

PROVIDENCE POINT

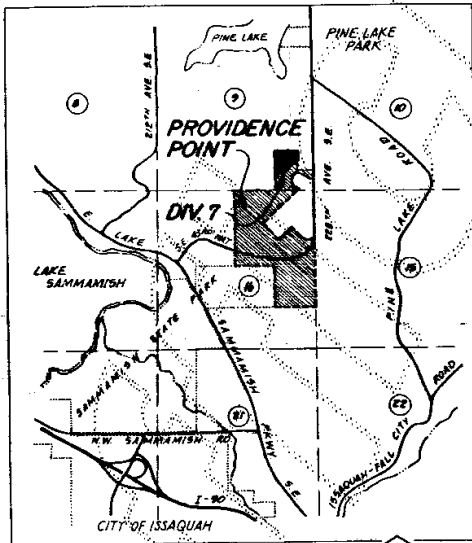
5798
P.U.D.

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

Legal Description

THAT PORTION OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M., KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 9;
THENCE ALONG THE SOUTH LINE THEREOF N88°28'02"W 1326.51 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 9;
THENCE ALONG THE WEST LINE THEREOF N01°31'47"E 343.00 FEET TO THE TRUE POINT OF BEGINNING;
THENCE CONTINUING ALONG SAID WEST LINE N01°31'47"E 984.80 FEET TO THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 9;
THENCE ALONG THE NORTH LINE THEREOF S88°27'26"E 634.75 FEET;
THENCE S01°27'13"W 400.00 FEET TO THE SOUTH LINE OF THE NORTH 400 FEET OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 9 AND THE NORTH LINE OF LOT 'B' OF KING COUNTY LOT LINE ADJUSTMENT NO. 8682066, RECORDED UNDER RECORDING NUMBER 8605120926, RECORDS OF SAID COUNTY;
THENCE ALONG LAST SAID NORTH LINE N88°27'26"W 50.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 'B';
THENCE ALONG THE WESTERLY LINE THEREOF S30°00'00"W 290.02 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 60.00 FEET;
THENCE CONTINUING SOUTHERLY AND SOUTHEASTERLY 26.30 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 44°13'03" TO A RADIAL LINE OF SAID CURVE WHICH BEARS S75°46'57"W;
THENCE ALONG THE PROLONGATION OF SAID RADIAL LINE S75°46'57"W 110.99 FEET;
THENCE S33°59'10"W 107.34 FEET;
THENCE S56°08'19"W 111.99 FEET;
THENCE S20°09'00"E 128.50 FEET;
THENCE S69°51'08"W 45.80 FEET;
THENCE N20°09'00"W 62.00 FEET;
THENCE S71°06'32"W 209.92 FEET TO THE TRUE POINT OF BEGINNING.
CONTAINS 10.79 ACRES, MORE OR LESS.



VICINITY MAP

SCALE: 1" = 2640'

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.

General Project Description

OWNER: SWANSON-DEAN/DACWOOD PARTNERSHIP 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 MEMPHIS BEACH, CA 92660	LANDSCAPE ARCHITECT: PERIDIJAN 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 SEVEN: 4.65 (43%)
NUMBER OF DWELLING UNITS IN DIVISION SEVEN: 78 ACREAGE WITHIN DIVISION SEVEN: 10.79
NUMBER OF PARKING SPACES IN DIVISION SEVEN: 156 GARAGE
177 OFF-STREET
TOTAL 333

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, 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)



10-13-1989

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

5439
P.U.D.

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

(DIVISION SEVEN)

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 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 TRAVELING 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.

Dedication

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS IN FULL 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

Gary Ding William J. High

Acknowledgement

STATE OF WASHINGTON)
) SS
COUNTY OF KING)

ON THIS 11th DAY OF August, A.D., 1990, BEFORE ME PERSONALLY APPEARED Gary Ding TO ME KNOWN TO BE THE President 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

Patricia J. Carlson
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, RESIDING AT Kirkland
1-27-90

STATE OF WASHINGTON)
) SS
COUNTY OF KING)

ON THIS 21st DAY OF December, A.D., 1990, BEFORE ME PERSONALLY APPEARED William J. High TO ME KNOWN TO BE THE Vice President 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

Grace Dear
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, RESIDING AT SeaTac
6-18-93

