

PROVIDENCE POINT

4/92
P.U.D.

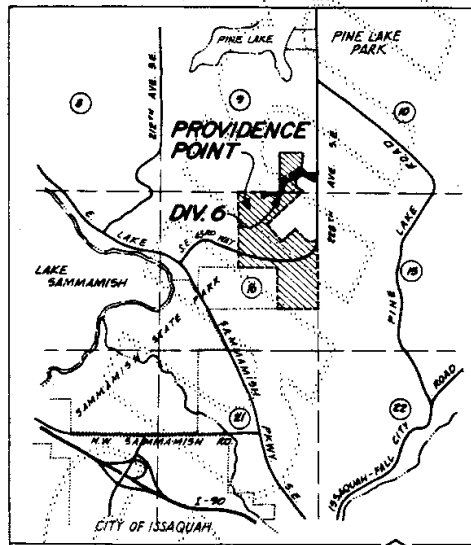
A PLANNED UNIT DEVELOPMENT
WITHIN SECTIONS 9 & 16, TOWNSHIP 24 N., RANGE 6 E., W.M.
IN KING COUNTY, WASHINGTON

Legal Description

(DIVISION SIX)

THOSE PORTIONS OF THE SOUTHWEST QUARTER OF SECTION 9 AND THE NORTHEAST QUARTER OF SECTION 16, ALL IN TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M., KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 9;
THENCE ALONG THE EAST LINE THEREOF N01°27'12"E 209.11 FEET;
THENCE N86°00'47"W 30.00 FEET TO THE WESTERLY MARGIN OF 228TH AVENUE S.E.; THE NORTHEAST CORNER OF LOT 'D' OF KING COUNTY LOT LINE ADJUSTMENT NO. 8602006 RECORDED UNDER RECORDING NO. 8605100226, RECORDS OF SAID COUNTY, AND THE TRUE POINT OF BEGINNING;
THENCE ALONG THE NORTHERLY LINE OF SAID LOT 'D' N86°00'47"W 94.36 FEET;
THENCE CONTINUING N61°20'27"W 52.71 FEET;
THENCE CONTINUING S86°28'45"W 34.70 FEET;
THENCE CONTINUING S35°24'17"W 233.20 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 150.16 FEET;
THENCE SOUTHWESTERLY AND WESTERLY 185.18 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 56°23'13";
THENCE N64°12'30"W 142.89 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 176.00 FEET;
THENCE WESTERLY AND SOUTHWESTERLY 192.12 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 62°32'34";
THENCE S29°14'56"W 58.82 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE WESTWEST HAVING A RADIUS OF 174.00 FEET;
THENCE SOUTHWESTERLY AND WESTERLY 203.10 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 66°52'37";
THENCE N63°52'27"W 217.66 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 151.00 FEET;
THENCE WESTERLY AND SOUTHWESTERLY 80.84 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 30°33'37" TO A RADIAL LINE OF SAID CURVE WHICH BEARS N44°08'04"W;
THENCE ALONG A NON-TANGENT LINE S60°55'02"W 152.03 FEET;
THENCE S52°29'38"W 25.00 FEET;
THENCE N07°30'22"W 75.00 FEET TO THE EASTERLY LINE OF TRACT 'K' OF MEADOW VILLAGE, A CONDOMINIUM, AS RECORDED UNDER RECORDING NO. 8601221049 IN VOLUME 79 OF CONDOMINIUMS AT PAGES 16 THROUGH 18, INCLUSIVE, RECORDS OF KING COUNTY, WASHINGTON AND THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 151.00 FEET (A RADIAL LINE THROUGH SAID BEGINNING BEARS N79°46'30"W);
THENCE NORTHERLY AND NORTHEASTERLY 86.64 FEET ALONG SAID CURVE AND SAID EASTWEST LINE THROUGH A CENTRAL ANGLE OF 93°38'07" TO A RADIAL LINE OF SAID CURVE WHICH BEARS N48°08'23"W AND THE MOST EASTERLY CORNER OF SAID TRACT 'K';
THENCE ALONG THE NORTHERLY LINE OF SAID TRACT 'K' AND THE PROLONGATION OF SAID RADIAL LINE N48°08'23"W 48.00 FEET TO THE MOST NORTHERLY CORNER OF SAID TRACT 'K';
THENCE LEAVING SAID NORTHERLY LINE N01°31'58"E 66.00 FEET TO THE LINE COMMON TO SAID SECTIONS 9 AND 16;
THENCE ALONG SAID COMMON SECTION LINE S80°28'02"E 457.39 FEET TO THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 9;
THENCE ALONG THE WEST LINE THEREOF N01°27'12"E 343.00 FEET;
THENCE N71°08'42"E 209.22 FEET;
THENCE S20°09'00"E 62.00 FEET;
THENCE N86°51'00"E 48.00 FEET;
THENCE S20°09'00"W 123.50 FEET;
THENCE N54°08'18"E 111.99 FEET;
THENCE N33°59'10"E 107.34 FEET;
THENCE N75°48'57"E 510.99 FEET TO THE WESTERLY LINE OF LOT 'B' OF SAID KING COUNTY LOT LINE ADJUSTMENT NO. 8602006 AND THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 60.00 FEET (A RADIAL LINE THROUGH SAID BEGINNING BEARS S79°46'57"W);
THENCE SOUTHWESTERLY AND EASTERLY 98.39 FEET ALONG SAID CURVE AND SAID WESTERLY LINE THROUGH A CENTRAL ANGLE OF 93°57'41";
THENCE ALONG A NON-TANGENT LINE S60°58'51"E 309.77 FEET;
THENCE S81°58'18"E 176.17 FEET TO THE SOUTHWEST CORNER OF LOT 'C' OF SAID KING COUNTY LOT LINE ADJUSTMENT NO. 8602006;
THENCE ALONG THE SOUTH LINE OF SAID LOT 'C' S60°27'26"E 282.40 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 25.00 FEET (A RADIAL LINE THROUGH SAID BEGINNING BEARS S49°31'51"E);
THENCE NORTHEASTERLY AND NORTHERLY 17.02 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 89°00'55";
THENCE ALONG A NON-TANGENT LINE S80°32'47"E 12.00 FEET TO SAID WESTERLY MARGIN OF 228TH AVENUE S.E.;
THENCE ALONG SAID WESTERLY MARGIN S01°27'53"W 279.00 FEET TO THE TRUE POINT OF BEGINNING;
CONTAINS 8.33 ACRES, MORE OR LESS.



