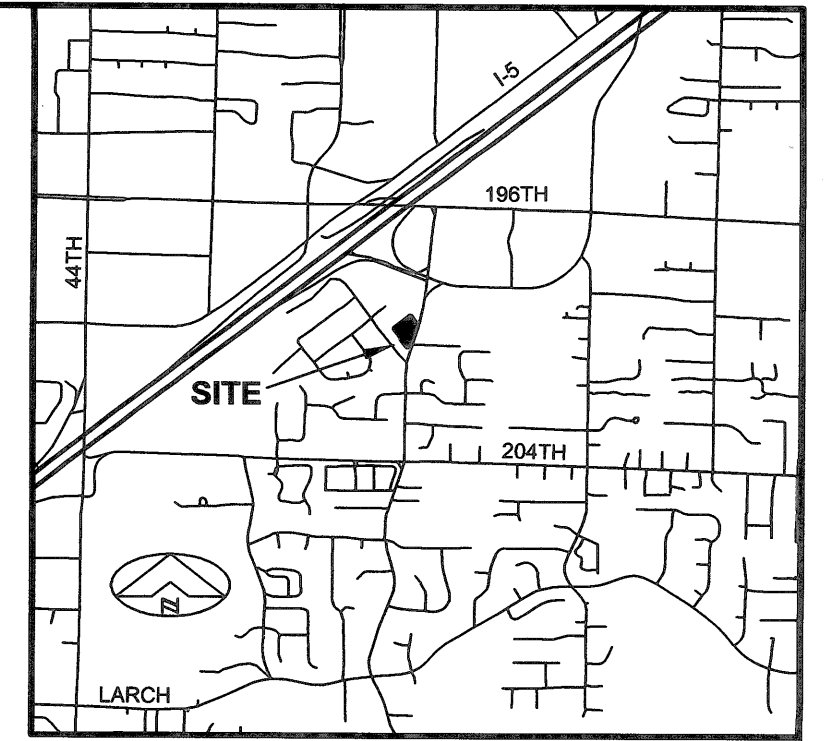


**POPLAR POINTE
A UNIT LOT SUBDIVISION**
A PORTION OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER AND SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 27 NORTH, RANGE 4 EAST, W.M.
FILE NO. 20-107111-PSD
SNOHOMISH COUNTY, WASHINGTON



VICINITY MAP
SCALE: 1" = 2,000'

DECLARATION

KNOW ALL PERSONS BY THESE PRESENTS THAT POPLAR POINTE, LLC, A WASHINGTON LIMITED LIABILITY COMPANY, THE UNDERSIGNED OWNER(S), IN FEE SIMPLE OF THE LAND HEREBY PLATTED, HEREBY DECLARE THIS PLAT AND CONVEY TO THE LOTS A PERPETUAL EASEMENT FOR INGRESS AND EGRESS, AND UTILITIES OVER, UNDER AND ON ALL PRIVATE STREETS, AVENUES, AND PLACES AS SHOWN ON THE PLAT; AND HEREBY DECLARE AND GRANT EASEMENTS TO ANY WATER, SEWER, ELECTRIC, TELEPHONE, TELEVISION CABLE, GAS OR OTHER UTILITIES AS SHOWN ON THE PLAT PROVIDING SERVICE TO THIS SUBDIVISION OR OTHER PROPERTY. ALSO, THE RIGHT TO MAKE ALL NECESSARY SLOPES FOR CUTS AND FILLS UPON LOTS, BLOCKS, TRACTS, ETC. SHOWN ON THIS PLAT IN THE REASONABLE ORIGINAL GRADING OF ALL THE PRIVATE STREETS, AVENUES, PLACES, ETC. SHOWN HEREON. ALSO, THE RIGHT TO DRAIN ALL STREETS OVER AND ACROSS ANY LOT OR LOTS WHERE WATER MIGHT TAKE A NATURAL COURSE AFTER THE STREET OR STREETS ARE GRADED.

FOLLOWING ORIGINAL REASONABLE GRADING OF ROADS AND WAYS HEREON, NO DRAINAGE WATERS ON ANY LOT OR LOTS SHALL BE DIVERTED OR BLOCKED FROM THEIR NATURAL COURSE SO AS TO DISCHARGE UPON ANY PRIVATE ROAD RIGHTS-OF-WAY TO HAMPER PROPER ROAD DRAINAGE. ANY ENCLOSING OF DRAINAGE WATERS IN CULVERTS OR DRAINS OR REROUTING THEREOF ACROSS ANY LOT AS MAY BE UNDERTAKEN BY OR FOR THE OWNER OF ANY LOT SHALL BE DONE BY AND AT THE EXPENSE OF SUCH OWNER AND SHALL BE DONE IN ACCORDANCE WITH ANY PERMITS NEEDED FROM THE REGULATING GOVERNMENT AGENCY(S).

TRACT 997 (OPEN SPACE/DETENTION), TRACT 998 (OPEN SPACE), AND TRACT 999 (ACCESS/UTILITIES) ARE HEREBY GRANTED AND CONVEYED TO THE POPLAR POINTE HOMEOWNERS ASSOCIATION (HOA) UPON RECORDING OF THIS PLAT SUBJECT TO AN EMERGENCY MAINTENANCE EASEMENT GRANTED AND CONVEYED TO SNOHOMISH COUNTY. OWNERSHIP AND MAINTENANCE OF SAID TRACTS CONSISTENT WITH COUNTY CODE SHALL BE THE RESPONSIBILITY OF THE HOA UNLESS AND UNTIL TRACT OWNERSHIP BY ALL LOTS WITHIN THIS SUBDIVISION IS AUTHORIZED PURSUANT TO A FINAL PLAT ALTERATION. USE OF SAID TRACTS IS RESTRICTED TO THAT SPECIFIED IN THE APPROVED FINAL PLAT. THE HOA AND THE OWNERS OF ALL LOTS WITHIN THE SUBDIVISION SHALL COMPLY WITH THOSE COUNTY REGULATIONS AND CONDITIONS OF FINAL SUBDIVISION APPROVAL SPECIFIED ON THE PLAT. THE HOA SHALL REMAIN IN EXISTENCE UNLESS AND UNTIL ALL LOTS WITHIN THIS SUBDIVISION HAVE ASSUMED COMMON OWNERSHIP OF SAID TRACTS. IN THE EVENT THAT THE HOA SHOULD BE DISSOLVED, THEN EACH LOT SHALL HAVE AN EQUAL AND UNDIVIDED OWNERSHIP INTEREST IN THE TRACTS PREVIOUSLY OWNED BY THE HOA AS WELL AS RESPONSIBILITY FOR MAINTAINING THE TRACTS. MEMBERSHIP IN THE HOA AND PAYMENT OF DUES OR OTHER ASSESSMENTS FOR MAINTENANCE PURPOSES SHALL BE A REQUIREMENT OF LOT OWNERSHIP, AND SHALL REMAIN AN APPURTENANCE TO AND INSEPARABLE FROM EACH LOT. THIS COVENANT SHALL BE BINDING UPON AND INURE TO THE BENEFIT OF THE HOA, THE OWNERS OF ALL LOTS WITHIN THE SUBDIVISION AND ALL OTHERS HAVING ANY INTEREST IN THE TRACTS OR LOTS.

THE UNDERSIGNED OWNER OR OWNERS OF THE INTEREST IN THE REAL ESTATE DESCRIBED HEREIN HEREBY DECLARE THIS MAP AND DEDICATE THE SAME FOR A COMMON INTEREST COMMUNITY NAMED POPLAR POINTE, A PLAT COMMUNITY, AS THAT TERM IS DEFINED IN THE WASHINGTON UNIFORM COMMON INTEREST OWNERSHIP ACT. SOLELY TO MEET THE REQUIREMENTS OF THE WASHINGTON UNIFORM COMMON INTEREST OWNERSHIP ACT AND NOT FOR ANY PUBLIC PURPOSE. THIS MAP AND ANY PORTION THEREOF IS RESTRICTED BY LAW AND THE DECLARATION FOR POPLAR POINTE, RECORDED UNDER SNOHOMISH COUNTY AUDITOR'S FILE NO. 202408220092.

