

# MONTREUX DIVISION TWO

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

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

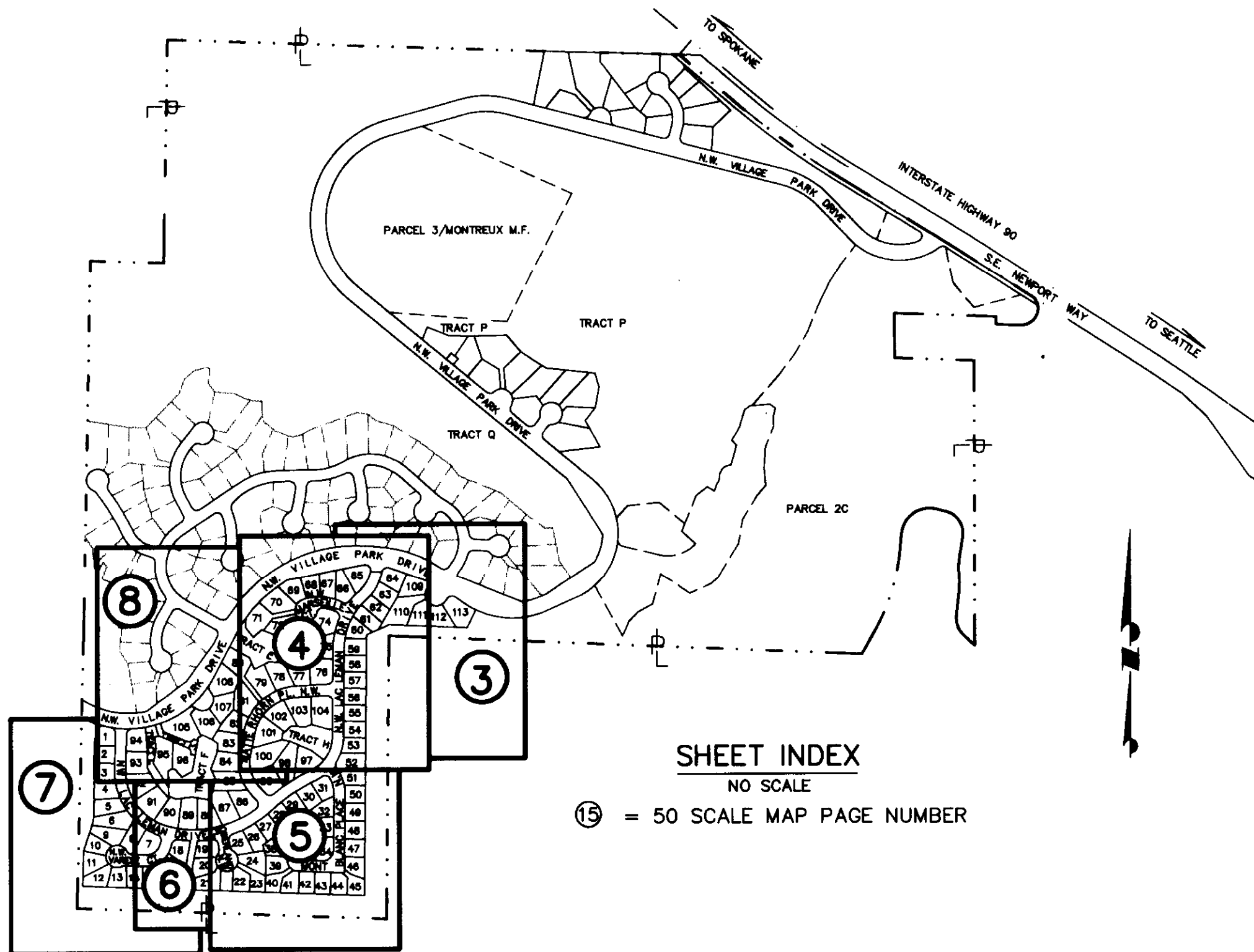
#### BUILDING SETBACKS and NATIVE GROWTH PROTECTION EASEMENTS

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 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.

Exception: Notwithstanding any other definition or restriction applicable to the plat of Montreux Division II, the term "BSBL" as used to denote a 20ft. building setback line at the rear of lots I through I2 of Montreux Division II means a line beyond which the foundation of a building shall not extend. The term "building" as used in the preceding sentence means any structure having a roof.

