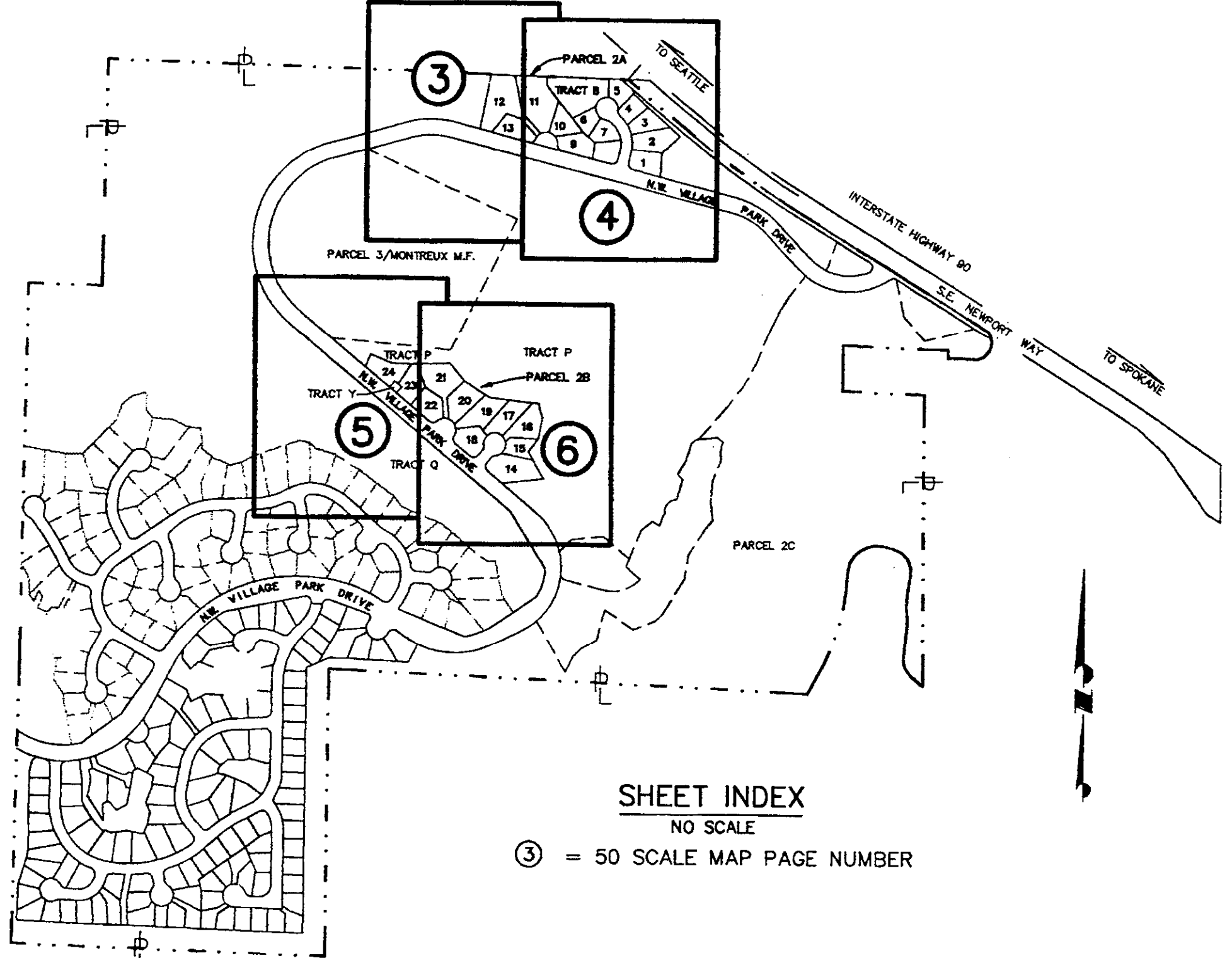


MONTREUX DIVISION THREE

A REPLAT OF PARCELS 2A & 2B, OF MONTREUX DIV. I
SEC. 19, TWP. 24 N., RGE. 6 E., W.M.
CITY OF ISSAQUAH, KING COUNTY, WASHINGTON



SHEET INDEX

NO SCALE

③ = 50 SCALE MAP PAGE NUMBER

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.

