



BONNER COUNTY PLANNING DEPARTMENT

1500 HIGHWAY 2, SUITE 208, SANDPOINT, ID 83864 (208) 265-1458 (208) 265-1463 (FAX)
planning@bonnercountyid.gov (email) www.bonnercountyid.gov (web page)

MINOR LAND DIVISION APPLICATION

FOR OFFICE USE ONLY:

FILE #

MLD0062-25

RECEIVED:

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david.fisher, 10/16/2025, 8:51:42 AM

PROJECT DESCRIPTION:

Name of Minor Land Division plat: Replat of Lot 3, Moose Mountain Subdivision

APPLICANT INFORMATION:

Landowner's name: Toppenberg Family Trust/Dale & Wanda Micetic

Mailing address: [REDACTED]

City: Queen Creek

State: AZ

Zip code: 85142-4529

Telephone: [REDACTED]

Fax: [REDACTED]

E-mail: [REDACTED]

REPRESENTATIVE'S INFORMATION:

Representative's name: James R. Staples

Company name: JRS Surveying, Inc.

Mailing address: PO Box 3099

City: Bonners Ferry

State: ID

Zip code: 83805

Telephone: (208) 267-7555

Fax: [REDACTED]

E-mail: dstaples@jrssurveying.com AND ck@jrssurveying.com

ADDITIONAL APPLICANT/REPRESENTATIVE INFORMATION:

Name/Relationship to the project: [REDACTED]

Company name: [REDACTED]

Mailing address: [REDACTED]

City: [REDACTED]

State: [REDACTED]

Zip code: [REDACTED]

Telephone: [REDACTED]

Fax: [REDACTED]

E-mail: [REDACTED]

PARCEL INFORMATION:

Section #: 33 Township: 56N Range: 4W Parcel acreage: 10.280

Parcel # (s): RP027860000030A

Current zoning: Rural 5 (R-5) Current use: 106- Productivity forest land

Comprehensive plan designation: To divide Lot 3 into two lots.

Within Area of City Impact: Yes No If yes, which city?: [REDACTED]

ADDITIONAL PROJECT DESCRIPTION:

This application is for :

Lot #1 3A	Proposed acreage: 5.140	Remainder	Proposed acreage:
Lot #2 3B	Proposed acreage: 5.140	Do the proposed lots meet the required depth to width ratio and applicable angle of intersection per BCRC 12-621:	
Lot #3	Proposed acreage:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Lot #4	Proposed acreage:		

SITE INFORMATION:

Does the property contain steep slopes of 15% or greater per the USGS maps?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Are there any water courses present on site per the NHD maps? (lakes, streams, rivers & other bodies of water) Note: submerged lands shall not be counted for determining density in a subdivision per BCRC 12-622.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Are wetlands present on site per the U.S. Fish and Wildlife Service National Wetland Inventory Maps?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Is the subdivision designed around identified natural hazards per BCRC 12-626 (A)?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Do existing structures meet required setbacks to proposed lot lines per BCRC Title 12 Chapter 4.1?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No N/A
Are proposed lots split by city, county, zoning, or public R-O-W boundaries?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Flood Hazard Zones located on site: <input type="checkbox"/> X <input type="checkbox"/> D <input type="checkbox"/> A <input type="checkbox"/> AE	DFIRM MAP:
Other pertinent information (attach additional pages if needed): <hr/> <hr/> <hr/>	

ACCESS INFORMATION:

Please check the appropriate boxes:			
<input checked="" type="checkbox"/>	Private Easement	<input checked="" type="checkbox"/> Existing	<input type="checkbox"/> Proposed
<input type="checkbox"/>	Public Road	<input type="checkbox"/> Existing	<input type="checkbox"/> Proposed
<input type="checkbox"/>	Combination of Public Road/Private Easement	<input type="checkbox"/> Existing	<input type="checkbox"/> Proposed

Describe travel surface (e.g., gravel, dirt, paved, etc.), travel way width, easement/right of way width, road grade. Include recorded instrument number for existing easements/roads & name, if existing: Private dirt/gravel road varying in width of 20' - 30'.