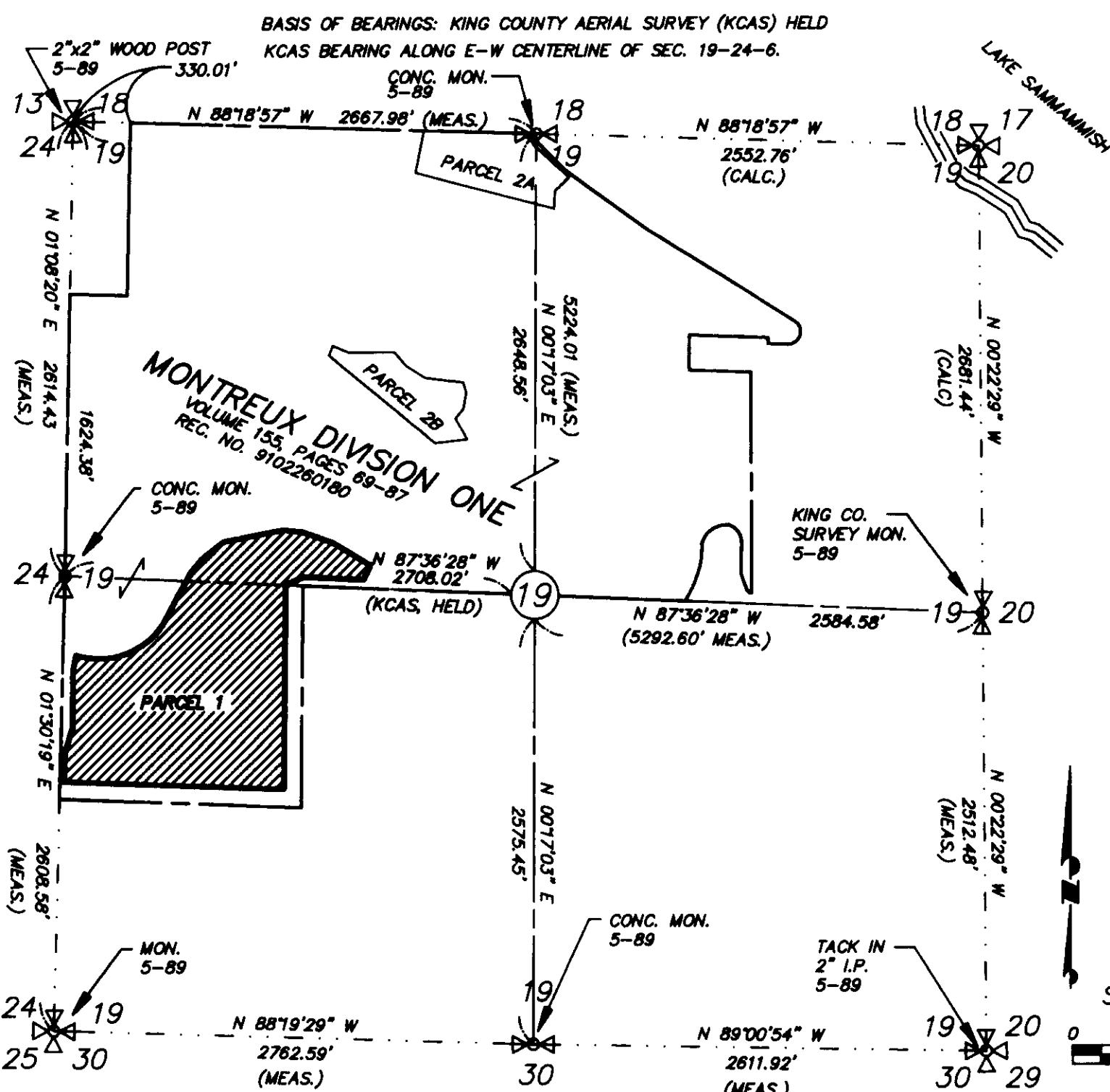


### SHEET INDEX

NO SCALE

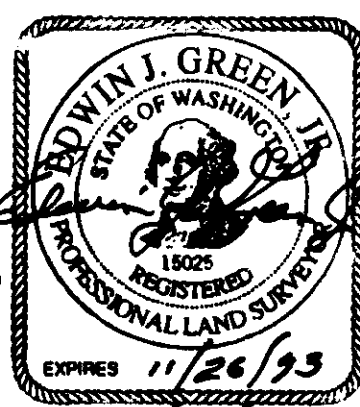
15 = 50 SCALE MAP PAGE NUMBER

### LOCATION OF PLAT WITHIN SECTION



### 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. 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.
6. Detention Tracts F, E and H shall be dedicated to the Home Owner's Association upon recording of this plat. Maintenance and repair of the lakes, shall be the responsibility of the Home Owner's Association.
7. 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.
8. The City shall have the right to enter all utility easements and Native Growth Protection Easements for the purpose of inspections, maintenance and repair.
9. View Corridors not to be added until one year following recording of the final High Park Division.
10. The Plat shall require retention of native forest and forested open space on very steep slopes, promontories, ridgelines and summits to prevent a "Vuesmont" effect.
11. 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.



**GeoDimensions**

10230 NE Pointe Drive  
 Suite 220  
 Issaquah, Washington 98033  
 Phone (206)827-0805  
 Fax: 828-3864

# 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

### LEGAL DESCRIPTION

Parcel 1 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 1st day of February 19 93 A.D.  
D. Lee Dadiuk Julia A. Andrews  
Manager, King County Finance Division Deputy



### APPROVALS

Examined and approved this 26<sup>th</sup> day of January 19 93, A.D.  
Nicko Saleman  
Director of Public Works  
City of Issaquah

Examined and approved this 26<sup>th</sup> day of January 19 93, A.D.  
Deanne S. Spahr-McKague  
Director of Development Review  
City of Issaquah

Examined and approved this 26<sup>th</sup> day of January 19 93, A.D.  
John W. Corvato  
City Engineer, City of Issaquah

Examined and approved this 27 day of JAN 19 93, A.D.  
Richard Jones Richard Jones  
Chairman, Development Commission Secretary, Development Commission

Examined and approved this 27<sup>th</sup> day of Jan. 19 93, A.D.  
Walter W. Wink Gina Ruedle  
Mayor, City of Issaquah City Clerk

Examined and approved this 1st day of FEB 19 93, A.D.  
Scott Noble A. Muth  
King County Assessor Deputy King County Assessor

### 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 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 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.