APPROVALS

PARKS, PLANNING AND RESOURCES DEPARTMENT

EXAMINED AND APPROVED THIS 19th DAY OF February, 1990
John S. Pe...
DEVELOPMENT ENGINEER

EXAMINED AND APPROVED THIS 13th DAY OF February, 1990
F. Williams
MANAGER, BUILDING AND LAND DEVELOPMENT DIVISION

KING COUNTY DEPARTMENT OF ASSESSMENT
EXAMINED AND APPROVED THIS 14 DAY OF FEB, 1990
Ruthe K. Doel
KING COUNTY ASSESSOR DEPUTY KING COUNTY ASSESSOR
ACCOUNT NUMBER _____

Recording Certificate 9002150934

FILED FOR RECORD AT THE REQUEST OF THE MANAGER, BUILDING AND LAND DEVELOPMENT DIVISION, THIS 15th DAY OF FEB, 1990, AT 67 MINUTES PAST 2 P.M., AND RECORDED IN VOLUME 5 OF P.U.D.'S, PAGE 38-43, RECORDS OF KING COUNTY, WASHINGTON, DIVISION OF RECORDS AND ELECTIONS.

JANE HAGUE

Cadya Altman
SUPERINTENDENT OF RECORDS

BALD FILE # 47-80-P

SHEET 2 OF 6

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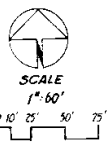
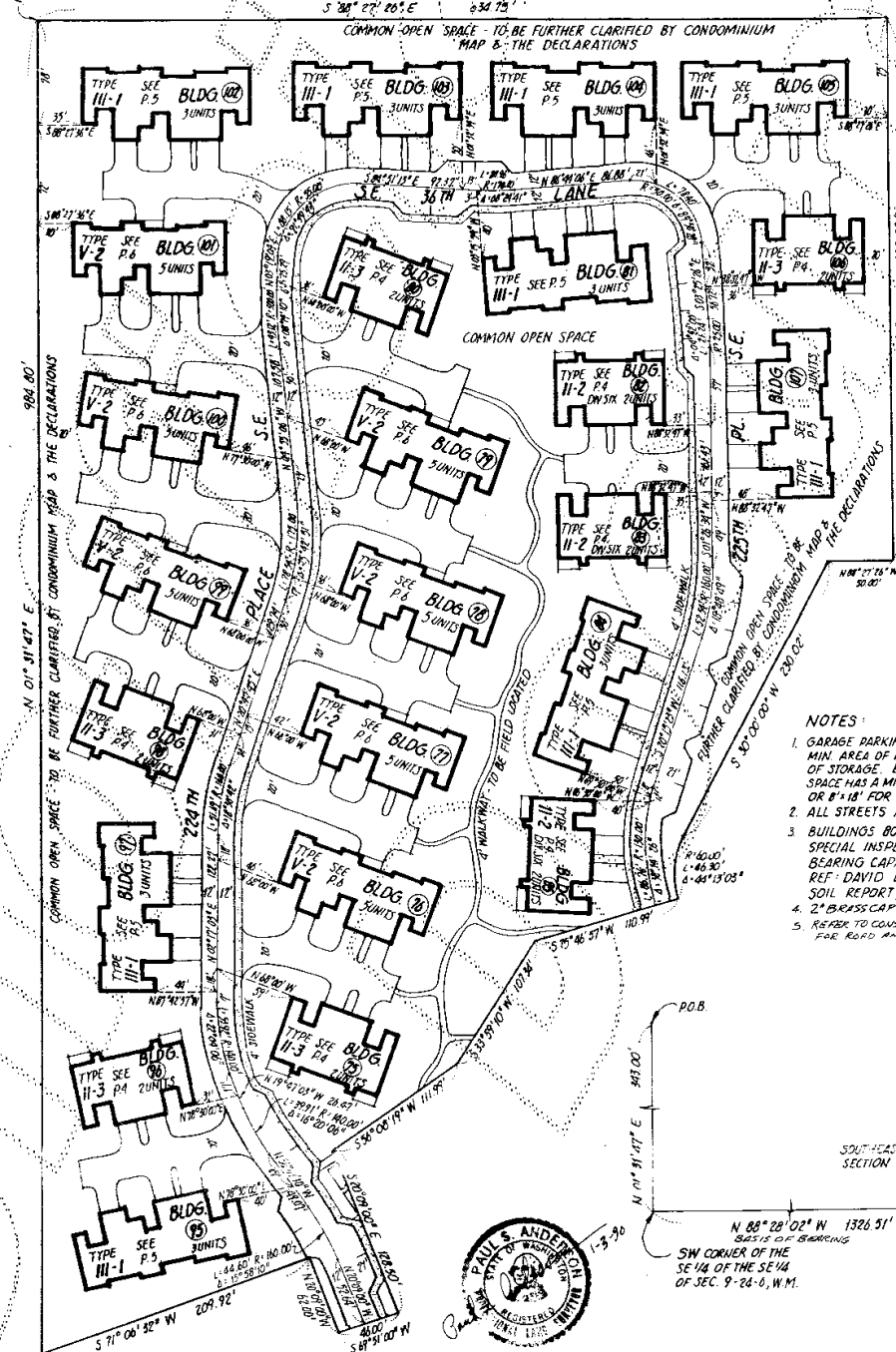
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PROVIDENCE POINT

