

# MONTREUX DIVISION ONE

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

### N.G.P.E. - B.S.B.L. NOTE 1

#### BUILDING SETBACKS and NATIVE GROWTH PROTECTION EASEMENTS

Structures, fill & obstructions (including but not limited to decks, patios, outbuildings, or overhangs beyond 18 inches) are prohibited beyond the building setback line, and within 25-year flood plains (if applicable), and within the Native Growth Protection Easement(s) as shown.

Dedication of a Native Growth Protection Easement (NGPE) conveys to the public a beneficial interest in the land within the easement. This interest includes the preservation of native vegetation for all purposes that benefit the public health, safety and welfare, including control of surface water and erosion, maintenance of slope stability, visual and aural buffering, and protection of plant and animal habitat. The NGPE imposes upon all present and future owners and occupiers of land subject to the easement the obligation, enforceable on behalf of the public by King County, to leave undisturbed all trees and other vegetation within the easement. The vegetation within the easement may not be cut, pruned, covered by fill, removed or damaged without express permission from King County, which permission must be obtained in writing from the King County Building and Land Development Division or its successor agency.

Before beginning and during the course of any grading, building construction, or other development activity on a lot subject to the NGPE, the common boundary between the easement and the area of development activity must be fenced or otherwise marked to the satisfaction of King County.

NOTE 1: Upon adoption of official King County view corridor guidelines by ordinance or administratively pursuant to KCC 2.98, NGPE language shall be amended to provide for view corridor pruning, trimming, topping, and cutting as provided by those guidelines.

NOTE 2: All permits required for any activity within a sensitive area as defined in KCC 21.04.775 shall be processed and governed in accordance with provision of KCC 21.54, except as specifically provided to the contrary in any of these conditions.

NOTE 3: A marker which clearly identifies the NGPE, as described in Exhibit No. 181, shall be placed in the center of each line property line abutting any NGPE protected open space tract, prior to recording. Pressure treated cedar posts (or a material of at least equivalent longevity and durability) shall be used. Posts shall be placed in the ground in such a manner as to assume longevity.

### GENERAL NOTES

1. This plat is subject to a Puget Sound Power and Light Company Easement per recording No. 2648895. The description contained therein is not sufficient to determine its exact location.

2. This plat is subject to a Puget Sound Power and Light Company Easement per recording No. 2718588. The description contained therein is not sufficient to determine its exact location.

3. An easement is hereby reserved for and granted to CATV, Washington Natural Gas Co., Puget Sound Power & Light Co., and GTE Telephone Co. and their successors and assigns, under and upon the exterior 10 feet, parallel with and adjoining the street frontage of all lots and tracts, in which to install, lay, construct, renew, operate and maintain underground piping, conduit cable and wire with necessary facilities and other equipment for the purpose of service to this subdivision and other property with electricity, telephone, natural gas, cable TV service, TOGETHER WITH the right to enter upon the lots at all times for the purpose stated.

ALSO, all lots shall be subject to an easement 2.5 feet in width, parallel with and adjacent to all interior lot lines AND, subject to an easement 5 feet in width, parallel with and adjacent to the rear lot lines both for utilities and private drainage.

ALSO, an easement is hereby reserved for and granted to the Montreux Homeowner's Association under and upon the exterior five (5) feet of and parallel with and adjoining the street frontage of Lots 1 - 4, 51 - 54, 57, 58, 66 - 68, 75 - 77, 82, 83, 89, 90 and 92 along S.E. Village Park Drive in which to install, construct, renew, operate and maintain a lighted plaster - fence.

4. Subject to the approval of the then governing authority, the Montreux Homeowner's Association may when deemed necessary for the good of the development or in the interest of public safety, enter upon those tracts herein described as "OPEN SPACE" and/or "N.G.P.E." for the purpose of constructing, repairing or removing utilities, slide stabilization, or other such works as may be approved.

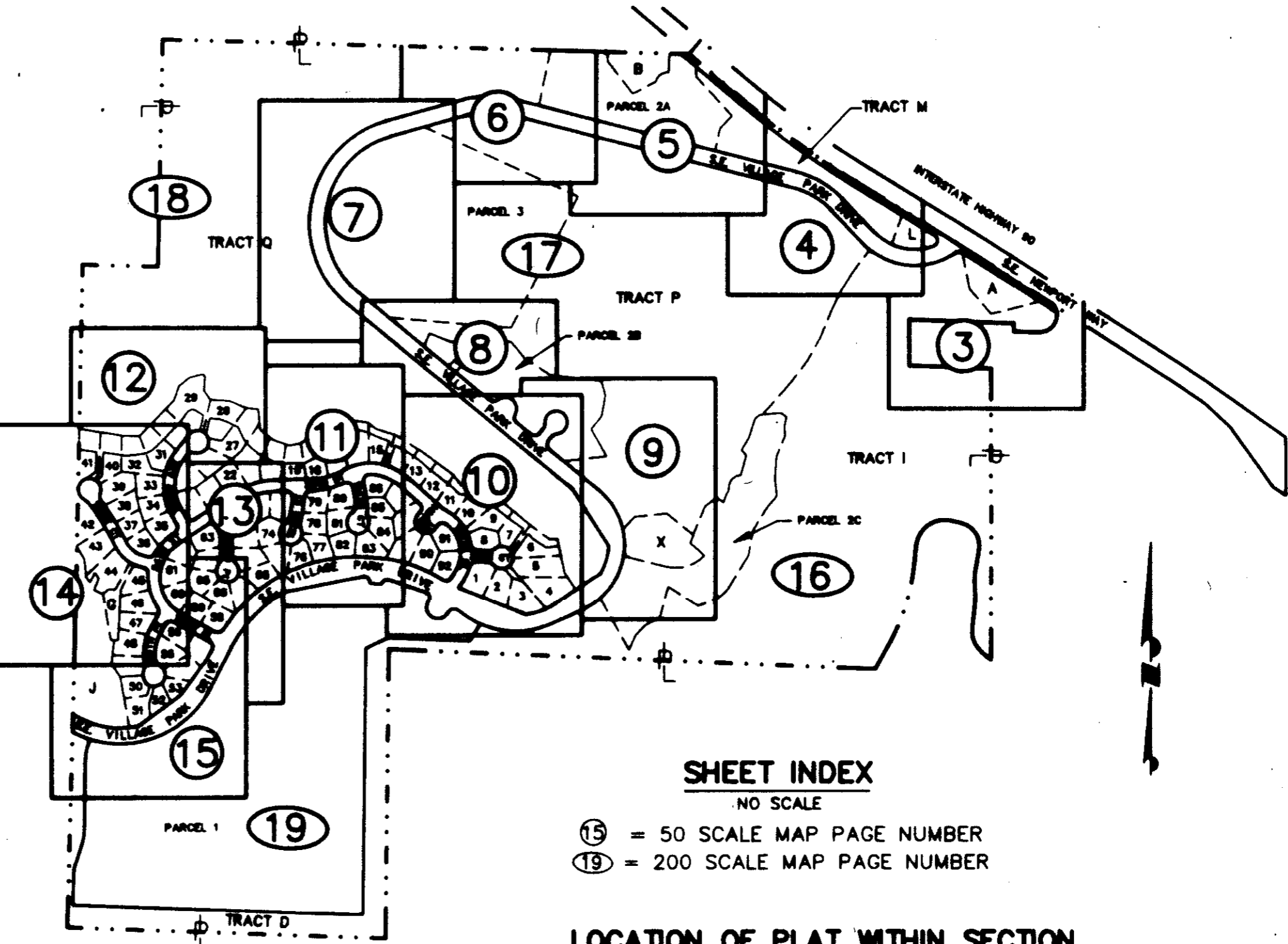
5. The planter islands (if any) within cul-de-sac bulbs or "eyebrow" half-bulbs shall be maintained by the adjacent home owners or the home owners' association.

### RECORDING CERTIFICATE

Filed for record at the request of \_\_\_\_\_ this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, at \_\_\_\_\_ minutes past \_\_\_\_\_ M. and recorded in Volume 155 of Plats, page 69-87 records of King County, Washington.

DIVISION OF RECORDS AND ELECTIONS

Manager \_\_\_\_\_ Superintendent of Records \_\_\_\_\_



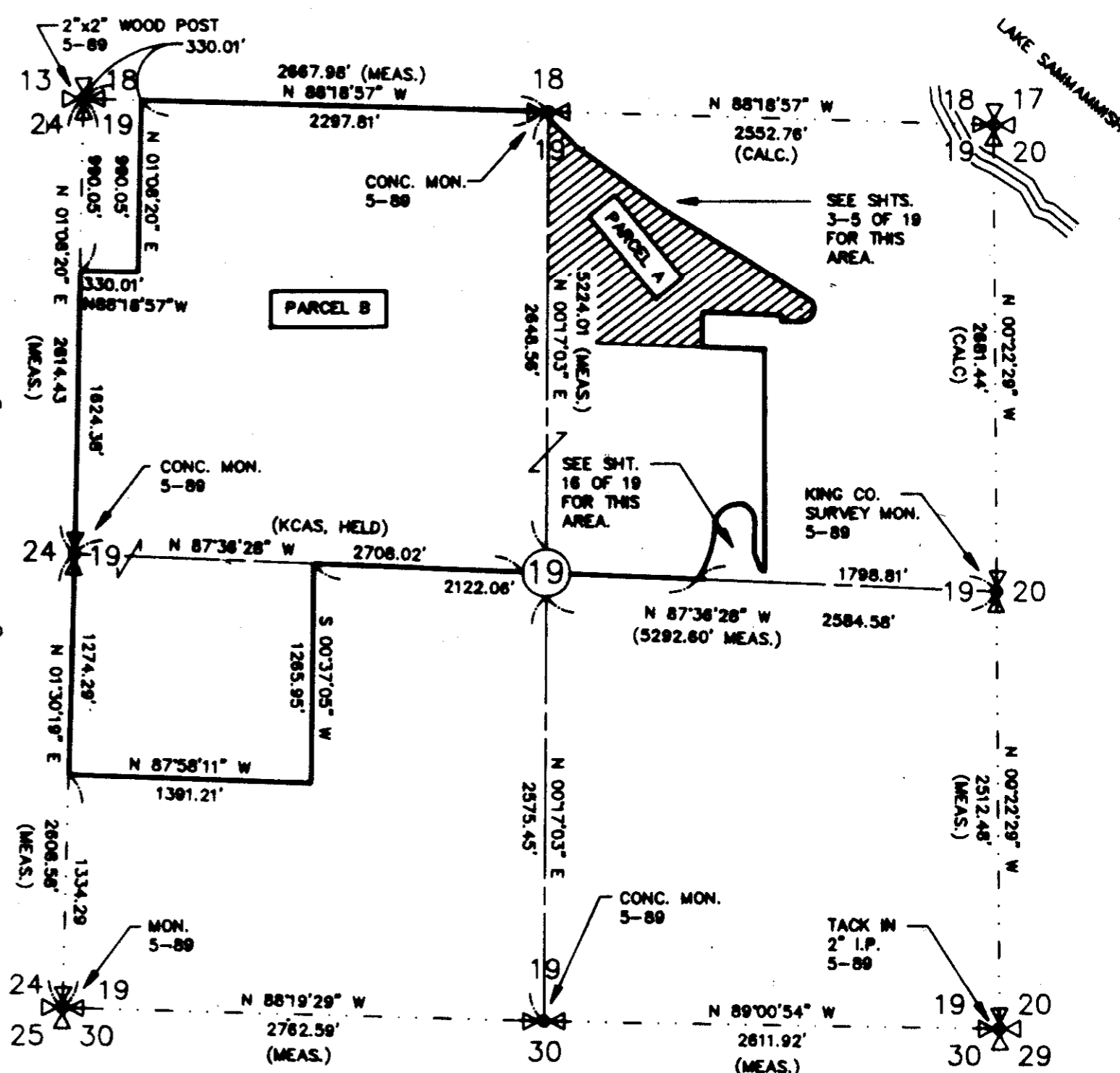
### SHEET INDEX

NO SCALE

- 15 = 50 SCALE MAP PAGE NUMBER
- 19 = 200 SCALE MAP PAGE NUMBER

### LOCATION OF PLAT WITHIN SECTION

- 6. No lines or wires for the transmission of electric current or for telephone use, CATV, fire or police signals, or for other purposes, shall be placed upon any lot outside the buildings thereon unless the same shall be underground or in conduit attached to the building.
- 7. No lot or portion of a lot in this plat shall be divided and resold or ownership changed or transferred whereby the ownership of any portion of this plat shall be less than the area required for the use district in which it is located.
- 8. All building downspouts, footing drains and drains from all impervious surfaces such as patios and driveways shall be connected to the approved permanent storm drain outlet as shown on the approved construction drawings #1374 on file with King County Building and Land Development Division (BALD). This plan shall be submitted with the application for any building permit. All connections of the drains must be constructed and approved prior to the final building inspection approval. Individual lot infiltration systems, where permitted, shall be constructed at the time of the building permit and shall comply with said plans on file with BALD, unless otherwise approved by Engineering Review, King County BALD, or its successor agency.
- 9. DRAINAGE EASEMENT RESTRICTIONS Structures, fill or obstructions (including but not limited to decks, patios, outbuilding, or overhangs) shall not be permitted beyond the building setback line or within drainage easements. Additionally grading and construction of fencing shall not be allowed within the drainage easements shown on this plat map unless otherwise approved by King County BALD or Isoaquah, whichever is appropriate.
- 10. Detention Tracts A, B, G and X shall be dedicated to King County upon recording of this plat.
- 11. View clearing corridors for any (Glacier Ridge) Montreux Division One or Two lots within the Lewis Creek drainage basin is prohibited until one year following recording of the final High Park Division. The NGPE documents for open space Tract Q will specify this prohibition. The administratively or legislatively adopted view clearing standards of the general purpose government having jurisdiction shall apply upon expiration of this view clearing moratorium. No view clearing shall be allowed within the Lewis Creek Drainage Basin until the location of the Lewis Creek Drainage Basin is field verified.



