

# MONTREUX DIVISION ONE

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

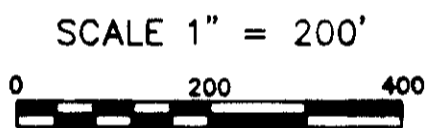
## WARNING!

### 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.

LINE	DIRECTION	DISTANCE
L1	N 08°28'05" E	118.92
L2	S 37°00'00" W	117.39
L3	S 29°40'00" W	112.28
L4	S 22°35'00" W	146.23
L5	S 26°40'00" W	96.48
L6	S 33°20'00" W	92.69
L7	S 37°30'00" W	111.98
L8	S 85°40'00" W	80.99
L9	N 52°20'00" W	28.98
L10	N 13°15'00" E	41.43
L11	N 05°00'00" W	39.77
L12	N 22°00'00" E	101.51
L13	N 03°45'00" E	94.11
L14	N 05°20'00" W	78.78
L15	N 40°20'00" E	63.43
L16	N 31°40'00" E	119.23
L17	N 10°00'00" E	110.55
L18	N 48°18'00" E	42.54
L19	N 87°15'00" E	101.83
L20	S 56°49'00" E	155.90
L21	N 15°05'00" E	138.52
L22	N 80°42'00" E	75.85
L23	N 44°00'00" E	57.57
L24	N 23°48'53" E	72.22
L25	N 65°30'00" E	150.20
L26	N 26°00'00" E	88.80
L27	N 00°37'05" E	50.02
L28	N 29°00'00" E	113.45
L29	S 05°38'00" W	81.40
L30	S 76°40'00" E	46.80
L31	S 09°15'00" W	90.90
L32	S 06°10'00" W	97.63
L33	N 46°20'00" W	31.18
L34	S 40°30'00" E	143.86
L35	N 16°48'12" W	19.86
L36	S 03°10'00" W	105.40
L37	S 48°40'00" W	109.00
L38	S 87°57'35" E	110.72
L39	S 00°02'50" E	35.13
L40	N 57°28'19" W	87.46



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

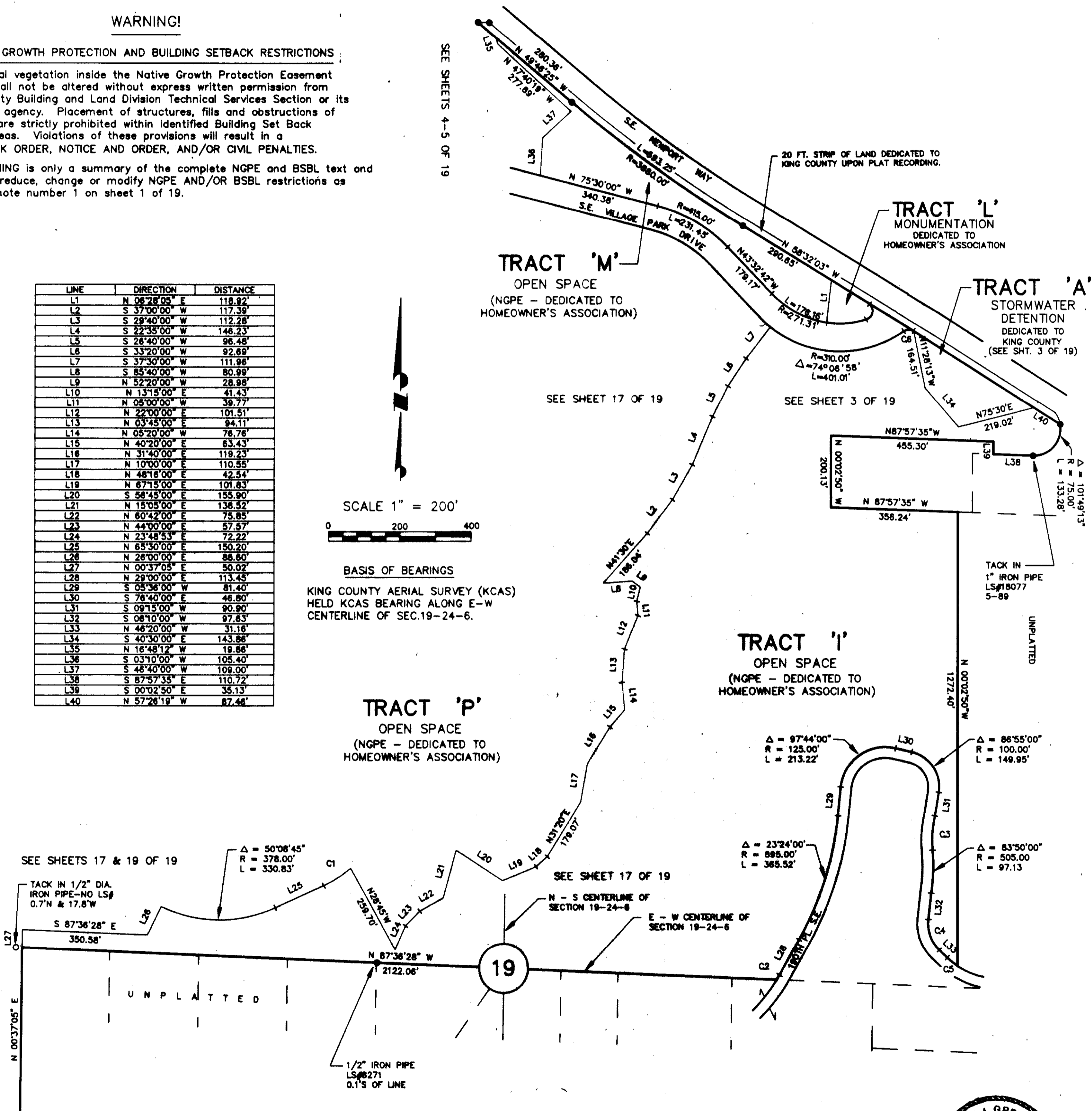
**TRACT 'P'**  
OPEN SPACE  
(NGPE - DEDICATED TO  
HOMEOWNER'S ASSOCIATION)

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

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

**TRACT 'L'**  
MONUMENTATION  
DEDICATED TO  
HOMEOWNER'S ASSOCIATION

**TRACT 'A'**  
STORMWATER  
DETENTION  
DEDICATED TO  
KING COUNTY  
(SEE SHT. 3 OF 19)



CURVE	RADIUS	LENGTH	DELTA
C1	310.00'	90.68'	16°45'35"
C2	430.00'	14.90'	01°59'08"
C3	295.00'	72.82'	14°06'13"
C4	103.00'	94.38'	52°30'00"
C5	208.73'	37.03'	10°09'51"
C6	25.00'	29.41'	87°23'55"

### 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.

### LEGEND

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



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

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