TO A POINT OF TANGENCY; THENCE N 18°04'20" W 18.49 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 16.58 FEET; THENCE NORTHWESTERLY 12.26 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 44°04'19" TO THE BEGINNING OF A NONTANGENT CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 174.00 FEET (A RADIAL LINE THROUGH SAID BEGINNING BEARS S 08°23'06" E); THENCE NORTHEASTERLY 159.02 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 52°21'58" TO A POINT OF TANGENCY; THENCE N 29°14'56" E 56.62 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 176.00 FEET; THENCE NORTHEASTERLY 192.12 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 62°32'34" TO A POINT OF TANGENCY; THENCE S 88°12'30" E 142.80 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 188.16 FEET; THENCE NORTHEASTERLY 185.18 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 56°23'13" TO THE BEGINNING OF A NONTANGENT CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 114.00 FEET (A RADIAL LINE THROUGH SAID BEGINNING BEARS N 64°01'49" W); THENCE SOUTHEASTERLY 179.07 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00"; THENCE ALONG A NONTANGENT LINE S 67°10'08" E 200.36 FEET; THENCE S 46°34'56" W 40.75 FEET TO THE TRUE POINT OF BEGINNING. CONTAINING 263,689 SQUARE FEET (6.053 ACRES) MORE OR LESS.

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

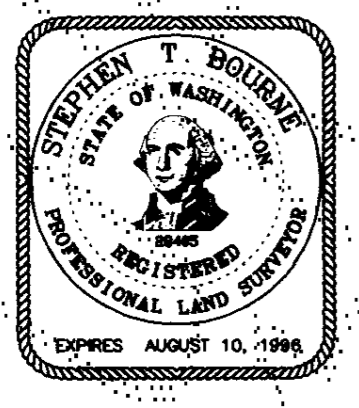
RECORDING CERTIFICATE

9501310720
FILE FOR RECORD AT THE REQUEST OF THE MANAGER OF LAND USE
38 MINUTES PAST 10:00 A.M. AND RECORDED IN VOLUME 122 OF CONDOMINIUMS, PAGES 35-38 RECORDS OF KING COUNTY, WASHINGTON.

DIVISION OF RECORDS AND ELECTIONS
Carolyn Atterman
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 SECTIONS 9 & 16, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M.
Stephen T. Bourne 1/27/95
STEPHEN T. BOURNE, P.L.S. # 28405
C/O DOWL ENGINEERS
REDMOND, WA 98052
(206) 869-2670



PROVIDENCE POINT

A BINDING SITE PLAN AMENDMENT No. SEVENTEEN

WITHIN THE NE 1/4 OF SECTION 16 AND THE SE 1/4 OF SECTION 9, TOWNSHIP 24N., RANGE 6E., W.M.,
KING COUNTY, WASHINGTON

(P. U. D. DIVISION 16)

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

Gary L. King
DAEWOO AMERICA DEVELOPMENT, INC.

C.K. King

APPROVALS

DEPARTMENT OF DEVELOPMENT AND ENVIRONMENTAL SERVICES

EXAMINED AND APPROVED THIS 16th DAY OF JANUARY 1995

[Signature]
DEVELOPMENT ENGINEER

EXAMINED AND APPROVED THIS 18th DAY OF JANUARY 1995

[Signature]
MANAGER, LAND USE SERVICES DIVISION

KING COUNTY DEPARTMENT OF ASSESSMENTS

EXAMINED AND APPROVED THIS 3 DAY OF MAY 1995

SCOTT NOBLE
KING COUNTY ASSESSOR

[Signature]
DEPUTY KING COUNTY ASSESSOR

ACCOUNT NUMBER PORTION OF 092406-9016 & 162406-9055 TE

ACKNOWLEDGEMENT

STATE OF WASHINGTON
COUNTY OF KING

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Gary L. King SIGNED THIS INSTRUMENT, ON OATH STATED THAT he WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT, AS THE 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: January 11, 1995

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

MY APPOINTMENT EXPIRES 01-27-98

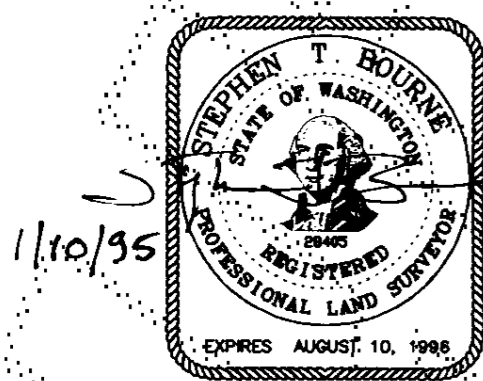
STATE OF WASHINGTON
COUNTY OF KING

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT C.K. King SIGNED THIS INSTRUMENT, ON OATH STATED THAT he WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT, AS THE Vice President 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: January 11, 1995

