

# PROVIDENCE POINT

VOLUME/PAGE  
156 83

A BINDING SITE PLAN AMENDMENT NO. TWENTY-TWO  
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 12)

## GENERAL PROJECT DESCRIPTION

FEE OWNER: SWANSON-DEAN/DAEWOO PARTNERSHIP, LLP  
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

EXISTING ZONE CLASSIFICATION: R6

OLD ZONE CLASSIFICATION: SR-P K.C. D.D.E.S. FILE 187-79R/ORD. #5508, #0252, #7582 & #8745

SITE AREA: 16.245 ACRES

NUMBER OF DWELLING UNITS: 130

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.

ANY REQUIRED KING COUNTY ROAD MITIGATION PAYMENT SYSTEM (MPS) FEES ARE TO BE PAID AT THE BUILDING PERMIT STAGE.

ALL DEVELOPMENT AND USE OF THE LAND DESCRIBED HEREIN SHALL BE IN ACCORDANCE WITH THIS BINDING SITE PLAN, AS IT MAY BE AMENDED WITH THE APPROVAL OF THE CITY, TOWN, OR COUNTY HAVING JURISDICTION OVER THE DEVELOPMENT OF SUCH LAND, AND IN ACCORDANCE WITH SUCH OTHER GOVERNMENTAL PERMITS, APPROVALS, REGULATIONS, REQUIREMENTS, AND RESTRICTIONS THAT MAY BE IMPOSED UPON SUCH LAND AND THE DEVELOPMENT AND USE THEREOF. UPON COMPLETION, THE IMPROVEMENTS ON THE LAND SHALL BE INCLUDED IN ONE OR MORE CONDOMINIUMS OR OWNED BY AN ASSOCIATION OR OTHER LEGAL ENTITY IN WHICH THE OWNERS OF UNITS THEREIN OR THEIR OWNERS' ASSOCIATIONS HAVE A MEMBERSHIP OR OTHER LEGAL OR BENEFICIAL INTEREST. THIS BINDING SITE PLAN SHALL BE BINDING UPON ALL NOW OR HEREAFTER HAVING ANY INTEREST IN THE LAND DESCRIBED HEREIN.

## 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 TWELVE 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 TWELVE.

THE DEVELOPMENT IS SUBJECT TO EXCEPTIONS AND RESTRICTIONS CONTAINED IN A DEED FROM THE STATE OF WASHINGTON REGARDING MINERAL RIGHTS RECORDED UNDER RECORDING NO. 4532756 AND AN EASEMENT FOR THE RIGHT TO MAKE SLOPES FOR CUTS AND FILLS ALONG THE MARGIN OF 228TH AVE. SE RECORDED UNDER RECORDING NO. 6012254.

THE ROAD AND STORM DRAINAGE SYSTEMS SHALL BE CONSTRUCTED ACCORDING TO THE APPROVED PLAN AND PROFILE, PLAN NO. P-2439 A-T ON FILE WITH KING COUNTY DEPARTMENT OF DEVELOPMENT AND ENVIRONMENTAL SERVICES (D.D.E.S.). ANY DEVIATION FROM THE APPROVED PLANS WILL REQUIRE WRITTEN APPROVAL FROM THE PROPER AGENCY, CURRENTLY D.D.E.S.

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

## RECORDING CERTIFICATE 9906082297

FILE FOR RECORD AT THE REQUEST OF THE MANAGER OF LAND USE SERVICES DIVISION THIS 8<sup>TH</sup> DAY OF June, 1999 A.D., AT \_\_\_\_\_ MINUTES PAST 3:00 P.M. AND RECORDED IN VOLUME 156 OF CONDOMINIUMS, PAGES 83 - 86 RECORDS OF KING COUNTY, WASHINGTON.

