

PROVIDENCE POINT

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A BINDING SITE PLAN AMENDMENT NO. TWENTY-THREE
PART OF THE N.E. 1/4 OF SECTION 16, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M.
KING COUNTY, WASHINGTON
(P.U.D. DIVISION 18)

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, #6252, #7582 & #8745

SITE AREA: 3.120 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.

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, COVENANTS, CONDITIONS, RESTRICTIONS & BENEFITS

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 EIGHTEEN RECORDED UNDER RECORDING NUMBER 19990817001706 IN VOLUME 7 OF P.U.D.'S PAGES 29 THROUGH 39. 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 EIGHTEEN.

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.

THE PROPERTY HEREIN DESCRIBED IS SUBJECT TO THE COVENANTS, CONDITIONS, RESTRICTIONS AND BENEFITS CONTAINED IN THE FOLLOWING DOCUMENTS: KING COUNTY RECORDING NUMBERS: 8203300388, 8406050884, 8412130154, 8406270801, 9102250245, 9110180286, 9312220440, 9405130468, 9711130855, 9712171217, 9802061516, 8703090373, 8809231061, 8810271349, 8811300727 AND 8801140684.

THE ROAD AND STORM DRAINAGE SYSTEMS SHALL BE CONSTRUCTED ACCORDING TO THE APPROVED PLAN AND PROFILE, PLAN NO. P-2530 A-H 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.

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

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

RECORDING CERTIFICATE 19990817001706

FILE FOR RECORD AT THE REQUEST OF THE MANAGER OF LAND USE SERVICES DIVISION THIS 17th DAY OF Aug, 1999 A.D., AT 12 MINUTES PAST 3:00 P.M. AND RECORDED IN VOLUME 158 OF CONDOMINIUMS, PAGES 33-35 RECORDS OF KING COUNTY, WASHINGTON.

