

# Bonner County Planning Department

*"Protecting property rights and enhancing property value"*  
1500 Highway 2, Suite 208, Sandpoint, Idaho 83864  
Phone (208) 265-1458 - Fax (866) 537-4935  
Email: [planning@bonnercountyid.gov](mailto:planning@bonnercountyid.gov) - Web site: [www.bonnercountyid.gov](http://www.bonnercountyid.gov)



## Blueline Collective Report Memorandum

To: Toppenberg Family Trust

From: Kyle Snider, Planner

Date: January 14, 2026

**Subject: Blue-line review for MLD0063-25: Cedar Acres Subdivision**

Attached are the comments from various agencies that have completed the preliminary review of the referenced plat.

The blue-line copy of the plat containing corrections and comments has been forwarded to your representative: J.R.S Surveying, Inc.

Please submit payment of **\$308.14** covering the County Surveyor's fee of for the review of the plat and the fee for a conformed copy. Please make checks payable to Bonner County Planning Department.

### **WHEN THE FINAL PLAT MYLAR IS SUBMITTED, THE FOLLOWING MUST BE COMPLETED:**

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- ✓ All plat corrections.
- ✓ Endorsement by the County Treasurer of the Treasurer's certificate. All taxes must be paid in full for entire current tax year, both June and December, to obtain the Treasurer's endorsement.
- ✓ County surveyor fee paid to the Bonner County Planning Department.
- ✓ Letters of approval for roads, water, sewer, or any other conditions or improvements required for the plat.
- ✓ All conditions of approval must be met.
- ✓ Endorsement of owner's certificate and acknowledgments, project surveyor certificate and all lienholder certificates and acknowledgments.

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### **REMEMBER TO RETURN CORRECTED BLUE-LINE WITH MYLARS.**

Please contact the Bonner County Planning Department if you have any questions regarding this plat or the review process.

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## Blueline Review Routing Form

Plat Name:

**Cedar Acres Subdivision**

File No:

**MLD0063-25**

|                                      |   |                              |
|--------------------------------------|---|------------------------------|
| Received by:<br>Kyle Snider, Planner | Received from:<br>J.R.S Surveying, Inc. | Date Received:<br>10/16/2025 |
|--------------------------------------|---|------------------------------|

### Blueline Review

| Completed          | Date           | Initial | Department/ Office                     |
|--------------------|----------------|---------|--|
| See staff report   | 1/6/26         | KS      | Bonner County Planning Department      |
| comments           | 10/29/25       | AD      | Assessor's Office                      |
| Comments           | 10-24-25       | MM      | Bonner County Road & Bridge Department |
| Road name required | 10/23/20<br>25 | MC      | GIS Department                         |
| See Letter         | 11/26/25       | TG      | County Surveyor                        |



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### MINOR LAND DIVISION ADMINISTRATIVE STAFF REPORT DECISION

**FILE #:** MLD0063-25 **DATE OF REPORT:** 1/14/2026  
**APPLICANT:** Toppenberg Family Trust **PARCEL #:** RP56N05W118590A  
**SUBDIVISION NAME/LOTS:** Cedar Acres Subdivision

#### SUMMARY OF PROPOSAL:

Divide one (1) approximately 30.48-acre parcel into one (1) 6.08-acre lot, one (1) 7.37-acre lot, one (1) 7.44-acre lot and one (1) 7.93-acre lot.

**THE APPLICATION IS** consistent, subject to conditions, with Bonner County Revised Code as evidenced in the record submitted up to the time the staff report was prepared, with the addition of findings and conditions listed in this staff report, subject to the conclusions required by BCRC.

#### CONDITIONS OF APPROVAL:

1. A final plat shall be recorded.
2. The preliminary plat of a minor land division shall be valid for a period not to exceed two (2) calendar years from the date of approval. Within two (2) years of the approval of the preliminary plat, the applicant shall submit the final plat to the Planning Director. At any time prior to the expiration date of the preliminary plat, an applicant may make a written request to the Planning Director for an extension of the preliminary plat for a period up to two (2) years. The Planning Director may consider such request for extension. The extension request must be approved or denied prior to the expiration date of the preliminary plat.
3. Per GIS comment, a road name is required.

#### STANDARDS REVIEW:

**DOES PROJECT MEET ZONING DISTRICT MINIMUMS?** 5-acres Rural-5 (R-5)

12-660 (D) (2) (f) Site area minimum: **Yes** Urban services: **N/A**

#### DOES PROJECT CONFORM TO SUBDIVISION DESIGN CRITERIA?

Has the applicant had Panhandle Health District

In an area of City impact: **No**

lift the sanitary restrictions on the property?: **No**

|  |  |
|--|--|
| 12-660 (D) (2) (a) Alignment with existing/planned roads/easements: <b>Yes</b>                 | 12-621 Depth to width/ Angle of intersection: <b>Yes</b> |
| 12-660 (D) (2) (g) Not divided by city, county, zoning, or public R-O-W boundaries: <b>Yes</b> | 12-622 Submerged Lands: <b>N/A</b>                       |

## **FINDINGS:**

1. This proposal was reviewed for compliance with the criteria and standards set forth at Section 12-600, et seq., Bonner County Revised Code.
2. The proposed lots are zoned Rural-5 (R-5).
3. The proposed lots are accessed off a private, unnamed, easement being dedicated by this plat.
4. The proposed lots are served by individual well for water, individual septic for sewage, Northern Lights, Inc. for power, and West Pend Oreille Fire District.
5. The proposed lots are within SFHA Zone X per FIRM Panel Number 16017C0858E, Effective Date 11/18/2009.
6. The proposed lots contain slopes ranging from 0-30+% per GIS LiDAR data.
7. The proposed lots do not contain any mapped wetlands. (NWI)

## **NOTICE OF ADMINISTRATIVE DECISION:**

Planning Director has determined that the above-cited application is in accord with Section 12-661, Bonner County Revised Code, as set forth in the findings and conclusions contained herein. This determination may be appealed to the Board of County Commissioners by notifying the Planning Director in writing of the intent to appeal within ten (10) working days from the date of the determination. Upon receipt of an appeal, the Planning Director will schedule a meeting with the Board within ten (10) working days to hear the appeal and will provide written notice to the appellant of the time and place of the meeting. The Planning Director and appellant will be provided an opportunity to present the relevant issues to the Board at that meeting. The Board's decision shall be final and further recourse of the appellant shall be to the Courts as provided by law. If no appeal is filed, the Planning Director's decision will be deemed effective.