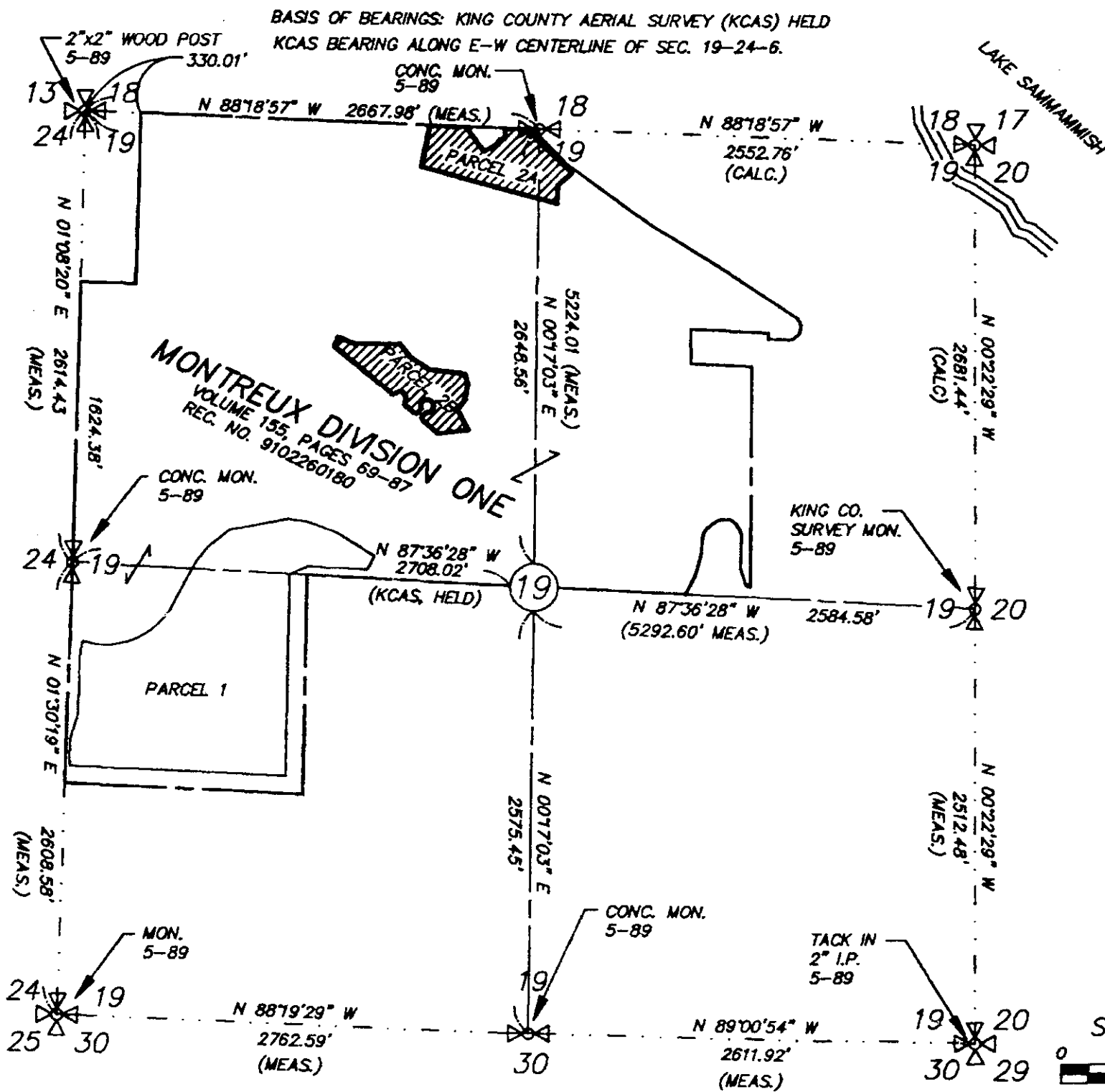
Dedication of a Native Growth Protection Easement (NGPE) conveys to the public a beneficial interest in the land within the easement. This interest includes the preservation of native vegetation for all purposes that benefit the public health, safety and welfare, including control of surface water and 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 The City of Issaquah, 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 The City of Issaquah, which permission must be obtained in writing from the City of Issaquah 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 The City of Issaquah.

