

LEGAL DESCRIPTION OF PRELIMINARY PLAT

PARCEL "A"

TRACT 1, SHORT PLAT NO. SW 05-80 APPROVED JULY 22, 1980 AND RECORDED JULY 23, 1980 IN BOOK 4 OF SHORT PLATS, AT PAGE 150, UNDER AUDITOR'S FILE NO. 8001230029.

(BEING A PORTION OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 23, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M.)

SUBJECT TO AND TOGETHER WITH AN EASEMENT 60 FEET IN WIDTH FOR INGRESS, EGRESS AND UTILITIES OVER, UNDER AND ACROSS TRACT 1 AND TRACT 2 OF SAID SHORT PLAT AS DELINEATED ON THE FACE OF SAID SHORT PLAT.

PARCEL "B"

TRACT 2, SHORT PLAT NO. SW 05-80 APPROVED JULY 22, 1980 AND RECORDED JULY 23, 1980 IN BOOK 4 OF SHORT PLATS, AT PAGE 150, UNDER AUDITOR'S FILE NO. 8001230029.

(BEING A PORTION OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 23, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M.)

TOGETHER WITH AN EASEMENT 60 FEET IN WIDTH FOR INGRESS, EGRESS AND UTILITIES OVER, UNDER AND ACROSS TRACT 1 AND TRACT 2 OF SAID SHORT PLAT AS DELINEATED ON THE FACE OF SAID SHORT PLAT.

PARCEL "C"

THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4,

EXCEPT THE EAST 20 FEET THEREOF IN SECTION 23, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M.

ALSO EXCEPT THAT PORTION CONVEYED TO SEDRO-WOOLLEY SCHOOL DISTRICT #101 BY DEED RECORDED UNDER AUDITOR'S FILE NO. 8403120001 DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 23, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M., WHICH IS THE TRUE POINT OF BEGINNING; THENCE EASTERLY 184 FEET ALONG THE NORTH LINE OF SAID SOUTHWEST 1/4; THENCE NORTH TO THE CENTERLINE OF AN EXISTENT COUNTY DRAINAGE DITCH; THENCE WESTERLY ALONG CENTERLINE OF SAID COUNTY DRAINAGE DITCH TO A POINT ON THE WEST LINE OF SAID SOUTHEAST 1/4 NORTH OF THE POINT OF BEGINNING; THENCE SOUTH TO THE ACTUAL POINT OF BEGINNING.

PARCEL "E"

THE EAST 20 FEET OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 23, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M.

EXCEPT THAT PORTION THEREOF LYING WITHIN THE COOK ROAD ALONG THE SOUTH LINE THEREOF;

AND ALSO EXCEPT THAT PORTION, IF ANY, LYING WITHIN THOSE PREMISES CONVEYED TO RAYMOND H. NELSON, BY DEED RECORDED MARCH 9, 1988 AS AUDITOR'S FILE NO. 8803090098.

PARCEL "G"

THE WEST 20 FEET OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 23, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M.

EXCEPT THAT PORTION THEREOF LYING WITHIN THE COOK ROAD ALONG THE SOUTH LINE THEREOF;

AND ALSO EXCEPT THAT PORTION, IF ANY, LYING WITHIN THOSE PREMISES CONVEYED TO BRUCE P. SAVAGE BY DEED RECORDED DECEMBER 14, 1990 AS AUDITOR'S FILE NO. 9012140013.

ALL OF THE ABOVE BEING SUBJECT TO AND TOGETHER WITH EASEMENTS, RESERVATIONS, RESTRICTIONS, COVENANTS, LIENS, LEASES, COURT CAUSES AND OTHER INSTRUMENTS OF RECORD.

ALL OF THE ABOVE SITUATED IN THE CITY OF SEDRO-WOOLLEY, COUNTY OF SKAGIT, STATE OF WASHINGTON.

TOTAL PROJECT AREA: 880,826 SQ. FT, 20.22 ACRES

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PRELIMINARY PLAT OF BUCKO ESTATES, IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 23, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M. AND THAT I HAVE COMPLIED WITH THE APPLICATION REQUIREMENTS FOR A PRELIMINARY PLAT IN THE CITY OF SEDRO-WOOLLEY.

BRUCE G. LISSER, PLS CERTIFICATE NO. 22960 DATE 12/21/2021
 LISSER & ASSOCIATES, PLLC
 320 MILWAUKEE PO BOX 1109
 MOUNT VERNON WA 98273
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 SURVEYING & LAND USE CONSULTATION
 320 MILWAUKEE STREET
 MOUNT VERNON, WA 98273
 360-419-7442

NO.	DATE	REVISION	BY	REV.

