

EXHIBIT "C" SKAGIT COUNTY AUDITOR'S FILE NO. 2023042800007

PORTIONS OF LOTS 5, 6, 1, 3 AND 4, BLOCK 37, PLAT OF THE TOWN OF MONTBRIE, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 2 OF PLATS, PAGE 80, RECORDS OF SKAGIT COUNTY, WASHINGTON AND IN A PLAT, PAGE 80, RECORDS OF SKAGIT COUNTY, WASHINGTON AND IN A PORTION OF LOT 2, BLOCK 4 PLAT OF RESERVE ADDITION TO THE TOWN OF MONTBRIE, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 2 OF PLATS, PAGE 59, RECORDS OF SKAGIT COUNTY, WASHINGTON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING THE NORTHERLY MOST CORNER OF SAID LOT 5, BLOCK 37, PLAT OF THE TOWN OF MONTROVIE;  
THENCE SOUTH 42°34'15" EAST ALONG THE NORTHEASTLY LINE OF THE SAID LOT 5, A DISTANCE OF 55.4 FEET, TO THE POINT OF BEGINNING;  
THENCE S 1°10'00" E FOR A DISTANCE OF 20.00 FEET, TO THE TRUE POINT OF BEGINNING;  
THENCE CONTINUE SOUTH 42°34'15" EAST ALONG THE NORTHEASTLY LINES OF SAID LOTS 5, 6, 7, 8 AND 9, BLOCK 37 FOR A DISTANCE OF 180.00 FEET TO THE EASTERLY MOST CORNER OF SAID LOT 10 OF THE SAID SOUTH 42°34'15" EAST ALONG THE NORTHEASTLY LINE OF SAID LOT 10, A DISTANCE OF 120.00 FEET;  
THENCE NORTH 42°34'15" WEST FOR A DISTANCE OF 100.00 FEET;  
THENCE NORTH 42°34'15" WEST FOR A DISTANCE OF 50.31 FEET;  
THENCE NORTH 16°00'21" WEST FOR A DISTANCE OF 100.00 FEET;  
THENCE NORTH 47°25'45" EAST PARALLEL WITH THE NORTHEASTLY LINE OF SAID LOT 10, A DISTANCE OF 100.00 FEET;  
THENCE SOUTH 42°34'15" WEST FOR A DISTANCE OF 35.00 FEET, MORE OR LESS, TO A POINT BEARING SOUTH 47°25'45" WEST FROM THE TRUE POINT OF BEGINNING;  
THENCE NORTH 47°25'45" EAST FOR A DISTANCE OF 50.00 FEET TO THE TRUE POINT OF BEGINNING.

TOGETHER WITH A NON-EXCLUSIVE MUTUALLY BENEFICIAL EASEMENT FOR INGRESS, EGRESS AND UTILITIES, AND THE MAINTENANCE THEREOF OVER, UNDER AND ACROSS PORTIONS OF LOTS 5, 6 AND 7, BLOCK 37, PLAT OF THE TOWN OF MONTBORNE AND ACROSS A PORTION OF LOT 4, BLOCK 9, SAID PLAT OF RESERVE ADDITION TO MONTBORNE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEASTLY MOST CORNER OF SAID LOT 5, BLOCK 31,  
 PLANNING OF THE TOWN OF MONTROUSE;  
 THENCE SOUTH 42°34'15" EAST ALONG THE NORTHEASTERLY MOST LINE  
 OF SAID LOT 5, 42°34'15" EAST ALONG THE SOUTHWESTERLY RIGHT-OF-WAY MARGIN  
 OF SAID OVERSEEN, 42°34'15" EAST FOR A DISTANCE OF 50.00 FEET;  
 THENCE SOUTH 16°00'21" EAST FOR A DISTANCE OF 50.00 FEET;  
 THENCE SOUTH 42°34'15" EAST FOR A DISTANCE OF 35.00 FEET;  
 THENCE SOUTH 42°34'15" EAST FOR A DISTANCE OF 41.50 FEET;  
 THENCE SOUTH 16°00'21" EAST FOR A DISTANCE OF 14.12 FEET;  
 THENCE SOUTH 19°39'34" WEST FOR A DISTANCE OF 20.00 FEET;  
 THENCE NORTH 16°00'21" WEST FOR A DISTANCE OF 50.00 FEET;  
 THENCE NORTH 42°34'15" WEST FOR A DISTANCE OF 34.65 FEET;  
 THENCE NORTH 42°34'15" WEST FOR A DISTANCE OF 35.00 FEET, MORE  
 OR LESS, TO SAID NORTHEASTERLY LINE OF LOT 5, BLOCK 31 AT A POINT  
 BEARING SOUTH 47°25'45" WEST FROM THE POINT OF BEGINNING,  
 THENCE NORTH 47°25'45" EAST ALONG SAID NORTHEASTERLY LINE FOR A  
 DISTANCE OF 10.00 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

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

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON

EXHIBIT "D" SKAGIT COUNTY AUDITOR'S FILE NO. 202304280007

LOTS 5, 6, 7, 8 AND 9, BLOCK 37, PLAT OF THE TOWN OF MONTEBORNE,  
ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 2 OF PLATS,  
PAGE 80, RECORDS OF SKAGIT COUNTY, WASHINGTON.

