

PROVIDENCE POINT

03-49
CONDO

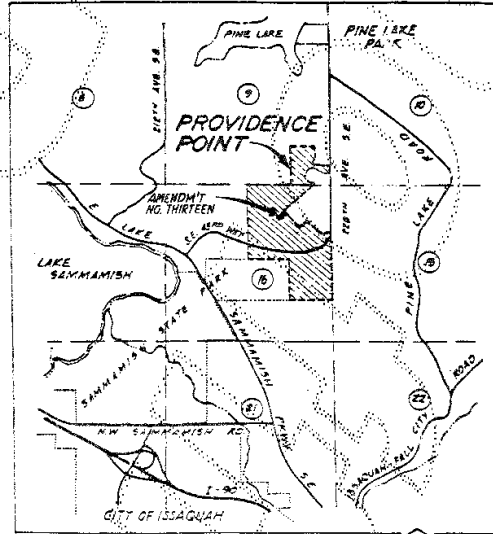
A BINDING SITE PLAN AMENDMENT NO. THIRTEEN WITHIN SECTION 16, TOWNSHIP 24N, RANGE 6E., W.M. IN KING COUNTY, WASHINGTON (P.U.D. DIVISION NINE)

9104091221

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 N88°28'02"W 542.49 FEET ALONG THE NORTH LINE THEREOF;
 THENCE S45°34'56"W 305.33 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 62.00 FEET (A RADIAL LINE THROUGH SAID BEGINNING BEARS N27°12'21"W);
 THENCE SOUTHWESTERLY 11.43 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 10°33'42";
 THENCE S52°13'57"W 1014.30 FEET TO THE TRUE POINT OF BEGINNING;
 THENCE S37°46'03"E 290.00 FEET;
 THENCE S52°13'57"W 110.00 FEET;
 THENCE S65°40'00"W 220.60 FEET TO THE NORTHEASTERLY LINE OF PROVIDENCE POINT P.U.D. (DIVISION ONE) RECORDED UNDER RECORDING NUMBER 8401270535 IN VOLUME 1 OF P.U.D.'S, PAGES 81-116, INCLUSIVE, RECORD OF SAID COUNTY, AND THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 517.00 FEET (A RADIAL LINE THROUGH SAID BEGINNING BEARS N42°49'18"E);
 THENCE ALONG SAID NORTHEASTERLY LINE THE FOLLOWING THREE COURSES:
 THENCE NORTHWESTERLY 8.97 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 00°52'38";
 THENCE N48°10'30"W 79.75 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 353.00 FEET;
 THENCE NORTHWESTERLY 225.76 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 38°50'38" TO A RADIAL LINE OF SAID CURVE WHICH BEARS S80°40'18"W AND THE MOST SOUTHERLY CORNER OF PROVIDENCE POINT PUD (DIVISION FOUR) AMENDMENT TO SHEETS 1, 4, 15, 14 AND 17, RECORDED IN VOLUME 3 OF P.U.D.'S, PAGES 1, 4, 15, 14 AND 17, RECORDS OF KING COUNTY, WASHINGTON, DIVISION OF RECORDS AND ELECTIONS, RECORDED UNDER RECORDING NO. 8710080539 IN VOLUME 4 OF P.U.D.'S PAGES 25-29, INCLUSIVE, RECORDS OF SAID COUNTY;
 THENCE ALONG THE SOUTHEASTERLY LINE THEREOF THE FOLLOWING TWO COURSES:
 THENCE N24°40'31"E 125.36 FEET;
 THENCE N52°13'57"E 300.00 FEET TO THE TRUE POINT OF BEGINNING.



VICINITY MAP



Recording Certificate 9104091221

FILED FOR RECORD AT THE REQUEST OF THE MANAGER OF BUILDING AND LAND DEVELOPMENT THIS 27th DAY OF April 19 91 A.D. AT 2:52 MINUTES PAST 12 M. AND RECORDED IN VOLUME 103 OF CONDOMINIUMS, PAGE(S) 27-27, RECORDS OF KING COUNTY, WASHINGTON.