NOTES

- NO CORNERS HAVE BEEN SET FOR THIS PRELIMINARY PLAT MAPPING.
 - DESCRIPTION AND EXCEPTION INFORMATION IS FROM FIRST AMERICAN TITLE, ORDER NO. 20-5836-TO, DATED JANUARY 26, 2021.
 - FOR ADDITIONAL SUBDIVISION AND MERIDIAN INFORMATION SEE PLAT OF BRICKYARD MEADOWS, DIVISION NO. 1, RECORDED UNDER AUDITOR'S FILE NO. 200207150112, PLAT OF BRICKYARD MEADOWS, DIVISION NO. 2, RECORDED UNDER AUDITOR'S FILE NO. 200412280123, PLAT OF KLINGER ESTATES RECORDED UNDER AUDITOR'S FILE NO. 200605080213, PLAT OF ROETKER'S ADDITION TO SEDRO-WOOLLEY, RECORDED IN VOLUME 7 OF PLATS, PAGE 44, SHORT PLAT NO. SW-05-80 RECORDED UNDER AUDITOR'S FILE NO. 8001230029, SHORT PLAT NO. SW-01-44 RECORDED UNDER AUDITOR'S FILE NO. 9405160137, SEDRO-WOOLLEY SHORT PLAT NO. 3406 RECORDED UNDER AUDITOR'S FILE NO. 200702150075, AND RECORD OF SURVEY MAPS RECORDED UNDER AUDITOR'S FILE NUMBERS 200607140122, 201005050100, 201502040107, 202012100076, ALL IN RECORDS OF SKAGIT COUNTY, WASHINGTON.
 - ZONING CLASSIFICATION: R-7, RESIDENTIAL ZONE
 - SEWAGE DISPOSAL: CITY OF SEDRO-WOOLLEY
 - STORM DRAINAGE: CITY OF SEDRO-WOOLLEY
 - STREET STANDARD: CITY OF SEDRO-WOOLLEY
 - WATER: SKAGIT COUNTY P.U.D. NO. 1
 - POWER: PUGET SOUND ENERGY
 - TELEPHONE: ZIFLY FIBER
 - GAS: CASCADE NATURAL GAS
 - TELEVISION CABLE: COMCAST CORPORATION
FIBER OPTIC: WAVE BROADBAND
 - GARBAGE COLLECTION: CITY OF SEDRO-WOOLLEY, SOLID WASTE COLLECTION FOR LOTS SHALL BE AT THE EDGE OF THE PUBLIC RIGHT OF WAY.
 - MERIDIAN: WASHINGTON STATE PLANE NORTH ZONE NAD 83/11
 - BASIS OF BEARING: MONUMENTED NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 23, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M.
BEARING = SOUTH 87°22'48" EAST
 - INSTRUMENTATION: SPECTRA FOCUS 35 THEODOLITE DISTANCE METER AND TRIMBLE R-10 GPS
 - SURVEY PROCEDURE: FIELD TRAVERSE AND GPS
 - ALL LOTS WITHIN THIS SUBDIVISION MAY BE SUBJECT TO IMPACT FEES FOR SCHOOLS, FIRE, PARKS AND ANY OTHER CITY IMPACT FEES, PAYABLE UPON ISSUANCE OF A BUILDING PERMIT.
 - THIS PROPERTY IS SUBJECT TO AND TOGETHER WITH EASEMENTS, RESERVATIONS, RESTRICTIONS, COVENANTS, LIENS, LEASES OR OTHER INSTRUMENTS OF RECORD REFERRED TO IN LAND TITLE COMPANY REPORT REFERENCED UNDER NOTE 2 ABOVE. SAID REPORT LISTS DOCUMENTS RECORDED UNDER AUDITOR'S FILE NUMBERS: 45724, 26764, 669174, 8004230029, 9106190097, 200410130026, 200903130113, 200003140007, 8111300027, 8102170016, 91094.
 - OWNER: SARAH BUCKO, TRUSTEE OF THE ADOLF BUCKO SURVIVOR'S TRUST
C/O SARAH BUCKO
13315 NW OVERTON STREET
PORTLAND OR 97224
PHONE: 360-840-2609
 - SKAGIT COUNTY ASSESSOR'S PARCEL NUMBERS P-37250, P-37251 AND P-37256
 - TRACT "L" IS A 20' WIDE NON-EXCLUSIVE, MUTUALLY BENEFICIAL CROSS USE EASEMENT FOR INGRESS, EGRESS, AND UTILITIES FOR THE BENEFIT OF LOTS 56, 57, 59 AND 60 TOGETHER WITH THE SHARED MAINTENANCE THEREOF, WHICH WILL BE ADDRESSED IN THE FINAL HOME OWNERS ASSOCIATION DOCUMENT PREPARED FOR THE FINAL PLAT.
- LOT 58 WILL ACCESS DIRECTLY ONTO BUCKO AVENUE.

