

PLAT OF BUCKO ESTATES PHASE I
PORTION OF THE SE 1/4 OF THE NE 1/4, SECTION 23, T. 35 N., R. 4 E. N.M.

SURVEY DESCRIPTION

THAT PORTION OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 23, TOWNSHIP 35 NORTH, RANGE 4 EAST, N.M., DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SUBDIVISION; THENCE SOUTH ALONG THE WEST LINE OF SAID SUBDIVISION TO THE NORTH LINE OF THAT CERTAIN PARCEL CONVEYED TO THE SEDRO-WOLLEY SCHOOL DISTRICT NO. 1 BY DEED RECORDED MARCH 12, 1984 UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 84-0320001, SAID POINT BEING THE CENTERLINE OF A DITCH AS IT EXISTED ON THE EAST CORNER HEREON; THENCE SOUTHWESTERLY ALONG THE CENTERLINE BEING THE NORTH LINE OF SAID DITCH SAID PARCEL TO THE NORTHEAST CORNER OF SAID PARCEL; THENCE SOUTH ALONG THE EAST LINE OF SAID PARCEL TO THE SOUTHEAST CORNER HEREON; THENCE SOUTHWESTERLY ALONG THE NORTH LINE OF SAID SECTION 23, TOWNSHIP 35 NORTH, RANGE 4 EAST, 20 FEET TO THE NORTH LINE OF COOK ROAD; THENCE EAST ALONG THE SAID NORTH LINE TO THE EAST LINE OF THE NORTH 1/4 OF SAID SECTION 23; THENCE NORTH ALONG SAID EAST LINE TO THE NORTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 23; THENCE EAST ALONG SAID NORTH LINE TO THE EAST LINE OF SAID SOUTHEAST 1/4 OF THE NORTHEAST 1/4; THENCE NORTH ALONG SAID EAST LINE TO THE SOUTHWESTERLY RIGHT-OF-WAY MARGIN OF THE F & S GRADE ROAD; THENCE NORTHWESTERLY ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY MARGIN TO THE NORTH LINE OF SAID SOUTHEAST 1/4 OF THE NORTHEAST 1/4; THENCE WEST ALONG SAID NORTH LINE TO THE POINT OF BEGINNING.

SUBJECT TO AND TOGETHER WITH EASEMENTS, RESERVATIONS, RESTRICTIONS, EASEMENTS, EGRESS, LEASES, COURT CAUSED AND OTHERWISE OF RECORD.

SITUATE IN THE CITY OF SEDRO-WOLLEY, COUNTY OF SKAGIT, STATE OF WASHINGTON.



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 AND THE CITY OF SEDRO-WOLLEY PLATING REQUIREMENTS AT THE REQUEST OF BUCKO PROPERTIES, LLC AND BUCKWOOD, LLC, IN MAY 2023. I HEREBY CERTIFY THAT THIS PLAT OF BUCKO ESTATES PHASE I IS BASED UPON A SURVEY OF THE LANDS OF BUCKWOOD, LLC AND BUCKO PROPERTIES, LLC, AND THAT THE SURVEY WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AND THE CITY OF SEDRO-WOLLEY PLATING REQUIREMENTS. I AM A LICENSED SURVEYOR IN THE STATE OF WASHINGTON, LICENSE NO. 64-90-245(2).

KEVIN G. LISSER, PLLC, CERTIFICATE NO. 20123164
LISSER & ASSOCIATES, PLLC
320 MILWAUKEE PO BOX 1104
MOUNT VERNON WA 98273
PHONE: (360) 419-1442
FAX: (360) 419-0581
E-MAIL: KEVIN@LISSER.COM

6-30-23
DATE

APPROVALS

THE WITHIN AND FOREGOING PLAT HAS BEEN EXAMINED FOR CONFORMANCE WITH THE PROVISIONS OF TITLE 15, 16, AND 17 OF THE SEDRO-WOLLEY MUNICIPAL CODE AND IS HEREBY APPROVED ON THIS DAY OF July, 2023.

