

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

LEGAL DESCRIPTION

PARCEL 2C of MONTREUX DIVISION ONE, according to the Plat thereof, recorded in Volume 155 of Plats, pages 69 through 87, records of King County, Washington. TOGETHER WITH:

That portion of TRACT P of said Plat, being more particularly described as follows:

COMMENCING at the most Northerly corner of said PARCEL 2C; thence Westerly and Southerly along the Northerly and Westerly boundary of said PARCEL 2C by the following ten courses and distances: (1) S 85°40'00" W 91.99 feet; (2) S 53°00'00" W 27.28 feet; (3) S 17°15'00" W 84.94 feet; (4) S 30°30'00" W 65.96 feet; and (5) S 44°25'00" E 14.77 feet to the POINT OF BEGINNING; thence continuing along said line by the following courses and distance: (6) S 44°25'00" E 15.59 feet; (7) S 15°30'00" W 91.73 feet to a point on a non-tangent curve to the left from which the center bears S 21°48' W 50.00 feet distant; (8) thence Southwesterly along said curve through a central angle of 95°55'02" an arc distance of 83.70 feet to a point of reverse curvature of a curve to the right having a radius of 25.00 feet; (9) thence Southerly along said curve through a central angle of 36°20'10" an arc distance of 15.85 feet to a point of reverse curvature of a curve to the left having a radius of 125.00 feet; (10) thence Southerly along said curve through a central angle of 16°36'57" an arc distance of 36.25 feet to a point of tangency; thence leaving said Westerly line of said PARCEL 2C N 16°00'00" E 12.30 feet to the beginning of a curve to the left having a radius of 25.00 feet; thence Northerly along said curve through a central angle of 48°11'23" an arc distance of 21.03 feet to a point of reverse curvature of a curve to the right having a radius of 50.00 feet; thence Northerly along said curve through a central angle of 132°25'00" an arc distance of 115.56 feet to the terminus of said curve and from which the center bears S 10°13'37" W 50.00 feet distant; thence N 19°16'00" E 98.39 feet to the POINT OF BEGINNING.

DEDICATION

KNOW ALL PEOPLE BY THESE PRESENTS that we, the undersigned owners of interest in the land hereby subdivided, hereby declare this plat to be the graphic representation of the subdivision made herein, and do hereby dedicate to the use of the public forever all streets and avenues not shown as private herein and dedicate the use thereof for all public purposes not inconsistent with the use thereof for public highway purposes, and also the right to make all necessary slopes for cuts and fills upon the lots shown thereon in the original reasonable grading of said streets and avenues.

Further, the undersigned owners of the land hereby subdivided, waive for themselves, their heirs and assigns and any person or entity deriving title from the undersigned, any and all claims for damages against the City of Issaquah, its successors and assigns which may be occasioned by the establishment, construction, or maintenance of roads and / or drainage systems within this subdivision other than claims resulting from inadequate maintenance by the City of Issaquah.

Further, the undersigned owners of the land hereby subdivided agree for themselves, their heirs and assigns to indemnify and hold the City of Issaquah, its successors and assigns, harmless from any damage, including any costs of defense, claimed by persons within or without this subdivision to have been caused by alterations of the ground surface, vegetation, drainage, or surface or sub-surface water flows within this subdivision or by establishment, construction or maintenance of the roads within this subdivision. Provided, this waiver and indemnification shall not be construed as releasing the City of Issaquah, its successors or assigns, from liability for damages, including the cost of defense, resulting in whole or part from the negligence of the City of Issaquah, its successors, or assigns.

This subdivision, dedication, waiver of claims and agreement to hold harmless is made with the free consent and in accordance with the desires of said owners.

Glacier Ridge Limited Partnership
James Eddy Warjone
Warjone Investments, Inc.
General Partner

Seattle-First National Bank
A National Banking Association

TREASURER'S CERTIFICATE

I hereby certify that there are no delinquent special assessments certified to this office for collection, and that all special assessments certified for collection on any of the property herein contained and dedicated as streets, easements, Tracts, or for other public uses, are paid in full.