### GRAPHIC SCALE



( IN FEET )  
1 inch = 800 ft.

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



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

GEO-DIMENSIONS, INC.  
10230 NE POINTS DR, KIRKLAND, WA (206)827-5856

VOL. 155 PG. 69

# MONTREUX DIVISION ONE

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


## DEDICATION

KNOW ALL PEOPLE BY THESE PRESENTS that we, the undersigned owners of interest in the land hereby subdivided, hereby declare this plat to be the graphic representation of the subdivision made hereby, and do hereby dedicate to the use of the public forever all streets and avenues not shown as private hereon and dedicate the use thereof for all public purposes not inconsistent with the use thereof for public highway purposes, and also the right to make all necessary slopes for cuts and fills upon the lots shown thereon in the original reasonable grading of said streets and avenues, and further dedicate to the use of the public all the easements and tracts shown on this plat for all public purposes as indicated thereon, including but not limited to parks, open space, utilities and drainage unless such easements or tracts are specifically identified on this plat as being dedicated or conveyed to a person or entity other than the public, in which case we do hereby dedicate such streets, easements, or tracts to the person or entity identified and for the purpose stated.

Further, the undersigned owners of the land hereby subdivided, waive for themselves, their heirs and assigns and any person or entity deriving title from the undersigned, any and all claims for damages against King County, its successors and assigns which may be occasioned by the establishment, construction, or maintenance of roads and / or drainage systems within this subdivision other than claims resulting from inadequate maintenance by King County.

Further, the undersigned owners of the land hereby subdivided agree for themselves, their heirs and assigns to indemnify and hold King County, its successors and assigns, harmless from any damage, including any costs of defense, claimed by persons within or without this subdivision to have been caused by alterations of the ground surface, vegetation, drainage, or surface or sub-surface water flows within this subdivision or by establishment, construction or maintenance of the roads within this subdivision. Provided, this waiver and indemnification shall not be construed as releasing King County, its successors or assigns, from liability for damages, including the cost of defense, resulting in whole or part from the negligence of King County, its successors, or assigns.

This subdivision, dedication, waiver of claims and agreement to hold harmless is made with the free consent and in accordance with the desires of said owners.

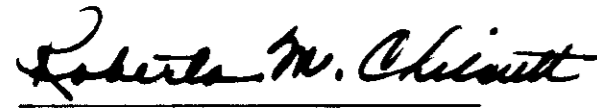
  
Glacier Ridge Limited Partnership  
James Eddy Warjona  
Warjona Investments, Inc.  
General Partner

Security Pacific Bank Washington  
A National Association

## ACKNOWLEDGEMENTS

STATE OF WASHINGTON  
COUNTY OF KING


This is to certify that on the 19th day of February, 1990, before me, the undersigned, a Notary Public, personally appeared James Eddy Warjona, the General Partner of Warjona Investments, Inc., a Washington corporation, to me known to be the individual(s) who executed the within dedication and acknowledged to me that they signed and sealed the same as their voluntary act and deed for the uses and purposes therein mentioned and on oath stated that they were authorized to execute said instrument and the seal affixed (if any) is the corporate seal of said corporation. WITNESS my hand and official seal the day and year first above written.

  
Notary Public in and for the State of Washington residing at Seattle



STATE OF WASHINGTON  
COUNTY OF KING

This is to certify that on the 19th day of February, 1990, before me, the undersigned, a Notary Public, personally appeared Security Pacific Bank Washington of Security Pacific Bank Washington a National Association known to be the individual(s) who executed the within dedication and acknowledged to me that they signed and sealed the same as their voluntary act and deed for the uses and purposes therein mentioned and on oath stated that they were authorized to execute said instrument and the seal affixed (if any) is the corporate seal of said corporation. WITNESS my hand and official seal the day and year first above written.

  
Notary Public in and for the State of Washington residing at Seattle



## APPROVALS

### PARKS, PLANNING AND RESOURCES DEPARTMENT

Examined and approved this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_.

Development Engineer

Examined and approved this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_.

Manager, Building & Land Development Division

### KING COUNTY DEPARTMENT OF ASSESSMENTS

Examined and approved this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_.

King County Assessor

Deputy, King County Assessor

Account Number: \_\_\_\_\_

### KING COUNTY COUNCIL

Examined and approved this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_.

Attest:

Chairman, King County Council

Clerk of the Council

## FINANCE DIVISION CERTIFICATE

I hereby certify that all property taxes are paid, that there are no delinquent special assessments certified to this office for collection and that all special assessments certified to this office for collection on any of the property herein contained, dedicated as streets, alleys or for the other public use, are paid in full.

This \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_.

FINANCE DIVISION

Manager, Finance Division

Deputy

## LAND SURVEYOR'S CERTIFICATE

I hereby certify that this plat of Montreux is based upon an actual survey and subdivision of Section 19, Township 24 North, Range 6 East, W.M., that the courses and distances are shown correctly thereon; that the monuments will be set and the lot and block corners will be staked correctly on the ground as construction is completed and that I have fully complied with the provisions of the platting regulations.



Edwin J. Green, Jr.  
Professional Land Surveyor  
Certificate No. 15025



## SURVEY METHOD & INSTRUMENTATION

SURVEY METHOD: FIELD TRAVERSE  
INSTRUMENTATION: LEITZ SET-2  
LEITZ SET-4  
PRECISION: EXCEEDS STATE STANDARDS

## LEGAL DESCRIPTION

### PARCEL A:

That portion of the North 1/2 of the Northeast 1/4 of Section 19, Township 24 North, Range 6 East, W.M., in King County, Washington; lying Southwesterly of the Southwest margin of SOUTHEAST NEWPORT WAY;

(Also known as the FR-3 ROAD or the FRONTAGE SERVICE ROAD) as conveyed to the State of Washington by deed recorded under Recording Numbers 6276598 and 6336289;

EXCEPT that portion thereof described as follows:

BEGINNING at a point 356 feet Westery of the Southeast corner of the Northwest 1/4 of the Northeast 1/4 of said section, being the Southwest corner of the tract of land conveyed to the City of Bellevue by deed recorded under Recording Number 8006190216; thence North 200 feet to the Northwest corner of said tract; thence East 455 feet to the Northeast corner of said tract; thence S 0°02'10" E 35 feet along the East line of said tract to the Southeast corner of a parcel of land conveyed to Burlington Northern Inc. by deed recorded under Recording Number 8006190217; thence following the South and East boundary of said parcel S 87°57'27" E 110.72 feet to a point on a non-tangent curve, the center of which bears N 2°02'33" E 75 feet; thence Northeasterly and Northwesterly along said curve to the left through a central angle of 127°50'03" and having an arc length of 167.33 feet, to a point on the Southwesterly margin of said SOUTHEAST NEWPORT WAY and the Northeast corner of said parcel; thence Southeasterly along said Southwesterly margin to the South line of the North 1/2 of the Northeast 1/4 of said section; thence westerly along said South line to the TRUE POINT OF BEGINNING.

### PARCEL B:

The Northwest 1/4; the Southwest 1/4 of the Northeast 1/4; and the Northwest 1/4 of the Southwest 1/4 of Section 19, Township 24 North, Range 6 East, W.M., in King County, Washington;

EXCEPT the North 990 feet of the West 330 feet of the Northwest 1/4 of said section; AND

EXCEPT the South 30 feet of the Northwest 1/4 of the Southwest 1/4 of said section, for SOUTHEAST 60TH STREET (formerly known as GRAFF ROAD) as established on April 27, 1936 by Volume 34 of the King County Commissioner Records, Page 480; AND ALSO

EXCEPT that portion of the Southwest 1/4 of the Northeast 1/4 of said section lying Southerly of the Northerly margin of 190TH PLACE SOUTHEAST (formerly known as GRAFF ROAD EXTENSION) as established by order filed on August 1, 1955 under Volume 55 of King County Commissioners Record, Page 549, and by instrument recorded under Recording Number 4906025.

## PERMANENT OPEN AREA

As a requirement for approval, Tracts I, J, K, L, M, P and Q are set aside and reserved for permanent open space and recreational use for the benefit of the present and future owners of this subdivision. As authorized by Ordinance No. 9058 & 9062

As a condition of approval the undersigned owners of the interest in land hereby subdivided grant and convey a perpetual easement in said tracts for the use and benefit of all present and future owners of the lots in this subdivision. As authorized by Ordinance No. 9058 & 9062

Except as shown on the plat, no building shall be placed on Tracts I, J, K, L, M, P or Q and such Tracts shall not be further subdivided or used for financial gain.

Tracts I, J, M, P and Q are designated Native Growth Protection Easements (NGPE). Tracts K and L are designated monumentation tracts. Tracts I, J, K, L, M, P and Q are permanent open area dedicated to and maintained by the homeowner association.

# MONTREUX DIVISION ONE

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

## WARNING!

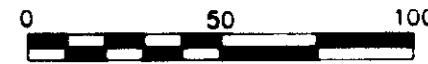
### NATIVE GROWTH PROTECTION AND BUILDING SETBACK RESTRICTIONS

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.



SCALE 1" = 50'

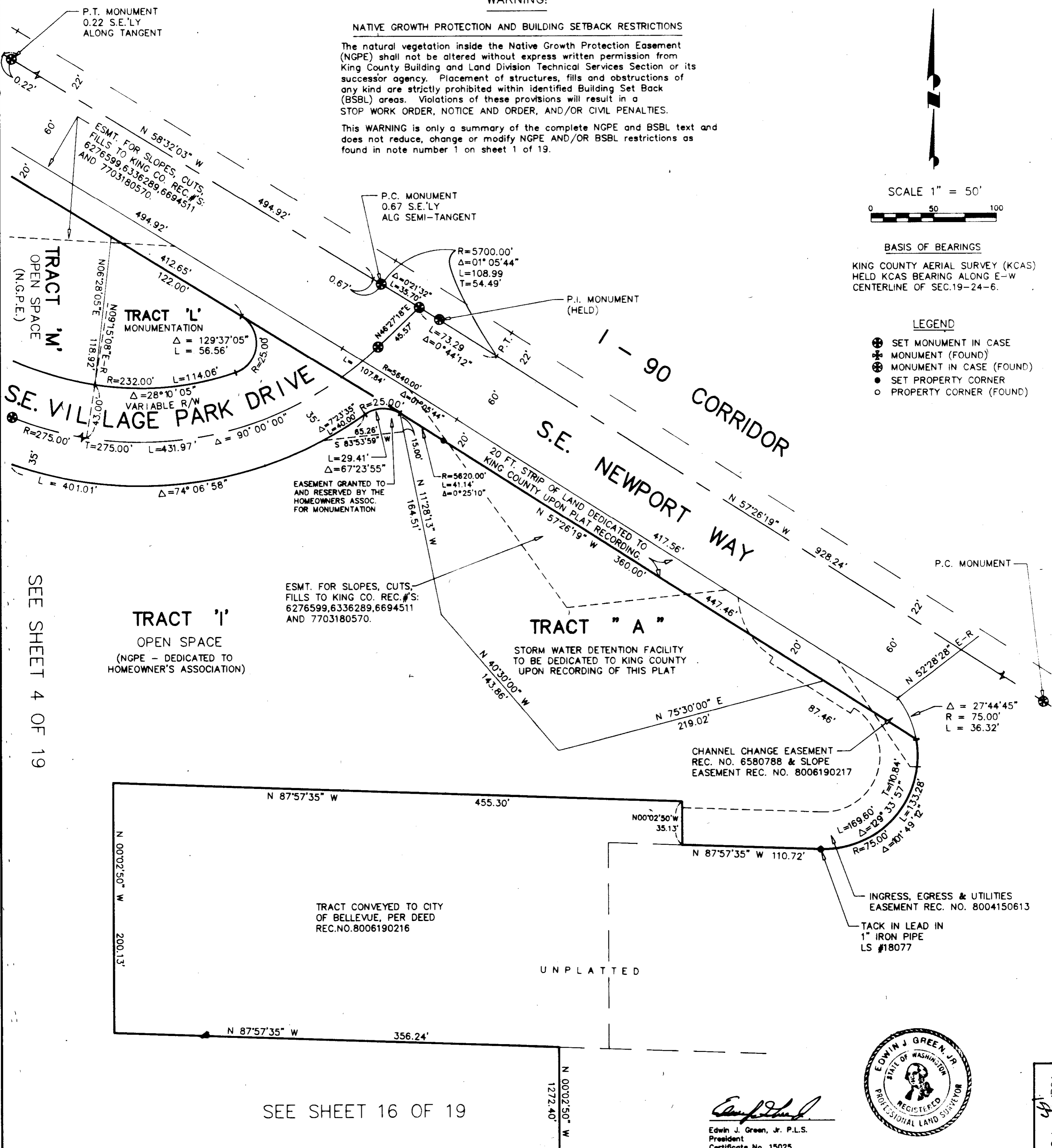


### BASIS OF BEARINGS

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)