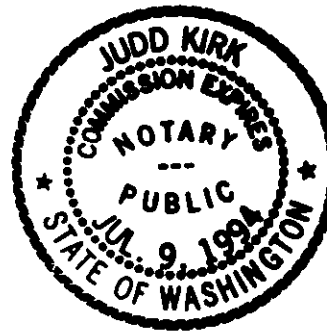
James Eddy Warjone  
Gloster Ridge Limited Partnership  
James Eddy Warjone  
Warjone Investments, Inc.  
General Partner  
Ch. Muth  
Seattle-First National Bank,  
A National Banking Association

### ACKNOWLEDGEMENTS

STATE OF WASHINGTON  
COUNTY OF KING

This is to certify that on the 5<sup>th</sup> day of December 19 92, before me, the undersigned, a Notary Public, personally appeared James Eddy 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.

Judd Kirk  
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 7<sup>th</sup> day of December 19 92, 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.

Carol A. Lee  
Notary Public in and for the State of Washington residing at Kent



### LAND SURVEYOR'S CERTIFICATE

I hereby certify that this plat of Montreux Division Two 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.  
Edwin J. Green, Jr.  
Professional Land Surveyor  
Certificate No. 15025



### 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 27<sup>th</sup> day of JANUARY 19 93, A.D.  
James R. Blake  
Finance Director, City of Issaquah

### SURVEY METHOD & INSTRUMENTATION

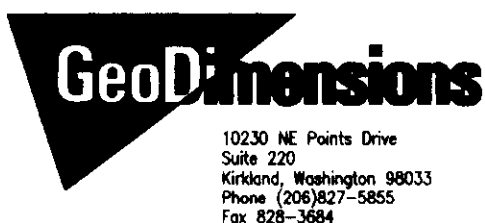
SURVEY METHOD: FIELD TRAVERSE  
INSTRUMENTATION: LEITZ SET-2  
LEITZ SET-4  
PRECISION: EXCEEDS STATE STANDARDS

### RECORDING CERTIFICATE 9302011215

Filed for record at the request of the City of Issaquah this 1st day of Feb, 19 93, at 50 minutes past 2 (a.m./p.m.), in volume 163 of Plats at pages 63-63, Records of King County, Washington.

DIVISION OF RECORDS AND ELECTIONS

Carolyn Ahleman Jane Hague  
Manager Superintendent of Records



# MONTREUX DIVISION TWO

## A REPLAT OF PARCEL 1 OF MONTREUX DIV. I

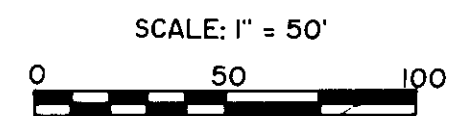
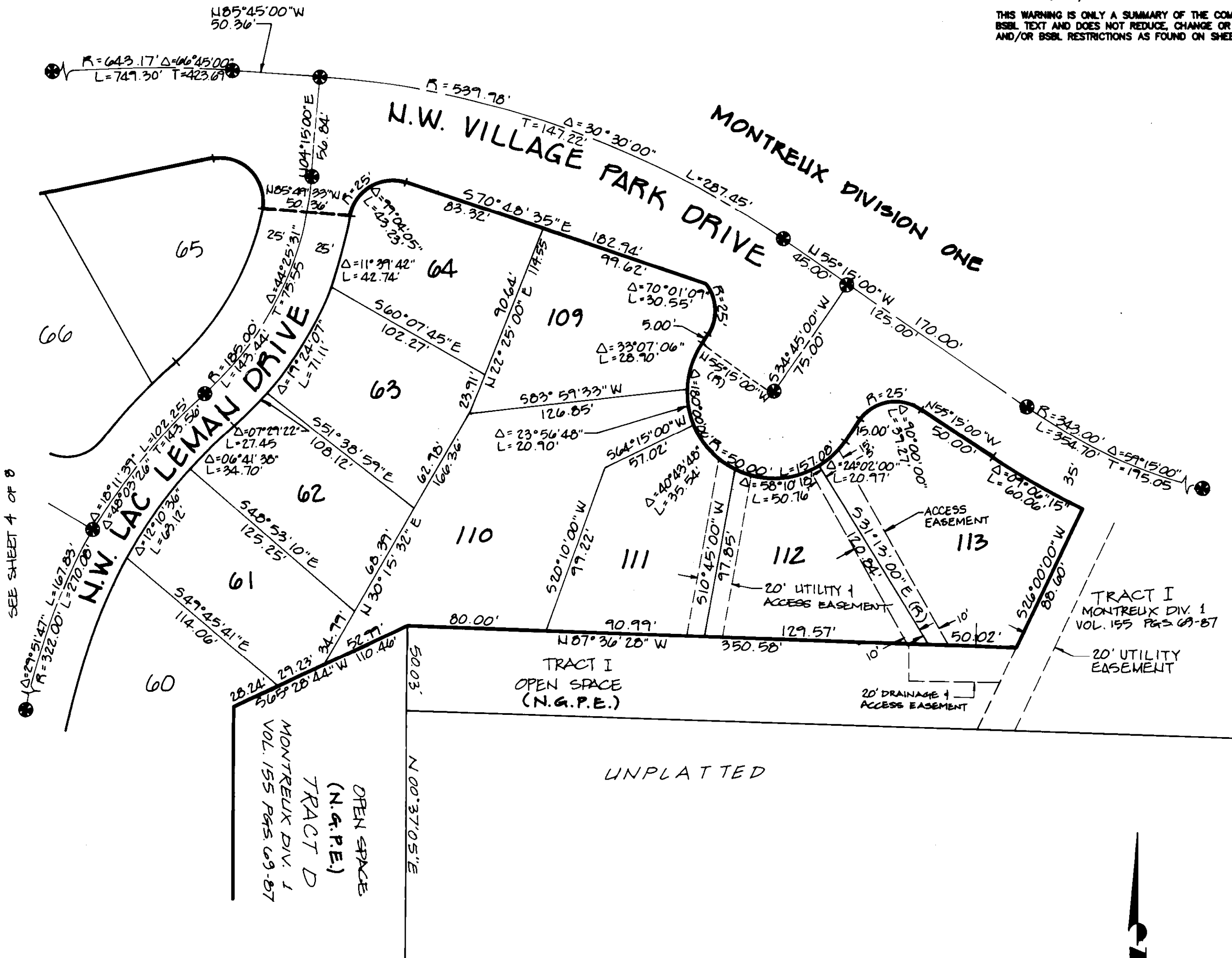
### SEC. 19, TWP. 24 N., RGE. 6 E., W.M.