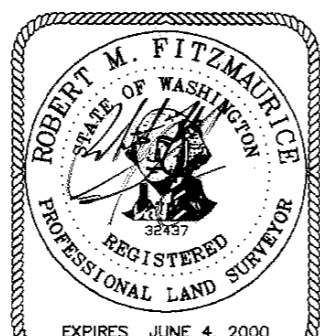
DIVISION OF RECORDS AND ELECTIONS

MANAGER: *[Signature]*
SUPERINTENDENT OF RECORDS: *[Signature]*

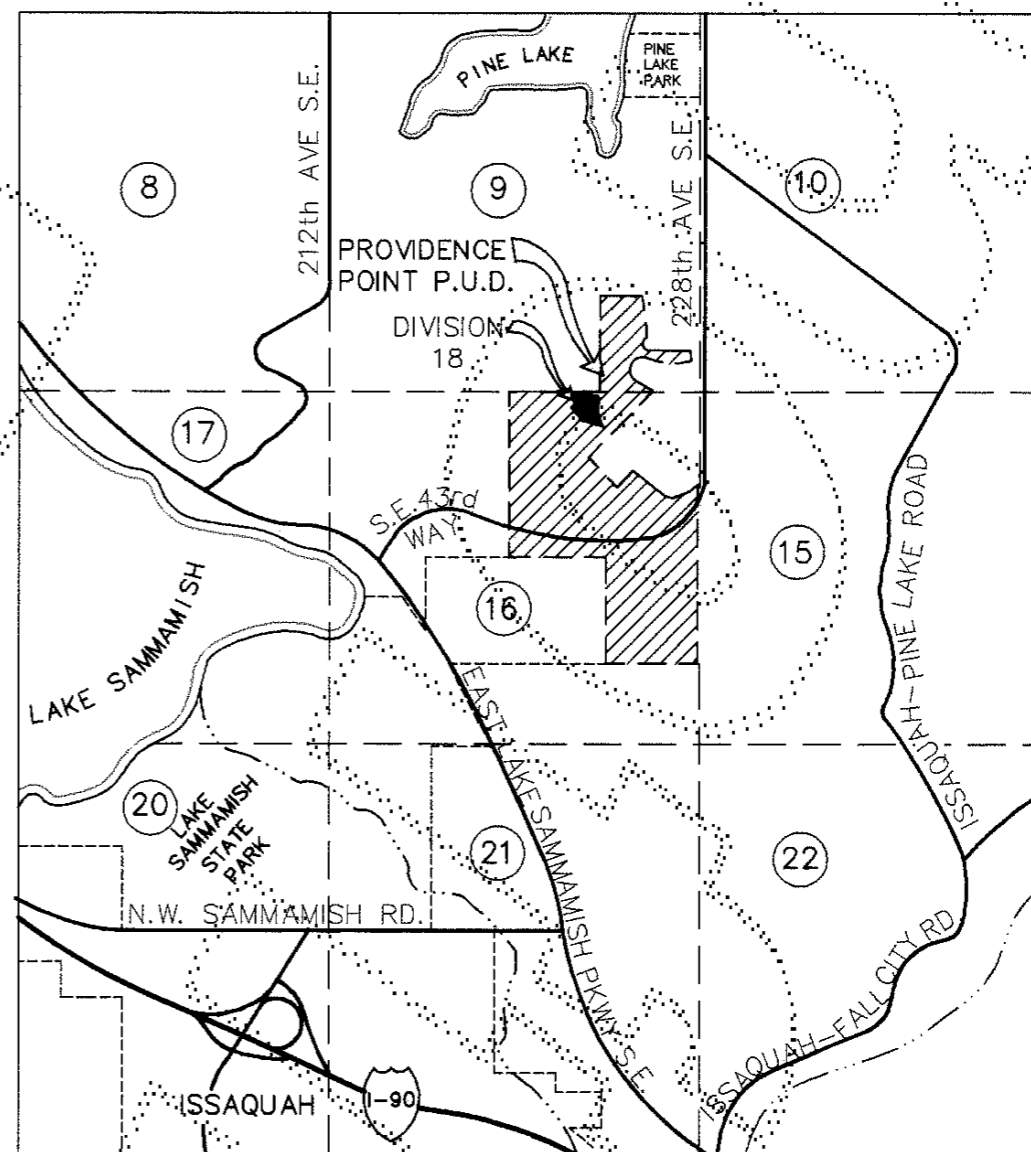
LAND SURVEYOR'S CERTIFICATE

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



Aug 3, 1999



VICINITY MAP

SCALE 1" = 1/2 MILE

NORTH



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 S 1°44'28" W 511.79 FEET, ALONG THE EAST LINE THEREOF;
THENCE N 88°5'32" W 1282.02 FEET TO THE TRUE POINT OF BEGINNING, SAID TRUE POINT OF BEGINNING BEING A CORNER ON THE BOUNDARY OF WASHINGTON VILLAGE II, A CONDOMINIUM, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 102 OF CONDOMINIUMS, PAGES 51-56, RECORDS OF KING COUNTY;