Charles F. Deuel
PLANNING DIRECTOR

CITY ENGINEER

CITY TOWNSHIP

CITY TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT THERE ARE NO DELINQUENT SPECIAL ASSESSMENTS AND ALL SPECIAL ASSESSMENTS ON ANY OF THE PROPERTY HEREIN CONTAINED DEDICATED STREETS, ALLEY, OR FOR OTHER PUBLIC USE ARE PAID IN FULL.

DATED THIS 15 DAY OF July, 2023.

Telly Johnson
CITY TREASURER

COUNTY TREASURER'S CERTIFICATE

THIS IS TO CERTIFY THAT ALL TAXES HERETOFORE LEVIED AND WHICH HAVE BECOME A LIEN UPON THE LANDS HEREIN DESCRIBED HAVE BEEN FULLY PAID AND DISCHARGED ACCORDING TO THE RECORDS OF MY OFFICE, UP TO AND INCLUDING THE YEAR 2023.

DATED THIS 28 DAY OF July, 2023.

Julie Brown
SKAGIT COUNTY TREASURER

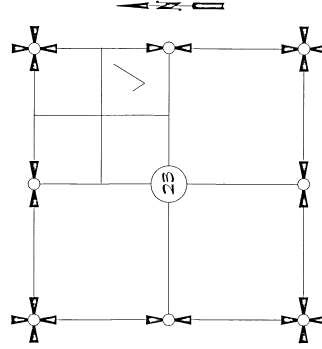
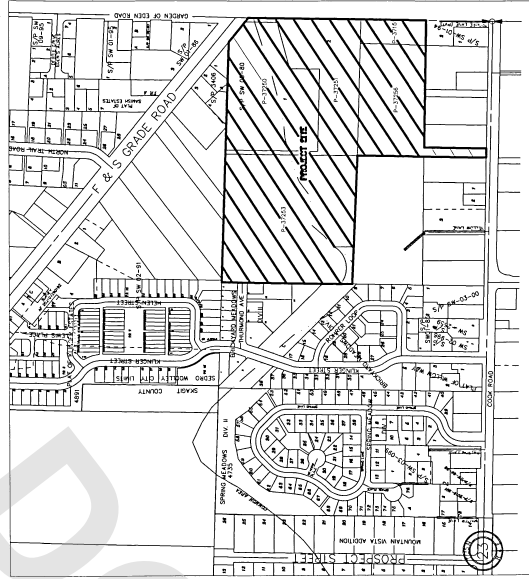


AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 18 DAY OF July, 2023 AT 3:00 PM, UNDER COUNTY FILE NO. 202307280154, RECORDS OF SKAGIT COUNTY, WASHINGTON.

Janae Talbot
SKAGIT COUNTY AUDITOR

Tom Deirich
DEPUTY



SECTION 23, TOWNSHIP 34 NORTH, RANGE 4 EAST, N.M.
VICINITY MAP
N.T.S.

SHEET 1 OF 5

LP-2023-009

DATE 6/30/23

PLAT IN A PORTION OF THE
SE 1/4 OF THE NE 1/4 OF
SECTION 23, T. 34 N., R. 4 E., N.M.

FOR: BUCKWOOD, LLC AND BUCKO PROPERTIES, LLC

FB: PG: LISSER & ASSOCIATES, PLLC SCALE:
MOUNT VERNON, WA 98273 360-419-1442 DWS: 20-165A F.P.

202307280154
Pages: 1 of 5
Scale: 3044.50
Date: 6/30/23

PLAT OF BUCKO ESTATES PHASE I
PORTION OF THE SE 1/4 OF THE NE 1/4, SECTION 23, T. 35 N., R. 4 E. N.M.

OWNERS CONSENT AND DEDICATION

THE UNDERSIGNED OWNERS OF THE INTEREST IN THE REAL ESTATE DESCRIBED HEREIN HEREBY DECLARE THIS MAP AND DEDICATE THE SAME FOR A COMMON INTEREST COMMUNITY NAMED THE PLAT OF BUCKO ESTATES, PHASE I, A PLAT COMMUNITY, AS THE TERM IS DEFINED IN THE WASHINGTON UNIFORM COMMON INTEREST COMMUNITY ACT, RELYING ON THE RECORDING OF THIS MAP AND THE RECORDING OF THE INTEREST OR EASEMENT ACT AND NOT FOR ANY PUBLIC PURPOSES. THIS MAP AND ANY PORTION THEREOF IS RESTRICTED BY LAW AND THE DECLARATION OF PLAT OF BUCKO ESTATES, PHASE I RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NUMBER REFERENCED IN NOTE 24 ON SHEET 3 OF 5.

