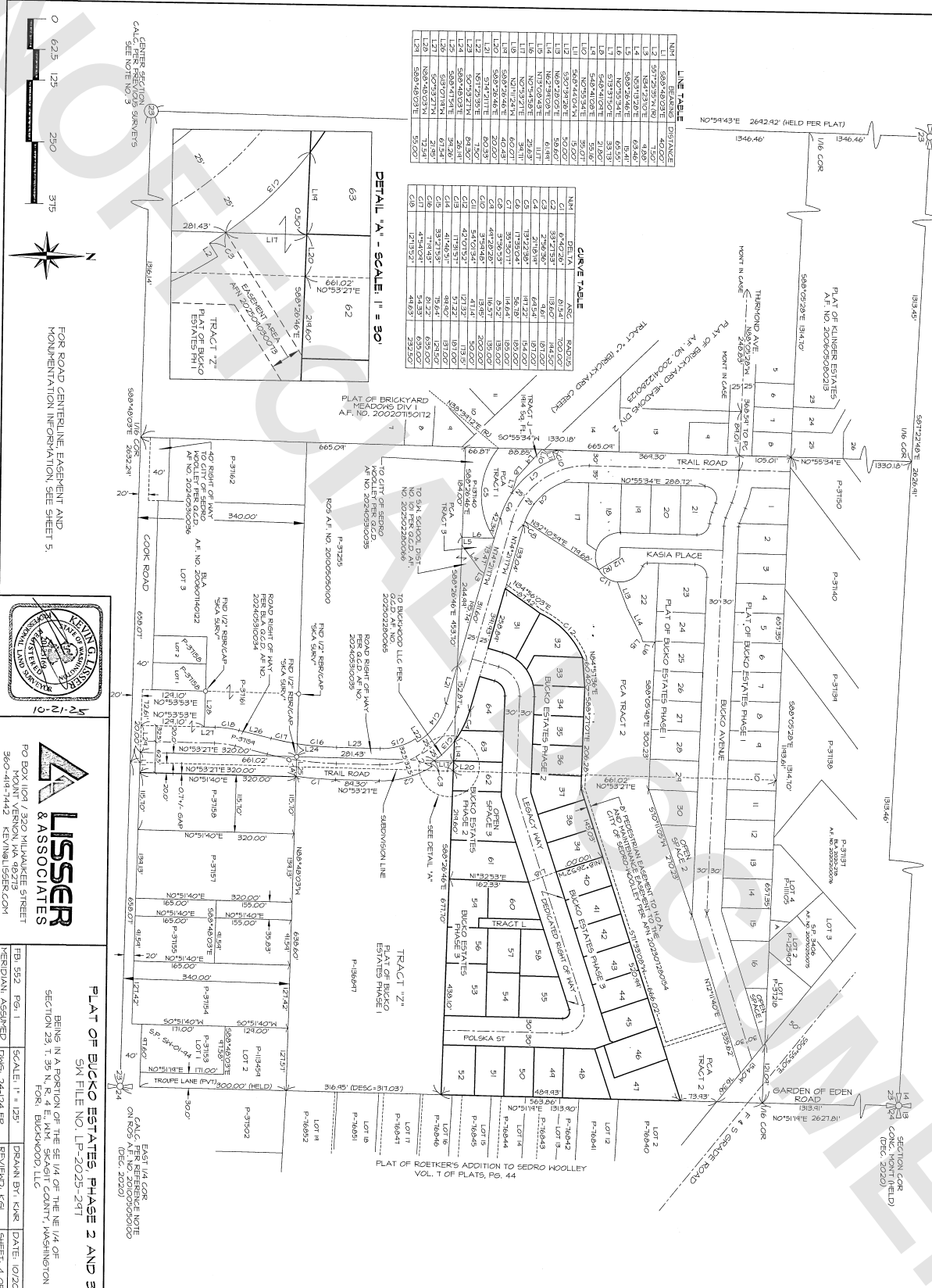


1/4 COR
CONC. MOUNT FIELD
(DEC. 2020)

PLAT OF BUCKO ESTATES PHASE 2 AND 3
PORTION OF THE SE 1/4 OF THE NE 1/4, SECTION 23, T. 35 N., R. 4 E., N.M.

LINE	BEARING	DISTANCE
1	S89°53'51"W	150.0
2	S89°53'51"W	150.0
3	S89°53'51"W	150.0
4	S89°53'51"W	150.0
5	S89°53'51"W	150.0
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31	S89°53'51"W	150.0
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98	S89°53'51"W	150.0
99	S89°53'51"W	150.0
100	S89°53'51"W	150.0