TOGETHER WITH LOTS 2, 3, 4, 5 AND 6, BLOCK 9, PLAT OF RESERVE ADDITION TO THE TOWN OF MONTBORNE, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 2 OF PLATS, PAGE 59, RECORDS OF SKAGIT COUNTY, WASHINGTON

AND TOGETHER WITH THAT PORTION OF THE 100-FOOT WIDE RAILROAD RIGHT-OF-WAY, COMMONLY KNOWN AS THE NORTHERN PACIFIC RAILWAY (AND ORIGINALLY CONVEYED TO THE SEATTLE LAKE SHORE AND EASTERN RAILWAY LIVING EASTERLY OF THE CENTERLINE OF LAND RIGHT-OF-WAY OF BOTH THE NORTHEASTERNLY AND SOUTHWESTERNLY LINES OF LOT 6 AND LOT 7 OF BLOCK 4, AS SAID LINES ARE DELINEATED ON THE PLAT OF THE REEVE'S ADDITION TO MONTBONE, AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 54, RECORDS OF SKAGIT COUNTY, WASHINGTON.

EXCEPTING FROM ALL THE ABOVE THAT PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHERLY MOST CORNER OF SAID LOT 5, BLOCK 31  
PLAT OF THE TOWN OF MONTROUSE,  
THENCE SOUTH 42°34'15" EAST ALONG THE NORTHEASTERLY LINE OF  
SAID LOT 5, ALSO BEING SOUTHWESTED BY THE EASERLY LINE OF  
THE TRAIL, FOR A DISTANCE OF 200.0 FEET, TO THE TRUE POINT  
OF BEGINNING;  
THENCE CONTINUE SOUTH 42°34'15" EAST ALONG THE NORTHEASTERLY  
LINES OF SAID LOTS 5, 6, 7, 8 AND 9, BLOCK 31 FOR A DISTANCE OF  
160.0 FEET TO THE EXACTLY MOST CORNER OF SAID LOT 5, OF  
THENCE SOUTH 42°25'45" EAST PARALLEL WITH THE NORTHEAST-  
ERLY LINE OF SAID LOT 5, BLOCK 31, FOR A DISTANCE OF 120.0 FEET,  
TO THE TRUE POINT OF BEGINNING;  
THENCE NORTH 42°34'15" WEST FOR A DISTANCE OF 100.00 FEET,  
THENCE NORTH 42°34'15" WEST FOR A DISTANCE OF 50.31 FEET,  
THENCE NORTH 16°00'21" EAST PARALLEL WITH THE NORTHEAST-  
ERLY LINE OF SAID LOT 5, BLOCK 31, FOR A DISTANCE OF 35.00 FEET, MORE  
OR LESS, TO A POINT BEARING SOUTH 47°25'45" WEST FROM THE TRUE  
POINT OF BEGINNING;  
THENCE NORTH 47°25'45" EAST FOR A DISTANCE OF 50.00 FEET TO THE  
TRUE POINT OF BEGINNING.

SUBJECT TO A NON-EXCLUSIVE MUTUALLY BENEFICIAL EASEMENT FOR, INCLUDING, EGRESS AND UTILITIES, AND THE MAINTENANCE THEREOF OVER, UNDER AND ACROSS PORTIONS OF LOTS 5, 6 AND ACROSS PORTIONS OF LOT 7, BLOCK 37, PLAT OF THE TOWN OF MONTBORNE AND ACROSS A PORTION OF LOT 4, BLOCK 4, RESERVE ADDITION TO MONTBORNE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNAMENT THE NORTHERLY MOST CORNER OF SAID LOT 5, BLOCK 37,  
PLAY OF THE TOWN OF MONTROUSE;  
THENCE SOUTH 42°34'01" EAST ALONG THE NORTH-EASTERLY MOST LINE  
OF SAID LOT 5, ALSO BEING THE SOUTHWESTERLY BOUNDARY BETWEEN  
OF SARO THIERRE AND ESTATE FOR PARCEL WITH THE NORTHEASTERLY  
LINE OF SAID LOT 5, FOR A DISTANCE OF 50.00 FEET;  
THENCE SOUTH 42°34'01" EAST FOR A DISTANCE OF 33.00 FEET;  
THENCE SOUTH 47°35'45" WEST FOR A DISTANCE OF 41.12 FEET;  
THESE SOUTH 16°00'21" EAST FOR A DISTANCE OF 44.12 FEET;  
THESE SOUTH 19°54'49" WEST FOR A DISTANCE OF 20.00 FEET;  
THESE NORTH 16°00'21" WEST FOR A DISTANCE OF 62.61 FEET;  
THESE NORTH 41°25'45" EAST FOR A DISTANCE OF 38.00 FEET;  
THESE NORTH 42°34'01" EAST FOR A DISTANCE OF 30.00 FEET;  
BEARING NORTH 47°35'45" WEST TO THE POINT OF BEGINNING,  
BEARING SOUTH 47°35'45" WEST FROM THE POINT OF BEGINNING,  
A DISTANCE OF 10.00 FEET; MORE OF LESS, TO THE POINT OF BEGINNING.