ADDITIONALLY, THE UNDERSIGNED OWNERS OF INTEREST DECLARE, THIS PLAT AND DEDICATE TO THE USE OF PUBLIC FOREVER THE STREETS AND AVENUES SHOWN HEREON AND THE USE THEREOF FOR ALL PUBLIC PURPOSES CONSISTENT WITH THE USE THEREOF FOR PUBLIC HIGHWAY TOGETHER WITH THE RIGHT TO MAKE ALL NECESSARY SLOPE FOR CUTS AND FILLS UPON THE LOTS AND BLOCKS SHOWN HEREON IN THE ORIGINAL REASONABLE GRADING OF ALL SUCH STREETS AND AVENUES SHOWN HEREON.

IN WITNESS WHEREOF, THE OWNERS AND CORPORATIONS HAVE CAUSED THEIR SIGNATURES AND CORPORATE NAME TO BE HEREINTO SUBSCRIBED AND ITS CORPORATE SEAL TO BE HEREINTO AFFIXED THIS 19 DAY OF July, 2023.

BUCKO
BUCKO PROPERTIES, LLC
BY: [Signature]
PRINT NAME: Tim Woodhouse
TITLE: Member

BUCKO
BUCKO PROPERTIES, LLC
BY: [Signature]
PRINT NAME: Tim Woodhouse
TITLE: Member

BUCKO
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BY: [Signature]
PRINT NAME: Tim Woodhouse
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PRINT NAME: Tim Woodhouse
TITLE: Member

BUCKO
BUCKO PROPERTIES, LLC
BY: [Signature]
PRINT NAME: Tim Woodhouse
TITLE: Member

ACKNOWLEDGMENT

STATE OF Washington
COUNTY OF Skagit

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT ANNE E JACKETT IS THE PERSON WHO HAS EXECUTED THIS INSTRUMENT, OR THAT ANNE E JACKETT HAS BEEN DULY AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGE IT AS THE owner OFFICER OF BUCKO PROPERTIES, LLC, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: 7/19/2023

[Signature]
NOTARY PUBLIC
MY APPOINTMENT EXPIRES 7/19/2024
RESIDING AT Lawrence, WA

UTILITY EASEMENTS

AN EASEMENT IS HEREBY RESERVED AND GRANTED TO THE CITY OF SKAGIT FOR THE PURPOSE OF CONVEYING ON-SITE STORMWATER RUNOFF IS HEREBY GRANTED IN FAVOR OF ALL ABUTTING LOT OWNERS IN THE SEAS DESIGNATED FOR FUTURE DRAINAGE FACILITIES ESTABLISHED AND GRANTED HEREIN SHALL BE THE RESPONSIBILITY OF THE COSTS THEREOF SHALL BE BORNE EQUALLY BY THE PRESENT AND FUTURE OWNERS OF THE ABUTTING PROPERTY AND THEIR HEIRS, PERSONAL REPRESENTATIVES, AND ASSIGNS.

THE CITY OF SEDRO-MOOLLEY IS HEREBY GRANTED THE PERPETUAL RIGHT OF ENTRY ACROSS DRAINAGE EASEMENTS AND ADJACENT LANDS OF THE GRANTOR, AND OR ASSIGNS, FOR PURPOSES OF ROUTINE INSPECTION OF STORMWATER DRAINAGE FACILITIES AND EMERGENCY MAINTENANCE PURPOSES AT ITS OWN DISCRETION. THE GRANTOR, OWNERS, AND INTERESTS IN THE PROPERTIES, AND THEIR SUCCESSORS AND ASSIGNS OF OWNERS, HEREBY AGREE TO HOLD THE CITY, ITS OFFICERS, EMPLOYEES AND AGENTS HARMLESS IN ALL RESPECTS FROM ANY AND ALL CLAIMS FOR DAMAGES WHICH MAY BE OCCASIONED NOW OR IN THE FUTURE TO ADJACENT PROPERTY OR IMPROVEMENTS BY REASON OF THE CITY'S OPERATION AND MAINTENANCE OF THE SAND DRAINAGE SYSTEM.

