

PROVIDENCE POINT

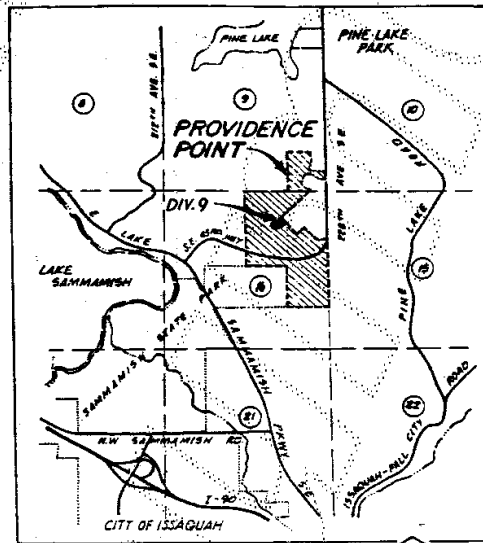
A PLANNED UNIT DEVELOPMENT (DIVISION NINE)
 WITHIN SECTION 16, TOWNSHIP 24N, RANGE 6E., W.M.
 IN KING COUNTY, WASHINGTON

5-92
 P.U.D.

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 N88°28'02"W 542.49 FEET ALONG THE NORTH LINE THEREOF;
 THENCE S46°34'56"W 305.33 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 62.00 FEET (A RADIAL LINE THROUGH SAID BEGINNING BEARS N27°12'21"W);
 THENCE SOUTHWESTERLY 11.43 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 10°33'42";
 THENCE S52°13'57"W 1014.30 FEET TO THE TRUE POINT OF BEGINNING;
 THENCE S37°46'03"E 290.00 FEET;
 THENCE S52°13'57"W 110.00 FEET;
 THENCE S65°40'00"W 220.60 FEET TO THE NORTHEASTERLY LINE OF PROVIDENCE POINT P.U.D. (DIVISION ONE) RECORDED UNDER RECORDING NUMBER 8401270535 IN VOLUME 1 OF P.U.D.'S, PAGES 81-116, INCLUSIVE, RECORD OF SAID COUNTY, AND THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 517.00 FEET (A RADIAL LINE THROUGH SAID BEGINNING BEARS N42°49'18"E);
 THENCE ALONG SAID NORTHEASTERLY LINE THE FOLLOWING THREE COURSES:
 THENCE NORTHWESTERLY 8.97 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 00°59'38";
 THENCE N48°10'20"W 79.76 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 331.00 FEET;
 THENCE NORTHWESTERLY 225.76 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 38°50'38" TO A RADIAL LINE OF SAID CURVE WHICH BEARS S80°40'18"W AND THE MOST SOUTHERLY CORNER OF PROVIDENCE POINT PUD (DIVISION FOUR) AMENDMENT TO SHEETS 1, 4, 15, 16 AND 17, RECORDED IN VOLUME 3 OF P.U.D.'S, PAGES 1, 4, 15, 16 AND 17, RECORDS OF KING COUNTY, WASHINGTON, DIVISION OF RECORDS AND ELECTIONS, RECORDED UNDER RECORDING NO. 8710089539 IN VOLUME 4 OF P.U.D.'S, PAGES 25-29, INCLUSIVE, RECORDS OF SAID COUNTY;
 THENCE ALONG THE SOUTHEASTERLY LINE THEREOF THE FOLLOWING TWO COURSES:
 THENCE N84°40'31"E 125.36 FEET;
 THENCE N52°13'57"E 200.00 FEET TO THE TRUE POINT OF BEGINNING.