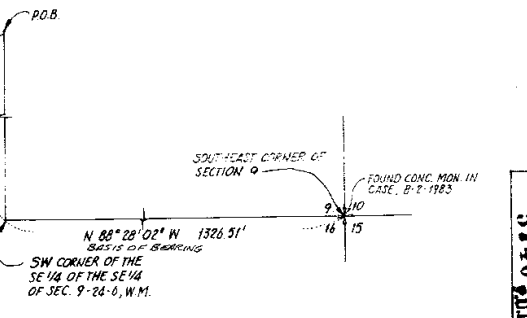
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P.U.D.

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

NW CORN. OF SE 1/4 OF
SE 1/4 OF SECTION 9



- NOTES:
- GARAGE PARKING SPACE HAS A MIN. AREA OF 10' x 20' EXCLUSIVE OF STORAGE. EXTERIOR PARKING SPACE HAS A MIN. AREA OF 9' x 20' OR 8' x 18' FOR COMPACT CARS.
 - ALL STREETS ARE PRIVATE.
 - BUILDINGS 80, 81, 101, 102, 104 & 105 SHALL REQUIRE SPECIAL INSPECTION AND CERTIFICATION OF SOIL BEARING CAPACITY PRIOR TO CONCRETE PLACEMENT. REF: DAVID L. NELSON & ASSOCIATES SOIL REPORT, SEPT. 27, 1989, AREA II DESIGNATION.
 - 2" BRASS CAP IN CONC. SET AT P.I.'S.
 - REFER TO CONSTRUCTION PLAN P.1013, ON FILE AT BALD, FOR ROAD AND DRIVE ELEMENTS.



BALD FILE # 147-80-D

SHEET 3 OF 6

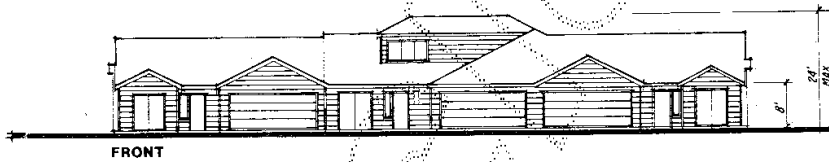
VOL. 1 PG.
5140 P.U.D.

227-80B

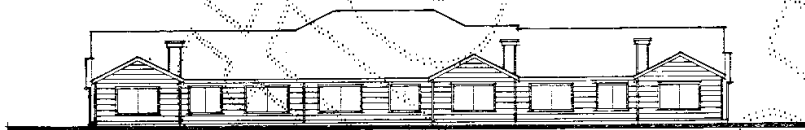
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5742
P.U.D.

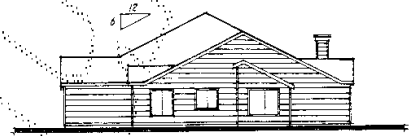
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(DIVISION SEVEN)