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

MY APPOINTMENT EXPIRES 01-27-98



PROVIDENCE POINT

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WITHIN THE NE 1/4 SECTION 16 AND THE SE 1/4 OF SECTION 9, TOWNSHIP 24N., RANGE 6E., W.M., KING COUNTY, WASHINGTON

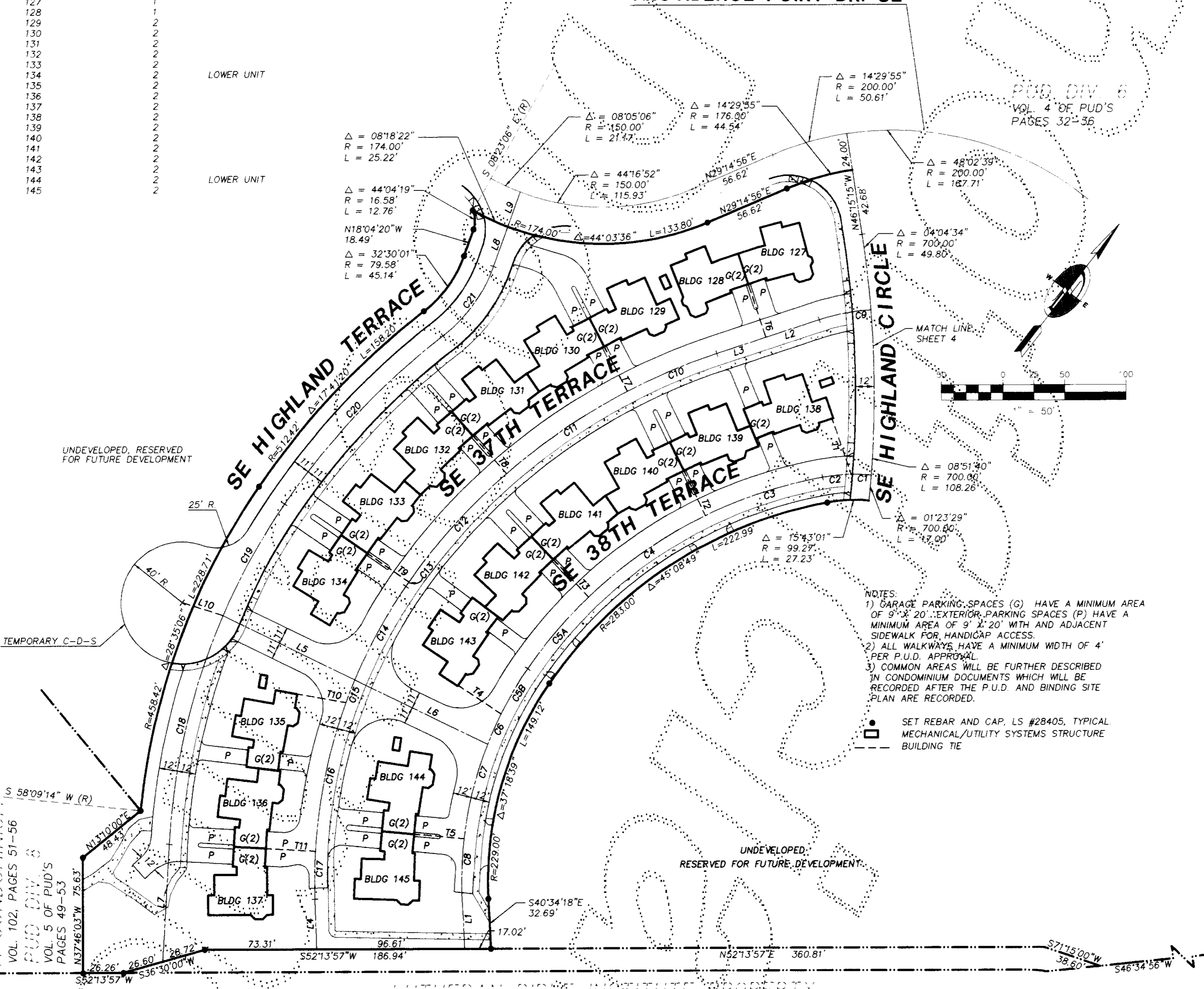
(P. U. D. DIVISION 16)