Dated this 10th day of DECEMBER, 19 93, A.D.
James R. Blake
Finance Director, City of Issaquah

FINANCE DIVISION CERTIFICATE

I hereby certify that all property taxes are paid, that there are no delinquent special assessments certified to this office for collection and that all special assessments certified to this office for collection on any of the property herein contained, dedicated as streets, alleys or for any other public use, are paid in full.

This 15th day of December, 19 93, A.D.
Lee Sedwick Joseph Handberg
Manager, King County Finance Division Deputy

ACKNOWLEDGEMENTS

STATE OF WASHINGTON
COUNTY OF KING

This is to certify that on the 3rd day of December, 19 93, before me, the undersigned, a Notary Public, personally appeared James Eddy Warjone, the General Partner of Warjone Investments, Inc. a Washington corporation, to me known to be the individual(s) who executed the within dedication and acknowledged to me that they signed and sealed the same as their voluntary act and deed for the uses and purposes therein mentioned and an oath stated that they were authorized to execute said instrument and the seal affixed (if any) is the corporate seal of said corporation. WITNESS my hand and official seal the day and year first above written.

Joan Katz
Notary Public in and for the State of Washington residing at Seattle

STATE OF WASHINGTON
COUNTY OF KING

This is to certify that on the 3rd day of December, 19 93, before me, the undersigned, a Notary Public, personally appeared Chris Mueller of Seattle-First National Bank, a National Banking Association known to be the individual(s) who executed the within dedication and acknowledged to me that they signed and sealed the same as their voluntary act and deed for the uses and purposes therein mentioned and an oath stated that they were authorized to execute said instrument and the seal affixed (if any) is the corporate seal of said corporation. WITNESS my hand and official seal the day and year first above written.

Rachel C. Haggerton
Notary Public in and for the State of Washington residing at Seattle

APPROVALS

Examined and approved this 9 day of December, 19 93, A.D.

N. Dal
Director of Public Works
City of Issaquah

Examined and approved this 8 day of December, 19 93, A.D.

Jeanette Samet-McKague
Director of Development Review
City of Issaquah

Examined and approved this 10th day of December, 19 93, A.D.

John Corbett
City Engineer, City of Issaquah

Examined and approved this 10th day of December, 19 93, A.D.

Steve E. Davis
Chairman, Development Commission Secretary, Development Commission

Examined and approved this 10th day of Dec, 19 93, A.D.

Robert C. Handberg Angela Kuschke
Mayor, City of Issaquah City Clerk

Examined and approved this 13th day of Dec, 19 93, A.D.

SCOTT NEALE Deputy King County Assessor
King County Assessor Deputy King County Assessor
TAX ID #560800-1000

LAND SURVEYOR'S CERTIFICATE

I hereby certify that this plat of Montreux Division Four is based upon an actual survey and subdivision of Section 19, Township 24 North, Range 6 East, W.M., that the courses and distances are shown correctly thereon; that the monuments will be set and the lot and block corners will be staked correctly on the ground as construction is completed and that I have fully complied with the provisions of the platting regulations.

Edwin J. Green, Jr.
Edwin J. Green, Jr.
Professional Land Surveyor
Certificate No. 15025



RECORDING CERTIFICATE 9312152112

Filed for record at the request of the City of Issaquah, this 15 day of Dec, 19 93, at 32 minutes past 1 (a.m./p.m.), in Volume 767 of Plats at pages 8-11, Records of King County, Washington.

DIVISION OF RECORDS AND ELECTIONS

Jane Hague Linda A. Oberman
Manager Superintendent of Records

SURVEY METHOD & INSTRUMENTATION

SURVEY METHOD: FIELD TRAVERSE
INSTRUMENTATION: LEITZ SET-2
LEITZ SET-4
PRECISION: EXCEEDS STATE STANDARDS

GeoDimensions

1801 114th Avenue Southeast
Alderwood Building Suite 110
Bellevue, Washington 98004
(206) 646-0225
(206) 646-0901 FAX
Civil Engineering
Land Surveying
Planning
Commission Services
Water Resources
Environmental Sciences

9312152112

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MONTREUX DIVISION FOUR

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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.