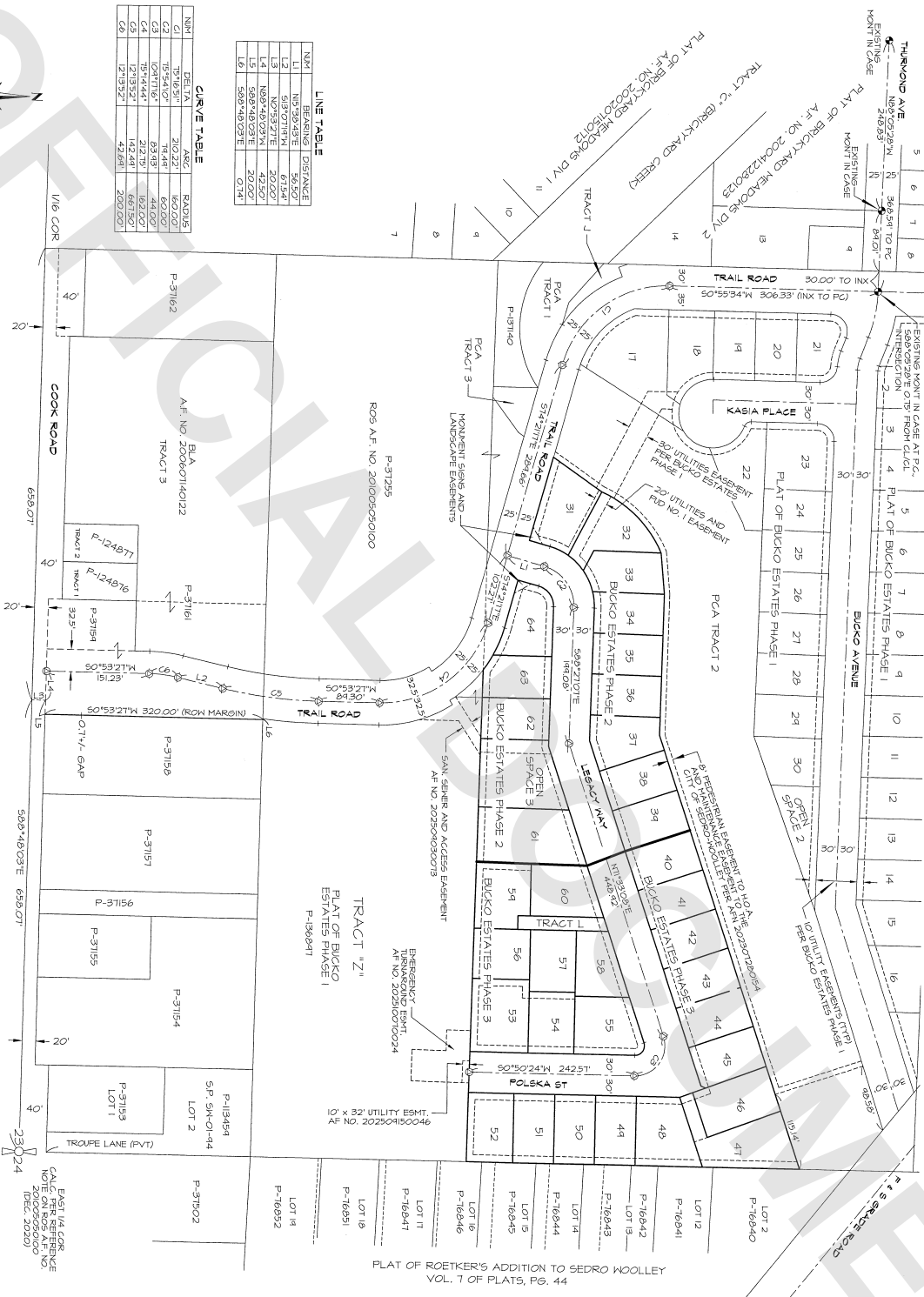
LINE	BEARING	DISTANCE
1	S89°53'51"W	150.0
2	S89°53'51"W	150.0
3	S89°53'51"W	150.0
4	S89°53'51"W	150.0
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95	S89°53'51"W	150.0
96	S89°53'51"W	150.0
97	S89°53'51"W	150.0
98	S89°53'51"W	150.0
99	S89°53'51"W	150.0
100	S89°53'51"W	150.0



LISSNER & ASSOCIATES
P.O. BOX 1091 / 300 MILWAUKEE STREET
MOUNT VERNON, WA 98273
360-414-7442 KEVIN@LISSNER.COM

PLAT OF BUCKO ESTATES PHASE 2 AND 3
SM FILE NO. LP-2025-247
BEING A PORTION OF THE SE 1/4 OF THE NE 1/4 OF
SECTION 23, T. 35 N., R. 4 E., N.M.
DATE: 10/20/25
DRAWN BY: KLR
REVIEWED: KGL
SHEET: 4 OF 6

PLAT OF BUCKO ESTATES PHASE 2 AND 3 PORTION OF THE SE 1/4 OF THE NE 1/4, SECTION 23, T. 35 N., R. 4 E., N.M.

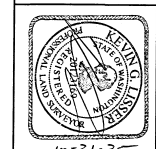
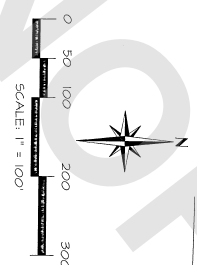


LINE TABLE

LINE	BEARING	DISTANCE
L1	N89°30'43"E	56.50'
L2	S89°07'18"W	67.54'
L3	S89°07'18"W	42.00'
L4	N89°48'03"E	20.00'
L5	S89°48'03"E	20.00'
L6	S89°48'03"E	07.14'

CURVE TABLE

NAME	DELTA	ARC	RADIUS	CHORD	CHORD BEARING
C1	72.25°	160.00'	160.00'	160.00'	N72.25°E
C2	72.25°	160.00'	160.00'	160.00'	N72.25°E
C3	104°11'0"	83.43'	44.00'	44.00'	N104°11'0"E
C4	104°11'0"	21.79'	16.00'	16.00'	N104°11'0"E
C5	12°15'52"	142.48'	667.50'	142.48'	N12°15'52"E
C6	12°15'52"	42.61'	200.00'	42.61'	N12°15'52"E

