

MONTREUX DIVISION FOUR

A REPLAT OF PARCEL 2C AND A PORTION OF TRACT P OF MONTREUX DIVISION ONE
 SEC. 19, TWP. 24 N., RGE. 6 E., W.M.
 CITY OF ISSAQUAH, KING COUNTY, WASHINGTON

N.G.P.E. - B.S.B.L. NOTE 1

BUILDING SETBACKS and NATIVE GROWTH PROTECTION EASEMENTS

Structures, fill & obstructions (including but not limited to decks, patios, outbuildings, or overhangs beyond 18 inches) are prohibited beyond the building setback line, and within 25-year flood plains (if applicable), and within the Native Growth Protection Easement(s) as shown.

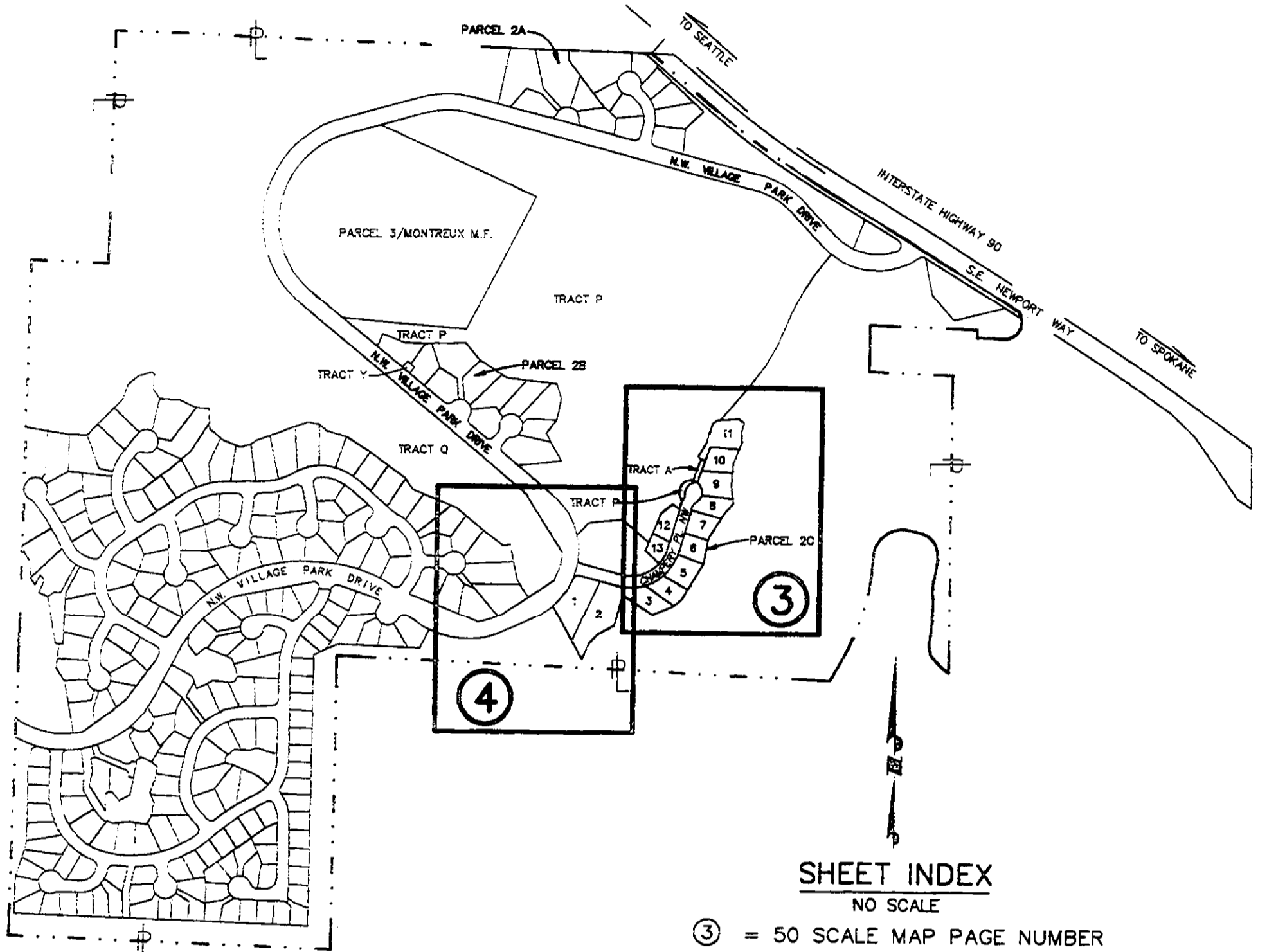
Dedication of a Native Growth Protection Easement (NGPE) conveys to the public a beneficial interest in the land within the easement. This interest includes the preservation of native vegetation for all purposes that benefit the public health, safety and welfare, including control of surface water and erosion, maintenance of slope stability, visual and aural buffering, and protection of plant and animal habitat. The NGPE imposes upon all present and future owners and occupiers of land subject to the easement the obligation, enforceable on behalf of the public by The City of Issaquah, to leave undisturbed all trees and other vegetation within the easement. The vegetation within the easement may not be cut, pruned, covered by fill, removed or damaged without express permission from The City of Issaquah, which permission must be obtained in writing from the City of Issaquah or its successor agency.