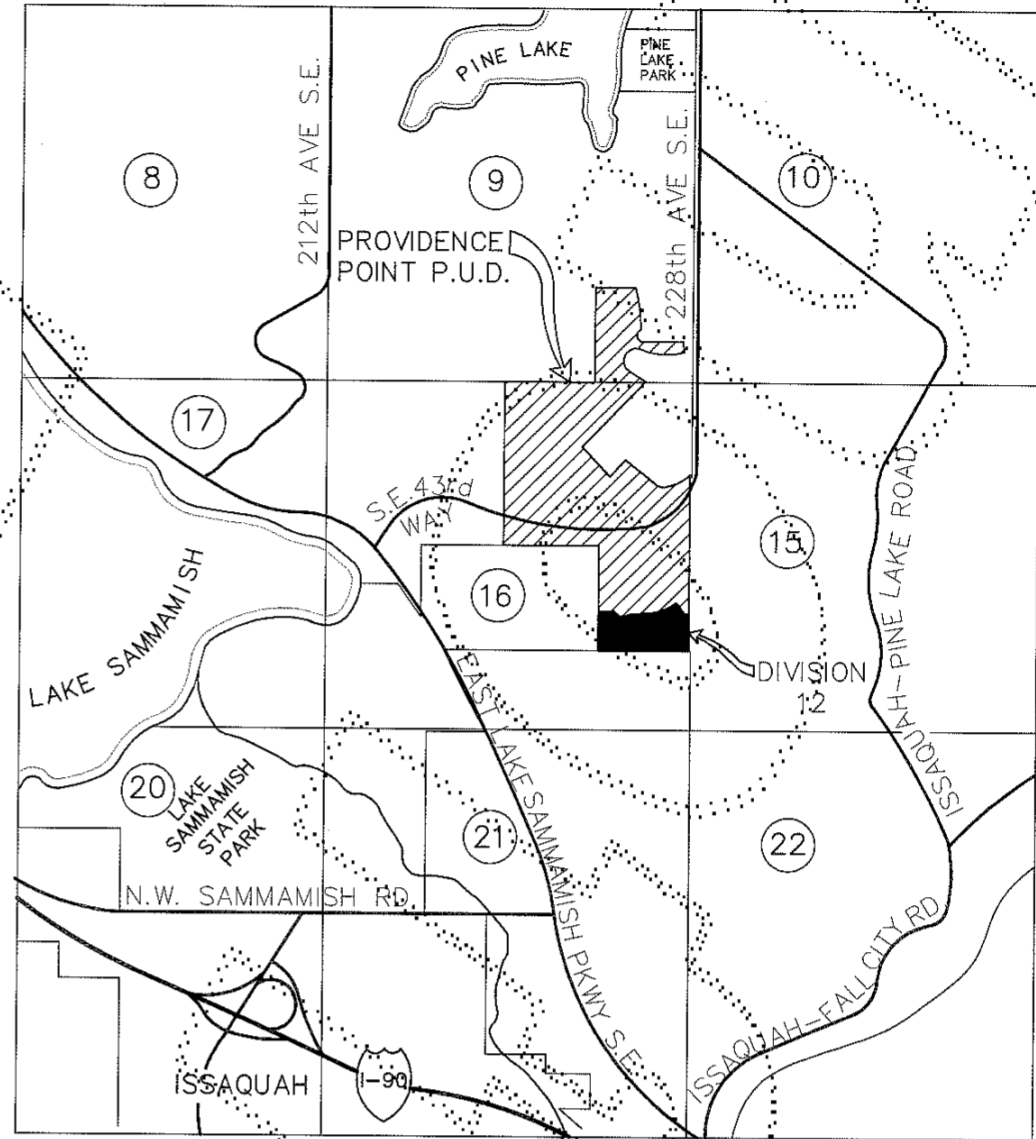
## DIVISION OF RECORDS AND ELECTIONS

*[Signature]* *[Signature]*  
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.

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



VICINITY MAP

SCALE: 1" = 1/2 MILE

NORTH



## 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 804.27 FEET ALONG THE WEST MARGIN OF 228TH AVENUE SE TO THE TRUE POINT OF BEGINNING;  
THENCE S 01°44'18" W 525.40 FEET ALONG THE WEST MARGIN OF 228TH AVENUE SE TO THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER;  
THENCE N 87°43'35" W 1290.98 FEET ALONG SAID LINE TO THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER;  
THENCE ALONG THE WEST LINE OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER N 01°39'31" E 549.88 FEET;  
THENCE S 88°20'29" E 226.60 FEET;  
THENCE S 44°16'43" E 152.23 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 193.50 FEET (A RADIAL LINE THROUGH SAID BEGINNING BEARS N 44°16'43" W);  
THENCE NORTHEASTERLY 140.34 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 41°33'13";  
THENCE N 87°16'30" E 248.44 FEET TO THE BEGINNING OF A 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" TO THE BEGINNING OF A COMPOUND CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 342.30 FEET;  
THENCE NORTHEASTERLY ALONG SAID CURVE 101.15 FEET THROUGH A CENTRAL ANGLE OF 16°55'53";  
THENCE S 35°45'42" E 204.24 FEET;  
THENCE S 88°15'42" E 60.62 FEET TO THE TRUE POINT OF BEGINNING,  
CONTAINING 707,629 SQUARE FEET (16.245 ACRES) MORE OR LESS.

