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VOLUME/PAGE  
161/61

# 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)

AMENDMENT TO SHEET 3, RECORDED IN VOLUME 126 OF CONDOMINIUMS, PAGES 1 THROUGH 3,  
RECORDS OF KING COUNTY, WASHINGTON, DIVISIONS OF RECORDS AND ELECTIONS.

### PURPOSE

THIS AMENDMENT IS LIMITED TO AND PROVIDES FOR THE MODIFICATION TO THE LOCATION OF BUILDING NUMBER 125 OF PROVIDENCE POINT DIVISION 13 AS RECORDED IN VOLUME 6 OF P.U.D.'S PAGES 88 THRU 94, AND PROVIDENCE POINT BINDING SITE PLAN AMENDMENT NUMBER 19 AS RECORDED IN VOLUME 126 OF CONDOMINIUMS PAGES 1 THRU 3, RECORDS OF KING COUNTY, WASHINGTON.

### GENERAL PROJECT DESCRIPTION

**FEE OWNER:** PROVIDENCE POINT UMBRELLA ASSOCIATION  
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, #7562 & #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.

### 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 20000203001259 IN VOLUME 126 OF P.U.D.'S PAGES 1 THROUGH 3. 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

FILE FOR RECORD AT THE REQUEST OF THE MANAGER OF LAND USE SERVICES DIVISION THIS 3RD DAY OF FEB. 1992 O.A.D., AT 7:20 MINUTES PAST 3:00 P.M. AND RECORDED IN VOLUME 161 OF CONDOMINIUMS, PAGES 1-3, RECORDS OF KING COUNTY, WASHINGTON.

### DIVISION OF RECORDS AND ELECTIONS

**BOB BRUCE** MANAGER  
**WALT WASHINGTON** SUPERINTENDENT OF RECORDS

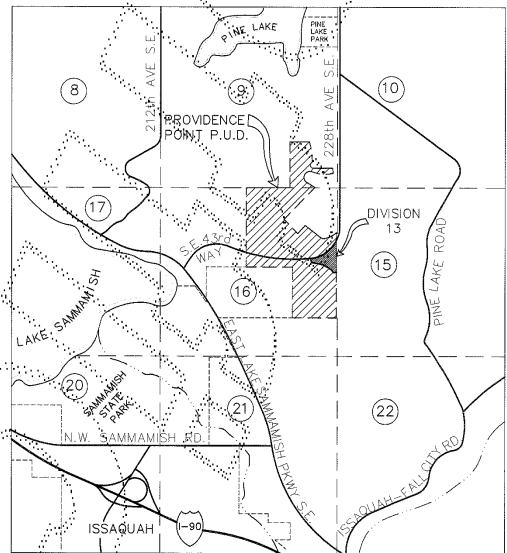
### LAND SURVEYOR'S CERTIFICATE

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



JAN 27, 2000



VICINITY MAP  
SCALE 1"=1/2 MILE



### 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 73°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°58'01" 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 IN KING COUNTY, WASHINGTON, DIVISION OF RECORDS AND ELECTIONS, JAN 27 2000 14:27:14 (PMB)

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

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KING COUNTY, WASHINGTON

(P.U.D. DIVISION 13)

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RECORDS OF KING COUNTY, WASHINGTON, DIVISIONS OF RECORDS AND ELECTIONS

## DECLARATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED, OWNER OF INTEREST OF THE LAND HEREIN AFFECTED 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.


PROVIDENCE POINT UMBRELLA ASSOCIATION

  
PRESIDENT: THOMAS G. MUIR

## ACKNOWLEDGEMENT


STATE OF WASHINGTON  
COUNTY OF KING


I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT THOMAS G. MUIR SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT, AS THE PRESIDENT OF PROVIDENCE POINT UMBRELLA ASSOCIATION, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: January 27, 2000  
  
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON  
MY APPOINTMENT EXPIRES 9-22-01