ONLY THOSE DECLARATIONS, COVENANTS AND RESTRICTIONS REQUIRED BY LAW, OR APPLICABLE COUNTY CODE, ARE DEEMED TO BE CONDITIONS OF APPROVAL OF THE PLAT FOR PURPOSES OF RCW 58.17.100 AND MAY ONLY BE AMENDED OR MODIFIED AS PROVIDED THEREIN. ALL OTHER TERMS OR CONDITIONS WHICH MAY BE INCORPORATED WITHIN ANY SUCH DECLARATION OR OTHER COVENANTS, CONDITIONS OR RESTRICTIONS PERTAINING TO THE PLAT NOT REQUIRED AS SET FORTH ABOVE SHALL BE DEEMED PRIVATE CONTRACTUAL AGREEMENTS BETWEEN THE PARTIES TO SAID DECLARATION OR COVENANT AND SUBJECT TO ENFORCEMENT OR AMENDMENT BETWEEN THE PARTIES AS MAY BE PROVIDED THEREIN.

IN WITNESS WHEREOF, WE SET OUR HANDS AND SEALS THIS 1 DAY OF July, 2024.

POPLAR POINTE, LLC,
A WASHINGTON LIMITED LIABILITY COMPANY

BY: LISA HALLMON

ITS: SECRETARY

REPRESENTATIVE ACKNOWLEDGMENT

STATE OF Washington)
COUNTY OF Snohomish) ss

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT LISA HALLMON IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT THEY SIGNED THIS INSTRUMENT, ON OATH STATED THAT THEY WERE AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE SECRETARY OF POPLAR POINTE, LLC, A WASHINGTON LIMITED LIABILITY COMPANY, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: 07-01-2024

SIGNATURE: Amanda Pearson

PRINT NAME: Amanda Pearson

NOTARY PUBLIC IN AND FOR THE STATE OF Washington

RESIDING AT Arlington, WA

MY APPOINTMENT EXPIRES: 9-11-27



LAND SURVEYOR'S ACKNOWLEDGMENT

STATE OF Washington)
COUNTY OF Snohomish) ss

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT AARON ELI TYSON IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT THEY SIGNED THIS INSTRUMENT, AND ACKNOWLEDGED IT TO BE THEIR FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: 6/28/2024

SIGNATURE: Andrew S. Lofstedt

PRINT NAME: Andrew S. Lofstedt

NOTARY PUBLIC IN AND FOR THE STATE OF Washington

RESIDING AT Everett, WA

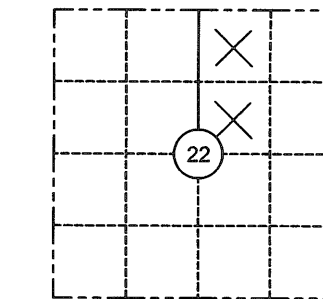
MY APPOINTMENT EXPIRES: 3/17/2026



LAND SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF POPLAR POINTE, LLC, A WASHINGTON LIMITED LIABILITY COMPANY, ON DECEMBER 26, 2023. I HEREBY CERTIFY THAT THIS MAP FOR POPLAR POINTE, A PLAT COMMUNITY IS BASED UPON AN ACTUAL SURVEY OF THE PROPERTY HEREIN DESCRIBED; THAT THE BEARINGS AND DISTANCES ARE CORRECTLY SHOWN; THAT ALL INFORMATION REQUIRED BY THE WASHINGTON UNIFORM COMMON INTEREST OWNERSHIP ACT IS SUPPLIED HEREIN; AND THAT ALL HORIZONTAL AND VERTICAL BOUNDARIES OF THE UNITS, (1) TO THE EXTENT DETERMINED BY THE WALLS, FLOORS, OR CEILINGS THEREOF, OR OTHER PHYSICAL MONUMENTS, ARE SUBSTANTIALLY COMPLETED IN ACCORDANCE WITH SAID MAP, OR (2) TO THE EXTENT SUCH BOUNDARIES ARE NOT DEFINED BY PHYSICAL MONUMENTS, SUCH BOUNDARIES ARE SHOWN ON THE MAP.

AARON ELI TYSON REGISTRATION #53114 DATE 5/7/2024



INDEX KEY
T27N-R4E

PLANNING AND DEVELOPMENT SERVICES APPROVAL

EXAMINED, FOUND TO CONFORM TO ALL TERMS OF THE PRELIMINARY PLAT APPROVAL, THE REQUIREMENTS OF CHAPTER 58.17 RCW, OTHER APPLICABLE STATE LAWS, AND APPLICABLE LOCAL ORDINANCES, AND APPROVED THIS 21st DAY OF August, 2024.

SNOHOMISH COUNTY PLANNING AND DEVELOPMENT SERVICES DIRECTOR

TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT ALL STATE AND COUNTY TAXES HERETOFORE LEVIED AGAINST THE PROPERTY DESCRIBED HEREIN, ACCORDING TO THE BOOKS AND RECORDS OF MY OFFICE, HAVE BEEN FULLY PAID AND DISCHARGED, INCLUDING 2024 TAXES.

TAX ID(S) OF EXISTING PARCELS BEING HEREBY SUBDIVIDED: 003726-010-004-02

TREASURER, SNOHOMISH COUNTY

DEPUTY COUNTY TREASURER

AUDITOR'S CERTIFICATE

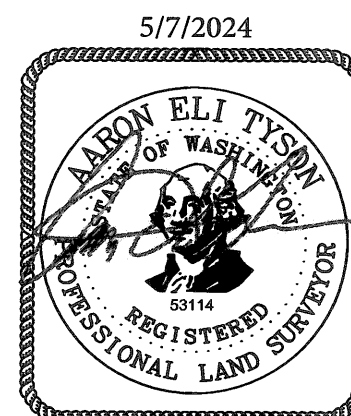
FILED FOR RECORD AT THE REQUEST OF AARON ELI TYSON, THIS 22 DAY OF Aug, 2024, AT 01 MINUTES PAST 11 A M, AND RECORDED IN VOL. _____ OF PLATS,

PAGE(S) _____, RECORDS OF SNOHOMISH COUNTY, WASHINGTON

AUDITOR, SNOHOMISH COUNTY

DEPUTY COUNTY AUDITOR

AF# 202408225001



HARMSEN
LAND SURVEYING • CIVIL ENGINEERING • LAND USE PLANNING
sUAS AERIAL MAPPING • WETLAND SERVICES
2822 COLBY AVE, SUITE 300 (425) 252-1884
EVERETT, WA 98201 (360) 794-7811

POPLAR POINTE A UNIT LOT SUBDIVISION FOR POPLAR POINTE, LLC FILE NO. 20-107111-PSD SNOHOMISH COUNTY, WASHINGTON		
DWN. BY ASL	DATE 05-07-2024	JOB NO. 21-386FP
CHKD. BY AET	S22-T27N-R4E NW 1/4, NE 1/4 & SW 1/4, NE 1/4	SHEET 1 OF 5

**POPLAR POINTE
A UNIT LOT SUBDIVISION
FILE NO. 20-107111-PSD
SNOHOMISH COUNTY, WASHINGTON**

A PORTION OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER AND SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 27 NORTH, RANGE 4 EAST, W.M.

LEGAL DESCRIPTION

THAT PORTION OF LOT 4 IN BLOCK 10 OF ALDERWOOD MANOR, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 9 OF PLATS, PAGE 71, RECORDS OF SNOHOMISH COUNTY AUDITOR, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 4;
THENCE SOUTH 16°31'10" WEST ALONG THE EAST LINE OF SAID LOT 4, A DISTANCE OF 451.77 FEET TO THE TRUE POINT OF BEGINNING;
THENCE CONTINUE SOUTH 16°31'10" WEST 311.71 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 30.00 FEET;
THENCE SOUTHERLY AND WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 125°55'40" AN ARC DISTANCE OF 65.94 FEET;
THENCE NORTH 37°33'10" WEST 262.53 FEET;
THENCE NORTH 52°26'50" EAST 300.00 FEET;
THENCE SOUTH 37°33'10" EAST 103.91 FEET TO THE POINT OF BEGINNING;

EXCEPT THAT PORTION DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST WESTERLY CORNER OF SAID LOT 4;
THENCE SOUTH 37°33'10" EAST ALONG THE SOUTHWESTERLY LINE OF SAID LOT 4, A DISTANCE OF 279.60 FEET TO THE POINT OF BEGINNING;
THENCE SOUTH 37°33'10" EAST 140.00 FEET;
THENCE NORTH 52°26'50" EAST 100.00 FEET;
THENCE NORTH 37°33'10" WEST 140.00 FEET;
THENCE SOUTH 52°26'50" WEST 100.00 FEET TO THE POINT OF BEGINNING;

