

BAHIA DEL SOL - 2ND ADDITION

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

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 _____, 2025.

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

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

DATED THIS ____ DAY OF _____, 2025.

CHAIRMAN, BOARD OF COUNTY COMMISSIONERS

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____.

APPROVED THIS ____ DAY OF _____, 2025.

BONNER COUNTY TREASURER

RECORDER'S CERTIFICATE

FILED THIS ____ DAY OF _____, 2025, AT _____.M. IN BOOK ____ AT PAGE ____ AT THE REQUEST OF JAMES A. SEWELL AND ASSOCIATES, LLC. AS INSTRUMENT NO. _____

BONNER COUNTY RECORDER

RECORDER'S
CERTIFICATE

OWNERS' CERTIFICATE

THIS IS TO CERTIFY THAT DARWIN W. BROWN AND CAROLYN J. BROWN, HUSBAND AND WIFE, ARE THE RECORD OWNERS OF THE REAL PROPERTY DESCRIBED IN THIS CERTIFICATE AND HAVE CAUSED THE SAME TO BE DIVIDED INTO LOTS AS SHOWN HEREON AND TO BE KNOWN AS "BAHIA DEL SOL - 2ND ADDITION", BEING LOT 1 OF BAHIA DEL SOL - 1ST ADDITION, LOCATED IN SECTION 2, TOWNSHIP 56 NORTH, RANGE 2 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO.

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

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

THE STREETS, AS SHOWN HEREON, ARE DEDICATED AS PUBLIC RIGHT-OF-WAY, AND ARE TO BE PRIVATELY MAINTAINED BY THE HOMEOWNERS.

THE WATER LINE EASEMENT, AS SHOWN HEREON, IS DEDICATED TO THE PUBLIC FOR THE INSTALLATION, MAINTENANCE, AND REPAIR OF A WATER LINE.

DARWIN W. BROWN

CAROLYN J. BROWN

OWNERS' ACKNOWLEDGMENT

STATE OF _____

COUNTY OF _____

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 WRITTEN.

NOTARY PUBLIC FOR THE STATE OF _____

RESIDING AT: _____

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

SUBJECT TO:

- EASEMENT TO UNITED STATES OF AMERICA TO BACK AND HOLD WATER, INST. NO. 43239.
- EASEMENT TO UNITED STATES OF AMERICA TO BACK AND HOLD WATER, INST. NO. 43689.
- EASEMENT FOR ELECTRIC DISTRIBUTION LINE, INST. NO. 706115. (SERVICE TO LOT 1, BAHIA DEL SOL)
- ENCROACHMENT PERMIT NO. L-96-S-1783, INST. NO. 872570.
- CO-TENANT AGREEMENT INST. NO. 921980.
- CO-TENANT AGREEMENT INST. NO. 921979.
- DEED OF TRUST INST. NO. 917859.
- DEED OF TRUST INST. NO. 916158.

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 _____, 2025.

RUSSELL E. BADGLEY

**BLUELINE
REVIEW**

PLS 12458

SECTION 2, TWP 56N, RNG 2W, B.M. 	SHEET TITLE: BAHIA DEL SOL - 2ND ADDITION		DATE: 12-31-24
			SCALE: NONE
			DRAWN: REB
			CHECKED: BSB
	James A. Sewell and Associates, LLC CONSULTING ENGINEERS SANDPOINT, ID, 83864, (208)263-4160		PROJ. NO.: 07201-24-001
			CAD FILE NO. S-BAHIA DEL SOL-2ND ADD-PLAT
			SHT 1 OF 2

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