

MATCH BAY SUBDIVISION

SECTION 6, TOWNSHIP 59 NORTH, RANGE 4 WEST BOISE MERIDIAN, BONNER COUNTY, IDAHO

BASIS OF BEARING

THE BASIS OF BEARING IS THE RECORD OF SURVEY BY JAMES A. SERRILL & ASSOCIATES, RECORDED UNDER INSTRUMENT 524767, 1998, RECORDS OF BONNER COUNTY, IDAHO.

SURVEYOR'S NOTE

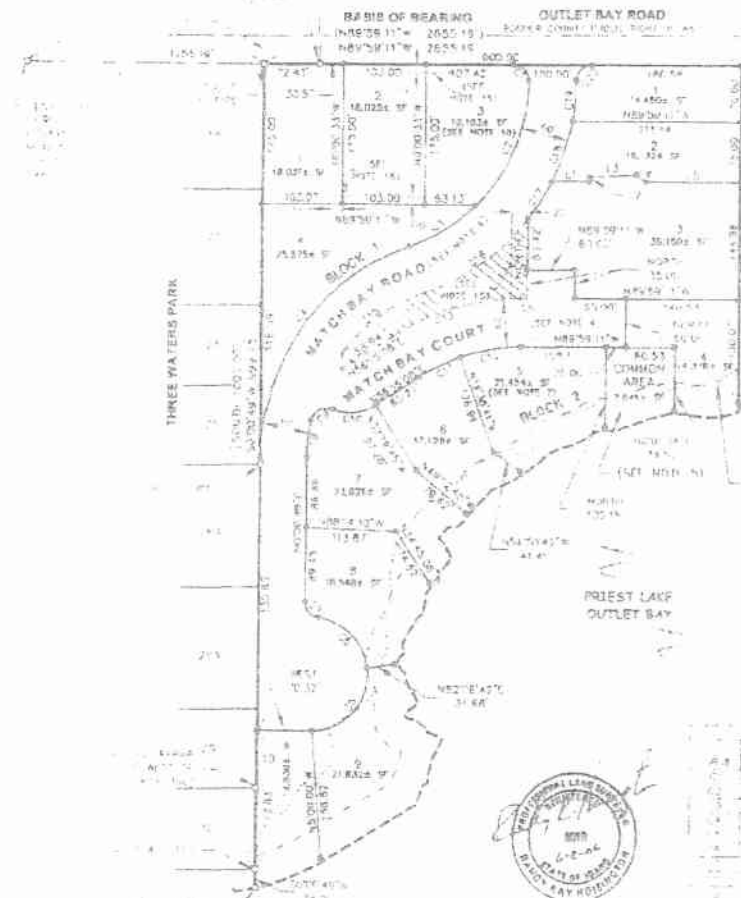
THIS SURVEY WAS PERFORMED UNDER A SECOND CLASS LICENSE UNDER THE EIGHT HOUR OF CLOSURE FEES (IF EXCEEDS) BY THE STATE OF IDAHO.

NOTES

- THIS IS A RESIDENTIAL SUBDIVISION.
- IT IS OWNED BY OUTLET WATER ASSOCIATION.
- IT IS SUBJECT TO CONTROL BY OUTLET BAY WATER AND SEWER.
- THE LOTS AND ROADS WITHIN THIS SUBDIVISION HAVE BEEN PLANNED TO BE PRIVATELY MAINTAINED. PUBLIC RIGHTS OF WAY SHALL BE PRIVATELY MAINTAINED AT NO EXPENSE TO BONNER COUNTY. BONNER COUNTY SHALL NOT MAINTAIN THESE ROADS UNLESS AS A RESULT OF AN ORDER IS ISSUED. THE ROADS ARE CLASSIFIED AS LOCAL ROADS BY BONNER COUNTY LOCAL ROAD STANDARDS AT THE TIME OF THIS SURVEY. SUCH EXPENSE HAS BEEN ACCEPTED BY THE ASSOCIATION SYSTEM BY THE BONNER COUNTY BOARD OF COMMISSIONERS.
- THE AREA BENEFITING OWNERS OF LOTS 1 THROUGH 4, BLOCK 1 THROUGH 4, BLOCK 1 ONLY THEREAFTER ACCORDING TO THE EASEMENT.
- A UTILITY EASEMENT BENEFITING OUTLET BAY WATER AND SEWER HAS BEEN GRANTED. THE EASEMENT HAS NO DEFINED WIDTH OR LOCATION. THE EASEMENT IS LOCATED AS SHOWN ON THE RECORD OF SURVEY NUMBER 227875.
- THE EASEMENT OF LANDS (BLOCK 1) AND (LOT 1) BENEFITING THE UTILITY EASEMENT 524767 AND 540022.
- THE UTILITY EASEMENT SHALL BE DEVELOPED CONSISTENT WITH THE APPROVED SUBDIVISION PLAN ON FILE AT THE BONNER COUNTY CLERK'S OFFICE.
- THE AREA SHOWN HEREIN IS DEDICATED TO THE LOT OWNERS THROUGH 4, BLOCK 1 AND LOTS 1 THROUGH 1, BLOCK 2 BY THE UTILITY EASEMENT AT INSTRUMENT 206678.
- THE UTILITY EASEMENT SHALL BE ON MATCH BAY ROAD. THE UTILITY EASEMENT SHALL BE WITHIN THE 40' SETBACK FROM THE SHOWER POOL AND AN EASEMENT FROM THE SHOWER POOL TO THE BUILDING AND DRIVEWAYS SHALL BE 25% SETBACK AREA.
- THE LOTS OF THE WALL FRONT PARCELS, LOTS 4 THROUGH 10, AND THE COMMON AREA SHALL EXTEND TO THE UTILITY EASEMENT OF PRIEST LAKE.
- THE EASEMENT (SEE SETBACK LOCATION OR WIDTH) FOR ALL UTILITY EASEMENTS (POWERLINE BENEFITING, NEWSPAPER BENEFITING) THE UTILITY EASEMENT (INSTRUMENT 86078 BONNER COUNTY RECORDS).
- THE UTILITY EASEMENT BENEFITING THE MATCH BAY WATER AND SEWER ASSOCIATION AFFECTS LOTS 1, 2 AND 3, BLOCK 1 AS SHOWN ON THE PLAN AND IS HEREBY GRANTED.