List existing access and utility easements on the subject property. Existing access is from Moose Mountain Road (Private Road) with 50' ingress, egress & utility easements over existing road. Road detail in Instrument #1043648, Book 22 of Plats, Page 90. There is a 40' easement through Lots 3A and 3B - listed on the current Replat of Lot 3, Moose Mountain Subdivision attached.	
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SERVICES:

Which power company will serve the project site? Northern Lights

Which fire district will serve the project site? West Pend Orielle Fire District

Sewage disposal will be provided by:

- Existing Community System
- Proposed Community System
- Individual system

Explain the type of sewage system (LSAS, community drain field, individual septic, ect.) capacity, maintenance plan, location of facilities, name of facilities/provider, proposed ownership, if applicable, and other details: Individual Septic / drainfield

Note: Please attach the necessary proof of urban services if required.

Will the sanitary restriction be lifted by the Panhandle Health District?

 Yes No**Water will be supplied by:**

- Existing public or community system
- Proposed Community System
- Individual well

Please explain the water source, name of provider, proposed ownership, capacity, system maintenance plan, storage and delivery system and other details:

Note: Please attach the necessary proof of urban services if required.

I hereby certify that all the information, statements, attachments and exhibits submitted herewith are true to the best of my knowledge. I further grant permission to Bonner County employees and representatives, elected or appointed officials to enter upon the subject land to make examinations, post the property or review the premises relative to the processing of this application.

Landowner's signature:


Date: 10/15/25

*J.R.S. Surveying
Representative*

Landowner's signature:

Date: _____

REPLAT of
LOT 3, MOOSE MOUNTAIN SUBDIVISION
IN THE
SE1/4 SECTION 33
TOWNSHIP 56 NORTH, RANGE 4 WEST, B.M.
BONNER COUNTY, IDAHO

SURVEYOR'S NARRATIVE

The purpose of this survey was to divide Lot 3 into 2 Lots (3A and 3B). The original plat of Moose Mountain as recorded in Instrument Number 1019699 was the foundation for this survey. No changes were made from the original plat.