DIVISION OF RECORDS AND ELECTIONS

MANAGER Jane Hogue SUPERINTENDENT OF RECORDS Cathryn Ableman

Statement of Purpose

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

General Project Description

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

ENGINEER: STEPAN/DOWL ENGINEERS, INC.
33505 13TH PLACE SOUTH
FERREL WAY, WASHINGTON 98003

ARCHITECT: METHUN-BOWMAN-EMRICH GROUP
2000 112TH AVENUE N.E.
BELLEVUE, WASHINGTON 98004

EXISTING ZONE CLASSIFICATION: SR-P (SUBURBAN RESIDENTIAL - P SUFFIX); B.A.L.D. FILE 187-75-R/ORD #5506 AND ORDINANCE #6252

SITE AREA: 222 ACRES
 NUMBER OF DWELLINGS: 35 UNITS
 OWNERSHIP AND MAINTENANCE RESPONSIBILITIES:

PER CONDOMINIUM DECLARATIONS TO BE FILED WITH THE KING COUNTY DIVISION OF RECORDS AND ELECTIONS.

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.

Paul S. Anderson 7-25-90
 PAUL S. ANDERSON, L.S. #15635
 C/O STEPAN/DOWL ENGINEERS, INC.
 FEDERAL WAY, WA 98003
 (682-4771)



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PROVIDENCE POINT

103-50
C000

A BINDING SITE PLAN AMENDMENT NO. THIRTEEN
WITHIN SECTION 16, TOWNSHIP 24N, RANGE 6E., W.M.
IN KING COUNTY, WASHINGTON
(P.U.D. DIVISION NINE)

Acknowledgements

STATE OF WASHINGTON
COUNTY OF King

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT William J. High SIGNED THIS INSTRUMENT, ON OATH STATED THAT (HE/SHE) WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE University Vice President OF University Savings Bank TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED January 31, 1991

SIGNATURE OF NOTARY PUBLIC Catharine I. Powell
TITLE Notary Public
MY APPOINTMENT EXPIRES Aug 26, 1992

STATE OF WASHINGTON
COUNTY OF King

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Daniel C. Groves SIGNED THIS INSTRUMENT, ON OATH STATED THAT (HE/SHE) WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE V.P. of Finance OF Swanson-Dean/Daewoo TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED 1-31-91

SIGNATURE OF NOTARY PUBLIC Jennifer M. Diet
TITLE Notary Public
MY APPOINTMENT EXPIRES 8-25-91

STATE OF WASHINGTON
COUNTY OF King

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Deacon Hoop SIGNED THIS INSTRUMENT, ON OATH STATED THAT (HE/SHE) WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE Authorized Agent OF Daewoo International Corp TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED 1-31-91

SIGNATURE OF NOTARY PUBLIC Annex M. Holt
TITLE Notary Public
MY APPOINTMENT EXPIRES 8/21/91

STATE OF WASHINGTON
COUNTY OF King

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Ray E. Harbalt SIGNED THIS INSTRUMENT, ON OATH STATED THAT (HE/SHE) WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE Ray E. Harbalt / President of Daewoo OF The Lutheran Bible Institute of Seattle TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED January 31, 1991

SIGNATURE OF NOTARY PUBLIC Lillian R. Welch
TITLE Notary Public
MY APPOINTMENT EXPIRES 5-25-91

STATE OF WASHINGTON
COUNTY OF King

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Ray E. Harbalt SIGNED THIS INSTRUMENT, ON OATH STATED THAT (HE/SHE) WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE Ray E. Harbalt / President of Daewoo OF The Lutheran Bible Institute of Seattle TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED

SIGNATURE OF NOTARY PUBLIC
TITLE
MY APPOINTMENT EXPIRES

Declaration

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED, OWNERS 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 SAID 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

Daniel C. Groves

DAEWOO INTERNATIONAL (AMERICA) CORP.

Deacon Hoop

PEOPLES NATIONAL BANK OF WASHINGTON

Daniel C. Groves

THE LUTHERAN BIBLE INSTITUTE OF SEATTLE

Ray E. Harbalt

UNIVERSITY SAVINGS BANK

William J. High

Authorization & Restrictions

THIS BINDING SITE PLAN IS AUTHORIZED BY KING COUNTY CODE TITLE 19.34.020, KING COUNTY ORDINANCES #5810, 6252 AND #441, AND THE FINAL P.U.D. OF PROVIDENCE POINT-DIVISION NINE RECORDED UNDER CERTIFICATE _____ 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 NINE.

