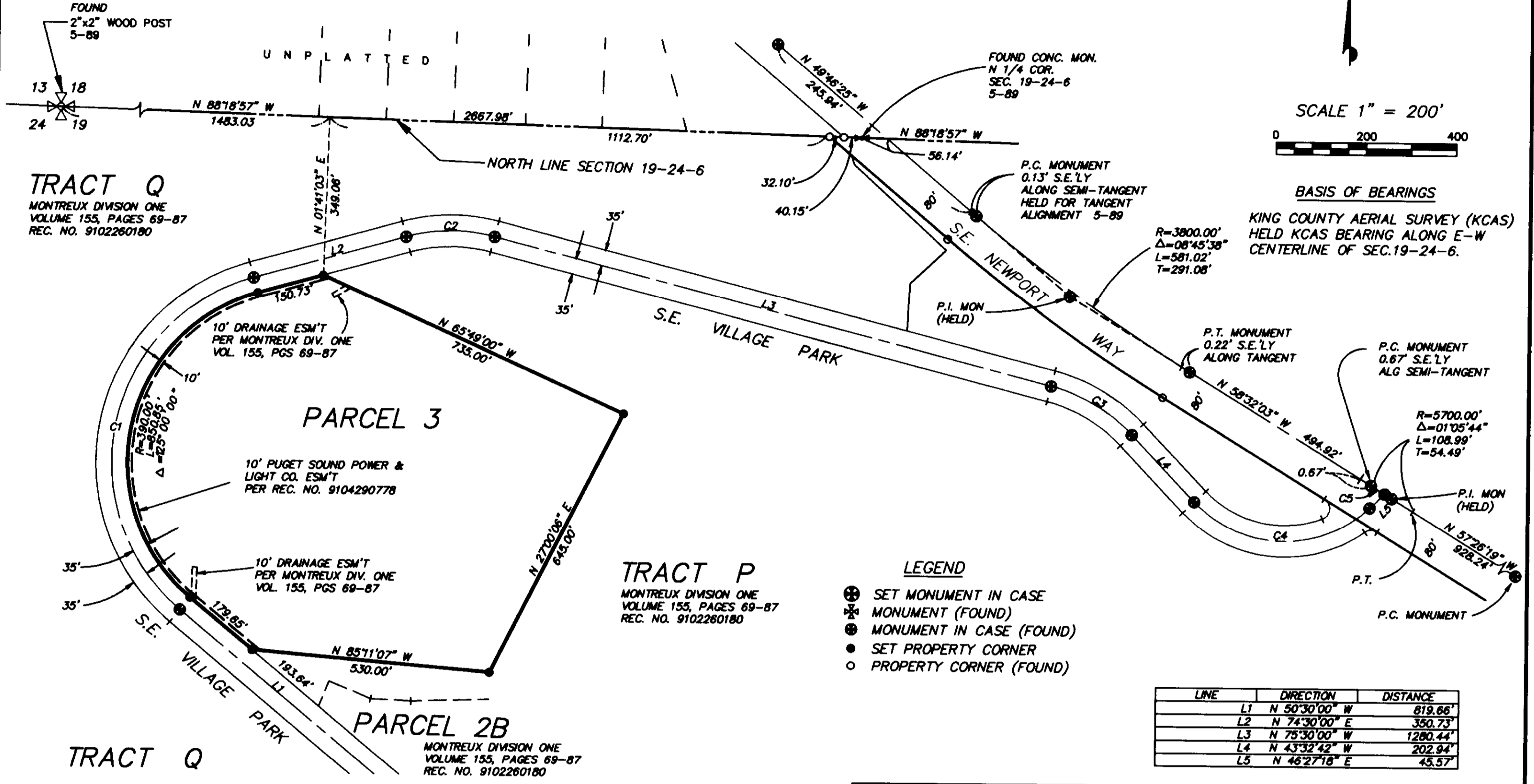


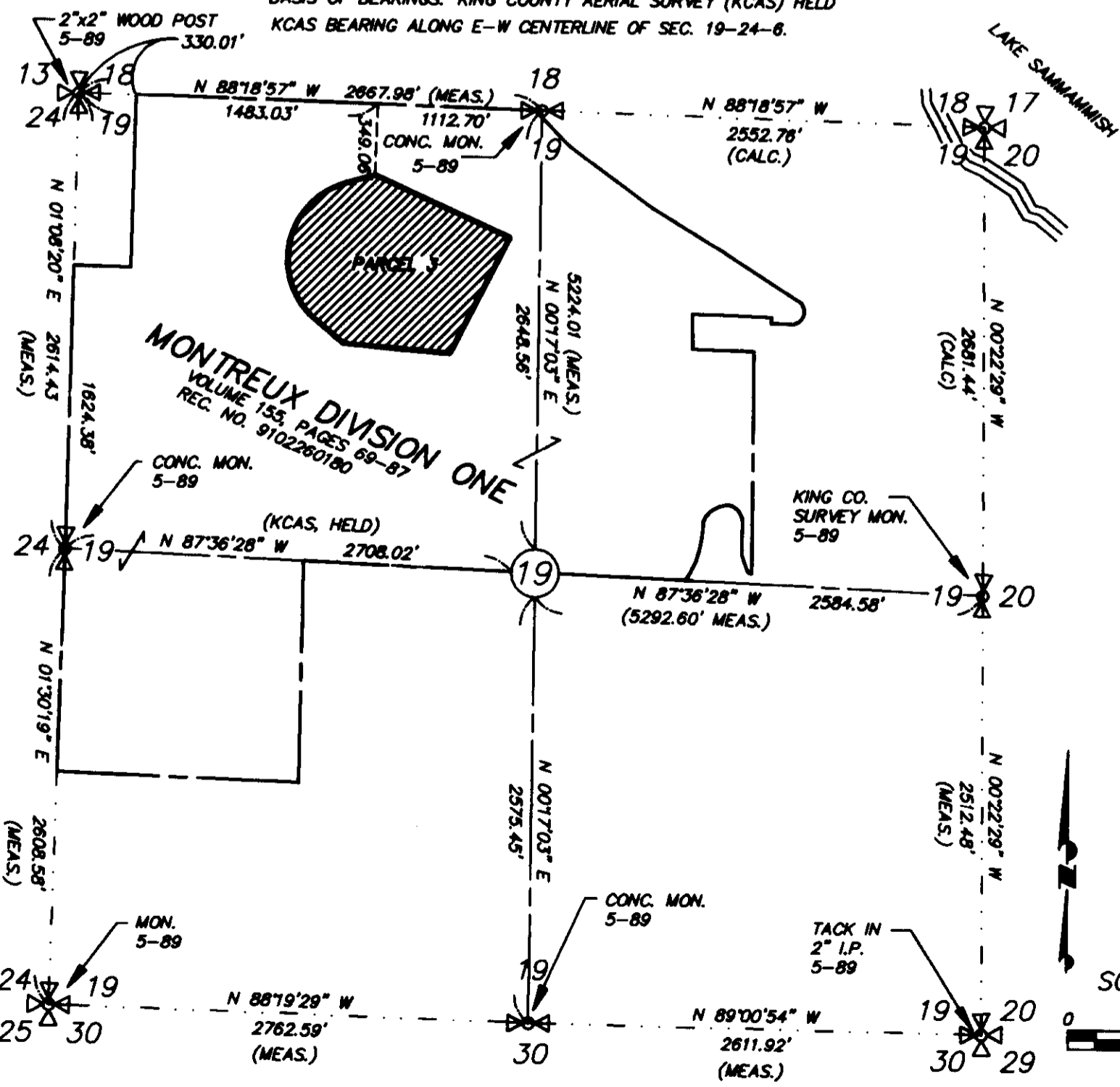
MONTREUX M.F.

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



LOCATION OF PLAT WITHIN SECTION

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



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 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.
2. 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.
3. 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.
4. DRAINAGE EASEMENT RESTRICTIONS
Structures, fill or obstructions (including but not limited to decks, patios, outbuilding, or overhangs beyond 18 inches) shall not be permitted beyond building setback line or within drainage easements. Additionally grading and construction of fencing shall not be allowed within the drainage easements unless otherwise approved by the city of Issaquah.
5. 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 Montreux Division One, according to the plat thereof, recorded in Volume 155 of Plats, Pages 69 through 87, inclusive, in King County, Washington.
6. This plat is subject to the "declaration of Covenants, Conditions and Restrictions" applicable to the Montreux development recorded under King County recording No. 9106210262, as they are amended from time to time.
7. The City of Issaquah shall have the right to enter all shown and future utility easements for the purposes of inspection, maintenance, replacement and repair.
8. An easement is hereby reserved for and granted to the City of Issaquah under and upon all public and private streets, avenues and places for future dedicated utilities. The City of Issaquah shall have the right to construct, maintain, replace, repair and operate utility mains and appurtenances within and together with the right to enter upon said easements at all times for the purposes stated. Structures shall not be constructed upon any area reserved for easements. The surface of said easement may be used the property owner if such does not interfere with the installation or maintenance of the utilities.
9. The plat shall require retention of native forest and forested open spaces on very steep slopes, promontories, ridgelines and summits to prevent a "wumant" effect.