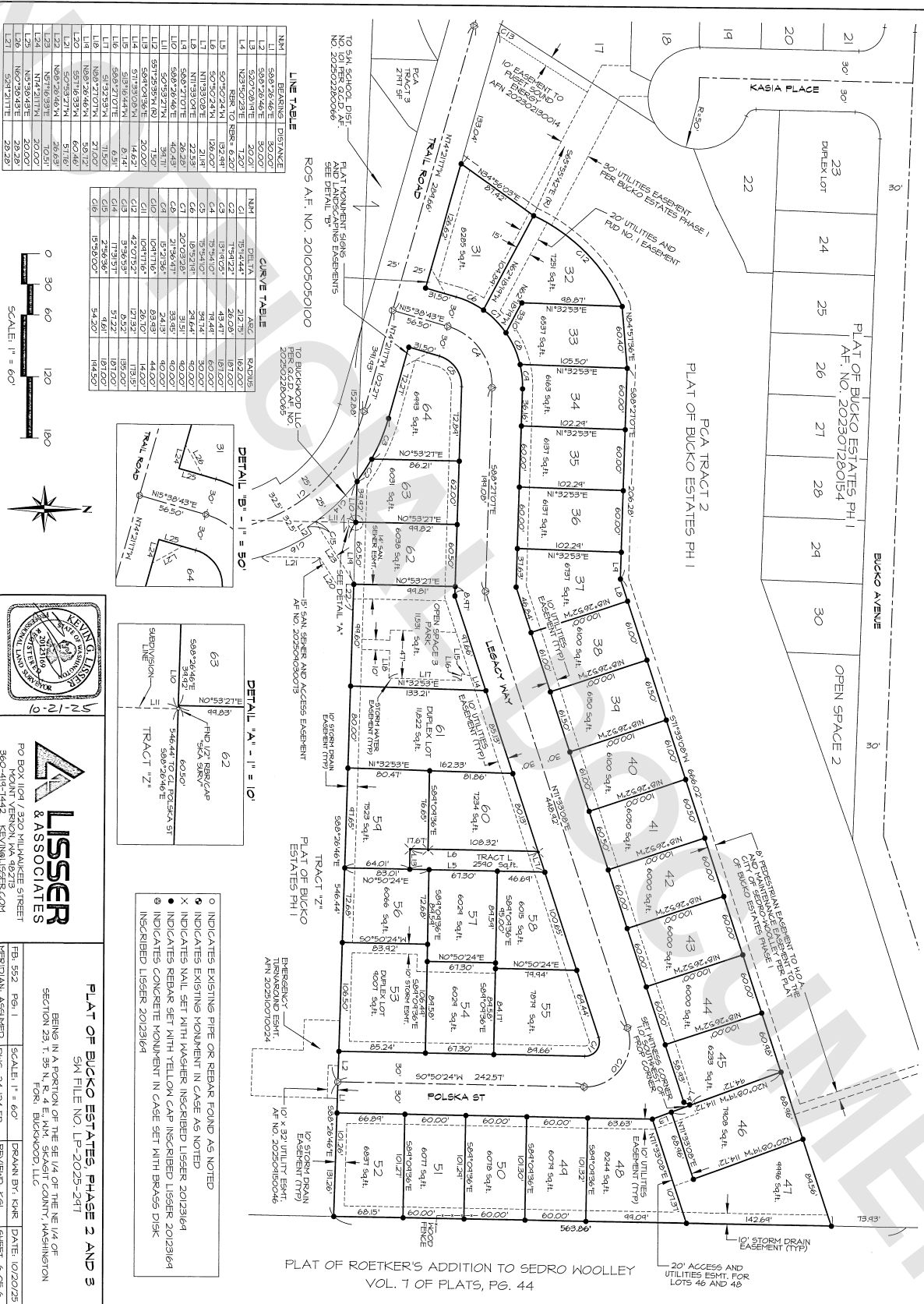


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 MOUNT VERNON, WA 98273
 360-419-7442 KEVIN@LISSNER.COM

PLAT OF BUCKO ESTATES, PHASE 2 AND 3
 5M FILE NO. LP-2025-247
 BEING A PORTION OF THE SE 1/4 OF THE NE 1/4 OF SECTION 23, T. 35 N., R. 4 E., N.M.
 SECTION 23, T. 35 N., R. 4 E., N.M.
 DATE: 10/20/25
 SHEET: 5 OF 6

PLAT OF ROETKER'S ADDITION TO SEDRO WOOLLEY
 VOL. 7 OF PLATS, PG. 44

PLAT OF BUCKO ESTATES PHASE 2 AND 3 PORTION OF THE SE 1/4 OF THE NE 1/4, SECTION 23, T. 35 N., R. 4 E., N.M.



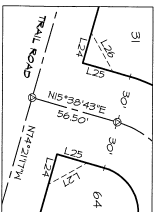
LINE TABLE

LINE	BEARING	DISTANCE
L1	S89°26'46"E	30.00'
L2	S89°26'46"E	30.00'
L3	S89°26'46"E	30.00'
L4	N29°02'31"E	1.20'
L5	N29°02'31"E	1.20'
L6	N29°02'31"E	1.20'
L7	N29°02'31"E	1.20'
L8	N29°02'31"E	1.20'
L9	N29°02'31"E	1.20'
L10	N29°02'31"E	1.20'
L11	N29°02'31"E	1.20'
L12	N29°02'31"E	1.20'
L13	N29°02'31"E	1.20'
L14	N29°02'31"E	1.20'
L15	N29°02'31"E	1.20'
L16	N29°02'31"E	1.20'
L17	N29°02'31"E	1.20'
L18	N29°02'31"E	1.20'
L19	N29°02'31"E	1.20'
L20	N29°02'31"E	1.20'
L21	N29°02'31"E	1.20'
L22	N29°02'31"E	1.20'
L23	N29°02'31"E	1.20'
L24	N29°02'31"E	1.20'
L25	N29°02'31"E	1.20'
L26	N29°02'31"E	1.20'
L27	N29°02'31"E	1.20'

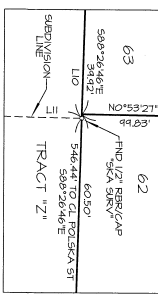
CURVE TABLE

LINE	CHORD BEARING	CHORD DISTANCE	ARC DISTANCE	ANGLE
C1	S15°44'44"E	212.75'	162.00'	162.00°
C2	S15°44'44"E	212.75'	162.00'	162.00°
C3	S15°44'44"E	212.75'	162.00'	162.00°
C4	S15°44'44"E	212.75'	162.00'	162.00°
C5	S15°44'44"E	212.75'	162.00'	162.00°
C6	S15°44'44"E	212.75'	162.00'	162.00°
C7	S15°44'44"E	212.75'	162.00'	162.00°
C8	S15°44'44"E	212.75'	162.00'	162.00°
C9	S15°44'44"E	212.75'	162.00'	162.00°
C10	S15°44'44"E	212.75'	162.00'	162.00°
C11	S15°44'44"E	212.75'	162.00'	162.00°
C12	S15°44'44"E	212.75'	162.00'	162.00°
C13	S15°44'44"E	212.75'	162.00'	162.00°
C14	S15°44'44"E	212.75'	162.00'	162.00°
C15	S15°44'44"E	212.75'	162.00'	162.00°
C16	S15°44'44"E	212.75'	162.00'	162.00°