### CITY OF ISSAQUAH, KING COUNTY, WASHINGTON

**WARNING!**

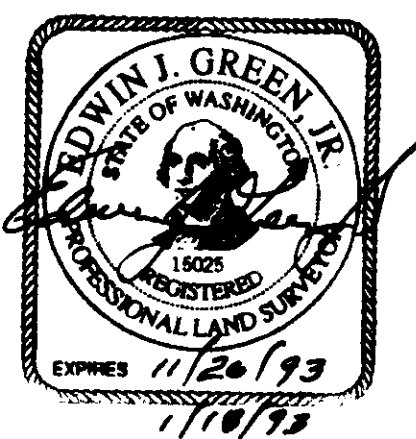
**NATIVE GROWTH PROTECTION AND BUILDING SETBACK RESTRICTIONS**  
 THE NATURAL VEGETATION INSIDE THE NATIVE GROWTH PROTECTION EASEMENT (NGPE) SHALL NOT BE ALTERED WITHOUT EXPRESS WRITTEN PERMISSION FROM THE CITY OF ISSAQUAH OR ITS SUCCESSOR AGENCY. PLACEMENT OF STRUCTURES, FILLS AND OBSTRUCTIONS OF ANY 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.



**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)



# 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



SCALE: 1" = 50'

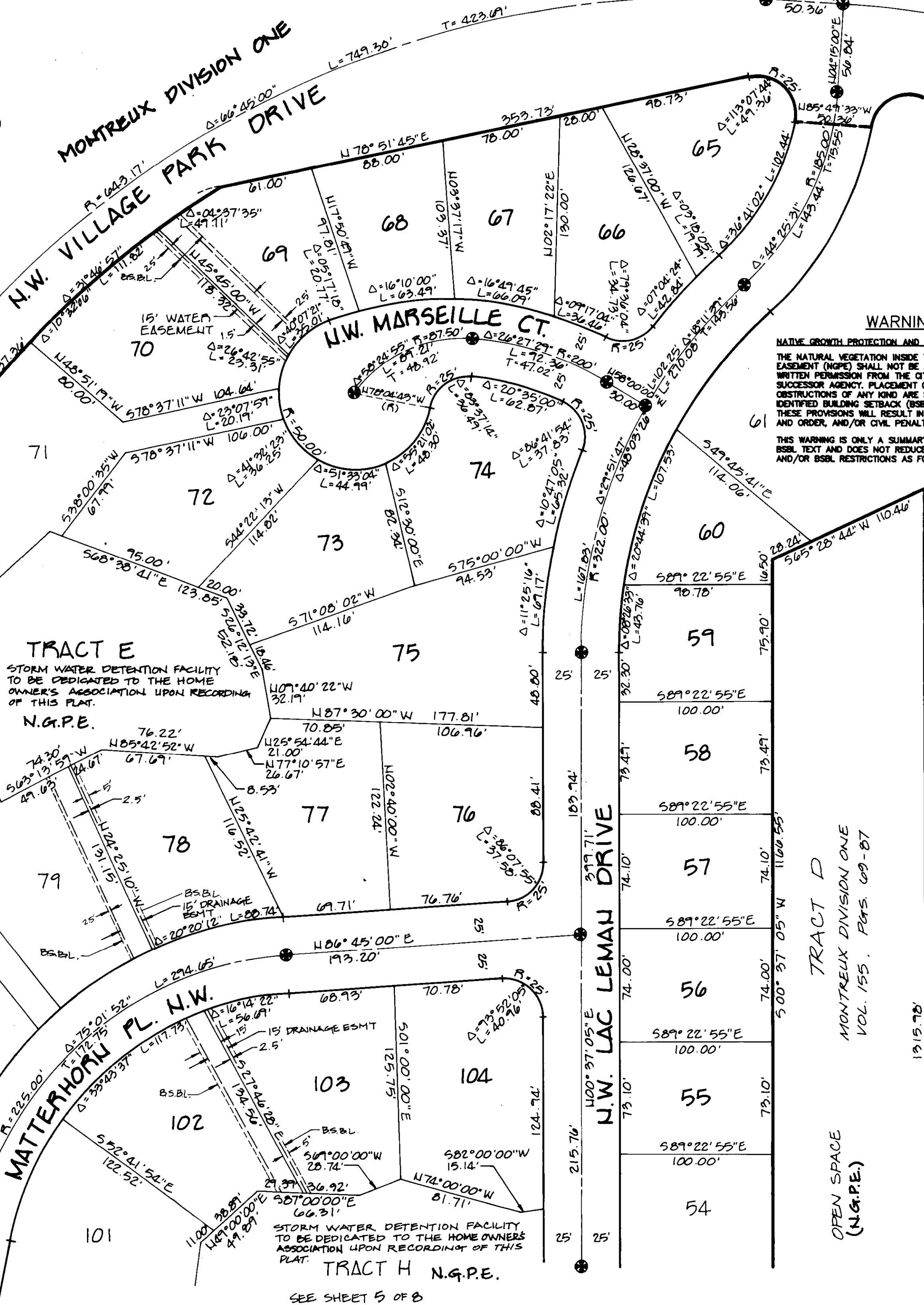


### BASIS OF BEARINGS

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