SURVEYS OF RECORD

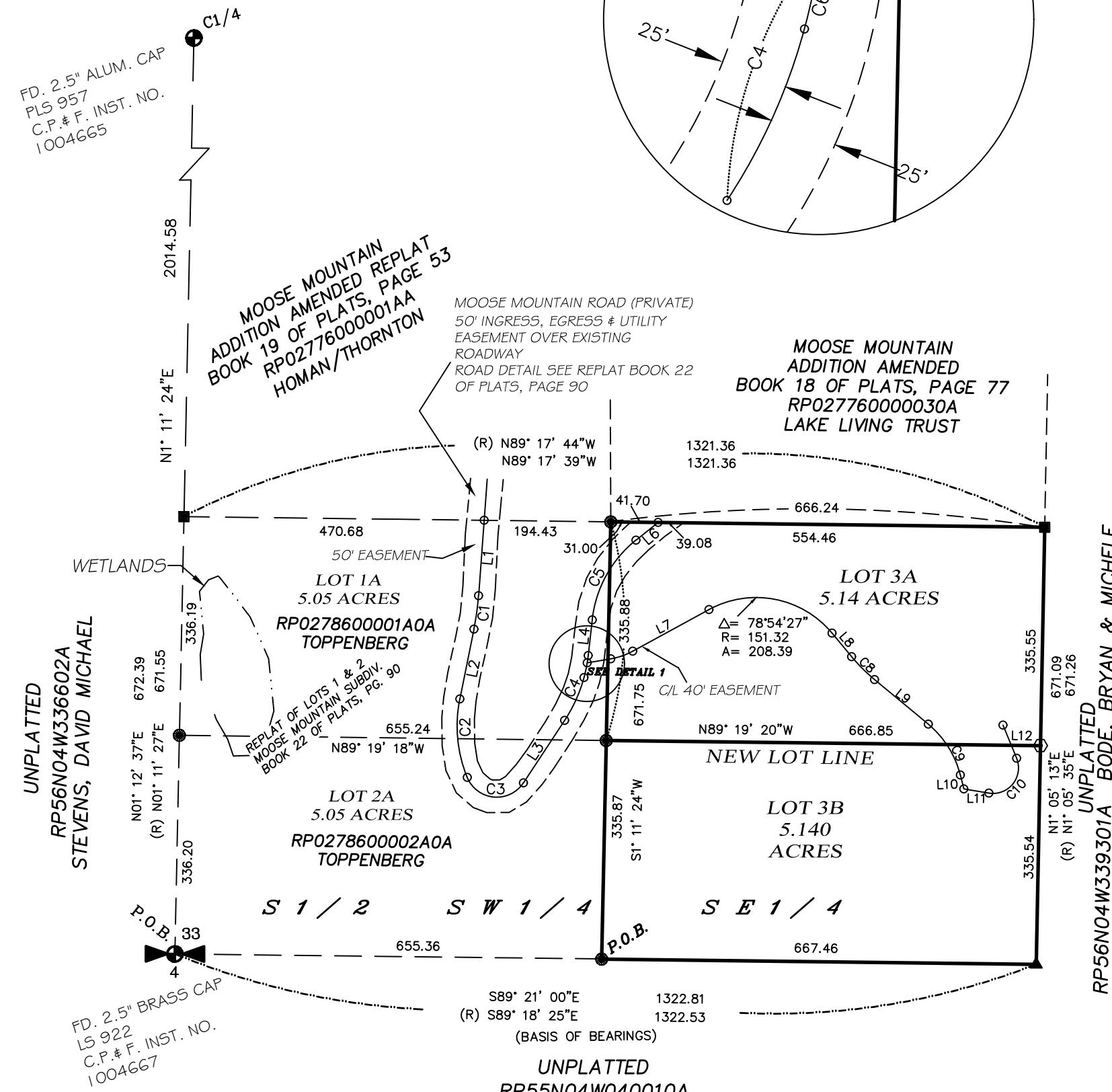
INST. NO. 280003, PLS 992
 INST. NO. 471344, PLS 6107
 INST. NO. 497999, PLS 8019
 INST. NO. 546494, PLS 8792
 INST. NO. 731438, PLS 8792
 INST. NO. 817028, PLS 12110
 INST. NO. 839057, PLS 6107
 INST. NO. 847351, PLS 12110
 INST. NO. 921362, PLS 8249
 INST. NO. 1005199, PLS 20538
 INST. NO. 1005545, PLS 20538
 INST. NO. 1012071, PLS 20538
 INST. NO. 1019699, PLS 3628
 INST. NO. 1043648, PLS 3628

LINE TABLE

LINE	BEARING	DISTANCE
L1	S04°11'25"W	115.16
L2	S11°25'32"W	110.05
L3	N33°25'23"E	114.81
L4	N06°29'55"E	55.57
L5	N80°25'38"E	36.74
L6	N51°16'04"E	43.17
L7	N61°22'54"E	133.39
L8	S39°42'23"E	46.98
L9	S50°21'50"E	107.23
L10	S14°04'32"E	21.90
L11	S80°28'41"E	38.88
L12	N22°29'00"W	54.98

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH
C1	071°07"	412.74	52.12
C2	33°39'06"	208.93	122.71
C3	124°34'19"	48.97	106.46
C4	26°55'28"	227.70	107.00
C5	44°46'09"	183.00	143.00
C6	05°50'17"	227.70	23.20
C7	18°55'03"	108.40	35.79
C8	10°39'15"	268.12	49.86
C9	36°17'23"	148.29	93.93
C10	122°00'14"	39.14	83.34



BASIS OF BEARINGS

Bearings are based on Idaho State Plane West Zone (1103), NAD83
 Scale Factor: 0.999888. All distances are converted to ground.