CITY OF SEDRO-WOOLLEY REFERENCE INFORMATION

- EXCERPTS FROM SEDRO-WOOLLEY MUNICIPAL CODE SECTION 17.14 RESIDENTIAL 7 (R-7) ZONE:
- DUPLEX LOTS.
 BE SITUATED ON A LOT OF NOT LESS THAN 9,000 SQ FT MINIMUM SIZE, WITH A MINIMUM WIDTH OF 80 FEET AT THE BUILDING LINE, A MINIMUM DEPTH OF 100 FEET, AND A MINIMUM LOT FRONTAGE ON A PUBLIC STREET OF 20 FEET.
- PROVIDE OFF-STREET PARKING FOR FOUR VEHICLES.
- 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.
- NO MORE THAN ONE DUPLEX SHALL BE ALLOWED PER ANY THREE SUCCESSIVE LOTS ADJOINED BY SIDE PROPERTY LINES AS DEFINED IN SEDRO-WOOLLEY 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 COUNTED ON A SUCCESSIVE LOT. THIS EXCEPTION IS INTENDED TO ALLOW SUCCESSIVE DUPLEXES IF LOCATED BEHIND SINGLE-FAMILY LOTS.
- MINIMUM SETBACKS.
 FRONT: 20 FEET
 SIDE: ONE STORY DWELLINGS AND ACCESSORY STRUCTURES SHALL HAVE A MINIMUM OF 5 FEET, A TWO STORY DWELLINGS SHALL HAVE A MINIMUM OF 8 FEET AND EACH ADDITIONAL STORY OVER TWO SHALL HAVE AN ADDITIONAL 4 FEET, FOR EACH STORY.
 REAR: 10 FEET FOR RESIDENCES, 5 FEET FOR ACCESSORY STRUCTURES.
 GARAGE SETBACKS: 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 APRON OF 25 FEET IN LENGTH DIRECTLY IN FRONT OF ALL GARAGE DOOR ENTRANCES WHEN ACCESSING A STREET EITHER TO THE FRONT OR SIDE OF A RESIDENCE. WHERE GARAGE DOORS ACCESS AN ALLEY, THE OFF-STREET PARKING APRON SHALL BE AT LEAST 10 FEET.
- MAXIMUM BUILDING HEIGHT: 35 FEET EXCEPT 20 FEET FOR ACCESSORY BUILDINGS, AND NO HEIGHT LIMIT FOR CHURCH STEEPLES OR BELL TOWERS.
- MINIMUM LOT SIZE REQUIREMENTS.
 LOT AREA: 6,000 SQ FT
 LOT WIDTH AT BUILDING LINE: 40 FEET
 LOT FRONTAGE ON A PUBLIC STREET, APPROVED PRIVATE STREET, OR APPROVED EASEMENT: 20 FEET.
- MAXIMUM DENSITY REQUIREMENTS.
 THE MAXIMUM GROSS DENSITY REQUIREMENTS IN THE RESIDENTIAL R-7 ZONE SHALL BE SEVEN UNITS PER ACRE.
- MAXIMUM LOT COVERAGE.
 LOT COVERAGE IS THE PERCENT OF THE LOT COVERED BY STRUCTURES INCLUDING THE MAIN AND ALL ACCESSORY BUILDINGS. MAXIMUM LOT COVERAGE REQUIREMENTS IN THE RESIDENTIAL R-7 ZONE SHALL BE AS FOLLOWS:
- 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.

TOTAL PROJECT AREA

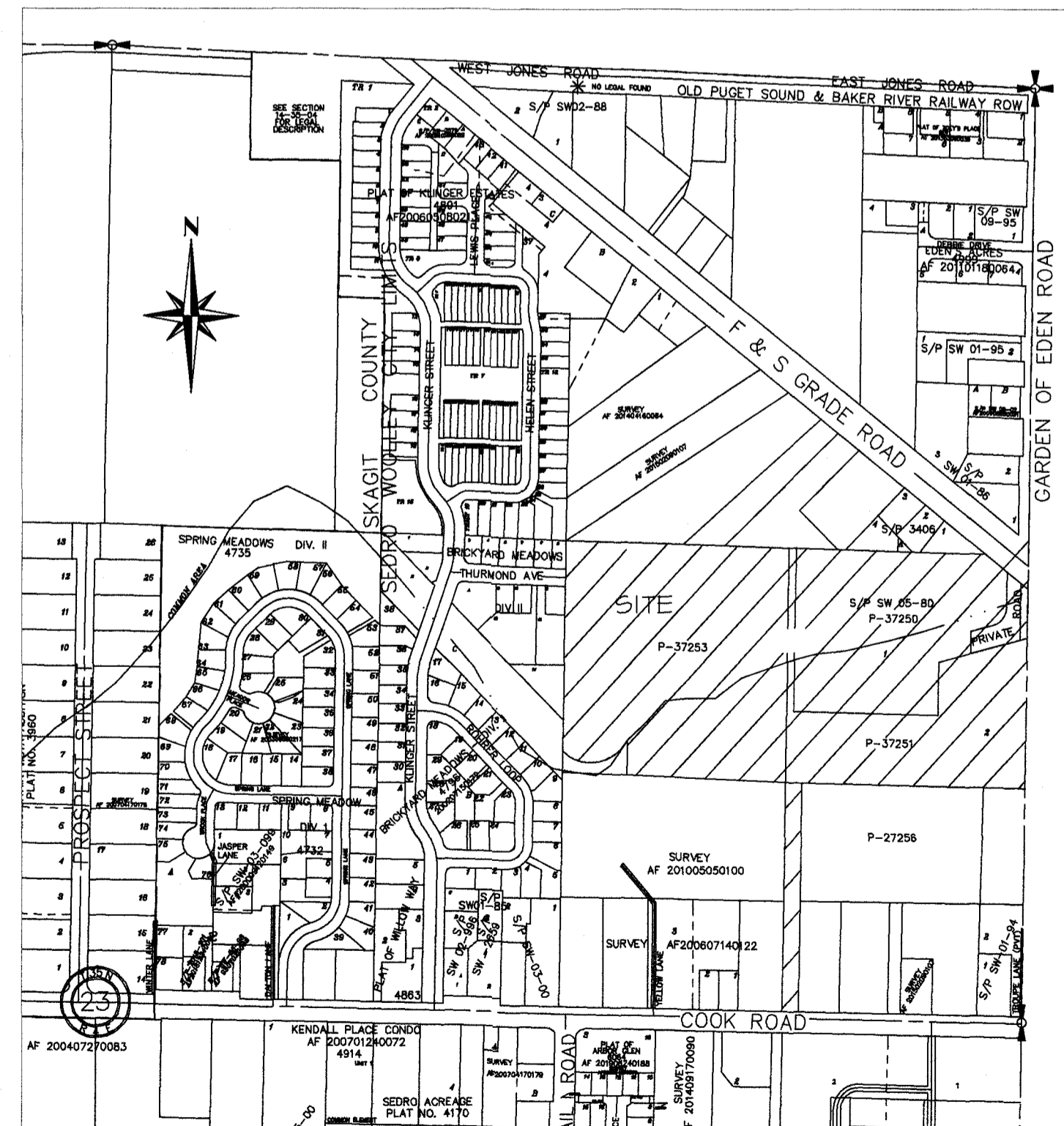
TOTAL PROJECT AREA: 880,826 SQ. FT, 20.22 ACRES