NOTE: Following any final decision concerning a site-specific land use request, the applicant has a right to request a regulatory taking analysis pursuant to Section 67-8003, Idaho Code (Idaho Code §67-6535(c)).

Sincerely,  
Planning Department

# Bonner County Planning Department

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1500 Highway 2, Suite 208, Sandpoint, Idaho 83864  
Phone (208) 265-1458 - Fax (866) 537-4935  
Email: [planning@bonnercountyid.gov](mailto:planning@bonnercountyid.gov) - Web site: [www.bonnercountyid.gov](http://www.bonnercountyid.gov)



## Blueline Review Letter

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January 14, 2026

J.R.S Surveying, Inc.  
PO Box 3099  
Bonners Ferry, ID 83805

**SUBJECT: MLD0063-25: Cedar Acres Subdivision**

Dear James,

**The above referenced project has been reviewed. The following conditions should be addressed:**

- Submit the fee for the County Surveyor and the Recorder.
- Submit the digital file (.dwg format) for the Final Plat at time of Mylar submittal.
- Complete the corrections and additions included with the blue-line review attached with this letter.
  - Planning
    - See Conditions on Planning Department's Administrative Staff Report/Decision Letter.
  - Floodplain
    - KS 10/27/2025: Parcel is within SFHA Zone X per FIRM Panel Number 16017C0858E Effective Date 11/18/2009. No further floodplain review is required on this proposal.
  - Assessors
    - See letter from Assessor.
  - GIS
    - See letter from GIS.
  - County Surveyor
    - See letter from County Surveyor.
  - Road and Bridge
    - See comments on plat.

Thank you for your submittal and the opportunity to review.

Sincerely,

Kyle Snider  
Planner



Office of  
Dennis Engelhardt  
**Bonner County Assessor**  
1500 Hwy 2, Suite 205  
Sandpoint, ID 83864  
Phone 208-265-1440

October 29, 2025

Bonner County Planning Dept  
CEDAR ACRES SUBDIVISION  
MLD0063-25  
SECTION 11, TOWNSHIP 56 NORTH, RANGE 5 WEST  
RP56N05W118590A

To whom this may concern:

I have reviewed the Owners' Certificate of the above named plat and did not find any obvious errors with the ownership.

In the owner's certificate the legal description does not close. The plat face shows the west line of the subdivision with 900.07 ft and 359.25 ft. This would equal 1259.32 ft. The last recorded deed 1050808 has 1259.22 ft. Which is correct? If the last recorded deed is not correct please re-record the deed with correct legal. Also this legal description is part of the BLA0013-25, which 2 of the 3 deeds have been recorded. We are unable to process the BLA until all the deeds have been recorded.

Please add the middle initial for Mr. Toppenberg in the acknowledgement.

The owner's certificate needs to have the full plat name and the county surveyor's certificate needs to have the correct plat name.

On the plat face, please clarify the distances on the west line (1309.35 ft) and east line (1312.86 ft). The 1309.35 ft on the west line, per the legal description, is supposed to be the west line for the subdivision but 900.07 ft plus 359.25 ft is 1259.32 ft not 1309.35 ft.

Correct a few spelling/punctuation errors.

Please verify ownership again when this plat goes to mylar.

Thank you,

Alicia Deabenderfer  
Cadastral Technician  
Bonner County Land Records  
208-265-1440 ext. 1245  
landrecords@bonnercountyid.gov



## Bonner County Geographic Information Systems

1500 Highway 2 Suite 115 • Sandpoint, ID 83864 • Phone: (208) 255-3630 ext. 1469  
E-mail: [gisgroup@bonnercountyid.gov](mailto:gisgroup@bonnercountyid.gov)

Thursday, October 23, 2025

Bonner County Planning Department

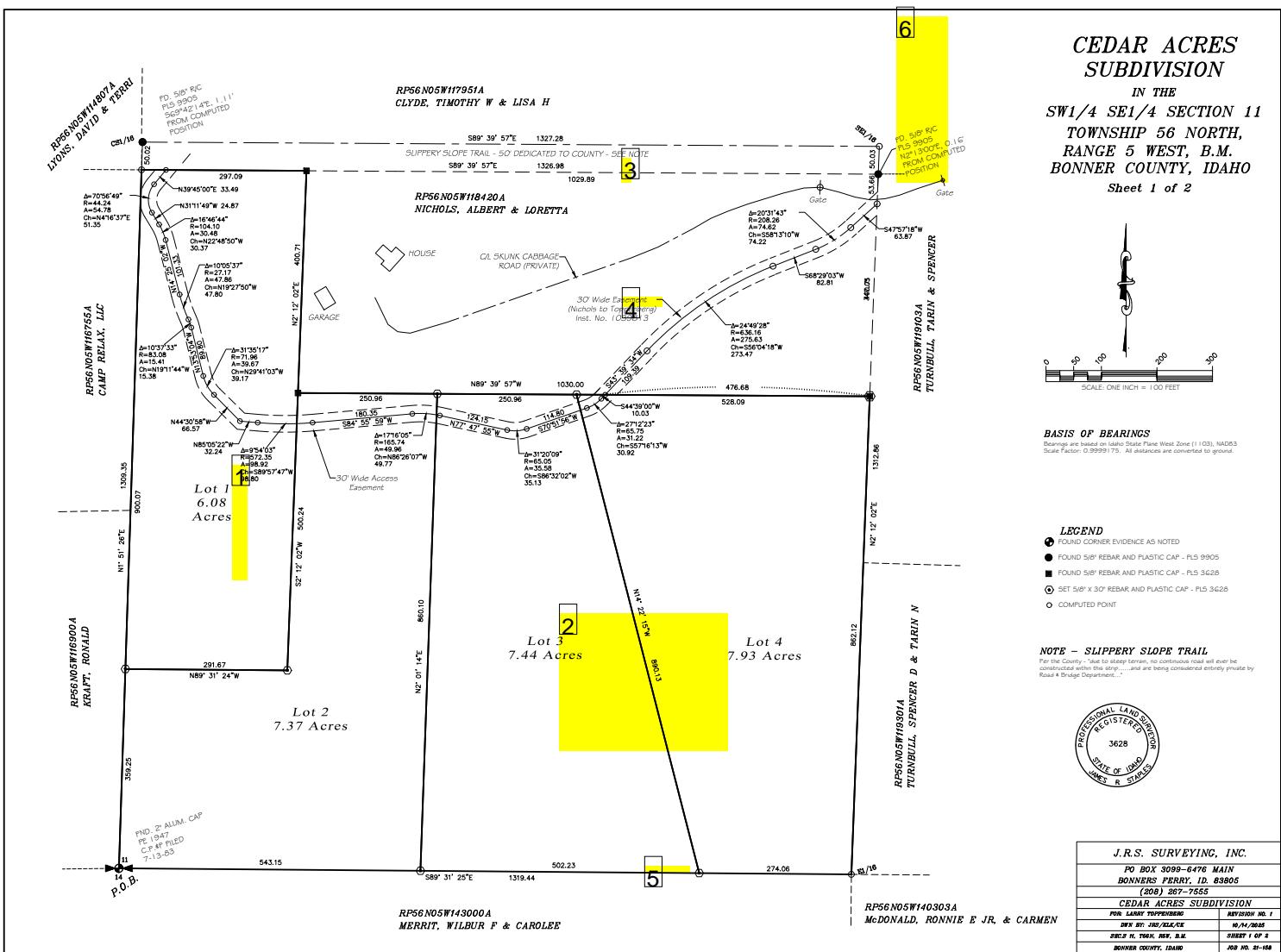
**RE: PLAT REVIEW – CEDAR ACRES SUBDIVISION (MLD0063-25)  
SECTION 11, TOWNSHIP 56N, RANGE 5W**

