

MONTREUX DIVISION TWO

A REPLAT OF PARCEL 1 OF MONTREUX DIV. I

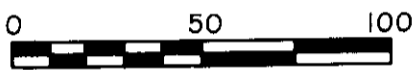
SEC. 19, TWP. 24 N., RGE. 6 E., W.M.

CITY OF ISSAQUAH, KING COUNTY, WASHINGTON

SEE SHEET 5 OF 8



SCALE: 1" = 50'

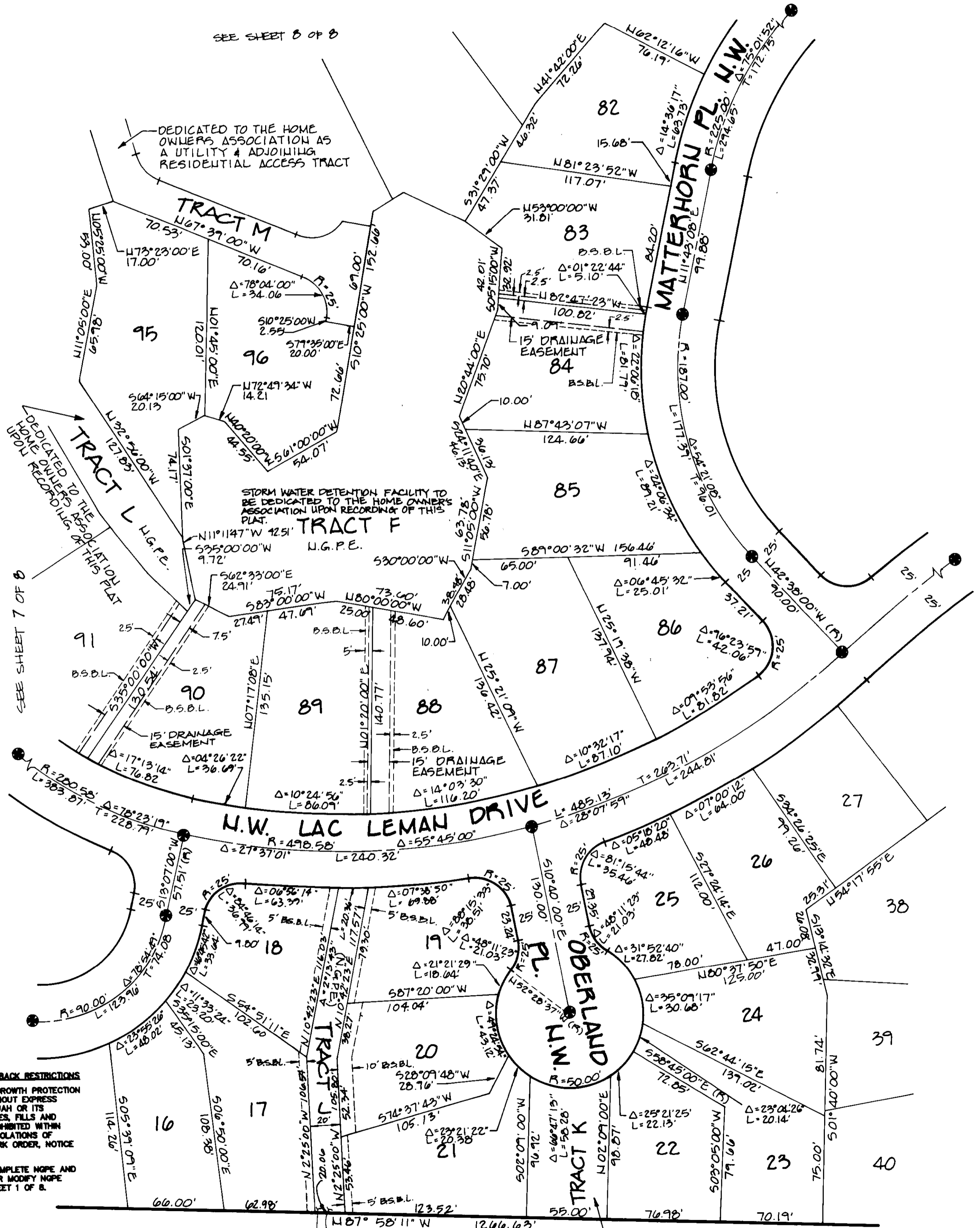


BASIS OF BEARINGS

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 5 OF 8

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 THE CITY OF ISSAQUAH OR ITS SUCCESSOR AGENCY. PLACEMENT OF STRUCTURES, FILLS AND OBSTRUCTIONS OF ANY KIND ARE STRICTLY PROHIBITED WITHIN IDENTIFIED BUILDING SETBACK (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 ON SHEET 1 OF 8.



TRACT D
 MONTREUX DIVISION ONE
 VOL. 155, PAGES 69-87

OPEN SPACE
 (N.G.P.E.)

S.E. 60TH ST.

OPEN CHANNEL SHALL BE MAINTAINED FOR WATER QUALITY PURPOSES.
 STORM WATER DETENTION FACILITY TO BE DEDICATED TO THE HOME OWNER'S ASSOCIATION UPON RECORDING OF THIS PLAT.

EMERGENCY ACCESS - BICYCLE/PEDESTRIAN PATH TO BE DEDICATED TO THE HOME OWNER'S ASSOCIATION UPON RECORDING OF THIS PLAT