ROAD RIGHT OF WAY AREAS

- NORTH TRAIL ROAD DEDICATION WITHIN P-37256, 16,564 SQ. FT
- NORTH TRAIL ROAD DEED TO CITY WITHIN P-37159, 15,384 SQ. FT
- NORTH TRAIL ROAD DEDICATION WITHIN P-37255, 11,828 SQ. FT
- INTERIOR ROADS DEDICATED WITHIN P-37253, P-37250 AND P-37251, 214,266 SQ. FT.

PROPOSED TRACT OWNERSHIP AND MAINTENANCE INFORMATION

- PCA TRACTS 1, 2 AND 3 BUCKO ESTATES HOMEOWNERS ASSOCIATION
 - OPEN SPACE 1, 2 AND 3 BUCKO ESTATES HOMEOWNERS ASSOCIATION
 - TRACT J BUCKO ESTATES HOMEOWNERS ASSOCIATION
 - TRACT K PROPOSED AREA TO BE BOUNDARY LINE ADJUSTED TO SEDRO-WOOLLEY SCHOOL DISTRICT
 - TRACT L BUCKO ESTATES HOMEOWNER ASSOCIATION (SEE NOTE 22)
- THE ABOVE-REFERENCED TRACTS MAY BE MODIFIED AND ADDITIONAL TRACTS AND EASEMENTS MAY BE REQUIRED WITH THE FINAL DESIGN, ALL OF WHICH WILL BE SHOWN ON THE FINAL PLAT MAP WITH SPECIFIC INFORMATION CONTAINED WITHIN THE FINAL HOMEOWNERS ASSOCIATION DOCUMENTS.



VICINITY MAP (SKAGIT COUNTY ASSESSOR'S MAP)
 SCALE 1"=400'