EASEMENT PROVISIONS AND GENERAL NOTES

1. An easement is hereby reserved for and granted to CATV, Washington Natural Gas Co., Puget Sound Power & Light Co., and US WEST 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.
2. Subject to the approval of The City of Issaquah, 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.
3. 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.
4. 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.
5. No structure, fill or obstruction, including fences, patios or decks, shall be located in drainage easements unless specific written permission has been obtained by the City of Issaquah.
6. 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 on file with the City of Issaquah. 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 the City of Issaquah, unless otherwise approved by Engineering Review, The City of Issaquah, or its successor agency.
7. The City shall have the right to enter all utility easements and Native Growth Protection Easements for the purpose of inspections, maintenance and repair.
8. View corridors not to be added until one year following recording of the final High Park Division.
9. The Plat shall require retention of native forest and forested open space on very steep slopes, promontories, ridgelines and summits to prevent a "Vermont" effect.
10. All permits required for any activity within a sensitive area shall be processed and governed in accordance with KCC 21.54, except as specifically provided to the contrary in conditions to the Montreux (Glacier Ridge) Development, and as applicable to City of Issaquah regulations and requirements.
11. This plat is subject to a Puget Sound Power and Light Co. easement being 10 feet in width lying parallel with and adjoining all public and private streets and road right-of-ways, per recording no. 9104290778.
12. This plat is subject to restrictions, easements and liability, to assessments contained in declaration of protective restrictions, easements and assessments per recording no. 9106210262.
13. This plat is subject to the right of the public to make necessary slopes for cuts or fills upon said premises in the reasonable original grading of streets, avenues, alleys and roads as dedicated in the plat.

LOCATION OF PLAT WITHIN SECTION



SCALE 1" = 800'



GeoDimensions

10230 NE Points Drive
Suite 220
Kirkland, Washington 98033
Phone (206)827-5855
Fax 828-3684

MONTREUX DIVISION THREE

A REPLAT OF PARCELS 2A & 2B, OF MONTREUX DIV. I
SEC. 19, TWP. 24 N., RGE. 6 E., W.M.
CITY OF ISSAQUAH, KING COUNTY, WASHINGTON

LEGAL DESCRIPTION

Parcel 2A and 2B of Montreux Division One, According to the Plat thereof, Recorded in Volume 155 of Plats, pages 69 through 87, in King County, Washington.

FINANCE DIVISION CERTIFICATE

I hereby certify that all property taxes are paid, that there 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 any other public use, are paid in full.

This 16th day of July 19 93, A.D.
[Signature]
Manager, King County Finance Division Deputy

APPROVALS

Examined and approved this 16th day of July 19 93, A.D.
[Signature]
Director of Public Works
City of Issaquah

Examined and approved this 20 day of July 19 93, A.D.
[Signature]
Director of Development Review
City of Issaquah

Examined and approved this 16th day of July 19 93, A.D.
[Signature]
City Engineer, City of Issaquah

Examined and approved this 23rd day of July 19 93, A.D.
[Signature] Secretary, Development Commission
[Signature] Secretary, Development Commission

Examined and approved this 23rd day of July 19 93, A.D.
[Signature] Mayor, City of Issaquah
[Signature] City Clerk

Examined and approved this 19th day of August 19 93, A.D.
[Signature] King County Assessor
[Signature] Deputy King County Assessor
Phone: 509-800-0970 & 0990

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 the City of Issaquah, 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 the City of Issaquah.

Further, the undersigned owners of the land hereby subdivided agree for themselves, their heirs and assigns to indemnify and hold the City of Issaquah, its successors and assigns, harmless from any damages, 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 the City of Issaquah, its successors or assigns, from liability for damages, including the cost of defense, resulting in whole or part from the negligence of the City of Issaquah, its successors, or assigns.

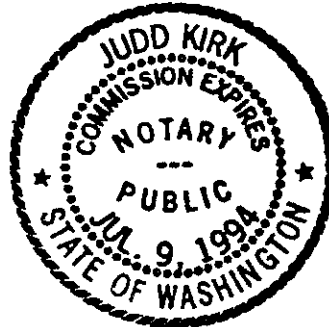
This subdivision, dedication, waiver of claims and agreement to hold harmless is made with the free consent and in accordance with the desires of said owners.

ACKNOWLEDGEMENTS

STATE OF WASHINGTON
COUNTY OF KING

This is to certify that on the 3rd day of August 19 93, before me, the undersigned, a Notary Public, personally appeared James E. Warjone, the General Partner of Warjone 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.