LEGEND

- 1. LOT 1, BLOCK 1, WALL FRONT PARCELS
- 2. LOT 2, BLOCK 1, WALL FRONT PARCELS
- 3. LOT 3, BLOCK 1, WALL FRONT PARCELS
- 4. LOT 4, BLOCK 1, WALL FRONT PARCELS
- 5. LOT 5, BLOCK 1, WALL FRONT PARCELS
- 6. LOT 6, BLOCK 1, WALL FRONT PARCELS
- 7. LOT 7, BLOCK 1, WALL FRONT PARCELS
- 8. LOT 8, BLOCK 1, WALL FRONT PARCELS
- 9. LOT 9, BLOCK 1, WALL FRONT PARCELS
- 10. LOT 10, BLOCK 1, WALL FRONT PARCELS
- 11. LOT 1, BLOCK 2, WALL FRONT PARCELS
- 12. LOT 2, BLOCK 2, WALL FRONT PARCELS
- 13. LOT 3, BLOCK 2, WALL FRONT PARCELS
- 14. LOT 4, BLOCK 2, WALL FRONT PARCELS
- 15. LOT 5, BLOCK 2, WALL FRONT PARCELS
- 16. LOT 6, BLOCK 2, WALL FRONT PARCELS
- 17. LOT 7, BLOCK 2, WALL FRONT PARCELS
- 18. LOT 8, BLOCK 2, WALL FRONT PARCELS
- 19. LOT 9, BLOCK 2, WALL FRONT PARCELS
- 20. LOT 10, BLOCK 2, WALL FRONT PARCELS



AREA TABLE

Block	Lot	Area (sq. ft.)	Area (sq. ft.)	Area (sq. ft.)	Total Area
1	1	14,800.00	14,800.00	29,600.00	29,600.00
1	2	14,800.00	14,800.00	29,600.00	59,200.00
1	3	14,800.00	14,800.00	29,600.00	88,800.00
1	4	14,800.00	14,800.00	29,600.00	118,400.00
1	5	14,800.00	14,800.00	29,600.00	148,000.00
1	6	14,800.00	14,800.00	29,600.00	177,600.00
1	7	14,800.00	14,800.00	29,600.00	207,200.00
1	8	14,800.00	14,800.00	29,600.00	236,800.00
1	9	14,800.00	14,800.00	29,600.00	266,400.00
1	10	14,800.00	14,800.00	29,600.00	296,000.00
2	1	14,800.00	14,800.00	29,600.00	325,600.00
2	2	14,800.00	14,800.00	29,600.00	355,200.00
2	3	14,800.00	14,800.00	29,600.00	384,800.00
2	4	14,800.00	14,800.00	29,600.00	414,400.00
2	5	14,800.00	14,800.00	29,600.00	444,000.00
2	6	14,800.00	14,800.00	29,600.00	473,600.00
2	7	14,800.00	14,800.00	29,600.00	503,200.00
2	8	14,800.00	14,800.00	29,600.00	532,800.00
2	9	14,800.00	14,800.00	29,600.00	562,400.00
2	10	14,800.00	14,800.00	29,600.00	592,000.00
Total					5,920,000.00

LIST TABLE

LINE	BEARING	LENGTH
1	N 89° 59' 11" W	27.94
2	N 0° 0' 0" E	5.00
3	N 88° 52' 17" W	58.88
4	N 52° 20' 44" W	4.84
5	N 89° 59' 11" W	15.72
6	N 0° 0' 0" E	4.84



This map provided by:
Serrill & Associates
120 S 2nd Ave
Newport, WA 98566
www.SerrillFiles.com | (206) 762-2222

SHEET TITLE: MATCH BAY SUBDIVISION

James A. Serrill and Associates
CONSULTING ENGINEERS
NEWPORT, WASHINGTON 98566 (509) 447-3626

DATE: 11/10/2023

SCALE: AS SHOWN

PROJECT: MATCH BAY SUBDIVISION

DATE: 11/10/2023

200 200

8 7 [8001]
38.50 37.50

T-17

106 0' 49" 137 0' 150 0' 50' 100 0' 100 0' 400'
1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100

THREE

15
15.60

T-19 [7375]3
T-10 [7350]

WATERS

KOKANEE

PARK

MATCH BAY SUB.

HIGHWAY NO 57

LAMB CREEK ESTATES

LAMB CREEK

MATCH ROAD
REPLAT
MATCH BAY ROAD

PRIEST RIVER

495.14

COMMON AREA

PRIEST RIVER

Sandpoint Title Insurance
130 South Second Avenue
Sandpoint, ID 83864

NORTH



Sandpoint Title
 120 South Second Avenue
 Sandpoint Id. 83864
 Tel: (208)263-2222
 Fax: (208)265-4040

The match file listed within charge
 covers the parcels of 0.4333
 acre and 0.4333 acre and
 a portion of 0.4333 acre and 0.4333



GeoAdvantage
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