SEE SHEET 4 OF 19

SEE SHEET 16 OF 19



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

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

VOL. 46 PG. 11

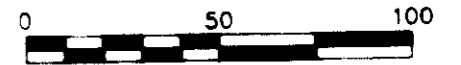
90-194

# MONTREUX DIVISION ONE

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



SCALE 1" = 50'



## WARNING!

### NATIVE GROWTH PROTECTION AND BUILDING SETBACK RESTRICTIONS

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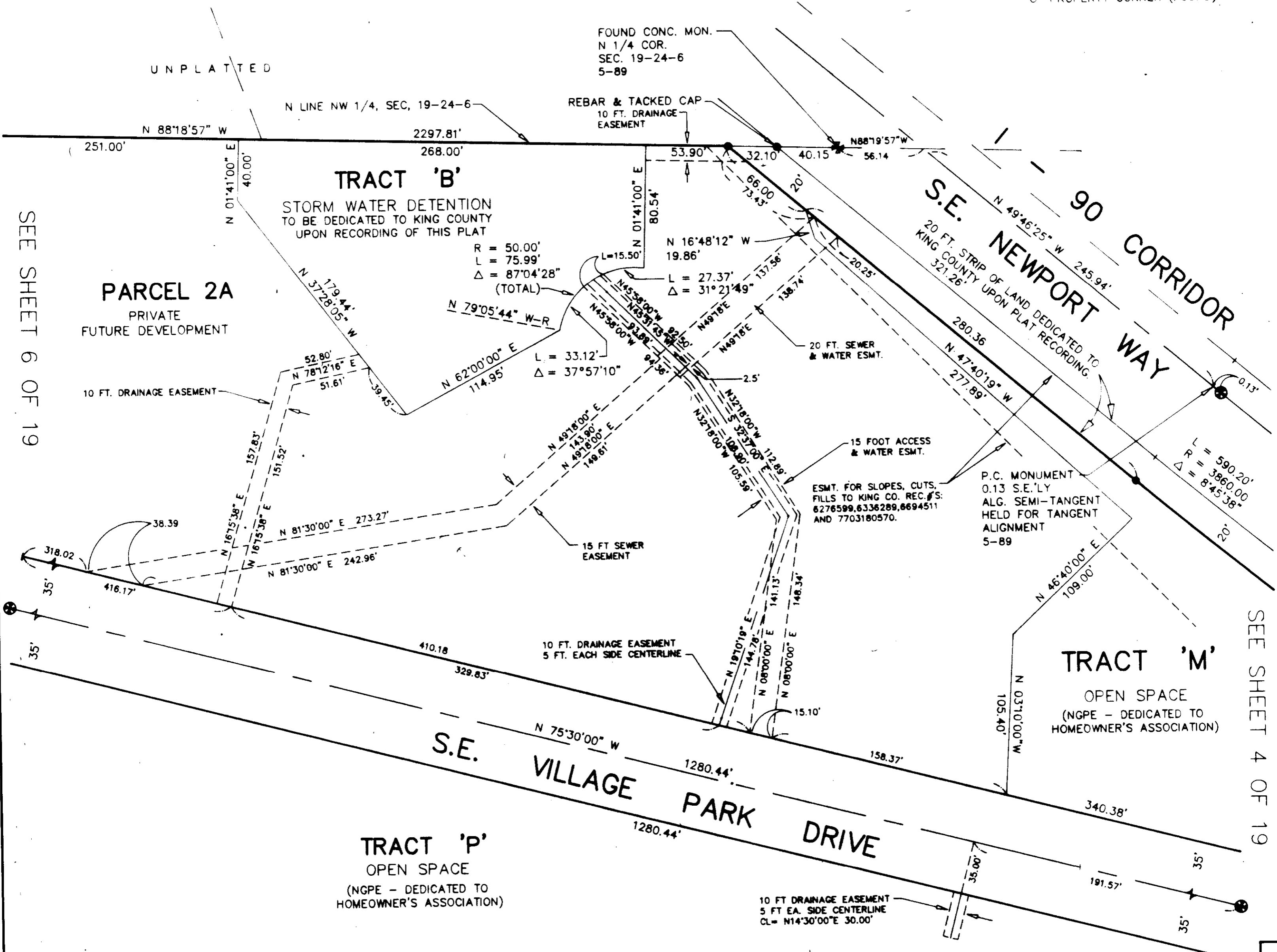
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### BASIS OF BEARINGS

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)



SEE SHEET 17 OF 19

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



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

SHT. 5 OF 19

B.A.L.D. File No. 1187-4

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90-194

# 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.

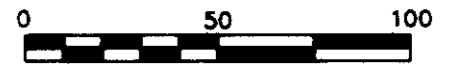
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TRAIL NOTE:

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.



SCALE 1" = 50'



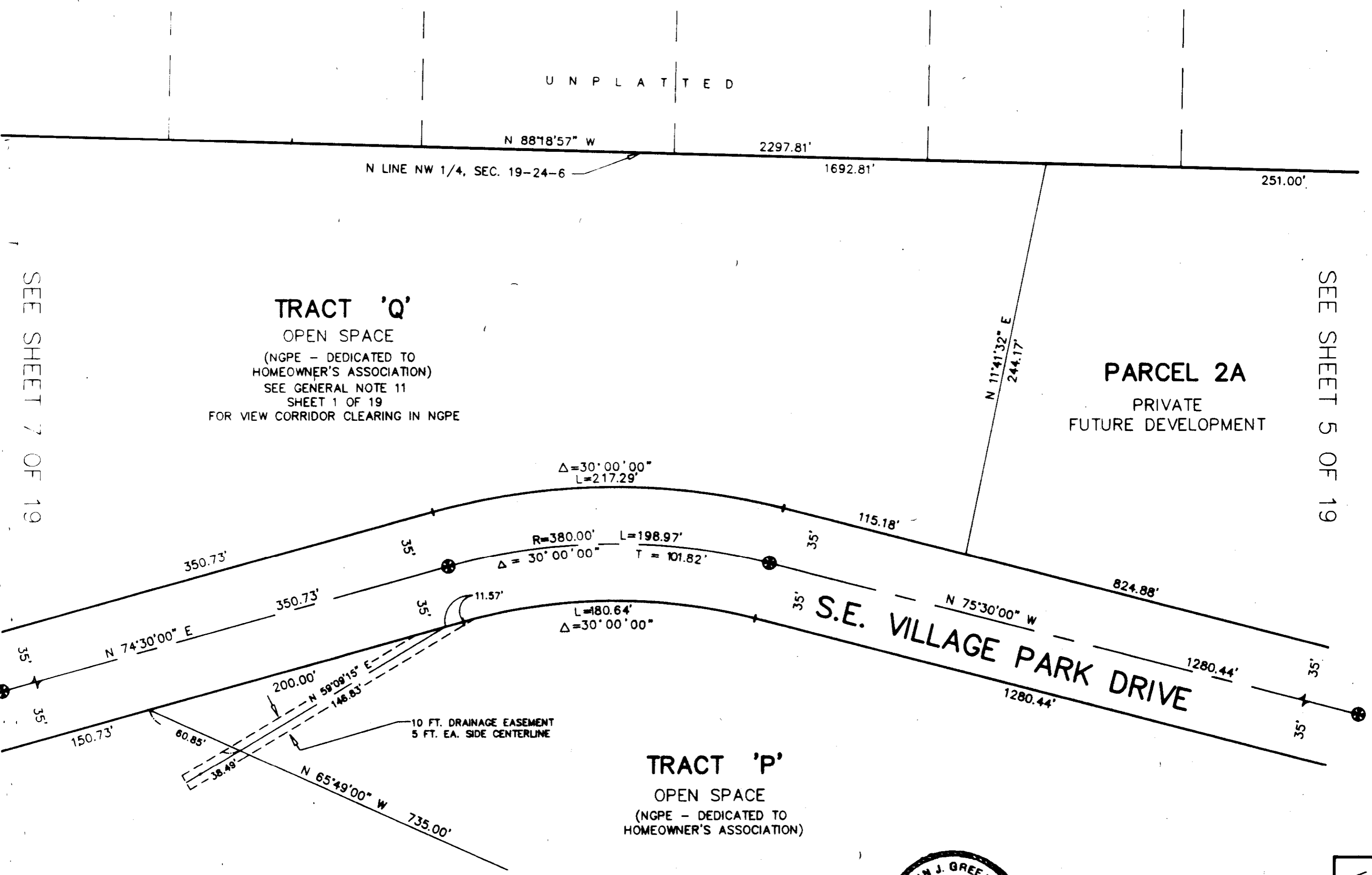
BASIS OF BEARINGS

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)

U N P L A T T E D



SEE SHEET 7 OF 19

SEE SHEET 5 OF 19

SEE SHEET 17 OF 19



*Edwin J. Green, Jr.*  
Edwin J. Green, Jr. P.L.S.  
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VOL. 69 PG. 24

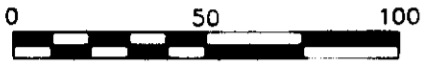
90-194

# MONTREUX DIVISION ONE

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



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)

**TRACT 'Q'**  
OPEN SPACE

(NGPE - DEDICATED TO  
HOMEOWNER'S ASSOCIATION)

SE. VILLAGE PARK DRIVE

**WARNING!**

**NATIVE GROWTH PROTECTION AND BUILDING SETBACK RESTRICTIONS**

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**PARCEL 3**

PRIVATE  
FUTURE DEVELOPMENT

**TRACT 'Q'**  
OPEN SPACE

(NGPE - DEDICATED TO  
HOMEOWNER'S ASSOCIATION)

SEE GENERAL NOTE 11  
SHEET 1 OF 19

FOR VIEW CORRIDOR CLEARING IN NGPE

**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.

10 FT. DRAINAGE EASEMENT  
5 FT. EA. SIDE CENTERLINE  
CL = N01°42'06"E 37.30'

10 FT. DRAINAGE EASEMENT  
5 FT. EA. SIDE OF CENTERLINE

SEE SHEET 18 OF 19

SEE SHEET 6 OF 19

N 27°00'06" E  
645.00'