DETAIL "B" - 1" = 50'



DETAIL "A" - 1" = 10'



LISSNER & ASSOCIATES
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MOUNT VERNON WA 98275
360-414-1442 KEVIN@LISSNER.COM

PLAT OF BUCKO ESTATES PHASE 2 AND 3
5M FILE NO. LP-2025-271
BEING A PORTION OF THE SE 1/4 OF THE NE 1/4 OF SECTION 23, T. 35 N., R. 4 E., N.M., SCKAGOT COUNTY, WASHINGTON FOR: BUCKWOOD, LLC
DRAWN BY: KMR DATE: 10/20/25
REVIEWED: KOL SHEET: 6 OF 6

PLAT OF ROETKER'S ADDITION TO SEDRO WOOLLEY
VOL. 7 OF PLATS, PG. 44

202510280018

10/28/2025 09:12 AM Pages: 1 of 6 Fees: \$448.50
Skagit County Auditor

SURVEY DESCRIPTION

TRACTS "X" AND "Y", PLAT OF BLACKBERRY ESTATES, PHASE 1, RECORDED UNDER ADJUDICATOR'S FILE NO. 202307120154, RECORDS OF SKAGIT COUNTY, WA.

SUBJECT TO AND TOGETHER WITH EASEMENTS, RESERVATIONS, RESTRICTIONS, COVENANTS, LIENS, LEASES, COURT ORDERS AND OTHER INSTRUMENTS OF RECORD.

SITUATE IN THE CITY OF SEPO-NOOLLEY, COUNTY OF SKAGIT, STATE OF WASHINGTON.

PLAT OF BUCKO ESTATES PHASE 2 AND 3
PORTION OF THE SE 1/4 OF THE NE 1/4, SECTION 23, T. 35 N., R. 4 E., N. 1

APPROVALS

THE WITHIN AND FOREGOING PLAT HAS BEEN EXAMINED FOR CONFORMANCE WITH THE PROVISIONS OF TITLE 15, 16 AND 17 OF THE SEDRO-WOOLLEY MUNICIPAL CODE AND IS HEREBY APPROVED ON THIS 21 DAY OF October, 2025.

PLANNING DIRECTOR

CITY ENGINEER

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 2 DAY OF October, 2025

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 2025.

DATED THIS 27th DAY OF October, 2025.

DATED THIS 21 DAY OF October, 2025

Shirley Bruner
SPAGIT COUNTY TREASURER



TRAIL ROAD NOTE

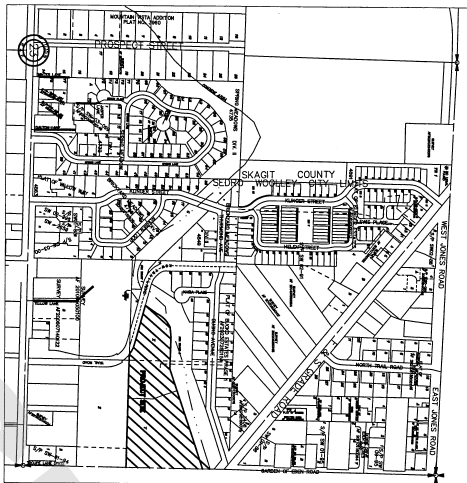
THE PLAT OF OCHLOCKE ESTATES PHASE 2, MAP RECORDED UNDER 56-KNIGHT COUNTY AUDITORS' FILE NUMBER 20230720A014, THE MAP EXHIBITS ON QUIT CLAIM DEEDS, RECORDED UNDER AUDITORS' FILE NUMBERS, 202405310034, 202405310035, 202502220006, AND 202502220006, AS WELL AS, THE MAP EXHIBITS, ON EASEMENTS RECORDED UNDER AUDITORS' FILE NUMBERS 202504030073, 202504050046 ALL INCORRECTLY IDENTIFIED THE PORTION OF RAIL ROAD AS NORTH RAIL.

TRAIL ROAD AS NORTH TRAIL ROAD.

THIS DRIVER'S ERROR ONLY APPLIES TO THE ROAD NAME AS SHOWN ON SAID DOCUMENTS, AND DOES NOT IN ANY WAY MATERIALLY SUBVERT THE APPROVAL OF THE ORIGINAL DOCUMENTS NOR DOES IT MODIFY ANY OF THE MATHEMATICAL CALCULATIONS OF ROADWAYS AND LOTS AS SHOWN THEREON.

SEE AFFIDAVIT OF CORRELATION RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 202510210170

FILE NO. 2025/02/0170



VICINITY MAP - SKAGIT COUNTY ASSESSOR'S MAP - SCALE 1" = 500'

SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION, WITH THE REQUIREMENTS OF THE SURVEYING AND MAPPING ACT, 1962, AND THE REQUIREMENTS OF THE TITLING REQUIREMENTS ACT FOR THE REGISTRY OF BLOCKHOLD, LLC, IN JUNE 2025.

KEVIN G. LISSER, PLS CERTIFICATE NO. 2012316-
LISSER & ASSOCIATES, PLLC
320 MILWAUKEE PO BOX 1104
MOUNT VERNON WA 98273
PHONE: (360) 419-7442
E-MAIL: KEVIN@LISSER.COM

DATE 10-21-25



PO BOX 1104 / 320 MILWAUKEE STREET
MOUNT VERNON, WA 98273
360-419-7442 KEVIN@LISSEK.COM

AUDITOR'S CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF LINSER & ASSOCIATES, PLLC
FILED FOR RECORD THIS 28 DAY OF Oct, 2025 AT 12
MINUTES PAST 9 O'CLOCK PM IN VOLUME 1 OF 1 PAGES
(PAGE(S)) UNDER ADOPTER'S FILE NO. 202510280018
RECORDS OF SKAGIT COUNTY, WASHINGTON.