To Whom It May Concern:

The proposed 30' Access Easement will require an approved road name. To reserve an approved road name, the applicant can contact the GIS Department for the appropriate paperwork or download it from GIS Department website. An approved road name should be reflected on the final plat.

Sincerely,

Address Administrator  
Bonner County GIS Department,  
A Division of the Bonner County Assessor  
Bonner County, ID  
1500 Highway 2 Suite 115 Sandpoint, ID 83864  
Website: <https://www.bonnercountyid.gov/departments/GIS/gis>



# Summary of comments: MLD0063-25 Blueline Plat.pdf

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Page:1

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 Number: 1 Author: Matt Mulder Date: 2025-10-24 07:30:54

Add info regarding how the 50ft strip was dedicated to the County. As shown on here currently it gives the impression that this plat is dedicating that strip to the County, which is not the case.

 Number: 2 Author: Monica Carash Date: 2025-10-23 09:46:19

Road name required

 Number: 3 Author: Alicia Deabenderfer Date: 2025-10-28 13:42:35

Spelling

 Number: 4 Author: Alicia Deabenderfer Date: 2025-10-28 14:02:38

please show what this distance for

 Number: 5 Author: Alicia Deabenderfer Date: 2025-10-28 17:00:24

please show what this distance is for. This is what is in the legal description but does not close.

 Number: 6 Author: Matt Mulder Date: 2025-10-24 07:32:18

The note regarding the County's 50ft strip needs to include my entire earlier comment instead of having the "..." in the middle. It is not clear what I meant in that original comment. The strip of ground is owned by the County, but we're considering the roads that meander in and out of the strip to be private.

## 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

5

### 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 as follows: Section 11, Township 56 North, Range 5 West, divided into a portion of the Southwest Quarter of the Southeast Quarter (SW1/4 SE1/4) of Section Eleven (11), Township Fifty (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 1/4 inch aluminum cap stamped PT 1947; thence along the South line of the Section, S 89°3' 1/2" E, 1319.44 feet to the Southeast corner of the SW1/4 SE1/4 of said Section 11; thence along the East line of the SW1/4 SE1/4, N 02°1' 2" E, 462.12 feet to a 5/8 inch rebar and plastic cap stamped PLS 3628; thence N 02°1' 2" E, 400.71 feet to a 5/8 inch rebar and plastic cap stamped PLS 3628; thence N 02°1' 2" E, 400.71 feet to a 5/8 inch rebar and plastic cap stamped PLS 3628; thence N 89°39' 57" W, 297.09 feet to a 5/8 inch rebar and plastic cap stamped PLS 3628 on the West line of the SW1/4 SE1/4; thence along said West line 5 01'51" 26" W, 1305.35 feet to the POINT OF BEGINNING.

TOGETHER WITH a 30 foot easement for ingress, egress and utilities as described in Instrument Number 1039813 and shown on the plat herein.

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

Toppenberg Family Trust \_\_\_\_\_ Date \_\_\_\_\_  
Larry W. Toppenberg, Trustee

### SURVEYS OF RECORD

INST. NO. 277465, PE 1947  
INST. NO. 473624, PE 1947  
INST. NO. 529832, PLS 8792  
INST. NO. 529832, PLS 8792  
INST. NO. 627952, PLS 7879  
INST. NO. 627952, PLS 7879  
INST. NO. 626392, PLS 9905  
INST. NO. 626394, PLS 7879  
INST. NO. 626394, PLS 7879  
INST. NO. 979421, PLS 1210

### COUNTY SURVEYOR'S CERTIFICATE

I hereby certify that I have examined the herein CABBAGE PATH SUBDIVISION and find that the Plat and all computations thereon have determined that the requirements of the Idaho State Code pertaining to Plat and Survey have been met.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

Bonner County Surveyor

### NOTARY PUBLIC ACKNOWLEDGEMENT

State of Idaho \_\_\_\_\_  
County of \_\_\_\_\_  
I hereby certify that on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ before me the undersigned, a Notary Public in and for the State of Idaho, has come and personally appeared Larry W. Toppenberg, Trustee of the Toppenberg Family Trust, known to me to be the person(s) who executed the foregoing 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 structure which necessitates the supplying of water or sewage facilities for persons using such premises until sanitary restriction requirements are satisfied.

2

3

1

4

6

7

### 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

### SURVEYOR'S CERTIFICATION

I, James R. Stevens, PLS 3628, 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, of the Boise Meridian, Bonner County, Idaho; that the distances and bearings set forth in the Plat and Survey 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.