SEE SHEET 8 OF 19

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



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

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# MONTREUX DIVISION ONE

155076

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

**LEGEND**

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

**WARNING!**

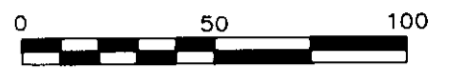
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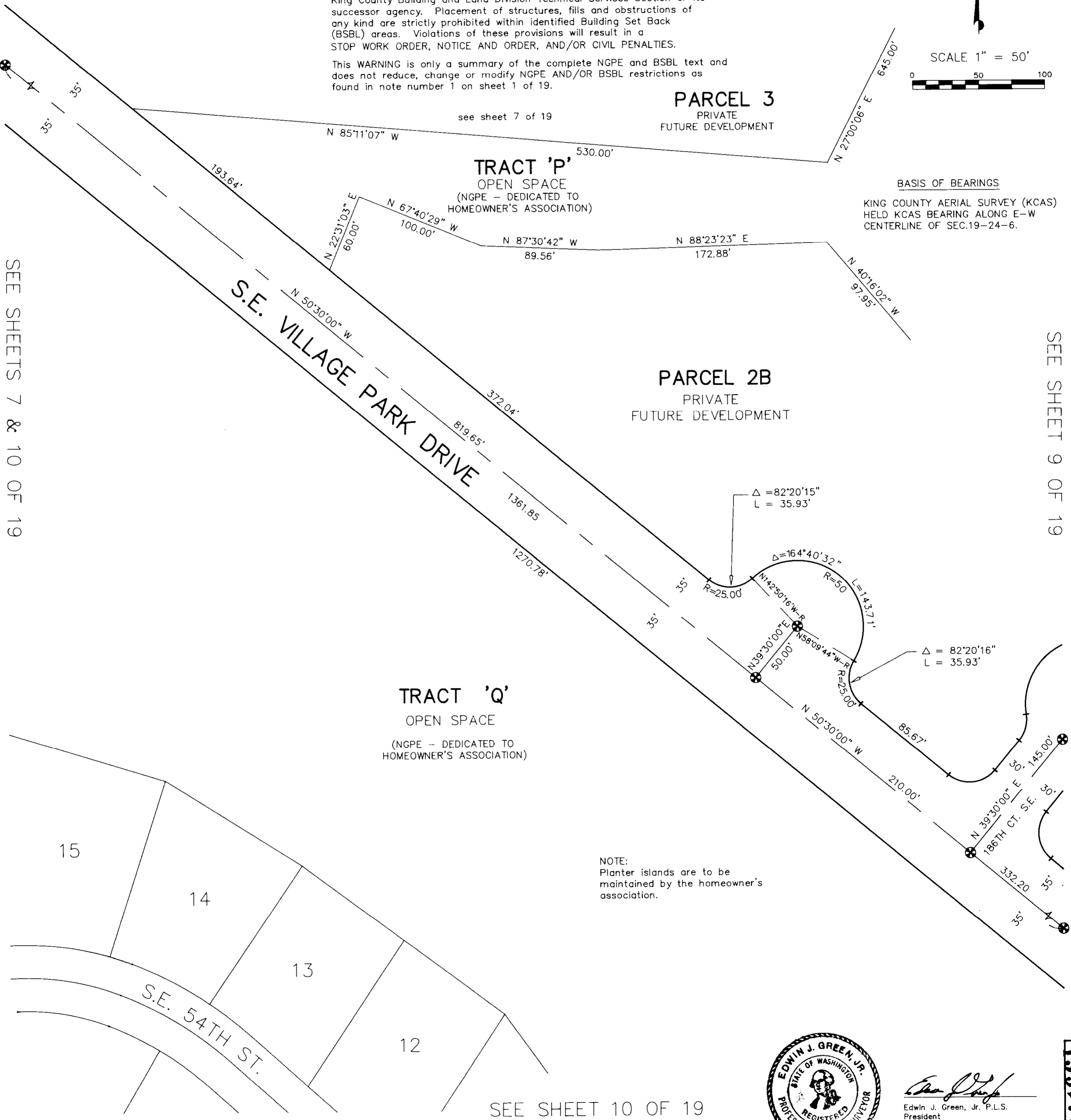


SCALE 1" = 50'



**BASIS OF BEARINGS**

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



SEE SHEETS 7 & 10 OF 19

SEE SHEET 9 OF 19

SEE SHEET 10 OF 19



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

2-21-91

SHT. 8 OF 19

# MONTREUX DIVISION ONE

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



SCALE 1" = 50'  
0 50 100

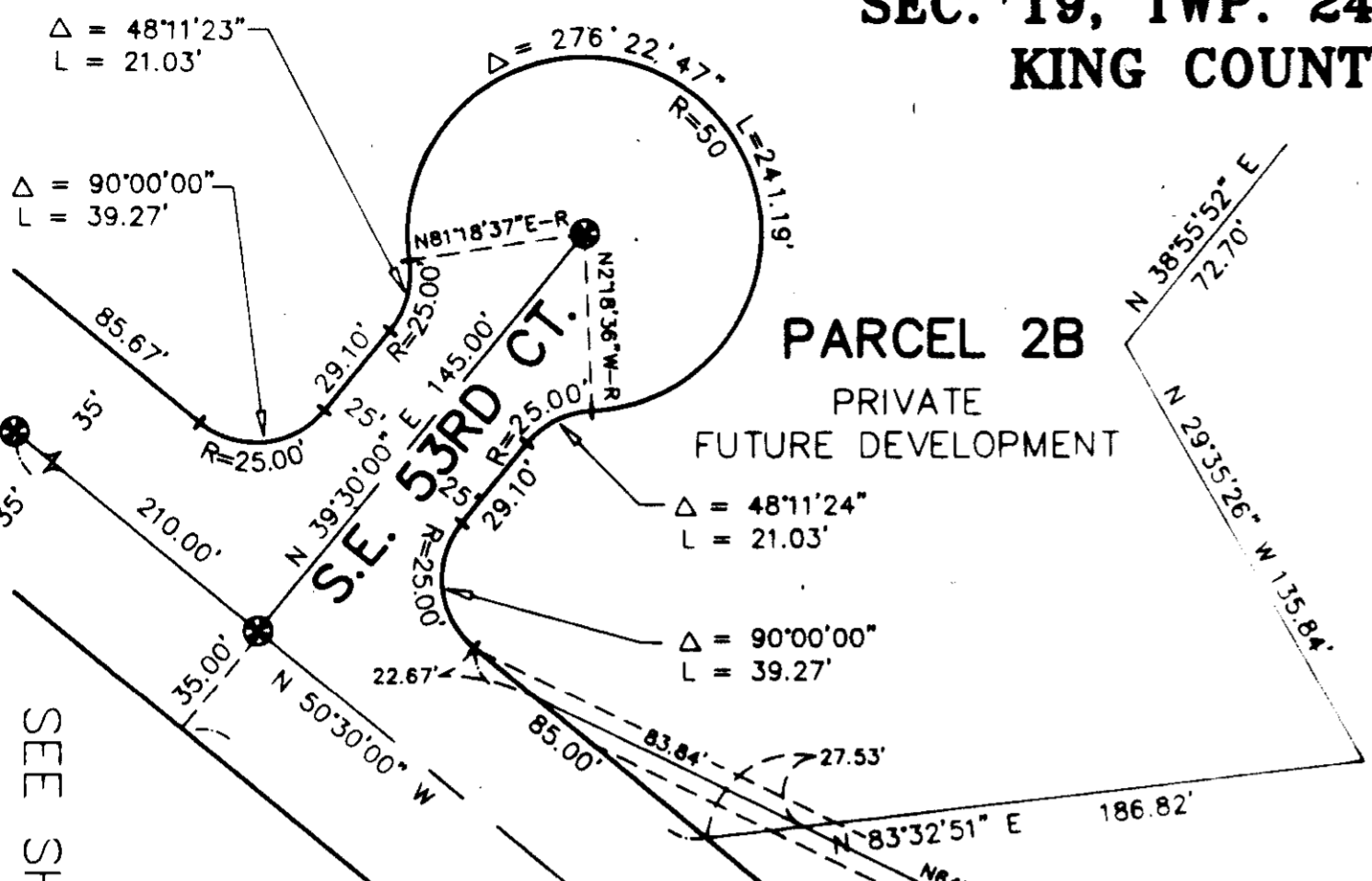
**BASIS OF BEARINGS**

KING COUNTY AERIAL SURVEY (KCAS)  
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**LEGEND**

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

SEE SHEET 17 OF 19



**PARCEL 2B**  
PRIVATE  
FUTURE DEVELOPMENT

SEE SHEETS 8, 10 & 18 OF 19

**TRACT 'Q'**  
OPEN SPACE

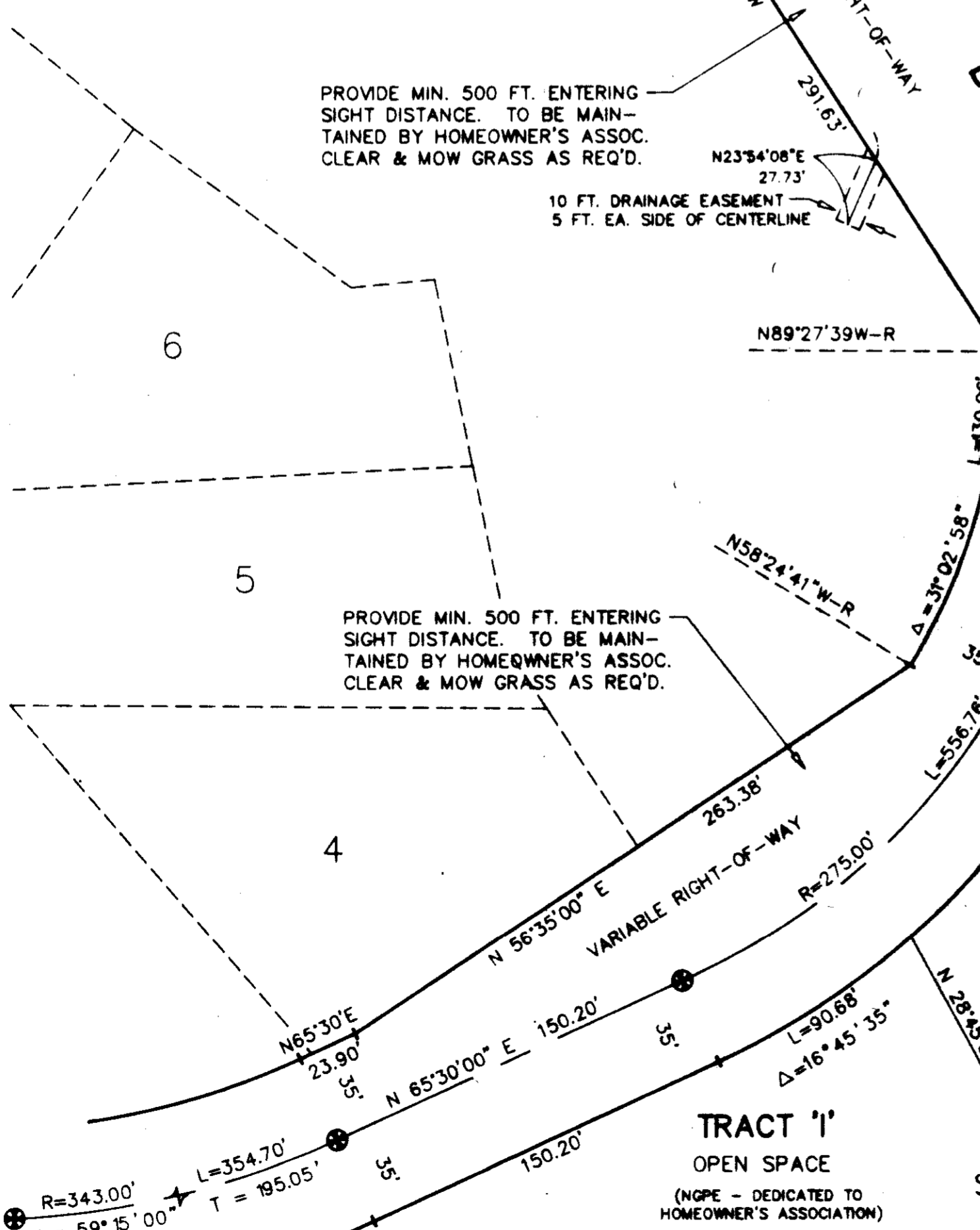
(NGPE - DEDICATED TO  
HOMEOWNER'S ASSOCIATION)  
SEE GENERAL NOTE 11  
SHEET 1 OF 19  
FOR VIEW CORRIDOR CLEARING IN NGPE

**TRACT 'P'**  
OPEN SPACE

(NGPE - DEDICATED TO  
HOMEOWNER'S ASSOCIATION)

**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.



**TRACT 'I'**  
OPEN SPACE

(NGPE - DEDICATED TO  
HOMEOWNER'S ASSOCIATION)

SEE SHEET 17 OF 19

PROVIDE MIN. 500 FT. ENTERING  
SIGHT DISTANCE. TO BE MAIN-  
TAINED BY HOMEOWNER'S ASSOC.  
CLEAR & MOW GRASS AS REQ'D.

10 FT. DRAINAGE EASEMENT  
5 FT. EA. SIDE OF CENTERLINE

PROVIDE MIN. 500 FT. ENTERING  
SIGHT DISTANCE. TO BE MAIN-  
TAINED BY HOMEOWNER'S ASSOC.  
CLEAR & MOW GRASS AS REQ'D.