RECORDS OF SKAGIT COUNTY, WASHINGTON

SKAGIT COUNTY AUDITOR

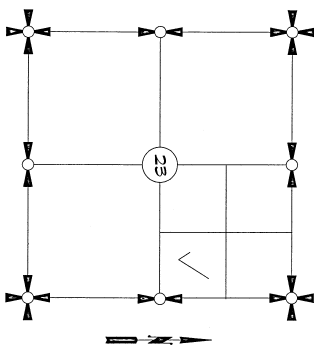
Deputy

PLAT OF BUCKO ESTATES, PHASE 2 AND 3

SM FILE NO. LP-2025-297

BEING IN A PORTION OF THE SE 1/4 OF THE NE 1/4 OF
SECTION 23, T. 35 N., R. 4 E., WM, SKAGIT COUNTY, WASHINGTON
FOR: BUCKWOOD, LLC

FB: 552 Pg: 1	SCALE: 1" =	DRAWN BY: KMR	DATE: 10/20/2
MERIDIAN: ASSUMED	DWG: 24-124 FP	REVIEWD: KGL	SHEET: 1 OF 6



VICINITY MAP

OWNERS CONSENT AND DEDICATION

[illegible]

AN EASEMENT IS HEREBY RESERVED AND GRANTED TO THE CITY OF SEBRING-HOOVER, PUBLIC UTILITY DISTRICT NO. 1 OF SKAGIT COUNTY, PUEBLO SOUTHERN ENERGY, A/T/B BROADBAND, VERIZON, FRONTIER COMMUNICATIONS (ZPL), YALOG, CASCADE NATURAL GAS CORPORATION, ELKO ESTATES HOMEOWNERS ASSOCIATION (ELKOHAS), AND THE SEBRING-HOOVER WATER ASSOCIATION (SHWA) TO CROSS, UNDER AND UPON THE EASEMENTS TO BE SHOWN HEREON OF ALL LOTS AND TRACTS ADJACENT PUBLIC ROADS AND OTHER UTILITY EASEMENTS AS SHOWN ON THE FACE OF THIS PLAT, IN WHICH TO INSTALL, LAY, CONSTRUCT, REPAIR, OPERATE, MAINTAIN AND REMOVE UTILITY SYSTEMS, LINES, EXHAUSTS AND APPURTENANCES ATTACHED THEREOF FOR THE PURPOSE OF CONVEYING WATER, GAS, ELECTRICITY, TELEPHONE, CABLE TELEVISION, AND TRACTS AT ALL TIMES FOR THE PURPOSES STATED, WITH THE UNDERSTANDING THAT ANY GRANTEE SHALL BE RESPONSIBLE FOR THE UNDESIRABLE DAMAGE IT CAUSED TO ANY REAL PROPERTY OWNED BY THE SUBDIVISION. PROPERTY OWNER IS REQUIRED FROM THE DATE OF THE SUBDIVISION PLAT TO OBTAIN NECESSARY UTILITY APPROVAL. THIS EASEMENT HAS BEEN GRANTED BY THE CITY ENGINEER.

PRIVATE STORM DRAINAGE EASEMENT

AN EASEMENT FOR THE PURPOSE OF CONVEYING ON-SITE STORMWATER RUNOFF IS HEREBY GRANTED IN FAVOR OF ALL ADJUTING LOT OWNERS IN THE AREAS DESIGNATED AS PRIVATE DRAINAGE EASEMENTS, THE REGULAR MAINTENANCE OF PRIVATE DRAINAGE

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 AREAS DESIGNATED AS PRIVATE DRAINAGE EASEMENTS, THE REGULAR MAINTENANCE OF PRIVATE DRAINAGE FACILITIES ESTABLISHED AND GRANTED HEREIN SHALL BE THE RESPONSIBILITY OF THE COSTS THEREOF SHALL BE BORNE EQUALLY BY THE LOT OWNERS OF THE AREAS DESIGNATED AS PRIVATE DRAINAGE EASEMENTS AND THEIR HEIRS, PERSONAL REPRESENTATIVES, AND ASSIGNS.

THE CITY OF SEBEO-WOOLLEY IS HEREBY GRANTED THE PERPETUAL RIGHT OF ENTRY ACROSS SAID PRIVATE DRAINAGE EASEMENTS AND ADJACENT LANDS OF THE GRANTOR, AND OR ASSIGNS FOR PURPOSES

THE CITY OF CEDENO, 40021 LEE, HEREBY GRANTED THE PERPETUAL RIGHT OF ENTRY, ACCESS AND SELF PRIVATE DRAINAGE EASEMENTS AND ADJACENT LANDS OF THE GRANITOR, AND OR ASSIGNS, FOR PURPOSES OF ROUTINE INSPECTION OF STORMWATER DRAINAGE FACILITIES AND EMERGENCY MAINTENANCE PURPOSES AT ITS OWN DISCRETION. THE GRANITOR, OWNERS, AND ANY PERSON HAVING ANY PRESENT OR SUBSEQUENT OWNERSHIP INTEREST IN THE PROPERTIES, AND THEIR SUCCESSORS AND ASSIGNS OF OWNERS, HEREBY AGREES TO HOLD THE CITY, ITS OFFICERS, EMPLOYEES, AND AGENTS HARMLESS IN ALL RESPECTS FROM ANY AND ALL CLAIMS FOR

STORM DRAINAGE MAINTENANCE NOTE

THE STORMMASTER SYSTEM SHALL BE INSPECTED ONCE PER YEAR FOR DAMAGES WHICH MAY BE OCCASIONED NORM OR IN THE FUTURE TO ADJACENT PROPERTY OR IMPROVEMENTS BY REASON OF CONSTRUCTION, OPERATION AND MAINTENANCE OF THE SAID DRAINAGE SYSTEM.