VICINITY MAP
 SCALE: 1" = 800'

Approvals

PARKS, PLANNING AND RESOURCES DEPARTMENT

EXAMINED AND APPROVED THIS 3rd DAY OF April, 1991

John C. Pomeroy, P.E.
 DEVELOPMENT ENGINEER

EXAMINED AND APPROVED THIS 4th DAY OF Apr, 1991

[Signature]
 MANAGER, BUILDING AND LAND DEVELOPMENT DIVISION

KING COUNTY DEPARTMENT OF ASSESSMENTS

EXAMINED AND APPROVED THIS 9th DAY OF APRIL, 1991

Ruthie Rippea
 KING COUNTY ASSESSOR

[Signature]
 DEPUTY KING COUNTY ASSESSOR

ACCOUNT NUMBER _____

Recording Certificate 9104091181

FILED FOR RECORD AT THE REQUEST OF THE MANAGER, BUILDING AND LAND DEVELOPMENT DIVISION, THIS 9th DAY OF April, 1991, AT 2:31 MINUTES PAST 9 M., AND RECORDED IN VOLUME 5 OF P.U.D.'S, PAGE 72-74, RECORDS OF KING COUNTY, WASHINGTON, DIVISION OF RECORDS AND ELECTIONS.

Joan Waage
 MANAGER

Carolyn Ahleman
 SUPERINTENDENT OF RECORDS

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 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 7-25-90
 PAUL S. ANDERSON, L.S. #15639



C/O STEPAN/DOWL ENGINEERS, INC.
 33505 13TH PLACE SOUTH
 FEDERAL WAY, WA 98003

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 THESE 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 AND #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.

SUBJECT TO AN EASEMENT FOR ELECTRIC TRANSMISSION AS RECORDED UNDER RECORDING NO. 8203300388, AND AN EASEMENT FOR GAS PIPELINES AS RECORDED UNDER RECORDING NO. 8801140684.

Project Description

OWNER: SWANSON DEAN/DAEWOO PARTNERSHIP ENGINEER/SURVEYOR: STEPAN/DOWL ENGINEER
 4135 PROVIDENCE POINT DR SE 33505 13TH PLACE S
 ISSAQUAH, WA 98027 FEDERAL WAY, WA 98003

ARCHITECT: NITHUN-BOWMAN-EMRICH GROUP LANDSCAPE ARCHITECT: JOHN M. BERNHARD
 2000 112TH AVENUE NE 6606 FIRST AVENUE N
 BELLEVUE, WA 98004 BELLEVUE, WA 98115

EXISTING ZONE CLASSIFICATION: SR-P (SUBURBAN RESIDENTIAL-P SUFFIX)
 FILE 187-79-R/ORD. #5508

- ACREAGE WITHIN THE TOTAL PROJECT: 171.3
- NUMBER OF DWELLING UNITS IN DIVISION NINE = 35
- ACREAGE OF OPEN SPACE IN DIVISION NINE = 1.0 (45%)
- ACREAGE WITHIN DIVISION NINE = 2.22
- NUMBER OF PARKING SPACES IN DIVISION NINE =

TOTAL 47
 35 GARAGE
 12 OFF-STREET

VOL 1 PG 5-72 P.U.D.

PROVIDENCE POINT

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

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 HERETO SET OUR HANDS AND SEALS.

| | |
|---|--|
| SHANSON-DEAN/DAEWOO PARTNERSHIP <i>Daniel C. King</i> | UNIVERSITY SAVINGS BANK <i>William J. Hight</i> |
| DAEWOO INTERNATIONAL (AMERICA) CORP. <i>Shanson Dean</i> | THE LUTHERAN BIBLE INSTITUTE OF SEATTLE <i>Ray E. Harbolt</i> |
| PEOPLES NATIONAL BANK OF WASHINGTON | |

Acknowledgements

STATE OF WASHINGTON
COUNTY OF King

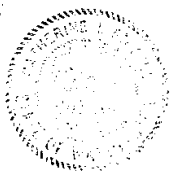
I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT William J. Hight SIGNED THIS INSTRUMENT, ON OATH STATED THAT (HE/SHE) WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE President OF University Savings Bank TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED January 21, 1991