**TRACT 'X'**

STORM WATER DETENTION  
TO BE DEDICATED TO KING COUNTY  
UPON RECORDING OF THIS PLAT

**PARCEL 2C**  
PRIVATE  
FUTURE DEVELOPMENT

**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.



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

# 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

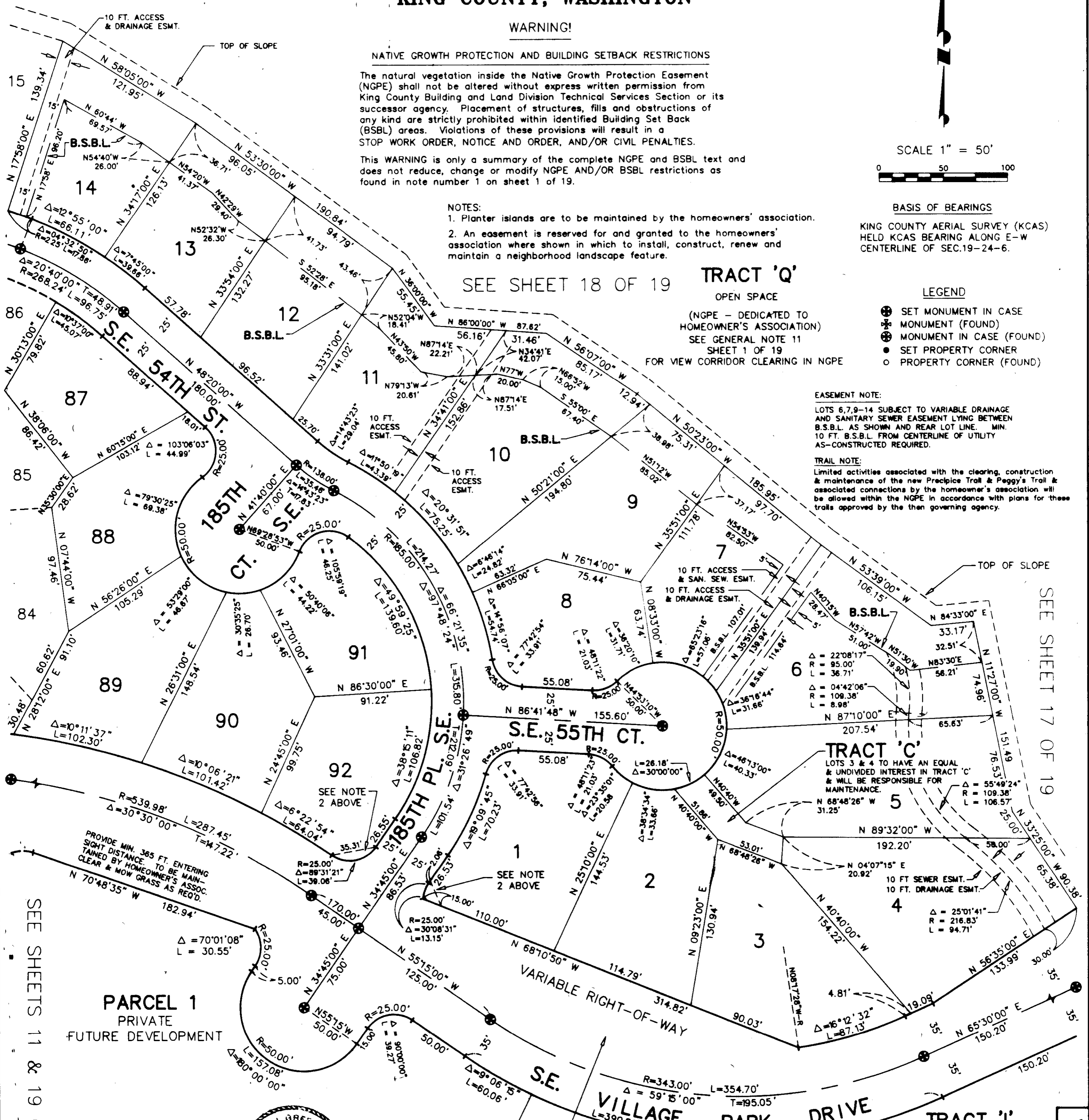
- ⊙ SET MONUMENT IN CASE
- ⊕ MONUMENT (FOUND)
- ⊙ MONUMENT IN CASE (FOUND)
- SET PROPERTY CORNER
- PROPERTY CORNER (FOUND)

#### 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.

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.

SEE SHEET 16 OF 19

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



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

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

VOL. 156 PG. 10

# 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

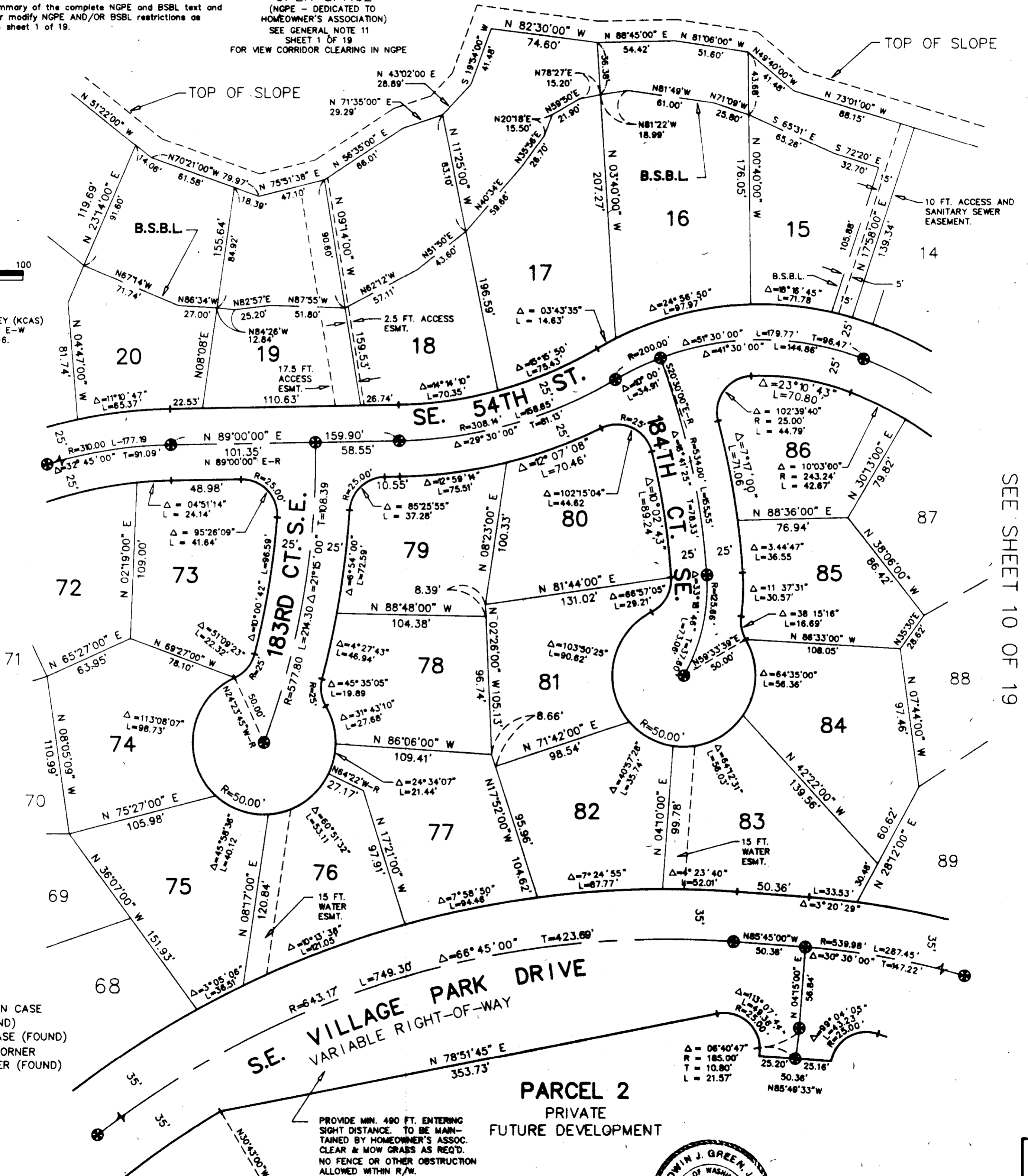
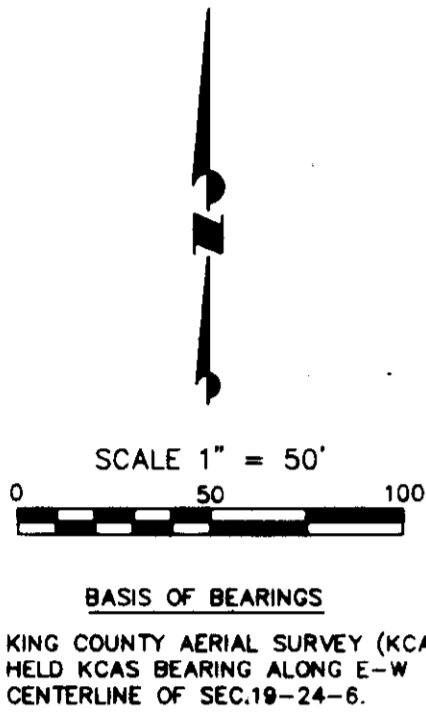
SHEET 1 OF 19

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.



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.

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.

**PARCEL 2**  
PRIVATE  
FUTURE DEVELOPMENT

SEE SHEET 19 OF 19



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

# MONTREUX DIVISION ONE

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

## WARNING!

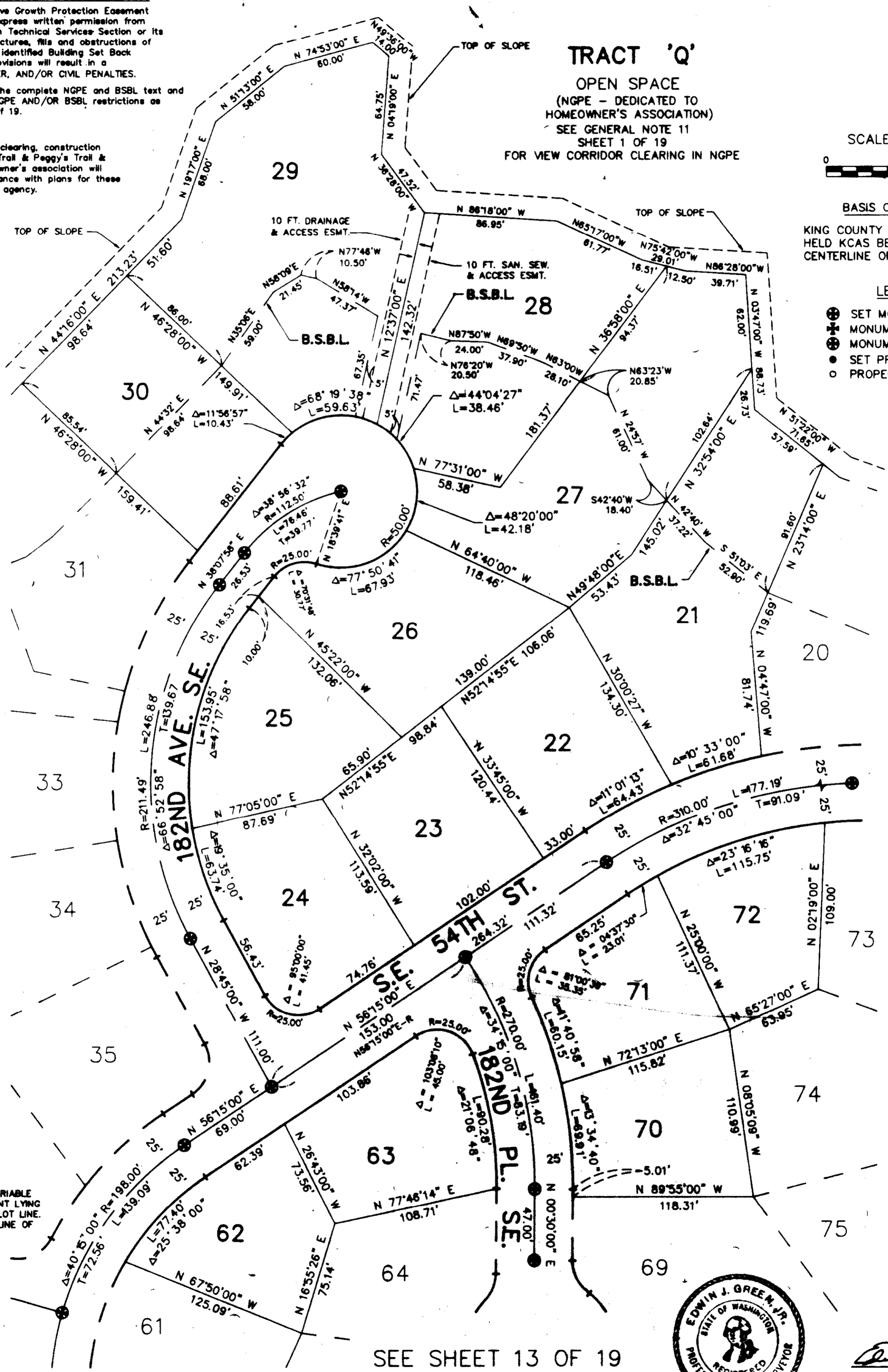
### NATIVE GROWTH PROTECTION AND BUILDING SETBACK RESTRICTIONS

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:

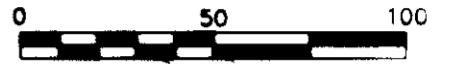
Limited activities associated with the clearing, construction & maintenance of the new Precipice Trail & Peggy's Trail & associated connections by the homeowner's association will be allowed within the NGPE in accordance with plans for these trails approved by the then governing agency.