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



STATE OF WASHINGTON
COUNTY OF KING

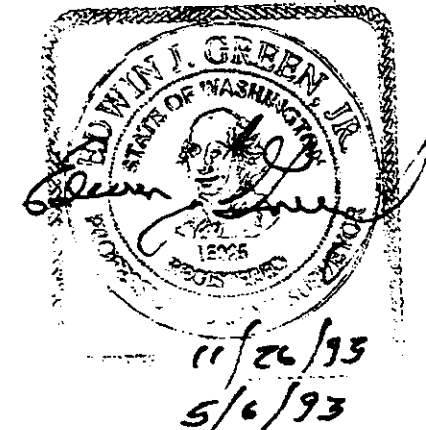
This is to certify that on the 1 day of JULY 19 93, before me, the undersigned, a Notary Public, personally appeared CHRIS MUELLER of Seattle-First National Bank, a National Banking Association known to be the individual(s) who executed the within dedication and acknowledged to me that they signed and 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.

[Signature]
Notary Public in and for the State of Washington residing at KENT
EXP: 4/22/95

LAND SURVEYOR'S CERTIFICATE

I hereby certify that this plat of Montreux Division Three 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.

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



RECORDING CERTIFICATE 930929/191

Filed for record at the request of the City of Issaquah this 29 day of Sept, 19 93, at 16 minutes past 10:28 (a.m./p.m.), in volume 166 of Plats at pages 1-6, Records of King County, Washington.

DIVISION OF RECORDS AND ELECTIONS

[Signature] Manager
[Signature] Superintendent of Records

TREASURERS CERTIFICATE

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

Dated this 21 day of July 19 93, A.D.
[Signature]
Finance Director, City of Issaquah

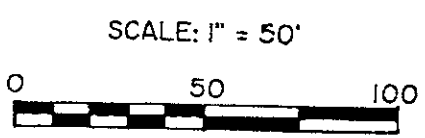
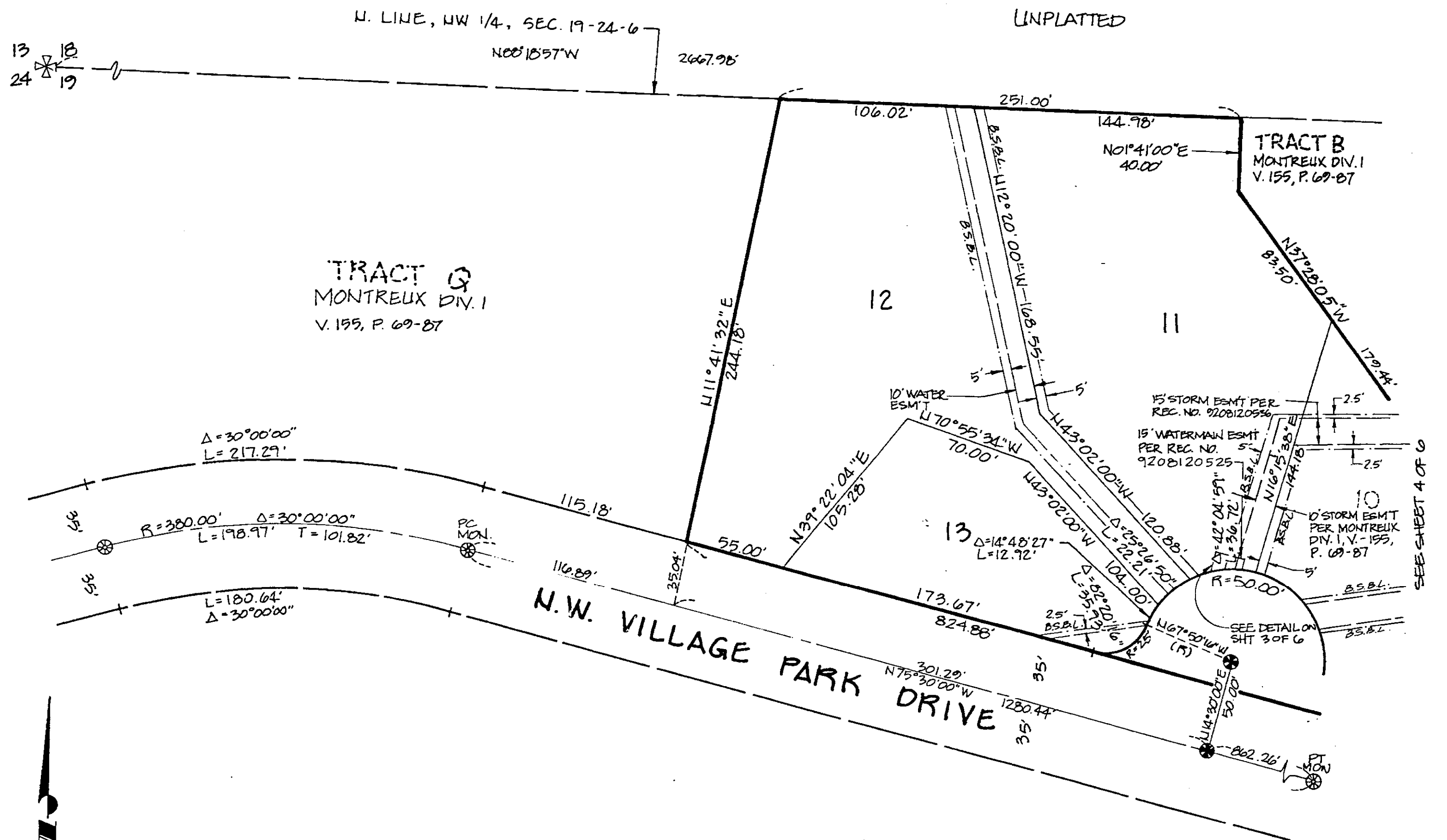
SURVEY METHOD & INSTRUMENTATION