KEY TO BUILDING TYPES

BUILDING #	# OF UNITS	BARRIER FREE
127	1	
128	1	
129	2	
130	2	
131	2	
132	2	
133	2	
134	2	LOWER UNIT
135	2	
136	2	
137	2	
138	2	
139	2	
140	2	
141	2	
142	2	
143	2	LOWER UNIT
144	2	
145	2	

PROVIDENCE POINT DR. SE

PUD DIV 6
VOL. 4 OF PUD'S
PAGES 32-36



- 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 AND 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 MECHANICAL/UTILITY SYSTEMS STRUCTURE BUILDING TIE

WASHINGTON VILLAGE II,
A CONDOMINIUM
VOL. 102, PAGES 51-56
PUD DIV 8
VOL. 5 OF PUD'S
PAGES 49-53

LUTHERAN BIBLE INSTITUTE PROPERTY

CENTERLINE DIMENSIONS

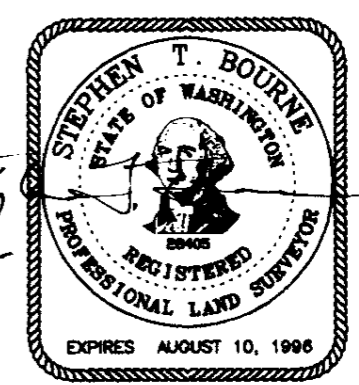
CURVE	RADIUS	LENGTH	DELTA
C1	116.27	13.13	06°28'16"
C2	116.27	18.70	09°12'47"
C3	300.00	81.07	15°28'59"
C4	300.00	93.83	17°55'11"
C5A	300.00	61.49	11°44'38"
C5B	246.00	34.30	07°59'18"
C6	246.00	21.67	05°02'47"
C7	246.00	63.94	14°53'31"
C8	246.00	40.29	09°23'03"
C9	131.97	34.34	14°54'28"
C10	396.00	63.76	09°13'29"
C11	396.00	95.74	13°51'06"
C12	396.00	195.57	13°49'40"
C13	396.00	3.65	00°30'51"
C14	342.00	69.89	11°42'34"
C15	342.00	76.12	02°42'00"
C16	342.00	99.73	16°42'27"
C17	342.00	32.45	05°26'12"
C18	438.00	154.71	20°14'19"
C19	438.00	83.82	10°57'55"
C20	494.27	151.89	17°36'26"
C21	100.00	56.72	32°30'01"

CENTERLINE DIMENSIONS

LINE	DIRECTION	DISTANCE
L1	S40°34'18"E	31.86'
L2	S34°09'26"W	36.89'
L3	S34°09'26"W	33.66'
L4	S39°54'40"E	32.81'
L5	N78°25'14"E	96.13'
L6	N78°25'14"E	96.23'
L7	N34°27'53"W	77.01'
L8	N18°04'20"W	27.60'
L9	N18°04'20"W	24.00'
L10	S70°00'28"W	28.13'

BUILDING TIES

LINE	DIRECTION	DISTANCE
T1	S56°20'44"E	38.50'
T2	S63°19'06"E	32.75'
T3	S80°34'05"E	33.77'
T4	N86°23'39"E	33.70'
T5	N57°38'55"E	32.75'
T6	S55°56'13"E	36.58'
T7	S65°07'33"E	33.17'
T8	S78°51'49"E	33.16'
T9	N87°05'23"E	33.07'
T10	N62°29'13"E	32.43'
T11	N55°35'24"E	32.67'



DOWL FILE No. 101-46
SHEET 3 OF 4

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

VOLUME/PAGE

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PROVIDENCE POINT

A BINDING SITE PLAN

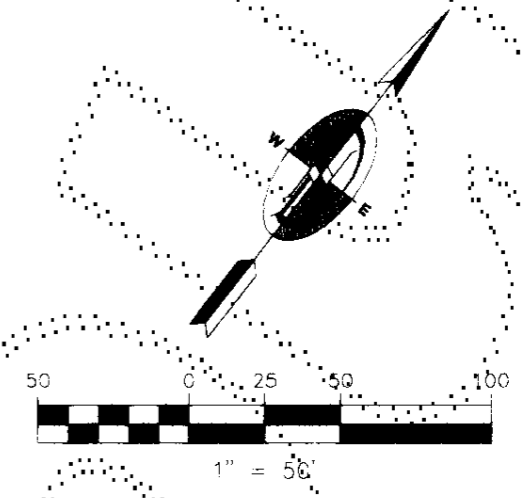
AMENDMENT No. SEVENTEEN

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(P. U. D. DIVISION 16)

