



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 #

MLD0064-25

RECEIVED:

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david.fisher , 10/16/2025, 9:02:47 AM

PROJECT DESCRIPTION:

Name of Minor Land Division plat: Moose Mountain 2nd Addition

APPLICANT INFORMATION:

Landowner's name: Toppenberg Family Trust

Mailing address:

City: Sagle

State: ID

Zip code: 83860

Telephone:

Fax:

E-mail:

REPRESENTATIVE'S INFORMATION:

Representative's name: James R. Staples

Company name: J.R.S. 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: N/A

Company name:

Mailing address:

City:

State:

Zip code:

Telephone:

Fax:

E-mail:

PARCEL INFORMATION:

Section #: 33

Township: 56N

Range: 4W

Parcel acreage: 20.320 acres

Parcel # (s): RP56N04W337203A

Current zoning: Rural 5 (R-5)

Current use: 106 - Productivity forest land

Comprehensive plan designation:

Within Area of City Impact:

☐ Yes ☒ No

If yes, which city?:

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

Lot #1	Proposed acreage: 5.080	Remainder	Proposed acreage:
Lot #2	Proposed acreage: 5.080	Do the proposed lots meet the required depth to width ratio and applicable angle of intersection per BCRC 12-621: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Lot #3	Proposed acreage: 5.080		
Lot #4	Proposed acreage: 5.080		

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 ^{N/A} <input type="checkbox"/> No
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): _____ _____ _____ _____	

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: <u>Gravel road off of Settlement Road (Cork Road - 60' r/w) all internal roads have a 40' easement</u> _____ _____	
List existing access and utility easements on the subject property. _____ _____ _____	

SERVICES:

Which power company will serve the project site? Northern Lights, Inc.

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/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:

Oral Koberstein, J.R.S.

Date:

10/15/25

Surveying Representative

Landowner's signature:

Date:

MOOSE MOUNTAIN 2nd ADDITION
IN THE
N1/2 NE1/4 SE1/4 SECTION 33
TOWNSHIP 56 NORTH, RANGE 4 WEST, B.M.
BONNER COUNTY, IDAHO

