

PROVIDENCE POINT

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

GENERAL PROJECT DESCRIPTION

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

ENGINEER: DOWL ENGINEERS
 8320 154TH AVENUE N.E.
 REDMOND, WA 98052

SURVEYOR: STEPAN & ASSOCIATES, INC.
 33430 13TH PLACE S., SUITE 110
 FEDERAL WAY, WA 98003

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

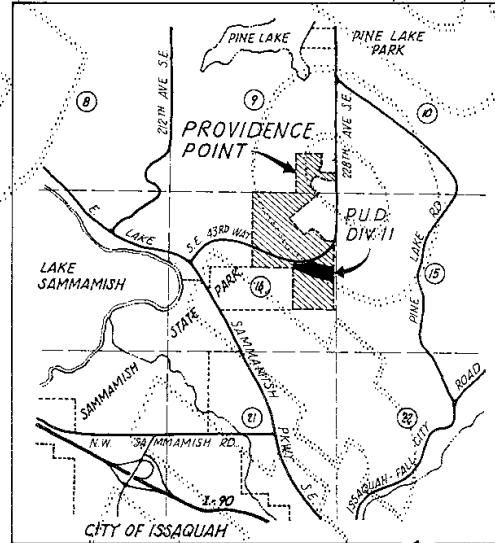
EXISTING ZONE CLASSIFICATION: SR-P (SUBURBAN RESIDENTIAL-P SUFFIX)
 B.A.L.D. FILE 187-79-R/ORD. #5508, #6252, #7582, &
 #8745.

SITE AREA: 11.40 ACRES

NUMBER OF DWELLING UNITS: 22

OWNERSHIP AND MAINTENANCE RESPONSIBILITIES:

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



VICINITY MAP 1/2 MILE

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 ELEVEN RECORDED UNDER CERTIFICATE _____ 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 ELEVEN.

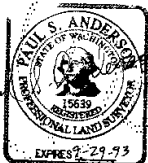
STATEMENT OF PURPOSE

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 ELEVEN AND PROVIDING FOR THE LOTS AND TRACTS FOR THE CONDOMINIUM PHASES.

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 4-28-93
 PAUL S. ANDERSON, L.S. #15639
 C/O STEPAN & ASSOCIATES, INC.
 FEDERAL WAY, WA 98003
 (206) 874-9480



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 ALONG SAID MARGIN S 01°44'18" W 404.27 FEET;
 THENCE LEAVING SAID MARGIN N 77°15'42" W 689.44 FEET;
 THENCE N 64°02'25" W 675.45 FEET TO THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER;
 THENCE N 01°39'31" E 247.31 FEET TO THE SOUTHERLY MARGIN OF S.E. 43RD STREET;
 THENCE ALONG SAID MARGIN S 78°39'57" E 329.06 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 892.00 FEET;
 THENCE EASTERLY AND NORTHEASTERLY 350.00 FEET ALONG SAID CURVE AND SAID MARGIN THROUGH A CENTRAL ANGLE OF 22°28'54" TO A RADIAL LINE OF SAID CURVE WHICH BEARS S 11°08'51" E AND SAID MARGIN;
 THENCE LEAVING SAID MARGIN S 07°11'16" E 52.97 FEET;
 THENCE S 78°28'17" E 298.14 FEET;
 THENCE S 58°25'50" E 288.48 FEET;
 THENCE N 61°44'48" E 79.38 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINS 496,728.36 SQUARE FEET (11.40 ACRES), MORE OR LESS.