SIGNATURE OF NOTARY PUBLIC Catherine P. Powell

TITLE Notary Public

MY APPOINTMENT EXPIRES Aug 25, 1992



General Project Description

METHOD OF OWNERSHIP: RESIDENTIAL UNITS WILL BE SOLD AS CONDOMINIUMS FOLLOWING THE RECORDING OF A CONDOMINIUM PLAN 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 EMERGENCY AND RECREATIONAL 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 P-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 ARGUMENT 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 PEERHOLES, 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 TRAVELING THE HILLSIDE TO REACH BUS STOPS, THE NURSING HOME, ANY FUTURE BUSINESS AREAS, THE RECREATION CENTERS AND THE HEARBY 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.
(L. B. I. - LUTHERAN BIBLE INSTITUTE)



STATE OF WASHINGTON
COUNTY OF King

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Daniel C. King SIGNED THIS INSTRUMENT, ON OATH STATED THAT (HE/SHE) WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE V.P. of Finance OF Shanson Dean TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED 1-31-91

SIGNATURE OF NOTARY PUBLIC Jennifer M. Hilt

TITLE Notary Public

MY APPOINTMENT EXPIRES 8-21-91



STATE OF WASHINGTON
COUNTY OF King

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Ray E. Harbolt SIGNED THIS INSTRUMENT, ON OATH STATED THAT (HE/SHE) WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE President OF Lutheran Bible Institute of Seattle TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED 1-31-91

SIGNATURE OF NOTARY PUBLIC Jennifer M. Hilt

TITLE Notary Public

MY APPOINTMENT EXPIRES 8-21-91



STATE OF WASHINGTON
COUNTY OF King

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT Ray E. Harbolt SIGNED THIS INSTRUMENT, ON OATH STATED THAT (HE/SHE) WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE Exec. Director/Finance & Administration OF Lutheran Bible Institute of Seattle TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED January 31, 1991

SIGNATURE OF NOTARY PUBLIC Sharon S. Welch

TITLE Notary Public

MY APPOINTMENT EXPIRES 5-25-91



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 PURPOSES STATED. THE LOCATIONS AND DIMENSIONS OF THESE EASEMENTS WILL BE INCLUDED IN THE CONDO DOCUMENTS.

100 / 195
5-73
P.U.O.

5-74
P.U.D.