KEY TO BUILDING TYPES

BUILDING #	TYPE	# OF UNITS	BARRIER FREE
146	S1	1	
147	S1	1	
148	S1	1	
149	S1	1	
150	ED1	2	
151	MD1	2	
152	MD1	2	
153	ED1	2	
154	S1	1	
155	S1	1	
156	ED1	2	LOWER UNIT
157	MD1	2	
158	MD1	2	LOWER UNIT
159	ED1	2	
160	ED1	2	LOWER UNIT
161	MD1	2	
162	ED2	2	



PUD DW 6
VOL. 4 OF PUD'S
PAGES 32-36

$\Delta = 14^{\circ}29'54''$
 $R = 200.00'$
 $L = 50.61'$

$\Delta = 48^{\circ}02'39''$
 $R = 200.00'$
 $L = 167.71'$

$\Delta = 04^{\circ}04'34''$
 $R = 700.00'$
 $L = 49.80'$

$\Delta = 08^{\circ}51'40''$
 $R = 700.00'$
 $L = 108.26'$

$\Delta = 01^{\circ}23'29''$
 $R = 700.00'$
 $L = 17.00'$

$\Delta = 26^{\circ}38'17''$
 $R = 99.27'$
 $L = 46.15'$

$\Delta = 11^{\circ}48'01''$
 $R = 398.00'$
 $L = 81.97'$

$\Delta = 36^{\circ}11'41''$
 $R = 136.00'$
 $L = 85.91'$

$\Delta = 05^{\circ}52'27''$
 $R = 917.00'$
 $L = 94.01'$

$\Delta = 19^{\circ}15'27''$
 $R = 95.00'$
 $L = 31.93'$

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

UNDEVELOPED
RESERVED FOR FUTURE DEVELOPMENT

LUTHERAN BIBLE INSTITUTE PROPERTY

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

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

CENTERLINE DIMENSIONS

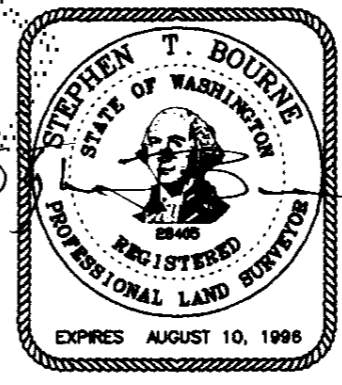
CURVE	RADIUS	LENGTH	DELTA
C18	131.97	64.42	27.58 07
C19	131.97	33.26	14.26 27
C20	250.00	56.30	12.54 13
C21	250.00	89.36	20.28 50
C22	250.00	4.64	01.02 29
C23	250.00	13.63	03.07 23
C24	250.00	22.58	05.10 34
C25	175.00	11.17	03.39 27
C26	175.00	53.09	17.22 52
C27	240.95	27.45	06.31 39
C28	28.00	11.98	24.31 06
C29	28.00	15.09	30.52 19
C30	28.00	14.23	29.07 41
C31	116.27	8.95	04.24 46
C32	116.27	45.17	22.15 30
C33	415.00	55.85	07.42 37
C34	415.00	29.62	04.05 24
C35	153.00	63.74	23.52 05
C36	153.00	10.61	03.58 28
C37	153.00	22.30	08.21 08
C38	900.00	48.67	03.05 54
C39	900.00	43.60	02.48 33
C40	112.00	6.11	03.07 24
C41	112.00	31.54	16.08 03

CENTERLINE DIMENSIONS

LINE	DIRECTION	DISTANCE
L11	N39°30'31"E	80.11'
L12	N39°04'20"E	97.24'
L13	S88°31'33"E	63.11'
L14	S88°31'33"E	39.80'
L15	S24°49'51"E	41.72'
L16	S34°22'51"E	38.13'

BUILDING TIES

LINE	DIRECTION	DISTANCE
T12	S10°24'56"E	35.75'
T13	S01°00'07"W	34.17'
T14	S11°27'17"W	36.58'
T15	S34°37'40"W	38.90'
T16	S29°03'14"W	30.09'
T17	S34°39'16"W	39.85'
T18	S05°26'26"E	40.96'
T19	S01°31'56"W	34.29'
T20	S19°19'52"W	31.84'
T21	S42°49'51"W	35.10'
T22	S46°19'02"W	34.33'



1/27/95

VOLUME/PAGE

FILENAME: S114471.GMMP.DWG CREATED: JAN 06 1995 13:45:05 UPDATED: JAN 09 1995 14:27:08 PLOTTED: JAN 09 1995 16:08:12 (458425)