PRIVATE STORM DRAINAGE EASEMENT

AN EASEMENT FOR THE PURPOSE OF CONVEYING ON-SITE STORMWATER RUNOFF IS HEREBY GRANTED IN FAVOR OF ALL ABUTTING LOT OWNERS IN THE SEAS DESIGNATED FOR FUTURE DRAINAGE FACILITIES ESTABLISHED AND GRANTED HEREIN SHALL BE THE RESPONSIBILITY OF THE COSTS THEREOF SHALL BE BORNE EQUALLY BY THE PRESENT AND FUTURE OWNERS OF THE ABUTTING PROPERTY AND THEIR HEIRS, PERSONAL REPRESENTATIVES, AND ASSIGNS.

THE CITY OF SEDRO-MOOLLEY IS HEREBY GRANTED THE PERPETUAL RIGHT OF ENTRY ACROSS DRAINAGE EASEMENTS AND ADJACENT LANDS OF THE GRANTOR, AND OR ASSIGNS, FOR PURPOSES OF ROUTINE INSPECTION OF STORMWATER DRAINAGE FACILITIES AND EMERGENCY MAINTENANCE PURPOSES AT ITS OWN DISCRETION. THE GRANTOR, OWNERS, AND INTERESTS IN THE PROPERTIES, AND THEIR SUCCESSORS AND ASSIGNS OF OWNERS, HEREBY AGREE TO HOLD THE CITY, ITS OFFICERS, EMPLOYEES AND AGENTS HARMLESS IN ALL RESPECTS FROM ANY AND ALL CLAIMS FOR DAMAGES WHICH MAY BE OCCASIONED NOW OR IN THE FUTURE TO ADJACENT PROPERTY OR IMPROVEMENTS BY REASON OF THE CITY'S OPERATION AND MAINTENANCE OF THE SAND DRAINAGE SYSTEM.

STORM DRAINAGE MAINTENANCE NOTE

THE STORMWATER SYSTEM SHALL BE INSPECTED ONCE PER YEAR FOR ANY DEFECTS OR MAINTENANCE REQUIREMENTS.

SEE THE OPERATION MANUAL INCORPORATED WITHIN THE DECLARATION REFERENCED UNDER NOTE NO. 24 ON SHEET 3 OF 5 FOR INFORMATION WITH RESPECT TO RESPONSIBLE PARTIES (CITY OF SEDRO-MOOLLEY AND/OR THE HOMEOWNERS ASSOCIATION) AND MAINTENANCE PROCEDURES.

LOT AREA AND ADDRESS INFORMATION

LOT 1 6,451 SQ FT 710 BUCKO AVENUE
LOT 2 6,110 SQ FT 704 BUCKO AVENUE
LOT 3 6,018 SQ FT 700 BUCKO AVENUE
LOT 4 6,018 SQ FT 696 BUCKO AVENUE
LOT 5 6,018 SQ FT 692 BUCKO AVENUE
LOT 6 6,018 SQ FT 688 BUCKO AVENUE
LOT 7 6,018 SQ FT 684 BUCKO AVENUE
LOT 8 6,018 SQ FT 680 BUCKO AVENUE
LOT 9 6,018 SQ FT 676 BUCKO AVENUE
LOT 10 6,018 SQ FT 672 BUCKO AVENUE
LOT 11 6,018 SQ FT 668 BUCKO AVENUE
LOT 12 6,018 SQ FT 664 BUCKO AVENUE
LOT 13 6,018 SQ FT 660 BUCKO AVENUE
LOT 14 6,018 SQ FT 656 BUCKO AVENUE
LOT 15 6,018 SQ FT 652 BUCKO AVENUE
LOT 16 6,018 SQ FT 648 BUCKO AVENUE
LOT 17 6,018 SQ FT 644 BUCKO AVENUE
LOT 18 6,018 SQ FT 640 BUCKO AVENUE
LOT 19 6,018 SQ FT 636 BUCKO AVENUE
LOT 20 6,018 SQ FT 632 BUCKO AVENUE
LOT 21 6,018 SQ FT 628 BUCKO AVENUE
LOT 22 6,018 SQ FT 624 BUCKO AVENUE
LOT 23 6,018 SQ FT 620 BUCKO AVENUE
LOT 24 6,018 SQ FT 616 BUCKO AVENUE
LOT 25 6,018 SQ FT 612 BUCKO AVENUE
LOT 26 6,018 SQ FT 608 BUCKO AVENUE
LOT 27 6,018 SQ FT 604 BUCKO AVENUE
LOT 28 6,018 SQ FT 600 BUCKO AVENUE
LOT 29 6,018 SQ FT 596 BUCKO AVENUE
LOT 30 6,018 SQ FT 592 BUCKO AVENUE