SUBJECT TO AND TOGETHER WITH THE COVENANTS, CONDITIONS, RESTRICTIONS AND BENEFITS CONTAINED IN THE FOLLOWING DOCUMENTS: KING COUNTY RECORDING NUMBERS; 8406050884, 8412130154, 9405041001, 9102250245, 9110180286, 9312220440, 9405130460, 9711130855, 9712171217, 9802061516, 8703090373, 8605301837, 8410240823, 8809231061, 8810271349, 8811300727, 8406281165, 8801150532, 8410250823, 8806150261, 8806150262, 9308131264, 6613163 AND 9711130852.

## EASEMENT PROVISIONS

ALL COMMON AREAS ARE SUBJECT TO EASEMENTS IN WHICH TO CONSTRUCT, INSTALL, OPERATE, MAINTAIN, REPAIR AND RENEW UNDERGROUND CONDUITS, CABLES, WIRES, PIPELINES WITH NECESSARY FACILITIES AND EQUIPMENT FOR THE PURPOSE OF SERVING THE P.U.D. WITH GENERAL UTILITIES INCLUDING SANITARY SEWER, WATER, POWER, TELEPHONE AND CABLE T.V., TOGETHER WITH THE RIGHT TO ENTER THE SUBJECT PROPERTY FOR THE PURPOSE STATED. THE LOCATIONS AND DIMENSIONS OF THESE EASEMENTS WILL BE INCLUDED IN THE CONDOMINIUM DOCUMENTS. A 30 FOOT WIDE INGRESS AND EGRESS EASEMENT IS PROVIDED FOR THE BENEFIT OF THE NW 1/4 OF THE SE 1/4 OF SECTION 16, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M. AS SHOWN ON SHEET 3, HEREOF.

**DOWL ENGINEERS**  
A Division of DOWL, LLC

8320 154TH AVENUE NE, REDMOND, WA 98052  
TEL: (425) 869-2670 FAX: (425) 869-2679

DOWL FILE No. 304-05

SHEET 1 OF 4

D.D.E.S. FILE NO. S147-80P

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# PROVIDENCE POINT

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156 84

A BINDING SITE PLAN AMENDMENT NO. TWENTY-TWO  
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 12)

### 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, LLP

Lamar Hansen  
DAEWOO AMERICA DEVELOPMENT, INC.

### APPROVALS

DEPARTMENT OF DEVELOPMENT AND ENVIRONMENTAL SERVICES

EXAMINED AND APPROVED THIS 28th DAY OF May, 1999  
[Signature]  
DEVELOPMENT ENGINEER

EXAMINED AND APPROVED THIS 28th DAY OF May, 1999  
[Signature]  
MANAGER, LAND USE SERVICES DIVISION

KING COUNTY DEPARTMENT OF ASSESSMENTS

EXAMINED AND APPROVED THIS 3RD DAY OF JUNE, 1999  
SCOTT NOBLE [Signature]  
KING COUNTY ASSESSOR DEPUTY KING COUNTY ASSESSOR

ACCOUNT NUMBER 162406-9035-08

### FINANCE DIVISION CERTIFICATE

I HEREBY CERTIFY THAT ALL PROPERTY TAXES ARE PAID, THAT THERE ARE NO DELINQUENT SPECIAL ASSESSMENT 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 ANY OTHER PUBLIC USE, ARE PAID IN FULL. THIS 8th DAY OF JUNE, 1999.

