# BAHIA DEL SOL - 2ND ADDITION

# SECTION 2, TOWNSHIP 56 NORTH, RANGE 2 WEST, B.M., BONNER COUNTY, IDAHO

THIS IS TO CERTIFY THAT DARWIN W. BROWN AND CAROLYN J. BROWN,

DESCRIBED IN THIS CERTIFICATE AND HAVE CAUSED THE SAME TO BE DIVIDED INTO

ADDITION", BEING LOT 1 OF BAHIA DEL SOL - 1ST ADDITION, LOCATED IN SECTION

HUSBAND AND WIFE, ARE THE RECORD OWNERS OF THE REAL PROPERTY

LOTS AS SHOWN HEREON AND TO BE KNOWN AS "BAHIA DEL SOL - 2ND

2, TOWNSHIP 56 NORTH, RANGE 2 WEST, BOISE MERIDIAN, BONNER COUNTY,

SEWER SERVICE IS TO BE PROVIDED BY SOUTHSIDE WATER & SEWER DISTRICT.

THE STREETS, AS SHOWN HEREON, ARE DEDICATED AS PUBLIC RIGHT-OF-WAY,

THE WATER LINE EASEMENT, AS SHOWN HEREON, IS DEDICATED TO THE PUBLIC

CAROLYN J. BROWN

WATER SERVICE IS TO BE PROVIDED BY MOUNTAIN SPRINGS WATER CORP.

AND ARE TO BE PRIVATELY MAINTAINED BY THE HOMEOWNERS.

FOR THE INSTALLATION, MAINTENANCE, AND REPAIR OF A WATER LINE.

**OWNERS' CERTIFICATE** 

## **COUNTY SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN PLAT OF "BAHIA DEL SOL - 1ST ADDITION" AND CHECKED THE PLAT AND COMPUTATIONS THEREON AND HAVE DETERMINED THAT THE REQUIREMENTS OF THE IDAHO STATE CODE PERTAINING TO PLATS AND SURVEYS HAVE BEEN MET.

DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_\_\_,2025.

BONNER COUNTY SURVEYOR

## PLANNING DIRECTOR'S CERTIFICATE

THIS PLAT HAS BEEN EXAMINED AND APPROVED THIS DAY OF

BONNER COUNTY PLANNING DIRECTOR

### PANHANDLE HEALTH DISTRICT 1

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13 ARE IN FORCE. NO OWNER SHALL CONSTRUCT ANY BUILDING, DWELLING OR SHELTER WHICH NECESSITATES THE SUPPLYING OF WATER OR SEWAGE FACILITIES FOR PERSONS USING SUCH PREMISES UNTIL SANITARY RESTRICTION REQUIREMENTS ARE SATISFIED.

### **COUNTY COMMISSIONERS' CERTIFICATE**

**COUNTY TREASURER'S CERTIFICATE** 

I HEREBY CERTIFY THAT THE REQUIRED TAXES ON THE ABOVE DESCRIBED

PROPERTY HAVE BEEN FULLY PAID UP TO AND INCLUDING THE YEAR 20

THIS PLAT HAS BEEN APPROVED AND ACCEPTED BY THE BOARD OF COMMISSIONERS, BONNER COUNTY, IDAHO.

DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_\_, 2025.

APPROVED THIS DAY OF , 2025.

RECORDER'S CERTIFICATE

AND ASSOCIATES, LLC. AS INSTRUMENT NO.

FILED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_\_\_, 2025, AT \_\_\_\_\_\_.M. IN BOOK AT PAGE AT THE REQUEST OF JAMES A. SEWELL

RECORDER'S

CHAIRMAN. BOARD OF COUNTY COMMISSIONERS

BONNER COUNTY TREASURER

BONNER COUNTY RECORDER

- 1. EASEMENT TO UNITED STATES OF AMERICA TO BACK AND HOLD WATER, INST, NO. 43239.
- 3. EASEMENT FOR ELECTRIC DISTRIBUTION LINE, INST. NO. 706115. (SERVICE TO LOT 1,
- 5. CO-TENANT AGREEMENT INST. NO. 921980.
- 6. CO-TENANT AGREEMENT INST. NO. 921979.

DARWIN W. BROWN

7. DEED OF TRUST INST. NO. 917859.

- 8. DEED OF TRUST INST. NO. 916158.

# COUNTY OF \_\_\_\_\_

OWNERS' ACKNOWLEDGMENT

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_\_, IN THE YEAR OF 2025, BEFORE ME PERSONALLY APPEARED, DARWIN W. BROWN AND CAROLYN J. BROWN, HUSBAND AND WIFE, KNOWN OR IDENTIFIED TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME.