Approvals

PARKS, PLANNING AND RESOURCES DEPARTMENT

EXAMINED AND APPROVED THIS 3rd DAY OF April, 1991

Sharon C. Townsend, P.E., Sr.
DEVELOPMENT ENGINEER

EXAMINED AND APPROVED THIS 4th DAY OF April, 1991

Sharon C. Townsend, P.E., Sr.
MANAGER, BUILDING AND LAND DEVELOPMENT DIVISION

KING COUNTY DEPARTMENT OF ASSESSMENTS

EXAMINED AND APPROVED THIS 9 DAY OF April, 1991

Ruth Roper
KING COUNTY ASSESSOR

Debra Matheson
DEPUTY KING COUNTY ASSESSOR

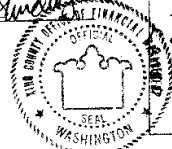
Finance Division Certificate

I HEREBY CERTIFY ALL PROPERTY TAXES ARE PAID, THAT THERE ARE NO DELINQUENT SPECIAL ASSESSMENTS CERTIFIED TO THIS OFFICE FOR COLLECTION AND THAT SPECIAL ASSESSMENTS CERTIFIED TO THIS OFFICE FOR COLLECTION ON ANY OF THE PROPERTY HEREIN CONTAINED DEDICATED AS STREETS, ALLEYS OR FOR PUBLIC USE, ARE PAID IN FULL. THIS _____ DAY OF April, 1991

FINANCE DIVISION

Debra Matheson
MANAGER, KING COUNTY FINANCE DIVISION

Debra Matheson
DEPUTY



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PROVIDENCE POINT

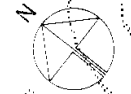
103-51
CONDO

A BINDING SITE PLAN AMENDMENT NO. THIRTEEN
 WITHIN SECTION 16, TOWNSHIP 24N, RANGE 6E., W.M.
 IN KING COUNTY, WASHINGTON
 (P.U.D. DIVISION NINE)