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

SIGNATURE W. Baum
NOTARY PUBLIC, Madison Bowman
MY APPOINTMENT EXPIRES March 2, 2019
RESIDING AT Sedro-Woolley

SEWER EASEMENT NOTE

A SANITARY SEWER AND ACCESS EASEMENT WAS RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 202509030073 OVER A PORTION OF TRACT 2, PLAT OF BUCKO ESTATES PHASE 1, SEE SHEET 6 OF 6 FOR EASEMENT LOCATION

EMERGENCY TURNAROUND EASEMENT NOTE
AN EMERGENCY TURNAROUND EASEMENT WAS RECORDED UNDER SCA-600 COUNTY AUDITOR'S FILE NO. 202510070024 OVER A PORTION OF TRACT 2, PLAT OF BUICKO ESTATES PHASE I, SEE SHEET 6 OF 6 FOR EASEMENT LOCATION

1

SIGNATURE MB
NOTARY PUBLIC Madison Bowman
MY APPOINTMENT EXPIRES March 21, 2019
RESIDING AT Schoor-Woolley

2-13-06
KEY
STATE OF WASHINGTON
REGISTER
NO. 20122169
DO NOT WRITE IN THESE SPACES



LISSEY
& ASSOCIATES

PO BOX 1104 / 350 MILWAUKEE STREET
MOUNT VERNON, WA 98213
360-419-7442 KEVIN@LISSEY.COM

PLAT OF BUCKO ESTATES, PHASE 2 AND 3
5M FILE NO. LP-2025-247

BEING IN A PORTION OF THE SE 1/4 OF THE NE 1/4 OF
 SECTION 23, T. 35 N., R. 4 E., NW, SEABERT COUNTY, WASHINGTON
 FOR: BUCKWOOD, LLC

FB. 552	FG. 1	DRAIN BY	KINK	DATE:	10/20/23
RESIDUAL ASSIGNED	DWG. 241-14 PP	RE/ENDD.	6GL	SHEET:	2 OF 6

LOT AREA AND ADDRESS INFORMATION

LOT 31	8,295 SQ FT	708 LEGACY MAY
LOT 32	12,951 SQ FT	640 LEGACY MAY
LOT 33	6,557 SQ FT	640 LEGACY MAY
LOT 34	6,557 SQ FT	640 LEGACY MAY
LOT 35	6,137 SQ FT	624 LEGACY MAY
LOT 36	6,137 SQ FT	616 LEGACY MAY
LOT 37	6,137 SQ FT	608 LEGACY MAY
LOT 38	6,100 SQ FT	600 LEGACY MAY
LOT 39	6,100 SQ FT	592 LEGACY MAY
LOT 40	6,100 SQ FT	584 LEGACY MAY
LOT 41	6,050 SQ FT	576 LEGACY MAY
LOT 42	6,000 SQ FT	568 LEGACY MAY
LOT 43	6,000 SQ FT	560 LEGACY MAY
LOT 44	6,000 SQ FT	552 LEGACY MAY
LOT 45	5,950 SQ FT	544 LEGACY MAY
LOT 46	7,400 SQ FT	536 LEGACY MAY
LOT 47	9,446 SQ FT	528 LEGACY MAY
LOT 48	6,214 SQ FT	355 POLSKA STREET
LOT 49	6,214 SQ FT	367 POLSKA STREET
LOT 50	6,214 SQ FT	379 POLSKA STREET
LOT 51	6,077 SQ FT	383 POLSKA STREET
LOT 52	6,231 SQ FT	391 POLSKA STREET
LOT 53	9,007 SQ FT	(DUPLEX LOT) 386 / 390 POLSKA STREET
LOT 54	6,023 SQ FT	360 POLSKA STREET
LOT 55	7,814 SQ FT	561 LEGACY MAY
LOT 56	6,023 SQ FT	573 LEGACY MAY
LOT 57	6,023 SQ FT	575 LEGACY MAY
LOT 58	6,015 SQ FT	571 LEGACY MAY
LOT 59	15,233 SQ FT	588 LEGACY MAY
LOT 60	12,354 SQ FT	598 LEGACY MAY
LOT 61	10,832 SQ FT	(DUPLEX LOT) 585 / 591 LEGACY MAY
LOT 62	6,031 SQ FT	616 LEGACY MAY
LOT 63	6,031 SQ FT	618 LEGACY MAY
LOT 64	6,943 SQ FT	621 LEGACY MAY

PUBLIC UTILITY DISTRICT NO. 1 EASEMENT

AN EASEMENT IS GRANTED TO PUBLIC UTILITY DISTRICT NO. 1 OF SAKAGOT COUNTY, WASHINGTON, A MUNICIPAL CORPORATION, ITS SUCCESSORS OR ASSIGNS, FOR THE INSTALLATION, MAINTENANCE, REPAIR, REPLACEMENT, OPERATION, AND RELOCATION OF THE UTILITIES, INCLUDING THE CONSTRUCTION AND MAINTENANCE OF A WATER, SEWER, ELECTRICAL, AND COMMUNICATION LINES AND/OR OTHER SIMILAR PUBLIC SERVICE RELATED UTILITIES, AND THE RIGHT TO ENTER, CROSS, TRAVEL, AND/OR PASS OVER, MAINTAIN, REPAIR, REPLACE, REMOVE, RESTORE, ALTER, RELOCATE, CHANGE THE SIZE OF, RELOCATE, CONNECT TO AND LOCATE AT ANY THE (PIPED), LINE(S), OR RELATED FACILITIES, ALONG WITH NECESSARY POWER LINES, ENDS FOR THE ELECTRIC INFORMATION ON FACILITIES OVER ACROSS, ALONG, IN AND UNDER THE EASEMENT AREA AS SHOWN ON A PLAN TOGETHER WITH THE RIGHT OF NEIGRESS AND EGRESS FROM SAID LANDS OF THE GRANOR(S) AND THE GRANOR(S) ALONGSIDE THE PUBLIC UTILITY DISTRICT NO. 1 OF SAKAGOT COUNTY, WASHINGTON, AND/OR OTHER GROWTH STANDINGS OR SPOKING UPON THE LANDS OF THE GRANOR(S) IN THE DESCRIBED EASEMENT FOR THE PURPOSES OF THE ACTIVITIES LISTED ABOVE, AS WELL AS THE RIGHT TO CUT, TRIM AND/OR REMOVE TREES, BUSHES, OR OTHER PLANTS, OR TO REMOVE OR DESTROY ANY FACILITIES, A MENACE OR DANGER TO SAID PIPE(S), LINE(S), OR RELATED FACILITIES, AND/OR TO PERSONS OR PROPERTY BY REASON OF PROXIMITY TO THE LINE(S). THE GRANOR(S) AGREES THAT TITLE TO ALL THEREIN, INCLUDING THE EASEMENT PURSUANT TO THIS AGREEMENT IS VESTED IN THE DISTRICT.