I HAVE HEREUNTO SET MY HAND AND SEAL THE DATE LAST ABOVE

NOTARY PUBLIC FOR THE STATE OF

STATE OF \_\_\_\_

RESIDING AT: MY COMMISSION EXPIRES:

NOTARY PUBLIC

## **SUBJECT TO:**

# 2. EASEMENT TO UNITED STATES OF AMERICA TO BACK AND HOLD WATER, INST., NO. 43689.

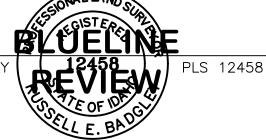
- 4. ENCROACHMENT PERMIT NO. L-96-S-1783, INST. NO. 872570.

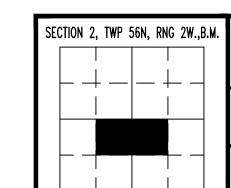
## SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED ON AN ACTUAL SURVEY LOCATED IN SECTION 2, TOWNSHIP 56 NORTH, RANGE 2 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, THAT THE DISTANCES, COURSES AND ANGLES ARE SHOWN CORRECTLY HEREON AND THE MONUMENTS HAVE BEEN PLACED AND ALL LOT AND BLOCK CORNERS PROPERLY SET AND THAT THE SURVEY IS IN COMPLIANCE WITH PROVISIONS OF APPLICABLE STATE LAW AND LOCAL ORDINANCES.

