

PROVIDENCE POINT

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

DIVISION ELEVEN

AUTHORIZATION & RESTRICTIONS

THIS PLANNED UNIT DEVELOPMENT IS AUTHORIZED BY KING COUNTY CODE, TITLE 21 AND KING COUNTY ORDINANCES # 5810, #6252 AND #6441 PASSED BY THE KING COUNTY COUNCIL ON DECEMBER 21, 1981, DECEMBER 22, 1982 AND 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, #7581, #7652 AND #8746.

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 UTILITIES RECORDED UNDER RECORDING NOS 8808281165 AND 8801130532.

APPROVALS

DEPARTMENT OF DEVELOPMENT AND ENVIRONMENTAL SERVICES
EXAMINED AND APPROVED THIS 29th 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 29th DAY OF September, 1993

[Signature] *[Signature]*
SCOTT NOBBER DEPUTY KING COUNTY ASSESSOR

ACCOUNT NUMBER 16206-9086
ER 16206-9086

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 DAY OF _____, 1993.

FINANCE DIVISION
MANAGER, KING COUNTY FINANCE DIVISION DEPUTY

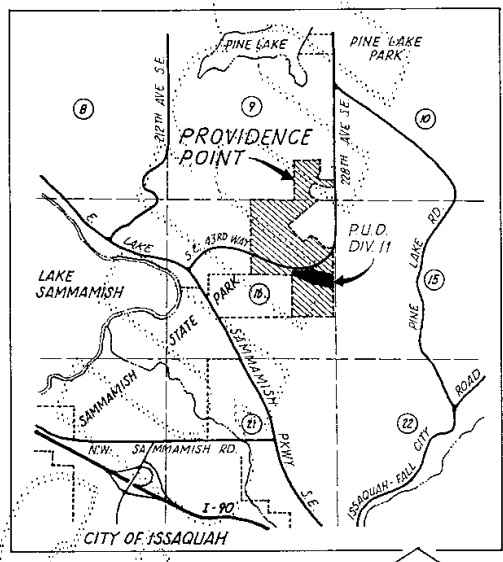
RECORDING CERTIFICATE 9910110931

FILED FOR RECORD AT THE REQUEST OF THE MANAGER, LAND USE SERVICES DIVISION, THIS 11th DAY OF October, 1993 AT 24 MINUTES PAST 8:00 A.M., AND RECORDED IN VOLUME 16 OF R.U.D.'S, PAGES 34 THROUGH 40 RECORDS OR KING COUNTY, WASHINGTON, DIVISION OF RECORDS AND RECORDS.

[Signature] *[Signature]*
JANE HAGAN SUPERINTENDENT OF RECORDS

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 CONDO DOCUMENTS.
SUBJECT TO FUTURE PUBLIC TRAIL AS AGRARD TO BY OWNERS AND KING COUNTY.



VICINITY MAP 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:

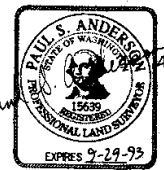
COMMENCING AT THE EAST ONE QUARTER CORNER OF SAID SECTION; THENCE ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER N 88°04'01" W 30.00 FEET TO THE WEST MARGIN OF 228TH AVENUE S.E. AND THE TRUE POINT OF BEGINNING; THENCE ALONG SAID MARGIN S 01°44'16" W 404.27 FEET; THENCE LEAVING 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 298.15 FEET; THENCE S 58°25'50" E 288.48 FEET; THENCE N 61°44'18" E 79.38 FEET FEET TO THE TRUE POINT OF BEGINNING.
CONTAINS 496,728.36 SQUARE FEET (11.40 ACRES), MORE OR LESS.

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 SECTION 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.

[Signature] 4-29-93
PAUL S. ANDERSON, L.S. #15639

C/O STEPAN AND ASSOCIATES, INC.
33430 13TH PLACE SOUTH, SUITE 110
FEDERAL WAY, WA 98003



VOL. / PG.
6 / 34

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WITHIN SECTION 16, TOWNSHIP 24N, RANGE 6E, W.M.
IN KING COUNTY, WASHINGTON

DIVISION ELEVEN

GENERAL PROJECT DESCRIPTION

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

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

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

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

LANDSCAPE ARCHITECT: THOMAS L. BERGER & ASSOCIATES
2021 MINOR EAST
SEATTLE, WA 98102

EXISTING ZONE CLASSIFICATION: SR-P (SUBURBAN RESIDENTIAL-P SUFFIX);
B.A.L.D. FILE 187-79-R/OR. #5506, #6252, #7582, & #8745.

