

# MONTREUX M.F.

## A REPLAT OF A PORTION OF MONTREUX DIVISION ONE

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

### CITY OF ISSAQUAH, KING COUNTY, WASHINGTON

#### LEGAL DESCRIPTION

That portion of the Northwest Quarter of Section 19, Township 24 North, Range 6 East, Willamette Meridian, in King County, Washington;

COMMENCING at the Northwest corner of said Section;  
thence South 88°18'57" East along the North line of said Section a distance of 1483.03 feet;  
thence leaving said North line South 01°41'03" West 349.06 feet to the Southerly right-of-way margin of SE VILLAGE PARK DRIVE according to the Plat thereof, recorded in Volume 155, of Plats, pages 69 through 87, inclusive in King County, Washington and the POINT OF BEGINNING;  
thence South 65°49'00" East 735.00 feet;  
thence South 27°00'06" West 645.00 feet;  
thence North 85°11'07" West 530.00 feet to said margin;  
thence North 50°30'00" West along said margin a distance of 179.65 feet to the beginning of a curve to the right having a radius of 390.00 feet;  
thence Northerly along said curve and margin through a central angle of 125°00'00" an arc distance of 850.85 feet to a point of tangency;  
thence continuing along said margin North 74°30'00" East 150.73 feet to the POINT OF BEGINNING;

(Also known as Parcel 3, Montreux Division One, according to the Plat thereof, recorded in Volume 155 of Plats, pages 69 through 87, inclusive, in 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.

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

Ch. Mueller

Seattle-First National Bank,  
A National Banking Association

#### TREASURES CERTIFICATE

I hereby certify that there no delinquent special assessments certified to this office for collection, and that all special assessments certified for 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 8<sup>th</sup> day of FEBRUARY 19 93, A.D.

James R. Blake  
Finance Director, City of Issaquah

#### 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 18<sup>th</sup> day of February 19 93, A.D.

D. Lee Debrich [Signature]  
Manager, King County Finance Division Deputy

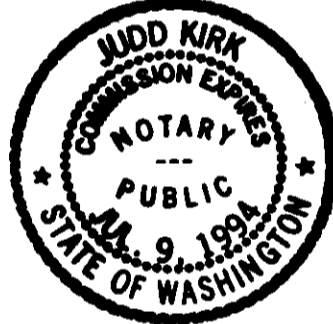


#### ACKNOWLEDGEMENTS

STATE OF WASHINGTON  
COUNTY OF KING

This is to certify that on the 28<sup>th</sup> day of JANUARY, 19 93, 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.

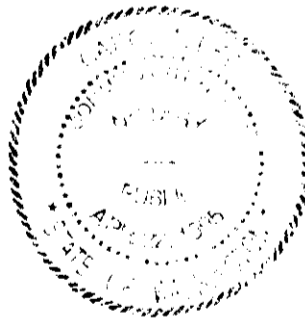
Judd Kirk  
Notary Public in and for the State of Washington residing at Seattle



STATE OF WASHINGTON  
COUNTY OF KING

This is to certify that on the 28<sup>th</sup> day of JANUARY, 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.

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



#### APPROVALS

Examined and approved this 3<sup>rd</sup> day of February 19 93, A.D.  
Lisa Saleman  
Director of Public Works  
City of Issaquah

Examined and approved this 4<sup>th</sup> day of FEBRUARY 19 93, A.D.  
Deannette Somak-McKeague  
Director of Development Review  
City of Issaquah

Examined and approved this 3<sup>rd</sup> day of February 19 93, A.D.  
John W. Caspate  
City Engineer, City of Issaquah

Examined and approved this 8<sup>th</sup> day of February 19 93, A.D.  
Richard D. Jones Richard D. Jones  
Chairman, Development Commission Secretary, Development Commission

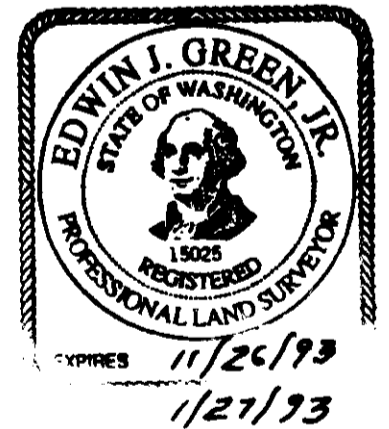
Examined and approved this 8<sup>th</sup> day of Feb. 19 93, A.D.  
Kowan Childs Linda Ruedde  
Mayor, City of Issaquah Attest, City Clerk

Examined and approved this 18 day of FEB 19 93, A.D.  
SCOTT NOBLE [Signature]  
King County Assessor Deputy King County Assessor

#### LAND SURVEYOR'S CERTIFICATE

I hereby certify that this plat of Montreux M.F. 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



#### RECORDING CERTIFICATE 9302181810

Filed for record at the request of the City of Issaquah this 18<sup>th</sup> day of Feb., 19 93, at 42 minutes past 2:00 (a.m./p.m.), in volume 162 of Plats at pages 72-80, Records of King County, Washington.

DIVISION OF RECORDS AND ELECTIONS

Jane Hague Carolyn Ableman  
Manager Superintendent of Records

#### SURVEY METHOD & INSTRUMENTATION

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