

BAGGS & HAMLIN

SECTIONS 18 & 19, TOWNSHIP 57 NORTH, RANGE 2 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO

BASIS OF BEARING

BASIS OF BEARING IS RECORD OF SURVEY BY PLS 6107, RECORDED AT INSTRUMENT NO. 417848, RECORDS OF BONNER COUNTY, IDAHO

SURVEYOR'S NOTE

THIS SURVEY WAS PERFORMED USING REAL TIME KINEMATIC (RTK) GLOBAL POSITIONING SYSTEM (GPS) EQUIPMENT. THE LINEAR ERROR OF CLOSURE MEETS OR EXCEEDS REQUIREMENTS OF THE STATE OF IDAHO.

SURVEY REFERENCES

- RECORD OF SURVEY INST. NO. 417848
- PLAT OF HUGHES HEIGHTS, BOOK 8, PAGE 120
- PENNELL PLAT, BOOK 6, PAGE 151

PURPOSE OF SURVEY/NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO SHOW A 3 LOT LAND DIVISION OF THE PROPERTY DESCRIBED IN DEED INSTRUMENT NO. 1030106. ADJACENT PLATS, REFERENCED SURVEY AND FIELD TIES WERE HELD FOR PROPERTY BOUNDARIES.

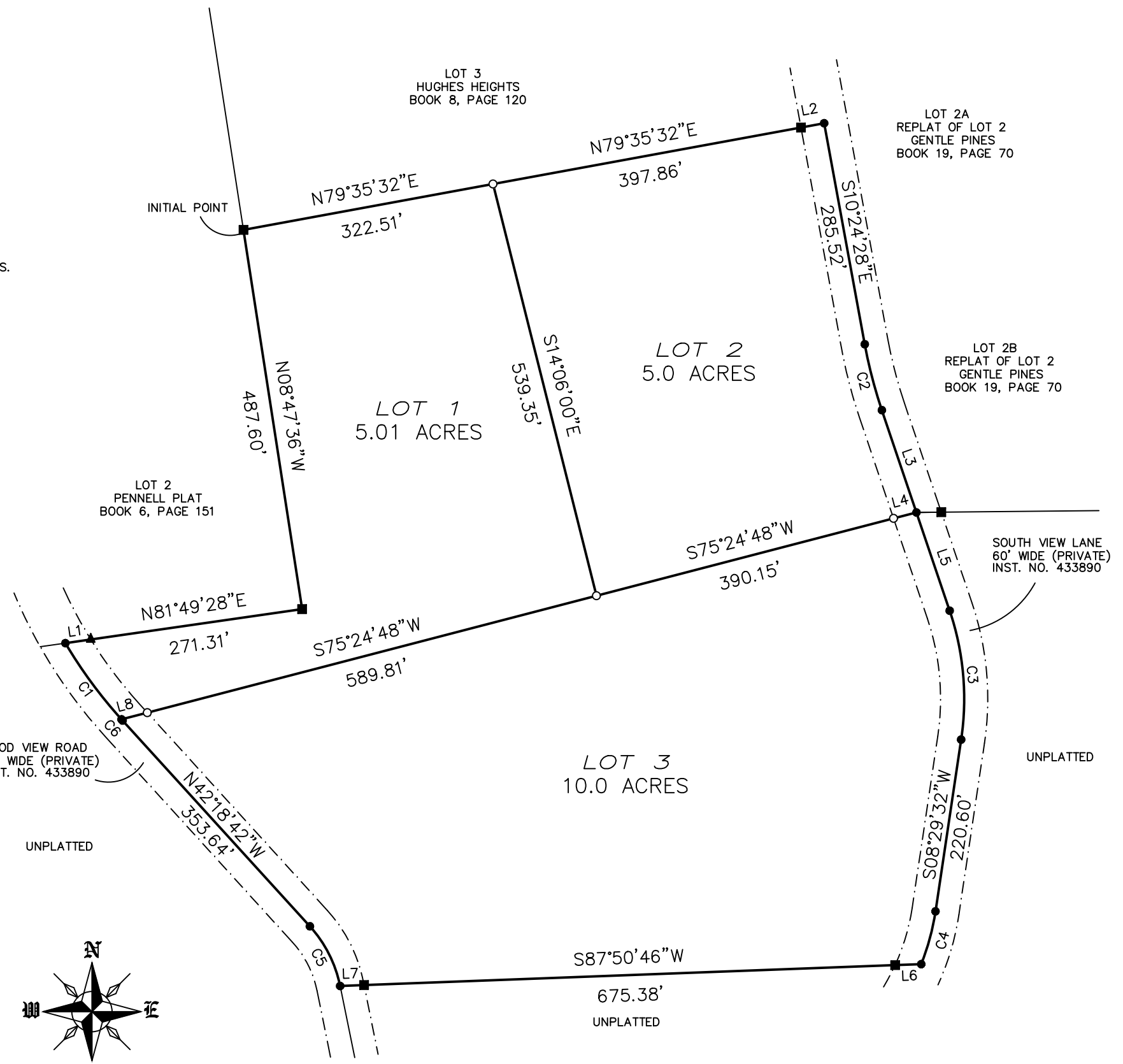
LEGEND

- SET 5/8" X 24" REBAR WITH PLASTIC CAP, PLS 7879, UNLESS OTHERWISE NOTED
- FOUND 5/8" REBAR WITH PLASTIC CAP, PLS 6107
- ▲ FOUND 5/8" REBAR WITH ILLEGIBLE PLASTIC CAP
- CALCULATED POINT, NOTHING FOUND OR SET