HERS, SUCCESSORS, OR ASSIGNS FREELY CONVEY AND AGREES NOT TO CONSTRUCT OR PERMIT TO BE CONSTRUCTED STRUCTURES OF ANY KIND ON THE EASEMENT AREA WITHOUT WRITTEN APPROVAL OF THE GENERAL MANAGER OF THE DISTRICT. GRANNOGS SHALL CONDUCT ITS ACTIVITIES AND ALL OTHER ACTIVITIES ON GRANNOGS' PROPERTY AND SHALL NOT CONDUCT ANY ACTIVITIES ON THE EASEMENT AREA. GRANNOGS SHALL MAINTAIN THE EASEMENT AREA IN A MANNER THAT DOES NOT INTERFERE WITH THE USE OF THE EASEMENT AREA BY GRANNOGS OR ENDANGER THE DISTRICT'S USE OF THE EASEMENT.

PLAT OF BUCKO ESTATES, PHASE 2 AND 3

SM FILE NO. LP-2025-297

BEING IN A PORTION OF THE SE 1/4 OF THE NE 1/4 OF SECTION 23, T. 35 N., R. 4 E., WM. SKAGIT COUNTY, WASHINGTON

FB: 552	PG: 1	SCALE: 1" =	DRAWN BY: KMR	DATE: 10/20/25
MERIDIAN: ASSUMED		DWG: 24-124 FP	REVIEWD: KGL	SHEET: 2 OF 6

[illegible][illegible]

<p>(1) MINIMUM SETBACKS</p> <p>A) FRONT 20 FEET</p> <p>B) SIDE AND REAR 10 FEET</p> <p>C) FROM DWELLING AND ACCESSORY STRUCTURES SHALL HAVE A MINIMUM OF 5 FEET; A TWO STORY DWELLING SHALL HAVE A MINIMUM OF 8 FEET AND EACH ADDITIONAL STORY OVER TWO SHALL HAVE AN ADDITIONAL 4 FEET FOR EACH STORY.</p> <p>D) REAR 10 FEET FOR RESIDENCES, 5 FEET FOR ACCESSORY STRUCTURES.</p> <p>E) SETBACKS FOR PRIVATE GARAGES ATTACHED TO OR WITHIN THE RESIDENCE SHALL ADHERE TO THE SETBACK REQUIREMENT OF THE RESIDENCE. IN ALL CASES, THERE SHALL BE A MINIMUM OFF-STREET PARKING AREA OF 25 FEET IN LENGTH DIRECTLY IN FRONT OF ALL GARAGE DOOR ENTRANCES WHEN ACCESSING A STREET EITHER BY PEDESTRIAN OR VEHICLE. IF THERE IS NO STREET ACCESS, THEN ACCESS BY ALLEY, THE OFF-STREET PARKING AREA SHALL BE AT LEAST 10 FEET.</p> <p>F) MAXIMUM BUILDING HEIGHT, 35 FEET EXCEPT 20 FEET FOR ACCESSORY BUILDINGS, AND NO HEIGHT LIMIT FOR CHURCH STEEPLES OR BELL TOWERS.</p> <p>G) MINIMUM LOT SIZE REQUIREMENTS</p> <p>H) LOT AREA 6,000 SQ FT</p> <p>I) LOT WIDTH AT BUILDING LINE 40 FEET</p> <p>J) LOT DEPTH 120 FEET; APPROVED PRIVATE STREET, OR APPROVED EASEMENT 20 FEET.</p> <p>K) MINIMUM DENSITY REQUIREMENTS</p> <p>L) THE MAXIMUM GROSS DENSITY REQUIREMENTS IN THE R-1 ZONE IS SEVEN UNITS PER ACRE.</p> <p>M) MAXIMUM LOT COVERAGE</p> <p>N) LOT COVERED IS THE PERCENT OF THE LOT COVERED BY STRUCTURES INCLUDING THE MAIN AND ALL ACCESSORY BUILDINGS. MAXIMUM LOT COVERAGE REQUIREMENTS IN THE RESIDENTIAL R-1 ZONE SHALL BE AS FOLLOWS:</p> <p>O) 50 PERCENT.</p> <p>P) VARIANCES FROM THE MAXIMUM LOT COVERAGE REQUIREMENT ARE PERMITTED. IF THE APPLICANT CANNOT 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.</p> <p>TRACT L</p> <p>TRACT L IS A 20 FOOT WIDE TRACT FOR THE PURPOSE OF INTEREST, EGRESS, AND UTILITIES TO BENEFIT LOTS 56, 57, 54, LOTS 58 AND 60 WILL UTILIZE TRACT L DIRECTLY ONTO LEGACY MNT. SAID LOTS 58 AND 60 WILL UTILIZE TRACT L FOR UTILITIES ONLY.</p> <p>THE HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR MAINTENANCE OF TRACT L, HOWEVER THE HOMEOWNERS ASSOCIATION RESERVES THE RIGHT TO ASSESS THE COST OF SAID MAINTENANCE TO THE BENEFITED OWNERS.</p> <p>SECTION 10.01 UTILITY EASEMENT NOTE</p> <p>A UTILITY EASEMENT HAS BEEN RECORDED UNDER SKEAGIT COUNTY AUDITOR'S FILE NO. 202501B0040 OVER A PORTION OF TRACT Z, PLAT OF BUCKO ESTATES PHASE I, SECTION 23, T. 35 N., R. 4 E., M4, SKEAGIT COUNTY, WASHINGTON SEE SHEET 6 OF 6 FOR EASEMENT LOCATION</p>			
<p>PLAT OF BUCKO ESTATES, PHASE 2 AND 3</p> <p>5M FILE NO. LP-2025-2871</p> <p>BEING IN A PORTION OF THE SE ¼ OF THE NE ¼ OF SECTION 23, T. 35 N., R. 4 E., M4, SKEAGIT COUNTY, WASHINGTON FOR, BLACKWOOD LLC</p> <p>PREPARED BY: K&L GREENE & ASSOCIATES, PLLC</p> <p>DATE: 10/20/25</p> <p>SHEET: 3 OF 6</p>			
<p>REVIEWED BY: K&L GREENE & ASSOCIATES, PLLC</p> <p>DATE: 10/20/25</p> <p>SHEET: 3 OF 6</p>			
<p>SCALE: 1" = 50'</p> <p>DATE: 10/20/25</p> <p>SHEET: 3 OF 6</p>			
<p>DESIGNED BY: K&L GREENE & ASSOCIATES, PLLC</p> <p>DATE: 10/20/25</p> <p>SHEET: 3 OF 6</p>			