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)

SEE SHEET 14 OF 19

SEE SHEET 11 OF 19

NOTE:  
LOTS 20, 21 & 27-30 SUBJECT TO A VARIABLE DRAINAGE AND SANITARY SEWER EASEMENT LYING BETWEEN B.S.B.L. AS SHOWN AND REAR LOT LINE. A MINIMUM 10 FT. B.S.B.L. FROM CENTERLINE OF UTILITY AS CONSTRUCTED REQUIRED.

SEE SHEET 13 OF 19



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

GEO-DIMENSIONS, INC.  
10230 NE POINTS DR, KIRKLAND, WA (206)827-5885

# MONTREUX DIVISION ONE

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

SEE SHEET 12 OF 19

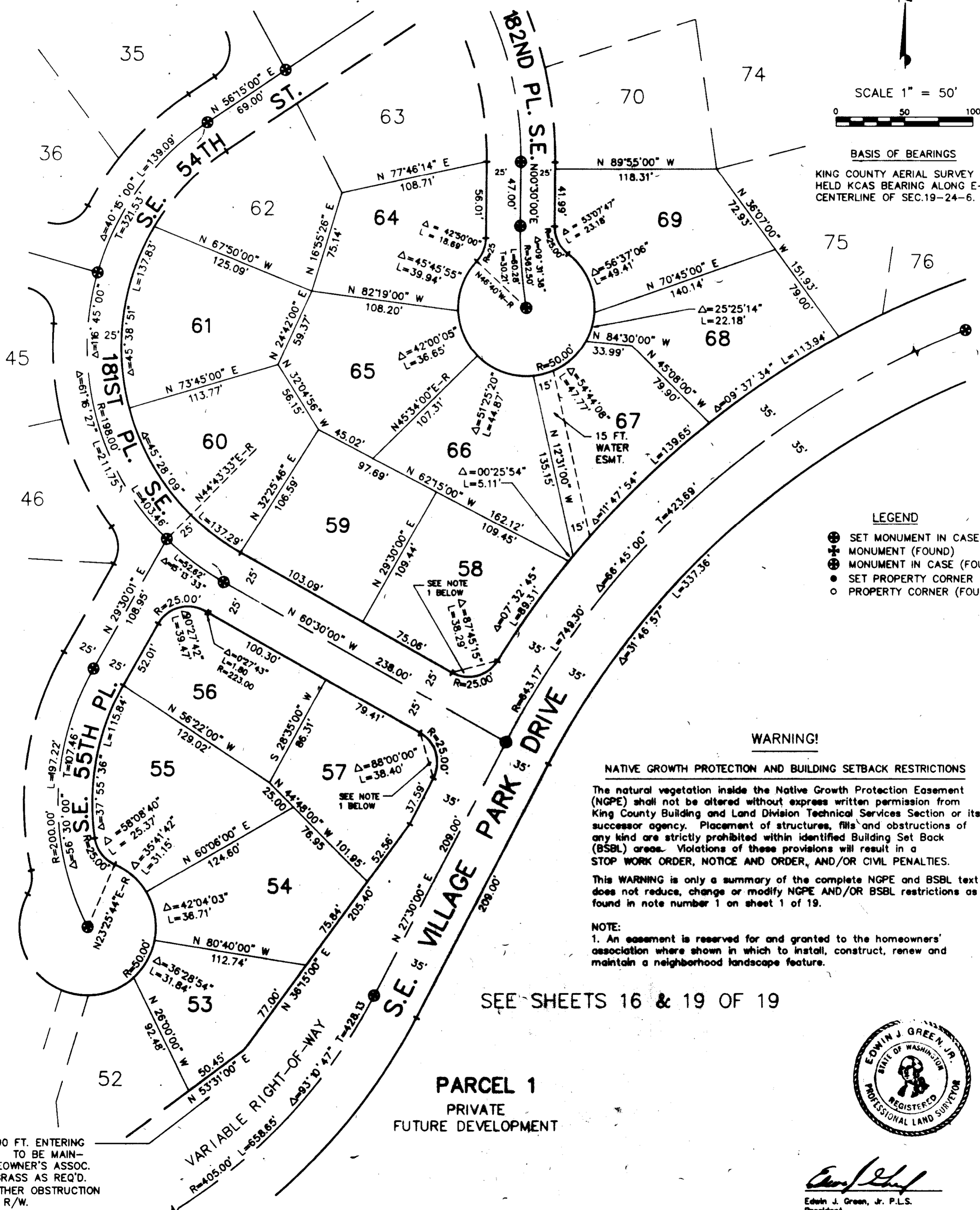


SCALE 1" = 50'  
0 50 100

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

SEE SHEET 11 OF 19

SEE SHEET 15 OF 19



**LEGEND**

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

**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.

**NOTE:**

1. 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 SHEETS 16 & 19 OF 19

**PARCEL 1**  
PRIVATE  
FUTURE DEVELOPMENT



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

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.

# 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.

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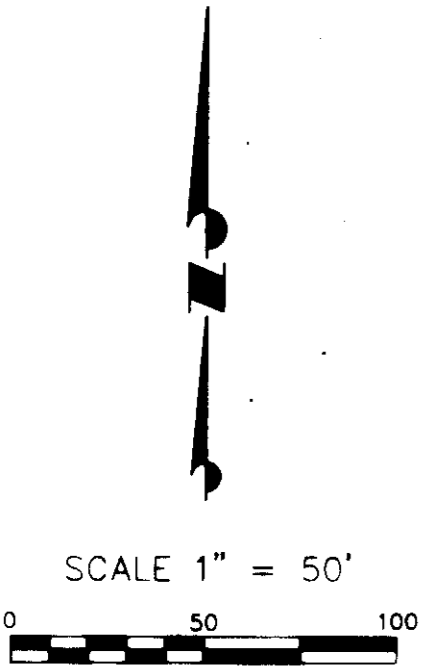
**TRAIL NOTE:**

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)



**BASIS OF BEARINGS**

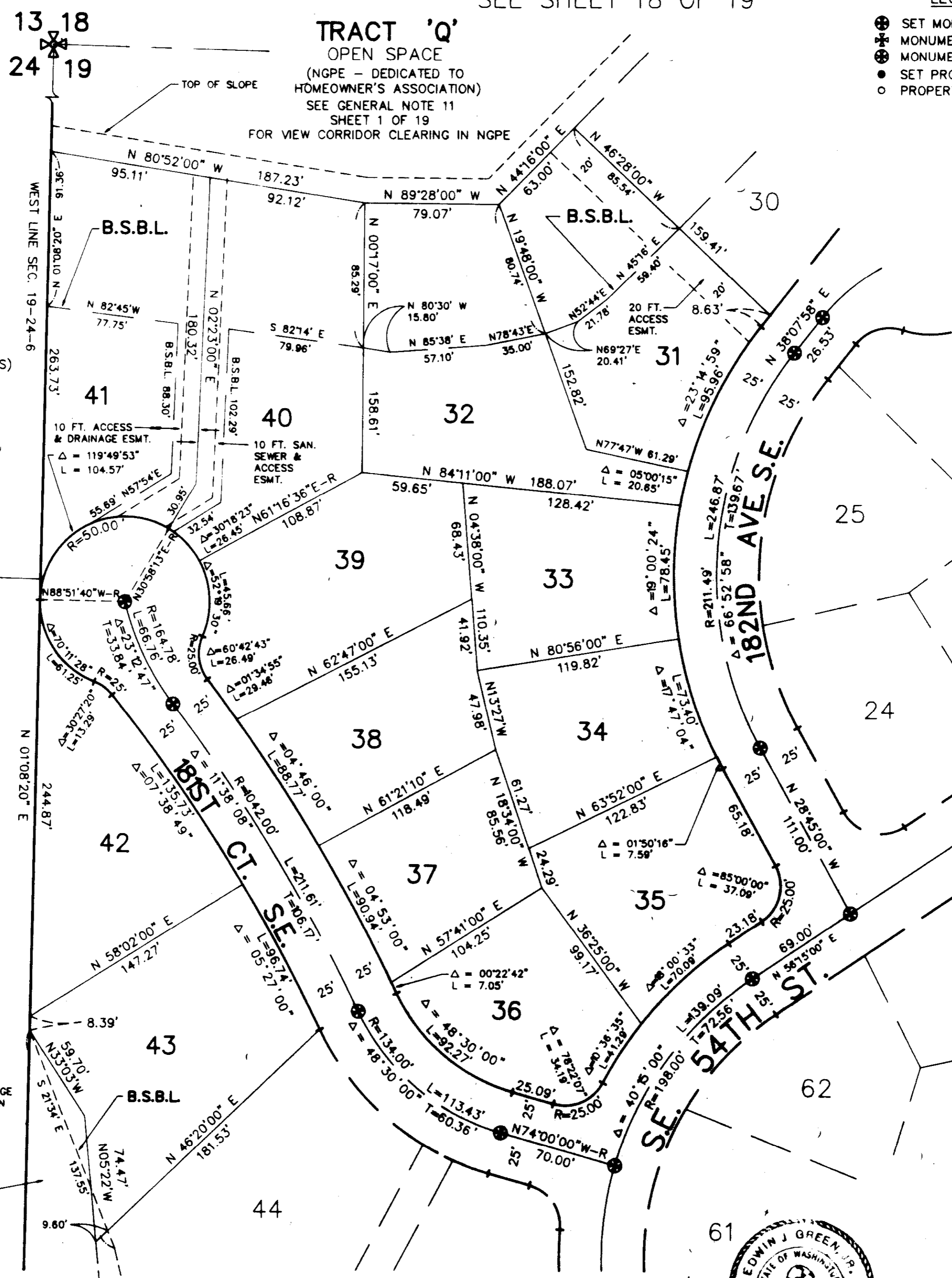
KING COUNTY AERIAL SURVEY (KCAS)  
HELD KCAS BEARING ALONG E-W  
CENTERLINE OF SEC. 19-24-6.

UNPLATTED

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.

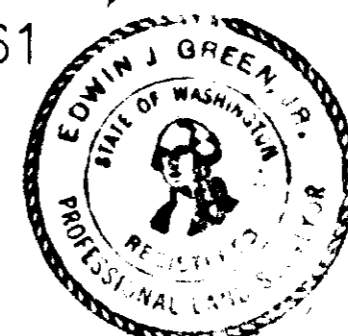
**TRACT 'J'**

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



SEE SHEET 15 OF 19

SEE SHEET 12 OF 19



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

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

VOL. 156 PG. 94

90-194

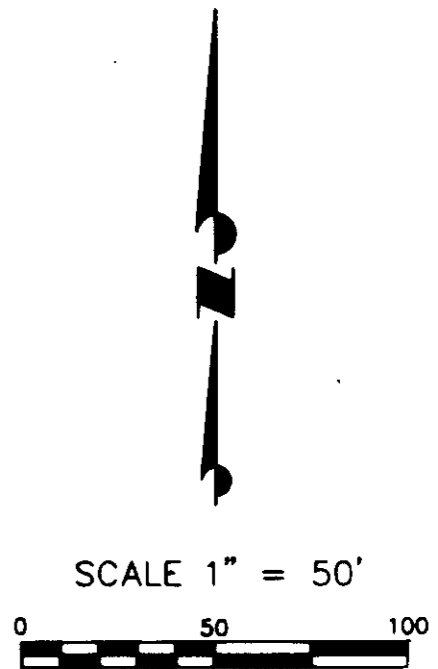
N.W. COR. SEC.  
2"x2" WOOD POST  
5-89

13 18  
24 19

# MONTREUX DIVISION ONE

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

SEE SHEET 14 OF 19



SEE SHEET 13 OF 19

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)

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 13 OF 19



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

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.