### PLANNING DIRECTOR'S CERTIFICATE

This plat has been examined and approved, Dated the \_\_\_\_\_ 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 the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

Bonner County Treasurer

### 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. the \_\_\_\_\_ 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     |                |
| BONNER FERRY, ID 83805    |                |
| (208) 267-7555            |                |
| CEDAR ACRES SUBDIVISION   |                |
| FOR: LARRY TOPPENBERG     | REVISION NO. 1 |
| DRAW BY: JRS/LLC/CCK      | 10/14/2005     |
| SRS: H. TORN, R.S.V. B.M. | SHEET 2 OF 2   |
| BONNER COUNTY, IDAHO      | JOB NO. 21-168 |

 Number: 1 Author: Alicia Deabenderfer Date: 2025-10-28 13:51:20  
is / suppose to be ,

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 Number: 2 Author: Alicia Deabenderfer Date: 2025-10-28 13:54:58  
Cedar Acres Subdivision

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 Number: 3 Author: Alicia Deabenderfer Date: 2025-10-28 13:54:31  
known

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 Number: 4 Author: Alicia Deabenderfer Date: 2025-10-28 16:59:14  
This legal description looks like it is based on the BLA0013-25. Only 2 of the 3 deeds required for this has been recorded. We are unable to process the BLA until all the deeds have been recorded.

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 Number: 5 Author: Alicia Deabenderfer Date: 2025-10-28 13:44:31  
Correct name of plat

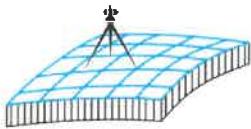
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 Number: 6 Author: Alicia Deabenderfer Date: 2025-10-28 16:55:46  
legal does not close. The plat face shows the west line of subdivision with 900.07 ft and 359.25 ft. This would equal 1259.32 ft. The last recorded deed 1050808 has 1259.22 ft. Which is correct? If the last recorded deed is not correct please re-record deed with correct legal.

---

 Number: 7 Author: Alicia Deabenderfer Date: 2025-10-28 13:47:41  
add middle initial

---



# GLAHE & ASSOCIATES, INC. Professional Land Surveyors

303 Church St.  
P.O. Box 1863  
Sandpoint, ID 83864

Phone: (208) 265-4474  
Fax: (208) 265-0675  
E-mail: [manager@glaheinc.com](mailto:manager@glaheinc.com)  
Website: [www.glaheinc.com](http://www.glaheinc.com)

November 24, 2025

Bonner County Planning Dept.  
1500 Hwy. 2, Suite 208  
Sandpoint, ID 83864

Re: Plat Review – MLD0063-25 – Cedar Acres Subdivision

Dear Planning Dept.,

I have examined the above-mentioned plat and find the following corrections or additions to be made:

- 1) If the 30' wide access easement has a road name, it should be labeled on the plat. If a road does not physically exist here, the easement corners should be monumented.
- 2) If the 50' wide strip labeled Slippery Slope Trail is currently public right-of-way, the instrument that dedicated it should be cited.
- 3) The southeast and northwest corners of the plat are shown as computed points but should be monumented in conformance with Idaho Code 54-1227.
- 4) It is not clear what determined the location of the southeast plat corner (E1/16 cor).
- 5) The monuments at the CS1/16 and just south of the SE1/16 corners are called out as being out of position. These monuments should either be accepted or new monuments should be set at the correct locations after the provisions of IDAPA 24.32.01 rule 100 (04) and (06) are carried out.
- 6) Only one PLSS corner is tied. Ties should be shown to at least one more, or else one of the 1/16 corners should have a corner record per Idaho code 55-1906(5).
- 7) A surveyor's narrative should be included, in conformance with Idaho Code 55-1906(6).
- 8) The status of the adjoining property should be indicated (name of subdivision or unplattd area) per BCRC 12-646(D).
- 9) The type of proposed water service should be certified in conformance with Idaho code 50-1334.
- 10) Other items marked in red on sheets 1 and 2.

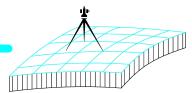
When these items have been addressed, the plat should be ready for signature.

Sincerely,

Joel L. Andring, PLS

# GLAHE & ASSOCIATES, INC. , Professional Land Surveyors

303 Church St.  
P.O. Box 1863  
Sandpoint, ID 83864



Phone: (208) 265-4474

Fax: (208) 265-4474

E-mail: [manager@glaheinc.com](mailto:manager@glaheinc.com)

Website: [www.glaheinc.com](http://www.glaheinc.com)

Invoice # 16251

Date

12/1/2025

Bill To:

JRS

Project / Job #

25-001CF Review MLD0063-25 - Cedar Acres

Please submit payment by: 12/1/2025

## INVOICE

\*\*\*\*\*

| Section | Township | Range | Meridian | Tax Parcel ID |
|---------|----------|-------|----------|---------------|
|         |          |       |          |               |

| Description                          | Amount |
|--------------------------------------|--------|
| County Surveyor Review               | 265.00 |
| Copies & Recording Fees              | 43.14  |
| MLD0063-25 - Cedar Acres Subdivision |        |