OPEN SPACE NO. 1 2,225 SQ FT 500 BUCKO AVENUE
OPEN SPACE NO. 2 6,528 SQ FT 601 BUCKO AVENUE

PCA TRACT 1 9,411 SQ FT
PCA TRACT 2 16,791 SQ FT
PCA TRACT 3 2,791 SQ FT

TRACT "X" 1,914 SQ FT
TRACT "Y" 5,191 SQ FT (TRACT TO BE CONVEYED TO SEDRO-MOOLLEY SCHOOL DISTRICT BY BOUNDARY LINE ADJUSTMENT IN THE FUTURE)

TRACT "X" FUTURE PHASE 2 13,018 SQ FT
TRACT "Y" FUTURE PHASE 3 18,422 SQ FT
TRACT "Z" FUTURE PHASE 4 20,566 SQ FT
TRACT "Z" FUTURE PHASE 5 20,566 SQ FT

SUBSEQUENT PHASE NOTE

TRACTS "X" AND "Y" ARE SUBSEQUENT PHASE PROPERTY THAT MAY BE SUBDIVIDED TO CREATE ADDITIONAL LOTS IN THE BUCKO ESTATES COMMON INTEREST COMMUNITY. THE SUBSEQUENT PHASE PROPERTY WILL BE SUBJECT TO DEVELOPMENT RIGHTS TO CREATE LOTS THAT WILL RESULT IN A REALLOCATION OF ALLOCATED INTERESTS.

SEE RECORDED DECLARATION REFERENCED UNDER NOTE 26 ON SHEET 3 OF 5.

TRACT "Z" IS SUBJECT TO FUTURE DEVELOPMENT.



SHEET 2 OF 5 LP-2023-004

DATE: 6/30/23

PLAT IN A PORTION OF THE SE 1/4 OF THE NE 1/4 OF SECTION 23, T. 34 N., R. 4 E., N.M.