[Signature]  
MANAGER, FINANCE DIVISION

[Signature]  
DEPUTY

### SECTION BREAKDOWN

C = CALCULATED  
M = MEASURED

FOUND 3/4" GALV. IRON PIPE WITH NO TACK OR TAG WITH A WOODEN GUARD STAKE MARKED "S. 1/4 COR." 6-15-95

FOUND CONCRETE MONUMENT WITH 3" BRASS CAP STAMPED 9110 6-15-94 16115

FOUND 4"x4" CONC. MON. W/ 2" BRASS CAP STAMPED "PARK BOUNDARY 1974 JONES C-96" 6-15-94

BM # 1 BRASS DISC IN CONC. MON. @ E. 1/4 COR. S. 16, T. 24 N. R. 6 E., W.M. ELEV. = 394.55 KC NGVD 29 6-15-94

RECORD LOCATION FROM PLAY OF SAMMAMISH '95 NOT LOCATED

FOUND 4" BRASS DISC CONC. MON. IN CASE 12/13/90

### ACKNOWLEDGEMENT

STATE OF WASHINGTON

COUNTY OF KING

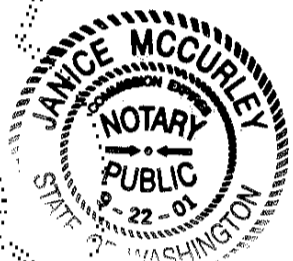
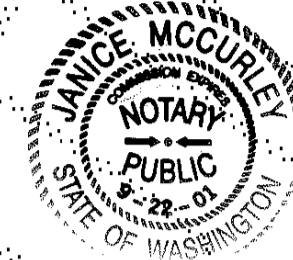
I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT

Lamar Hansen SIGNED THIS INSTRUMENT, ON OATH STATED THAT he WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT, AS THE resident OF SWANSON-DEAN/DAEWOO PARTNERSHIP, LLP, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: May 28, 1999  
PRINTED NAME OF NOTARY PUBLIC Janice McCurley

[Signature]  
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON

MY APPOINTMENT EXPIRES 9-22-01



STATE OF WASHINGTON

COUNTY OF KING

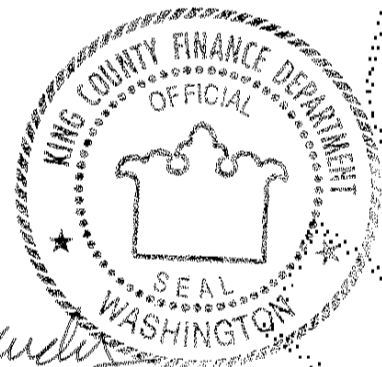
I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT

C.K. Hong SIGNED THIS INSTRUMENT, ON OATH STATED THAT he WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT, AS THE 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: May 28, 1999  
PRINTED NAME OF NOTARY PUBLIC Janice McCurley

[Signature]  
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON

MY APPOINTMENT EXPIRES 9-22-01



### SURVEYOR'S NOTE

THIS SURVEY WAS BASED ON A CONTROL TRAVERSE USING A TOPCON GTS-3C TOTAL STATION AND EXCEEDS THE MINIMUM STANDARDS REQUIRED BY WAC 322.130.090.



**DOWL**  
ENGINEERS  
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DOWL FILE No. 304-04  
SHEET 2 OF 4

D.D.E.S. FILE NO. S147-80P

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# PROVIDENCE POINT

VOLUME/PAGE  
**156 85**

A BINDING SITE PLAN AMENDMENT NO. TWENTY-TWO  
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KING COUNTY, WASHINGTON

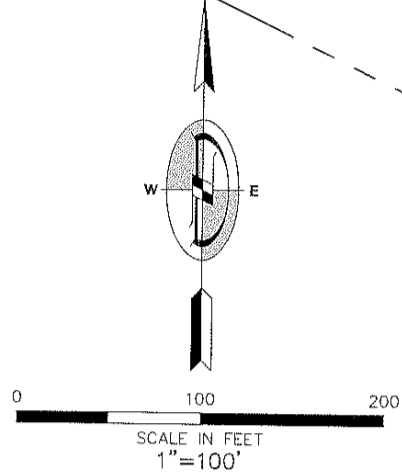
(P.U.D. DIVISION 12)

S. 88°04'01" E 2645.53' N. LINE OF NE 1/4 OF SE 1/4

N88°04'01"W 30.00'