**Retainer / Credits:** \$0.00

**Invoice Amount:** \$308.14

**Job Total Balance Due:** \$308.14

THANK YOU FOR YOUR BUSINESS

ALL INVOICES ARE DUE UPON RECEIPT

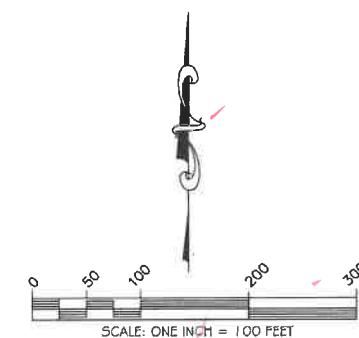
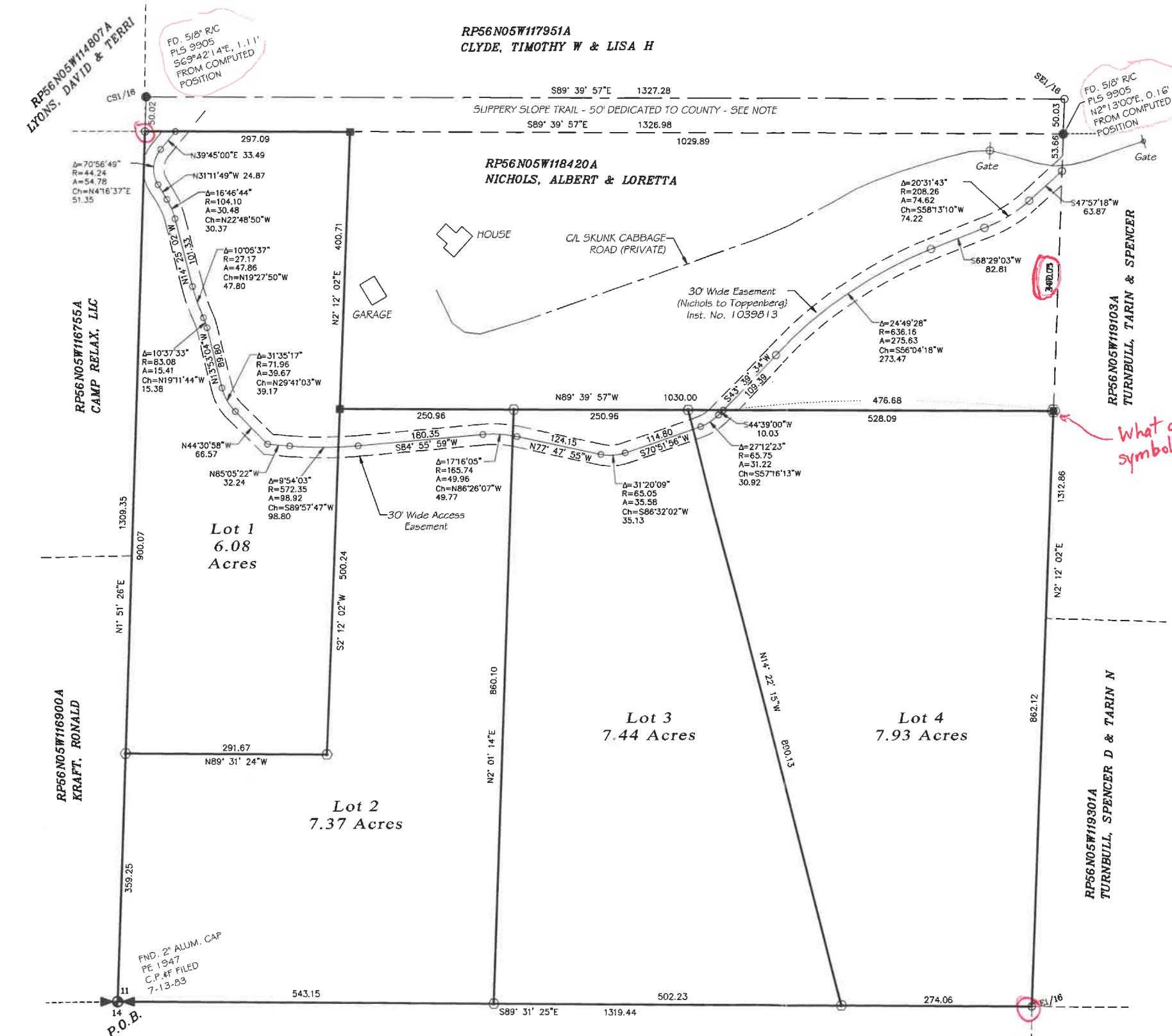
BILLS 15 DAYS PAST DUE WILL BE SUBJECT TO A LATE CHARGE OF 1.5% PER MONTH OR AN ANNUAL PERCENTAGE OF 18%

A 3% FEE WILL BE CHARGED ON CREDIT CARD, PAYPAL & VENMO PAYMENTS  
[ PAYMENT AMOUNT x 1.03% ]

CEDAR ACRES  
SUBDIVISION

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

Sheet 1 of 2



**BASIS OF BEARINGS**  
Bearings are based on Idaho State Plane West Zone (1103), NAD83  
Scale Factor: 0.9999175. All distances are converted to ground.

**LEGEND**

- FOUND CORNER EVIDENCE AS NOTED
- FOUND 5/8" REBAR AND PLASTIC CAP - PLS 9905
- FOUND 5/8" REBAR AND PLASTIC CAP - PLS 3628
- SET 5/8" X 30" REBAR AND PLASTIC CAP - PLS 3628
- COMPUTED POINT

**NOTE - SLIPPERY SLOPE TRAIL**  
Per the County "due to steep terrain, no continuous road will ever be constructed within this strip...and are being considered entirely private by Road & Bridge Department."



| J.R.S. SURVEYING, INC.   |                |
|--------------------------|----------------|
| PO BOX 3099-6476 MAIN    | REVISION NO. 1 |
| BONNERS FERRY, ID. 83805 | 10/14/2025     |
| (208) 267-7555           |                |
| CEDAR ACRES SUBDIVISION  |                |
| FOR: LARRY TOPPENBERG    |                |
| OWN BY: JRS/ELK/CK       |                |
| SECS 11, T56N, R5W, B.M. |                |
| BONNER COUNTY, IDAHO     |                |
| JOB NO. 21-158           |                |

# 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 (SW1/4 SE1/4) 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, 131.944 feet to the Southeast corner of the SW1/4 SE1/4 of said Section 11, thence along the East line of the SW1/4 SE1/4, N 02°12'02" E, 862.12 feet to a 5/8 inch rebar and plastic cap stamped PLS 3628; thence N 89°39'57" W, 1030.00 feet to a 5/8 inch rebar and plastic cap stamped PLS 3628; thence N 02°12'02" E, 400.71 feet to a 5/8 inch rebar and plastic cap stamped PLS 3628; thence N 89°39'57" W, 297.09 feet to a 5/8 inch rebar and plastic cap stamped PLS 3628 on the West line of the SW1/4 SE1/4; thence along said West line S 01°51'26" W, 1309.35 feet to the POINT OF BEGINNING.

TOGETHER WITH a 30 foot easement for ingress, egress and utilities as described in Instrument Number 1039813 and shown on the plat hereon.

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

Toppenberg Family Trust \_\_\_\_\_ Date \_\_\_\_\_  
Larry W. Toppenberg, Trustee

## NOTARY PUBLIC ACKNOWLEDGEMENT

State of Idaho )  
ss.

County of \_\_\_\_\_ )  
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(s) who executed the foregoing 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 facilities for persons using such premises until sanitary restriction requirements are satisfied.