SKAGIT COUNTY, WASHINGTON

FOR: BUCKWOOD, LLC AND BUCKO PROPERTIES, LLC

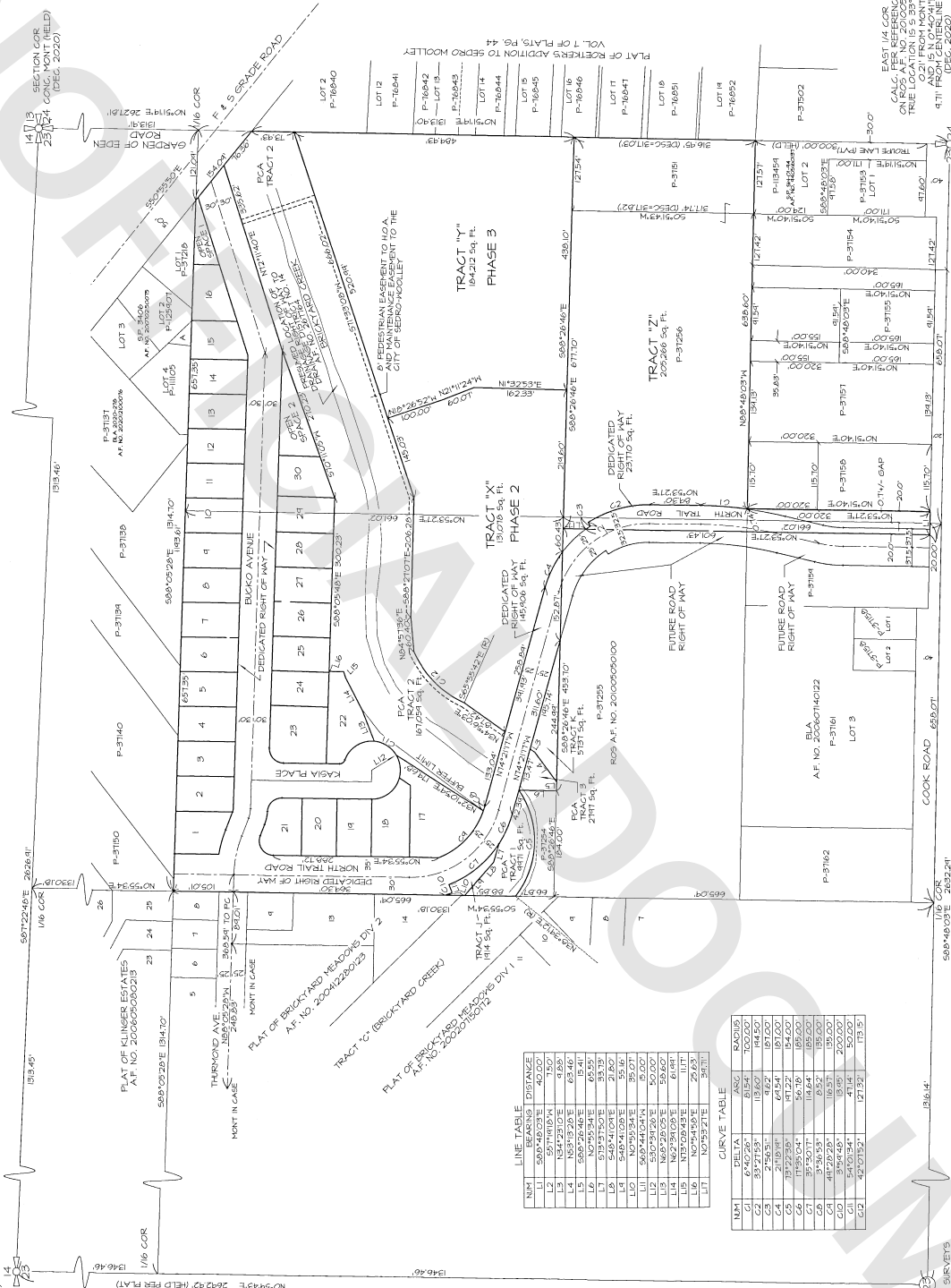
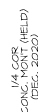
PREPARED BY: LUSSEER & ASSOCIATES, PLLC
SURVEYING & LAND-USE CONSULTATION
HERIDIAN, ASSUMED MOUNT VERNON, WA 98275 360-441-4442 DMS: 20-165A P P

50 PERCENT. VARIANCES FROM THE MAXIMUM LOT COVERAGE REQUIREMENT ARE PERMITTED, IF THE APPLICANT CAN DEMONSTRATE THAT THE PROPOSED COVERAGE DOES NOT EXCEED THE AVERAGE LOT COVERAGE OF LOTS WITHIN 100 FEET OF THE PARCEL. LOT COVERAGE CAN BE EQUAL TO THE AVERAGE LOT COVERAGE BUT CANNOT EXCEED IT.

