

MONTREUX DIVISION ONE

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

WARNING!

NATIVE GROWTH PROTECTION AND BUILDING SETBACK RESTRICTIONS

The natural vegetation inside the Native Growth Protection Easement (NGPE) shall not be altered without express written permission from King County Building and Land Division Technical Services Section or its successor agency. Placement of structures, fills and obstructions of any kind are strictly prohibited within identified Building Set Back (BSBL) areas. Violations of these provisions will result in a STOP WORK ORDER, NOTICE AND ORDER, AND/OR CIVIL PENALTIES.

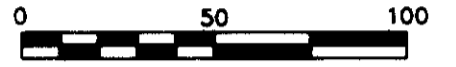
This WARNING is only a summary of the complete NGPE and BSBL text and does not reduce, change or modify NGPE AND/OR BSBL restrictions as found in note number 1 on sheet 1 of 19.

TRAIL NOTE:

Limited activities associated with the clearing, construction & maintenance of the new Precipice Trail & Peggy's Trail & associated connections by the homeowner's association will be allowed within the NGPE in accordance with plans for these trails approved by the then governing agency.



SCALE 1" = 50'



BASIS OF BEARINGS

KING COUNTY AERIAL SURVEY (KCAS)
HELD KCAS BEARING ALONG E-W
CENTERLINE OF SEC.19-24-6.

LEGEND

- ⊕ SET MONUMENT IN CASE
- ⊗ MONUMENT (FOUND)
- ⊙ MONUMENT IN CASE (FOUND)
- SET PROPERTY CORNER
- PROPERTY CORNER (FOUND)

UNPLATTED

N 88°18'57" W

2297.81'

1692.81'

251.00'

N LINE NW 1/4, SEC. 19-24-6

TRACT 'Q'

OPEN SPACE

(NGPE - DEDICATED TO
HOMEOWNER'S ASSOCIATION)
SEE GENERAL NOTE 11
SHEET 1 OF 19

FOR VIEW CORRIDOR CLEARING IN NGPE

PARCEL 2A

PRIVATE
FUTURE DEVELOPMENT

$\Delta = 30^{\circ}00'00''$
 $L = 217.29'$

$R = 380.00'$ $L = 198.97'$
 $\Delta = 30^{\circ}00'00''$ $T = 101.82'$

$L = 180.64'$
 $\Delta = 30^{\circ}00'00''$

S.E. VILLAGE PARK DRIVE

10 FT. DRAINAGE EASEMENT
5 FT. EA. SIDE CENTERLINE

TRACT 'P'

OPEN SPACE

(NGPE - DEDICATED TO
HOMEOWNER'S ASSOCIATION)

PARCEL 3

PRIVATE
FUTURE DEVELOPMENT

SEE SHEET 17 OF 19



Edwin J. Green, Jr.
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President
Certificate No. 15025

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SHT. 6 OF 19