Before beginning and during the course of any grading, building construction, or other development activity on a lot subject to the NGPE, the common boundary between the easement and the area of development activity must be fenced or otherwise marked to the satisfaction of The City of Issaquah.

NOTE 1: Upon adoption of official King County view corridor guidelines by ordinance or administratively pursuant to KCC 2.98, NGPE language shall be amended to provide for view corridor pruning, trimming, topping, and cutting as provided by those guidelines.

NOTE 2: All permits required for any activity within a sensitive area as defined in KCC 21.04.775 shall be processed and governed in accordance with provision of KCC 21.54, except as specifically provided to the contrary in any of these conditions.

NOTE 3: A marker which clearly identifies the NGPE, as described in Exhibit No. 161, shall be placed in the center of each property line abutting any NGPE protected open space tract, prior to recording. Pressure treated cedar posts (or a material of at least equivalent longevity and durability) shall be used. Posts shall be placed in the ground in such a manner as to assume longevity.



SHEET INDEX

NO SCALE

③ = 50 SCALE MAP PAGE NUMBER

EASEMENT PROVISIONS AND GENERAL NOTES

1. An easement is hereby reserved for and granted to CATV, Washington Natural Gas Co., Puget Sound Power & Light Co., and US WEST Telephone Co. and their successors and assigns, under and upon the exterior 10 feet, parallel with and adjoining the street frontage of all lots and tracts, in which to install, lay, construct, renew, operate and maintain underground piping, conduit cable and wire with necessary facilities and other equipment for the purpose of service to this subdivision and other property with electricity, telephone, natural gas, cable TV service, TOGETHER WITH the right to enter upon the lots at all times for the purpose stated.

ALSO, all lots shall be subject to an easement 2.5 feet in width, parallel with and adjacent to all interior lot lines AND, subject to an easement 5 feet in width, parallel with and adjacent to the rear lot lines both for utilities and private drainage.

No lines or wires for the transmission of electric current or for telephone use, CATV, fire or police signals, or for other purposes shall be placed or permitted to be placed upon any lot outside the buildings thereon unless the same shall be underground or in conduit attached to the building.

2. Subject to the approval of The City of Issaquah, the Montreux Homeowner's Association may when deemed necessary for the good of the development or in the interest of public safety, enter upon those tracts herein described as "OPEN SPACE" and/or "N.G.P.E." for the purpose of constructing, repairing or removing utilities, slide stabilization, or other such works as may be approved.

3. No lines or wires for the transmission of electric current or for telephone use, CATV, fire or police signals, or for other purposes, shall be placed upon any lot outside the buildings thereon unless the same shall be underground or in conduit attached to the building.

4. No lot or portion of a lot in this plat shall be divided and resold or ownership changed or transferred whereby the ownership of any portion of this plat shall be less than the area required for the use district in which it is located.

5. No structure, fill or obstruction, including fences, patios or decks, shall be located in drainage easements unless specific written permission has been obtained by the City of Issaquah.

6. 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 on file with the City of Issaquah. 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 the City of Issaquah, unless otherwise approved by Engineering Review, The City of Issaquah, or its successor agency.

7. The City shall have the right to enter all utility easements and Native Growth Protection Easements for the purpose of inspections, maintenance and repair.

8. View corridors not to be added until one year following recording of the final High Park Division.

9. The Plat shall require retention of native forest and forested open space on very steep slopes, promontories, ridgelines and summits to prevent a "Vermont" effect.

10. All permits required for any activity within a sensitive area shall be processed and governed in accordance with KCC 21.54, except as specifically provided to the contrary in conditions to the Montreux (Glacier Ridge) Development, and as applicable to City of Issaquah regulations and requirements.

11. This plat is subject to a Puget Sound Power and Light Co. easement being 10 feet in width parallel with and adjoining all public and private streets and road right-of-ways, per recording no. 9104290778.

12. This plat is subject to restrictions, easements and liability, to easements contained in declaration of protective restrictions, easements and assessments per recording no. 9108210262.