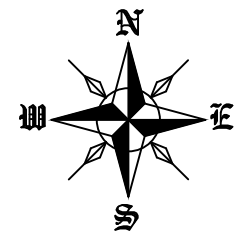
LINE	BEARING	DISTANCE
L1	N81°49'28"E	32.61'
L2	N79°35'32"E	30.00'
L3	S18°40'55"E	137.17'
L4	S75°24'48"W	30.08'
L5	S18°40'55"E	131.79'
L6	S87°50'46"W	33.20'
L7	S87°50'46"W	30.40'
L8	S75°24'48"W	33.89'

WATER/SEWER NOTE

WATER SERVICE PROVIDED BY PRIVATE WELLS
SEWER SERVICE PROVIDED BY PRIVATE SEWER



SURVEYOR'S CERTIFICATE
I, DAN I. PROVOLT, IDAHO LAND SURVEYOR NO. 7879, DO HEREBY CERTIFY THAT THE PLAT HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE BY ME OR UNDER MY SUPERVISION IN CONFORMANCE WITH THE LAWS OF THE STATE OF IDAHO (IDAHO CODE 31-2709, 1973) AND ACCEPTED METHODS AND PROCEDURES OF SURVEYING.



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	600.02'	120.45'	120.25'	N36°22'03"W	11°30'05"
C2	600.00'	86.65'	86.57'	S14°32'41"E	8°16'28"
C3	350.00'	166.00'	164.45'	S05°05'41"E	27°10'28"
C4	300.00'	69.72'	69.56'	S15°09'00"W	13°18'56"
C5	160.00'	86.08'	85.05'	N26°53'53"W	30°49'31"
C6	600.02'	2.00'	2.00'	N42°12'50"W	0°11'28"

BAGGS & HAMLIN
PROVOLT LAND SURVEYING, INC
P.O. BOX 580 PONDERAY, ID. 83852
(208) 290-1725

DATE: 03-18-26
SCALE: 1"=100'
PROJ. NO.: 1630
SHT. 1 OF 2

BAGGS & HAMLIN

SECTIONS 18 & 19, TOWNSHIP 57 NORTH, RANGE 2 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO

ACKNOWLEDGMENT

STATE OF _____
COUNTY OF _____

ON THIS _____ DAY OF _____, 20____, BEFORE ME PERSONALLY APPEARED DAMON BAGGS, KNOWN OR IDENTIFIED TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE 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

ACKNOWLEDGMENT

STATE OF _____
COUNTY OF _____

ON THIS _____ DAY OF _____, IN THE YEAR OF 20____, BEFORE ME PERSONALLY APPEARED LONNIE HAMLIN, KNOWN OR IDENTIFIED TO ME TO BE THE TRUSTEE OF LINDA LUCIE HAMLIN LIVING TRUST, WHO EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF SAID TRUST, AND ACKNOWLEDGED TO ME THAT SUCH TRUST 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

COUNTY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE HEREIN "BAGGS & HAMLIN" 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 _____, 20____.

BONNER COUNTY SURVEYOR _____

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 SECTIONS 18 & 19, TOWNSHIP 57 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 ALL PROVISIONS OF APPLICABLE STATE LAW AND LOCAL ORDINANCES.

DATED THIS _____ DAY OF _____, 20____.

DAN I. PROVOLT, PLS 7879



OWNERS' CERTIFICATE

THIS IS TO CERTIFY THAT DAMON BAGGS, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY AND LINDA LUCIE HAMLIN LIVING TRUST ARE THE RECORD OWNERS OF THE REAL PROPERTY DESCRIBED IN THIS CERTIFICATE AND HAVE CAUSED THE SAME TO BE DIVIDED INTO LOTS, THE SAME TO BE KNOWN AS "BAGGS & HAMLIN" LOCATED IN A PORTION OF SECTIONS 18 & 19, TOWNSHIP 57 NORTH, RANGE 2 WEST, BOISE MERIDIAN, BONNER COUNTY, IDAHO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT THE SOUTHWEST CORNER OF LOT 3, PLAT OF HUGHES HEIGHTS, RECORDED IN BOOK 8, PAGE 120, RECORDS OF BONNER COUNTY, IDAHO; THENCE ALONG THE SOUTH LINE OF SAID PLAT NORTH 79 DEGREES 35' 32" EAST, 750.37 FEET TO AN INTERSECTION WITH THE CENTERLINE OF AN EXISTING PRIVATE ROAD; THENCE ALONG SAID CENTERLINE THE FOLLOWING SIX COURSES;