FOUND 4"x4" CONC. MON. W/ 2" BRASS CAP STAMPED "PARK BOUNDARY 1974 JONES C-96" 06/15/94

BM # 1  
BRASS DISC IN CONC. MON. @ E. 1/4 COR. S. 16, T. 24 N., R. 6 E., W.M. ELEV. = 394.55' KGS. NGVD '29 06/15/94



BUILDING TIES		
T1	S 60°08'34" E	39.49'
T2	N 02°44'19" E	29.77'
T3	N 02°44'19" E	41.38'
T4	N 02°44'19" E	38.67'
T5	N 02°44'19" E	38.67'
T6	N 00°30'39" E	41.51'
T7	N 08°52'09" W	44.12'
T8	N 31°15'14" E	33.60'
T9	N 31°15'14" E	36.16'
T10	N 00°44'20" W	43.96'
T11	N 09°22'50" E	22.50'
T12	N 09°22'50" E	22.50'
T13	N 54°14'18" E	74.00'
T14	S 60°07'47" E	73.563'
T15	N 73°14'30" E	169.31'
T16	N 26°08'45" E	53.76'
T17	N 68°13'54" E	57.66'
T18	N 60°12'10" E	41'02"
T19	N 61°02'10" E	78.75'
T20	N 54°33'10" E	56.61'
T21	N 54°47'11" E	166.91'
T22	N 38°42'19" E	34.90'
T23	N 27°15'00" W	33.67'
T24	N 10°06'24" E	35.92'
T25	N 06°34'57" E	35.21'
T26	S 82°38'02" E	77.35'
T27	N 41°43'39" E	26.62'
T28	N 80°24'00" E	21.17'

- 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.
  - 4) SEE SHEET 4 FOR SENSITIVE AREA TRACT DESCRIPTIONS.
- FOUND REBAR AND CAP, LS #32437, TYPICAL 04/04/98
  - SET REBAR AND CAP, LS #32437, TYPICAL
  - BUILDING TIE

PROVIDENCE POINT  
A P.U.D. DIVISION 14  
VOL. 7 OF PUD'S  
PAGES 12-18

SENSITIVE AREA TRACT SA2A  
SEE SH. 4 FOR DIMENSIONS

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

20' PUD PERIMETER BUFFER ALONG WEST, SOUTH & EAST BOUNDARIES

THIS DOCUMENT WHEN RECORDED CONVEYS A 30' INGRESS/EGRESS EASEMENT TO THE SE 1/4 OF THE NW 1/4 OF THE SE 1/4 OF SECTION 16.

SAMMAMISH '95, VOL. 141 PGS. 21-25

SAMMAMISH '95, VOL. 141 PGS. 21-25

CURVE	LENGTH	RADIUS	DELTA
C1	54.72	215.00	17°34'55"
C2	60.23	121.50	28°24'03"
C3	4.81	215.00	01°16'56"
C4	63.92	215.00	17°02'03"
C5	84.31	75.00	64°24'42"
C6	39.04	35.00	63°54'43"
C7	94.85	80.00	67°56'01"
C8	78.79	106.75	10°05'04"
C9	39.40	55.00	41°02'58"
C10	45.19	55.00	43°39'21"
C11	39.40	55.00	41°02'58"
C12	44.89	80.00	32°09'03"
C13	38.88	1000.00	02°13'40"
C14	47.91	1000.00	02°44'43"
C15	59.89	113.65	30°11'36"
C16	94.25	60.00	90°00'00"
C17	33.68	55.00	35°05'48"
C18	60.69	1000.00	03°28'39"
C19	55.68	55.00	58°00'26"
C20	39.32	55.00	40°57'40"
C21	115.80	1000.00	06°38'05"

CURVE	LENGTH	RADIUS	DELTA
C22	14.63	1000.00	00°50'17"
C23	34.67	1000.00	01°59'12"
C24	29.37	72.03	23°21'39"
C25	55.92	135.23	23°41'29"
C26	70.00	72.03	55°41'03"
C27	209.13	150.00	79°52'50"
C28	121.76	89.56	77°53'40"

LINE	BEARING	LENGTH
L1	S87°15'41"E	80.05
L2	S87°15'41"E	33.00
L3	S12°49'23"W	12.68
L4	N77°08'05"W	11.28
L5	S38°27'13"W	41.74
L6	S12°49'23"W	55.28
L7	S12°49'23"W	19.44
L8	S38°27'13"W	34.46
L9	S12°49'23"W	13.71
L10	S87°15'41"E	96.27
L11	S87°15'41"E	145.51
L12	S87°15'41"E	117.21

LINE	BEARING	LENGTH
L13	S87°15'41"E	105.58
L14	N43°47'17"E	7.08
L15	N86°58'38"E	112.74
L16	S05°09'45"E	74.50
L17	S87°15'41"E	388.34
L18	S02°55'20"W	20.67
L19	S87°15'41"E	10.19
L20	N02°44'19"E	34.91
L21	N87°43'13"W	277.88
L22	S87°15'41"E	103.17
L23	N89°15'40"E	44.45
L24	N89°15'40"E	348.13
L25	S58°44'46"E	94.26
L26	S58°44'46"E	35.04
L27	N09°42'26"W	57.44
L28	S58°44'46"E	28.04
L29	S58°44'46"E	59.53
L30	N80°37'10"W	7.77
L31	N80°37'10"W	161.70
L32	N80°37'10"W	11.73
L33	N02°43'30"W	17.57
L34	S35°45'42"E	43.84