ALSO, EXCEPT THAT PORTION DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 4;
THENCE SOUTH 16°31'10" WEST ALONG THE EAST LINE OF SAID LOT 4, A DISTANCE OF 711.11 FEET TO THE POINT OF BEGINNING;
THENCE CONTINUE SOUTH 16°31'10" WEST 52.37 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 30.00 FEET;
THENCE SOUTHERLY AND WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 125°55'40" AN ARC DISTANCE OF 65.94 FEET;
THENCE NORTH 37°33'10" WEST 122.53 FEET;
THENCE NORTH 52°26'50" EAST 90.00 FEET;
THENCE SOUTH 37°33'10" EAST 116.08 FEET TO THE POINT OF BEGINNING;

AND ALSO, EXCEPT THAT PORTION DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 4;
THENCE SOUTH 16°31'10" WEST ALONG THE EAST LINE OF SAID LOT 4, A DISTANCE OF 451.77 FEET;
THENCE NORTH 37°33'10" WEST 102.97 FEET TO THE POINT OF BEGINNING;
THENCE CONTINUE NORTH 37°33'10" WEST 0.95 FEET;
THENCE SOUTH 52°26'50" WEST 200.00 FEET;
THENCE SOUTH 37°33'10" EAST 2.40 FEET;
THENCE NORTH 52°26'50" EAST 4.30 FEET;
THENCE NORTH 37°33'10" WEST 0.87 FEET;
THENCE NORTH 53°06'34" EAST 40.34 FEET;
THENCE NORTH 52°26'50" EAST 32.47 FEET;
THENCE NORTH 41°48'55" WEST 1.50 FEET;
THENCE NORTH 54°30'11" EAST 9.72 FEET;
THENCE NORTH 52°50'58" EAST 13.48 FEET;
THENCE NORTH 57°18'28" EAST 3.73 FEET;
THENCE NORTH 52°41'01" EAST 65.50 FEET;
THENCE NORTH 52°11'07" EAST 19.47 FEET;
THENCE NORTH 49°52'45" EAST 11.14 FEET TO THE POINT OF BEGINNING;

AND ALSO EXCEPT THAT PORTION CONVEYED TO THE CITY OF LYNNWOOD BY DEED RECORDED UNDER RECORDING NO. 9605130945;

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

EASEMENTS

- AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO ALL UTILITIES SERVING SUBJECT PLAT AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, UNDER AND UPON THE EXTERIOR 5 FEET PARALLEL WITH AND ADJOINING THE STREET FRONTAGE OF ALL LOTS, TRACTS AND COMMON AREAS IN WHICH TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE AND MAINTAIN UNDERGROUND CONDUITS, CABLES, PIPE, AND WIRES WITH NECESSARY FACILITIES AND OTHER EQUIPMENT FOR THE PURPOSE OF SERVING THIS SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC, TELEPHONE, GAS, TELEVISION CABLE AND OTHER UTILITY SERVICES TOGETHER WITH THE RIGHT TO ENTER UPON THE LOTS, TRACTS AND COMMON AREAS AT ALL TIMES FOR THE PURPOSES HEREIN STATED.
DRAINAGE EASEMENTS DESIGNATED ON THE PLAT ARE HEREBY RESERVED FOR AND GRANTED TO SNOHOMISH COUNTY, EXCEPT THOSE DESIGNATED ON THE PLAT AS PRIVATE EASEMENTS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS AND THE RIGHT TO EXCAVATE, CONSTRUCT, OPERATE, MAINTAIN, REPAIR AND/OR REBUILD AN ENCLOSED OR OPEN CHANNEL STORM WATER CONVEYANCE SYSTEM AND/OR OTHER DRAINAGE FACILITIES, UNDER, UPON OR THROUGH THE DRAINAGE EASEMENT.
- TEN-FOOT WIDE SHARED MAINTENANCE EASEMENTS WITH FIVE FEET OF SUCH WIDTH BEING ON EACH SIDE OF ALL PROPERTY LINES WHICH SHARE A COMMON BUILDING WALL AS SHOWN HEREON ARE HEREBY GRANTED AND CONVEYED TO THE ADJOINING LOT OWNERS WHO SHARE SAID COMMON BUILDING WALLS FOR MAINTENANCE OF THE ROOF, EAVES, WALLS AND ANY ARCHITECTURAL FEATURES WHICH RESIDE ALONG THE PROPERTY LINE. MAINTENANCE, ACCESS, AND RESPONSIBILITIES SHALL BE SET FORTH IN THE COVENANTS, CONDITIONS AND RESTRICTIONS.
- THE PRIVATE WALL MAINTENANCE EASEMENT SHOWN ACROSS LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 15, AND 16, AND TRACTS 997 AND 998, AS SHOWN HEREON, IS HEREBY GRANTED AND CONVEYED TO THE OWNERS OF LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 15, AND 16, AND THE HOA. THE OWNERS OF SAID BENEFITED LOTS ARE HEREBY RESPONSIBLE FOR THE MAINTENANCE OF THE WALL FACILITIES WITHIN SAID EASEMENT SERVING THEIR RESPECTIVE LOTS. THE HOA IS RESPONSIBLE FOR THE MAINTENANCE OF THE WALL FACILITIES WITHIN SAID TRACTS 997 AND 998.
- THE PRIVATE DRAINAGE EASEMENT SHOWN ACROSS LOTS 1, 2, 3, 4, 5, 15, AND 16, AND TRACT 999, AS SHOWN HEREON, IS HEREBY GRANTED AND CONVEYED TO THE OWNERS OF LOTS 1, 2, 3, 4, 5, 15, AND 16, AND THE HOA. THE OWNERS OF SAID BENEFITED LOTS ARE HEREBY RESPONSIBLE FOR THE MAINTENANCE OF THE DRAINAGE FACILITIES WITHIN SAID EASEMENT SERVING THEIR RESPECTIVE LOTS. THE HOA IS RESPONSIBLE FOR THE MAINTENANCE OF THE DRAINAGE FACILITIES WITHIN SAID TRACT 999.
- A PUBLIC ACCESS EASEMENT IS HEREBY RESERVED FOR AND GRANTED AND CONVEYED TO SNOHOMISH COUNTY FOR ACCESS AND MAINTENANCE OF THE PUBLIC SIDEWALK WITHIN THE RIGHT OF WAY.