13. This plat is subject to the right of the public to make necessary slopes for cuts or fills upon said premises in the reasonable original grading of streets, avenues, alleys and roads as dedicated in the plat.

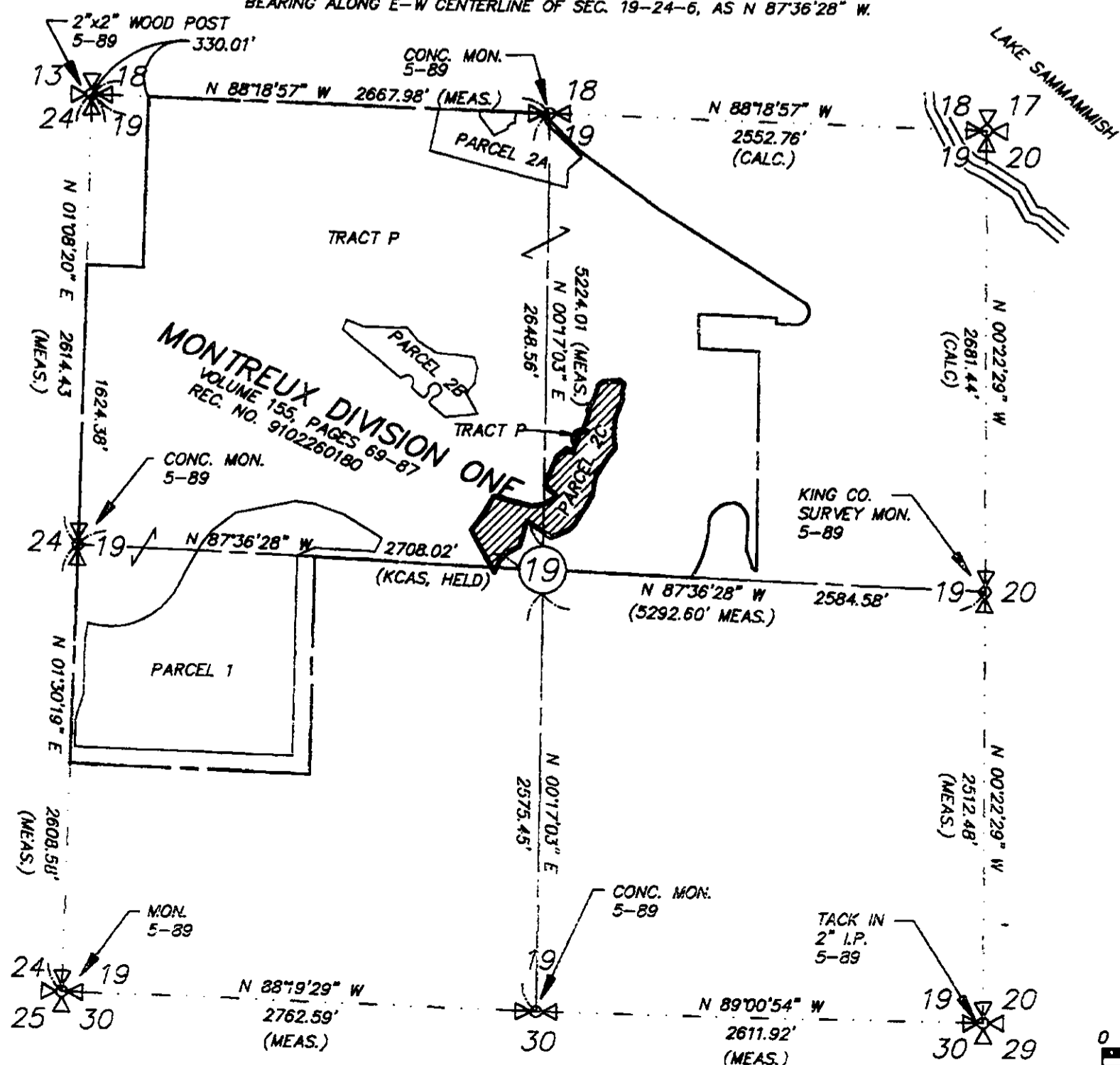
14. This plat is subject to a gas supply line easement per Rec. No. 9307120330. The description contained therein is not sufficient to determine its exact location.

15. This plat is subject to a Puget Sound Power and Light Company Easement per recording No. 2648895. The description contained therein is not sufficient to determine its exact location.

16. See notes on sheet 3 of 4 applicable to lot 12 & 13 only.

LOCATION OF PLAT WITHIN SECTION

BASIS OF BEARINGS: KING COUNTY AERIAL SURVEY (KCAS) HELD KCAS BEARING ALONG E-W CENTERLINE OF SEC. 19-24-6, AS N 87°36'28" W.



SCALE 1" = 800'
 0 800

GeoDimensions

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