VICINITY MAP
SCALE 1" = 800'

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 CUMMO DOCUMENTS.

General Project Description

OWNER: SWANSON-DEAN CORPORATION 2100 112TH AVENUE N.E. BELLEVUE, WASHINGTON 98004	ENGINEER/SURVEYOR: STEPAN & ASSOCIATES, INC. 33505 13TH PLACE SOUTH FEDERAL WAY, WASHINGTON 98003
ARCHITECT: ARAM BASSENIAN & ASSOCIATES 3990 WESTERLY PLACE, SUITE 170 NEWPORT BEACH, CA 92660	LANDSCAPE ARCHITECT: PERIDIAM 17848 SKYPARK BOULEVARD IRVINE, CA 92714

EXISTING ZONE CLASSIFICATION: SR-P (SUBURBAN RESIDENTIAL-P SUFFIX) FILE 187-79-R/ORD. #5508
ACREAGE WITHIN THE TOTAL PROJECT: 171.3 ACREAGE OF OPEN SPACE IN DIVISION SIX: 3.75 (42%)
NUMBER OF DWELLING UNITS IN DIVISION SIX: 37 ACREAGE WITHIN DIVISION SIX: 8.93
NUMBER OF PARKING SPACES IN DIVISION SIX: 74 GARAGE
85 OFF-STREET
TOTAL 159

Land Surveyor's Certificate

I HEREBY CERTIFY THAT THE PERIMETER BOUNDARIES OF THIS P.U.D. AS REPRESENTED HEREON ARE TRUE AND CORRECT AND ARE BASED ON AN ACTUAL SURVEY AND SUBDIVISION OF SECTIONS 9 & 16, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M., THAT THE COURSES AND DISTANCES ARE SHOWN CORRECTLY HEREON, AND THAT MONUMENTS WILL BE SET AND ALL PROPERTY AND BUILDING CORNERS WILL BE STAKED CORRECTLY ON THE GROUND.