## SURVEYS OF RECORD

INST. NO. 277485, PE 1947  
INST. NO. 473824, PE 1947  
INST. NO. 514512, PLS 5362  
INST. NO. 529832, PLS 8792  
INST. NO. 637952, PLS 7879  
INST. NO. 857094, PLS 9905  
INST. NO. 886992, PLS 9905  
INST. NO. 896954, PLS 7879  
INST. NO. 924887, PLS 9905  
INST. NO. 979421, PLS 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 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 CERTIFICATION

I, James R. Staples, PLS 3628, 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, 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 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) 267-7555           |                          |
| CEDAR ACRES SUBDIVISION  |                          |
| FOR: LARRY TOPPENBERG    | REVISION NO. 1           |
| DRAWN BY: JRS/KLK/CK     | 10/14/2025               |
| SEC. 11, T66N, R5W, B.M. | SHEET 2 OF 2             |
| BONNER COUNTY, IDAHO     | JOB NO. 21-158           |

*CEDAR ACRES*AREA/LOT SUMMARY  
SET #-1

| FROM | BEARING/ANGLE<br>BOUNDARY | DISTANCE<br>CLOSURE | TO               | NORTH                              | EAST          | ELEV    |
|------|---------------------------|---------------------|------------------|------------------------------------|---------------|---------|
| 77   | SE 89 31'25"              | 1319.440            | 77               | 2388850.898                        | 2340339.208   | 2104.51 |
|      |                           |                     | 19               | 2388839.928                        | 2341658.602   |         |
|      |                           |                     | SUB              | BOUNDARY FOR CLOSURE               |               |         |
| 19   | NE 02 12'02"              | 862.120             | 20               | 2389701.412                        | 2341691.706   |         |
|      |                           |                     | SUB              | BOUNDARY FOR CLOSURE               |               |         |
| 20   | NW 89 39'57"              | 1030.000            | 21               | 2389707.419                        | 2340661.723   |         |
|      |                           |                     | SUB              | BOUNDARY FOR CLOSURE               |               |         |
| 21   | NE 02 12'02"              | 400.710             | 22               | 2390107.834                        | 2340677.109   |         |
|      |                           |                     | SUB              | BOUNDARY FOR CLOSURE               |               |         |
| 22   | NW 89 39'57"              | 297.090             | 23               | 2390109.566                        | 2340380.024   |         |
|      |                           |                     | SUB              | BOUNDARY FOR CLOSURE               |               |         |
| 23   | SW 01 51'26"              | 1259.320            | 24               | 2388850.908                        | 2340339.211   |         |
|      |                           |                     | SUB              | BOUNDARY FOR CLOSURE - CLOSE TO #7 |               |         |
| 24   | SW 18 12'48"              | .010                | 77               | 2388850.898                        | 2340339.208   | 2104.51 |
|      |                           |                     | BOUNDARY CLOSURE |                                    |               |         |
|      |                           |                     | PERIMETER        | AREA (sq ft)                       | AREA (acres)  |         |
|      |                           |                     | 5168.690         | 1255549.628                        | <u>28.823</u> |         |

COORDINATE FILE : J211\_158.CRD

*Lot 1*

SET #-1

| FROM | BEARING/ANGLE            | DISTANCE | TO | NORTH                    | EAST        | ELEV                                  |
|------|--------------------------|----------|----|--------------------------|-------------|---------------------------------------|
|      | SUB BOUNDARY FOR CLOSURE |          | 22 | 2390107.834              | 2340677.109 |                                       |
| 22   | NW 89 39'57"             | 297.090  | 23 | 2390109.566              | 2340380.024 |                                       |
|      | SUB BOUNDARY FOR CLOSURE |          | 25 | 2389209.969              | 2340350.854 |                                       |
| 23   | SW 01 51'26"             | 900.070  | 26 | 2389207.543              | 2340642.514 |                                       |
| 25   | SE 89 31'24"             | 291.670  | 27 | 2390107.828              | 2340677.108 |                                       |
| 26   | NE 02 12'02"             | 900.950  | 22 | 2390107.834              | 2340677.109 | LOT 1 BNDRY FOR CLOSURE               |
| 27   | NE 12 06'12"             | .006     |    | SUB BOUNDARY FOR CLOSURE |             | LOT 1 BNDRY FOR CLOSURE- CLOSE TO #22 |

| PERIMETER | AREA (sq ft) | AREA (acres) |
|-----------|--------------|--------------|
| 2389.786  | 264984.599   | <u>6.083</u> |

COORDINATE FILE : J211\_158.CRD

LOT 2

SET #-1

| FROM | BEARING/ANGLE                            | DISTANCE | TO | NORTH       | EAST        | ELEV |
|------|--|----------|----|-------------|-------------|------|
|      | LOT 1 BNDRY FOR CLOSURE                  |          | 26 | 2389207.543 | 2340642.514 |      |
| 26   | NW 89 31'24"                             | 291.670  | 25 | 2389209.969 | 2340350.854 |      |
|      | LOT 1 BNDRY FOR CLOSURE                  |          |    |             |             |      |
| 25   | SW 01 51'26"                             | 359.250  | 24 | 2388850.908 | 2340339.211 |      |
|      | SUB BOUNDARY FOR CLOSURE - CLOSE TO #7   |          |    |             |             |      |
| 24   | SE 89 31'25"                             | 543.150  | 28 | 2388846.392 | 2340882.342 |      |
|      | LOT 2 BOUNDARY FOR CLOSURE               |          |    |             |             |      |
| 28   | NE 02 01'14"                             | 860.100  | 29 | 2389705.957 | 2340912.668 |      |
|      | LOT 2 BOUNDARY FOR CLOSURE               |          |    |             |             |      |
| 29   | NW 89 39'57"                             | 250.960  | 30 | 2389707.421 | 2340661.712 |      |
|      | LOT 2 BOUNDARY FOR CLOSURE               |          |    |             |             |      |
| 30   | SW 02 12'02"                             | 500.240  | 31 | 2389207.550 | 2340642.504 |      |
|      | LOT 2 BOUNDARY FOR CLOSURE - CLOSE TO #2 |          |    |             |             |      |
| 31   | SE 54 35'21"                             | .012     | 26 | 2389207.543 | 2340642.514 |      |
|      | LOT 1 BNDRY FOR CLOSURE                  |          |    |             |             |      |

| PERIMETER | AREA (sq ft) | AREA (acres) |
|-----------|--------------|--------------|
| 2805.382  | 321200.942   | <u>7.374</u> |

