



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 #

MLD0063-25

RECEIVED:

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david.fisher , 10/16/2025, 8:51:06 AM

PROJECT DESCRIPTION:

Name of Minor Land Division plat: Cedar Acres Subdivision

APPLICANT INFORMATION:

Landowner's name: Toppenberg Family Trust

Mailing address:

City: Queen Creek

State: AZ

Zip code: 85142-4529

Telephone:

Fax:

E-mail:

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:

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

ADDITIONAL APPLICANT REPRESENTATIVE INFORMATION:

Name/Relationship to the project:

Company name:

Mailing address:

City:

State:

Zip code:

Telephone:

Fax:

E-mail:

PARCEL INFORMATION:

Section #: 11

Township: 56N

Range: 5W

Parcel acreage: 28.82

Parcel # (s): RP56N05W118590A

Current zoning: Rural 5 (R-5)

Current use: 106- Productivity forest land

Comprehensive plan designation: To divide the 28.82 acre parcel into 4 parcels

Within Area of City Impact:

☐

Yes

☒

No

If yes, which city?:

ADDITIONAL PROJECT DESCRIPTION:**This application is for :**

Lot #1	Proposed acreage: 6.08	Remainder	Proposed acreage:
Lot #2	Proposed acreage: 7.37	Do the proposed lots meet the required depth to width ratio and applicable angle of intersection per BCRC 12-621:	☒ Yes ☐ No
Lot #3	Proposed acreage: 7.44		
Lot #4	Proposed acreage: 7.93		

SITE INFORMATION:

Does the property contain steep slopes of 15% or greater per the USGS maps?	☒ Yes ☐ 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.	☐ Yes ☒ No
Are wetlands present on site per the U.S. Fish and Wildlife Service National Wetland Inventory Maps?	☐ Yes ☒ No
Is the subdivision designed around identified natural hazards per BCRC 12-626 (A)?	☐ Yes ☒ No
Do existing structures meet required setbacks to proposed lot lines per BCRC Title 12 Chapter 4.1?	☐ Yes ^{N/A} ☐ No
Are proposed lots split by city, county, zoning, or public R-O-W boundaries?	☐ Yes ☒ No
Flood Hazard Zones located on site: ☐ X ☐ D ☐ A ☐ AE	DFIRM MAP:
Other pertinent information (attach additional pages if needed): _____ _____ _____ _____	

ACCESS INFORMATION:

Please check the appropriate boxes:	
☒ Private Easement	☒ Existing ☐ Proposed
☐ Public Road	☐ Existing ☐ Proposed
☐ Combination of Public Road/Private Easement	☐ Existing ☐ 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 road - 30' wide easement per Instrument No. 1039813. _____ _____ _____	
List existing access and utility easements on the subject property. Private road - 30' wide easement per Instrument No. 1039813. _____ _____	

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: Septic and drainfield.

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

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

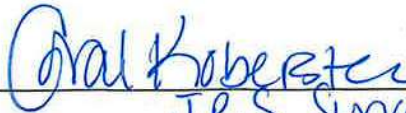
☐ Yes ☒ No**Water will be supplied by:**☐ Existing public or community system☐ Proposed Community System☒ Individual well

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

Landowner's signature: _____

Date: _____

CEDAR ACRES SUBDIVISION
IN THE
SW1/4 SE1/4 SECTION 11
TOWNSHIP 56 NORTH, RANGE 5 WEST, B.M.
BONNER COUNTY, IDAHO

Sheet 2 of 2

OWNER'S CERTIFICATION

BE IT KNOWN BY ALL THOSE PRESENT that Larry W. Toppenberg, Trustee, of the Toppenberg Family Trust, does hereby certify that he is the owner of that real property described in this certificate and has caused to be divided into Lots a portion of the Southwest Quarter of the Southeast Quarter (SW 1/4 SE 1/4) of Section Eleven (11), Township Fifty-six (56) North, Range Five (5) West of the Boise Meridian, Bonner County, Idaho the same to be known as Cedar Acres and more particularly described as follows:

BEGINNING at the South 1/4 corner of said Section 11, which is marked on the ground by a 2 inch aluminum cap stamped PE 1947; thence along the South line of the Section, S 89°31'25" E, 1319.44 feet to the Southeast corner of the SW 1/4 NE 1/4, Section 11, Township 56 North, Range 5 West, Bonner County, Idaho, PL 5 N 02°12'02" E, 462.12 feet to the East line of the SW 1/4 SE 1/4, PL 5 3626; thence N 89°39'57" W, 1030.00 feet to a 5/8 inch rebar and plastic cap stamped PL 5 3626; thence N 02°12'02" E, 400.71 feet to a 5/8 inch rebar and plastic cap stamped PL 5 3626; thence N 89°39'57" W, 297.09 feet to a 5/8 inch rebar and plastic cap stamped PL 5 3626 on the West line of the SW 1/4 SE 1/4; thence along said West line S 01°45'12" E, 1309.35 feet to the POINT OF BEGINNING.

TOGETHER WITH a 30 foot easement for ingress, egress and utilities as described in Instrument Number 1039613 and shown on the plat hereon.

SUBJECT TO a 30 foot easement as shown on the plat hereon.

Toppenberg Family Trust
Larry W. Toppenberg, Trustee

Date _____

NOTARY PUBLIC ACKNOWLEDGEMENT

County of Idaho)
I hereby certify that on this _____ day of _____, 20____, before me the undersigned, a Notary Public in and for the State of Idaho, duly commissioned and sworn, personally appeared Larry Toppenberg, Trustee of the Toppenberg Family Trust, known to me to be the person whose name is subscribed to the Owner's Certificate as the owner(s) 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 Idaho
Residing at: _____

SANITARY RESTRICTION

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 treatment facilities on such premises until sanitary restriction requirements are satisfied.

SURVEYS OF RECORD

INST. NO. 277495, PE 1947
INST. NO. 277496, PE 1947
INST. NO. 514512, PL 5 5362
INST. NO. 529632, PL 5 6792
INST. NO. 697932, PL 5 7879
INST. NO. 896932, PL 5 9905
INST. NO. 896932, PL 5 9905
INST. NO. 896934, PL 5 7879
INST. NO. 924637, PL 5 9905
INST. NO. 979421, PL 5 12110

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____.

Chairman of the Board of County Commissioners

PLANNING DIRECTOR'S CERTIFICATE

This plat has been examined and approved. Dated this _____ day of _____, 20____.

Bonner County Planning Director

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

COUNTY SURVEYOR'S CERTIFICATE

I hereby certify that I have examined the herein CABBAGE PATH SUBDIVISION and checked the Plat and compilations 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 CERTIFICATION

I, James R. Staples, PL 5 3626, State of Idaho, do hereby certify that this Plat was prepared by me or under my direction and is based on an actual survey located in Section 11, Township 56 North, Range 5 West, Bonner County, Idaho, and that the same is in accordance with the laws and angles are shown correctly hereon and that the monuments have been placed and all lot corners are properly 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 _____ m. and duly recorded as Instrument No. _____.

County Recorder

Deputy Recorder

J.R.S. SURVEYING, INC.

PO BOX 3099-6476 MAIN
BONNERS FERRY, ID. 83805

(208) 287-7555

CEDAR ACRES SUBDIVISION

REVISION NO. 1
DWN BY: JRS/JLK/CX
10/14/2025
SHEET 2 OF 2
JOB NO. 21-168