Paul S. Anderson
PAUL S. ANDERSON, L.S. #15639

c/o STEPAN & ASSOCIATES, INC.
33505 13TH PLACE SOUTH
FEDERAL WAY, WA 98003
(862-4771)



Authorization & Restrictions

THIS PLANNED UNIT DEVELOPMENT IS AUTHORIZED BY KING COUNTY CODE, TITLE 21 AND KING COUNTY ORDINANCES #5810, #6252, & #6441 PASSED BY THE KING COUNTY COUNCIL ON DECEMBER 21, 1981, DECEMBER 22, 1982 & JUNE 13, 1983 RESPECTIVELY.

THE USE OF THIS PROPERTY IS RESTRICTED TO RESIDENTIAL DWELLINGS AND THOSE ACCESSORY NON-RESIDENTIAL OR CONDITIONAL USES DESCRIBED OR SHOWN HEREIN. NO OTHER USES, BUILDINGS, STRUCTURES OR ALTERATIONS ARE PERMITTED.

BUILDING SIZE, SCALE, LOCATION, ORIENTATION AND GENERAL CHARACTER IS AUTHORIZED ONLY AS SHOWN HEREON EXCEPT THAT KING COUNTY MAY APPROVE MINOR VARIATIONS AND/OR STYLISTIC CHANGES CONSISTENT WITH THE APPROVED PLANNED UNIT DEVELOPMENT AND KING COUNTY CODE AT THE TIME OF BUILDING PERMITS OR THEREAFTER.

THE DEVELOPER AND/OR HOMEOWNERS MAY, ACCORDING TO THE ADOPTED RULES OF THE HOMEOWNERS' ASSOCIATION, PETITION KING COUNTY TO APPROVE MINOR BUILDING CHANGES OR ACCESSORY OR OTHER USES WITHIN THE PLANNED UNIT DEVELOPMENT, AND KING COUNTY MAY APPROVE SUCH AMENDMENTS TO THE P.U.D. WHEN FOUND TO NOT CONFLICT WITH THE INTENT OF THE P.U.D. CODE OR WITH ORDINANCES #5810, #6252 & #6441.

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.

PROVIDENCE POINT

4/88

P.U.D.

A PLANNED UNIT DEVELOPMENT
WITHIN SECTIONS 9 & 16, TOWNSHIP 24 N., RANGE 6E., W.M.
IN KING COUNTY, WASHINGTON

(DIVISION SIX)

General Project Description

- METHOD OF OWNERSHIP: RESIDENTIAL UNITS WILL BE SOLD AS CONDOMINIUMS FOLLOWING THE RECORDING OF A CONDOMINIUM PLAT TO BE FILED WITH THE KING COUNTY DIVISION OF RECORDS & ELECTIONS.

STATEMENT OF GENERAL PURPOSE:

THE PURPOSE OF PROVIDENCE POINT IS TO PROVIDE AN ENRICHED LIVING ENVIRONMENT FOR PERSONS OF RETIREMENT AGE. RESIDENTIAL UNITS DESIGNED TO MEET THE NEEDS OF THIS POPULATION GROUP ARE CLUSTERED IN VILLAGES WHICH INCORPORATE VARIOUS COMMUNITY SERVICE, RECREATIONAL AND COMMERCIAL USES IN SMALL VILLAGE CENTERS.

THE VILLAGE CLUSTER CONCEPT ALLOWS BUILDINGS TO UTILIZE OPTIMUM SITES AND TOPOGRAPHY FOR EASE OF PEDESTRIAN CIRCULATION AND PROVIDES FOCAL POINTS FOR BOTH COMMUNITY DESIGN AND SOCIAL INTERACTION. LANDSCAPED AND NATURAL OPEN SPACE AND GREENBELTS ARE UTILIZED THROUGHOUT THE SITE TO SEPARATE AND ENHANCE THE RESIDENTIAL CLUSTERS, TO BUFFER ADJACENT PROPERTY, AND TO PROVIDE RECREATIONAL OPPORTUNITIES. UNIQUE FEATURES SUCH AS LAUGHING JACOBS CREEK AND PROVIDENCE FALLS WILL BE MAINTAINED IN A NATURAL PRESERVE.

