

MONTREUX DIVISION ONE

SEC. 19, TWP. 24 N., RGE. 6 E., W.M.
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 King County, 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 King County, which permission must be obtained in writing from the King County Building and Land Development Division 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 King County.

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. 181, shall be placed in the center of each line 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.

GENERAL NOTES

1. This plat is subject to a Puget Sound Power and Light Company Easement per recording No. 2649895. The description contained therein is not sufficient to determine its exact location.

2. This plat is subject to a Puget Sound Power and Light Company Easement per recording No. 2718588. The description contained therein is not sufficient to determine its exact location.

3. An easement is hereby reserved for and granted to CATV, Washington Natural Gas Co., Puget Sound Power & Light Co., and GTE 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.

ALSO, an easement is hereby reserved for and granted to the Montreux Homeowner's Association under and upon the exterior five (5) feet of and parallel with and adjoining the street frontage of Lots 1 - 4, 51 - 54, 57, 58, 66 - 68, 75 - 77, 82, 83, 89, 90 and 92 along S.E. Village Park Drive in which to install, construct, renew, operate and maintain a lighted plaster - fence.

4. Subject to the approval of the then governing authority, 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.

5. The planter islands (if any) within cul-de-sac bulbs or "eyebrow" half-bulbs shall be maintained by the adjacent home owners or the home owners' association.

RECORDING CERTIFICATE

Filed for record at the request of _____ this _____ day of _____, 19____, at _____ minutes past _____ M. and recorded in Volume 155 of Plats, page 69-87 records of King County, Washington.

DIVISION OF RECORDS AND ELECTIONS

Manager

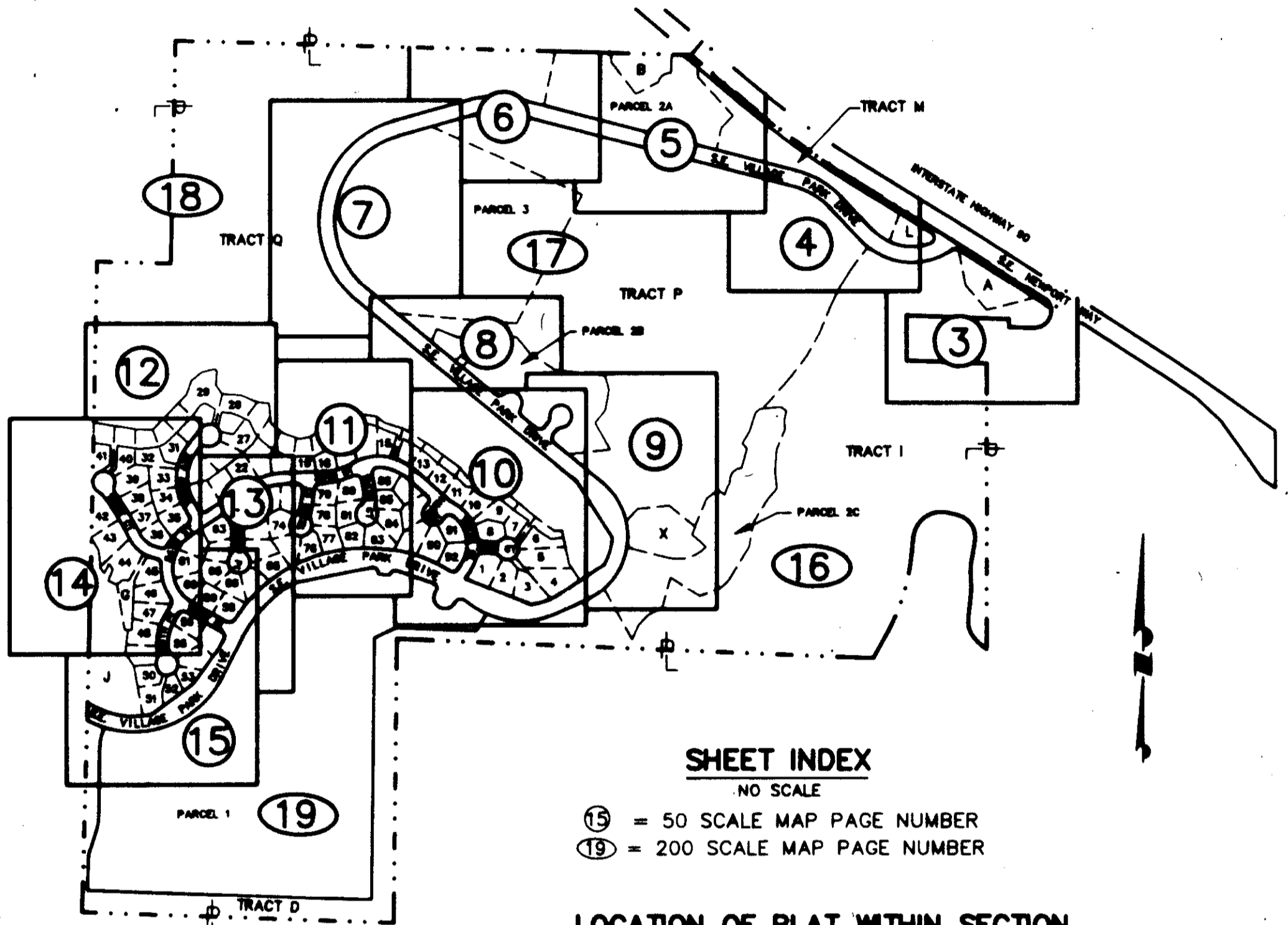
Superintendent of Records

Edwin J. Green, Jr. P.L.S.
President
Certificate No. 15025



Edwin J. Green, Jr.