AF# 202408225001

SUBDIVISION COVENANTS AND RESTRICTIONS

- NO FURTHER DIVISION OF ANY LOT IS ALLOWED WITHOUT SUBMITTING FOR A NEW SUBDIVISION OR SHORT SUBDIVISION.
- THE SALE OR LEASE OF LESS THAN A WHOLE LOT IN ANY SUBDIVISION PLATTED AND FILED UNDER CHAPTER 30.41B SCC IS EXPRESSLY PROHIBITED EXCEPT IN COMPLIANCE WITH CHAPTER 30.41B SCC.
- THE COST OF CONSTRUCTION AND MAINTAINING ALL ROADS NOT HEREIN DEDICATED AS PUBLIC ROADS SHALL BE THE OBLIGATION OF ALL OF THE OWNERS AND THE OBLIGATION TO MAINTAIN SHALL BE CONCURRENTLY THE OBLIGATION OF ANY CORPORATION IN WHICH TITLE OF THE ROADS AND STREETS MAY BE HELD. IN THE EVENT THAT THE OWNERS OF ANY LOTS SERVED BY THE ROADS OR STREETS OF THIS [SHORT] PLAT SHALL PETITION THE SNOHOMISH COUNTY COUNCIL TO INCLUDE THESE ROADS OR STREETS IN THE PUBLIC ROAD SYSTEM, THE PETITIONERS SHALL BE OBLIGATED TO BRING THE SAME TO COUNTY ROAD STANDARDS APPLICABLE AT THE TIME OF PETITION IN ALL RESPECTS, INCLUDING DEDICATION OF RIGHTS-OF-WAY, PRIOR TO ACCEPTANCE BY THE COUNTY.
- THE LOTS WITHIN THIS SUBDIVISION ARE SUBJECT TO SCHOOL IMPACT MITIGATION FEES FOR EDMONDS SCHOOL DISTRICT NO. 15. FOR BUILDING PERMIT APPLICATIONS SUBMITTED ON OR BEFORE MAY 19, 2025, THE MITIGATION FEE SHALL BE ZERO DOLLARS PER DWELLING UNIT. FOR BUILDING PERMITS SUBMITTED ON OR AFTER MAY 20, 2025, THE AMOUNT SHALL BE DETERMINED BY THE FEE SCHEDULE IN EFFECT AT THE TIME THE BUILDING PERMIT APPLICATION IS SUBMITTED. PAYMENT OF THESE MITIGATION FEES IS REQUIRED PRIOR TO BUILDING PERMIT ISSUANCE EXCEPT AS PROVIDED FOR IN SCC 30.66C.200(2). CREDIT SHALL BE GIVEN FOR 1 EXISTING LOT. UNIT 1 SHALL RECEIVE CREDIT.
- THE DWELLING UNITS WITHIN THIS DEVELOPMENT ARE SUBJECT TO PARK IMPACT FEES AS MITIGATION FOR IMPACTS TO THE NAKEETA BEACH PARK SERVICE AREA NO. 307 OF THE COUNTY PARKS SYSTEM IN ACCORDANCE WITH CHAPTER 30.66A SCC. FOR BUILDING PERMIT APPLICATIONS SUBMITTED ON OR BEFORE MAY 19, 2025, THE IMPACT FEE SHALL BE \$1,071.45 PER DWELLING UNIT. FOR BUILDING PERMITS SUBMITTED ON OR AFTER MAY 20, 2025, THE AMOUNT SHALL BE DETERMINED BY THE FEE SCHEDULE IN EFFECT AT THE TIME THE BUILDING PERMIT APPLICATION IS SUBMITTED. PAYMENT OF THESE MITIGATION FEES IS REQUIRED PRIOR TO BUILDING PERMIT ISSUANCE EXCEPT AS PROVIDED FOR IN SCC 30.66A.020(4).
- APPROVAL OF THE DESIGN AND LAYOUT OF THE DEVELOPMENT WAS GRANTED BY THE REVIEW OF THE DEVELOPMENT, AS A WHOLE, ON THE PARENT SITE BY THE SITE DEVELOPMENT PLAN APPROVAL (19-112018 SPA).
- SUBSEQUENT PLATTING ACTIONS, ADDITIONS, OR MODIFICATIONS TO THE STRUCTURE(S) MAY NOT CREATE OR INCREASE ANY NONCONFORMITY OF THE PARENT SITE AS A WHOLE AND SHALL CONFORM TO THE APPROVED SITE DEVELOPMENT PLAN.
- IF A STRUCTURE OR PORTION OF A STRUCTURE HAS BEEN DAMAGED OR DESTROYED, ANY REPAIR, RECONSTRUCTION, OR REPLACEMENT OF THE STRUCTURE(S) SHALL CONFORM TO THE APPROVED SITE DEVELOPMENT PLAN.
- THE INDIVIDUAL UNIT LOTS ARE NOT SEPARATE BUILDABLE LOTS AND ADDITIONAL DEVELOPMENT OF THE INDIVIDUAL UNIT LOTS MAY BE LIMITED AS A RESULT OF THE APPLICATION OF DEVELOPMENT STANDARDS TO THE PARENT SITE.
- MEMBERSHIP IN THE HOMEOWNERS' ASSOCIATION AND PAYMENT OF DUES OR OTHER ASSESSMENTS FOR MAINTENANCE PURPOSES SHALL BE A REQUIREMENT OF LOT OWNERSHIP AND SHALL REMAIN AN APPURTENANCE TO AND INSEPARABLE FROM EACH LOT. IF THE HOMEOWNERS' ASSOCIATION IS DISSOLVED, THEN EACH LOT SHALL HAVE AN EQUAL AND UNDIVIDED OWNERSHIP INTEREST IN THE TRACTS PREVIOUSLY OWNED BY THE ASSOCIATION AS WELL AS RESPONSIBILITY FOR MAINTAINING THE TRACTS.
- OPEN SPACE SHALL BE PROTECTED IN PERPETUITY. USE OF THE OPEN SPACE TRACTS WITHIN THIS SUBDIVISION IS RESTRICTED TO THOSE USES APPROVED FOR THE RESIDENTIAL DEVELOPMENT SHOWN ON THE APPROVED SITE PLAN AND THE APPROVED LANDSCAPE PLAN.
- TREES PLANTED TO MEET REQUIREMENTS OF SCC 30.25.016 AND INDICATED IN THE APPROVED LANDSCAPE PLAN SHALL NOT BE REMOVED EXCEPT WHEN DETERMINED IN WRITING BY A CERTIFIED ARBORIST TO CONSTITUTE A HAZARD. ANY REPLACEMENT OR SIGNIFICANT TREES REMOVED WITHOUT PROPER DOCUMENTATION FROM A CERTIFIED ARBORIST SHALL BE SUBJECT TO A FINE AS DETERMINED UNDER CHAPTER 30.85 SCC.
- ALL DWELLING UNITS SHALL BE PROVIDED WITH A NFPA 13-D FIRE SUPPRESSION SYSTEMS.
- ALL PROPOSED RESIDENCES IN THIS SUBDIVISION SHALL COMPLY WITH THE DESIGN REQUIREMENTS OF SCC 30.23A.050.

MATTERS OF RECORD

- SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS, RECITALS, RESERVATIONS, EASEMENTS, EASEMENT PROVISIONS, DEDICATIONS, BUILDING SETBACK LINES, NOTES, STATEMENTS, AND OTHER MATTERS, IF ANY, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH ON THE PLAT OF ALDERWOOD MANOR RECORDED UNDER RECORDING NUMBER 232292. (AFFECTS PROPERTY, NO RESTRICTIONS TO ADD)
- SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS, RECITALS, RESERVATIONS, EASEMENTS, EASEMENT PROVISIONS, DEDICATIONS, BUILDING SETBACK LINES, NOTES, STATEMENTS, AND OTHER MATTERS, IF ANY, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH ON SURVEY RECORDED UNDER RECORDING NUMBER 8603275010. (AFFECTS PROPERTY, NO RESTRICTIONS TO ADD)
- SUBJECT TO AN ELECTRIC AND COMMUNICATION DISTRIBUTION LINES AND FACILITIES EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT RECORDED UNDER RECORDING NUMBER 202206010450. (AFFECTS PROPERTY AND CONTAINS 2 EASEMENT AREAS, EASEMENT AREA 1 IS DEPICTED ON SHEET 3. EASEMENT AREA 2 IS BASED ON AS CONSTRUCTED LOCATIONS, PORTIONS THAT CAN BE SHOWN ARE DEPICTED ON SHEET 3.)
- SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS, RECITALS, RESERVATIONS, EASEMENTS, EASEMENT PROVISIONS, DEDICATIONS, BUILDING SETBACK LINES, NOTES, STATEMENTS, AND OTHER MATTERS, IF ANY, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH ON SURVEY RECORDED UNDER RECORDING NUMBER 200601185072. (THIS IS A BOUNDARY SURVEY OF THE ADJOINER TO THE EAST AND HAS NO RESTRICTIONS AFFECTING PROPERTY)
- SUBJECT TO STIPULATED JUDGMENT QUIETING TITLE AND THE TERMS AND CONDITIONS THEREOF RECORDED UNDER RECORDING NUMBER 202204260200. (AFFECTS PROPERTY AND IS SHOWN ON SHEET 3)
- SUBJECT TO A AWWD WATER & SEWER EASEMENT FOR THE PURPOSES SHOWN THEREIN AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT RECORDED UNDER RECORDING NUMBER 202305100074. (AFFECTS PROPERTY AND IS SHOWN ON SHEET 3)
- COVENANTS, CONDITIONS AND RESTRICTIONS ARE RECORDED UNDER RECORDING NUMBER 202408220092

STORMWATER FACILITY EASEMENT AND COVENANT

STORMWATER FACILITIES IN THIS SUBDIVISION ARE LOCATED IN STORMWATER FACILITY EASEMENTS AS SHOWN ON THE FACE OF THIS PLAT. THESE STORMWATER FACILITY EASEMENTS, TOGETHER WITH THE STORMWATER FACILITIES LOCATED IN SUCH EASEMENTS, ARE ESTABLISHED AS COMMON AREAS OF THE SUBDIVISION THAT SHALL BE OWNED, MANAGED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION (HOA) FOR THE BENEFIT OF THE LOT OWNERS. THE HOA SHALL REGULARLY INSPECT AND MAINTAIN THE STORMWATER FACILITIES, PERFORMING WHATEVER MAINTENANCE, REPAIR, RENOVATION, REPLACEMENT, REBUILDING, AND/OR RETROFITTING AS MAY BE REASONABLY NECESSARY TO KEEP SAID FACILITIES FUNCTIONING AS INTENDED. AS A PART OF THE HOA'S OBLIGATION TO MAINTAIN THE STORMWATER FACILITIES, THE HOA SHALL NOT CREATE, PLACE, OR MAINTAIN (NOR ALLOW ANY OTHER PERSON TO CREATE, PLACE, OR MAINTAIN) ANY OBSTRUCTION ON, IN, UNDER, ACROSS, UPON, OR THROUGH ANY OF THE STORMWATER FACILITIES OR THE STORMWATER FACILITY EASEMENTS. OBSTRUCTIONS PLACED WITHIN THE EASEMENT AREA MAY BE REMOVED BY SNOHOMISH COUNTY AT THE SOLE EXPENSE OF THE HOA. THE HOA SHALL KEEP AN OPERATION AND MAINTENANCE MANUAL FOR THE STORMWATER FACILITIES IN WHICH ALL INSPECTIONS AND MAINTENANCE PERFORMED ON SAID FACILITIES SHALL BE LOGGED.

