

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.

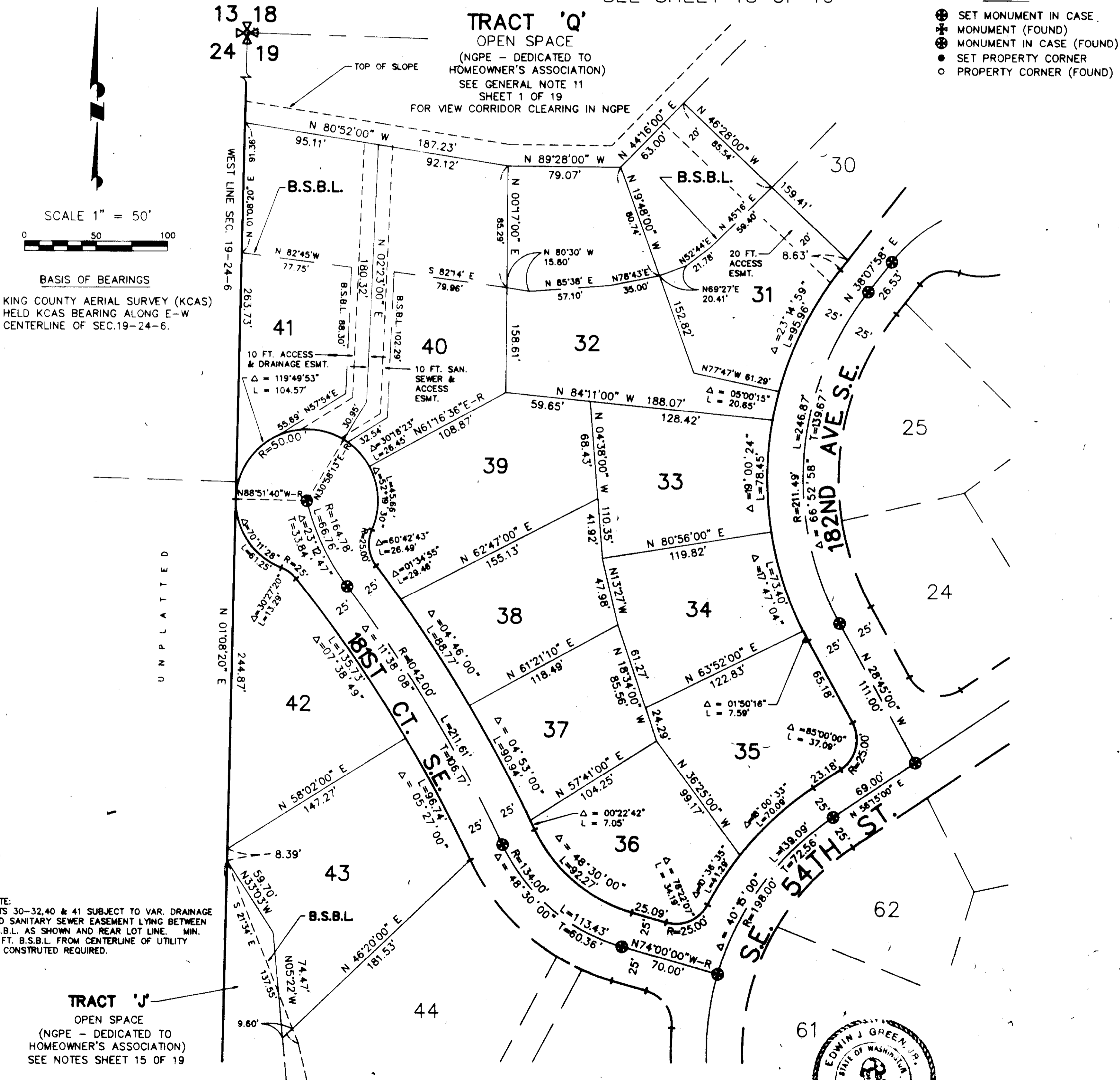
TRAIL NOTE:

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.

SEE SHEET 18 OF 19

LEGEND

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



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.

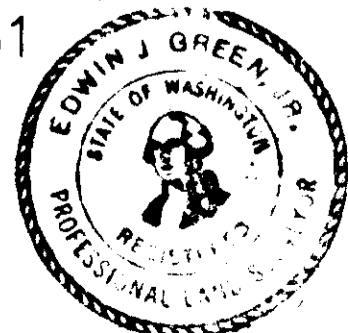
SEE SHEET 15 OF 19

SEE SHEET 12 OF 19

NOTE:
LOTS 30-32, 40 & 41 SUBJECT TO VAR. 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.

TRACT 'J'

OPEN SPACE
(NGPE - DEDICATED TO HOMEOWNER'S ASSOCIATION)
SEE NOTES SHEET 15 OF 19



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