BUILDING NUMBER	BUILDING TYPE	NUMBER OF UNITS	SHEET NUMBER
195	XXXIII-12	33	12
196	IV-12	4	5
197	MADRONA DUPLEX	2	10
198	A B DUPLEX	2	9
199	EBSW-12	4	13
200	MADRONA FOURPLEX	4	11
201	A B DUPLEX	2	9
202	A B DUPLEX	2	9
203	MADRONA FOURPLEX	4	11
204	A B DUPLEX	2	9
206	XXXIII-12	33	12
207	XIV-12	14	6-8
208	IV-12	4	5
209	XIV-12	20	6-8

FOUND 4" BRASS DISC CONC. MON. IN CASE 12/11/90



**DOWL ENGINEERS**  
A Division of DOWL, LLC

8320 154TH AVENUE NE, REDMOND, WA 98052  
TEL: (425) 869-2670 FAX: (425) 869-2679

DOWL FILE No. 304-03

SHEET 3 OF 4

D.D.E.S. FILE NO: S147-80P

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HIGHLAND CREEK ESTATES DIV. 2, VOL. 179, PGS. 90-97

228TH AVENUE S.E.  
BASIS OF BEARING (CENTER VILLAGE II)  
VOL. 78/ 11-16

20' PUD PERIMETER BUFFER ALONG WEST, SOUTH & EAST BOUNDARIES

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

20' PUD PERIMETER BUFFER ALONG WEST, SOUTH & EAST BOUNDARIES

20' PUD PERIMETER BUFFER ALONG WEST, SOUTH & EAST BOUNDARIES

20' PUD PERIMETER BUFFER ALONG WEST, SOUTH & EAST BOUNDARIES



# PROVIDENCE POINT

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**156 86**

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KING COUNTY, WASHINGTON

(P.U.D. DIVISION 12)

S 88°04'01" E 2645.53' N. LINE OF NE 1/4 OF SE 1/4  
1292.77'

N 88°04'01" W 30.00'

BM #1.  
BRASS DISC IN CONC.  
MON. @ E. 1/4 COR.  
S. 16, T. 24 N., R. 6 E., W.M.  
ELEV. = 394.55  
KC NGVD 29  
06/15/94