*Lot 3*

SET #-1

| FROM | BEARING/ANGLE              | DISTANCE | TO                                      | NORTH        | EAST         | ELEV |
|------|----------------------------|----------|---|--------------|--------------|------|
|      | LOT 2 BOUNDARY FOR CLOSURE |          | 29                                      | 2389705.957  | 2340912.668  |      |
| 29   | SW 02 01'14"               | 860.100  | 28                                      | 2388846.392  | 2340882.342  |      |
|      |                            |          | LOT 2 BOUNDARY FOR CLOSURE              |              |              |      |
| 28   | SE 89 31'25"               | 502.230  | 32                                      | 2388842.216  | 2341384.555  |      |
|      |                            |          | LOT 3 FOR BOUNDARY CLOSURE              |              |              |      |
| 32   | NW 14 22'15"               | 890.130  | 33                                      | 2389704.494  | 2341163.628  |      |
|      |                            |          | LOT 3 FOR BOUNDARY CLOSURE              |              |              |      |
| 33   | NW 89 39'57"               | 250.960  | 34                                      | 2389705.957  | 2340912.672  |      |
|      |                            |          | LOT 3 FOR BOUNDARY CLOSURE CLOSE TO #29 |              |              |      |
| 34   | SW 87 30'50"               | .004     | 29                                      | 2389705.957  | 2340912.668  |      |
|      |                            |          | LOT 2 BOUNDARY FOR CLOSURE              |              |              |      |
|      |                            |          |   |              |              |      |
|      |                            |          | PERIMETER                               | AREA (sq ft) | AREA (acres) |      |
|      |                            |          | 2503.424                                | 323942.430   | <u>7.437</u> |      |

COORDINATE FILE : J211\_158.CRD

Lot 4

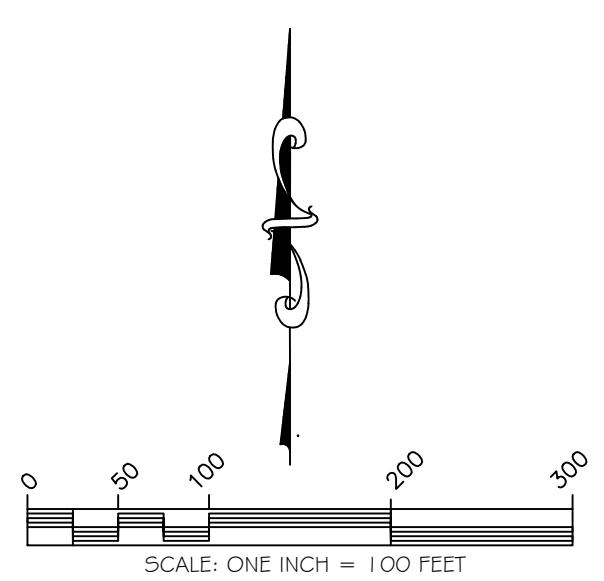
SET #-1

| FROM | BEARING/ANGLE                           | DISTANCE | TO        | NORTH        | EAST         | ELEV |
|------|---|----------|-----------|--------------|--------------|------|
|      | SUB BOUNDARY FOR CLOSURE                |          | 19        | 2388839.928  | 2341658.602  |      |
| 19   | NE 02 12'02"                            | 862.120  | 20        | 2389701.412  | 2341691.706  |      |
|      | SUB BOUNDARY FOR CLOSURE                |          |           |              |              |      |
| 20   | NW 89 39'57"                            | 528.090  | 35        | 2389704.492  | 2341163.625  |      |
|      | LOT 4 FOR BOUNDARY CLOSURE              |          |           |              |              |      |
| 35   | SE 14 22'15"                            | 890.130  | 36        | 2388842.214  | 2341384.552  |      |
|      | LOT 4 FOR BOUNDARY CLOSURE              |          |           |              |              |      |
| 36   | SE 89 31'25"                            | 274.060  | 37        | 2388839.936  | 2341658.603  |      |
|      | LOT 4 FOR BOUNDARY CLOSURE CLOSE TO #19 |          |           |              |              |      |
| 37   | SW 01 13'28"                            | .008     | 19        | 2388839.928  | 2341658.602  |      |
|      | SUB BOUNDARY FOR CLOSURE                |          |           |              |              |      |
|      |   |          | PERIMETER | AREA (sq ft) | AREA (acres) |      |
|      |   |          | 2554.408  | 345417.744   | <u>7.930</u> |      |

**CEDAR ACRES  
SUBDIVISION**

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

Sheet 1 of 2



**BASIS OF BEARINGS**

Bearings are based on Idaho State Plane West Zone (1103), NAD83  
Scale Factor: 0.9999175. All distances are converted to ground.