THENCE FROM SAID TRUE POINT OF BEGINNING ALONG THE BOUNDARY OF SAID WASHINGTON VILLAGE II N 76°50'00" W 195.00 FEET;
THENCE CONTINUING ALONG THE BOUNDARY OF SAID WASHINGTON VILLAGE II N 13°10'00" E 16.00 FEET;
THENCE CONTINUING ALONG THE BOUNDARY OF SAID WASHINGTON VILLAGE II N 76°50'00" W 160.00 FEET;
THENCE N 13°15'53" E 39.21 FEET;
THENCE N 37°30'22" W 193.03 FEET TO THE SOUTHERN MOST CORNER OF GARDEN VILLAGE I, A CONDOMINIUM, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 87 OF CONDOMINIUMS, PAGES 59-70, RECORDS OF KING COUNTY;
THENCE ALONG THE BOUNDARY OF SAID GARDEN VILLAGE I N 52°29'38" E 25.00 FEET;
THENCE CONTINUING ALONG THE BOUNDARY OF SAID GARDEN VILLAGE I N 08°55'02" E 152.83 FEET TO THE BEGINNING OF A NONTANGENT CURVE (CONCAVE TO THE SOUTHEAST) HAVING A RADIUS OF 151.00 FEET (A RADIAL LINE THROUGH SAID BEGINNING BEARS N 24°26'04" W);
THENCE CONTINUING NORTHEASTERLY ALONG SAID CURVE AND THE BOUNDARY OF SAID GARDEN VILLAGE I 80.54 FEET, THROUGH A CENTRAL ANGLE OF 30°33'37", TO A POINT OF TANGENCY;
THENCE CONTINUING ALONG THE BOUNDARY OF SAID GARDEN VILLAGE I S 83°52'27" E 217.66 FEET TO THE BEGINNING OF A CURVE (CONCAVE TO THE NORTH) HAVING A RADIUS OF 174.00 FEET;
THENCE CONTINUING EASTERLY ALONG SAID CURVE AND THE BOUNDARY OF SAID GARDEN VILLAGE I 44.07 FEET, THROUGH A CENTRAL ANGLE OF 14°30'39", TO THE BEGINNING OF A NONTANGENT CURVE (CONCAVE TO THE SOUTHWEST) HAVING A RADIUS OF 16.58 FEET (A RADIAL LINE THROUGH SAID POINT BEARS N 27°51'21" E), SAID BEGINNING BEING THE MOST WESTERLY CORNER OF HIGHLAND VILLAGE AT PROVIDENCE POINT, A CONDOMINIUM, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 124 OF CONDOMINIUMS, PAGES 77-102, RECORDS OF KING COUNTY;
THENCE EASTERLY ALONG SAID CURVE AND THE BOUNDARY OF SAID HIGHLAND VILLAGE AT PROVIDENCE POINT 12.76 FEET, THROUGH A CENTRAL ANGLE OF 44°04'19", TO A POINT OF TANGENCY;
THENCE ALONG THE BOUNDARY OF SAID HIGHLAND VILLAGE AT PROVIDENCE POINT S 18°04'20" E 18.49 FEET TO THE BEGINNING OF A CURVE (CONCAVE TO THE WEST) HAVING A RADIUS OF 79.58 FEET;
THENCE SOUTHERLY ALONG SAID CURVE AND THE BOUNDARY OF SAID HIGHLAND VILLAGE AT PROVIDENCE POINT 45.14 FEET, THROUGH A CENTRAL ANGLE OF 32°30'01", TO THE BEGINNING OF A REVERSE CURVE (CONCAVE TO THE EAST) HAVING A RADIUS OF 512.42 FEET;
THENCE SOUTHERLY ALONG SAID CURVE AND THE BOUNDARY OF SAID HIGHLAND VILLAGE AT PROVIDENCE POINT 158.20 FEET, THROUGH A CENTRAL ANGLE OF 17°41'20", TO THE BEGINNING OF A COMPOUND CURVE (CONCAVE TO THE NORTHEAST) HAVING A RADIUS OF 458.42 FEET;
THENCE SOUTHEASTERLY ALONG SAID CURVE AND THE BOUNDARY OF SAID HIGHLAND VILLAGE AT PROVIDENCE POINT 228.71 FEET, THROUGH A CENTRAL ANGLE OF 28°35'06", ALONG SAID CURVE TO THE TRUE POINT OF BEGINNING.

SAID PARCEL CONTAINS 135,905 SQUARE FEET (3.120 ACRES) MORE OR LESS.

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

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. S304-22

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A BINDING SITE PLAN AMENDMENT NO. TWENTY-THREE
PART OF THE N.E. 1/4 OF SECTION 16, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M.
KING COUNTY, WASHINGTON
(P.U.D. DIVISION 18)

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

[Signature]
DAEWOO AMERICA DEVELOPMENT, INC.

[Signature]

APPROVALS

DEPARTMENT OF DEVELOPMENT AND ENVIRONMENTAL SERVICES

EXAMINED AND APPROVED THIS 11th DAY OF AUGUST, 1999

[Signature]
DEVELOPMENT ENGINEER

W/S FOR REFO

EXAMINED AND APPROVED THIS 11th DAY OF AUGUST, 1999

[Signature]
MANAGER, LAND USE SERVICES DIVISION

KING COUNTY DEPARTMENT OF ASSESSMENTS

EXAMINED AND APPROVED THIS 12th DAY OF AUGUST, 1999

SCOTT NOBLE
KING COUNTY ASSESSOR

[Signature]
DEPUTY KING COUNTY ASSESSOR

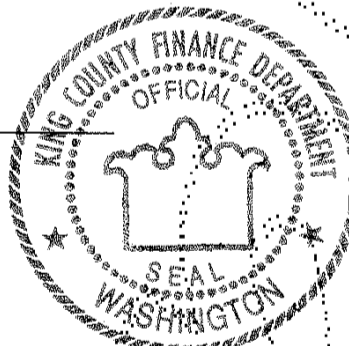
ACCOUNT NUMBER 162406-90.55

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 17th DAY OF AUGUST, 1999.

GARRY HOLMES
MANAGER, FINANCE DIVISION

[Signature]
DEPUTY

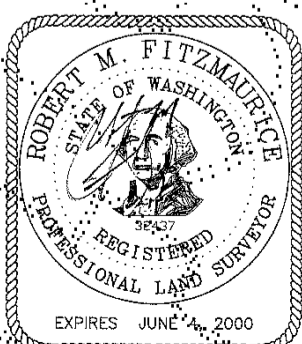


EASEMENT PROVISIONS

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.

