

# 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: Larry Toppenberg  
From: Dave Fisher, Planner  
Date: October 28, 2025  
**Subject: Blue-line review for MLD0064-25: Moose Mountain 2<sup>nd</sup> Addition**

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: **James Staples; JRS 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: <b>Moose Mountain 2<sup>nd</sup> Addition</b>	File No: <b>MLD0064-25</b>	
Received by: Dave Fisher, Planner	Received from: James Staples; JRS Surveying, Inc.	Date Received: 10/16/25

### Blueline Review

Completed	Date	Initial	Department/ Office
X	10/28/25	DF	Bonner County Planning Department
Comments	10/24/25	AD	Assessor's Office
Comments	10-23-25	MM	Bonner County Road & Bridge Department
Road name required. Comment	10/23/20 25	MC	GIS Department
Review Complete	10/27/20 25	GD	County Surveyor



# Bonner County Planning Department

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## MINOR LAND DIVISION ADMINISTRATIVE STAFF REPORT DECISION

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**FILE #:** MLD0064-25 **DATE OF REPORT:** 10/28/2025  
**APPLICANT:** Larry Toppenberg **PARCEL #:** RP56N04W337203A  
**SUBDIVISION NAME/LOTS:** Moose Mountain 2nd Addition

### SUMMARY OF PROPOSAL:

This project divides one (1) 20-acre parcel into four (4) 5.08-acre lots.

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**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.

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### 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 Bonner County GIS: An approved road name is required.
- 4 Per Bonner County Assessor: Lot 1 to show gross and net acreages.
- 5 Per BCRC 12-646 (E): Location, description and filing of all monuments required.
- 6 Per IC 50-1304(2)(k): Surveyor Narrative to be included on plat.
- 7 Per BCRC 12-646 (L): FEMA flood hazard information to be included on plat.
- 8 Per BCRC 12-646 (M): All existing easements to be shown or referenced, and water and sewer system information to be included on plat.
- 9 Per Bonner County Road and Bridge: An encroachment permit is required for proposed access road.

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### STANDARDS REVIEW:

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**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 lift the sanitary restrictions on the property?:	<b>N/A</b>	In an area of City impact:	<b>No</b>
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>
		12-626.A Environmental Features:	<b>Yes</b>

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### FINDINGS:

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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 served by individual septic systems and individual wells.
4. The proposed lots will be served by Northern Lights, Inc. and the West Pend Oreille Fire District.
5. The proposed lots do contain slopes of 30%+.
6. The proposed lots do not contain frontage on a waterbody, or wetlands.
7. The proposed lots are accessed off Cork Road, a Bonner County owned and privately maintained public right-of-way.

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### NOTICE OF ADMINISTRATIVE DECISION:

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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

"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 Review Letter

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October 28, 2025

James Staples  
JRS Surveying, Inc.  
PO Box 3099  
Bonners Ferry, ID 83805

**SUBJECT: MLD0064-25: Moose Mountain 2<sup>nd</sup> Addition**

Dear Project Representative,

**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 10/21/2025: Parcel is within SFHA Zone X per FIRM Panel Number 16017C0890E 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,

A handwritten signature in black ink.

Dave Fisher  
Planner



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

October 24, 2025

Bonner County Planning Dept  
MOOSE MOUNTAIN 2ND ADDITION  
MLD0064-25  
SECTION 33, TOWNSHIP 56 NORTH, RANGE 4 WEST  
RP56N04W337203A

To whom this may concern:

I have reviewed the Owners' Certificate of the above named plat and found that there are some corrections needed:

- Need to add Toppenberg's middle initial in the owner's certificate and signature line.
- Micetic is not owned by husband and wife but by the trust. Please change to trustee/trust language in the owner's certificate, signature line, and acknowledgement.
- Please distinguish between the name on the Estate vs how title was acquired for Tinseth in the owner's certificate, signature line and acknowledgement.

Please add expiration date to all three acknowledgements.

The legal description says, "beginning at the West ¼ corner." Should this be East?

Does lot 1 acreage include the public R/W? If so please include gross and net acreages.

Please fix minor grammatical/spelling 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 – MOOSE MOUNTAIN 2<sup>ND</sup> ADDITION  
(MLD0064-25) SECTION 33, TOWNSHIP 56N, RANGE 4W**

To Whom It May Concern:

The 40' Easement off Cork Road 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.