23. 5K-SIGN COUNTY ASSESSED PARCEL NOS. P-136-09-5 AND P-136-09-6

24. ALL HOMES SHALL BE BUILT ON-SITE AND NO MODULAR OR MANUFACTURED HOMES ARE PERMITTED.

25. SILLATION CONTROL DEVICES MAY BE REQUIRED FOR EACH LOT DURING HOME CONSTRUCTION OR SUBSEQUENT SOIL DISTURBANCES.

26. A HOMEOWNERS ASSOCIATION HAS BEEN CREATED THAT WILL BE RESPONSIBLE FOR MAINTAINING THE COMMON SEWER, ROAD CUTS, TRACTS AND PATH MAINTENANCE AS WELL AS MAINTENANCE OF LANDSCAPING WITHIN THE PLAT.

27. SEE DECLARATION RECORDED UNDER SAGNAT COUNTY AUDITOR'S FILE NOS. 20200120005 AND 20251028004 FOR DETAILS.

28. ALL ROOF AND FOOTING DRAINS SHALL BE CONNECTED TO THE PRIVATE ON-SITE STORM DRAIN PIPE STUDS UNLESS OTHERWISE APPROVED BY THE CITY OF SEBOK-MOULET.

29. PERMANENT STORMWATER FACILITIES OUTSIDE OF THE ROAD RIGHT OF WAY SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION IN ACCORDANCE WITH THE PERMANENT STORMWATER FACILITIES OPERATIONS AND MAINTENANCE MANUAL FOUND IN THE PLAT COVENANTS, CONDITIONS AND RESERVATIONS RECORDED UNDER 20200120005 AND 20251028004

30. A DEVELOPERS AGREEMENT WAS RECORDED UNDER SAGNAT COUNTY AUDITOR'S FILE NUMBER 20220423002.

EXEMPT FROM SMC SECTION 17.12 RESIDENTIAL 7 (R-7) ZONE

17.12.10 USE RESTRICTIONS

1) ONE DUPLEX LOT WITH NINE THOUSAND SQUARE FOOT LOT SIZE IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN THIS CHAPTER, WHICH MEET THE FOLLOWING REQUIREMENTS, IN ADDITION TO ANY OTHER REQUIREMENTS IMPOSED BY ORDINANCE.

A) BE SITUATED ON A LOT OF NOT LESS THAN 9,000 SQ FT MINIMUM SIZE WITH A MINIMUM WIDTH OF 60 FEET AT THE BUILDING LINE, A MINIMUM DEPTH OF 100 FEET, AND A MINIMUM LOT FRONTAGE ON A PUBLIC STREET OF 20 FEET.

B) PROVIDE OFF-STREET PARKING FOR FOUR VEHICLES.

C) BE DESIGNED TO RESEMBLE A SINGLE-FAMILY RESIDENCE SO AS TO BLEND IN WITH THE DESIGN AND APPEARANCE OF THE SURROUNDING RESIDENCES IN THE NEIGHBORHOOD.

D) NO MORE THAN ONE DUPLEX SHALL BE ALLOWED PER ANY THREE SUCCESSIVE LOTS ADJOINED BY SIDE PROPERTY LINES AS DEFINED IN SEBRO-MOULET MUNICIPAL CODE SECTION 17.04.030.

EXCEPTION: LOTS WHICH HAVE 20 FEET OR LESS FRONTAGE ON THE PUBLIC STREET SHALL NOT BE REQUIRED TO BE COATED ON A SUCCESSIVE DUPLEXES IF LOCATED BEHIND SINGLE-FAMILY LOTS.

PLAT MONUMENT SIGNS AND LANDSCAPING EASEMENT

AN EASEMENT FOR PLAT MONUMENT SIGNS AND LANDSCAPING PURPOSES IS HEREBY GRANTED TO THE HOMEOWNERS ASSOCIATION OVER, UNDER, AND ACROSS PORTIONS OF LOTS 31 AND 64 AS SHOWN HEREON. SEE DETAIL "B" ON SHEET 6 OF 6 FOR ADDITIONAL INFORMATION.

PO BOX 1004 / 200 N
MOUNT VERNON,
360-414-7442
KE

[illegible]