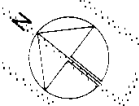
PROVIDENCE POINT

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

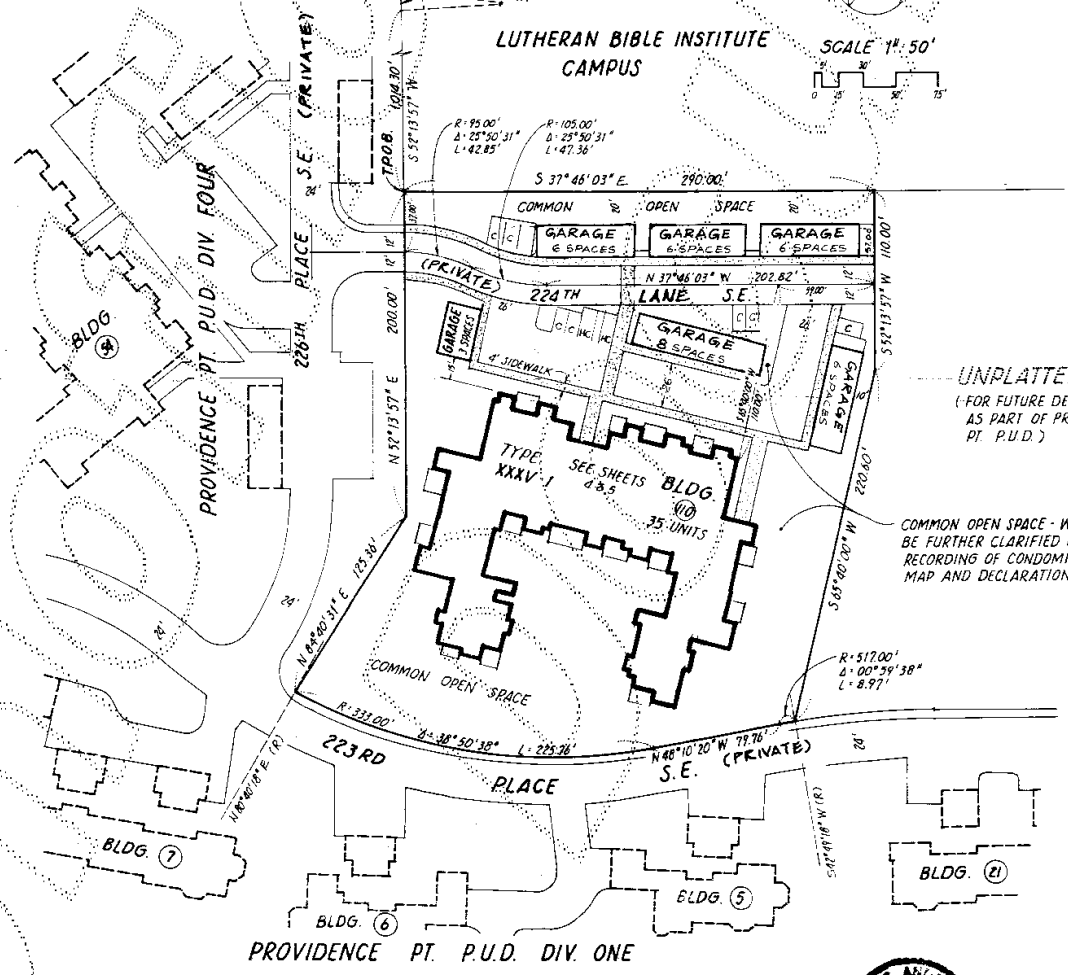
DOWNSPOUT NOTE:
ALL BUILDING DOWNSPOUTS, FOOTING DRAINS AND DRAINS FROM ALL IMPERVIOUS SURFACES SUCH AS PATIOS AND DRIVEWAYS SHALL BE CONNECTED TO THE APPROVED PERMANENT STORM DRAIN OUTLET AS SHOWN ON THE APPROVED CONSTRUCTION DRAWINGS NO. P-1404 ON FILE WITH KING COUNTY BUILDING AND LAND DEVELOPMENT DIVISION (BALD). THIS PLAN SHALL BE SUBMITTED WITH THE APPLICATION FOR ANY BUILDING PERMIT. ALL CONNECTIONS OF THE DRAINS MUST BE CONSTRUCTED AND APPROVED PRIOR TO THE FINAL BUILDING INSPECTION APPROVAL. INDIVIDUAL LOT INFILTRATION SYSTEMS, WHERE PERMITTED, SHALL BE CONSTRUCTED AT THE TIME OF THE BUILDING PERMIT AND SHALL COMPLY WITH SAID PLANS ON FILE WITH BALD, UNLESS OTHERWISE APPROVED BY ENGINEERING REVIEW, KING COUNTY BALD, OR ITS SUCCESSOR AGENCY.

SPRINKLER REQUIREMENT NOTE:
BUILDING NO. 110 WITHIN THIS DIVISION 9 SHALL BE CONSTRUCTED WITH A (N.F.P.A.) NATIONAL FIRE PROTECTION ASSOCIATION STANDARD 136 SPRINKLER SYSTEM.

MERIDIAN - ASSUMED EAST LINE OF
NE 24 SECTION, 16-28-6
BEARING: N 01° 44' 28" E



SCALE 1" = 50'



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

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

NOTE:
GARAGE PARKING SPACE HAS A MIN. AREA OF 9'x20'. EXTERIOR PARKING SPACE HAS A MIN. AREA OF 9'x20' OR 8'x16' FOR COMPACT CARS (C) HANDICAP SPACES AREA MIN. OF 9'x20' WITH A 36" COMMON STRIP IN BETWEEN (H/C)

BALD FILE # 147-80-P



SHEET 3 OF 5

VOL 106
5-74 P.U.D.