### LEGEND

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### WARNING!

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SEE SHEET 8 OF 8

**TRACT E**  
 STORM WATER DETENTION FACILITY TO BE DEDICATED TO THE HOME OWNERS ASSOCIATION UPON RECORDING OF THIS PLAT.

N.G.P.E.

**MATTERHORN PL. N.W.**  
 15' DRAINAGE ESMT  
 BSBL

**TRACT H N.G.P.E.**  
 STORM WATER DETENTION FACILITY TO BE DEDICATED TO THE HOME OWNERS ASSOCIATION UPON RECORDING OF THIS PLAT.

SEE SHEET 5 OF 8

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

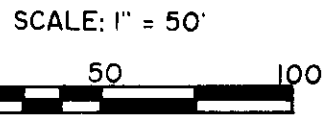
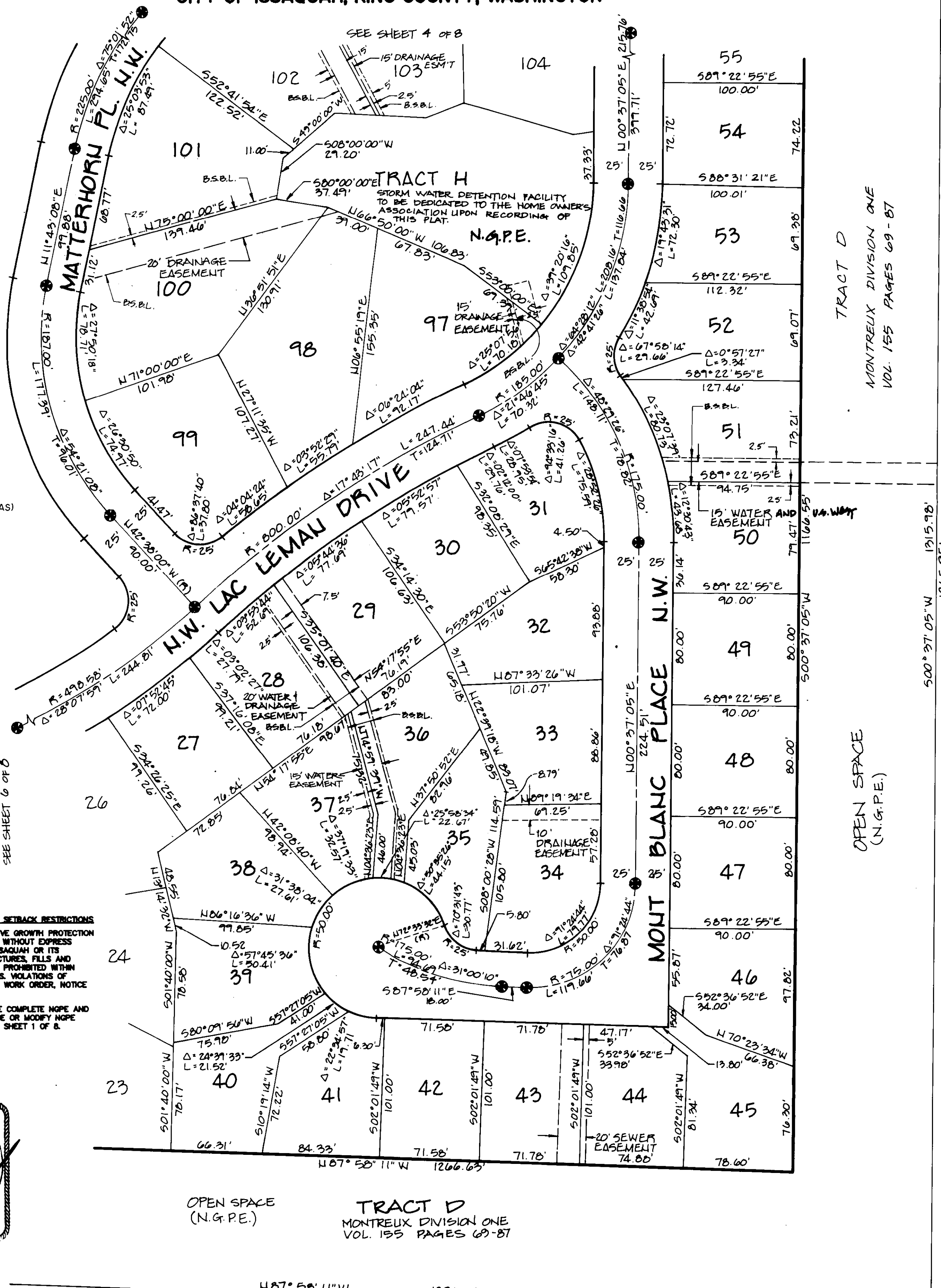
**OPEN SPACE (N.G.P.E.)**