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.



July 29, 1999



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

ACKNOWLEDGEMENT

STATE OF WASHINGTON

COUNTY OF KING

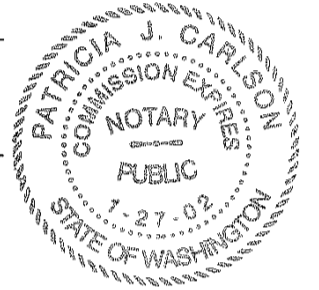
I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Chang Kyoo Wang SIGNED THIS INSTRUMENT, ON OATH STATED THAT he WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT, AS THE Exec. Vice President OF SWANSON-DEAN/DAEWOO PARTNERSHIP, LLP, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: July 28, 1999

PRINTED NAME OF NOTARY PUBLIC Patricia J. Carlson

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

MY APPOINTMENT EXPIRES 01-27-02



STATE OF WASHINGTON

COUNTY OF KING

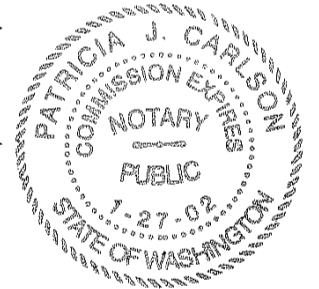
I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Sang Ho Boo SIGNED THIS INSTRUMENT, ON OATH STATED THAT he WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT, AS THE Secretary OF DAEWOO AMERICA DEVELOPMENT, INC., TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: July 28, 1999