228-836

5-75
P.U.D.

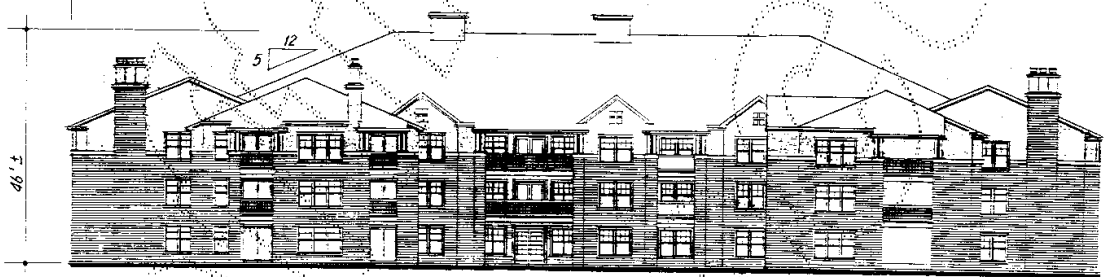
PROVIDENCE POINT

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



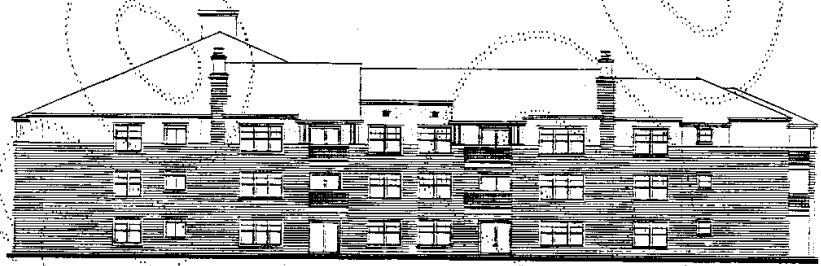
EAST ELEVATION

206' - 2"



WEST ELEVATION

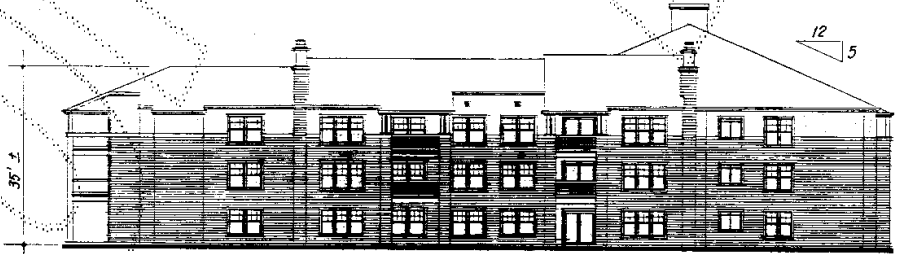
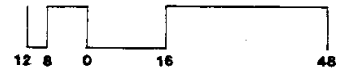
46' ±



NORTH ELEVATION



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



SOUTH ELEVATION

160' - 2"