OWNERS' CERTIFICATION

BE IT KNOWN BY ALL THOSE PRESENT that Larry Toppenberg, Trustee of the Toppenberg Family Trust, as to 1/3 interest, Dale Micetic and Wanda Micetic, husband and wife, as to 1/3 interest, and Joyce Tinseth as Personal Representative of the Estate of Don Tinseth and Joyce Tinseth, an unmarried woman as to 1/3 interest, do hereby certify that they are the owners of that real property described in this certificate and have caused to be re-divided Lot 3 of Moose Mountain Subdivision as recorded in Book 20 of Plats, Page 38 as Instrument Number 1019699 in the South Half of the Southwest Quarter of the Southeast Quarter (S 1/2 SW 1/4 SE 1/4) of Section Thirty-three (33), Township Fifty-six (56) North, Range Four (4) West of the Boise Meridian, Bonner County, Idaho; the same to be known as the REPLAT OF LOT 3 OF MOOSE MOUNTAIN SUBDIVISION and more particularly described as follows:

BEGINNING at a 5/8 inch rebar and plastic cap stamped PLS 3628 on the south line of said Section 33, which is S 89°21'00" E, 655.36 feet from the South 1/4 corner of Section 33; thence continuing on said south line, S 89° 21'00" E, 667.46 feet to a PK nail with shiner in rock by PLS 8792; thence leaving said south line, N 01°05'13" E, 671.09 feet to a 5/8 inch rebar and plastic cap stamped PLS 8792; thence N 89°17'39" W, 669.24 feet to a 5/8 inch rebar and plastic cap stamped PLS 3628; thence S 01°11'24" W, 671.75 feet to the POINT OF BEGINNING; encompassing an area of 10.271 Acres.

SUBJECT TO AND TOGETHER WITH easements as shown on the plat hereon.

Larry Toppenberg
 Trustee, Toppenberg Family Trust

Joyce Tinseth
 Personal Representative of the
 Estate of Don Tinseth

Joyce Tinseth

Dale Micetic

Wanda Micetic

NOTARY PUBLIC ACKNOWLEDGEMENT

State of _____)

County of _____) ss.

I hereby certify that on this _____ day of _____, 20_____, before me the undersigned, a Notary Public in and for the State of _____, duly commissioned and sworn, personally appeared Larry W. Toppenberg, Trustee of the Toppenberg Family Trust, known to me to be the person who executed the foregoing Owner's Certificate and acknowledged to me that he signed the same as their free and voluntary act and deed for the uses and purposes herein stated.

WITNESS my hand and official seal on the day and year above mentioned.

Notary Public in and for the State of _____

Residing at: _____

NOTARY PUBLIC ACKNOWLEDGEMENT

State of _____)

County of _____) ss.

I hereby certify that on this _____ day of _____, 20_____, before me the undersigned, a Notary Public in and for the State of _____, duly commissioned and sworn, personally appeared Joyce Tinseth, Personal Representative of the Estate of Don Tinseth and Joyce Tinseth, known to me to be the person who executed the foregoing Owner's Certificate and acknowledged to me that she signed the same as their free and voluntary act and deed for the uses and purposes herein stated.

WITNESS my hand and official seal on the day and year above mentioned.

Notary Public in and for the State of _____

Residing at: _____

NOTARY PUBLIC ACKNOWLEDGEMENT

State of _____)

County of _____) ss.

I hereby certify that on this _____ day of _____, 20_____, before me the undersigned, a Notary Public in and for the State of _____, duly commissioned and sworn, personally appeared Dale Micetic and Wanda Micetic, known to me to be the person(s) who executed the foregoing Owner's Certificate and acknowledged to me that they signed the same as their free and voluntary act and deed for the uses and purposes herein stated.