BUCKO ESTATES PRELIMINARY PLAT NOTES PAGE

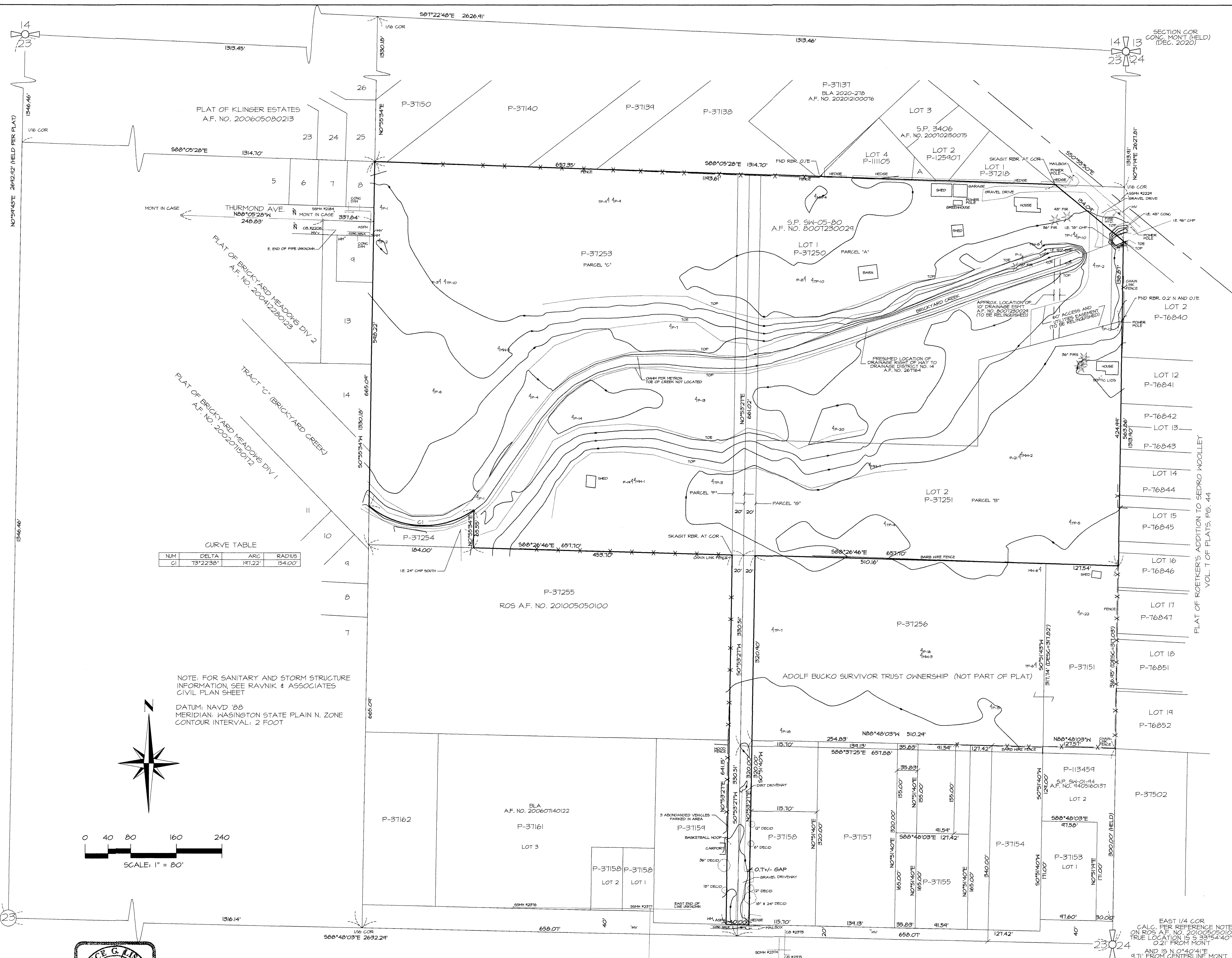
SCALES
 HORIZONTAL: _____
 VERTICAL: N/A
 DESIGNED: _____
 DRAWN: BGL
 CHECKED: BGL

SURVEY IN A PORTION OF THE NE 1/4 OF SECTION 23, T. 35 N., R. 4 E., W.M. CITY OF SEDRO-WOOLLEY, WASHINGTON ADOLF BUCKO SURVIVOR'S TRUST

FB. PG.
 DATE: DEC. 21, 2021
 DWG: 20-165 REV B. EST
 JOB NO.: 20-165
 SHEET: 1 OF 4

1/4 COR
CONC. MONT (HELD)
(DEC. 2020)

SECTION COR
CONC. MONT (HELD)
(DEC. 2020)

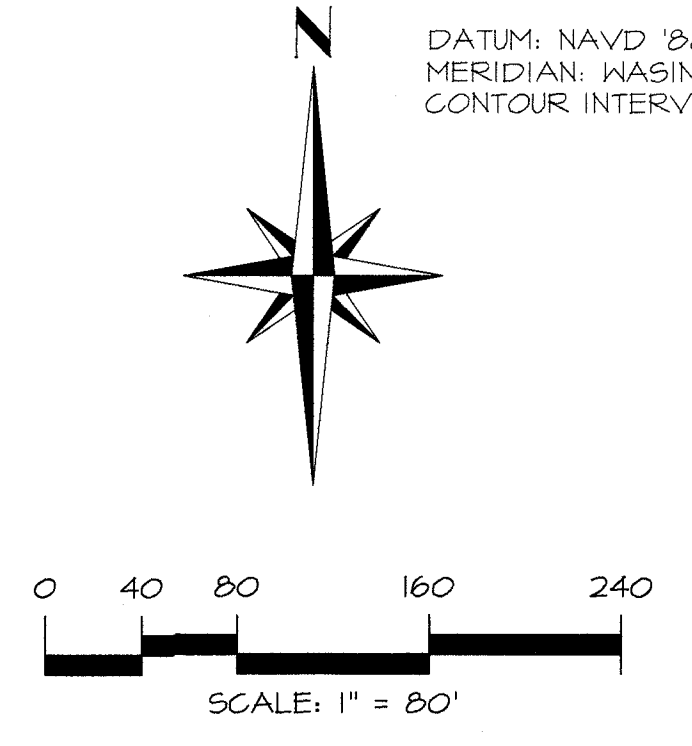


CURVE TABLE

N.M.	DELTA	ARC	RADIUS
C1	73°22'38"	191.22'	194.00'