**LEGEND**

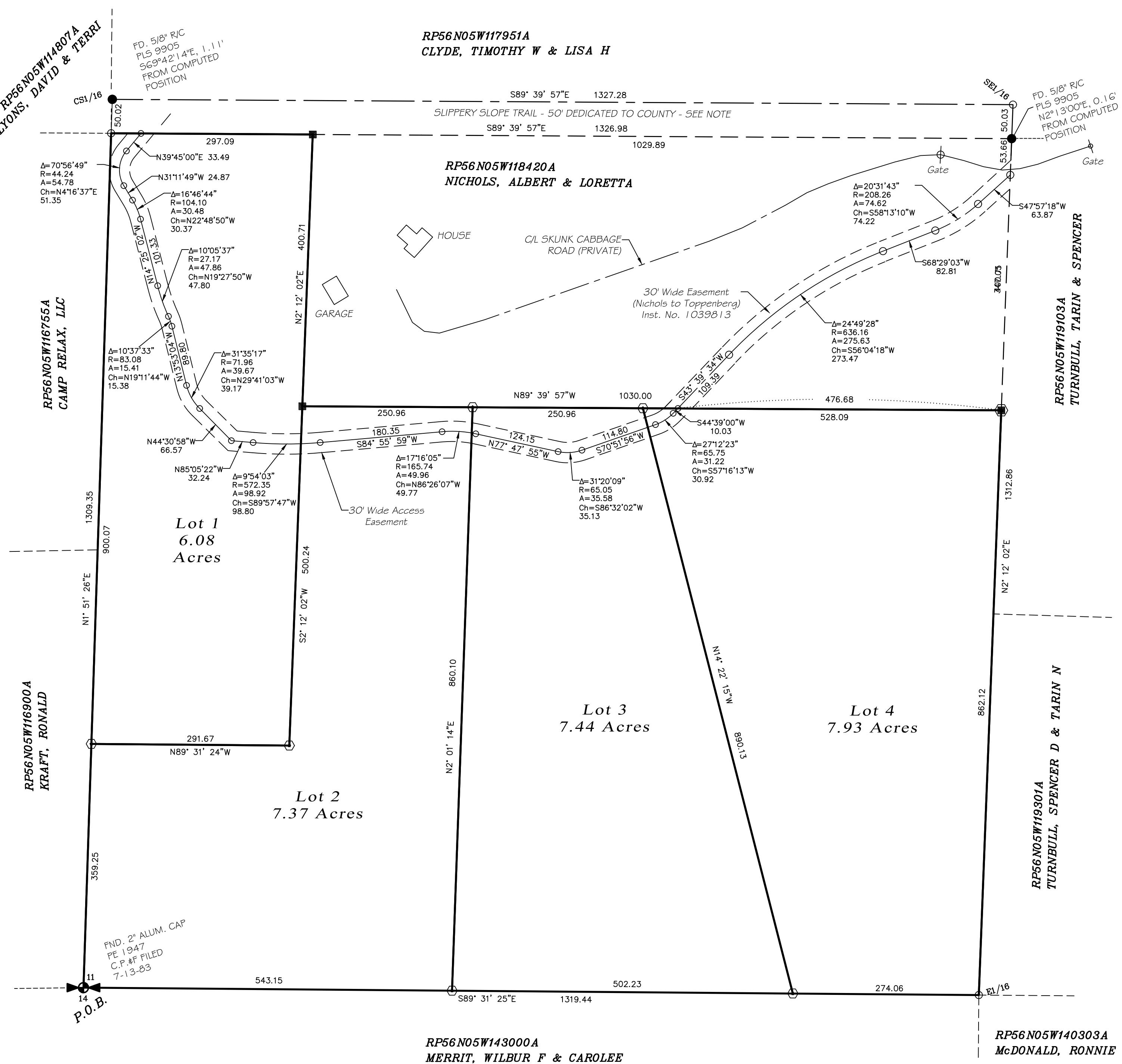
- FOUND CORNER EVIDENCE AS NOTED
- FOUND 5/8" REBAR AND PLASTIC CAP - PLS 9905
- FOUND 5/8" REBAR AND PLASTIC CAP - PLS 3628
- ◇ SET 5/8" X 30" REBAR AND PLASTIC CAP - PLS 3628
- COMPUTED POINT

**NOTE - SLIPPERY SLOPE TRAIL**

Per the County - "due to steep terrain, no continuous road will ever be constructed within this strip.....and are being considered entirely private by Road & Bridge Department..."



|                                |                          |
|--------------------------------|--------------------------|
| <b>J.R.S. SURVEYING, INC.</b>  |                          |
| PO BOX 3099-6476 MAIN          | BONNERS FERRY, ID. 83805 |
| (208) 267-7555                 |                          |
| <b>CEDAR ACRES SUBDIVISION</b> |                          |
| FOR: LARRY TOPPENBERG          | REVISION NO. 1           |
| DWN BY: JRS/KLK/CK             | 10/14/2025               |
| SEC.S 11, T56N, R5W, B.M.      | SHEET 1 OF 2             |
| BONNER COUNTY, IDAHO           | JOB NO. 21-158           |



**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(SW1/4 SE1/4) 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 SW1/4 SE1/4 of said Section 11; thence along the East line of the SW1/4 SE1/4, N 02°12'02" E, 862.12 feet to a 5/8 inch rebar and plastic cap stamped PLS 3628; thence N 89°39'57" W, 1030.00 feet to a 5/8 inch rebar and plastic cap stamped PLS 3628; thence N 02°12'02" E, 400.71 feet to a 5/8 inch rebar and plastic cap stamped PLS 3628; thence N 89°39'57" W, 297.09 feet to a 5/8 inch rebar and plastic cap stamped PLS 3628 on the West line of the SW1/4 SE1/4; thence along said West line S 01°51'26" W, 1309.35 feet to the POINT OF BEGINNING.

TOGETHER WITH a 30 foot easement for ingress, egress and utilities as described in Instrument Number 1039813 and shown on the plat hereon.

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

Toppenberg Family Trust \_\_\_\_\_ Date \_\_\_\_\_  
 Larry W. Toppenberg, Trustee

**SURVEYS OF RECORD**

INST. NO. 277485, PE 1947  
 INST. NO. 473824, PE 1947  
 INST. NO. 514512, PLS 5362  
 INST. NO. 529832, PLS 8792  
 INST. NO. 697952, PLS 7879  
 INST. NO. 857094, PLS 9905  
 INST. NO. 886992, PLS 9905  
 INST. NO. 896954, PLS 7879  
 INST. NO. 924887, PLS 9905  
 INST. NO. 979421, PLS 12110

**COUNTY SURVEYOR'S CERTIFICATE**

I hereby certify that I have examined the herein CABBAGE PATH 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\_\_\_\_

Chairman of the Board of County Commissioners \_\_\_\_\_

**SURVEYOR'S CERTIFICATION**

I, James R. Staples, PLS 3628, 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, 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 properly set and that the survey is in compliance with all provisions of applicable State Law and Local Ordinances.



**NOTARY PUBLIC ACKNOWLEDGEMENT**

State of Idaho \_\_\_\_\_ ss.

County of \_\_\_\_\_ )  
 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(s) who executed the foregoing 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: \_\_\_\_\_

**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 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 as Instrument No. \_\_\_\_\_

County Recorder \_\_\_\_\_

Deputy Recorder \_\_\_\_\_

**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 facilities for persons using such premises until sanitary restriction requirements are satisfied.

|                                |                          |
|--------------------------------|--------------------------|
| <b>J.R.S. SURVEYING, INC.</b>  |                          |
| PO BOX 3099-6476 MAIN          | BONNERS FERRY, ID. 83805 |
| (208) 267-7555                 |                          |
| <b>CEDAR ACRES SUBDIVISION</b> |                          |
| FOR: LARRY TOPPENBERG          | REVISION NO. 1           |
| DWN BY: JRS/KLK/CK             | 10/14/2025               |
| SEC.S 11, T56N, R5W, B.M.      | SHEET 2 OF 2             |
| BONNER COUNTY, IDAHO           | JOB NO. 21-158           |