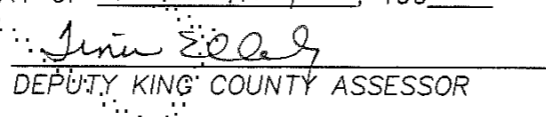
## APPROVALS

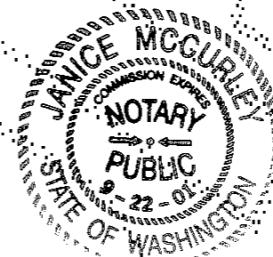
DEPARTMENT OF DEVELOPMENT AND ENVIRONMENTAL SERVICES

EXAMINED AND APPROVED THIS 14<sup>th</sup> DAY OF February, 1992000  
  
DEVELOPMENT ENGINEER

EXAMINED AND APPROVED THIS 1<sup>st</sup> DAY OF FEBRUARY, 1992000  
  
MANAGER, LAND USE SERVICES DIVISION

KING COUNTY DEPARTMENT OF ASSESSMENTS

EXAMINED AND APPROVED THIS 2<sup>nd</sup> DAY OF FEBRUARY, 1992000  
SCOTT NOBLE  
KING COUNTY ASSESSOR  
  
DEPUTY KING COUNTY ASSESSOR  
ACCOUNT NUMBER 162406-9033



FILENAME: S12085131XTR.DWG  
CREATED: JAN 18 1995 15:22:33  
UPDATED: JAN 26 2000 14:35:02  
PLOTTED: JAN 26 2000 14:37:29 (PWR)

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

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DOWL FILE No. S105-06B  
SHEET 2 OF 3

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(P.U.D. DIVISION 13)

AMENDMENT TO SHEET 3, RECORDED IN VOLUME 126 OF CONDOMINIUMS, PAGES 1 THROUGH 3  
RECORDS OF KING COUNTY, WASHINGTON, DIVISIONS OF RECORDS AND ELECTIONS