PROVIDENCE POINT  
A P.U.D. DIVISION 11  
VOL. 6 OF PUD'S  
PAGES 34-40

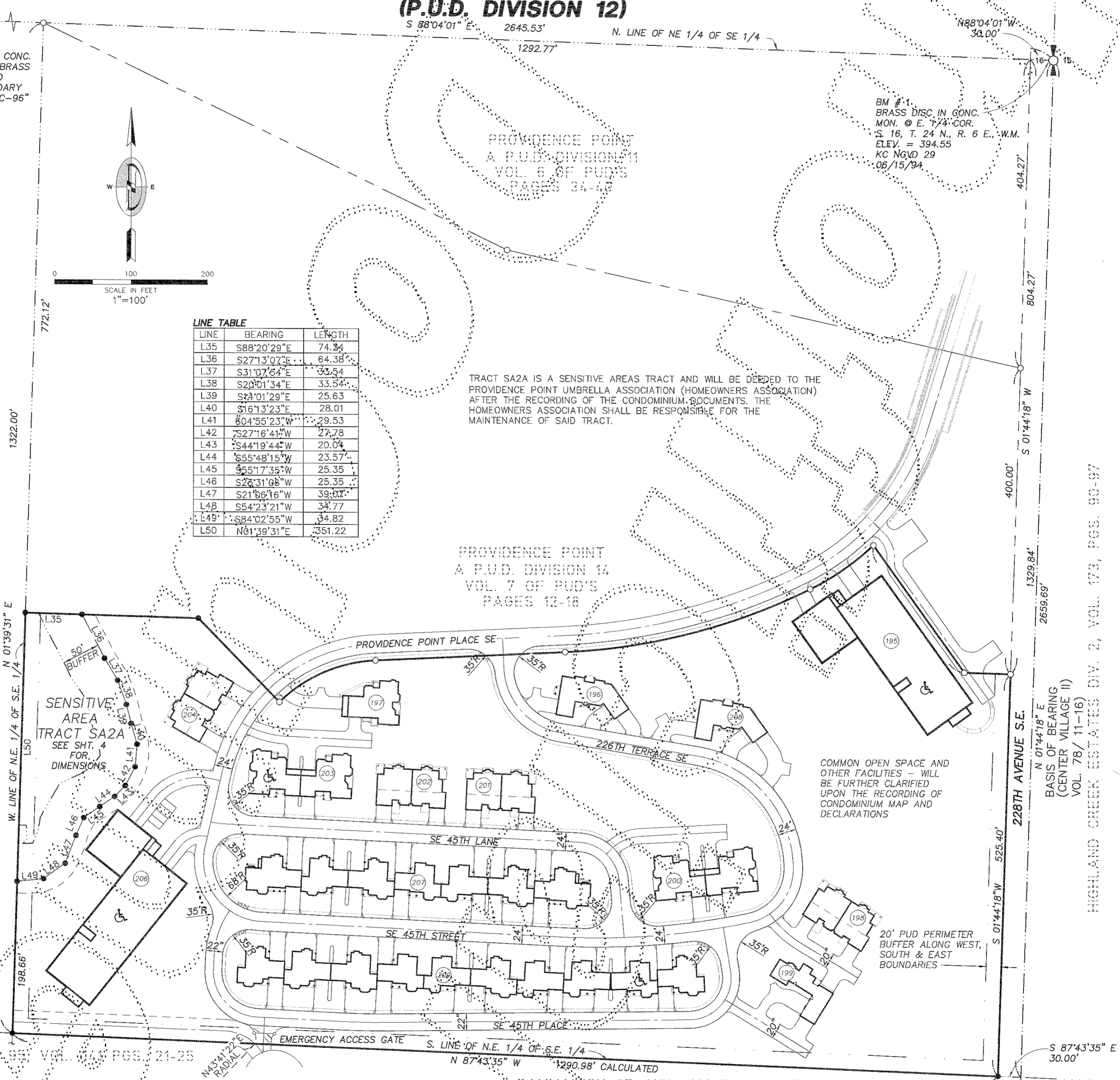
TRACT SA2A IS A SENSITIVE AREAS TRACT AND WILL BE DEEDED TO THE PROVIDENCE POINT UMBRELLA ASSOCIATION (HOMEOWNERS ASSOCIATION) AFTER THE RECORDING OF THE CONDOMINIUM DOCUMENTS. THE HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF SAID TRACT.

PROVIDENCE POINT  
A P.U.D. DIVISION 14  
VOL. 7 OF PUD'S  
PAGES 12-18

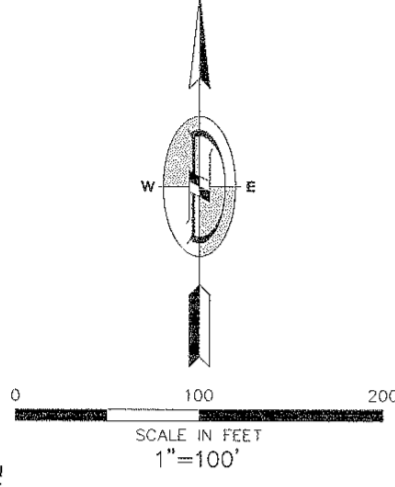
COMMON OPEN SPACE AND OTHER FACILITIES WILL BE FURTHER CLARIFIED UPON THE RECORDING OF CONDOMINIUM MAP AND DECLARATIONS

20' PUD PERIMETER BUFFER ALONG WEST, SOUTH & EAST BOUNDARIES

LINE	BEARING	LENGTH
L35	S88°20'29"E	74.24
L36	S27°13'07"E	64.38
L37	S31°07'54"E	33.54
L38	S20°01'34"E	33.54
L39	S71°01'29"E	25.63
L40	S16°13'23"E	28.01
L41	S04°55'23"W	29.53
L42	S27°16'41"W	27.78
L43	S44°19'44"W	20.04
L44	S55°48'15"W	23.57
L45	S55°17'35"W	25.35
L46	S28°31'08"W	25.35
L47	S21°06'16"W	39.07
L48	S54°23'21"W	34.77
L49	S84°02'55"W	34.82
L50	N01°39'31"E	351.22