SNOHOMISH COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, AT ANY TIME AND FROM TIME TO TIME, TO ENTER ONTO ANY ONE OR MORE OF THE STORMWATER FACILITY EASEMENTS FOR PURPOSES OF INSPECTING THE STORMWATER FACILITIES LOCATED THEREON. SNOHOMISH COUNTY SHALL ALSO HAVE THE RIGHT, BUT NOT THE OBLIGATION, UPON REASONABLE ADVANCE NOTICE TO THE HOA, TO REVIEW THE OPERATION AND MAINTENANCE MANUAL FOR THE STORMWATER FACILITIES. SHOULD ANY INSPECTION BY SNOHOMISH COUNTY OF ONE OR MORE STORMWATER FACILITIES REVEAL A NEED FOR MAINTENANCE, REPAIR, REPLACEMENT, REBUILDING, AND/OR RETROFITTING, SNOHOMISH COUNTY SHALL NOTIFY THE HOA IN WRITING OF THE NEED FOR SUCH WORK. IF THE HOA FAILS TO PERFORM THE NECESSARY MAINTENANCE, REPAIR, REPLACEMENT, AND/OR RETROFITTING WITHIN A REASONABLE TIME AFTER RECEIVING SNOHOMISH COUNTY'S WRITTEN NOTICE (TAKING INTO ACCOUNT THE TYPE AND EXTENT OF WORK NEEDED), SNOHOMISH COUNTY SHALL THEN HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO ENTER ONTO THE STORMWATER FACILITY EASEMENT(S) AT ISSUE AND PERFORM ALL OR ANY PORTION OF THE SPECIFIED WORK AT THE HOA'S COST AND EXPENSE. THE HOA SHALL REIMBURSE SNOHOMISH COUNTY FOR THE COSTS AND EXPENSES INCURRED BY SNOHOMISH COUNTY IN PERFORMING SUCH WORK WITHIN 90 DAYS AFTER RECEIVING SNOHOMISH COUNTY'S INVOICE FOR SAME.

NOTWITHSTANDING ANYTHING TO THE CONTRARY CONTAINED ABOVE, IN THE EVENT OF AN EMERGENCY, SNOHOMISH COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO ENTER ONTO ANY ONE OR MORE OF THE STORMWATER FACILITY EASEMENTS AND PERFORM SUCH EMERGENCY MAINTENANCE AND/OR REPAIR TO THE STORMWATER FACILITIES LOCATED THEREON AS MAY BE REASONABLY NECESSARY TO AVOID IMMINENT HARM OR DAMAGE TO PERSONS OR PROPERTY, WITHOUT THE NECESSITY OF PROVIDING THE HOA ADVANCE WRITTEN NOTICE OR AN OPPORTUNITY TO CURE THE PROBLEM. THE HOA SHALL REIMBURSE SNOHOMISH COUNTY FOR THE COSTS AND EXPENSES INCURRED BY SNOHOMISH COUNTY IN PERFORMING SUCH EMERGENCY MAINTENANCE AND/OR REPAIR WORK WITHIN 90 DAYS AFTER RECEIVING SNOHOMISH COUNTY'S INVOICE FOR SAME.

5/7/2024



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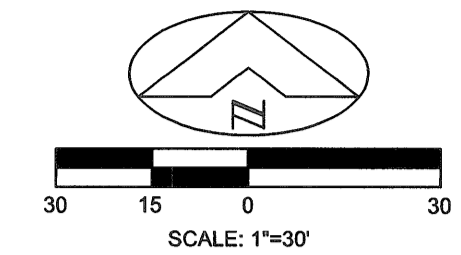
POPLAR POINTE A UNIT LOT SUBDIVISION FOR POPLAR POINTE, LLC FILE NO. 20-107111-PSD SNOHOMISH COUNTY, WASHINGTON		
DWN. BY	DATE	JOB NO.
ASL	05-07-2024	21-386FP
CHKD. BY	S22-T27N-R4E NW 1/4, NE 1/4 & SW 1/4, NE 1/4	SHEET
AET		2 OF 5

**POPLAR POINTE
A UNIT LOT SUBDIVISION
FILE NO. 20-107111-PSD
SNOHOMISH COUNTY, WASHINGTON**

A PORTION OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER AND SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 27 NORTH, RANGE 4 EAST, W.M.

PROPERTY CORNER NOTES

- 1 CORNER COULD NOT BE SET AND SETTING AN OFFSET WOULD CREATE CONFUSION
- 2 SET PROPERTY CORNER OFFSET 1.0' SW ON LINE
- 3 SET PROPERTY CORNER OFFSET 1.0' NW ON LINE
- 4 SET PROPERTY CORNER OFFSET 2.0' SW ON LINE
- 5 SET PROPERTY CORNER OFFSET 0.5' SE ON LINE



BASIS OF BEARING

N51°31'42"W BETWEEN A FOUND MONUMENT NORTH OF THE INTERSECTION OF POPLAR WAY AND BIRCH WAY AND A FOUND MONUMENT AT THE INTERSECTION OF THE NORTHEASTERLY EXTENSION OF THE NORTHWESTERLY LINE OF THE PLAT OF ALDER DALE GLEN DIVISION A AND THE CENTERLINE OF BIRCH WAY. BEARINGS ARE PER THE PLAT OF ALDERWOOD MANOR.

SURVEY REFERENCES

- P PLAT OF ALDERWOOD MANOR VOL 9, PG 71
- SP SHORT PLAT AF# 200006015001
- R1 RECORD OF SURVEY BY CORE AF# 200601185072
- BOUNDARY LINE ADJUSTMENT BY DOWL AF# 201312135002
- P1 PLAT OF ALDER DALE GLEN DIV A AF# 2138454
- P2 PLAT OF ALDER GLEN AF# 7803010206
- R RECORD OF SURVEY BY CHENOWETH AF# 8603275010
- WSDOT SR5 MP 181.07 TO MP 182.45 ALDERWOOD MANOR INTERCHANGE SHEET 2 OF 4

SURVEY NARRATIVE

PROPERTY BOUNDARY WAS CALCULATED BY HOLDING THAT RECORD OF SURVEY RECORDED UNDER AUDITOR'S FILE NUMBER 8603275010 AND THE LEGAL DESCRIPTIONS WITHIN THE QUIET TITLE ACTION RECORDED UNDER AUDITOR'S FILE NUMBER 202204260200.

BOUNDARY FEATURE NOTES

THE OWNER(S) OF ANY LOT OR TRACT WITHIN THIS SHORT PLAT DO NOT CLAIM ANY OWNERSHIP RIGHT TO ANY BOUNDARY FEATURES OUTSIDE OF THE MONUMENTED BOUNDARY AS SHOWN.