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 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, 1987 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 HERBY L.B.I. CAMPUS. THE IMPLEMENTATION OF THIS REQUIREMENT SHALL BE FURTHER WORKED OUT WITH THE KING COUNTY BUILDING AND LAND DEVELOPMENT DIVISION. THE SHUTTLE SERVICE WILL BEGIN DURING THE OCCUPANCY OF DIVISION ONE WITH SERVICE COMMENSURATE WITH RESIDENTS' NEEDS. FACILITIES AND EQUIPMENT PROVIDED IN DIVISION ONE WILL ALSO BE AVAILABLE TO SUBSEQUENT DIVISIONS ON AN EQUAL BASIS.

(L.B.I. - LUTHERAN BIBLE INSTITUTE)

ACREAGE WITHIN THE TOTAL PROJECT: 171.3

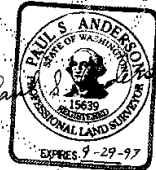
NUMBER OF DWELLING UNITS IN DIVISION ELEVEN: 22

ACREAGE OF OPEN SPACE IN DIVISION ELEVEN: 8.90 ACRES (78%)

ACREAGE WITHIN DIVISION ELEVEN: 11.40 ACRES

NUMBER OF PARKING SPACES IN DIVISION ELEVEN:

GARAGE 32
OFF-STREET 32 (DRIVEWAY SPACES)
TOTAL 64



DECLARATION

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.

SWANSON-DEAN/DAEWOO PARTNERSHIP

UNIVERSITY SAVINGS BANK
(FORMERLY UNIVERSITY FEDERAL SAVINGS BANK)

Larry R. King

DAEWOO INTERNATIONAL (AMERICA) CORP.

William J. High

ACKNOWLEDGEMENT

STATE OF WASHINGTON
COUNTY OF King

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Gary L. King SIGNED THIS INSTRUMENT, ON OATH STATED THAT (HE/SHE) WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE President OF Swansea Ocean / 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 Arthur M. Woodruff