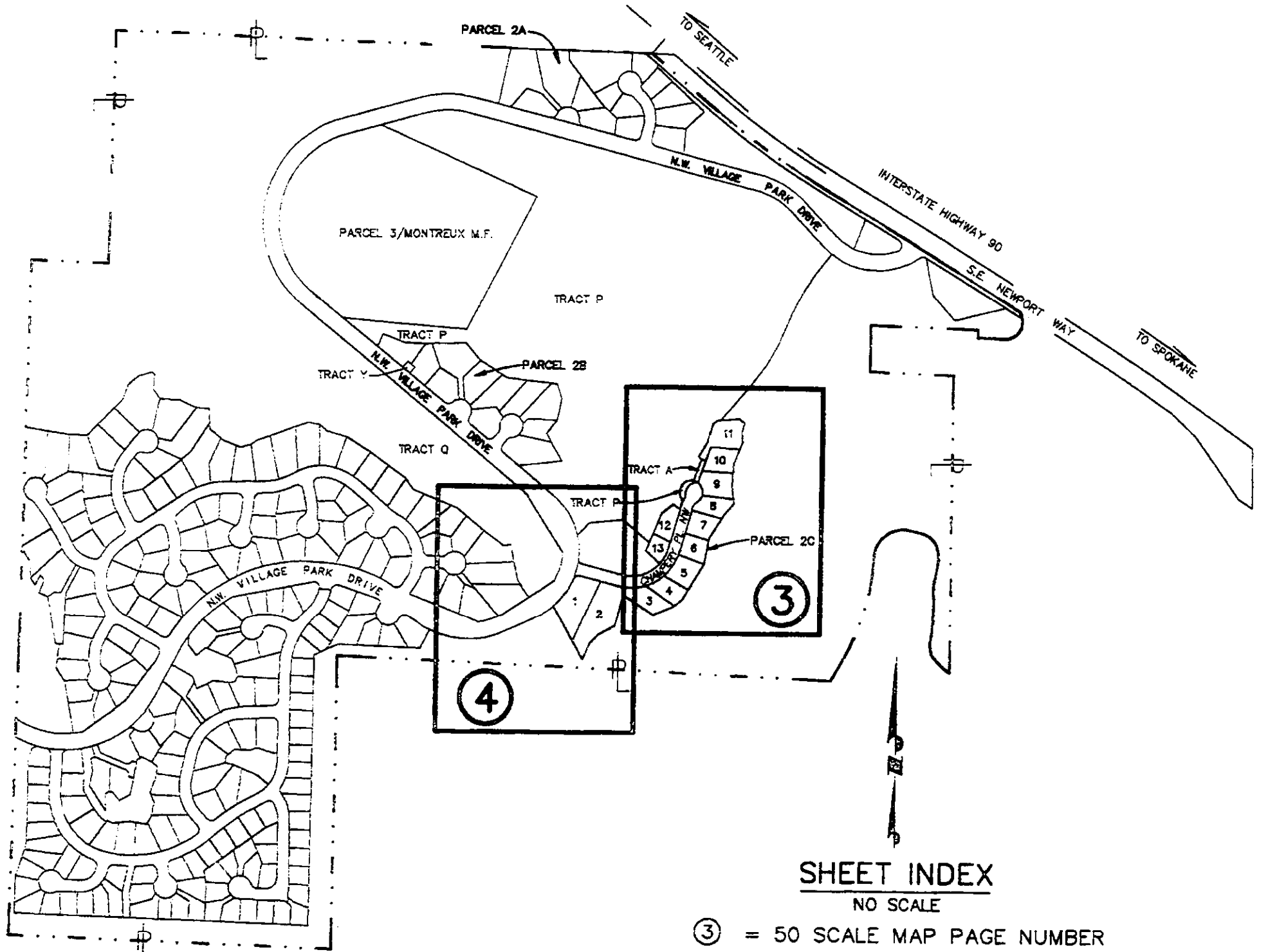
Dedication of a Native Growth Protection Easement (NGPE) conveys to the public a beneficial interest in the land within the easement. This interest includes the preservation of native vegetation for all purposes that benefit the public health, safety and welfare, including control of surface water and 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 assessments 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.