SURVEY NOTES

- EQUIPMENT: 3" OR LESS TOTAL STATION
- METHOD: FIELD TRAVERSE
- THE CLOSURES OF THIS FIELD TRAVERSE CONDUCTED DURING THIS SURVEY MEET OR EXCEED THE MINIMUM CLOSURE STANDARDS STATED IN WAC 332-130-090, -100 and -110.
- THE INFORMATION SHOWN ON THIS MAP REPRESENTS THE RESULTS OF A SURVEY MADE ON THE INDICATED DATE AND CAN ONLY BE CONSIDERED AS THE GENERAL EXISTING CONDITION AT THAT TIME.
- PARENT PARCEL = 30,913 SF (0.71 ACRES)
- THE RIGHT OF WAY FRONTING THE PROPERTY IS SNOHOMISH COUNTY JURISDICTION

199TH PL. SW
(PUBLIC ROAD)

FOUND MONUMENT IN CASE CONC MON W/ 2" BRASS DOME & "X" +/- 0.3' BELOW GRADE VISITED 8-13-2021 NELY EXTENSION OF NWLY LINE-P1 HELD FOR ALIGNMENT

FOUND MONUMENT IN CASE CONC MON W/ 3" BRASS DISC & "X" +/- 0.3' BELOW GRADE VISITED 8-13-2021

FOUND MONUMENT IN CASE CONC MON W/ LEAD & TACK +/- 0.7' BELOW GRADE VISITED 8-13-2021

FOUND MONUMENT IN CASE CONC MON W/ 2" BRASS DOME & "X" +/- 0.3' BELOW GRADE VISITED 8-13-2021

FOUND REBAR AND CAP "CHENOWETH 9567" S46°26'19"E 0.70' OF CALC PER -R VISITED 8-13-2021

LOT 4
BLOCK 10
ALDERWOOD MANOR
VOL. 9, PG. 71

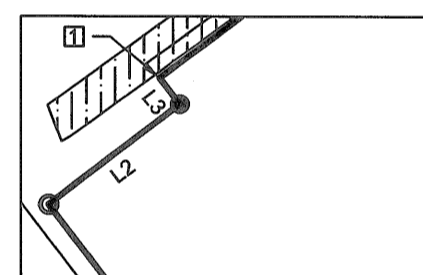


EXHIBIT "A"
1" = 5'

LINE	BEARING	DISTANCE
L1	N52°26'50"E	10.00'
L2	N52°26'50"E	4.30'
L3	N37°33'10"W	0.87'
L4	N53°06'34"E	40.34'
L5	N52°26'50"E	32.47'
L6	N41°48'55"W	1.50'
L7	N54°30'11"E	9.72'
L8	N52°50'58"E	13.48'
L9	N57°18'28"E	3.73'
L10	N52°41'01"E	65.50'
L11	N52°11'07"E	19.47'
L12	N49°52'45"E	11.14'
L13	N73°28'50"W	13.13'
L14	N73°28'50"W	10.50'
L15	N73°28'50"W	2.63'
L16	N16°31'10"E	25.73'
L17	N20°29'56"E	16.90'
L18	N30°49'10"E	23.39'
L19	N48°59'41"E	19.85'
L20	N37°33'10"W	10.00'
L21	N37°33'10"W	6.00'
L22	N37°33'10"W	8.33'
L23	N52°26'50"E	19.04'
L24	N70°23'07"E	5.86'
L25	N37°33'10"W	8.50'
L26	N37°33'10"W	1.50'
L27	N37°33'10"W	7.00'
L28	N52°26'50"E	19.04'
L29	N37°33'10"W	8.00'
L30	N16°31'10"E	10.35'
L31	N37°33'10"W	27.12'
L32	N52°50'58"E	2.83'
L33	N52°50'58"E	10.65'
L34	N52°41'01"E	4.87'
L35	N34°17'09"E	35.00'

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH
C1	20.00'	35°55'40"	12.54'
C2	23.42'	31°56'54"	13.06'
C3	65.00'	35°55'40"	40.76'
C4	65.00'	7°45'51"	8.81'
C5	65.00'	11°34'58"	13.14'
C6	65.00'	7°45'11"	8.80'
C7	65.00'	8°49'41"	10.01'
C8	35.00'	18°09'41"	11.09'

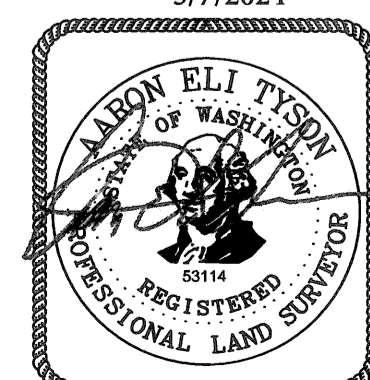
LEGEND

- FOUND MONUMENT AS NOTED
- SET 24" X 1/2" REBAR WITH CAP "LS 53114"
- ▲ SET MAG NAIL & WASHER STAMPED "LS 53114"
- ◆ SCRIBE IN FOUNDATION WALL
- FOUND SURVEY MARKER AS NOTED
- C CALCULATED
- M MEASURED
- (R) RADIAL

AF# 202408225001

EASEMENT NOTES

- 1 5-FOOT PUBLIC UTILITIES EASEMENT (TYP.) SEE EASEMENT PROVISION #1, SHEET 2
- 2 PRIVATE SHARED MAINTENANCE EASEMENT SEE EASEMENTS #2, SHEET 2 SEE EASEMENT DETAIL, SHEET 4
- 3 AWWWD WATER AND SEWER EASEMENT AF# 202305100074 SEE MATTERS OF RECORD #6, SHEET 2
- 4 10' UTILITY EASEMENT TO PUD AF#202206010450 SEE MATTERS OF RECORD #3, SHEET 2 THIS EASEMENT HAS 2 PARTS. AREA 1 IS 10' LYING PARALLEL WITH THE RIGHT OF WAY AND IS SHOWN HEREON. AREA 2 IS 10' OVER AS CONSTRUCTED LINES AND 8' AROUND VAULTS. PORTIONS THAT CAN BE SHOWN ARE DEPICTED HEREON.
- 5 PRIVATE WALL MAINTENANCE EASEMENT SEE EASEMENTS #3, SHEET 2 SEE EASEMENT DETAIL, SHEET 4
- 6 PRIVATE DRAINAGE EASEMENT SEE EASEMENTS #4, SHEET 2 SEE EASEMENT DETAIL, SHEET 4
- 7 PUBLIC ACCESS EASEMENT SEE EASEMENTS #5, SHEET 2 SEE EASEMENT DETAIL, SHEET 4



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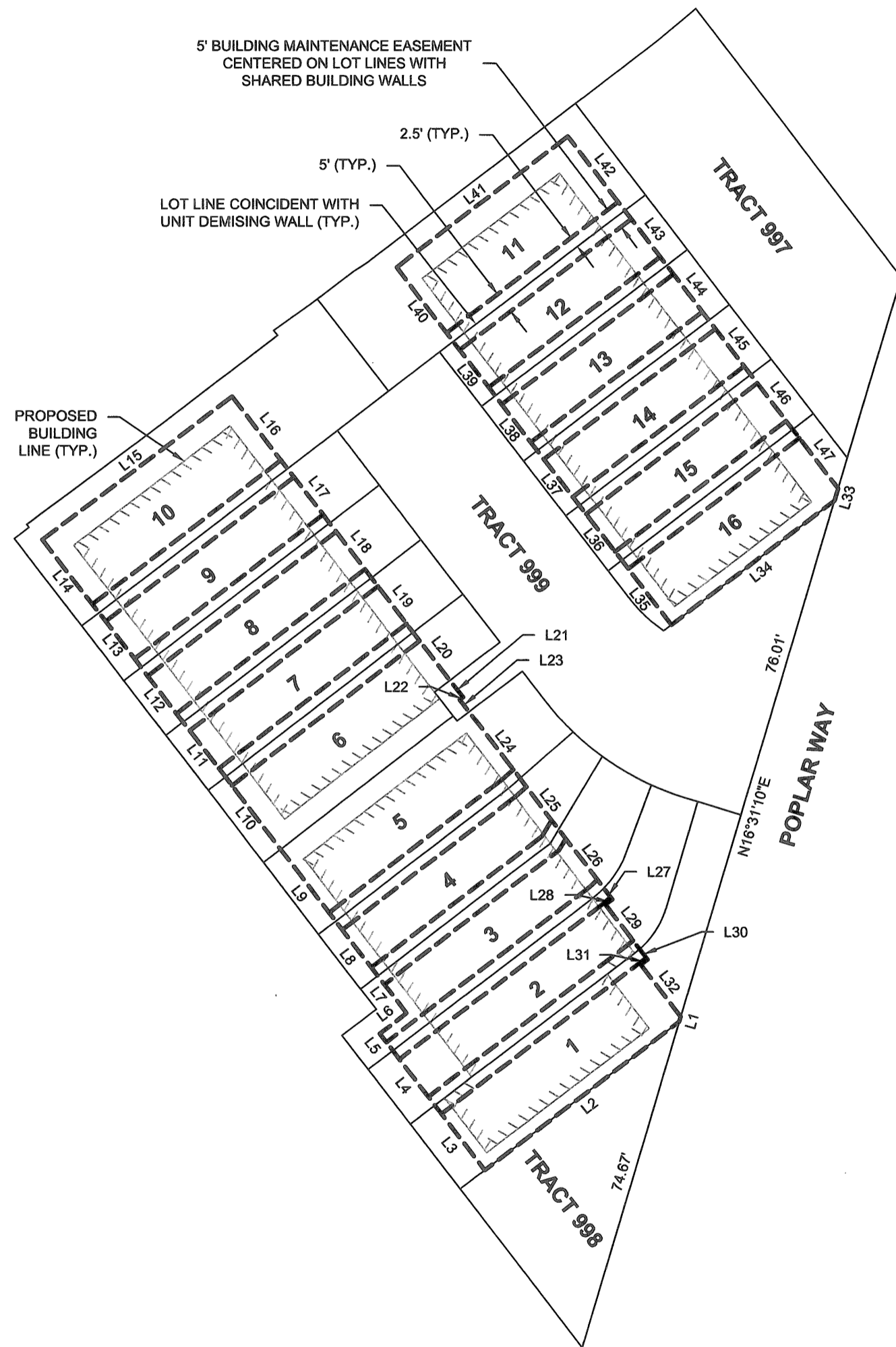
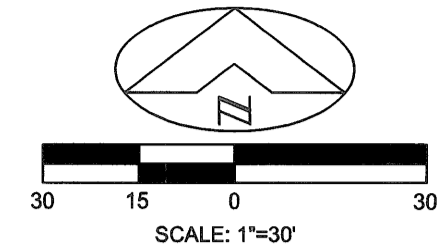
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POPLAR POINTE A UNIT LOT SUBDIVISION FOR POPLAR POINTE, LLC FILE NO. 20-107111-PSD SNOHOMISH COUNTY, WASHINGTON		
DWN. BY	DATE	JOB NO.
ASL	05-07-2024	21-386FP
CHKD. BY	SHEET	
AET	S22-T27N-R4E NW 1/4, NE 1/4 & SW 1/4, NE 1/4	3 OF 5

