

# MONTREUX DIVISION ONE

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



SCALE 1" = 50'  
0 50 100

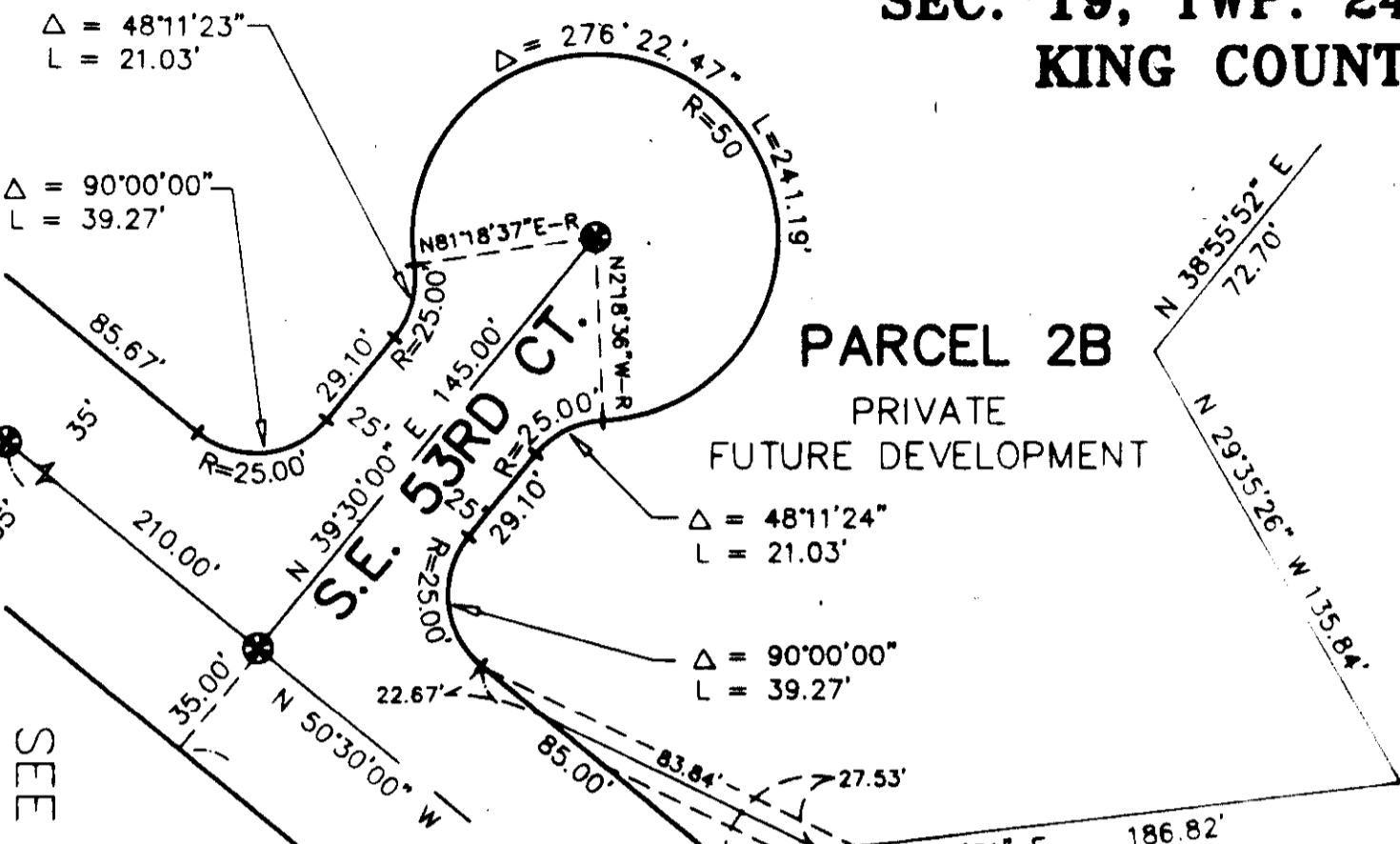
BASIS OF BEARINGS

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)