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



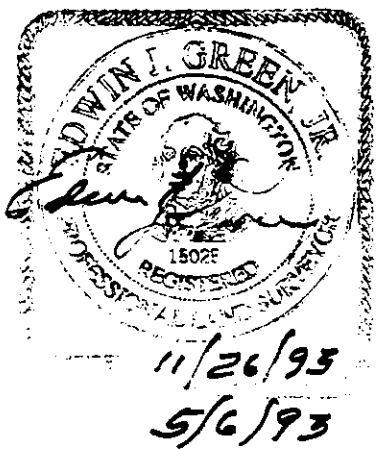
MONTREUX DIVISION THREE

A REPLAT OF PARCELS 2A & 2B, OF MONTREUX DIV. I
 SEC. 19, TWP. 24 N., RGE. 6 E., W.M.
 CITY OF ISSAQUAH, KING COUNTY, WASHINGTON



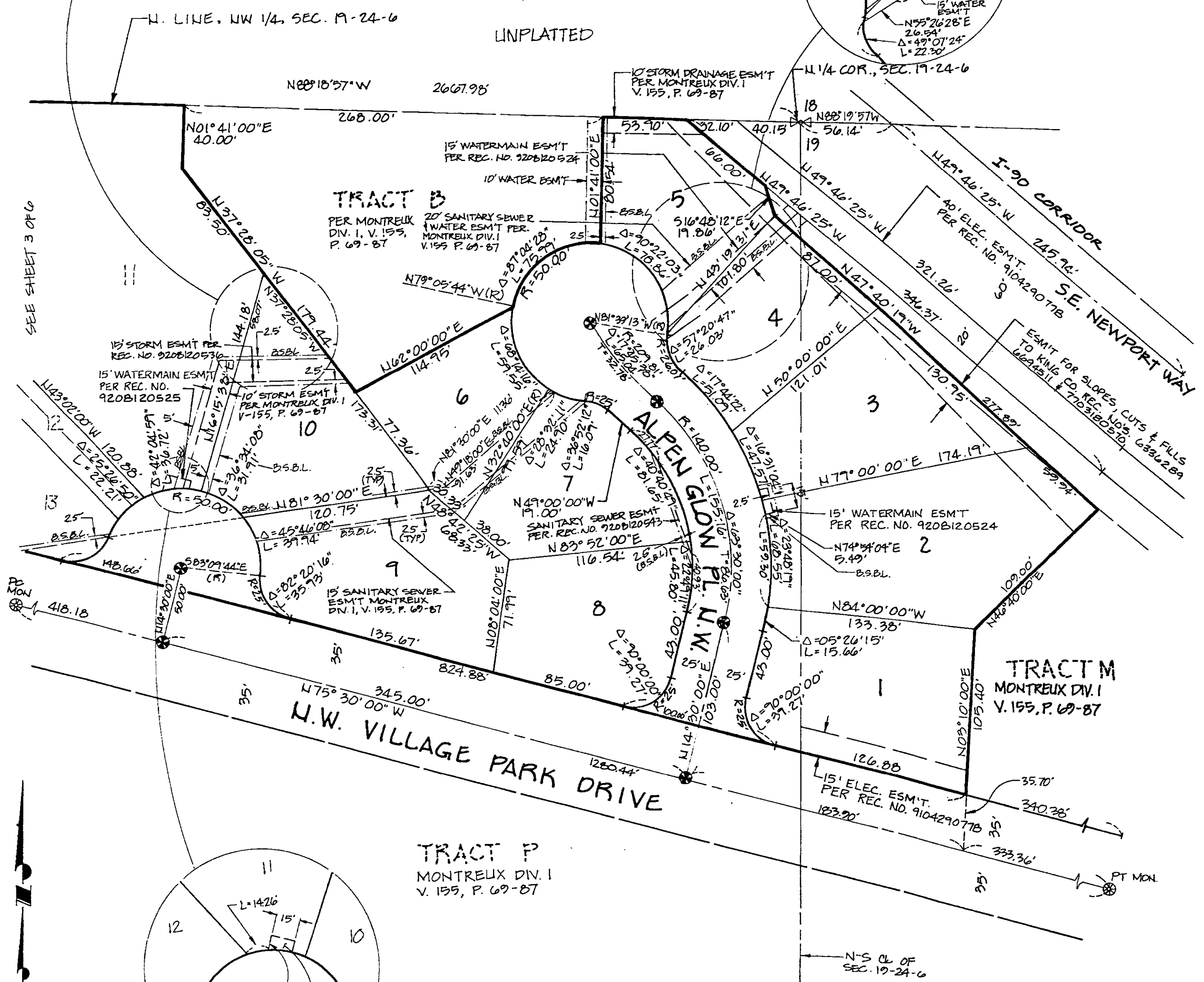
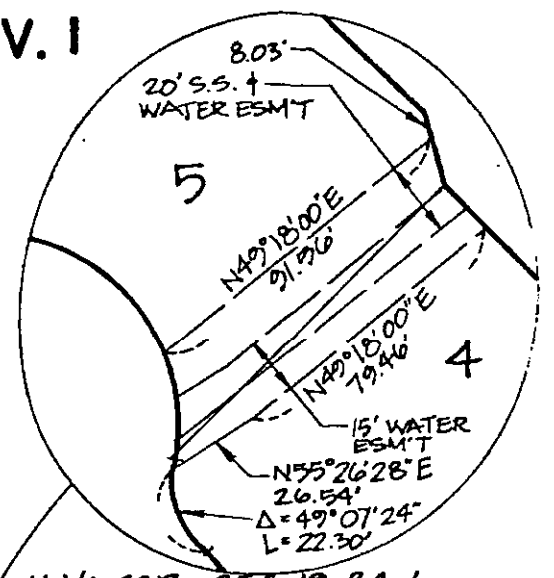
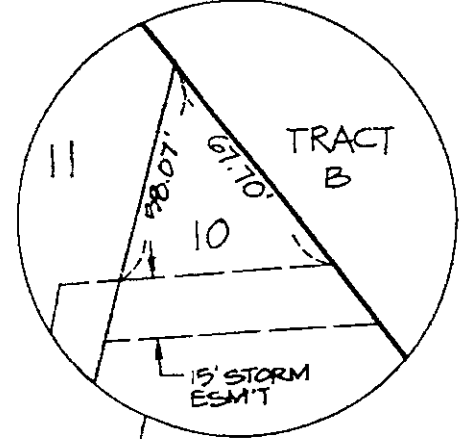
BASIS OF BEARINGS
 KING COUNTY AERIAL SURVEY (KCAS)
 HELD KCAS BEARING ALONG E-W
 CENTERLINE OF SEC. 19-24-6.

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

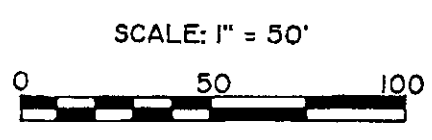


MONTREUX DIVISION THREE

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CITY OF ISSAQUAH, KING COUNTY, WASHINGTON

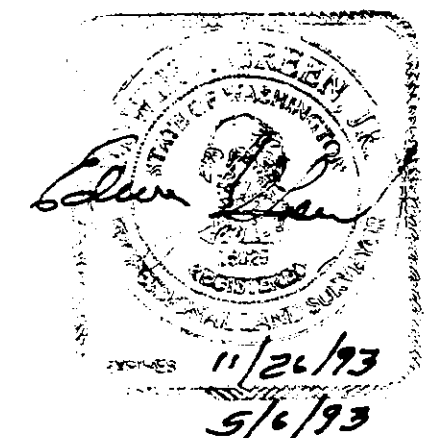


SEE SHEET 3 OF 6



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)