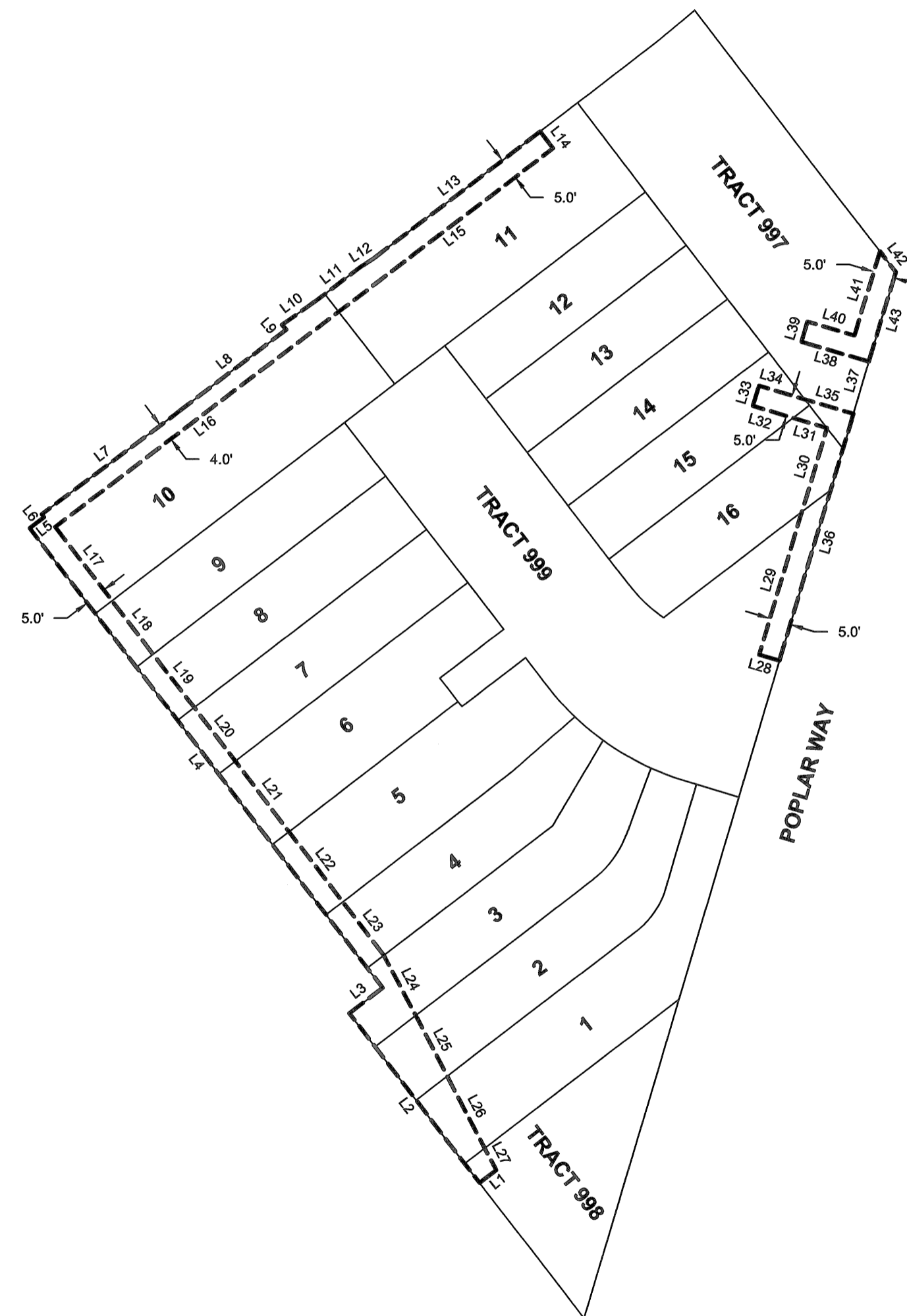
POPLAR POINTE
A UNIT LOT SUBDIVISION
 A PORTION OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER AND SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 27 NORTH, RANGE 4 EAST, W.M.
FILE NO. 20-107111-PSD
SNOHOMISH COUNTY, WASHINGTON

EASEMENT DETAILS



PRIVATE SHARED MAINTENANCE EASEMENT DETAIL
 SCALE: 1" = 30'
 (SEE SHEET 2, EASEMENTS #2)

LINE	BEARING	DISTANCE
L1	N16°31'10"E	1.19'
L2	N52°26'50"E	56.89'
L3	N37°33'10"W	19.00'
L4	N37°33'10"W	16.00'
L5	N37°33'10"W	5.00'
L6	N52°26'50"E	7.84'
L7	N37°33'10"W	11.00'
L8	N37°33'10"W	16.00'
L9	N37°33'10"W	21.00'
L10	N37°33'10"W	21.00'
L11	N37°33'10"W	16.00'
L12	N37°33'10"W	16.00'
L13	N37°33'10"W	16.00'
L14	N37°33'10"W	21.45'
L15	N52°48'51"E	55.01'
L16	N37°33'10"W	21.10'
L17	N37°33'10"W	16.00'
L18	N37°33'10"W	16.00'
L19	N37°33'10"W	16.00'
L20	N37°33'10"W	14.00'
L21	N37°33'10"W	5.00'
L22	N52°26'50"E	1.00'
L23	N37°33'10"W	3.50'
L24	N37°33'10"W	19.29'
L25	N37°33'10"W	14.82'
L26	N37°33'10"W	17.13'
L27	N37°33'10"W	3.26'
L28	N52°26'50"E	2.00'
L29	N37°33'10"W	12.97'
L30	N37°33'10"W	3.03'
L31	N52°26'50"E	2.00'
L32	N37°33'10"W	15.30'
L33	N16°31'10"E	2.94'
L34	N52°33'18"E	47.62'
L35	N37°33'10"W	18.91'
L36	N37°33'10"W	16.00'
L37	N37°33'10"W	16.00'
L38	N37°33'10"W	16.00'
L39	N37°33'10"W	16.00'
L40	N37°33'10"W	21.71'
L41	N52°41'01"E	50.00'
L42	N37°33'10"W	21.52'
L43	N37°33'10"W	16.00'
L44	N37°33'10"W	16.00'
L45	N37°33'10"W	16.00'
L46	N37°33'10"W	16.00'
L47	N37°33'10"W	17.26'