FOUND CONC. MON. W/  
BRASS CAP STAMPED 9/10  
IN CASE 6/15/94 1015

CENTERLINE DIMENSIONS

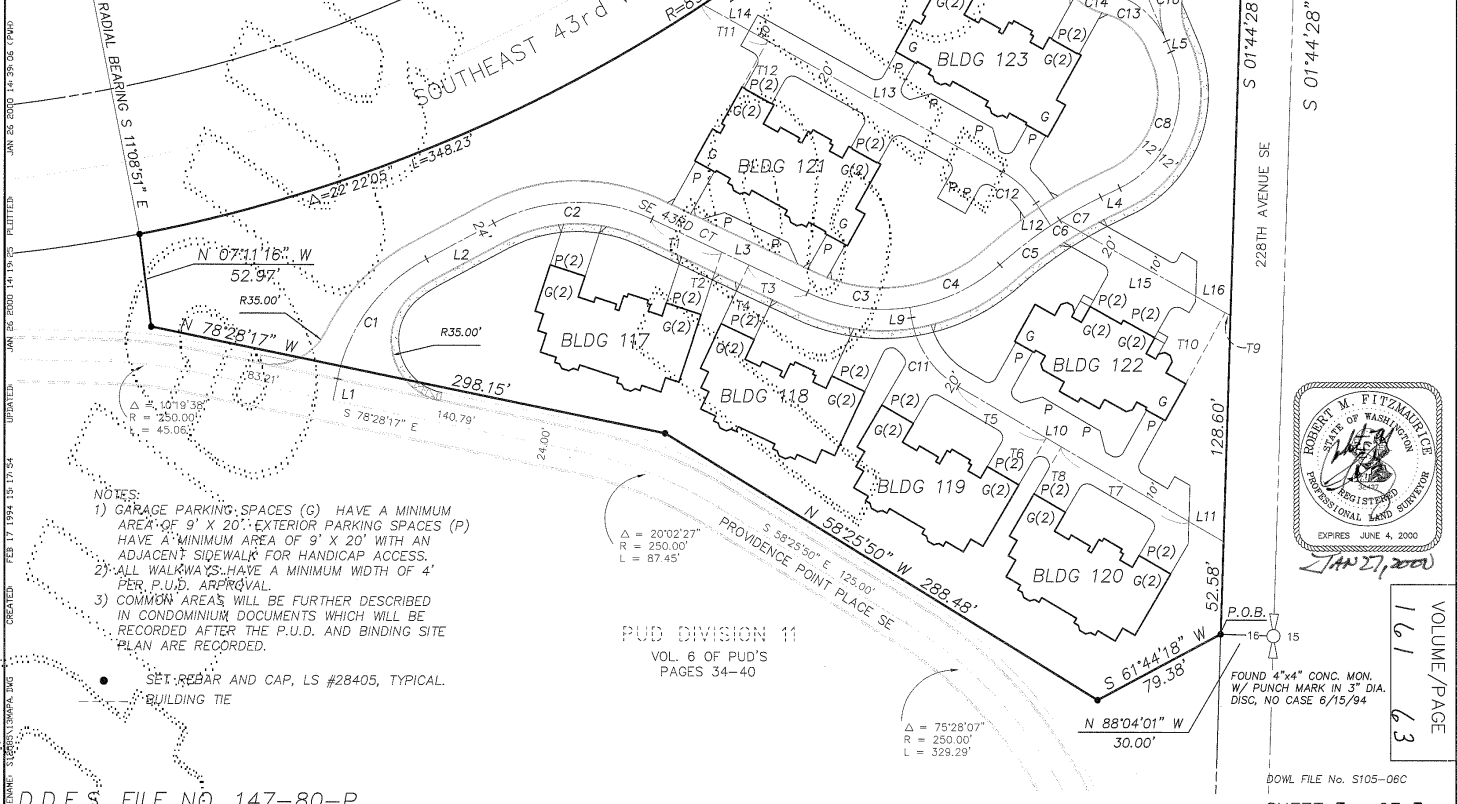
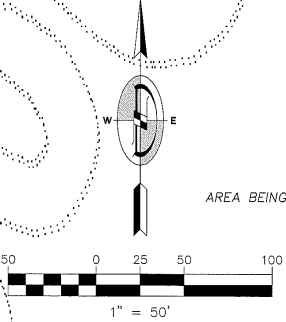
LINE	DIRECTION	DISTANCE
L1	N 11°31'43" E	12.38'
L2	N 61°46'33" E	43.44'
L3	S 64°52'48" E	97.56'
L4	N 64°05'40" E	11.97'
L5	N 23°02'25" W	6.59'
L6	N 23°08'25" W	60.99'
L7	N 27°32'00" W	42.00'
L8	NOT APPLICABLE	
L9	S 08°58'24" E	5.98'
L10	S 59°48'03" E	131.82'
L11	S 59°48'03" E	22.76'
L12	N 39°26'33" W	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	48.35'
T2	S 18°07'26" E	37.44'
T3	N 64°52'48" W	36.80'
T4	S 23°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°08'01" W	45.17'
T11	S 60°54'59" E	42.19'
T12	S 29°45'01" W	38.00'
T13	S 63°22'06" E	62.95'
T14	S 29°05'01" W	34.66'
T15	NOT APPLICABLE	
T16	S 88°45'32" E	30.00'

CENTERLINE CURVE DIMENSIONS

CURVE	RADIUS	LENGTH	TANGENT	DELTA
C1	100.00'	87.70'	45.89'	50°14'50"
C2	100.00'	93.10'	50.23'	53°20'39"
C3	100.00'	59.90'	30.66'	34°05'36"
C4	100.00'	57.36'	29.49'	32°51'57"
C5	250.00'	36.64'	18.39'	08°23'48"
C6	250.00'	5.96'	2.98'	01°28'01"
C7	250.00'	26.92'	13.47'	05°10'12"
C8	60.00'	91.25'	57.07'	87°08'05"
C9	NOT APPLICABLE			
C10	NOT APPLICABLE			
C11	55.00'	48.76'	26.11'	50°17'39"
C12	55.00'	26.37'	13.45'	27°08'26"
C13	47.00'	42.97'	23.12'	52°28'56"
C14	30.00'	6.31'	3.17'	12°03'18"
C15	30.00'	142.79'	28.61'	272°42'37"
C16	47.00'	42.97'	23.12'	52°28'56"



- 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

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



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

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