NON-RESIDENTIAL USES

NON-RESIDENTIAL USES IN THE VILLAGE CENTERS INCLUDE RECREATIONAL AMENITIES, OFFICES FOR VARIOUS SERVICES SUCH AS HEALTH CARE AND COUNSELING, A VARIETY OF SMALL CONVENIENCE SHOPS, DINING FACILITIES AND THE PROVIDENCE POINT MANAGEMENT OFFICES. THESE ON-SITE FACILITIES WHICH ADDRESS THE DAILY NEEDS OF THE RESIDENT POPULATION ARE INTENDED TO MITIGATE TRAFFIC IMPACTS ON THE SURROUNDING COMMUNITY.

OPEN SPACE WITHIN THE DEVELOPMENT IS PROVIDED FOR THE EXCLUSIVE USE OF THE RESIDENTS AND WILL BE CONVEYED TO A HOMEOWNERS' NON-PROFIT CORPORATION THRU THE RECORDING OF THE CONDO DOCUMENTS.

A NON-PROFIT CORPORATION WILL BE FORMED AND DOCUMENTS WILL BE RECORDED WHICH WILL PROVIDE FOR THE PERMANENT RETENTION AND MAINTENANCE OF COMMON OPEN SPACE, PRIVATE ROADS, LANDSCAPED AREAS, STORM WATER CONTROL FACILITIES AND OTHER COMMON IMPROVEMENTS.

- THE APPLICANT SHALL PAY TO THE DEPARTMENT OF PUBLIC WORKS, A TRIP GENERATION FEE FOR THE IMPROVEMENT OF THE FOUR PROJECTS LISTED IN SECTION F-3 OF THE BUILDING AND LAND DEVELOPMENT DIVISION'S SEPTEMBER 3, 1981 REPORT, WITH ANY NECESSARY ADJUSTMENTS FOR INFLATION FACTORS AS OF THE DATE OF PERMIT ISSUANCE. THE FEE WILL BE PAYABLE AT THE TIME OF BUILDING PERMITS ISSUANCE. IF THE APPLICANT DISPUTES THE FEE DETERMINATION BY THE DEPARTMENT OF PUBLIC WORKS, HE MAY APPEAL THE AMOUNT AND THE JUSTIFICATION FOR SAID AMOUNT TO THE ZONING AND SUBDIVISION EXAMINER FOR ARBITRATION.

- A CRIME PREVENTION PROGRAM WILL BE IMPLEMENTED THROUGH SITE DEVELOPMENT AND BUILDING DESIGN AND CONSTRUCTION. IT WILL INCLUDE, BUT IS NOT LIMITED TO, THE PROVISION OF PERIMETER FENCING AND THORNY SPECIES OF LANDSCAPING, ENTRY GATE, TV MONITORS, CONTROLLED BUILDING ENTRANCES, AN EMERGENCY CALL SYSTEM, EXTERIOR LIGHTING, SERVICE ENTRY DOORS HAVING DEADLOCKS, DEADBOLTS AND PEEPHOLES, DOOR JAMS WITH REINFORCED STRIKES, AND SECURE WINDOW TYPES.

- AN INTERNAL SHUTTLE SERVICE CONSISTING OF VANS, SHUTTLE BUSES, OR OTHER VEHICULAR SYSTEMS, SHALL BE DEVELOPED FOR THE PROJECT TO ASSIST THE RESIDENTS IN TRAVERSING THE HILLSIDE TO REACH BUS STOPS, THE NURSING HOME, ANY FUTURE BUSINESS AREAS, THE RECREATION CENTERS AND FACILITIES AND THE NEARBY L.B.I. CAMPUS. THE IMPLEMENTATION OF THIS REQUIREMENT SHALL BE FURTHER WORKED OUT WITH THE KING COUNTY DIVISION OF BUILDING AND LAND DEVELOPMENT. THE SHUTTLE SERVICE WILL BEGIN DURING THE OCCUPANCY OF DIVISION ONE WITH SERVICE COMMENSURATE WITH THE RESIDENTS' NEEDS. FACILITIES AND EQUIPMENT PROVIDED IN DIVISION ONE WILL ALSO BE AVAILABLE TO SUBSEQUENT DIVISIONS ON AN EQUAL BASIS.

Recording Certificate 8801130220

FILED FOR RECORD AT THE REQUEST OF THE MANAGER, BUILDING AND LAND DEVELOPMENT DIVISION, THIS 13TH DAY OF JAN., 19 88, AT 05 MINUTES PAST 10 A.M., AND RECORDED IN VOLUME 4 OF P.U.D.'S, PAGE 32-36, RECORDS OF KING COUNTY, WASHINGTON, DIVISION OF RECORDS AND ELECTIONS.