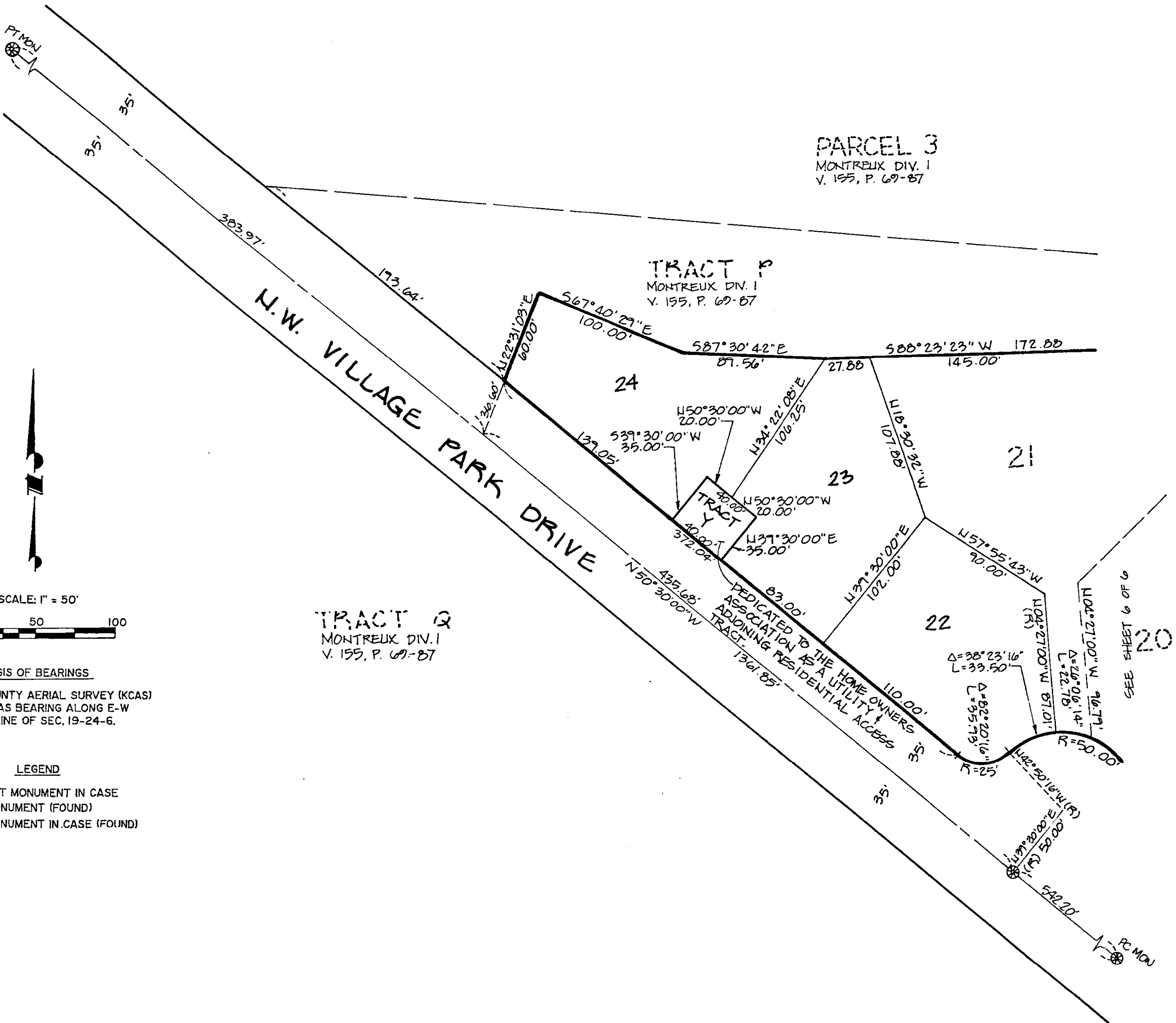
MONTREUX DIVISION THREE

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CITY OF ISSAQUAH, KING COUNTY, WASHINGTON