NOTE: FOR SANITARY AND STORM STRUCTURE INFORMATION, SEE RAVNIK & ASSOCIATES CIVIL PLAN SHEET

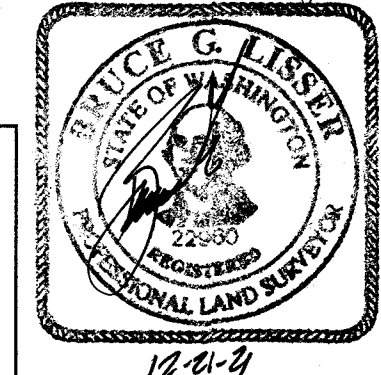
DATUM: NAVD 88
MERIDIAN: WASHINGTON STATE PLAIN N. ZONE
CONTOUR INTERVAL: 2 FOOT



CENTER SECTION
CALC. PER PREVIOUS SURVEYS
SEE NOTE NO. 3

EAST 1/4 COR.
CALC. PER REFERENCE NOTE
ON ROS A.F. NO. 201005050100
TRUE LOCATION IS 5.23' FROM MONT
0.21' FROM CENTERLINE MONT
AND 15' N 0°40'41"E
9.71' FROM CENTERLINE MONT
(DEC. 2020)

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MOUNT VERNON, WA 98273
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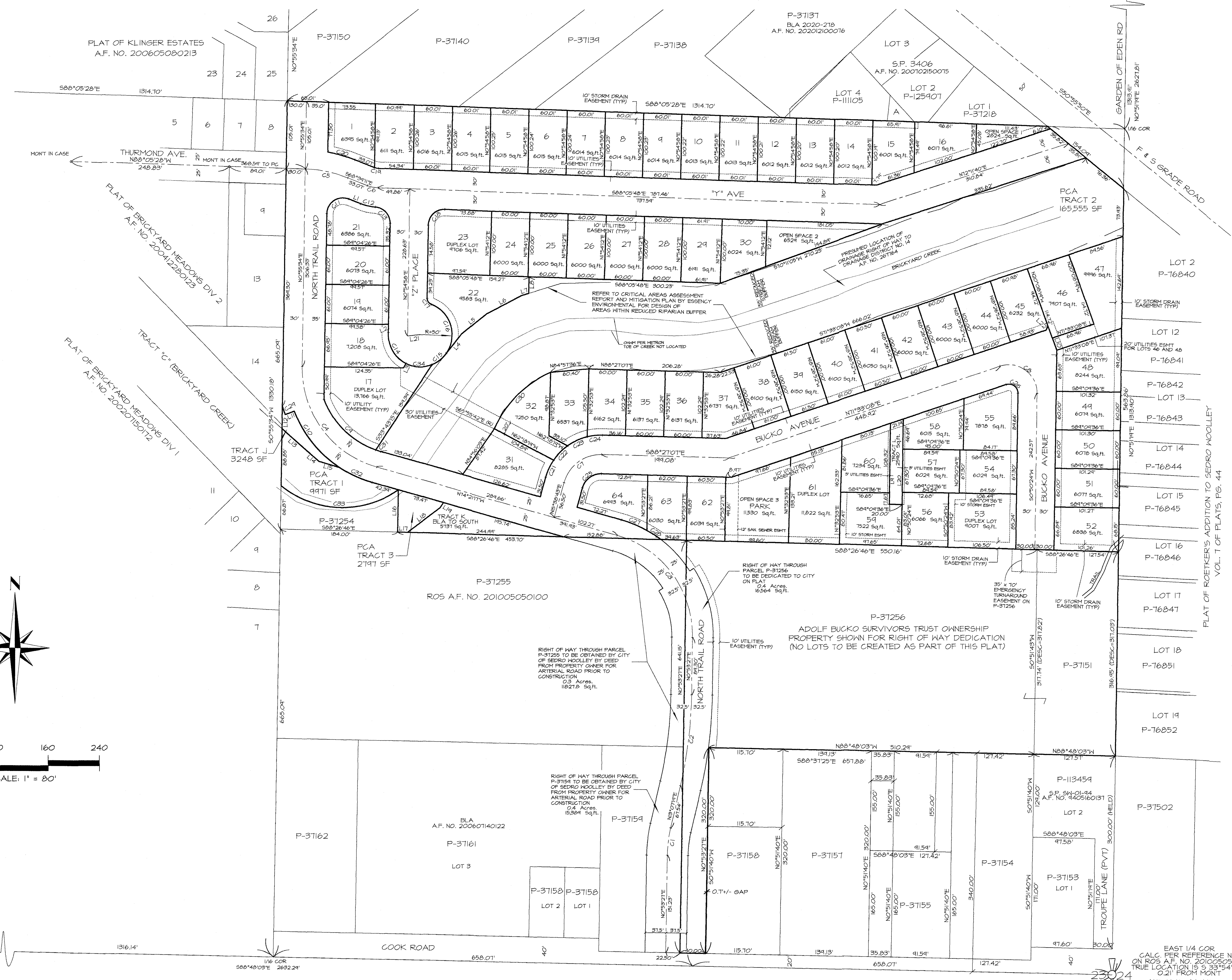
NO.	DATE	REVISION	BY	REV.