JANE HAGUE

MANAGER

WM. E. YOUNG

SUPERINTENDENT OF RECORDS

Dedication

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS IN FEE SIMPLE OF THE LAND HEREIN DESCRIBED, HEREBY DECLARE THIS PLANNED UNIT DEVELOPMENT, AND RESTRICT THE USE OF SAID PROPERTY TO THOSE USES AND IN SUCH MANNER AS SHOWN HEREON.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS AND SEALS.

SMANSON-DEAN CORPORATION

UNIVERSITY FEDERAL SAVINGS BANK

James Dobrick

By: Julie Baker V.P.

Acknowledgement

STATE OF WASHINGTON)
) SS:
COUNTY OF KING)

ON THIS 8th DAY OF September, A.D., 1987, BEFORE ME PERSONALLY APPEARED James Dobrick, TO ME KNOWN TO BE THE V.P. of Finance OF THE CORPORATION, THAT EXECUTED THE WITHIN AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID CORPORATION FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT HE IS AUTHORIZED TO EXECUTE SAID INSTRUMENT.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN

Sharon R. Kitch
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, RESIDING AT Island

STATE OF WASHINGTON)
) SS:
COUNTY OF KING)

ON THIS 10th DAY OF Sept., A.D., 1987, BEFORE ME PERSONALLY APPEARED Julie Baker, TO ME KNOWN TO BE THE V. Pres OF THE CORPORATION, THAT EXECUTED THE WITHIN AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID CORPORATION FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT HE IS AUTHORIZED TO EXECUTE SAID INSTRUMENT.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN

Sharon R. Kitch
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, RESIDING AT Island

Approvals

PARKS, PLANNING AND RESOURCES DEPARTMENT
EXAMINED AND APPROVED THIS 14th DAY OF January, 19 88, A.D.

[Signature]
DEVELOPMENT ENGINEER

EXAMINED AND APPROVED THIS 14th DAY OF January, 19 88, A.D.

[Signature]
MANAGER - BUILDING AND LAND DEVELOPMENT DIVISION

SHEET 2 OF 5

225-34A

225-394

4/88
P.U.D.

PROVIDENCE POINT

4/84
P.U.D.

A PLANNED UNIT DEVELOPMENT
WITHIN SECTIONS 9 & 16, TOWNSHIP 24 N., RANGE 6 E., W.M.
IN KING COUNTY, WASHINGTON
(DIVISION SIX)

K.C.S.P. 983051 R
8503069003
LLA 8605120928

LOT 2

NOTES

1. GARAGE PARKING SPACE HAS A MIN. AREA OF 10'x40' EXCLUSIVE OF STORAGE. EXTERIOR PARKING SPACE HAS A MIN. AREA OF 9'x20' OR 8'x18' FOR COMPACT CARS.
2. ALL STREETS ARE PRIVATE.

ACCESS & UTILITY EASEMENT
RECORDING NO. 8708030893
COMMON OPEN SPACE
TO BE FURTHER CLARIFIED BY
CONDOMINIUM MAP & THE
DECLARATIONS

COMMON OPEN SPACE
TO BE FURTHER CLARIFIED
BY CONDOMINIUM MAP
& THE DECLARATIONS

UNPLATTED
PROVIDENCE
PT. DRIVE S.E.

UNPLATTED

UNPLATTED

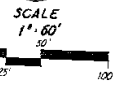
UNPLATTED

NOTES:

1. SUBJECT TO EASEMENTS FOR AN ELECTRICAL TRANSMISSION AND/OR DISTRIBUTION SYSTEM UNDER RECORDING NOS 8203700380, 8506070710.
2. SUBJECT TO RESTRICTIONS AS RECORDED UNDER AFN 8503069003

N 01° 31' 47" E 343.00'
WEST LINE SE 1/4, SE 1/4 SEC. 9

SW CORN. OF
SE 1/4 OF SE 1/4
OF SEC. 9



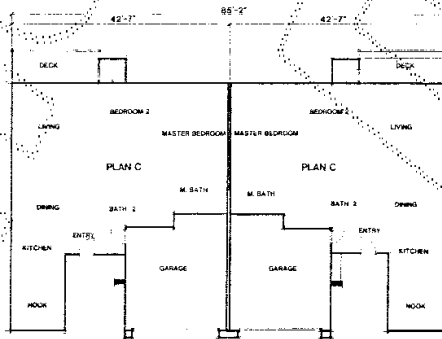
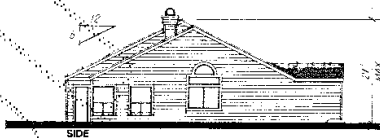
PROVIDENCE POINT
DIV. 4 AMENDED
VOL. _____, P. 55.