MY APPOINTMENT EXPIRES 8/25/96

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 Arthur M. Woodruff

MY APPOINTMENT EXPIRES 8/25/96

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. 29, 1993

SIGNATURE OF

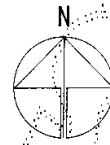
NOTARY PUBLIC Beverly A. Schraetz

MY APPOINTMENT EXPIRES 8-15-96

PROVIDENCE POINT

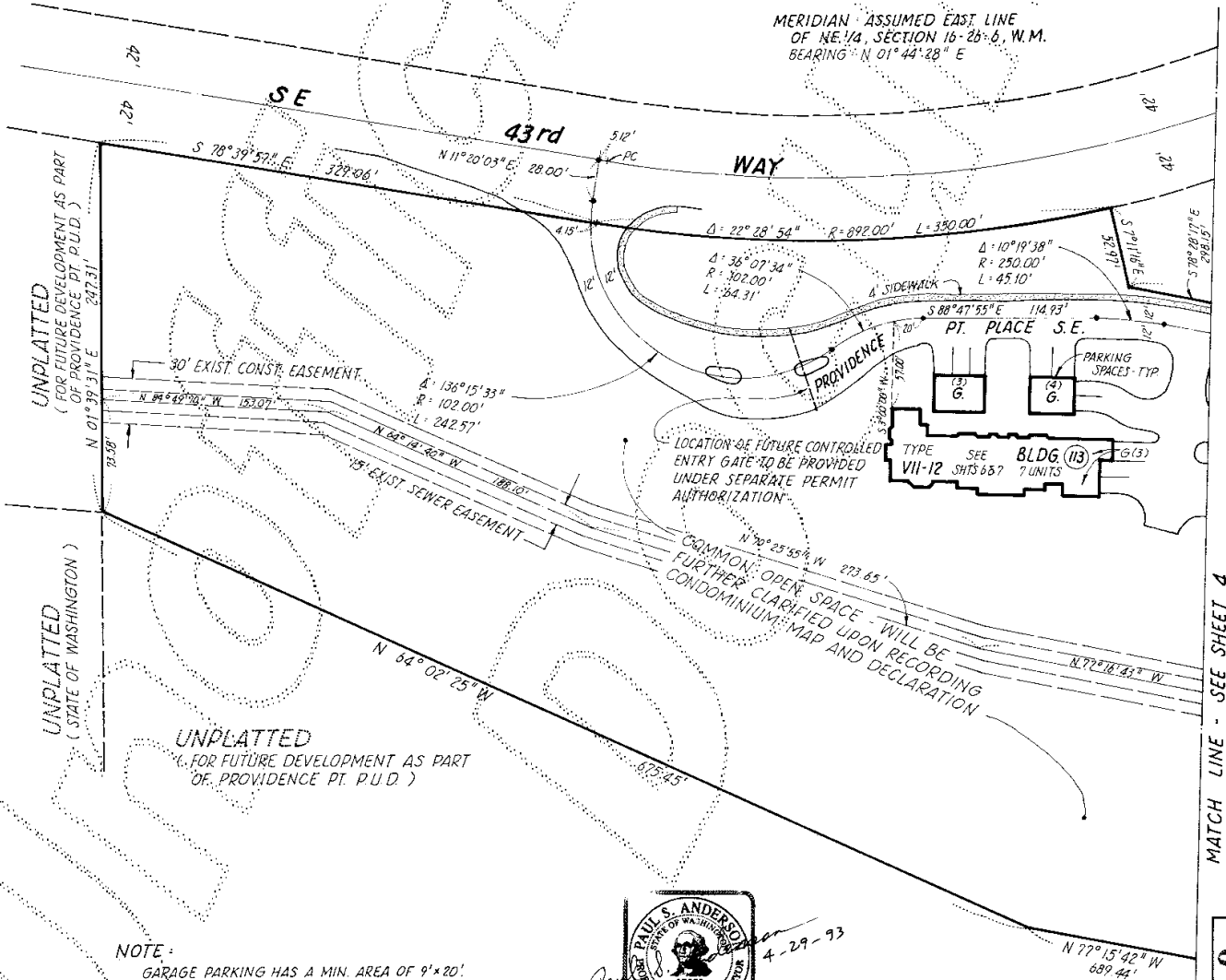
A PLANNED UNIT DEVELOPMENT
WITHIN SECTION 16, TOWNSHIP 24N, RANGE 6E, W.M.
IN KING COUNTY, WASHINGTON

DIVISION ELEVEN



SCALE: 1" = 50'

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



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

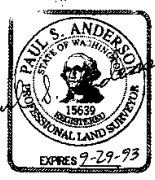
UNPLATTED
(STATE OF WASHINGTON)

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

LOCATION OF FUTURE CONTROLLED
ENTRY GATE TO BE PROVIDED
UNDER SEPARATE PERMIT
AUTHORIZATION

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

NOTE:
GARAGE PARKING HAS A MIN. AREA OF 9'x20'.
EXTERIOR PARKING SPACE HAS A MIN. AREA OF
9'x20' OR 8'x16' FOR COMPACT CARS (C) HANDI-
CAP SPACES AREA MIN. OF 9'x20' W/ A 35' COMMON
STRIP IN BETWEEN (H/C).