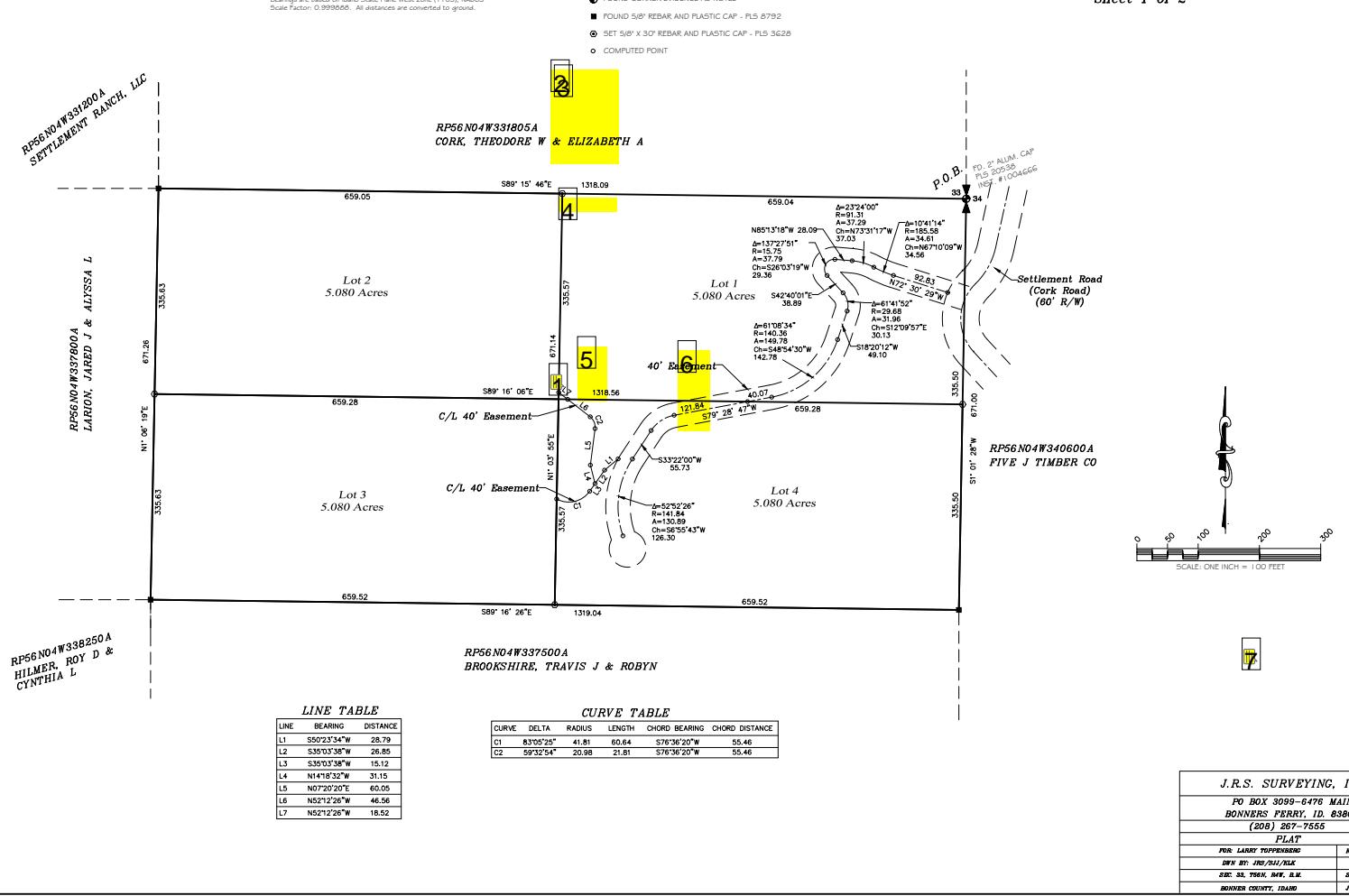
Sincerely,

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>

# 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



# Summary of comments: MLD0064-25 Blueline Plat.pdf

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Page:1

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 Number: 1 Author: david.fisher Subject: Note Date: 2025-10-28 09:15:43

Monument missing.

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 Number: 2 Author: Matt Mulder Date: 2025-10-23 14:21:56

If this road was previously known as Settlement Road, that could be indicated as "previously settlement road" but the official road name is currently Cork Rd and should be labeled primarily as such.

Also indicate that the road is a "privately maintained public road", and provide info on how that ROW was established as public.

 Number: 3 Author: Monica Carash Date: 2025-10-23 08:40:16

Remove Settlement Road from the road name. the official name is Cork Road.

---

 Number: 4 Author: Matt Mulder Date: 2025-10-23 14:22:54

Applicant will need to apply for a road approach encroachment permit from the Road & Bridge Dept for the new road approach connection at Cork Rd.

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 Number: 5 Author: Alicia Deabenderfer Date: 2025-10-24 09:17:30

Does the acreage include public R/W? If so, please include gross and net acres for public R/W?.

 Number: 6 Author: Monica Carash Date: 2025-10-23 08:39:15

Road name required

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 Number: 7 Author: david.fisher Subject: Note Date: 2025-10-28 09:20:33

Surveyor's Narrative a stamp missing.

## 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 Timeth, Personal Representative of the Estate of Don Timeth and Joyce Timeth, 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 divided into lots the North half of Section 33, Township 56 North, Range 4 West, of the Boise Meridian, 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 20536; thence S 01°10'28" W, 671.00 feet to a 5/8 inch rebar and plastic cap stamped PLS 8792; thence S 01°10'28" E, 131.00 feet to a 5/8 inch rebar and plastic cap stamped PLS 8792; thence N 01°06'19" E, 671.00 feet to a 5/8 inch rebar and plastic cap stamped PLS 8792; thence S 89°15'46" E, 131.00 feet 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 Timeth  
Personal Representative of the Estate  
of Don Timeth and Joyce Timeth

Joyce Timeth

Dale Micetic

Wanda Micetic

### NOTARY PUBLIC ACKNOWLEDGEMENT

Notary Public in and for the State of \_\_\_\_\_  
Residing at: \_\_\_\_\_  
County of \_\_\_\_\_  
I hereby certify that on the \_\_\_\_\_ day of \_\_\_\_\_, 2025, before me the undersigned, a Notary Public in and for the State of Idaho, duly commissioned and sworn, personally appeared Joyce Timeth, Personal Representative of the Estate of Don Timeth and Joyce Timeth, known to me to be the person who caused to be made 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

