

# 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.

### NOTES:

1. Planter islands are to be maintained by the homeowners' association.
2. An easement is reserved for and granted to the homeowners' association where shown in which to install, construct, renew and maintain a neighborhood landscape feature.

SEE SHEET 18 OF 19

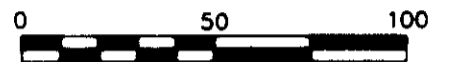
TRACT 'Q'

OPEN SPACE

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

FOR VIEW CORRIDOR CLEARING IN NGPE

SCALE 1" = 50'



### BASIS OF BEARINGS

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

### LEGEND

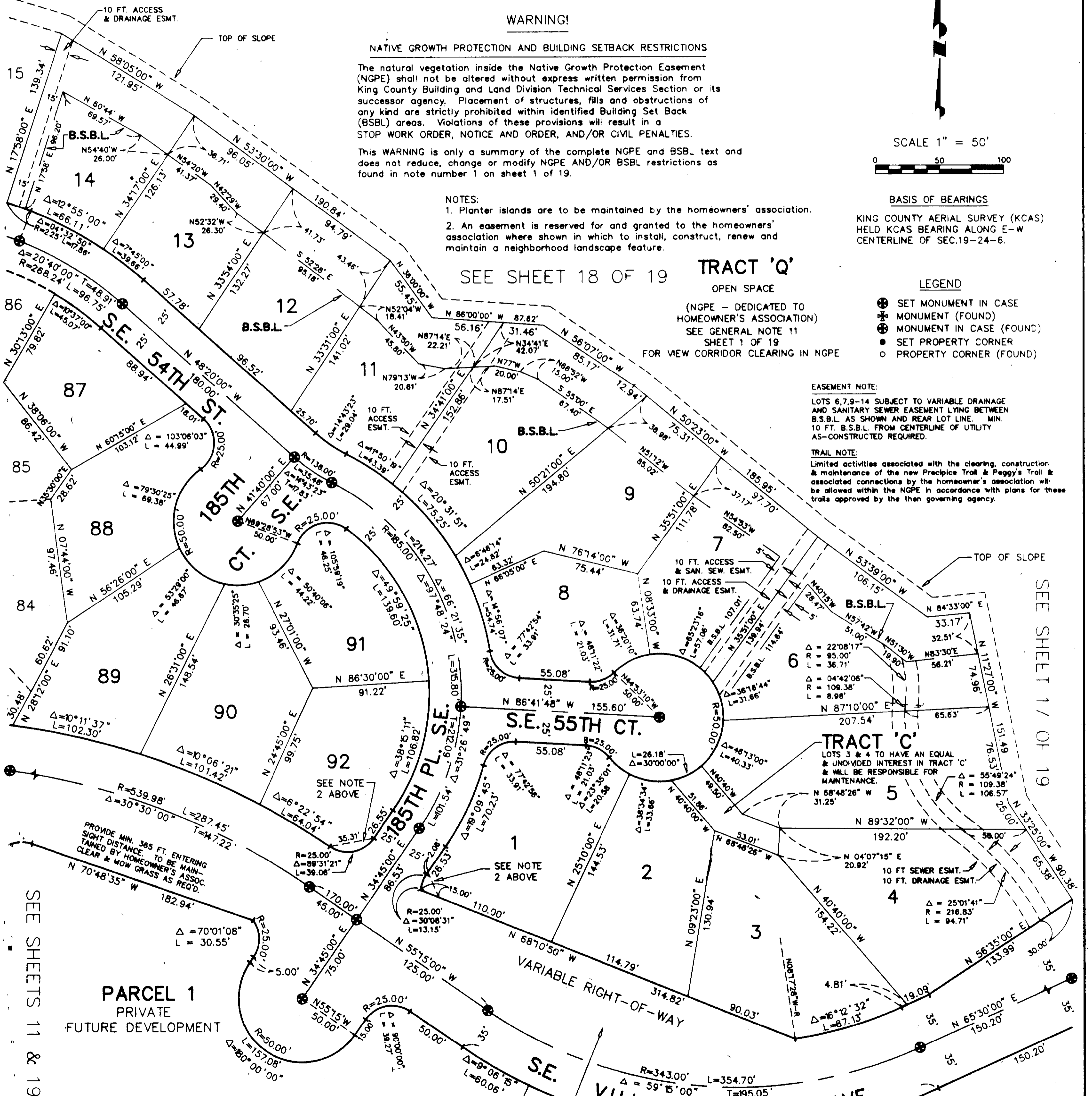
- ⊕ SET MONUMENT IN CASE
- ⊗ MONUMENT (FOUND)
- ⊙ MONUMENT IN CASE (FOUND)
- SET PROPERTY CORNER
- PROPERTY CORNER (FOUND)

### EASEMENT NOTE:

LOTS 6,7,9-14 SUBJECT TO VARIABLE DRAINAGE AND SANITARY SEWER EASEMENT LYING BETWEEN B.S.B.L. AS SHOWN AND REAR LOT LINE. MIN. 10 FT. B.S.B.L. FROM CENTERLINE OF UTILITY AS-CONSTRUCTED REQUIRED.

### 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.



SEE SHEET 17 OF 19

SEE SHEETS 11 & 19 OF 19

PARCEL 1  
PRIVATE  
FUTURE DEVELOPMENT

TRACT 'C'

LOTS 3 & 4 TO HAVE AN EQUAL & UNDIVIDED INTEREST IN TRACT 'C' & WILL BE RESPONSIBLE FOR MAINTENANCE.

VARIABLE RIGHT-OF-WAY

VILLAGE PARK DRIVE

TRACT 'I'

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

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



PROVIDE MIN. 365 FT. ENTERING SIGHT DISTANCE. TO BE MAINTAINED BY HOMEOWNER'S ASSOC. CLEAR & MOW GRASS AS REQ'D. NO FENCES OR OTHER OBSTRUCTIONS ALLOWED IN R/W.

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

SEE SHEET 16 OF 19