SEE SHEET 3 OF 8

UNPLATTED

# 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



### BASIS OF BEARINGS

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

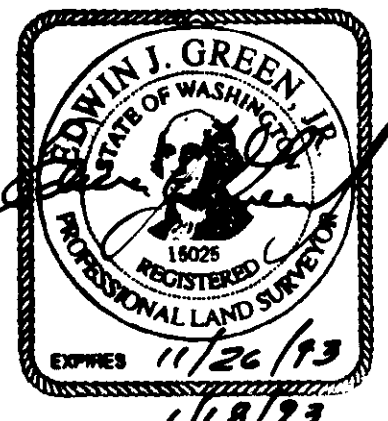
### LEGEND

- ⊕ SET MONUMENT IN CASE MONUMENT (FOUND)
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### WARNING!

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

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

S.E. 60TH ST.

487° 58' 11" W 1391.21'

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

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

500° 37' 05" W 1915.98'  
1265.95'

UNPLATTED

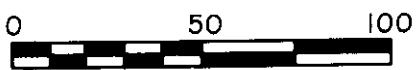
# MONTREUX DIVISION TWO

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 8 OF 8



SCALE: 1" = 50'

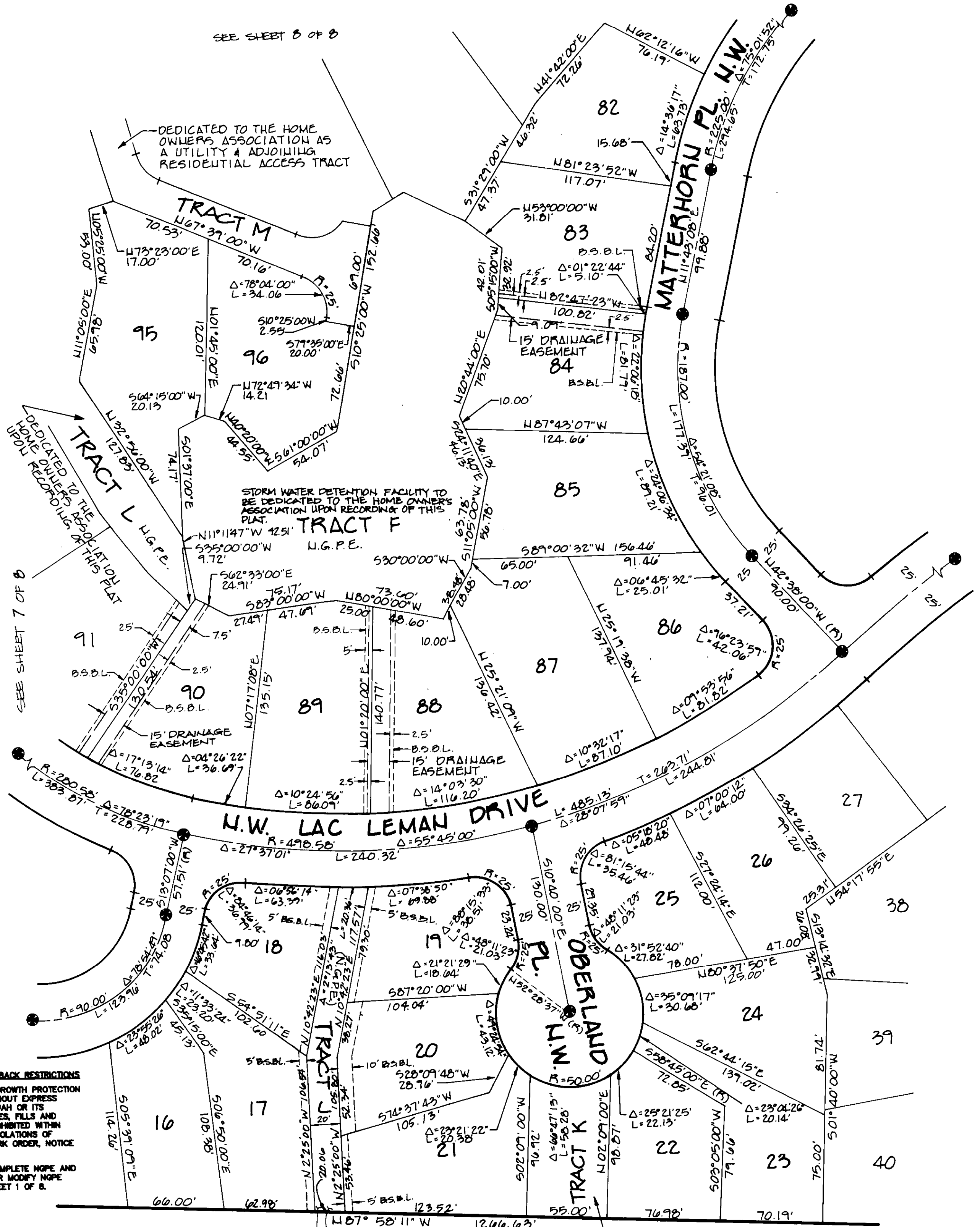


### BASIS OF BEARINGS

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)
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- PROPERTY CORNER (FOUND)



SEE SHEET 7 OF 8

SEE SHEET 5 OF 8

### WARNING!

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

OPEN SPACE  
(NG.P.E.)

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



S.E. 60TH ST.

N 87° 58' 11" W 1371.21'

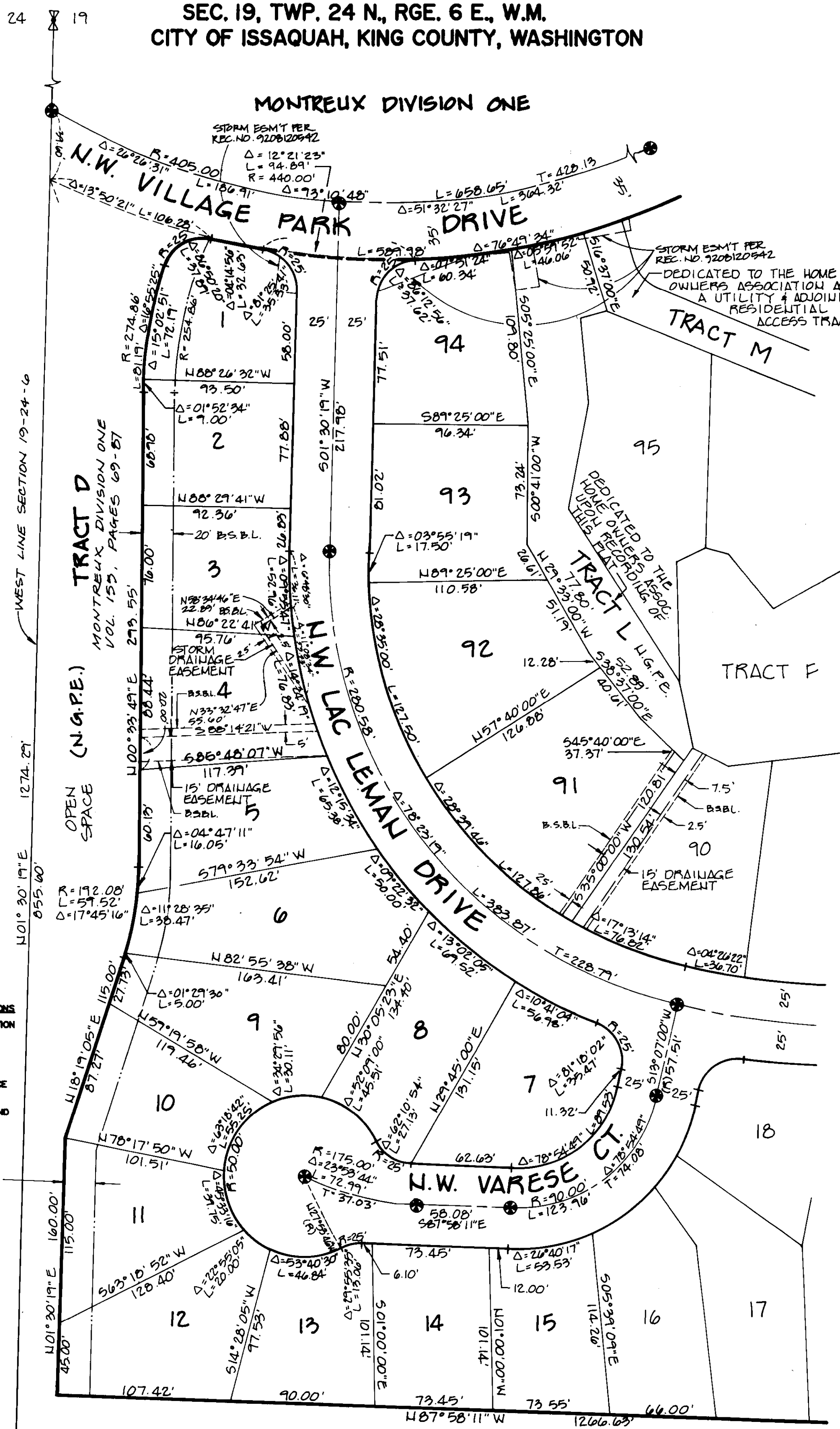
GEO-DIMENSIONS, INC.  
10230 NE POINTS DR. KIRKLAND, WA. (206)827-5855