Notary Public in and for the State of \_\_\_\_\_  
Residing at: \_\_\_\_\_  
County of \_\_\_\_\_  
I hereby certify that on the \_\_\_\_\_ 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 persons who caused to be made 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: \_\_\_\_\_

### NOTARY PUBLIC ACKNOWLEDGEMENT

Notary Public in and for the State of \_\_\_\_\_  
Residing at: \_\_\_\_\_  
County of \_\_\_\_\_  
I hereby certify that on the \_\_\_\_\_ day of \_\_\_\_\_, 2025, before me the undersigned, a Notary Public in and for the State of Idaho, duly commissioned and sworn, personally appeared Joyce Timeth, Personal Representative of the Estate of Don Timeth and Joyce Timeth, known to me to be the person who caused to be made 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.

### 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. 546495, PLS 8792  
INST. NO. 617028, PLS 12110  
INST. NO. 639057, PLS 6107  
INST. NO. 639058, PLS 6110  
INST. NO. 92362, PLS 6249  
INST. NO. 1005199, PLS 20536  
INST. NO. 1005545, PLS 20536  
INST. NO. 1019699, PLS 3628  
INST. NO. 1019699, PLS 3628  
INST. NO. 1043648, PLS 3628

## 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

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### COUNTY COMMISSIONERS' CERTIFICATE

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

Dated the \_\_\_\_\_ day of \_\_\_\_\_, 2025  
Chancery of the Board of County Commissioners

### 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 the \_\_\_\_\_ day of \_\_\_\_\_, 2025

Bonner County Surveyor

### PLANNING DIRECTOR'S CERTIFICATE

The plat has been examined and approved, Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

Bonner County Planning Director

### SURVEYOR'S CERTIFICATION

I, James [REDACTED] Staples, PLS 3628, State of Idaho, do hereby certify that this Plat was filed for record in the office of the Surveyor of Bonner County, Idaho, 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 that the monuments have been placed and all lot corners are properly marked that the survey is in compliance with all provisions of applicable State law and Local Ordinances.



### 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 \_\_\_\_\_, 2025

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 \_\_\_\_\_, 2025, at \_\_\_\_\_ m., and duly recorded in Book \_\_\_\_\_ of Plats, Page \_\_\_\_\_, Instrument No. \_\_\_\_\_.

County Recorder

18

### SANITARY RESTRICTION

Sanitary restrictions as required by Idaho Code, Title 50, Chapter 13, are in force. No person 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.

12  
13

10

16

J.R.S. SURVEYING, INC.	
PO BOX 3089-6476 MAIN	ADVISORY NO. 1
BONNERS PERRY, ID 83805	10/14/2025
(208) 267-7555	
PLAT	
FOR LARRY TOPPENBERG	
BY JRS/SJL/PLX	
SERIALIZED	
SHEET 2 OF 2	
BONNER COUNTY, IDAHO	JOB NO. 19-19

Page:2

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 Number: 1 Author: Alicia Deabenderfer Date: 2025-10-24 09:45:45

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W

 Number: 2 Author: Alicia Deabenderfer Date: 2025-10-24 09:46:57

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Dale M Micetic, Trustee of the Dale M and Wanda S Micetic Family Trust

 Number: 3 Author: Alicia Deabenderfer Date: 2025-10-24 09:48:16

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Donald K Tinseth, who acquired title as Don Tinseth

 Number: 4 Author: Alicia Deabenderfer Date: 2025-10-24 09:56:54

---

be

 Number: 5 Author: Alicia Deabenderfer Date: 2025-10-24 09:58:50

---

East?

 Number: 6 Author: Alicia Deabenderfer Date: 2025-10-24 09:50:01

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W

 Number: 7 Author: Alicia Deabenderfer Date: 2025-10-24 09:49:15

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Donald K Tinseth, who acquired title as Don Tinseth

 Number: 8 Author: Alicia Deabenderfer Date: 2025-10-24 09:50:46

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Dale M Micetic, Trustee of the Dale M and Wanda S Micetic Family Trust

 Number: 9 Author: david.fisher Subject: Note Date: 2025-10-28 09:36:00

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Chair

 Number: 10 Author: Alicia Deabenderfer Date: 2025-10-24 09:38:23

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Expiration date

 Number: 11 Author: Alicia Deabenderfer Date: 2025-10-24 09:13:16

---

Spelling

 Number: 12 Author: Alicia Deabenderfer Date: 2025-10-24 09:51:38

---

Donald K Tinseth, who acquired title as Don Tinseth

 Number: 13 Author: Alicia Deabenderfer Date: 2025-10-24 09:51:59

---

she

 Number: 14 Author: david.fisher Subject: Note Date: 2025-10-28 09:50:39

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Amended?

 Number: 15 Author: david.fisher Subject: Note Date: 2025-10-28 09:24:35

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Water and sewer provider notes. FEMA SFHA zone x, per FIRM 16017C0890E, effective 11/18/2009 to be indicated.

 Number: 16 Author: Alicia Deabenderfer Date: 2025-10-24 09:38:37

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Expiration date

 Number: 17 Author: david.fisher Subject: Note Date: 2025-10-28 09:38:37

---

\*properly?