FB:	P&G:	LISSER & ASSOCIATES, PLLC SURVEYING & LAND-USE CONSULTATION MOUNT VERNON, WA 98273 360-414-7442	SCALE:
MERIDIAN: ASSUMED			DWG: 20

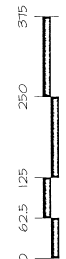
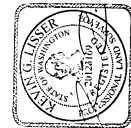
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MERIDIAN: ASSUMED			DWG: 20

6-30-23



LINE TABLE		
NIM	BEARING	DISTANCE
L1	S89°44'03"E	42.00
L2	S50°14'19"W	15.01
L3	N84°23'10"E	4.88
L4	N55°15'28"E	15.41
L5	S50°26'46"E	63.46
L6	N55°55'54"E	65.55
L7	S71°37'55"E	93.13
L8	S48°41'04"E	21.80
L9	S48°41'02"E	55.16
L10	N55°55'54"E	95.07
L11	S60°44'04"W	35.07
L12	S30°31'26"E	50.00
L13	N60°28'05"E	59.60
L14	N62°31'01"E	61.94
L15	N73°09'43"E	11.61
L16	N73°54'56"E	25.63

NM	DELTA	ARC	RADIUS
C1	6°45'26"	81.54	700.00
C2	3°21'55"	113.60	104.50
C3	2°56'51"	4.62	181.60
C4	1°18'14"	64.54	151.60
C5	13°22'35"	141.22	154.00
C6	1°19'07"	56.16	185.00
C7	3°15'01"	114.64	185.00
C8	3°56'53"	6.52	195.00
C9	44°28'28"	116.57	195.00
C10	5°58'48"	13.06	200.00
C11	5°47'01"	41.45	50.00



SCALE: 1" = 125'

