

MONTREUX DIVISION ONE

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

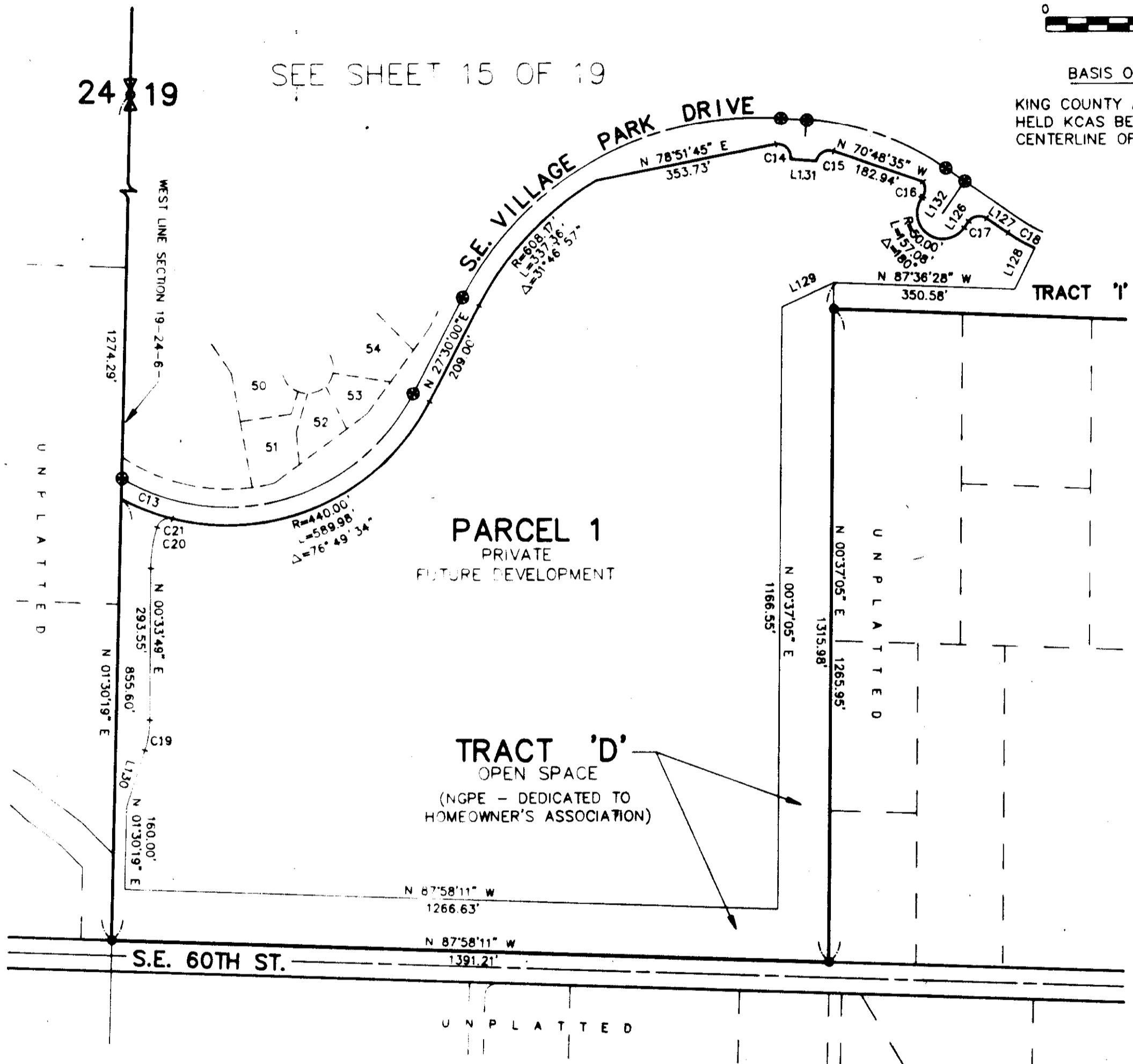


SCALE 1" = 200'



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

24 19

PARCEL 1
PRIVATE
FUTURE DEVELOPMENT

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

TRACT 'I'

S.E. 60TH ST.

LINE	DIRECTION	DISTANCE
L126	N 34°45'00" E	15.00'
L127	N 55°15'00" W	50.00'
L128	N 26°00'00" E	88.60'
L129	N 65°28'44" E	110.46'
L130	N 18°19'05" E	115.00'
L131	N 85°49'33" W	50.36'
L132	N 34°45'00" E	5.00'

CURVE	RADIUS	LENGTH	DELTA
C13	440.00'	106.28'	13°50'21"
C14	25.00'	49.36'	113°07'44"
C15	25.00'	43.23'	99°04'04"
C16	25.00'	30.55'	70°01'08"
C17	25.00'	39.27'	90°00'00"
C18	378.00'	60.06'	09°06'15"
C19	192.08'	59.52'	17°45'16"
C20	274.86'	81.19'	18°55'25"
C21	25.00'	37.89'	86°50'20"

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.

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.

LEGEND

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



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