PARCEL 3
MONTREUX DIV. I
V. 1955, P. 69-87

TRACT P
MONTREUX DIV. I
V. 1955, P. 69-87

TRACT Q
MONTREUX DIV. I
V. 1955, P. 69-87



SEE SHEET 6 OF 6

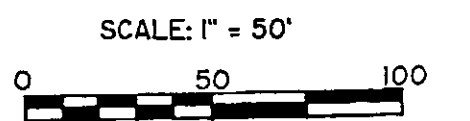


11/28/93
5/6/93

MONTREUX DIVISION THREE

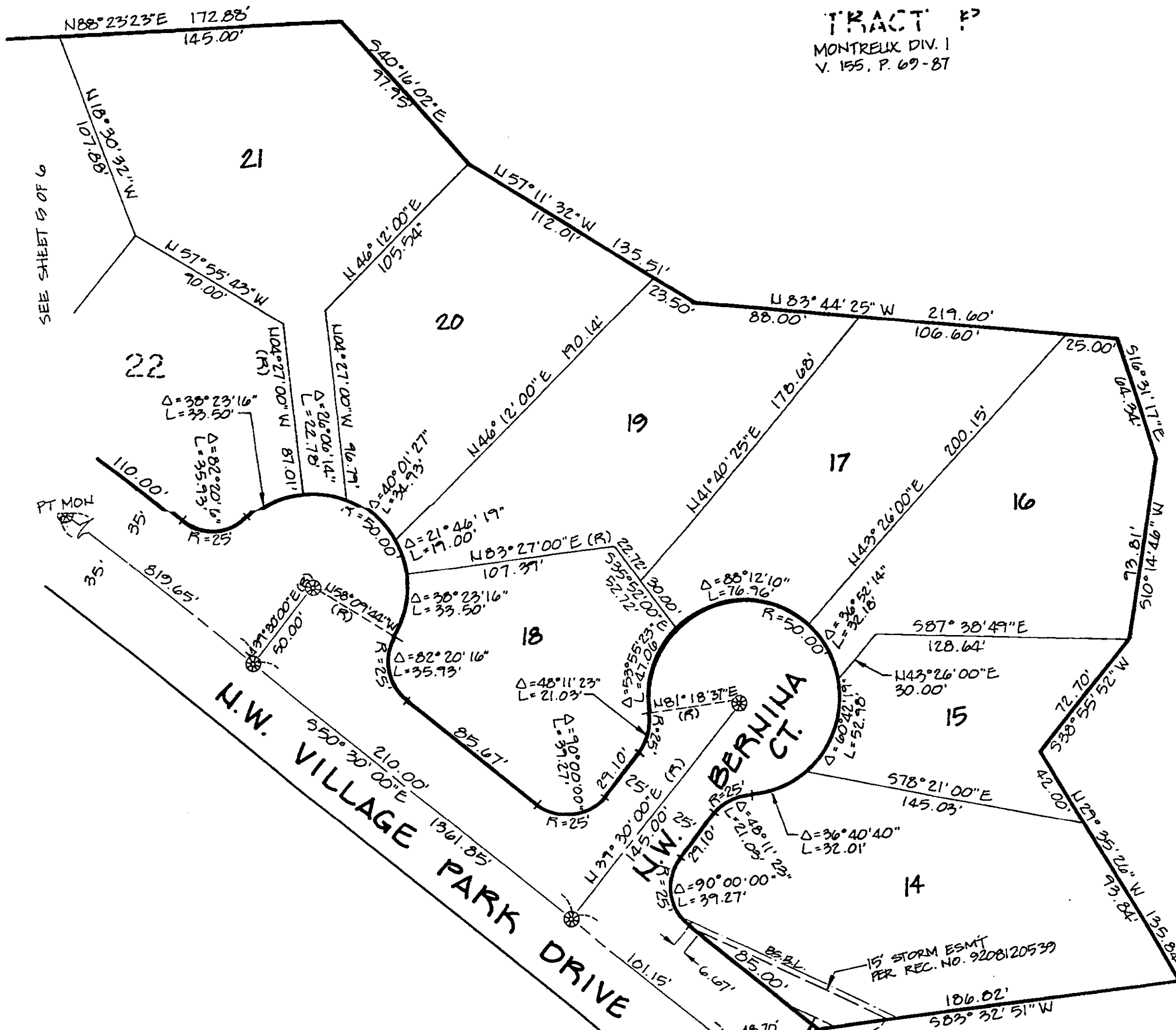
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CITY OF ISSAQUAH, KING COUNTY, WASHINGTON

TRACT P
MONTREUX DIV. I
V. 199, P. 69-87



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)



TRACT Q
MONTREUX DIV. I
V. 199, P. 69-87