4/84
P.U.D.

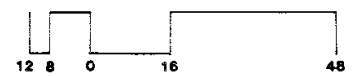
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4/85
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A PLANNED UNIT DEVELOPMENT
 WITHIN SECTIONS 9 & 16, TOWNSHIP 24 N., RANGE 6 E., W.M.
 IN KING COUNTY, WASHINGTON
 (- DIVISION SIX -)



SCALE : 1/16" = 1' - 0"

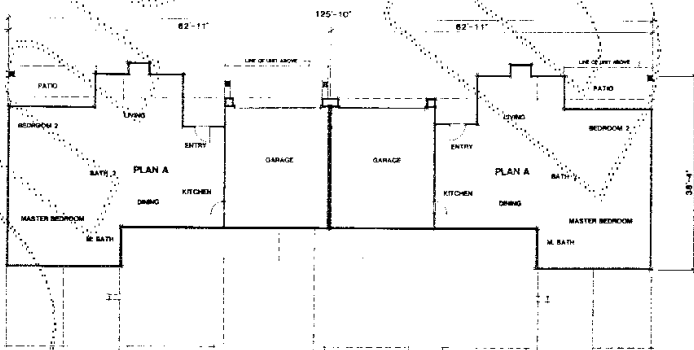
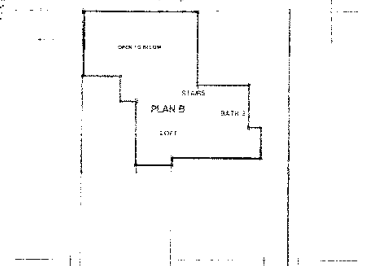
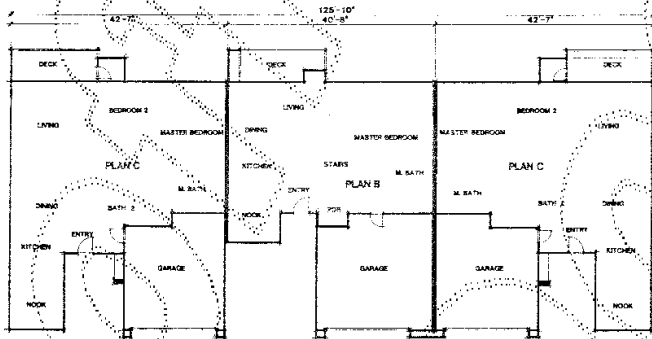
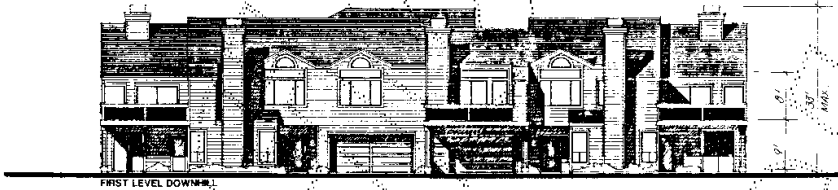
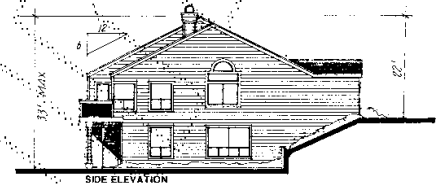


BUILDING TYPE
II - 2

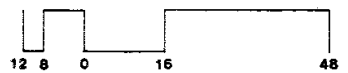
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A PLANNED UNIT DEVELOPMENT
 WITHIN SECTIONS 9 & 16, TOWNSHIP 24 N., RANGE 6 E., W.M.
 IN KING COUNTY, WASHINGTON
 (DIVISION SIX)



SCALE: 1/16" = 1' - 0"



BUILDING TYPE
V - 1

4/36
P.U.D.