 Number: 18 Author: Alicia Deabenderfer Date: 2025-10-24 09:53:33

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Dale M Micetic, Trustee of the Dale M and Wanda S Micetic Family Trust

## 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 Timeth, Personal Representative of the Estate of Don Timeth and Joyce Timeth, 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 divided into lots the North half of Section 33, Township 56 North, Range 4 West, of the Boise Meridian, 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 PL5 20536; thence S 01°10'28" W, 671.00 feet to a 5/8 inch rebar and plastic cap stamped PL5 8792; thence S 01°10'28" E, 131.00 feet to a 5/8 inch rebar and plastic cap stamped PL5 8792; thence S 01°06'19" E, 671.00 feet to a 5/8 inch rebar and plastic cap stamped PL5 8792; thence S 89°15'46" E, 131.00 feet 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 Timeth  
Personal Representative of the Estate  
of Don Timeth and Joyce Timeth

Joyce Timeth

Dale Micetic

Wanda Micetic

### NOTARY PUBLIC ACKNOWLEDGEMENT

State of Idaho \_\_\_\_\_  
County of \_\_\_\_\_  
I hereby certify that on the \_\_\_\_\_ day of \_\_\_\_\_, 2025, before me the undersigned, a Notary Public in and for the State of Idaho, duly commissioned and sworn, personally appeared Joyce Timeth, Personal Representative of the Estate of Don Timeth and Joyce Timeth, 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 \_\_\_\_\_  
County of \_\_\_\_\_  
I hereby certify that on the \_\_\_\_\_ 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 persons 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: \_\_\_\_\_

### NOTARY PUBLIC ACKNOWLEDGEMENT

State of Idaho \_\_\_\_\_  
County of \_\_\_\_\_  
I hereby certify that on the \_\_\_\_\_ day of \_\_\_\_\_, 2025, before me the undersigned, a Notary Public in and for the State of Idaho, duly commissioned and sworn, personally appeared Joyce Timeth, Personal Representative of the Estate of Don Timeth and Joyce Timeth, known to me to be the persons 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.

### SURVEYS OF RECORD

INST. NO. 280003, PL5 992  
INST. NO. 471344, PL5 6107  
INST. NO. 497999, PL5 8019  
INST. NO. 546494, PL5 8792  
INST. NO. 546495, PL5 8792  
INST. NO. 617028, PL5 12110  
INST. NO. 639057, PL5 6107  
INST. NO. 639058, PL5 6110  
INST. NO. 92362, PL5 6249  
INST. NO. 1005199, PL5 20538  
INST. NO. 1005545, PL5 20538  
INST. NO. 1019699, PL5 3628  
INST. NO. 1019699, PL5 3628  
INST. NO. 1043648, PL5 3628

### COUNTY COMMISSIONERS' CERTIFICATE

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

Dated the \_\_\_\_\_ 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 person 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 the \_\_\_\_\_ day of \_\_\_\_\_, 2025

Bonner County Surveyor

### SURVEYOR'S CERTIFICATION

I, James R. Staples, PL5 3628, State of Idaho, do hereby certify that this Plat was filed for record in the office of the Surveyor of Bonner County, Idaho, 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 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. the \_\_\_\_\_ day of \_\_\_\_\_, 2025, at \_\_\_\_\_ m., and duly recorded in Book \_\_\_\_\_ of Plats, Page \_\_\_\_\_, as Instrument No. \_\_\_\_\_.

County Recorder

19

J.R.S. SURVEYING, INC.	
PO BOX 3089-6476 MAIN	REVISION NO. 1
BONNERS FERRY, ID 83805	10/14/2025
(208) 201-7555	10/14/2025
FOR LARRY TOPPENBERG	10/14/2025
BY JRS/SL/MLX	10/14/2025
SER. 33, TOW. 56, R. 4, B. M.	SHEET 2 OF 2
BONNER COUNTY, IDAHO	JOB NO. 19-19

 Number: 19 Author: Alicia Deabenderfer Date: 2025-10-24 09:54:05

he

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 Number: 20 Author: Alicia Deabenderfer Date: 2025-10-24 09:38:49

Expiration date



October 27, 2025

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

Re: Plat Review – MLD0064-25 Moose Mountain 2<sup>nd</sup> Addition

Dear Planning Dept.,

I have examined the above-mentioned plat for substantial conformance with Idaho Code and find the following corrections or additions to be made:

- 1) For Basis of Bearings using SPC, show convergence angle and at which monument it is taken.
- 2) Show 2<sup>nd</sup> PLSS monument with CP&F.
- 3) On Lots 1,2 &4, acreages on plat disagree with those shown on closure calculations.
- 4) No monument shown at corner common to all four lots.
- 5) Provide Surveyor's Narrative
- 6) For interior easements, show:
  - a. Geometry of cul-de-sac and how it ties to centerline courses
  - b. Bearing and distance ties for each end of each segment to lot boundaries.
- 7) Show approved name of road coming off of Cork Road.
- 8) Reference or show easements identified in title report
- 9) See assessor's letter for comments on owner's certification and Acknowledgements.
- 10) Area shown in legal description states 20.23 acres, disagreeing with closures stating 20.32 acres.
- 11) Surveyor's Certificate states "Amended Plat".
- 12) Provide Water System Certification

See attached checklist and markups for citations and clarification. When these items have been addressed, the plat should be ready for Bonner County Surveyor signature.