GEO-DIMENSIONS, INC.
10230 NE POINTS DR, KIRKLAND, WA (206)827-5858



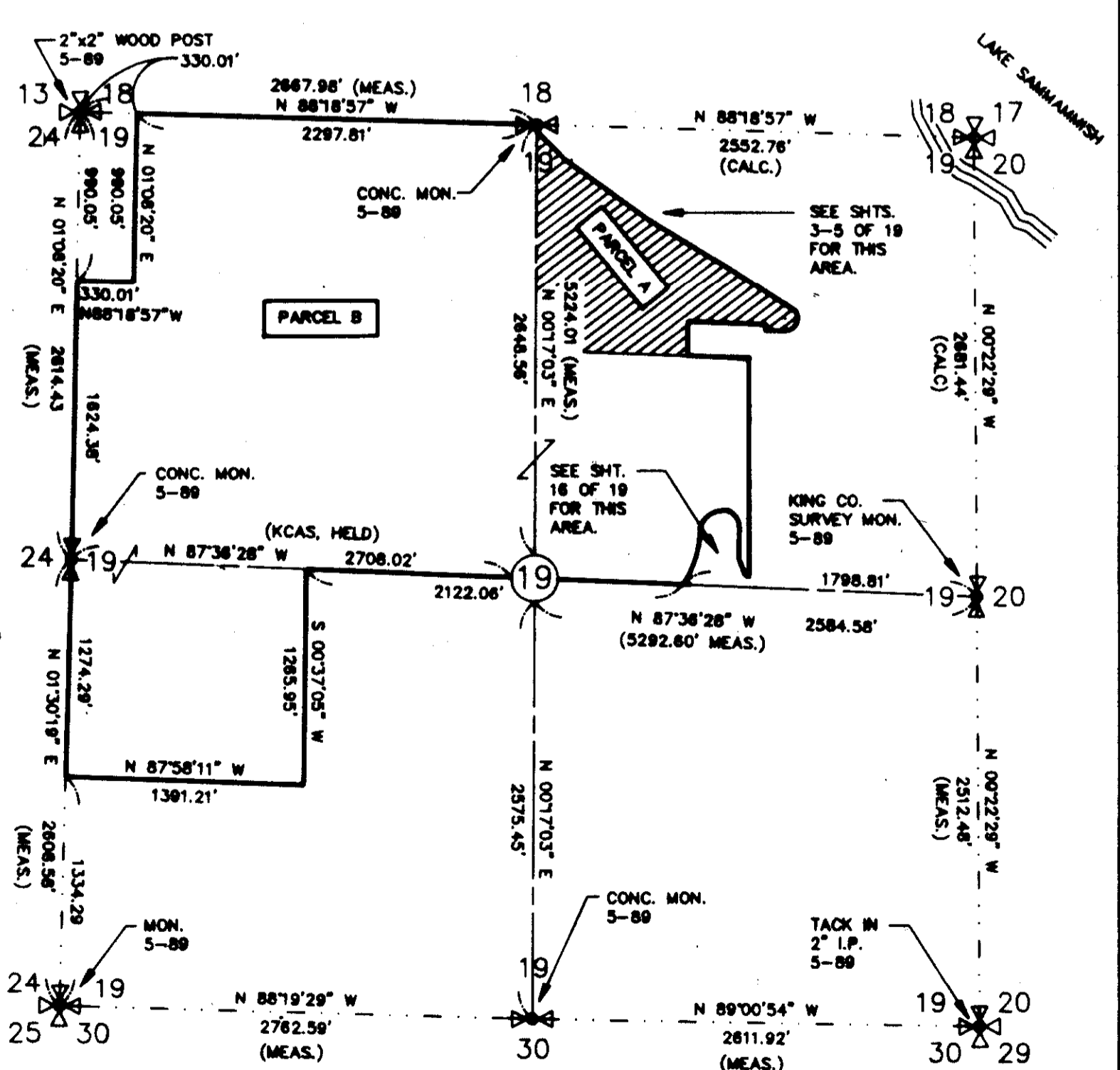
SHEET INDEX

NO SCALE

- 15 = 50 SCALE MAP PAGE NUMBER
- 19 = 200 SCALE MAP PAGE NUMBER

LOCATION OF PLAT WITHIN SECTION

6. 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.
7. No lot or portion of a lot in this plat shall be divided and re-sold 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.
8. 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 (#1374 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.
9. DRAINAGE EASEMENT RESTRICTIONS
Structures, fill or obstructions (including but not limited to decks, patios, outbuilding, or overhangs) shall not be permitted beyond the building setback line or within drainage easements. Additionally grading and construction of fencing shall not be allowed within the drainage easements shown on this plat map unless otherwise approved by King County BALD or its successor agency, whichever is appropriate.
10. Detention Tracts A, B, C and X shall be dedicated to King County upon recording of this plat.
11. View clearing corridors for any (Glacier Ridge) Montreux Division One or Two lots within the Lewis Creek drainage basin is prohibited until one year following recording of the final High Park Division. The NGPE documents for open space Tract Q will specify this prohibition. The administratively or legislatively adopted view clearing standards of the general purpose government having jurisdiction shall apply upon expiration of this view clearing moratorium. No view clearing shall be allowed within the Lewis Creek Drainage Basin until the location of the Lewis Creek Drainage Basin is field verified.



GRAPHIC SCALE

0 400 800 1600

(IN FEET)
1 inch = 800 ft.

BASIS OF BEARINGS: KING COUNTY AERIAL SURVEY (KCAS) HELD
KCAS BEARING ALONG E-W CENTERLINE OF SEC. 19-24-8.