35' ±

**BUILDING TYPE
XXXV - 1**

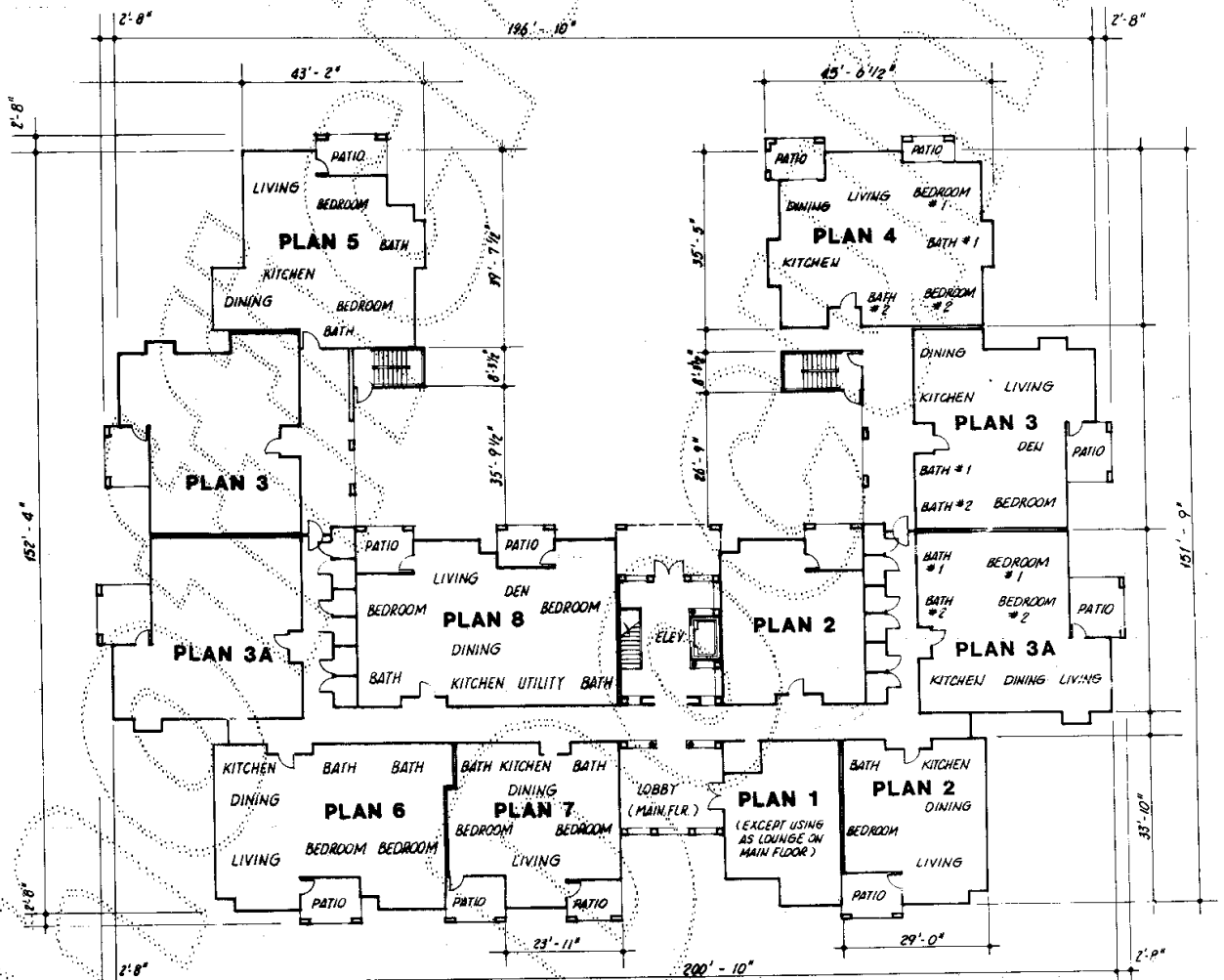
VOL 1 PG.
5-75
P.U.D.

5-76
P.4.D.

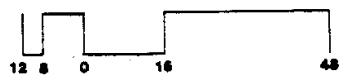
PROVIDENCE POINT

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

NOTE: PLAN TYPES 3A, 5 & 6 ARE ADAPTABLE
TO BARRIER-FREE STANDARDS.



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



**BUILDING TYPE
XXXV - 1**

VOL. / PG.
5-76
P.4.D.

SHEET 5 OF 5

BALD FILE #147-80-P

226 830

228-83D