Sincerely,

Grant Dorman, PLS

MLD 0064-25 Moose Mountain 2nd Add'n

10/27/2025  
Date:

File:

Bonner County Surveyor's Plat Checklist

Idaho Code Citation	Requirement	Checked/Note #
Surveyor 54-12		
54-1215(3)	License is current	✓
54-1215(3c)	Sign and seal each sheet	✓
54-1235	Entity has active Certificate of Authorization	✓
Surveys 55-19 & Plats 50-13		
55-1905, 50-1304(1)	18"x27"; .003 mylar; 3-1/2" left margin & 1/2" other margins AND scale suitable with matchlines/diagram if applicable.	✓
55-1906(2), 50-1304(2i)	Graphic Scale AND North Arrow	✓
55-1906(3)	Section or part of section, township, range, meridian, county, state	✓
55-1902(2), 55-1906(2), 50-1301(1), 50-1304(2i)	Basis of Bearings - Two monuments/corners OR system + convergence angle at shown monument	#1
55-1906(5), 16-55, 50-1304(2g)	Unless previously platted, ties to two approved monuments, with CP&F's specified.	#2
55-1906(2), 50-1304(2d&e), 50-1304(2e)	Closures match Map - Bearings and Length of every course, including exterior boundary. Do all acreages and square footages shown match lot closure reports?	#3
55-1911, 50-1303	Error of closure < 1:5000 for all enclosures	✓
55-1906(1), 50-1304(2f), 54-1227	All monuments found or set or reset or replaced, or removed, describing their kind, size, location using bearings and distances, and giving other data relating thereto	#4
55-1906(3)	Reference to surveys of record: within, crossing or adjoining.	✓
55-1906(6a)	Surveyors Narrative - Purpose AND how lines established WITH reasoning	#5
55-1906(6b)	Surveyors Narrative - What records and their elements, monuments, controlled	#5
55-1906(6c)	Surveyors Narrative - for Vertical only - benchmark, datum and methodology.	✓
55-1907, 50-1304(3)	If SPC are used as basis of survey, show NSRS monuments, coordinates, zone, datum and adjustment, CAF and convergence angle and location computed	✓
Plats Only 50-13		
50-1303	Centerline Monuments with description	✓
50-1304(2a)	Show Streets and alleys show width and courses	#10
50-1304(2b)	Show Each street named	#1
50-1304(2c)	Show Lots numbered consecutively in each block and each block lettered or numbered.	✓
50-1304(2g)	If legal description is metes & bounds, POB or Intitial Point w/ ties to two approved monuments, unless previously platted	#2
50-1304(2h)	Reference or Show easements	#8
50-1304(2l)	Show Subdivision Name	✓
50-1307	Is Subdivision name distinct?	✓
50-1309(1)	Owners Cert to include: Correct Owner's name, Legal description, intentions, dedications, reservations, private roads reserved, Signature line correct	#9, #10
50-1309(1), 51-1	Acknowledgment(s)	#9
50-1308(1)	Approvals: Commissioners OR City Council, City Engineer, City Clerck	✓
50-1308(1)	Approvals: Planning Commission or Director	✓
50-1308(1)	Approvals: County Treasurer	✓
50-1310	Recorder's Certificate for PLATS	✓
50-1309(2), 50-1312, 50-1313	Public Highway Agency Acceptance AND Approval, when applicable	✓
50-1309(1)	Surveyor's Certificate	#11
50-1305	County Surveyor's Certificate	✓
50-1326	Sanitary Restriction	✓
50-1334	Water System Certification, if applicable	#12
50-1331, 50-1332, 50-1333	Interior Monument Cert, if applicable: If interior monuments not to be set at time of recording, include interior monument cert with unique symbol.	✓
50-1331, 50-1332, 50-1334	If applicable, verify with Auditor's office that bond is approved.	✓
Add'l for Condos 55-15		
55-1504(c(i))	Survey map of ground surface of project	✓
55-1504(c(ii))	Diagramatic floor plans showing each unit's number, location, dimensions and elevations where multi-level	✓
55-1504(c(iii))	Owners Certificate consenting to the creation and recordation of Condominium project by owner AND holders of security interest, unless stated in declaration.	✓

## MOOSE MOUNTAIN 2nd ADDITION

NE1/2 NE1/4 SE1/4 SECTION 33  
TOWNSHIP 56 NORTH, RANGE 4 WEST, B.M.  
BONNER COUNTY, IDAHO

Sheet 1 of 2

## LEGEND

- ④ FOUND CORNER EVIDENCE AS NOTED
- FOUND 5/8" REBAR AND PLASTIC CAP - FLS 8792
- ④ SET 5/8" X 3C" REBAR AND PLASTIC CAP - FLS 3628
- COMPUTED POINT

## BASIS OF BEARINGS

IMPLEMENT RANCH, LLC  
5604W3720A

RP56N04W331805A  
CORK, THEODORE W & ELIZABETH A

RP56NO4W337800A  
LARION, JARED J & ALYSSA L

RP56N04W338250A  
ROY D &  
HILMER, L  
CYNTHIA L

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Curve D - IADL					
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

E. ONE MCA = 100 MTC

J.R.S. SURVEYING, INC.  
 PO BOX 3099-6705 MAIN  
 BONNERS FERRY, ID. 83805  
 (208) 267-7555

PLAT

FOR LARRY TOPPERING	REVISION NO. 1
DRN BY: JES/SAL/CLK	10/24/2005
SEC. 12, Twp. 10N, R/W. 8, B.M.	STREET NO. 0-2
BERKSHIRE COUNTY, IDAHO	DRN NO. 0-2

J.R.S. SURVEYING, INC.