PRINTED NAME OF NOTARY PUBLIC Patricia J. Carlson

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

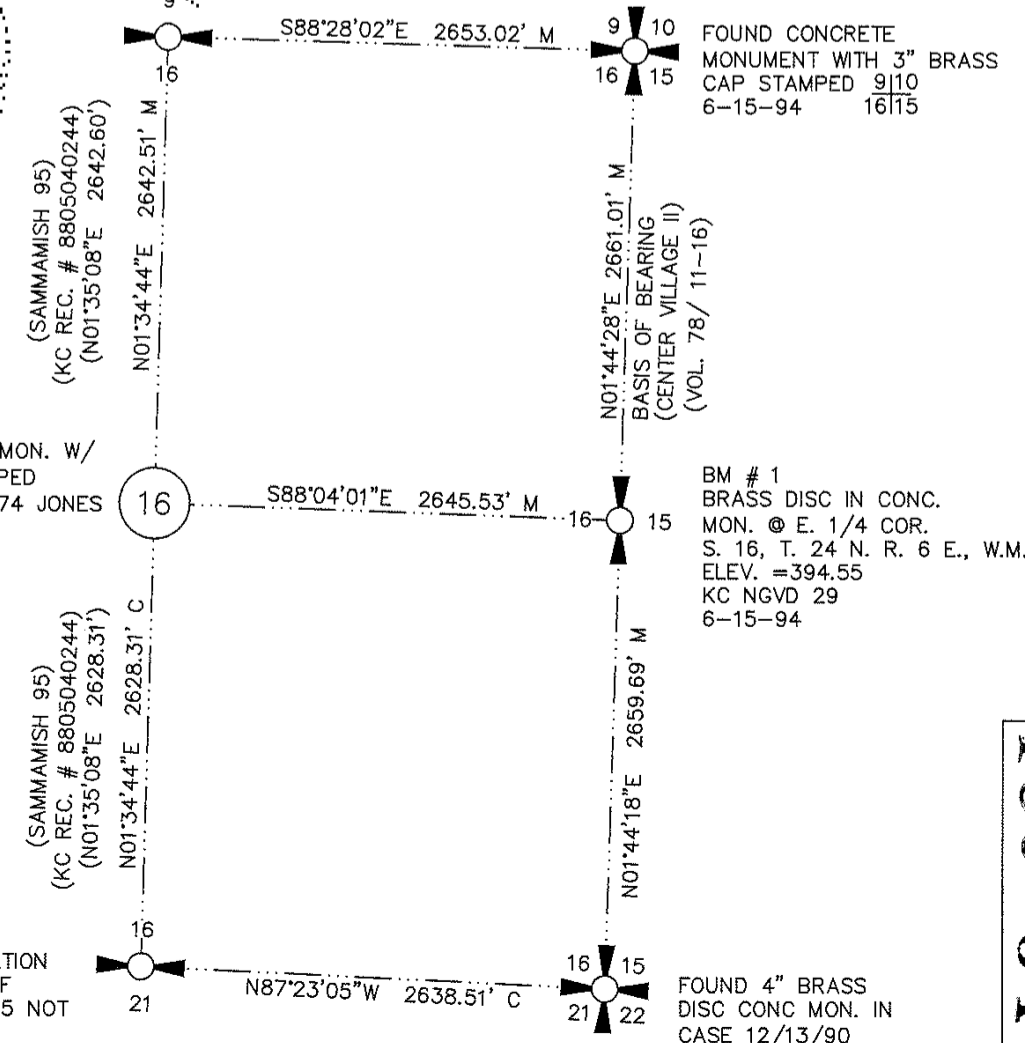
MY APPOINTMENT EXPIRES 01-27-02



SECTION BREAKDOWN

— CALCULATED
= MEASURED

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



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

FOUND CONCRETE MONUMENT WITH 3" BRASS CAP STAMPED 9110 6-15-94 1615

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 PLAT OF SAMMAMISH 95 NOT LOCATED

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

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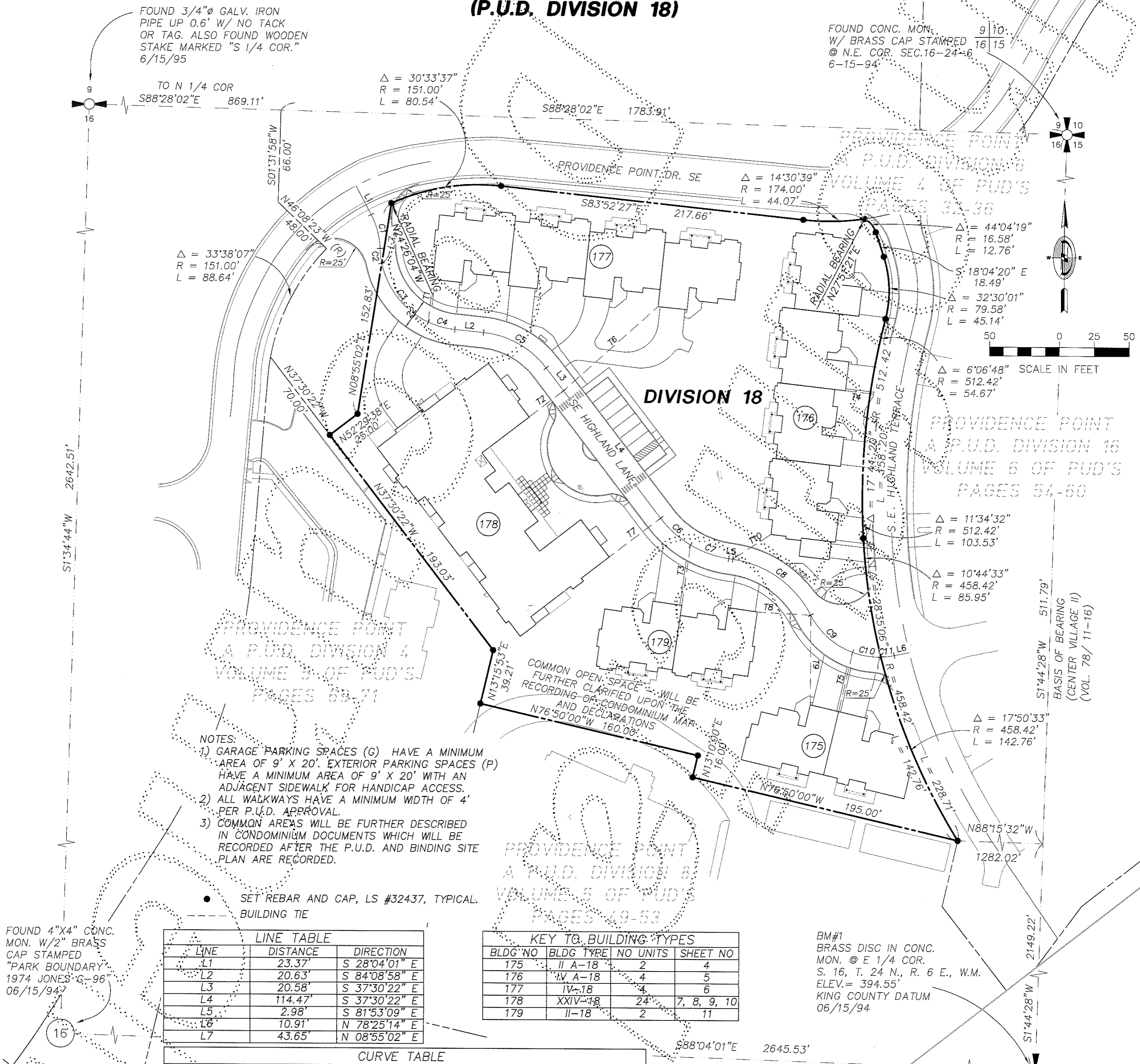
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PART OF THE N.E. 1/4 OF SECTION 16, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M.