SHT. 6 OF 8

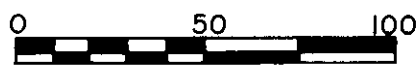
VOL. 163  
PG. 61

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SCALE: 1" = 50'



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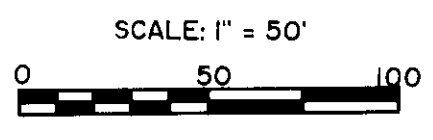
TRACT D  
MONTREUX DIVISION ONE  
VOL. 155 PGS. 69-87

SEE SHEET 8 OF 8

SEE SHEET 6 OF 8

# MONTREUX DIVISION TWO

A REPLAT OF PARCEL 1 OF MONTREUX DIV. 1  
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.

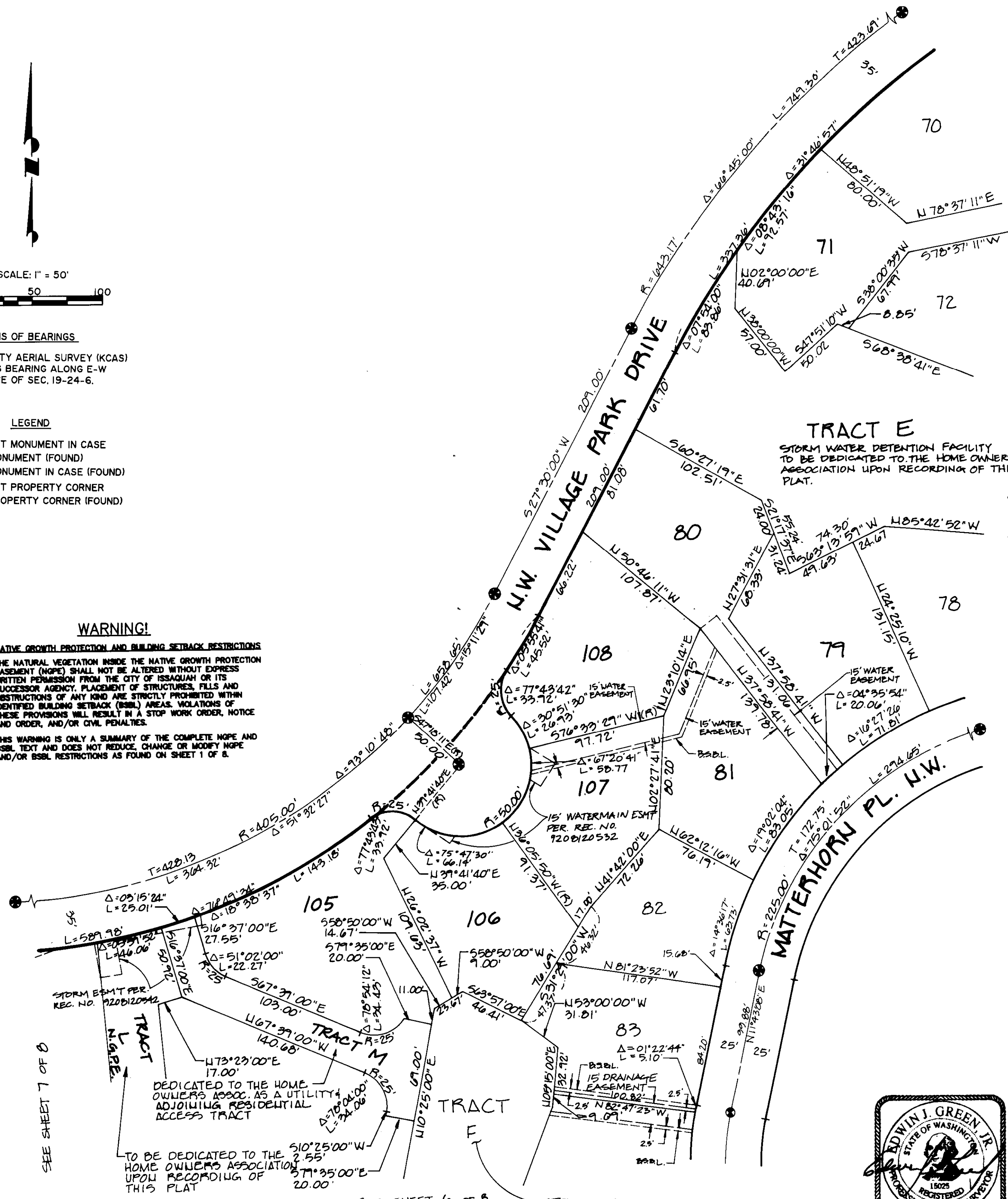
LEGEND

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WARNING!

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SEE SHEET 7 OF 8

SEE SHEET 6 OF 8

SEE SHEET 4 OF 8



N.A.P.E.