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

PLAT FOR LARRY TOPPENBERG

DOWN BY JRS/SJJ/KLK  
SEC. 33, T56N, R4W, B.M.



COORDINATE FILE : J233\_119.CRD

Moose Mtn 2<sup>nd</sup> Add.AREA/LOT SUMMARY  
SET #1

FROM	BEARING/ANGLE	DISTANCE	TO	NORTH	EAST	ELEV
152	SW 01 01'28"	671.000	152 153 COMP	2371050.720 2370379.827 SE COR FOR CLOSURE	2368771.143 2368759.146	
153	NW 89 16'26"	1319.040	154 COMP	2370396.543 SW COR FOR CLOSURE	2367440.212	
154	NE 01 06'19"	671.260	155 COMP	2371067.678 NW COR FOR CLOSURE	2367453.160	
155	SE 89 15'46"	1318.090	666 CLOSE	2371050.719 TO #152	2368771.141	
666	NE 54 41'46"	.002	152	2371050.720	2368771.143	
			PERIMETER	AREA (sq ft)	AREA (acres)	
			3979.392	884913.097	20.315	

COORDINATE FILE : J233\_119.CRD

*Lot 1*

SET #-1

FROM	BEARING/ANGLE	DISTANCE	TO	NORTH	EAST	ELEV
152	SW 01 01'28"	335.500	✓ 152	2371050.720	2368771.143	
156	NW 89 16'06"	659.280	✓ 156 COMP	2370715.274 E COR L1/L4 FOR CLOSURE	2368765.145	
157	NE 01 03'55"	335.565	✓ 157 COMP	2370723.692 COR L1/L2/L3/L4 FOR CLOSURE	2368105.918	
158	SE 89 15'46"	659.040	✓ 667 .001	2371059.199 COMP COR L1/L2 FOR CLOSURE CLOSE TO #152	2368112.158	
667	NE 00 44'14"		✓ 152	2371050.719	2368771.143	
				2371050.720	2368771.143	
				PERIMETER 1989.386	AREA (sq ft) 221166.118	AREA (acres) 5.077 _____

COORDINATE FILE : J233\_119.CRD

*Lot 2*

SET #-1

FROM	BEARING/ANGLE	DISTANCE	TO	NORTH	EAST	ELEV
COMP COR	L1/L2/L3/L4 FOR CLOSURE		157	2370723.692	2368105.918	
157	NE 01 03'55"	335.565	158	2371059.199	2368112.158	
			COMP	COR L1/L2 FOR CLOSURE		
158	NW 89 15'46"	659.050	159	2371067.679	2367453.162	
			COMP	NW COR L2 FOR CLOSURE		
159	SW 01 06'19"	335.630	160	2370732.111	2367446.688	
			COR	L2/L3 FOR CLOSURE		
160	SE 89 16'06"	659.280	668	2370723.692	2368105.914	
			CLOSE TO	157		
668	SE 85 24'54"	.004	157	2370723.692	2368105.918	
			COMP	COR L1/L2/L3/L4 FOR CLOSURE		

PERIMETER	AREA (sq ft)	AREA (acres)
1989.529	221210.548	<u>5.078</u>

COORDINATE FILE : J233\_119.CRD

Lot 3

SET #-1

FROM	BEARING/ANGLE	DISTANCE	TO	NORTH	EAST	ELEV
162	NW 89 16'26"	659.520 ✓	162	2370388.185	2368099.679	
154	NE 01 06'19"	335.630 ✓	154	2370396.543	2367440.212	
161	SE 89 16'06"	659.280 ✓	COMP	SW COR FOR CLOSURE		
671	SW 01 03'53"	335.570 ✓	161	2370732.111	2367446.686	
672	NE 21 47'05"	.006 ✓	671	2370723.692	2368105.913	
			COR FOR CLOSURE LOT 3			
			672	2370388.180	2368099.677	
			CLOSE TO #162			
			162	2370388.185	2368099.679	
			PERIMETER	AREA (sq ft)	AREA (acres)	
			1990.006	221288.222	<u>5.080</u> ✓	

COORDINATE FILE : J233\_119.CRD

*Lot 4*

SET #-1

FROM	BEARING/ANGLE	DISTANCE	TO	NORTH	EAST	ELEV
COMP	E COR L1/L4 FOR CLOSURE		156	2370715.274	2368765.145	
156	SW 01 01'28"	335.500	153	2370379.827	2368759.146	
			COMP	SE COR FOR CLOSURE		
153	NW 89 16'26"	659.520	162	2370388.185	2368099.679	
162	NE 01 03'55"	335.570	669	2370723.697	2368105.918	
			COMP	L1/L2/L3/L4 FOR L3 CLOSURE		
669	SE 89 16'06"	659.280	670	2370715.278	2368765.144	
			COMP	CLOSE TO #156		
670	SE 05 10'03"	.005	156	2370715.274	2368765.145	
			COMP	E COR L1/L4 FOR CLOSURE		