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

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON

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

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON

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 KENNETH NORMAN OLIVER AND BREYANA MAE OLIVER, HUSBAND AND WIFE, IN APRIL 2023.

KEVIN G. LISSER, P.L.S. CERTIFICATE NO. 2012316  
LISSER & ASSOCIATES, PLLC  
320 MILWAUKEE ST/PO BOX 1104  
MOUNT VERNON WA 98273  
PHONE (360) 414-7442  
FAX (360) 414-0581  
E-MAIL KEVIN@LISSER.COM

DATE 5-4-23



5-4-23

FILED FOR RECORD THIS 4 DAY OF May, 2023 AT 33  
MINUTES PAST 5 O'CLOCK A.M. IN VOLUME  
SURVEYS ON PAGE(S) \_\_\_\_\_ UNDER AUDITOR'S FILE  
NO. 202305040006,  
RECORDS OF SKAGIT COUNTY, WASHINGTON.

Standa Tolman  
Deputy

1. ● INDICATES REBAR SET AND CAPPED WITH YELLOW CAP INSCRIBED LISSER 20123169.

2. DESCRIPTION FOR THIS SURVEY IS BASED UPON EXHIBIT "C" AND EXHIBIT "D" OF QUIT CLAIM DEED (BOUNDARY LINE ADJUSTMENT) RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NUMBER 2023042800071.

3. FOR ADDITIONAL SURVEY AND SUBDIVISION INFORMATION SEE PLAT OF TOWN OF MONTBRIE, RECORDED IN VOLUME 2 OF PLATS, PAGE 80, OF RESERVE. IN ADDITION TO TOWN OF MONTBRIE, RECORDED IN VOLUME 2 OF PLATS, PAGE 84, RECORDS NO'S 26930280 AND 2693030080, ALL LOTS NOTED ON THE ABOVE-REFERENCED MAP ARE LOCATED WITHIN A PORTION OF AN UNINCORPORATED NEIGHBORING CASSETT COUNTY AUDITOR. ADDITIONALLY AN UNRECORRED COPY OF A WORKSHEET PREPARED BY LEGRO AND JUDY (NOT DATED) WHICH SUPPORTS THEIR SUBSEQUENT SURVEY SHOWN ON RECORD OF SURVEY RECORDED UNDER A.C. NO. &4033300294.

4. INSTRUMENTATION: TRIMBLE S-5 TOTAL STATION

5. SURVEY PROCEDURE: STANDARD FIELD TRAVERSE

6. MERIDIAN: ASSUMED

7. BASIS OF BEARING, MONUMENTED CENTERLINE OF WEST MONTGOMERY ROAD (LA FAYETTE STREET) PER RECORD OF SURVEY RECORDED UNDER AUDITORS' FILE NO. 201805080043  
BEARING = SOUTH 47°25'44" WEST

T

8. THIS SURVEY WAS PERFORMED AT THE REQUEST OF KENNETH NORMAN OLIVER AND BREYANA MAE OLIVER, HUSBAND AND WIFE, FOR THE DELINEATION AND STAKING OF THE DESCRIBED PROPERTY, AS SHOWN.

THE DESCRIBED PROPERTIES

4. EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS SURVEY MAP, THIS SURVEY DOES NOT PURPORT TO REFLECT ALL OF THE FOLLOWING, WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: EASEMENTS, BUILDING SETBACK LINES, RESTRICTIVE COVENANTS, SUBDIVISION RESTRICTIONS, ZONING OR OTHER LAND-USE REGULATIONS, NO TITLE REPORT WAS PROVIDED.

10. ALL DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET

II. THIS SURVEY FOUND OCCASIONAL INDICATIONS THAT ARBOREVIÆTÆS, GRAYVEL DRIVEWAY, BUILDINGS) AS PER MAC CHAPTER 332-130. LINES OF OCCUPATION MAY INDICATE AREAS FOR POTENTIAL CLAIMS OF UNWRITTEN OWNERSHIP. THIS BOUNDARY SURVEY HAS ONLY SHOWN THE RELATIONSHIP OF LINES OF OCCUPATION TO THE DEEDED LINES OF RECORD. NO RESOLUTION OF OWNERSHIP BASED ON UNWRITTEN RIGHTS HAS BEEN MADE OR IMPLIED BY THIS SURVEY.

SHEET 1 OF 2

DATE: 5/03/23

SURVEY IN A PORTION OF THE  
NW 1/4 OF THE NW 1/4 (GOVERNMENT LOT 4)

FOR: BREYANA MAE OLIVER AND KENNETH N. OLIVER

ID:	
MERIDIAN: ASSUMED	
SURVEYING & LAND-USE CONSULTATION MOUNT VERNON, WA 98273	DWG: 22-064 R05 360-419-7442



