

# 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.

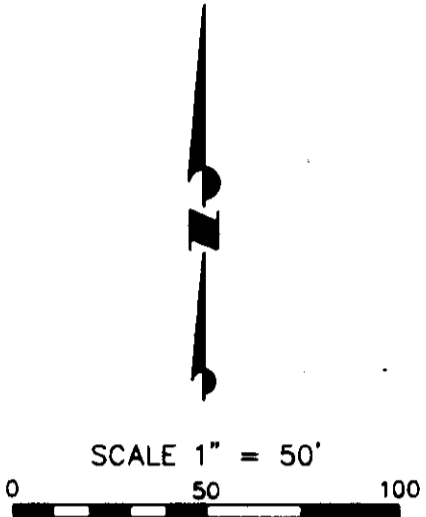
**TRACT 'Q'**  
**OPEN SPACE**

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

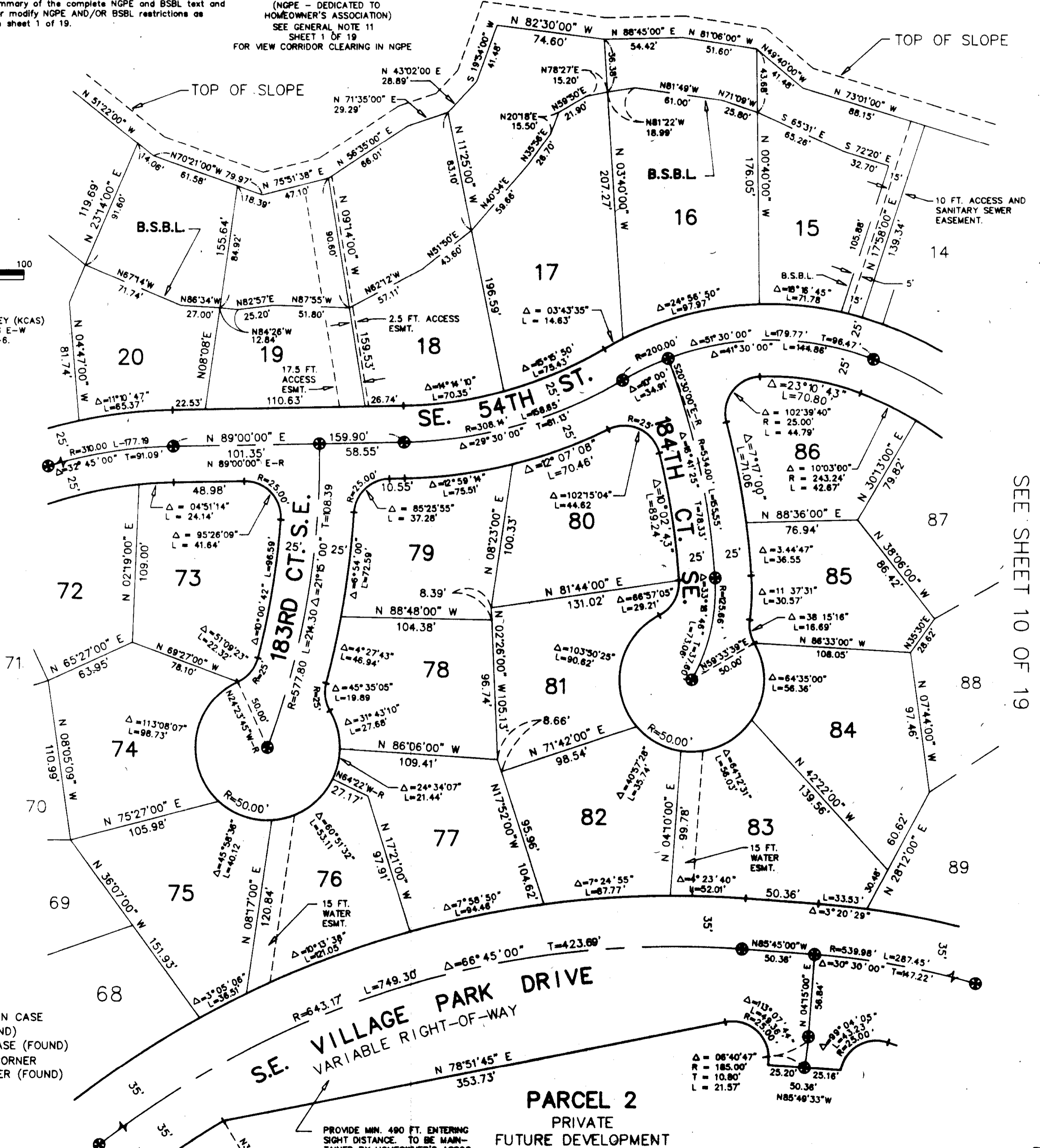
SEE SHEET 18 OF 19

**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.



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



SEE SHEETS 12 & 13 OF 19

SEE SHEET 10 OF 19

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

**NOTE:**  
LOTS 15 - 20 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.

**PARCEL 2**  
PRIVATE  
FUTURE DEVELOPMENT

PROVIDE MIN. 490 FT. ENTERING  
SIGHT DISTANCE. TO BE MAINTAINED BY HOMEOWNER'S ASSOC.  
CLEAR & MOW GRASS AS REQ'D.  
NO FENCE OR OTHER OBSTRUCTION  
ALLOWED WITHIN R/W.

SEE SHEET 19 OF 19

**GEO-DIMENSIONS, INC.**  
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