PRIVATE WALL MAINTENANCE EASEMENT DETAIL
 SCALE: 1" = 30'
 (SEE SHEET 2, EASEMENTS #3)

LINE	BEARING	DISTANCE
L1	N52°26'50"E	4.99'
L2	N37°33'10"W	50.80'
L3	N52°26'50"E	10.00'
L4	N37°33'10"W	137.59'
L5	N52°26'50"E	4.30'
L6	N37°33'10"W	0.87'
L7	N53°06'34"E	40.34'
L8	N52°26'50"E	32.47'
L9	N41°48'55"W	1.50'
L10	N54°30'11"E	9.72'
L11	N52°50'58"E	13.48'
L12	N57°18'28"E	3.73'
L13	N52°41'01"E	49.52'
L14	N37°33'10"W	5.00'
L15	N52°41'01"E	63.89'
L16	N52°41'01"E	84.54'
L17	N37°33'10"W	22.14'
L18	N37°33'10"W	16.00'
L19	N37°33'10"W	16.00'
L20	N37°33'10"W	16.00'
L21	N37°33'10"W	21.00'
L22	N37°33'10"W	21.00'
L23	N37°33'10"W	16.00'
L24	N27°33'34"W	16.25'
L25	N27°33'34"W	16.25'
L26	N27°33'34"W	19.29'
L27	N27°33'34"W	5.89'
L28	N73°28'50"W	5.00'
L29	N16°31'10"E	35.42'
L30	N16°31'10"E	20.85'
L31	N73°28'50"W	8.32'
L32	N73°28'50"W	9.99'
L33	N16°31'10"E	5.00'
L34	N73°28'50"W	11.41'
L35	N73°28'50"W	11.90'
L36	N16°31'10"E	61.27'
L37	N16°31'10"E	12.96'
L38	N73°28'50"W	16.60'
L39	N16°31'10"E	5.00'
L40	N73°28'50"W	11.60'
L41	N16°31'10"E	20.84'
L42	N37°33'10"W	6.17'
L43	N16°31'10"E	22.22'

AF# 20208225001

5/7/2024



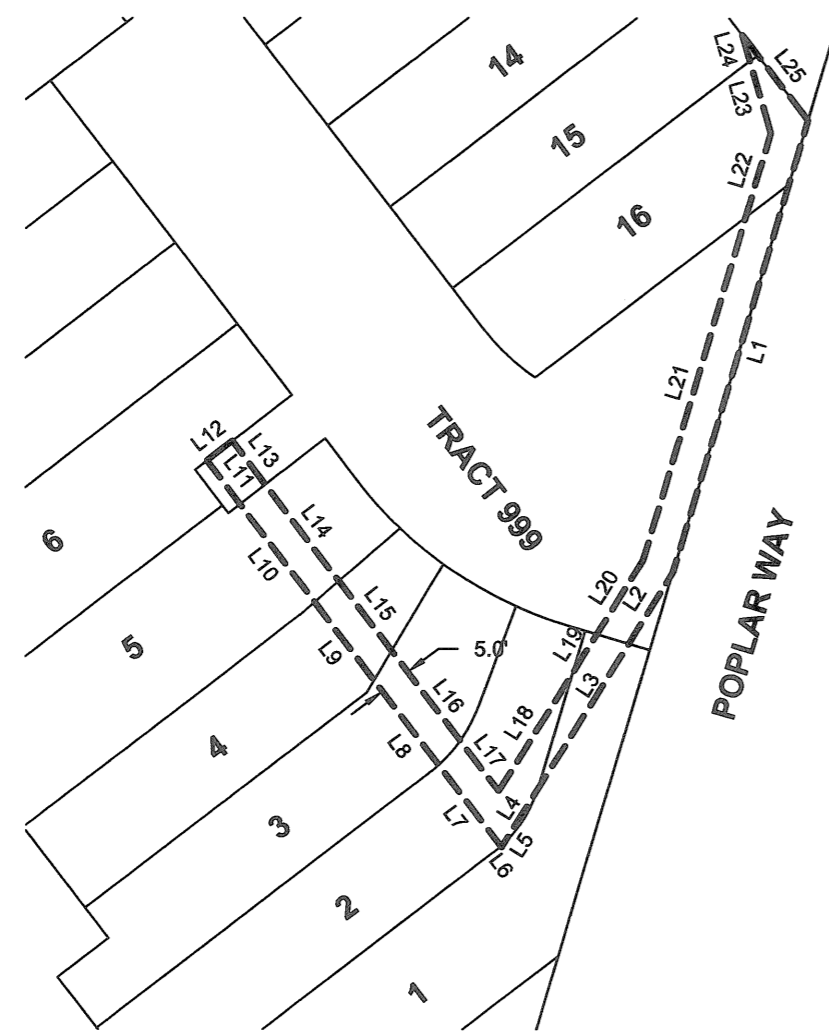
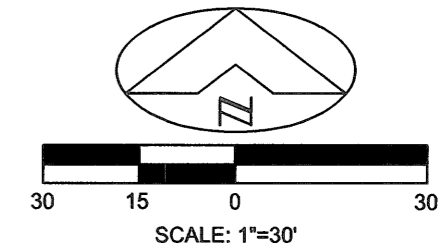
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POPLAR POINTE A UNIT LOT SUBDIVISION FOR POPLAR POINTE, LLC FILE NO. 20-107111-PSD SNOHOMISH COUNTY, WASHINGTON		
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**POPLAR POINTE
A UNIT LOT SUBDIVISION**
A PORTION OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER AND SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 27 NORTH, RANGE 4 EAST, W.M.
FILE NO. 20-107111-PSD
SNOHOMISH COUNTY, WASHINGTON

EASEMENT DETAILS



LINE	BEARING	DISTANCE
L1	N16°31'10"E	73.79'
L2	N31°47'44"E	13.03'
L3	N31°47'44"E	26.83'
L4	N31°47'44"E	10.24'
L5	N31°47'44"E	0.57'
L6	N37°11'48"W	0.15'
L7	N37°11'48"W	16.03'
L8	N37°11'48"W	16.74'
L9	N37°11'48"W	15.31'
L10	N37°11'48"W	19.37'
L11	N37°11'48"W	8.50'
L12	N52°26'50"E	5.00'
L13	N37°11'48"W	8.50'
L14	N37°11'48"W	19.07'
L15	N37°11'48"W	13.62'
L16	N37°11'48"W	17.75'
L17	N37°11'48"W	9.92'
L18	N31°47'44"E	21.84'
L19	N31°47'44"E	7.16'
L20	N31°47'44"E	13.72'
L21	N16°31'10"E	55.90'
L22	N16°31'10"E	13.65'
L23	N16°11'02"W	11.77'
L24	N16°11'02"W	4.23'
L25	N37°33'10"W	16.85'

PRIVATE DRAINAGE EASEMENT DETAIL
SCALE: 1" = 30'
(SEE SHEET 2, EASEMENTS #4)

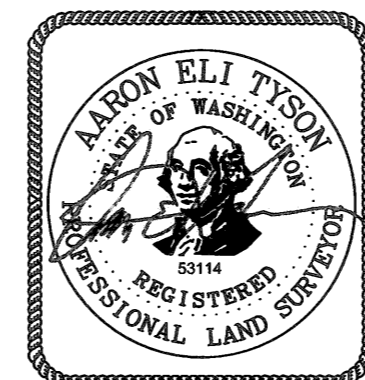


LINE	BEARING	DISTANCE
L1	N16°31'10"E	24.44'
L2	N13°48'21"E	32.59'
L3	N18°12'54"E	17.61'
L4	N18°12'54"E	12.24'
L5	N18°12'54"E	22.30'
L6	N16°31'10"E	21.03'
L7	N16°31'10"E	84.69'

PUBLIC ACCESS EASEMENT DETAIL
SCALE: 1" = 30'
(SEE SHEET 2, EASEMENTS #5)

AF# 202408225001

5/7/2024



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**POPLAR POINTE
A UNIT LOT SUBDIVISION
FOR POPLAR POINTE, LLC
FILE NO. 20-107111-PSD
SNOHOMISH COUNTY, WASHINGTON**

DWN. BY	DATE	JOB NO.
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CHKD. BY	SHEET	
AET	S22-T27N-R4E NW 1/4, NE 1/4 & SW 1/4, NE 1/4	5 OF 5