VOL. 56 PG. 63

NEW CASTLE FIVE ACRE TRACTS  
VOL. 8 PG. 56

UNPLATTED

WEST LINE OF SEC. 19-24-4  
180TH AVE. S.E.  
N 01°08'20" E 2614.43' (MEAS.)  
N 01°30'19" E 338.39'  
1274.29'

24 19

1274.29'

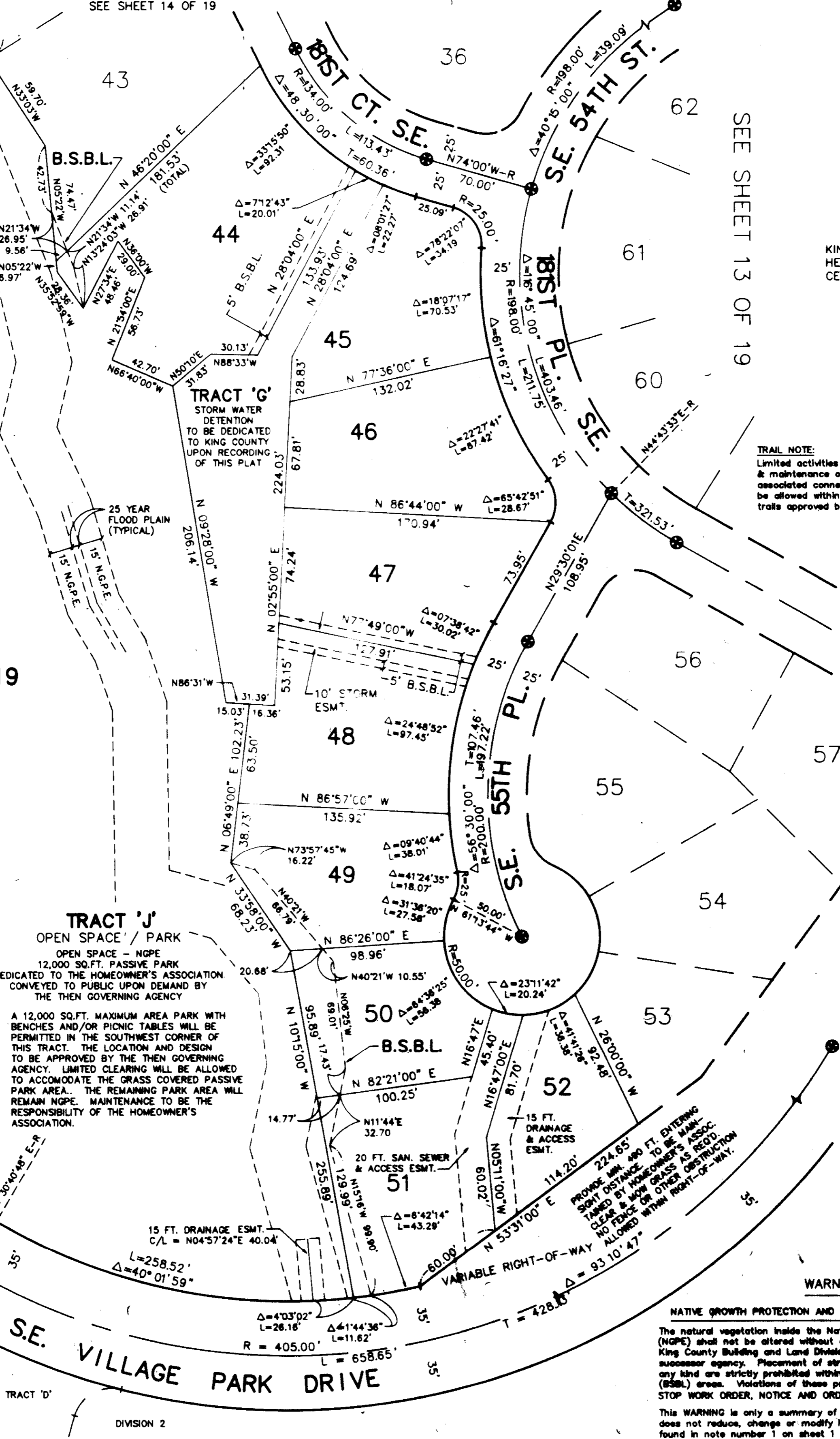
35'

35'

35'

35'

35'



SEE SHEET 19 OF 19

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

B.A.L.D. File No. 1187-4

SHT. 15 OF 19

90-194

# MONTREUX DIVISION ONE

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

## WARNING!

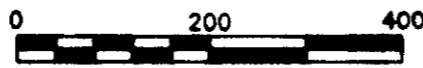
### NATIVE GROWTH PROTECTION AND BUILDING SETBACK RESTRICTIONS

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 06°28'05" E	118.92'
L2	S 37°00'00" W	117.39'
L3	S 28°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	111.96'
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	76.76'
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 46°18'00" E	42.54'
L19	N 67°15'00" E	101.83'
L20	S 56°45'00" E	155.90'
L21	N 15°05'00" E	136.52'
L22	N 60°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	88.60'
L27	N 00°37'05" E	50.02'
L28	N 29°00'00" E	113.45'
L29	S 05°36'00" 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	143.88'
L35	N 16°48'12" W	19.86'
L36	S 03°10'00" W	105.40'
L37	S 46°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'

SCALE 1" = 200'



### BASIS OF BEARINGS

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

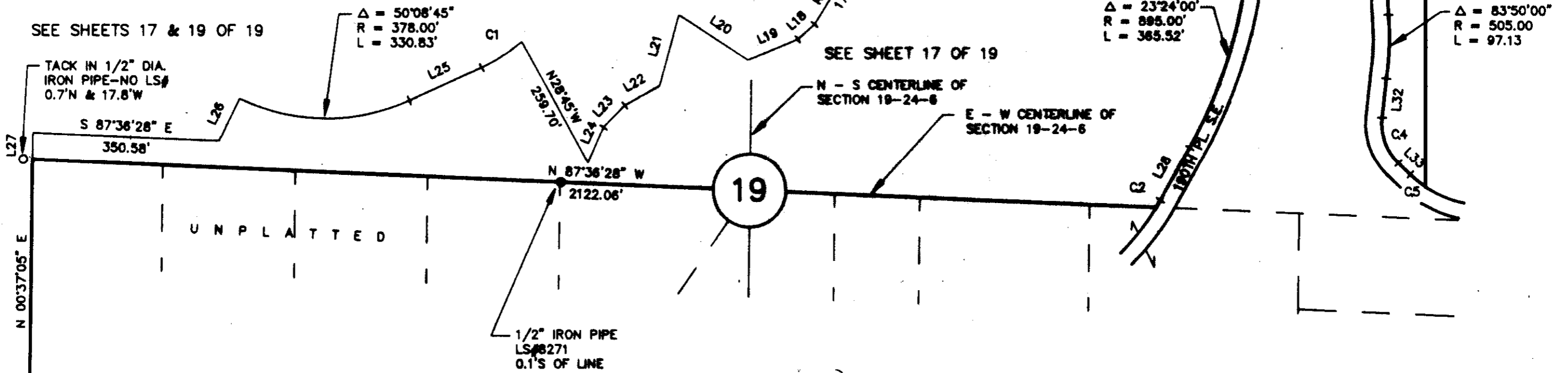
TRACT 'P'  
OPEN SPACE  
(NGPE - DEDICATED TO  
HOMEOWNER'S ASSOCIATION)

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)



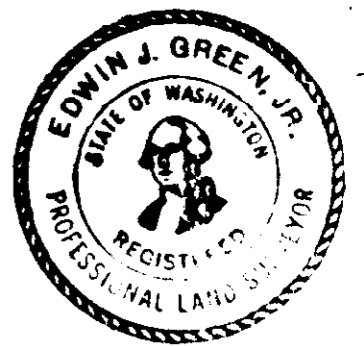
CURVE	RADIUS	LENGTH	DELTA
C1	310.00'	90.68'	16°45'35"
C2	430.00'	14.90'	01°59'08"
C3	295.00'	72.62'	14°06'13"
C4	103.00'	94.38'	52°30'00"
C5	206.73'	37.03'	10°09'51"
C6	25.00'	29.41'	67°23'55"

### 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)

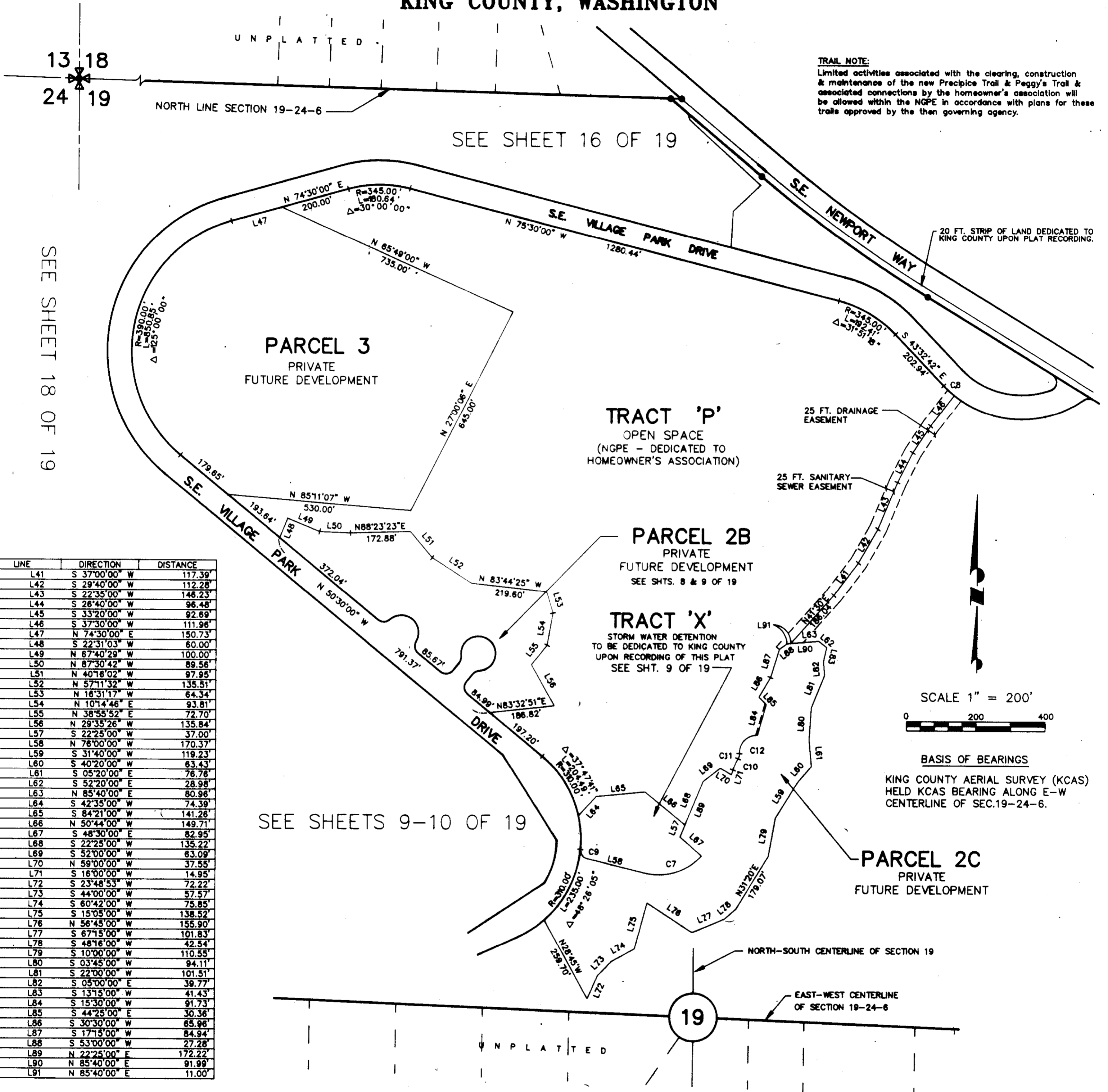


*Edwin J. Green, Jr.*  
Edwin J. Green, Jr. P.L.S.  
President  
Certificate No. 15025

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

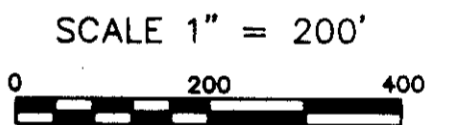
# MONTREUX DIVISION ONE

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



**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.

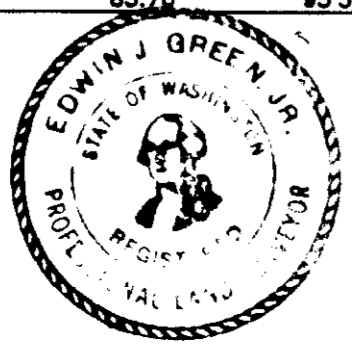
LINE	DIRECTION	DISTANCE
L41	S 37°00'00" W	117.39'
L42	S 29°40'00" W	112.28'
L43	S 22°35'00" W	146.23'
L44	S 26°40'00" W	96.48'
L45	S 33°20'00" W	92.89'
L46	S 37°30'00" W	111.96'
L47	N 74°30'00" E	150.73'
L48	S 22°31'03" W	60.00'
L49	N 67°40'29" W	100.00'
L50	N 87°30'42" W	89.56'
L51	N 40°18'02" W	97.95'
L52	N 57°11'32" W	135.51'
L53	N 16°31'17" W	64.34'
L54	N 10°14'46" E	93.81'
L55	N 38°55'52" E	72.70'
L56	N 29°35'26" W	135.84'
L57	S 22°25'00" W	37.00'
L58	N 76°00'00" W	170.37'
L59	S 31°40'00" W	119.23'
L60	S 40°20'00" W	63.43'
L61	S 05°20'00" E	76.78'
L62	S 52°20'00" E	28.98'
L63	N 85°40'00" E	80.96'
L64	S 42°35'00" W	74.39'
L65	S 84°21'00" W	141.28'
L66	N 50°44'00" W	149.71'
L67	S 48°30'00" E	82.95'
L68	S 22°25'00" W	135.22'
L69	S 52°00'00" W	63.09'
L70	N 59°00'00" W	37.55'
L71	S 16°00'00" W	14.95'
L72	S 23°48'53" W	72.22'
L73	S 44°00'00" W	57.57'
L74	S 60°42'00" W	75.85'
L75	S 15°05'00" W	138.52'
L76	N 56°45'00" W	155.90'
L77	S 67°15'00" W	101.83'
L78	S 48°16'00" W	42.54'
L79	S 10°00'00" W	110.55'
L80	S 03°45'00" W	94.11'
L81	S 22°00'00" W	101.51'
L82	S 05°00'00" E	39.77'
L83	S 13°15'00" W	41.43'
L84	S 15°30'00" W	91.73'
L85	S 44°25'00" E	30.36'
L86	S 30°30'00" W	85.96'
L87	S 17°15'00" W	84.94'
L88	S 53°00'00" W	27.28'
L89	N 22°25'00" E	172.22'
L90	N 85°40'00" E	91.99'
L91	N 85°40'00" E	11.00'