1. SOUTH 10 DEGREES 24' 28" EAST, 285.52 FEET;
2. 86.65 FEET ALONG A CURVE TO THE LEFT WITH A RADIUS OF 600.00 FEET (THE CHORD OF WHICH BEARS SOUTH 14 DEGREES 32' 41" EAST, 86.57 FEET);
3. SOUTH 18 DEGREES 40' 55" EAST, 268.96 FEET;
4. 166.00 FEET ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 350.00 FEET (THE CHORD OF WHICH BEARS SOUTH 05 DEGREES 05' 41" EAST, 164.45 FEET);
5. SOUTH 08 DEGREES 29' 32" WEST, 220.60 FEET;
6. 69.72 FEET ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 300.00 FEET (THE CHORD OF WHICH BEARS SOUTH 15 DEGREES 09' 00" WEST, 69.56 FEET);

THENCE SOUTH 87 DEGREES 50' 46" WEST, 738.98 FEET TO AN INTERSECTION WITH THE CENTERLINE OF AN EXISTING PRIVATE ROAD; THENCE ALONG SAID CENTERLINE THE FOLLOWING THREE COURSES;

1. 86.08 FEET ALONG A CURVE TO THE LEFT WITH A RADIUS OF 160.00 FEET (THE CHORD OF WHICH BEARS NORTH 26 DEGREES 53' 53" WEST, 85.05 FEET);
2. NORTH 42 DEGREES 18' 42" WEST, 353.64 FEET;
3. 122.45 FEET ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 600.02 FEET (THE CHORD OF WHICH BEARS NORTH 36 DEGREES 27' 47" WEST, 122.24 FEET);

THENCE NORTH 81 DEGREES 49' 28" EAST, 303.92 FEET; THENCE NORTH 08 DEGREES 47' 36" WEST, 487.60 FEET TO THE INITIAL POINT.

DAMON H. BAGGS

LONNIE HAMLIN, TRUSTEE - LINDA LUCIE HAMLIN LIVING TRUST

NOTES

SUBJECT TO THE FOLLOWING:

1. AN EASEMENT GRANTED TO GENERAL TELEPHONE COMPANY OF THE NORTHWEST, INC. RECORDED JANUARY 7, 1977 AS INST. NO. 182898
2. RECORD OF SURVEY RECORDED DECEMBER 31, 1992 AS INST. NO. 417848
3. COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED APRIL 23, 1993 AS INST. NO. 423410
4. A ROAD MAINTENANCE AGREEMENT RECORDED APRIL 23, 1993 AS INST. NO. 423411
5. AN EASEMENT FOR RIGHT-OF-WAY FOR ROAD AND UTILITY PURPOSES RECORDED OCTOBER 18, 1993 AS INST. NO. 433890
6. THE INTENDED USE OF THESE LOTS IS RESIDENTIAL
7. AT THE TIME OF BUILDING PERMIT OR BUILDING LOCATION PERMIT, THE LOT OWNER SHALL INSTALL AN APPROVED FIRE SUPPRESSION METHOD TO THE SATISFACTION OF BONNER COUNTY.
8. PARCEL LOCATED IN FEMA FIRM PANEL 16017C0695E (ZONE D)
9. SOLID WASTE TO BE DISPOSED OF AT NEAREST COLLECTION SITE
10. FUTURE DIVISIONS OF ANY LOT CREATED BY SHORE SUBDIVISION MUST PROCEED THROUGH THE SUBDIVISION PROCESS.

SANITARY RESTRICTIONS

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 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 _____, 20____.

BONNER COUNTY TREASURER _____

BY: _____

PLANNING DIRECTOR'S CERTIFICATE

THIS PLAT HAS BEEN EXAMINED AND APPROVED THIS _____ DAY OF _____, 20____.

BONNER COUNTY PLANNING DIRECTOR _____

COUNTY COMMISSIONERS' CERTIFICATE

THIS PLAT HAS BEEN APPROVED AND ACCEPTED BY THE BOARD OF COMMISSIONERS, BONNER COUNTY, IDAHO.
DATED THIS _____ DAY OF _____, 20____.

CHAIR, BOARD OF COUNTY COMMISSIONERS _____

RECORDER'S CERTIFICATE

FILED THIS _____ DAY OF _____, 20____, AT _____, M., AT THE REQUEST OF PROVOLT LAND SURVEYING, INC.

INSTRUMENT No. _____ FEE: _____

BOOK _____ PAGE _____

COUNTY RECORDER _____

BY DEPUTY _____

RECORDER'S
CERTIFICATE

S.18/19, T.57N., R.2W., B.M.			
18	■		
19			

BAGGS & HAMLIN

PROVOLT LAND SURVEYING, INC
P.O. BOX 580 PONDERAY, ID. 83852
(208) 290-1725

DATE: 03-18-26
SCALE: NONE
DRAWN: JP
PROJ. NO.: 1630
CAD FILE: S-PLAT-BAGGS
SHT 2 OF 2