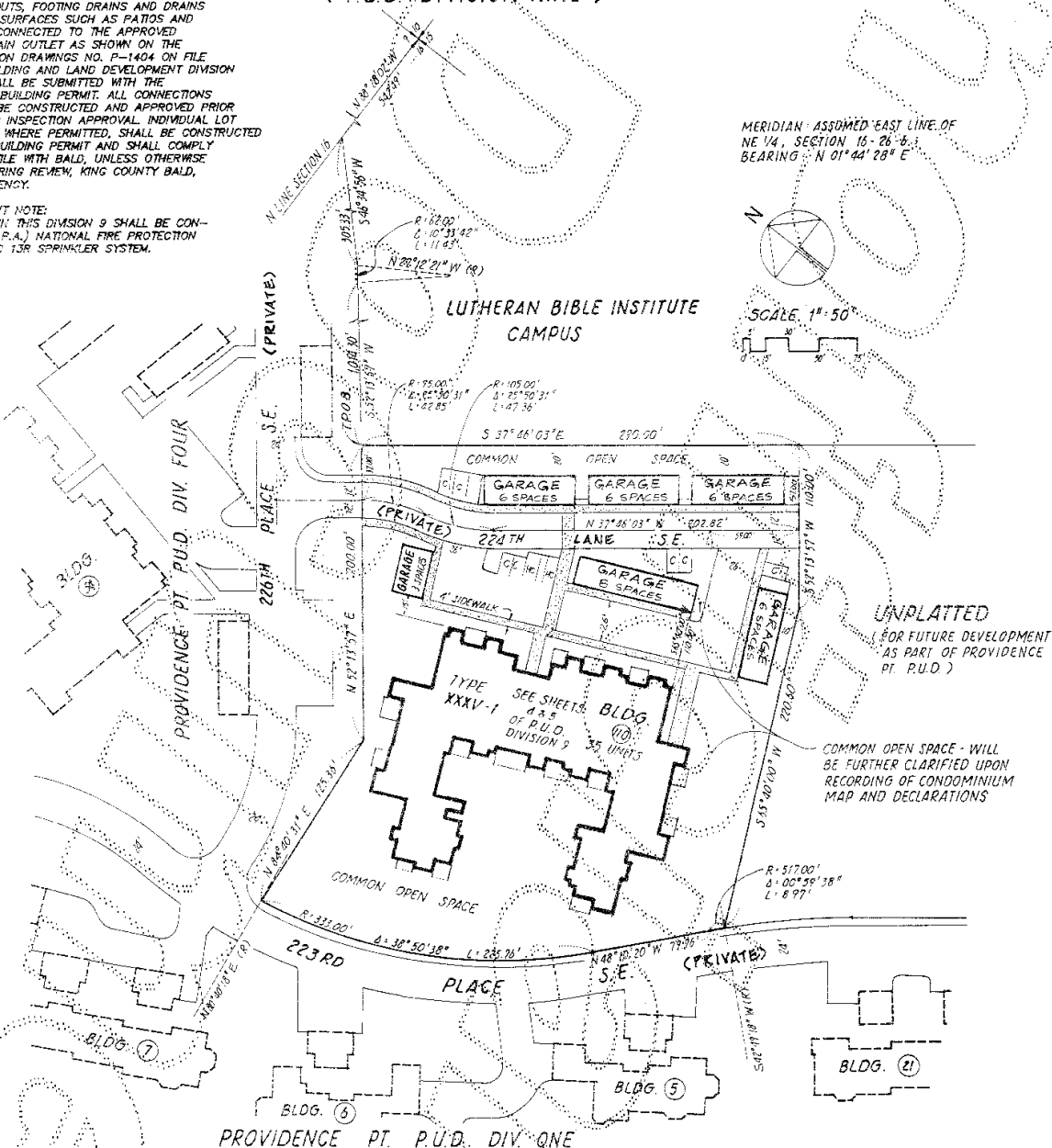
DOWNSPOUT NOTE:
 ALL BUILDING DOWNSPOUTS, FOOTING DRAINS AND DRAINS FROM ALL IMPERVIOUS SURFACES SUCH AS PATIOS AND DRIVEWAYS SHALL BE CONNECTED TO THE APPROVED PERMANENT STORM DRAIN OUTLET AS SHOWN ON THE APPROVED CONSTRUCTION DRAWINGS NO. P-1404 ON FILE WITH KING COUNTY BUILDING AND LAND DEVELOPMENT DIVISION (BALD). THIS PLAN SHALL BE SUBMITTED WITH THE APPLICATION FOR ANY BUILDING PERMIT. ALL CONNECTIONS OF THE DRAINS MUST BE CONSTRUCTED AND APPROVED PRIOR TO THE FINAL BUILDING INSPECTION APPROVAL. INDIVIDUAL LOT INFILTRATION SYSTEMS, WHERE PERMITTED, SHALL BE CONSTRUCTED AT THE TIME OF THE BUILDING PERMIT AND SHALL COMPLY WITH SAID PLANS ON FILE WITH BALD, UNLESS OTHERWISE APPROVED BY ENGINEERING REVIEW, KING COUNTY BALD, OR ITS SUCCESSOR AGENCY.

SPRINKLER REQUIREMENT NOTE:
 BUILDING NO. 110 WITHIN THIS DIVISION 9 SHALL BE CONSTRUCTED WITH A (N.F.P.A.) NATIONAL FIRE PROTECTION ASSOCIATION STANDARD 13R SPRINKLER SYSTEM.

MERIDIAN: ASSUMED EAST LINE OF
 NE 1/4, SECTION 16-26-6
 BEARING: N 01° 44' 28" E



SCALE: 1" = 50'



UNPLATTED
 (FOR FUTURE DEVELOPMENT AS PART OF PROVIDENCE PT. P.U.D.)

COMMON OPEN SPACE - WILL BE FURTHER CLARIFIED UPON RECORDING OF CONDOMINIUM MAP AND DECLARATIONS

NOTE:
 GARAGE PARKING SPACE HAS A MIN. AREA OF 9' x 20'. EXTERIOR PARKING SPACE HAS A MIN. AREA OF 9' x 20' OR 8' x 16' FOR COMPACT CARS (C). HANDICAP SPACES AREA MIN. OF 9' x 20' WITH A 3' COMMON STRIP IN BETWEEN (H/C).

BALD FILE #147-80-P



103-51
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