FOUND 4"x4" CONC. MON. W/ 2" BRASS CAP STAMPED "PARK BOUNDARY 1974 JONES C-96" 06/15/94



W. LINE OF N.E. 1/4 OF S.E. 1/4 N 01°39'31" E

228TH AVENUE S.E. N 01°44'18" E

BASIS OF BEARING (CENTER VILLAGE II) VOL. 78/11-16

HIGHLAND CREEK ESTATES DIV. 2, VOL. 173, PGS. 90-97

SAMMAMISH 95, VOL. 141 PGS. 21-25

SAMMAMISH 95, VOL. 141 PGS. 21-25

**RESTRICTIVE COVENANT FOR SENSITIVE AREAS TRACTS**

ALL SENSITIVE AREA TRACTS INCLUDING SENSITIVE AREAS AND THEIR BUFFERS ("TRACTS") IDENTIFIED ON THE RECORDED FINAL PLANNED UNIT DEVELOPMENT (PUD) AND BINDING SITE PLAN (BSP) SHALL BE HELD IN AN UNDIVIDED INTEREST BY EACH OWNER OF A BUILDING PARCEL WITHIN THE PUD/BSP WITH THIS OWNERSHIP INTEREST PASSING WITH THE OWNERSHIP OF THE PARCEL OR SHALL BE HELD BY AN INCORPORATED HOMEOWNERS ASSOCIATION OR OTHER LEGAL ENTITY WHICH ASSURES THE OWNERSHIP, MAINTENANCE AND PROTECTION OF THIS TRACT. THE TRACT SHALL BE SUBJECT TO THE FOLLOWING RESTRICTIVE COVENANT, WHICH IS A RUNNING COVENANT, BURDENING AND BENEFITING EACH PARCEL WITHIN THE PUD/BSP, THE PARTIES, THEIR SUCCESSORS AND ASSIGNS. THE COVENANT IMPOSES UPON ALL PRESENT AND FUTURE OWNERS AND OCCUPIERS OF EACH PARCEL THE OBLIGATION TO LEAVE THE TRACT UNDISTURBED

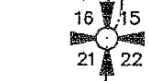
INCLUDING, BUT NOT LIMITED TO, ALL TREES AND OTHER VEGETATION UNLESS OTHERWISE ALLOWED BY LAW AND APPROVED IN WRITING BY THE KING COUNTY DEPARTMENT OF DEVELOPMENT AND ENVIRONMENTAL SERVICES OR ITS SUCCESSOR AGENCY. THIS OBLIGATION SHALL BE ENFORCEABLE BY THE INDIVIDUAL PARCEL OWNERS, THE HOMEOWNERS' ASSOCIATION OR OTHER LEGAL ENTITY HAVING OWNERSHIP INTEREST, OR BY KING COUNTY AS A CONDITION OF FINAL PUD AND BSP APPROVAL.

VIOLATIONS OF THIS COVENANT SHALL CONSTITUTE A SENSITIVE AREAS VIOLATION AND MAY SUBJECT THE OWNER TO IMPOSITION OF SENSITIVE AREAS PENALTIES (OR CIVIL PENALTIES) AS OUTLINED IN KING COUNTY CODE TITLE 23.

THIS COVENANT BENEFITS AND PROTECTS THE PUBLIC HEALTH, SAFETY AND WELFARE BY MAINTAINING THE NATURAL ENVIRONMENT AND CHARACTER OF THE SENSITIVE AREA THROUGH THE PRESERVATION OF NATIVE VEGETATION FOR THE CONTROL OF SURFACE WATER AND EROSION, MAINTENANCE OF SLOPE STABILITY AND PROTECTION OF PLANT AND ANIMAL HABITAT.

THE COMMON BOUNDARY BETWEEN THE TRACT AND THE AREA OF DEVELOPMENT ACTIVITY SHALL BE MARKED TO THE SATISFACTION OF KING COUNTY PRIOR TO ANY CLEARING, GRADING, BUILDING CONSTRUCTION OR OTHER DEVELOPMENT ACTIVITY ON THE BUILDING PARCELS OR COMMON AREA TRACTS. THE REQUIRED MARKING SHALL REMAIN IN PLACE UNTIL ALL DEVELOPMENT PROPOSAL ACTIVITIES ADJACENT TO THE SENSITIVE AREA TRACT ARE COMPLETED.

FOUND 4" BRASS DISC CONC. MON. IN CASE 12/11/90



**DOWL ENGINEERS**  
A Division of DOWL, LLC

8320 154TH AVENUE NE, REDMOND, WA 98052  
TEL: (425) 869-2670 FAX: (425) 869-2679

- FOUND REBAR AND CAP, LS #32437, TYPICAL 04/04/98
- SET REBAR AND CAP, LS #32437, TYPICAL

D.D.E.S. FILE NO. S147-80P

DOWL FILE No. 304-02

SHEET 4 OF 4

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