SEE SHEET 17 OF 19



**PARCEL 2B**  
PRIVATE  
FUTURE DEVELOPMENT

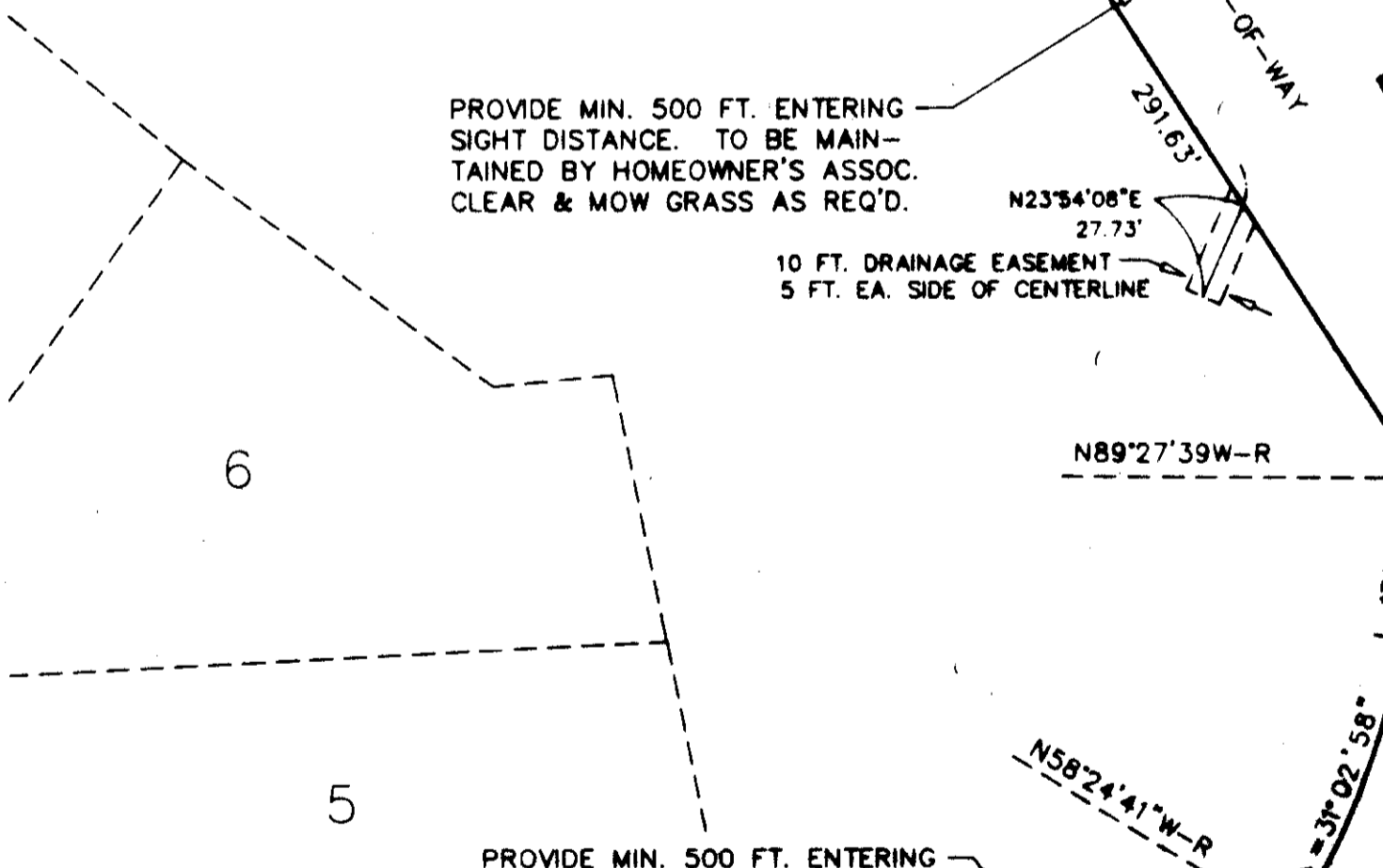
SEE SHEETS 8, 10 & 18 OF 19

**TRACT 'Q'**  
OPEN SPACE  
(NGPE - DEDICATED TO  
HOMEOWNER'S ASSOCIATION)  
SEE GENERAL NOTE 11  
SHEET 1 OF 19  
FOR VIEW CORRIDOR CLEARING IN NGPE

**TRACT 'P'**  
OPEN SPACE  
(NGPE - DEDICATED TO  
HOMEOWNER'S ASSOCIATION)

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.



PROVIDE MIN. 500 FT. ENTERING  
SIGHT DISTANCE. TO BE MAIN-  
TAINED BY HOMEOWNER'S ASSOC.  
CLEAR & MOW GRASS AS REQ'D.

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

PROVIDE MIN. 500 FT. ENTERING  
SIGHT DISTANCE. TO BE MAIN-  
TAINED BY HOMEOWNER'S ASSOC.  
CLEAR & MOW GRASS AS REQ'D.

**TRACT 'X'**  
STORM WATER DETENTION  
TO BE DEDICATED TO KING COUNTY  
UPON RECORDING OF THIS PLAT

**PARCEL 2C**  
PRIVATE  
FUTURE DEVELOPMENT

**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.

**TRACT 'I'**  
OPEN SPACE  
(NGPE - DEDICATED TO  
HOMEOWNER'S ASSOCIATION)

SEE SHEET 17 OF 19



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

**GEO-DIMENSIONS, INC.**  
10230 NE POINTS DR, KIRKLAND, WA (206)827-5855