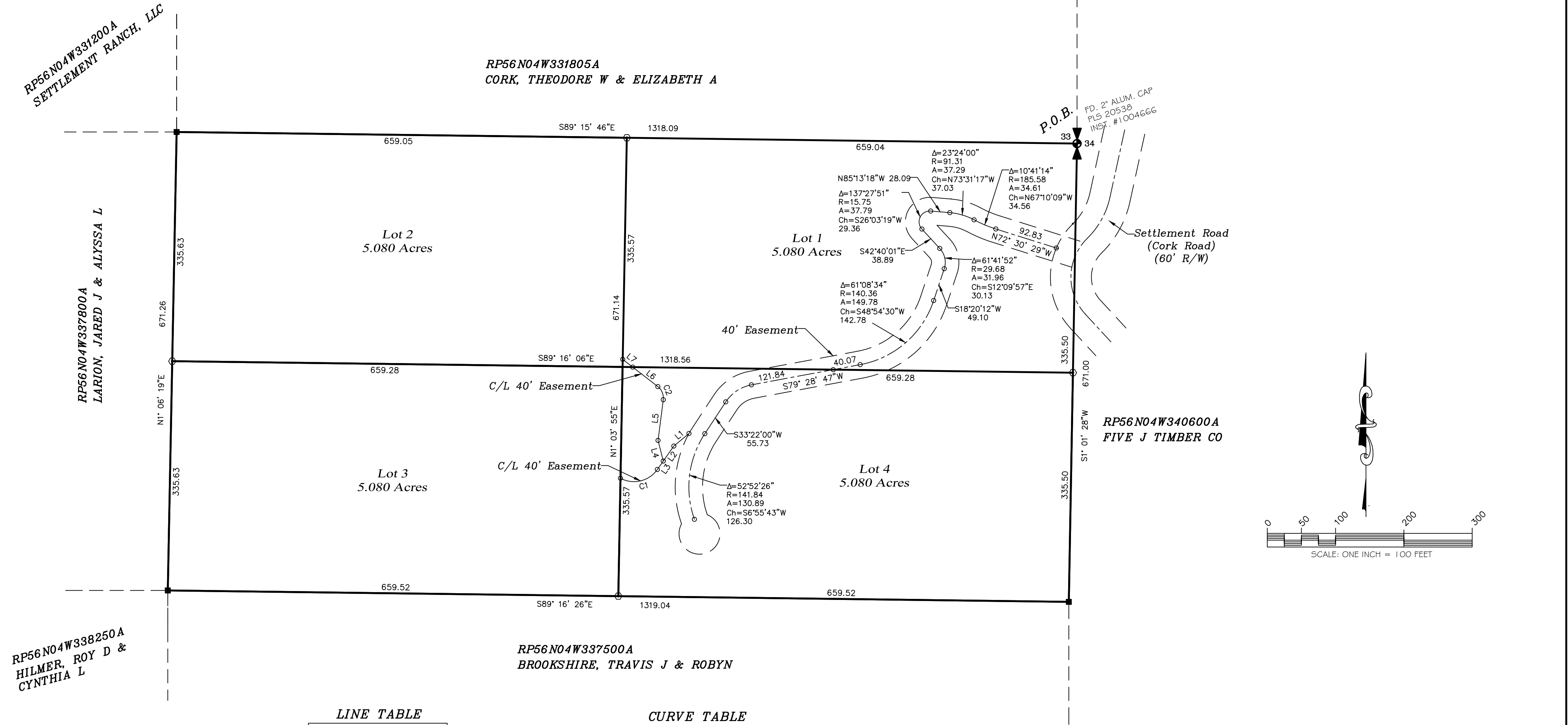
Sheet 1 of 2

BASIS OF BEARINGS

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

LEGEND

- FOUND CORNER EVIDENCE AS NOTED
- FOUND 5/8" REBAR AND PLASTIC CAP - PLS 8792
- SET 5/8" X 30" REBAR AND PLASTIC CAP - PLS 3628
- COMPUTED POINT



LINE TABLE

LINE	BEARING	DISTANCE
L1	S50°23'34\"W	28.79
L2	S35°03'38\"W	26.85
L3	S35°03'38\"W	15.12
L4	N14°18'32\"W	31.15
L5	N07°20'20\"E	60.05
L6	N52°12'26\"W	46.56
L7	N52°12'26\"W	18.52

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	83°05'25\"	41.81	60.64	S76°36'20\"W	55.46
C2	59°32'54\"	20.98	21.81	S76°36'20\"W	55.46

J.R.S. SURVEYING, INC.

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

(208) 267-7555

PLAT

FOR: LARRY TOPPENBERG

REVISION NO. 1

DWN BY: JRS/SJJ/KLK

10/14/2025

SEC. 33, T56N, R4W, B.M.

SHEET 1 OF 2

BONNER COUNTY, IDAHO

JOB NO. 19-119

MOOSE MOUNTAIN 2nd ADDITION
IN THE
N1/2 NE1/4 SE1/4 SECTION 33
TOWNSHIP 56 NORTH, RANGE 4 WEST, B.M.
BONNER COUNTY, IDAHO
Sheet 2 of 2

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 divided into lots the North Half of the Northeast Quarter of the Southeast Quarter (N1/2 NE1/4 SE1/4) 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 MOOSE MOUNTAIN 2nd ADDITION and more particularly described as follows:

Beginning at the West 1/4 corner of said Section 33 which is marked on the ground by a 2 inch aluminum cap stamped PLS 20538; thence S 01°01'28" W, 671.00 feet to a 5/8 inch rebar and plastic cap stamped PLS 8792; thence N 89°16'26" W, 1319.04 feet to a 5/8 inch rebar and plastic cap stamped PLS 8792; thence N 01°06'19" E, 671.26 feet to a 5/8 inch rebar and plastic cap stamped PLS 8792; thence S 89°15'46" E, 1318.09 to the POINT OF BEGINNING; encompassing an area of 20.23 Acres.

SUBJECT TO County Road right-of-way.

Larry Toppenberg
Trustee, Toppenberg Family Trust

Joyce Tinseth
Personal Representative of the Estate
of Don Tinseth and Joyce Tinseth

Joyce Tinseth

Dale Micetic

Wanda Micetic

NOTARY PUBLIC ACKNOWLEDGEMENT

State of Idaho)
ss.

County of)
I hereby certify that on this ____ day of _____, 2025, before me the undersigned, a Notary Public in and for the State of Idaho, 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 Idaho)
ss.

County of)
I hereby certify that on this ____ day of _____, 2025, before me the undersigned, a Notary Public in and for the State of Idaho, 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 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 Idaho)
ss.

County of)
I hereby certify that on this ____ day of _____, 2025, before me the undersigned, a Notary Public in and for the State of Idaho, 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:

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

COUNTY COMMISSIONERS' CERTIFICATE

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

Dated this ____ day of _____, 2025

Chairman of the Board of County Commissioners

PLANNING DIRECTOR'S CERTIFICATE

This plat has been examined and approved, Dated this ____ day of _____, 2025.

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 _____, 2025

Bonner County Treasurer

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.

COUNTY SURVEYOR'S CERTIFICATE

I hereby certify that I have examined the herein Plat of MOOSE MOUNTAIN 2nd ADDITION 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 _____, 2025

Bonner County Surveyor

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 _____, 2025, at ____ .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

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PLAT

FOR: LARRY TOPPENBERG

REVISION NO. 1

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10/14/2025

SECS 33, T56N, R4W, B.M.

SHEET 2 OF 2

BONNER COUNTY, IDAHO

JOB NO. 19-119