SHEET 4 OF 5

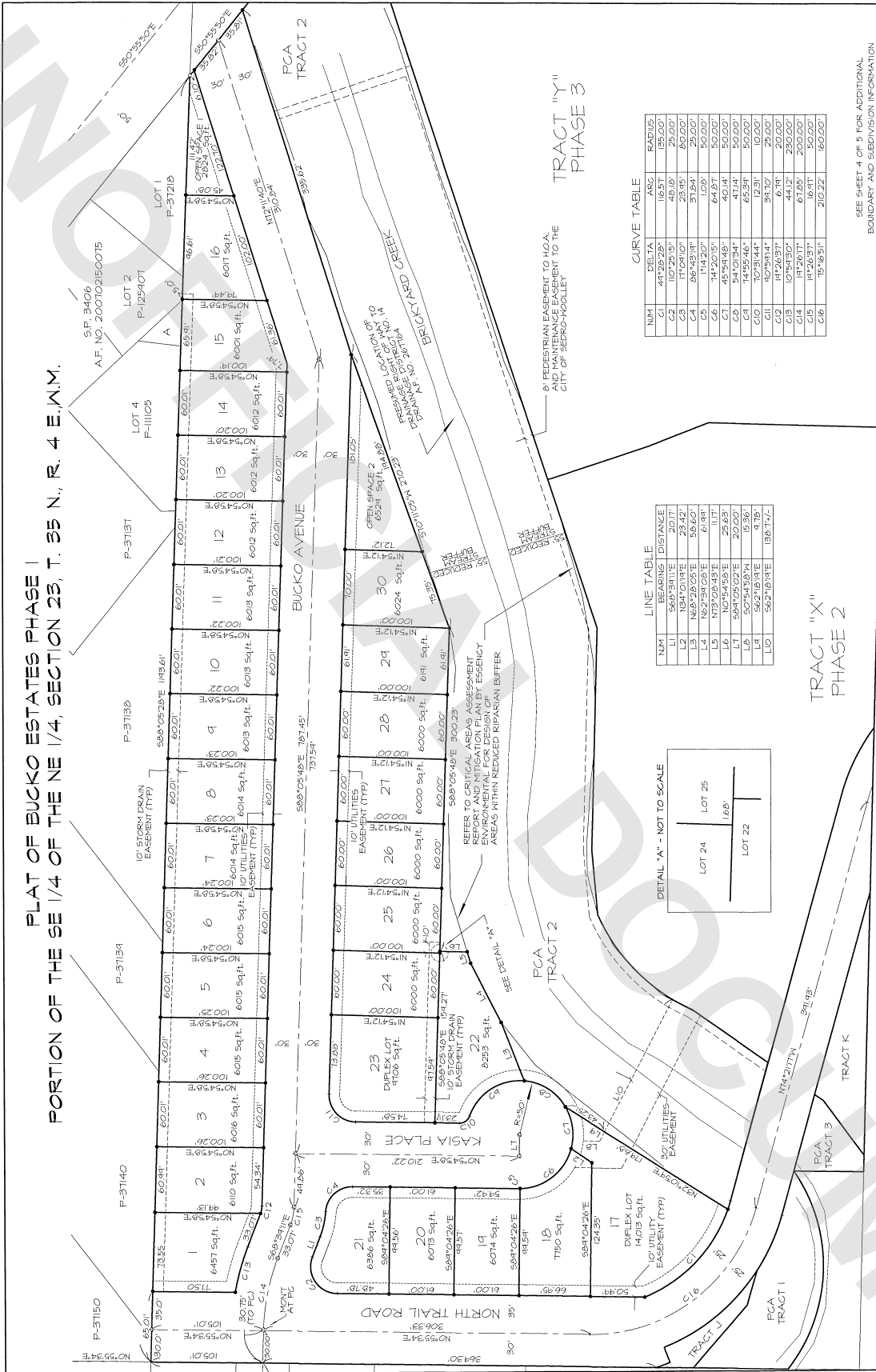
DATE: 6/30/23

PLAT IN A PORTION OF THE
SE 1/4 OF THE NE 1/4 OF
SECTION 23, T. 34 N., R. 4 E., W.
SKAGIT COUNTY, WASHINGTON

FOR: BUCKWOOD, LLC AND BUCKO PROPERTIES, LLC

FB:	PG:	LISSE & ASSOCIATES, PLLC SURVEYING & LAND-USE CONSULTATION	SCALE: 1"=125'
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PLAT OF BUCKO ESTATES PHASE 1
PORTION OF THE SE 1/4 OF THE NE 1/4, SECTION 23, T. 35 N., R. 4 E., N.M.

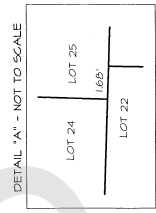


CURVE TABLE

NUM	CH. STA.	ASC.	RADIUS
G1	41+28.23	16.51	135.00
G2	110+25.51	48.19	25.00
G3	117+01.07	23.45	30.00
G4	86+43.91	31.64	25.00
G5	14+23.59	64.83	50.00
G6	45+54.49	40.14	50.00
G7	54+01.34	41.14	50.00
G8	14+59.46	65.31	50.00
G9	10+31.44	12.31	10.00
G10	11+26.17	61.85	200.00
G11	10+54.30	44.12	230.00
G12	11+26.17	61.85	200.00
G13	11+26.17	61.85	200.00
G14	11+26.17	61.85	200.00
G15	11+26.17	61.85	200.00
G16	11+26.17	61.85	200.00

LINE TABLE

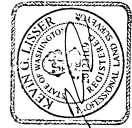
NUM	BEARING	DISTANCE
L1	S64°31'11"E	20.12
L2	N34°01'11"E	23.42
L3	N68°20'05"E	59.60
L4	N53°20'05"E	61.85
L5	N37°20'05"E	61.85
L6	N0°54'59"E	25.63
L7	S64°05'02"E	20.00
L8	S0°54'59"E	5.36
L9	S62°10'14"E	4.79
L10	S62°10'14"E	135.17



TRACT "X"
PHASE 2

SEE SHEET 4 OF 5 FOR ADDITIONAL
BOUNDARY AND SUBDIVISION INFORMATION

595°26'46"E



- INDICATES EXISTING MONUMENT IN CASE AS NOTED
- AND/OR INDICATES EXISTING PIPE OR REBAR FOUND AS NOTED
- ⊙ INDICATES CONCRETE MONUMENT IN CASE SET WITH BRASS
- ⊙ DISK INSCRIBED LIGSER 20123164

SHEET 5 OF 5
LP-2023-004
DATE: 6/30/23

PLAT IN A PORTION OF THE
SE 1/4 OF THE NE 1/4 OF
SECTION 23, T. 34 N., R. 4 E., N.M.

FOR: BUCKWOOD, LLC AND BUCKO PROPERTIES, LLC

PREPARED BY: LIGSER & ASSOCIATES, PLLC
SCALE: 1"=60'
DATE: 6/30/23
DRAWN BY: LIGSER & ASSOCIATES, PLLC
DATE: 6/30/23