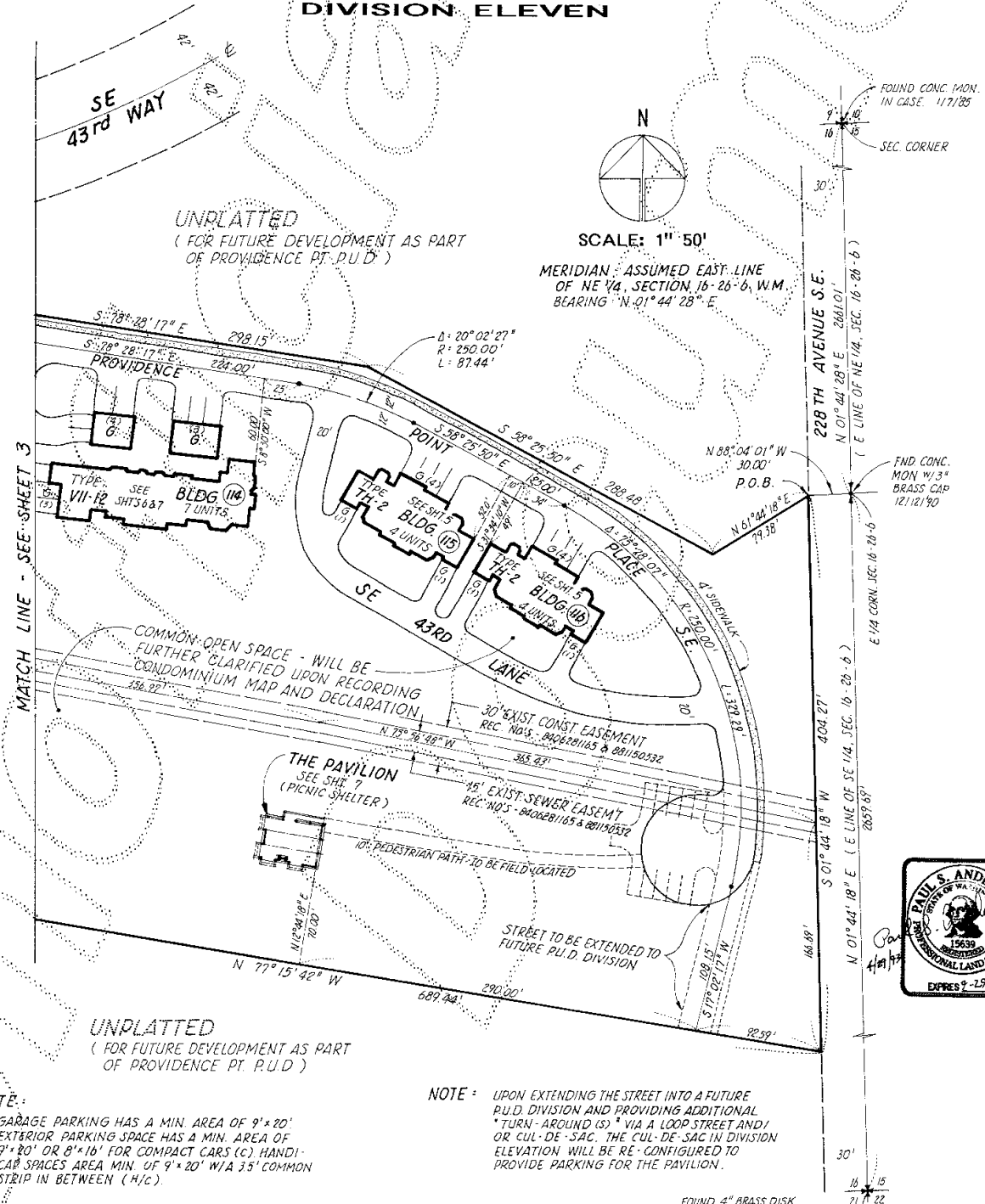


MATCH LINE - SEE SHEET 4

PROVIDENCE POINT

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

DIVISION ELEVEN



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

MATCH LINE - SEE SHEET 3

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

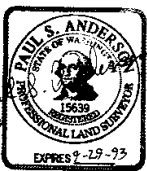
THE PAVILION
SEE SHIT 7
(PICNIC SHELTER)

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'x20'
EXTERIOR PARKING SPACE HAS A MIN. AREA OF
9'x20' OR 8'x16' FOR COMPACT CARS (C). HANDI-
CAP SPACES AREA MIN. OF 9'x20' W/A 35' COMMON
STRIP IN BETWEEN (H/C).

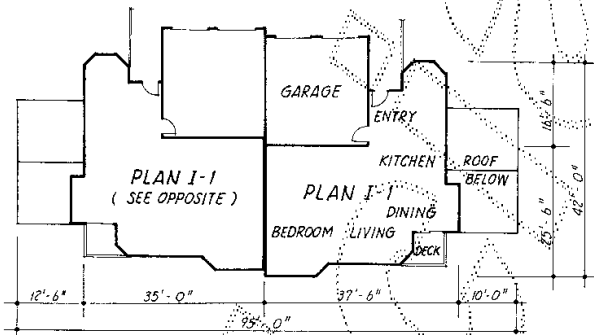
NOTE: UPON EXTENDING THE STREET INTO A FUTURE
P.U.D. DIVISION AND PROVIDING ADDITIONAL
TURN-AROUND (S) VIA A LOOP STREET AND/
OR CUL-DE-SAC, THE CUL-DE-SAC IN DIVISION
ELEVATION WILL BE RE-CONFIGURED TO
PROVIDE PARKING FOR THE PAVILION.