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DECLARATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED, OWNER OF INTEREST OF THE LAND HEREIN DESCRIBED TO 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 UNIVERSITY SAVINGS BANK
(FORMERLY UNIVERSITY FEDERAL SAVINGS BANK)
Gary R King
DAEWOO INTERNATIONAL (AMERICA) CORP. William J High
W. H. Kim

ACKNOWLEDGEMENT

STATE OF WASHINGTON
COUNTY OF King

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Gary R King SIGNED THIS INSTRUMENT, ON OATH STATED THAT (HE/SHE) 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: 9/20/93
SIGNATURE OF NOTARY PUBLIC Rick M. Doolittle

MY APPOINTMENT EXPIRES 8/26/95

APPROVALS

DEPARTMENT OF DEVELOPMENT AND ENVIRONMENTAL SERVICES

EXAMINED AND APPROVED THIS 20th DAY OF September, 1993

[Signature]
DEVELOPMENT ENGINEER

EXAMINED AND APPROVED THIS 23rd DAY OF SEPT, 1993

[Signature]
MANAGER, LAND USE SERVICES DIVISION

KING COUNTY DEPARTMENT OF ASSESSMENT

EXAMINED AND APPROVED THIS 24th DAY OF September, 1993

[Signature] [Signature]
KING COUNTY ASSESSOR DEPUTY KING COUNTY ASSESSOR

ACCOUNT NUMBER 162406-9035 (P&I)
E 1/2 16-24-6 ac.

STATE OF WASHINGTON
COUNTY OF King

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

DATED: 9/20/93
SIGNATURE OF NOTARY PUBLIC Rick M. Doolittle

MY APPOINTMENT EXPIRES 8/26/95

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 STREET, ALLEYS OR FOR PUBLIC USE, ARE PAID IN FULL. THIS

FINANCE DIVISION

MANAGER, KING COUNTY FINANCE DIVISION DEPUTY

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 Senior 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.

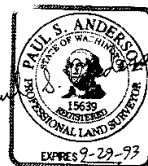
DATED SEPT. 20, 1993
SIGNATURE OF NOTARY PUBLIC Beverly A. Schreiner

MY APPOINTMENT EXPIRES 8-15-96

RECORDING CERTIFICATE 9309290579

FILE FOR RECORD AT THE REQUEST OF THE MANAGER OF LAND USE SERVICES DIVISION THIS 29th DAY OF SEPT, 1993 A.D., AT 3:2 MINUTES PAST 2:00 P.M. AND RECORDED IN VOLUME 115 OF CONDOMINIUMS, PAGES 98-101 RECORDS OF KING COUNTY, WASHINGTON.

DIVISION OF RECORDS AND ELECTIONS
Jane Nague Cordyn Ableman
MANAGER SUPERINTENDENT OF RECORDS

