

MONTREUX DIVISION ONE

SEC. 19, TWP. 24 N., RGE. 6 E., W.M.
KING COUNTY, WASHINGTON


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 hereby, and do hereby dedicate to the use of the public forever all streets and avenues not shown as private hereon 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, and further dedicate to the use of the public all the easements and tracts shown on this plat for all public purposes as indicated thereon, including but not limited to parks, open space, utilities and drainage unless such easements or tracts are specifically identified on this plat as being dedicated or conveyed to a person or entity other than the public, in which case we do hereby dedicate such streets, easements, or tracts to the person or entity identified and for the purpose stated.

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 King County, 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 King County.

Further, the undersigned owners of the land hereby subdivided agree for themselves, their heirs and assigns to indemnify and hold King County, 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 King County, its successors or assigns, from liability for damages, including the cost of defense, resulting in whole or part from the negligence of King County, 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

Security Pacific Bank Washington
A National Association

ACKNOWLEDGEMENTS

STATE OF WASHINGTON
COUNTY OF KING

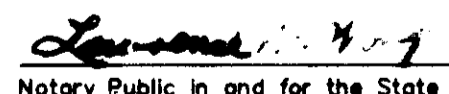
This is to certify that on the 19th day of February, 1991, before me, the undersigned, a Notary Public, personally appeared James Eddy Warjone, the General Partner of Warjone Investments, Inc. a Washington corporation, to me known to be the individual(s) who executed the within dedication and acknowledged to me that they signed and sealed the same as their voluntary act and deed for the uses and purposes therein mentioned and on 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.


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 19th day of February, 1991, before me, the undersigned, a Notary Public, personally appeared Security Pacific Bank Washington, a National 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 on 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.


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



APPROVALS

PARKS, PLANNING AND RESOURCES DEPARTMENT

Examined and approved this _____ day of _____, 19____.

Development Engineer

Examined and approved this _____ day of _____, 19____.

Manager, Building & Land Development Division

KING COUNTY DEPARTMENT OF ASSESSMENTS

Examined and approved this _____ day of _____, 19____.

King County Assessor

Deputy, King County Assessor

Account Number: _____

KING COUNTY COUNCIL

Examined and approved this _____ day of _____, 19____.

Attest:

Chairman, King County Council

Clerk of the Council

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 the other public use, are paid in full.

This _____ day of _____, 19____.

FINANCE DIVISION

Manager, Finance Division

Deputy

LEGAL DESCRIPTION

PARCEL A:

That portion of the North 1/2 of the Northeast 1/4 of Section 19, Township 24 North, Range 6 East, W.M., in King County, Washington; lying Southwesterly of the Southwest margin of SOUTHEAST NEWPORT WAY;

(Also known as the FR-3 ROAD or the FRONTAGE SERVICE ROAD) as conveyed to the State of Washington by deed recorded under Recording Numbers 6276598 and 6336289;

EXCEPT that portion thereof described as follows:

BEGINNING at a point 356 feet Westery of the Southeast corner of the Northwest 1/4 of the Northeast 1/4 of said section, being the Southwest corner of the tract of land conveyed to the City of Bellevue by deed recorded under Recording Number 8006190216; thence North 200 feet to the Northwest corner of said tract; thence East 455 feet to the Northeast corner of said tract; thence S 0°02'10" E 35 feet along the East line of said tract to the Southeast corner of a parcel of land conveyed to Burlington Northern Inc. by deed recorded under Recording Number 8006190217; thence following the South and East boundary of said parcel S 87°57'27" E 110.72 feet to a point on a non-tangent curve, the center of which bears N 2°02'33" E 75 feet; thence Northeastery and Northwesterly along said curve to the left through a central angle of 127°50'03" and having an arc length of 167.33 feet, to a point on the Southwesterly margin of said SOUTHEAST NEWPORT WAY and the Northeast corner of said parcel; thence Southeastery along said Southwesterly margin to the South line of the North 1/2 of the Northeast 1/4 of said section; thence westerly along said South line to the TRUE POINT OF BEGINNING.

PARCEL B:

The Northwest 1/4; the Southwest 1/4 of the Northeast 1/4; and the Northwest 1/4 of the Southwest 1/4 of Section 19, Township 24 North, Range 6 East, W.M., in King County, Washington;

EXCEPT the North 990 feet of the West 330 feet of the Northwest 1/4 of said section; AND

EXCEPT the South 30 feet of the Northwest 1/4 of the Southwest 1/4 of said section, for SOUTHEAST 60TH STREET (formerly known as GRAFF ROAD) as established on April 27, 1936 by Volume 34 of the King County Commissioner Records, Page 480; AND ALSO

EXCEPT that portion of the Southwest 1/4 of the Northeast 1/4 of said section lying Southerly of the Northern margin of 190TH PLACE SOUTHEAST (formerly known as GRAFF ROAD EXTENSION) as established by order filed on August 1, 1955 under Volume 55 of King County Commissioners Record, Page 549, and by instrument recorded under Recording Number 4906025.

PERMANENT OPEN AREA

As a requirement for approval, Tracts I, J, K, L, M, P and Q are set aside and reserved for permanent open space and recreational use for the benefit of the present and future owners of this subdivision. As authorized by Ordinance No. 9058 & 9062

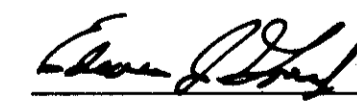
As a condition of approval the undersigned owners of the interest in land hereby subdivided grant and convey a perpetual easement in said tracts for the use and benefit of all present and future owners of the lots in this subdivision. As authorized by Ordinance No. 9058 & 9062

Except as shown on the plat, no building shall be placed on Tracts I, J, K, L, M, P or Q and such Tracts shall not be further subdivided or used for financial gain.

Tracts I, J, M, P and Q are designated Native Growth Protection Easements (NGPE). Tracts K and L are designated monumentation tracts. Tracts I, J, K, L, M, P and Q are permanent open area dedicated to and maintained by the homeowner association.

LAND SURVEYOR'S CERTIFICATE

I hereby certify that this plat of Montreux 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.
Professional Land Surveyor
Certificate No. 15025



SURVEY METHOD & INSTRUMENTATION

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