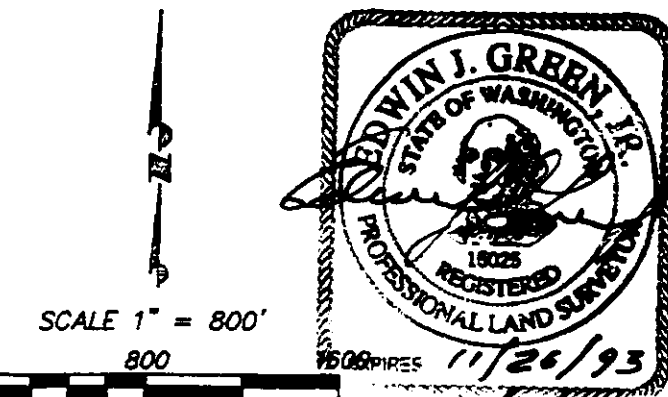
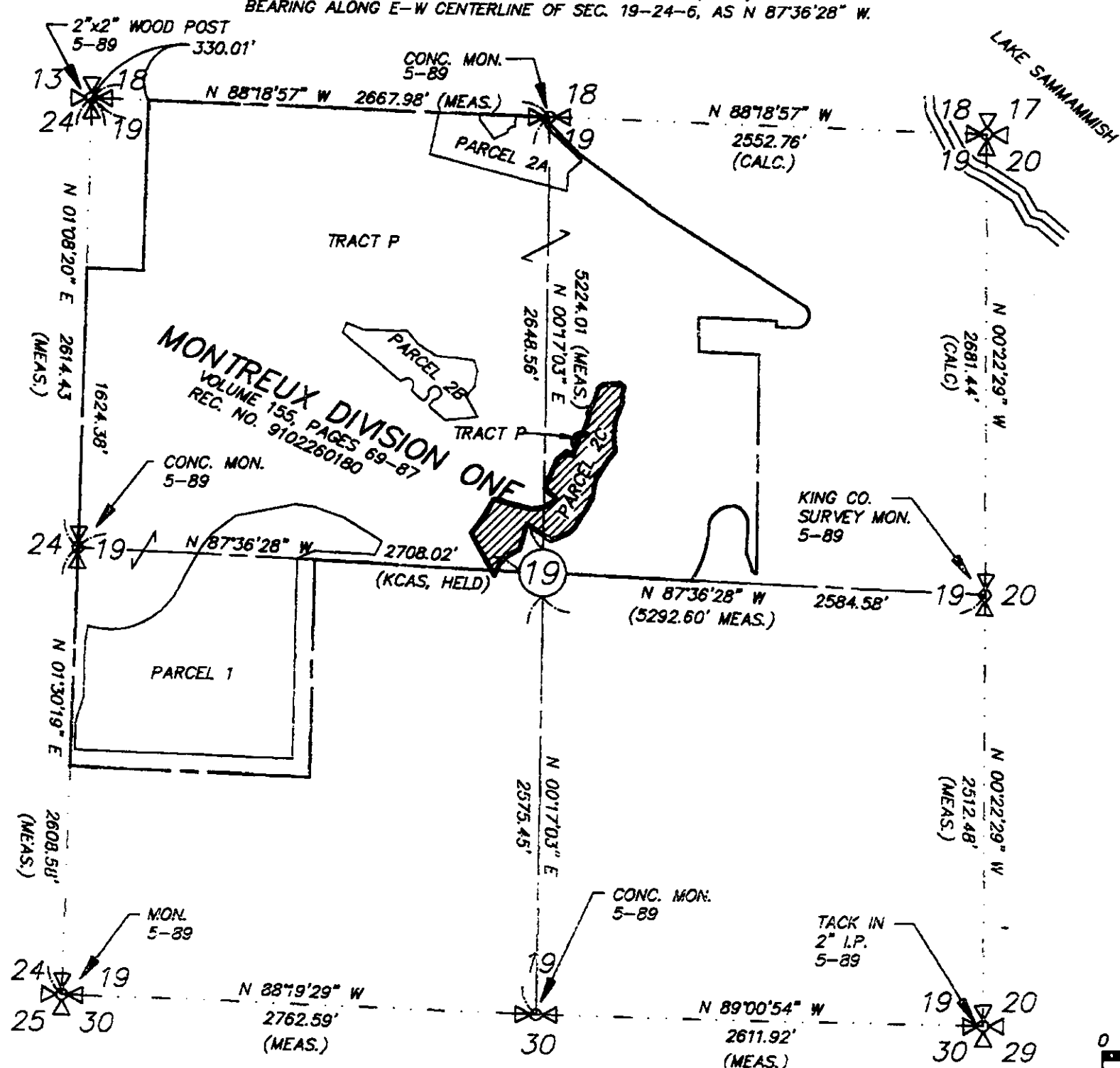
14. This plat is subject to a gas supply line easement per Rec. No. 9307120330. The description contained therein is not sufficient to determine its exact location.