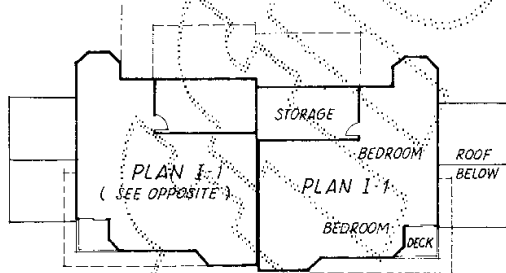
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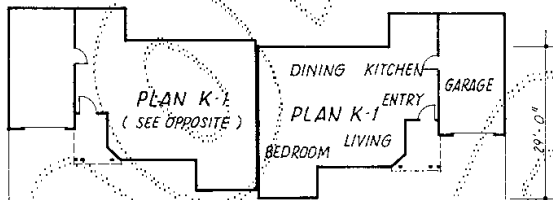
DIVISION ELEVEN



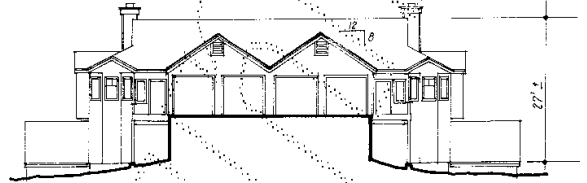
UPPER FLOOR PLAN



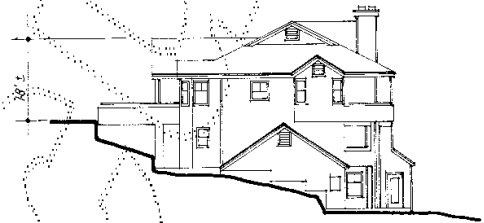
MIDDLE FLOOR PLAN



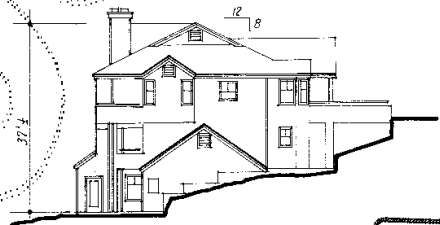
LOWER FLOOR PLAN



FRONT ELEVATION



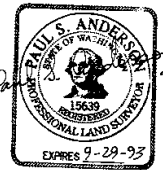
RIGHT ELEVATION



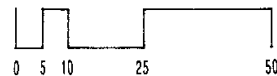
LEFT ELEVATION



BACK ELEVATION



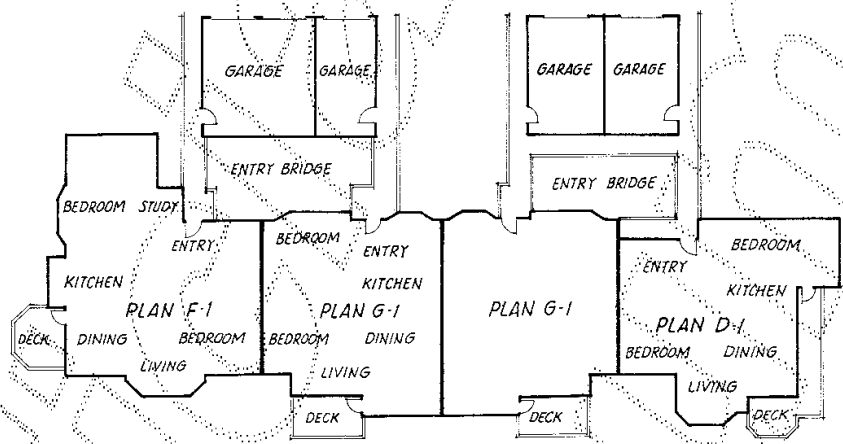
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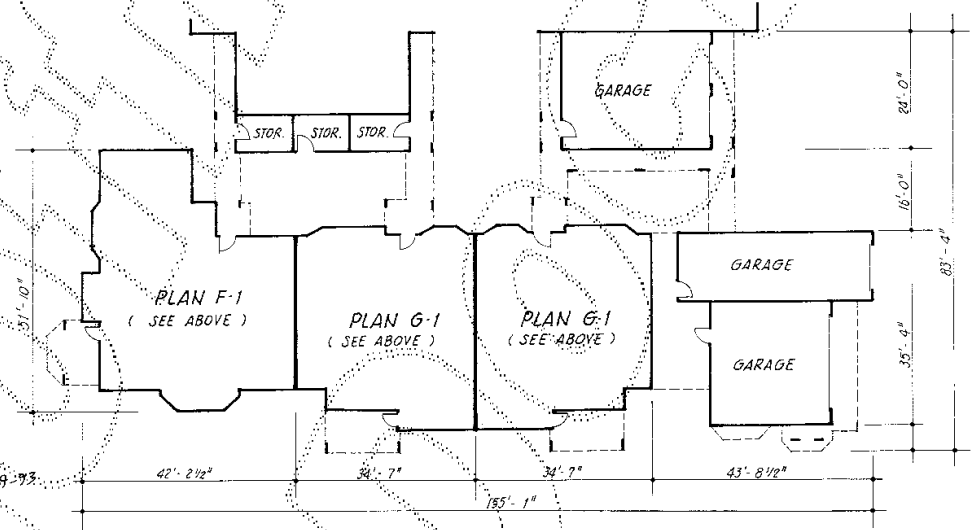
BUILDING
TYPE TH-2