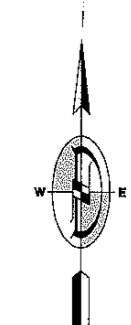
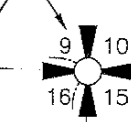
KING COUNTY, WASHINGTON

(P.U.D. DIVISION 18)



FOUND 3/4" Ø GALV. IRON PIPE UP 0.6' W/ NO TACK OR TAG. ALSO FOUND WOODEN STAKE MARKED "S 1/4 COR." 6/15/95

FOUND CONC. MON. W/ BRASS CAP STAMPED 9 10 / 16 15 © N.E. COR. SEC. 16-24-6 6-15-94



Δ = 33°38'07"
 R = 151.00'
 L = 88.64'

Δ = 30°33'37"
 R = 151.00'
 L = 80.54'

Δ = 14°30'39"
 R = 174.00'
 L = 44.07'

Δ = 44°04'19"
 R = 16.58'
 L = 12.76'

Δ = 32°30'01"
 R = 79.58'
 L = 45.14'

Δ = 6°06'48"
 R = 512.42'
 L = 54.67'

Δ = 11°34'32"
 R = 512.42'
 L = 103.53'

Δ = 10°44'33"
 R = 458.42'
 L = 85.95'

Δ = 17°50'33"
 R = 458.42'
 L = 142.76'

- 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.

COMMON OPEN SPACE WILL BE FURTHER CLARIFIED UPON THE RECORDING OF CONDOMINIUM MAP AND DECLARATIONS N76°50'00"W 160.00'

● SET REBAR AND CAP, LS #32437, TYPICAL.
 --- BUILDING TIE

FOUND 4"X4" CONC. MON. W/2" BRASS CAP STAMPED "PARK BOUNDARY" 1974 JONES-G-96 06/15/94

LINE	DISTANCE	DIRECTION
L1	23.37'	S 28°04'01" E
L2	20.63'	S 84°08'58" E
L3	20.58'	S 37°30'22" E
L4	114.47'	S 37°30'22" E
L5	2.98'	S 81°53'09" E
L6	10.91'	N 78°25'14" E
L7	43.65'	N 08°55'02" E

BLDG NO	BLDG TYPE	NO UNITS	SHEET NO
175	II A-18	2	4
176	IV A-18	4	5
177	IV-18	4	6
178	XXIV-18	24	7, 8, 9, 10
179	II-18	2	11

CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C1	25.21'	55.00'	12.83'	24.99'	N 14°56'07" W	26°15'47"
C2	10.70'	60.00'	5.36'	10.68'	S 06°54'40" E	10°12'53"
C3	55.64'	60.00'	30.00'	53.66'	S 38°34'57" E	53°07'40"
C4	19.90'	60.00'	10.04'	19.81'	S 74°38'53" E	19°00'11"
C5	52.92'	65.00'	28.02'	51.47'	N 60°49'40" W	46°38'37"
C6	28.87'	75.00'	14.62'	28.69'	S 48°32'03" E	22°03'23"
C7	29.22'	75.00'	14.80'	29.04'	S 70°43'27" E	22°19'24"
C8	71.28'	75.00'	38.59'	68.63'	S 54°39'32" E	54°27'13"
C9	40.94'	55.00'	21.47'	40.00'	S 48°45'23" E	42°38'54"
C10	20.63'	55.00'	10.44'	20.51'	S 80°49'28" E	21°29'16"
C11	9.61'	55.00'	4.82'	9.60'	N 83°25'34" E	10°00'40"

LINE	DISTANCE	DIRECTION
T1	30.73'	N 05°51'02" E
T2	46.00'	N 52°29'38" E
T3	43.59'	N 08°06'51" E
T4	17.81'	S 83°28'52" E
T5	43.48'	N 13°10'00" E
T6	90.58'	N 48°03'39" E
T7	46.00'	N 52°46'12" E
T8	38.38'	S 86°50'40" E
T9	63.96'	N 00°08'16" E
T10	32.58'	N 56°46'35" E

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