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

CURVE	RADIUS	LENGTH	DELTA
C7	168.02'	180.18'	61°26'33"
C8	310.00'	41.10'	07°35'44"
C9	25.00'	35.48'	81°18'20"
C10	125.00'	38.25'	18°36'58"
C11	25.00'	15.85'	36°20'08"
C12	50.00'	83.70'	95°55'01"

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



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

**NATIVE GROWTH PROTECTION AND BUILDING SETBACK RESTRICTIONS**

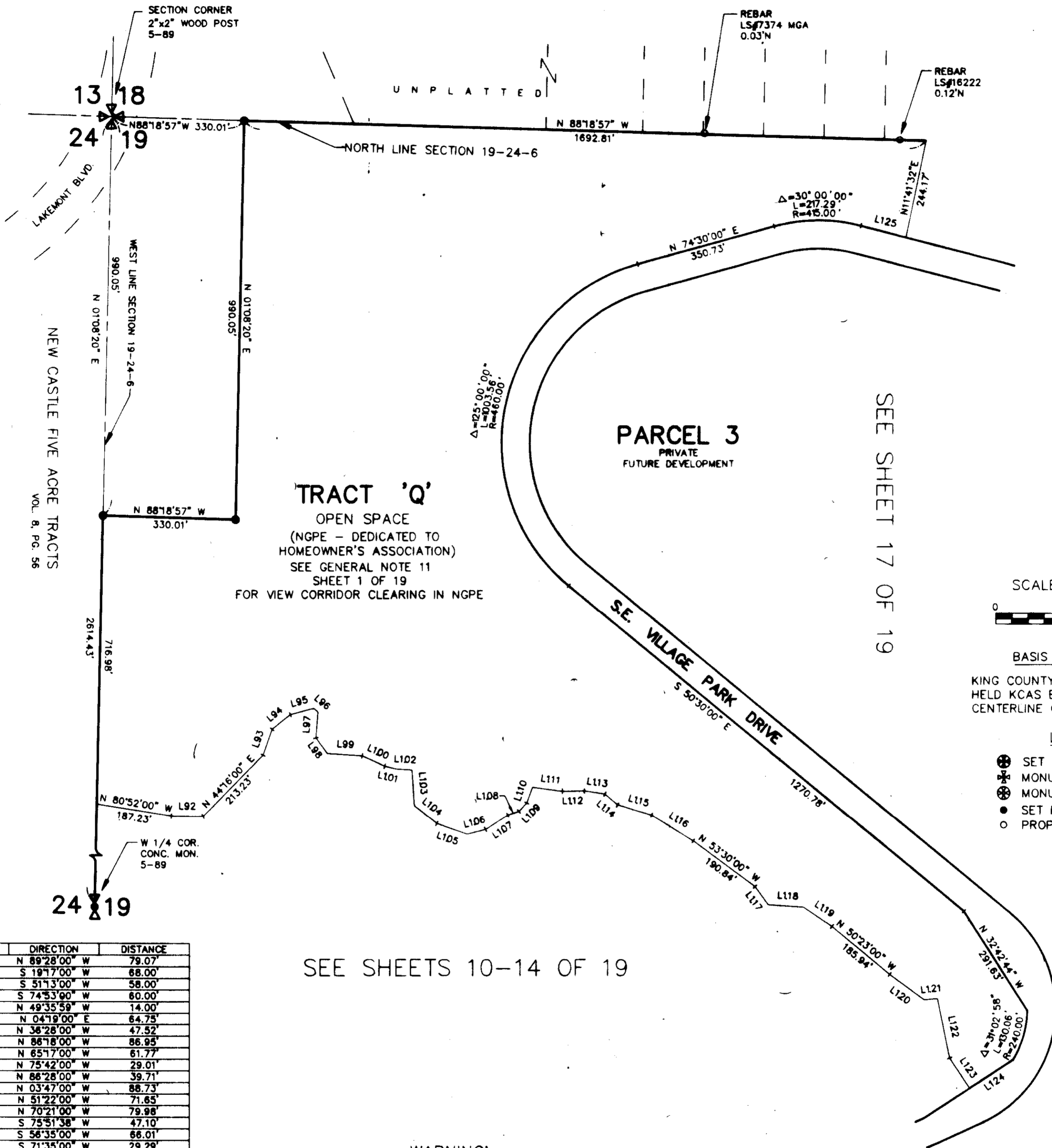
The natural vegetation inside the Native Growth Protection Easement (NGPE) shall not be altered without express written permission from King County Building and Land Division Technical Services Section or its successor agency. Placement of structures, fills and obstructions of any kind are strictly prohibited 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.

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# MONTREUX DIVISION ONE

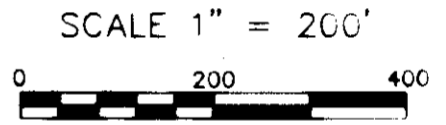
SEC. 19, TWP. 24 N., RGE. 6 E., W.M.  
KING COUNTY, WASHINGTON



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

**PARCEL 3**  
PRIVATE  
FUTURE DEVELOPMENT

SEE SHEET 17 OF 19



**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)

SEE SHEETS 10-14 OF 19

LINE	DIRECTION	DISTANCE
L92	N 89°28'00" W	79.07
L93	S 19°17'00" W	68.00
L94	S 51°13'00" W	58.00
L95	S 74°53'00" W	60.00
L96	N 49°35'59" W	14.00
L97	N 04°19'00" E	64.75
L98	N 36°28'00" W	47.52
L99	N 86°18'00" W	86.95
L100	N 65°17'00" W	61.77
L101	N 75°42'00" W	29.01
L102	N 86°28'00" W	39.71
L103	N 03°47'00" W	88.73
L104	N 51°22'00" W	71.65
L105	N 70°21'00" W	79.98
L106	S 75°51'38" W	47.10
L107	S 56°35'00" W	66.01
L108	S 71°35'00" W	29.29
L109	S 43°02'00" W	28.89
L110	S 19°54'00" W	41.48
L111	N 82°30'00" W	74.60
L112	S 88°45'00" W	54.42
L113	N 81°06'00" W	51.60
L114	N 49°40'00" W	41.48
L115	N 73°01'00" W	88.15
L116	N 58°05'00" W	121.95
L117	N 36°00'00" W	55.45
L118	N 86°00'00" W	87.62
L119	N 58°07'00" W	85.17
L120	N 53°39'00" W	106.15
L121	S 84°33'00" W	33.17
L122	N 11°27'00" W	151.50
L123	N 33°25'00" W	90.38
L124	S 56°35'00" W	129.39
L125	N 75°30'00" W	115.18

**WARNING!**

**NATIVE GROWTH PROTECTION AND BUILDING SETBACK RESTRICTIONS**

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**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.



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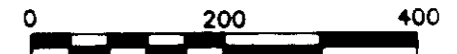
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# MONTREUX DIVISION ONE

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



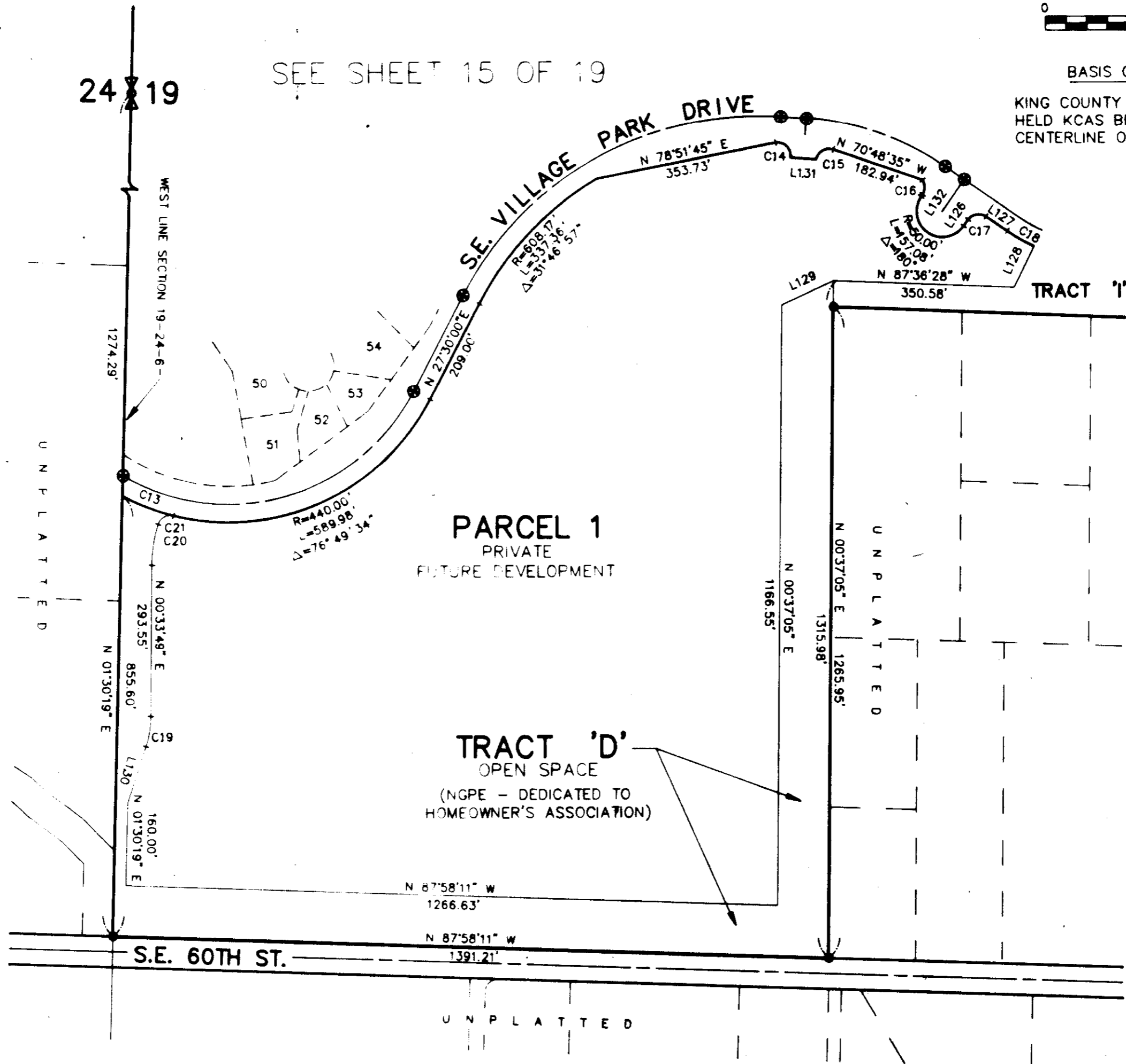
SCALE 1" = 200'



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



LINE	DIRECTION	DISTANCE
L126	N 34°45'00" E	15.00'
L127	N 55°15'00" W	50.00'
L128	N 28°00'00" E	88.80'
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'	16°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!**

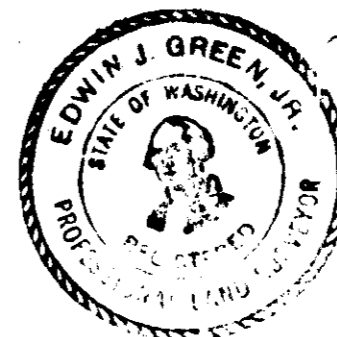
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**LEGEND**

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



*Edwin J. Green, Jr.*  
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