DATED THIS DAY OF

RUSSELL E. BADGLEY





SHEET TITLE: BAHIA DEL SOL - 2ND ADDITION

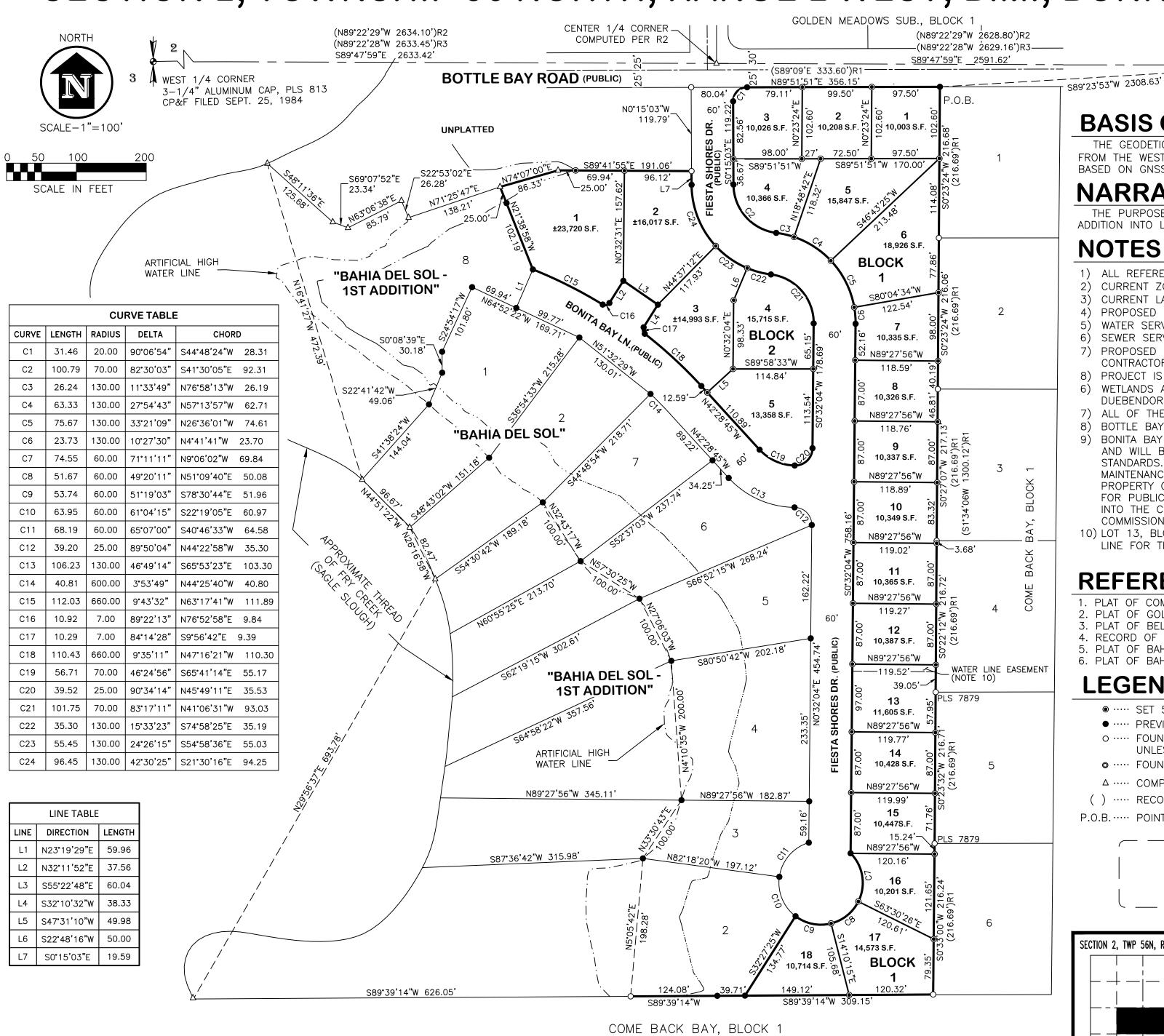


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<u> 12–31–24</u>

# **BAHIA DEL SOL - 2ND ADDITION**

# SECTION 2, TOWNSHIP 56 NORTH, RANGE 2 WEST, B.M., BONNER COUNTY, IDAHO



# **BASIS OF BEARING**

THE GEODETIC BEARING OF THE EAST-WEST CENTER SECTION LINE OF SECTION 2, FROM THE WEST 1/4 CORNER TO THE EAST 1/4 CORNER, BEING S89°47'59"E BASED ON GNSS OBSERVATIONS.

EAST 1/4 CORNER

2  $\sqrt{3-1/4}$  ALUMINUM CAP,

CP&F FILED SEPT. 25, 1984

THE PURPOSE OF THIS SURVEY WAS TO DIVIDE LOT 1 OF BAHIA DEL SOL - 1ST ADDITION INTO LOTS AS SHOWN.

### **NOTES**

- 1) ALL REFERENCES ARE FROM RECORDS OF BONNER COUNTY, IDAHO.
- 2) CURRENT ZONING DISTRICT IS SUBURBAN (S).
- 3) CURRENT LAND USE IS TRANSITION (<=2.5 AC).
- 4) PROPOSED USE IS SINGLE FAMILY RESIDENTIAL.
- WATER SERVICE IS PROVIDED BY MOUNTAIN SPRINGS WATER CORP.
- 6) SEWER SERVICE IS PROVIDED BY SOUTHSIDE WATER & SEWER DISTRICT
- PROPOSED SOLID WASTE DISPOSAL IS COUNTY TRANSFER STATION OR PRIVATE
- 8) PROJECT IS LOCATED WITHIN THE SAGLE FIRE DISTRICT
- WETLANDS ARE NOT PRESENT WITHIN THE PLAT BOUNDARY PER LETTER FROM TOM
- 7) ALL OF THE LOTS ARE WITHIN FLOOD ZONE X PER FIRM PANEL 16017C0950E
- 8) BOTTLE BAY ROAD IS PUBLIC, AND COUNTY MAINTAINED.
- 9) BONITA BAY LANE AND FIESTA SHORES DRIVE ARE PRIVATELY MAINTAINED PUBLIC ROADS AND WILL BE CONSTRUCTED TO THE PRIVATELY MAINTAINED PUBLIC ROADS COUNTY STANDARDS. THEY HAVE NOT BEEN CONSTRUCTED TO COUNTY STANDARDS FOR COUNTY MAINTENANCE. THESE ROADS SHALL BE MAINTAINED AT THE SOLE EXPENSE OF THE PROPERTY OWNERS UNTIL SUCH TIME AS THEY ARE IMPROVED TO COUNTY STANDARDS FOR PUBLIC MAINTENANCE, AT WHICH TIME IT MAY BE CONSIDERED FOR ACCEPTANCE INTO THE COUNTY MAINTENANCE SYSTEM BY THE BONNER COUNTY BOARD OF
- 10) LOT 13, BLOCK 1, IS SUBJECT TO A 10' WIDE EASEMENT ADJACENT TO THE NORTH LINE FOR THE INSTALLATION, MAINTENANCE, AND REPAIR OF A WATER LINE.

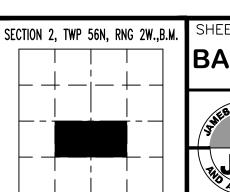
- OF COME BACK BAY SUBDIVISION, BK. 3, PG. 52, INST. NO. 128846
- 2. PLAT OF GOLDEN MEADOWS SUBDIVISION, BK. 5, PG. 50, INST. NO. 456945
- 3. PLAT OF BELLA VIEW, BK. 8, PG. 133, INST. NO. 722003 4. RECORD OF SURVEY INST. NO. 758031
- 5. PLAT OF BAHIA DEL SOL, BK. 21, PG. 87, INST. NO. 1033704
- 6. PLAT OF BAHIA DEL SOL 1ST ADDITION

### LEGEND

- ····· SET 5/8"X30" REBAR WITH PLASTIC CAP. REB 12458
- ···· PREVIOUSLY SET 5/8"X30" REBAR WITH PLASTIC CAP, REB 12458
- o ····· FOUND 1/2" REBAR PER DEED INST. NO. 921987
  - UNLESS OTHERWISE NOTED
- .... FOUND 1/2" REBAR WITH NO CAP PER R1, UNLESS OTHERWISE NOTED
- △ ····· COMPUTED POINT
- ( ) ···· RECORD DIMENSION PER REFERENCES
- P.O.B. .... POINT OF BEGINNING







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