PROVIDENCE POINT

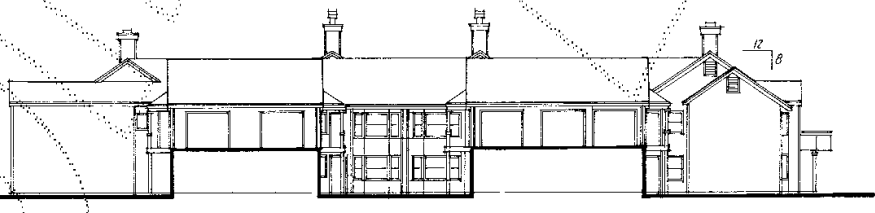
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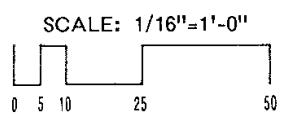
UPPER FLOOR PLAN



LOWER FLOOR PLAN



FRONT ELEVATION



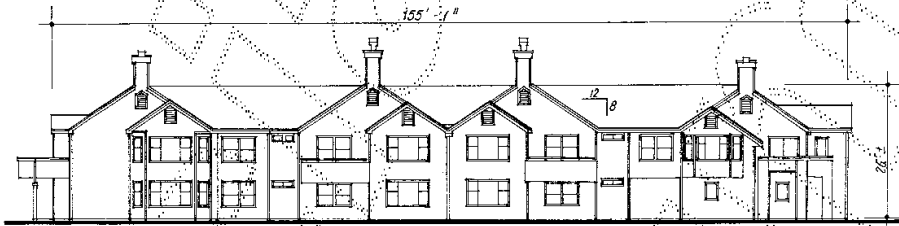
BUILDING
TYPE VII-12

VOL. / PG.
6 / 39

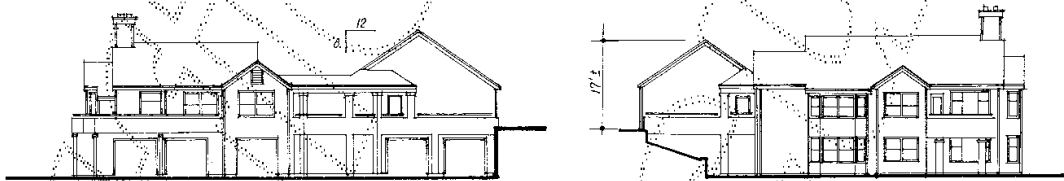
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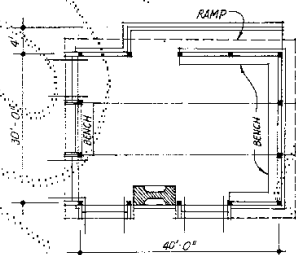
BACK ELEVATION



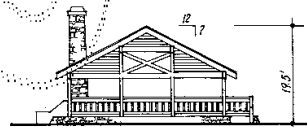
RIGHT ELEVATION

LEFT ELEVATION

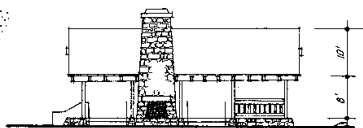
BUILDING TYPE VII-12



FLOOR PLAN



FRONT ELEVATION



SIDE ELEVATION

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



THE
PAVILION