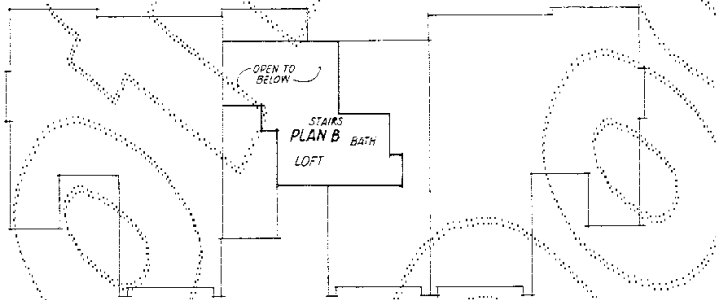
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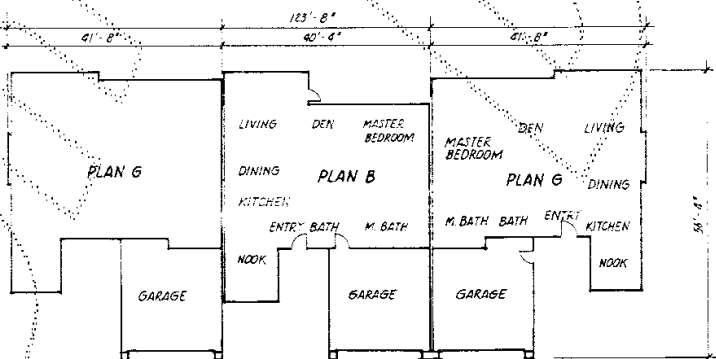
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SIDE



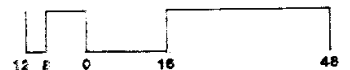
SECOND LEVEL



FIRST LEVEL



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



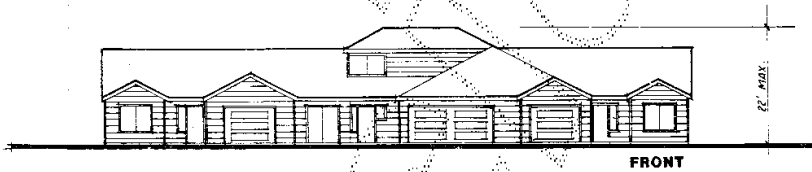
BUILDING TYPE
III - 1

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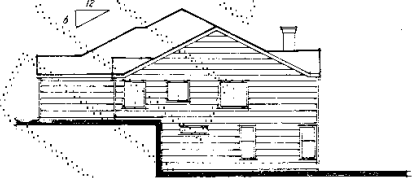
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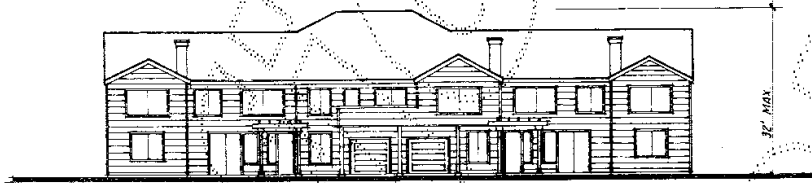
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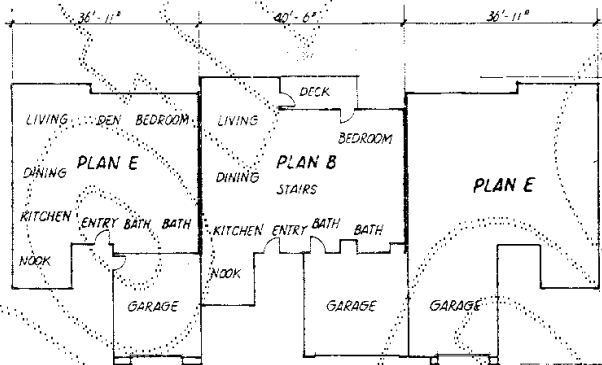
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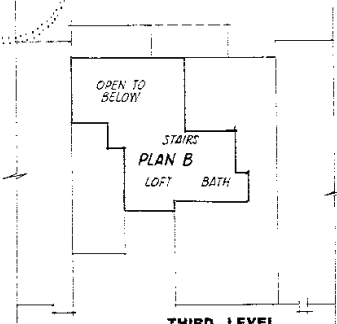
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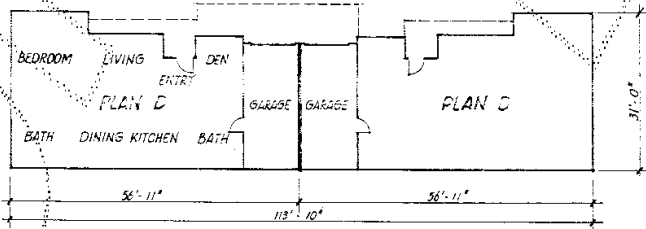
REAR



SECOND LEVEL



THIRD LEVEL



FIRST LEVEL

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



BUILDING TYPE
V - 2

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