PERIMETER	AREA (sq ft)	AREA (acres)
1989.875	221250.050	5.079

**INVOICE (INV-00015806)**  
**FOR BONNER COUNTY PLANNING DEPARTMENT**

**BILLING CONTACT**

James Staples  
J.R.S. Surveying, Inc.  
Po Box 3099  
Bonners Ferry, Id 83805



INVOICE NUMBER	INVOICE DATE	INVOICE DUE DATE	INVOICE STATUS	INVOICE DESCRIPTION
INV-00015806	10/28/2025	11/27/2025	Due	NONE

REFERENCE NUMBER	FEE NAME	TOTAL
MLD0064-25	Final Plat: County Surveyor's fee	\$308.14
	<b>SUB TOTAL</b>	<b>\$308.14</b>

REMITTANCE INFORMATION	TOTAL	\$308.14
Bonner County Planning Department 1500 Highway 2, Suite 208 Sandpoint, Idaho 83864		

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

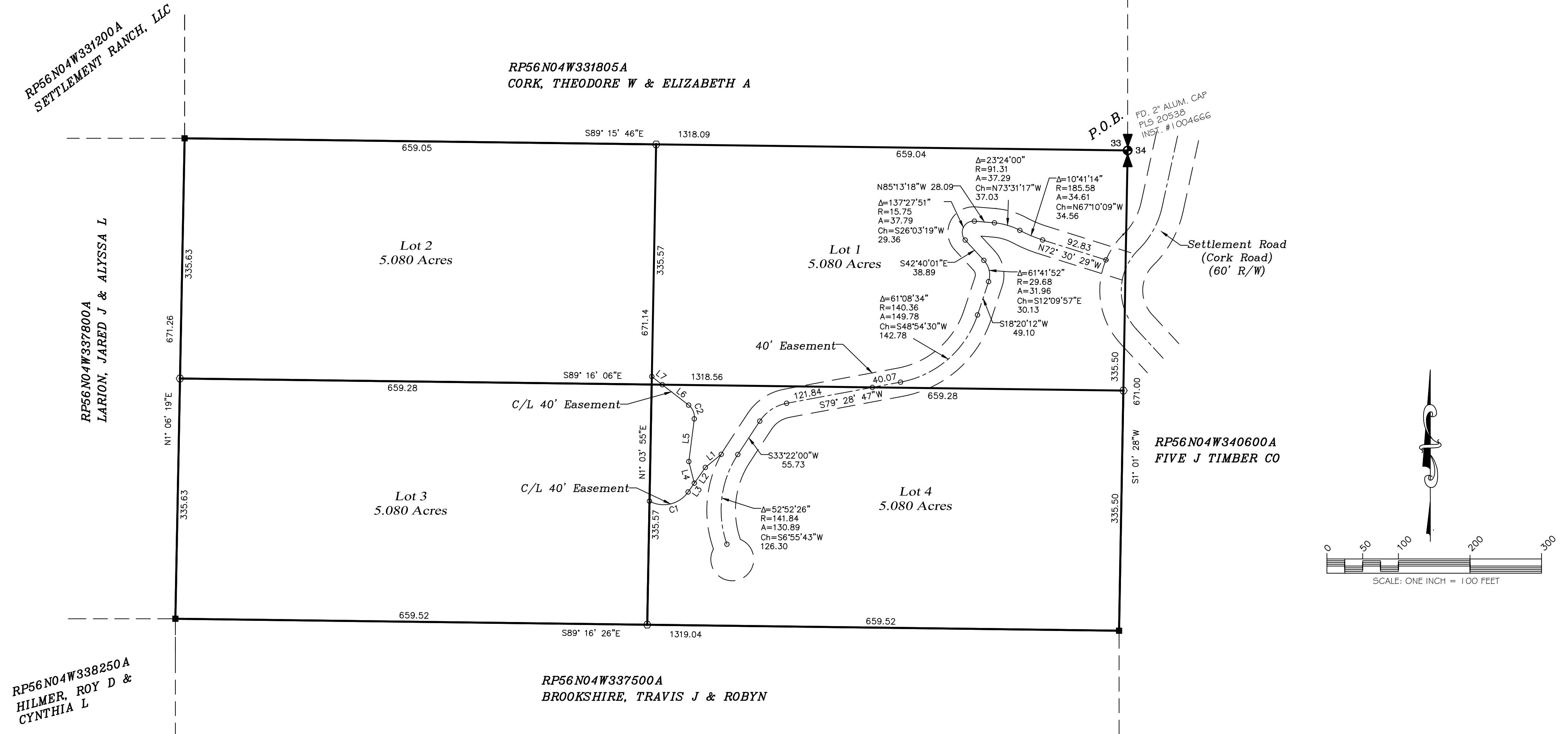
Sheet 1 of 2

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



**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 be 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**

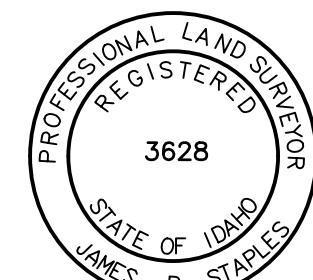
I hereby certify that I have examined the herein Plat of MOOSE MOUNTAIN 2nd ADDITION and checked the Plat and computations thereon and have determined that the requirements of the Idaho State Code pertaining to Plats and Surveys have been met.