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

BASES 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.



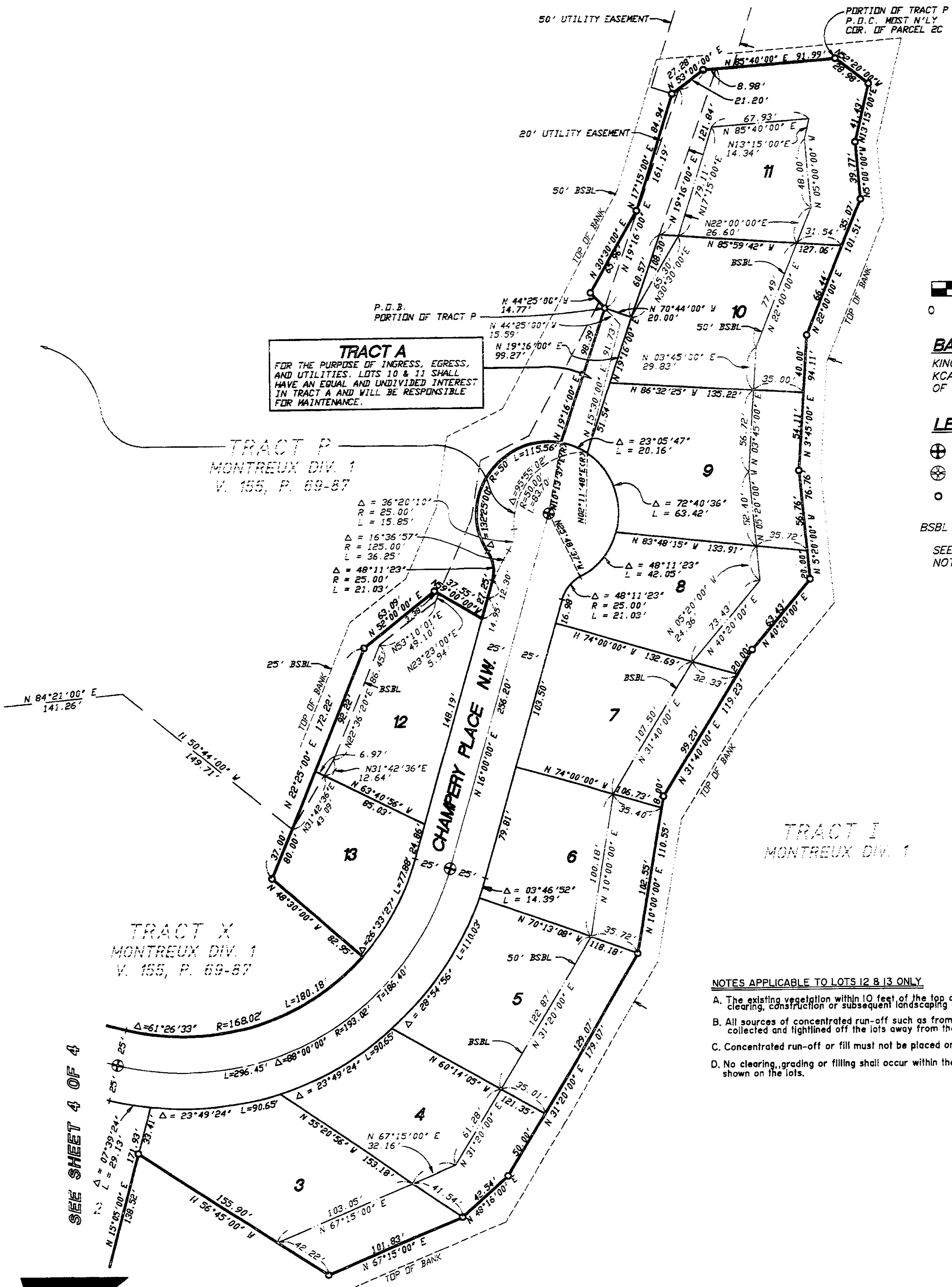
GeoDimensions

1601 114th Avenue Southeast
 Alderwood Building, Suite 110
 Bellevue, Washington 98004

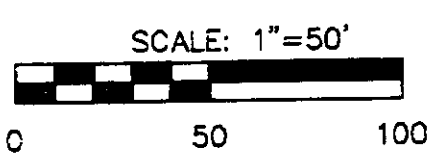
Civil Engineering
 Land Surveying
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 Construction Services
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TRACT A
 FOR THE PURPOSE OF INGRESS, EGRESS,
 AND UTILITIES, LOTS 10 & 11 SHALL
 HAVE AN EQUAL AND UNDIVIDED INTEREST
 IN TRACT A AND WILL BE RESPONSIBLE
 FOR MAINTENANCE.



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

- LEGEND**
- ⊕ SET MONUMENT IN CASE
 - ⊗ MONUMENT IN CASE (FOUND)
 - SET 3/4" IRON PIPE W/
PLASTIC CAP, L.S. #15025
 - BSBL BUILDING SETBACK LINE
- SEE SHEET 2 OF 4 FOR
 NOTES, EASEMENTS & BSBL.

- NOTES APPLICABLE TO LOTS 12 & 13 ONLY**
- A. The existing vegetation within 10 feet of the top of bank shall not be disturbed during clearing, construction or subsequent landscaping activities.
 - B. All sources of concentrated run-off such as from roofs, patios, or pavement should be collected and lightened off the lots away from the slopes.
 - C. Concentrated run-off or fill must not be placed on or over the top of the slope.
 - D. No clearing, grading or filling shall occur within the 25-foot building setback line shown on the lots.