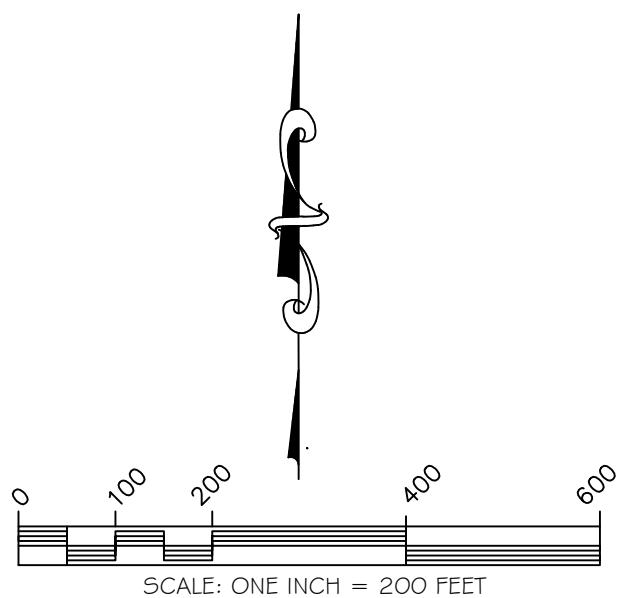
WITNESS my hand and official seal on the day and year above mentioned.

Notary Public in and for the State of _____
 Residing at: _____

LEGEND

- FOUND CORNER EVIDENCE AS NOTED
- FOUND 5/8" REBAR
- FOUND 5/8" REBAR AND PLASTIC CAP - PLS 8792
- ▲ FOUND PK AND SHINER IN ROCK - PLS 8792
- FOUND 5/8" REBAR AND PLASTIC CAP - PLS 3628
- ◎ SET 5/8" X 30" REBAR AND PLASTIC CAP - PLS 3628
- COMPUTED POINT

(R) RECORD BEARING/DISTANCE PER RECORD OF SURVEY,
 INSTRUMENT NUMBER 546494 BY PLS 8792



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_____.
 Dated this _____ day of _____, 20_____.
 Bonner County Treasurer

PLANNING DIRECTOR'S CERTIFICATE

This plat has been examined and approved, Dated this _____ day of _____, 20_____.
 Bonner County Planning Director

COUNTY SURVEYOR'S CERTIFICATE

I hereby certify that I have examined the herein REPLAT OF LOT 3 OF MOOSE MOUNTAIN SUBDIVISION 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

COUNTY COMMISSIONERS' CERTIFICATE

This plat has been approved and accepted by the Board of County Commissioners of Bonner County, Idaho.

Dated this _____ day of _____, 20_____.
 Chairwoman of the Board of County Commissioners

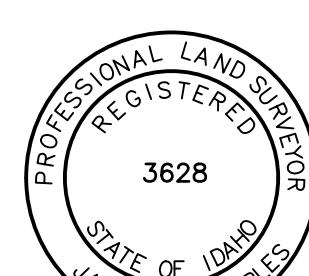
SURVEYOR'S CERTIFICATION

I, James R. Staples, PLS 3628, State of Idaho, do hereby certify that this Amended Plat was prepared by me or under my direction and is based on an actual survey located in Section 33, Township 56 North, Range 4 West, of the Boise Meridian, Bonner County, Idaho; that the distances and angles are shown correctly thereon and that the monuments have been placed and all lot corners are property set and that the survey is in compliance with all provisions of applicable State Law and Local Ordinances.

COUNTY RECORDER

This Plat was filed for record in the office of the Recorder of Bonner County, Idaho, at the request of J.R.S. Surveying, Inc. this _____ day of _____, 20_____, at _____ a.m. and duly recorded in Book _____ of Plats, Page _____, as Instrument No. _____.

County Recorder



J.R.S. SURVEYING, INC.

PO BOX 3099-6476 MAIN
 BONNERS FERRY, ID. 83805
 (208) 267-7555

PRELIMINARY REPLAT

FOR: LARRY TOPPENBERG	REVISION NO. 1
DWN BY: JRS/KLK/CK	10/13/2025
SEC.S 33, T56N, R4W, B.M.	SHEET 1 OF 1
BONNER COUNTY, IDAHO	JOB NO. 19-119.3