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 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 \_\_\_\_\_, 2025, at \_\_\_\_\_ a.m. and duly recorded in Book \_\_\_\_\_ of Plats, Page \_\_\_\_\_, as Instrument No. \_\_\_\_\_.

County Recorder

<b>J.R.S. SURVEYING, INC.</b>	
PO BOX 3099-6476 MAIN	BONNERS FERRY, ID. 83805
(208) 267-7555	
<b>PLAT</b>	
FOR: LARRY TOPPENBERG	
DWN BY: JRS/SJJ/KLK	10/14/2025
SECS 33, T56N, R4W, B.M.	SHEET 2 OF 2
BONNER COUNTY, IDAHO	
JOB NO. 19-119	

COORDINATE FILE : J233\_119.CRD

*Moose Mtn 2<sup>nd</sup> Add.*AREA/LOT SUMMARY  
SET #-1

FROM	BEARING/ANGLE	DISTANCE	TO	NORTH	EAST	ELEV
152	SW 01 01'28"	671.000	152	2371050.720	2368771.143	
153	NW 89 16'26"	1319.040	153	2370379.827	2368759.146	
			COMP	SE COR FOR CLOSURE		
154	NE 01 06'19"	671.260	154	2370396.543	2367440.212	
			COMP	SW COR FOR CLOSURE		
155	SE 89 15'46"	1318.090	155	2371067.678	2367453.160	
			COMP	NW COR FOR CLOSURE		
666	NE 54 41'46"	.002	666	2371050.719	2368771.141	
			CLOSE TO #152			
			PERIMETER	AREA (sq ft)	AREA (acres)	
			3979.392	884913.097	20.315	

COORDINATE FILE : J233\_119.CRD

*Lot 1*

SET #-1

FROM	BEARING/ANGLE	DISTANCE	TO	NORTH	EAST	ELEV
152	SW 01 01'28"	335.500	152	2371050.720	2368771.143	
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			COMP	E COR L1/L4	FOR CLOSURE	
157	NE 01 03'55"	335.565	157	2370723.692	2368105.918	
			COMP	COR L1/L2/L3/L4	FOR CLOSURE	
158	SE 89 15'46"	659.040	158	2371059.199	2368112.158	
			COMP	COR L1/L2	FOR CLOSURE	
667	NE 00 44'14"	.001	667	2371050.719	2368771.143	
				CLOSE TO #152		
			152	2371050.720	2368771.143	
			PERIMETER	AREA (sq ft)	AREA (acres)	
			1989.386	221166.118	5.077	

COORDINATE FILE : J233\_119.CRD

*Lot 2*

SET #-1

FROM	BEARING/ANGLE	DISTANCE	TO	NORTH	EAST	ELEV
COMP COR	L1/L2/L3/L4 FOR CLOSURE		157	2370723.692	2368105.918	
157	NE 01 03'55"	335.565	158	2371059.199	2368112.158	
			COMP COR	L1/L2 FOR CLOSURE		
158	NW 89 15'46"	659.050	159	2371067.679	2367453.162	
			COMP NW COR	L2 FOR CLOSURE		
159	SW 01 06'19"	335.630	160	2370732.111	2367446.688	
			COR	L2/L3 FOR CLOSURE		
160	SE 89 16'06"	659.280	668	2370723.692	2368105.914	
			CLOSE TO	157		
668	SE 85 24'54"	0.004	157	2370723.692	2368105.918	
			COMP COR	L1/L2/L3/L4 FOR CLOSURE		
			PERIMETER	AREA (sq ft)	AREA (acres)	
			1989.529	221210.548	5.078	

COORDINATE FILE : J233\_119.CRD

Lot 3

SET #-1

FROM	BEARING/ANGLE	DISTANCE	TO	NORTH	EAST	ELEV
162	NW 89 16'26"	659.520	162	2370388.185	2368099.679	
154	NE 01 06'19"	335.630	154	2370396.543	2367440.212	
161	SE 89 16'06"	659.280	COMP SW COR FOR CLOSURE			
671	SW 01 03'53"	335.570	161	2370732.111	2367446.686	
672	NE 21 47'05"	.006	671	2370723.692	2368105.913	
			672	2370388.180	2368099.677	
			CLOSE TO #162			
			162	2370388.185	2368099.679	
			PERIMETER	AREA (sq ft)	AREA (acres)	
			1990.006	221288.222	5.080	

*Lot 4*

SET #-1

FROM COMP	BEARING/ANGLE E COR L1/L4 FOR CLOSURE	DISTANCE 335.500	TO 156	NORTH 2370715.274	EAST 2368765.145	ELEV
156	SW 01 01'28"		153	2370379.827	2368759.146	
				COMP SE COR FOR CLOSURE		
153	NW 89 16'26"	659.520	162	2370388.185	2368099.679	
162	NE 01 03'55"	335.570	669	2370723.697	2368105.918	
				L1/L2/L3/L4 FOR L3 CLOSURE		
669	SE 89 16'06"	659.280	670	2370715.278	2368765.144	
				CLOSE TO #156		
670	SE 05 10'03"	.005	156	2370715.274	2368765.145	
				COMP E COR L1/L4 FOR CLOSURE		
				PERIMETER 1989.875	AREA (sq ft) 221250.050	AREA (acres) <u>5.079</u>