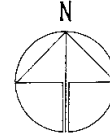


VOL / PG
115 99

PROVIDENCE POINT

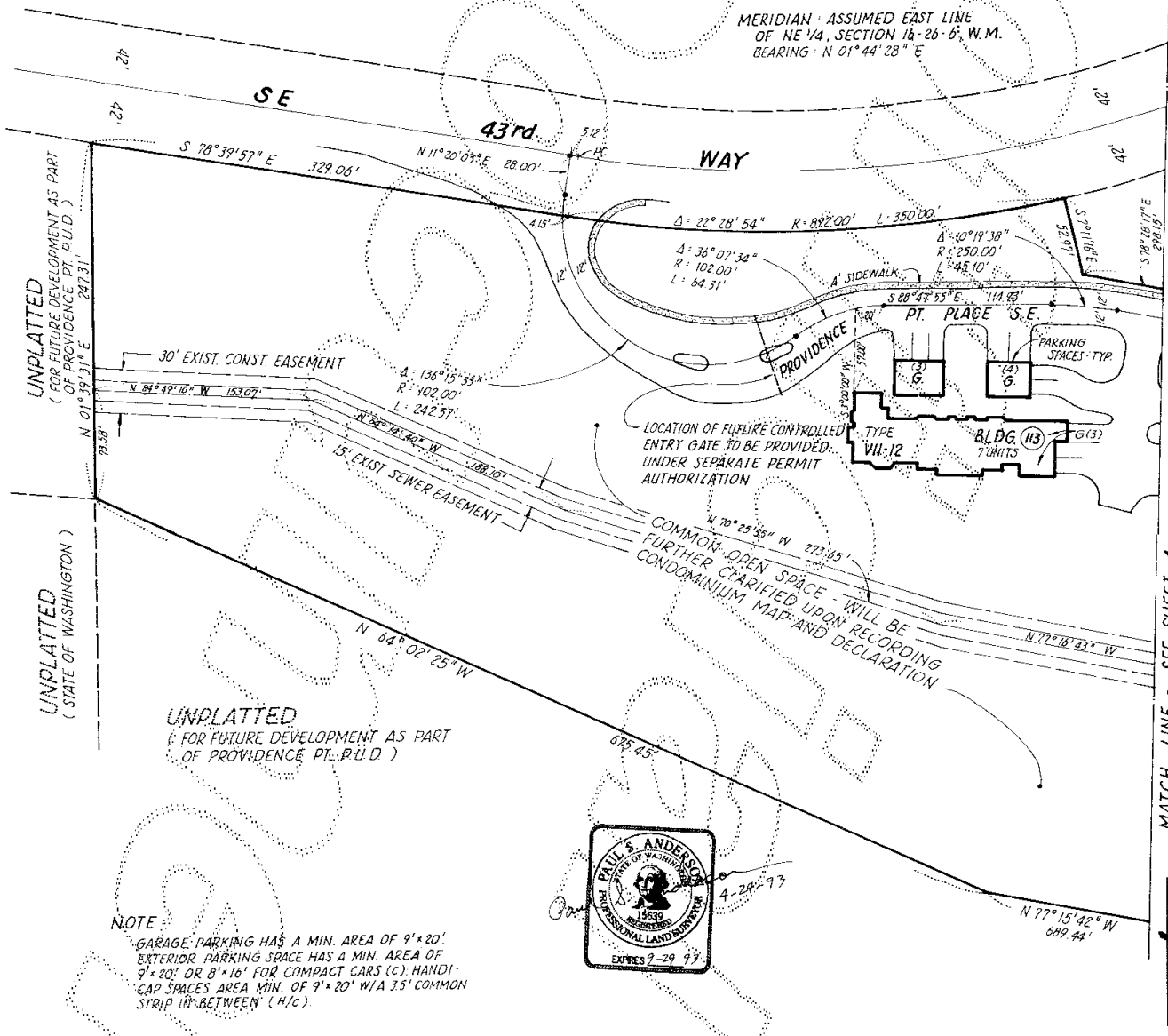
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IN KING COUNTY, WASHINGTON
(P.U.D. DIVISION ELEVEN)

THE CORNERS OF PARCELS TO BE CREATED UPON THE SUBSEQUENT
RECORDING OF CONDOMINIUM DOCUMENTS WILL BE SET PURSUANT
TO THE CONDOMINIUM SURVEY, MAP AND PLANS.



SCALE: 1" = 50'

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

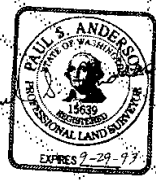


UNPLATTED
(FOR FUTURE DEVELOPMENT AS PART
OF PROVIDENCE PT., P.U.D.)

UNPLATTED
(STATE OF WASHINGTON)

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

NOTE:
GARAGE PARKING 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). HANDI-
CAP SPACES AREA MIN. OF 9' x 20' W/A 35' COMMON
STRIP IN-BETWEEN (H/C).



MATCH LINE - SEE SHEET 4

VOL. / PG.
115/100

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THE CORNERS OF PARCELS TO BE CREATED UPON THE SUBSEQUENT RECORDING OF CONDOMINIUM DOCUMENTS WILL BE SET PURSUANT TO THE CONDOMINIUM SURVEY, MAP AND PLANS.