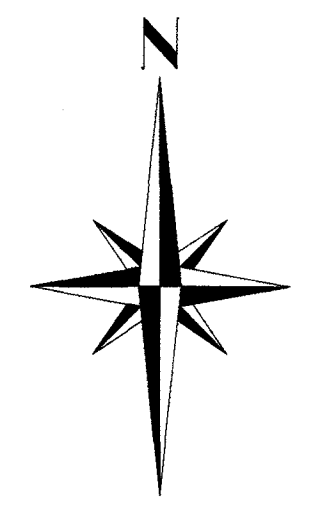
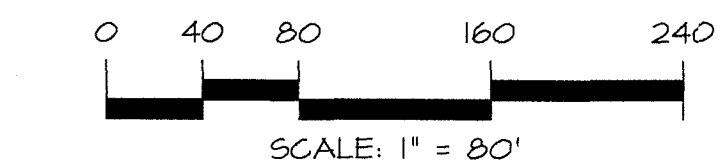
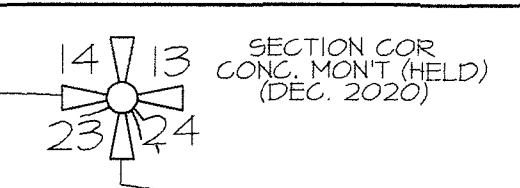
BUCKO ESTATES PRELIMINARY PLAT
BOUNDARY AND EXISTING CONDITIONS

SCALES
HORIZONTAL: N/A
VERTICAL: N/A
DESIGNED:
DRAWN: BGL
CHECKED: BGL

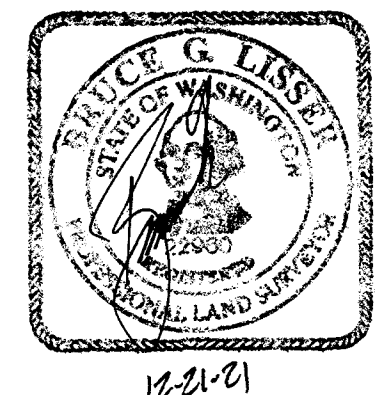
SURVEY IN A PORTION OF THE NE 1/4 OF
SECTION 23, T. 35 N.R. 4 E.W.M.
CITY OF SEDRO-WOOLLEY, WASHINGTON
ADOLF BUCKO SURVIVOR'S TRUST

FB. 459 PG. 21
DATE: DEC. 21, 2021
DRAWING: 20-165 TOPO
JOB NO.: 20-165
SHEET: 2 OF 4





CENTER SECTION
CALC. PER PREVIOUS SURVEYS
SEE NOTE NO. 3



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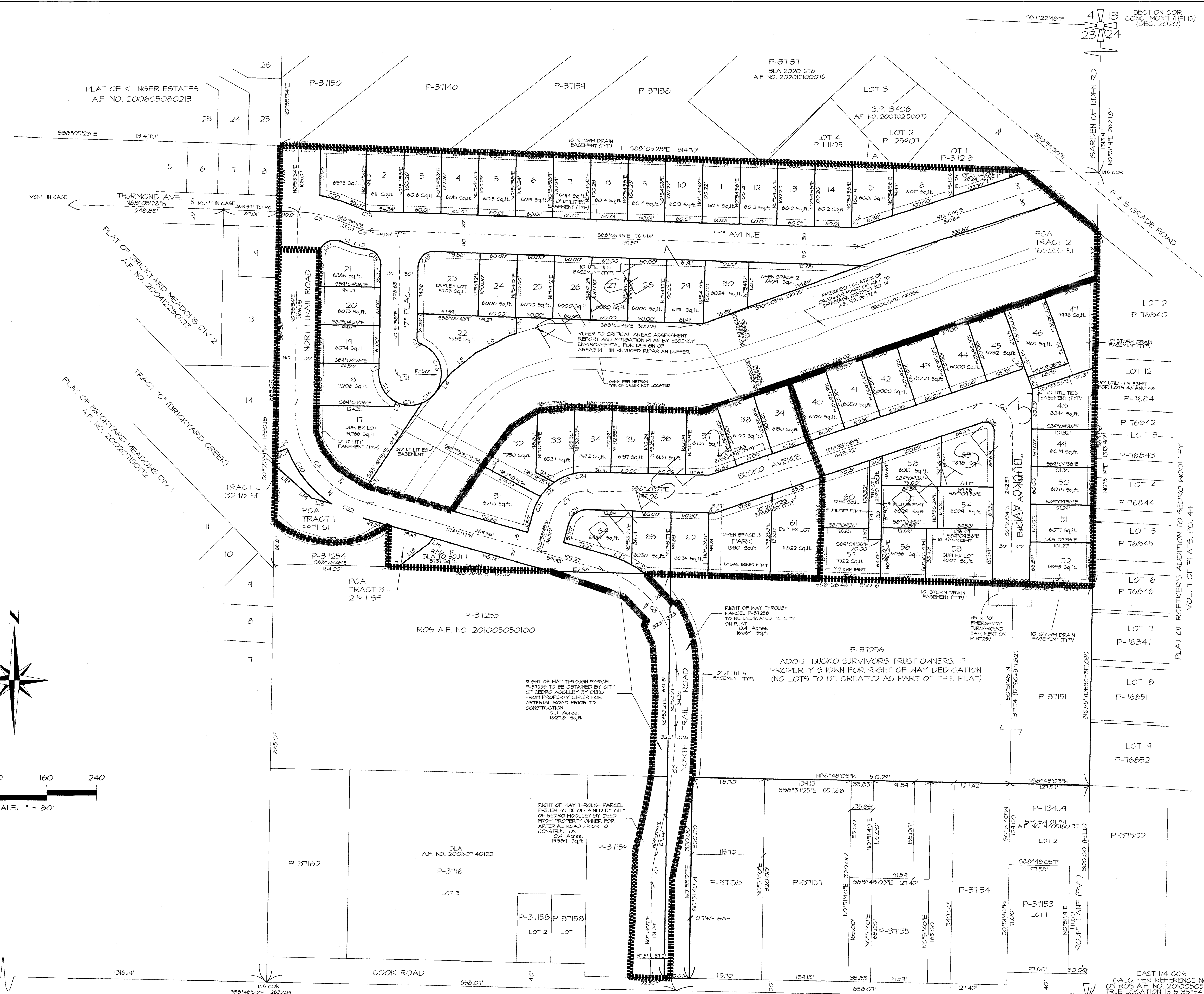
NO.	DATE	REVISION	BY	REV.