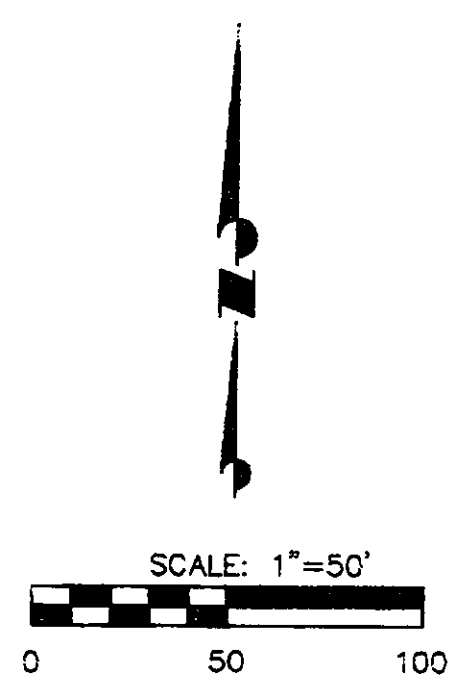
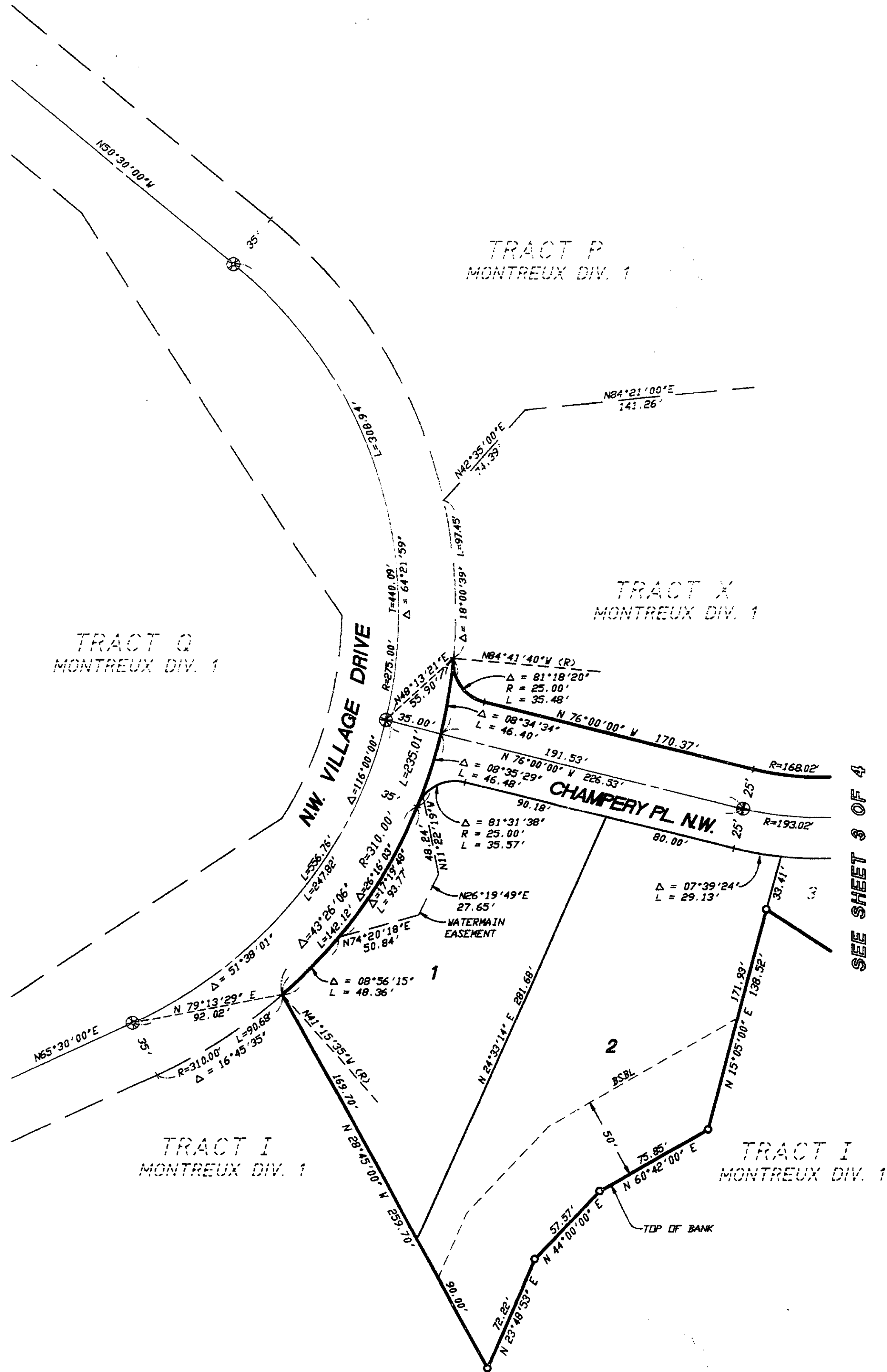


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BASIS OF BEARING:
 KING COUNTY AERIAL SURVEY (KCAS) HELD
 KCAS BEARING ALONG E-W CENTERLINE
 OF SEC. 19-24-6. (N 87°36'28" W)

- LEGEND**
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PLASTIC CAP, L.S. #15025
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- SEE SHEET 2 OF 4 FOR
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SEE SHEET 3 OF 4