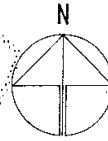
SE
43RD WAY

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

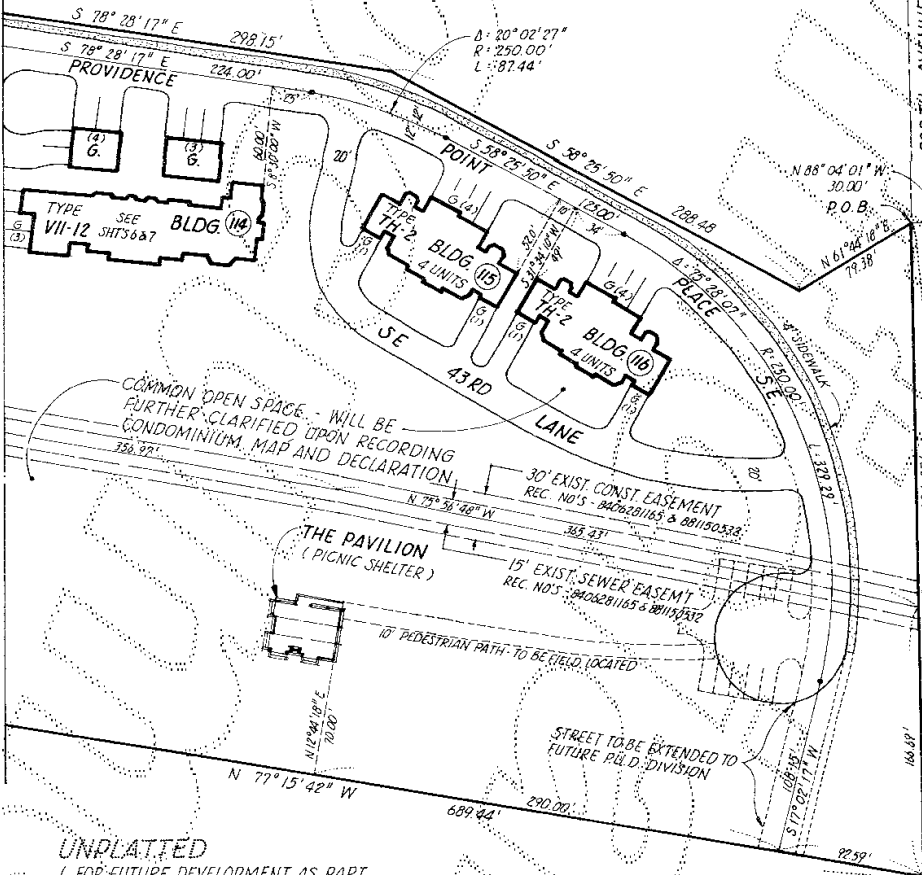
SCALE: 1" 50'

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

FOUND CONC. MON
IN CASE: 1/14/85
SEC. CORNER



MATCH LINE - SEE SHEET 3



COMMON OPEN SPACE - WILL BE
FURTHER CLARIFIED UPON RECORDING
CONDOMINIUM MAP AND DECLARATION.

30' EXIST. CONST. EASEMENT
REC. NO'S: 8406301165 & 081150338

15' EXIST. SEWER EASEMT
REC. NO'S: 8406301165 & 081150338

10' PEDESTRIAN PATH TO BE FIELD LOCATED

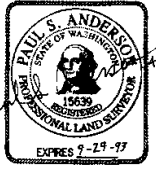
STREET TO BE EXTENDED TO
FUTURE P.U.D. DIVISION

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

NOTE: GARAGE PARKING 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). HANDI-
CAR SPACES AREA MIN. OF 9' x 20' W/A 3.5' COMMON
STRIP IN BETWEEN (H/C).

NOTE: UPON EXTENDING THE STREET INTO A FUTURE
P.U.D. DIVISION AND PROVIDING ADDITIONAL
TURN AROUND (S) VIA A LOOP STREET AND/
OR CUL-DE-SAC, THE CUL-DE-SAC IN DIVISION
ELEVATION WILL BE RE-CONFIGURED TO
PROVIDE PARKING FOR THE PAVILION.

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



VOL. / PG.
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