BUCKO ESTATES PRELIMINARY PLAT
PROPOSED PHASING LAYOUT

SCALES
HORIZONTAL: 1"=80'
VERTICAL: N/A
DESIGNED:
DRAWN: BGL
CHECKED: BGL

SURVEY IN A PORTION OF THE NE 1/4 OF
SECTION 23, T. 35 N.R. 4 E., W.M.
CITY OF SEDRO-WOOLLEY, WASHINGTON
ADOLF BUCKO SURVIVOR'S TRUST

FB. PG.
DATE: DEC. 21, 2021
DWG: REV PREL PLAT
JOB NO.: 20-165
SHEET: 4 OF 4



LINE TABLE

NUM	BEARING	DISTANCE
L1	S68°31'11"E	20.17'
L2	N0°54'58"E	12.58'
L3	N26°46'55"E	7.73'
L4	N88°53'57"E	38.04'
L5	N51°21'58"E	51.14'
L6	N62°39'08"E	61.44'
L7	N73°08'43"E	111.7'
L8	N0°54'58"E	25.63'
L9	N0°50'24"E	126.00'
L10	S20°08'18"E	20.01'
L11	S68°44'04"E	15.00'
L12	N0°55'34"E	35.07'
L13	S48°41'08"E	55.16'
L14	S48°41'04"E	21.80'
L15	N73°08'43"E	35.13'
L16	N0°55'34"E	65.55'
L17	S68°26'46"E	15.41'
L18	N53°13'28"E	63.46'
L19	N84°23'10"E	9.88'
L20	N0°50'24"E	132.44'
L21	N84°16'04"E	2.08'
L22	N23°50'23"E	7.20'

CURVE TABLE

NUM	DELTA	ARC	RADIUS
C1	121°19'52"	42.64'	200.00'
C2	121°19'52"	142.44'	661.30'
C3	151°44'44"	212.15'	162.00'
C4	75°16'51"	210.22'	160.00'
C5	181°26'11"	67.85'	200.00'
C6	181°26'31"	16.41'	50.00'
C7	75°16'51"	74.44'	60.00'
C8	104°11'16"	83.43'	44.00'
C9	44°28'28"	116.51'	135.00'
C10	35°30'11"	114.64'	185.00'
C11	110°25'15"	48.18'	25.00'
C12	111°04'01"	28.15'	90.00'
C13	66°43'14"	37.84'	25.00'
C14	66°55'42"	58.41'	50.00'
C15	33°04'18"	28.86'	50.00'
C16	104°48'33"	41.32'	50.00'
C17	301°28'01"	12.30'	10.00'
C18	40°54'14"	34.10'	25.00'
C19	181°26'31"	6.74'	20.00'
C20	10°54'30"	44.12'	230.00'
C21	18°52'14"	24.64'	40.00'
C22	201°03'28"	31.51'	40.00'
C23	21°36'41"	33.45'	40.00'
C24	15°21'36"	24.13'	40.00'
C25	75°16'51"	34.74'	30.00'
C26	104°11'16"	26.70'	14.00'
C27	131°41'05"	43.41'	181.00'
C28	71°54'22"	26.08'	181.00'
C29	31°54'48"	13.45'	200.00'
C30	42°07'52"	127.32'	173.15'
C31	9°36'53"	8.52'	135.00'
C32	111°35'04"	56.18'	185.00'
C33	73°22'38"	147.22'	154.00'
C34	48°31'12"	42.43'	50.00'

PLAT OF ROETKERS ADDITION TO SEDRO WOOLLEY
VOL. 1 OF PLATS, PG. 44

EAST 1/4 COR
CALC. PER REFERENCE NOTE
ON ROS A.F. NO. 201005050100
TRUE LOCATION IS S 33°54'40"E
0.21' FROM MONT
AND IS N OF 40'41" E
9.71' FROM CENTERLINE MONT
(DEC. 2020)