

# JOINT APPLICATION FOR PERMITS

## U.S. ARMY CORPS OF ENGINEERS - IDAHO DEPARTMENT OF WATER RESOURCES - IDAHO DEPARTMENT OF LANDS

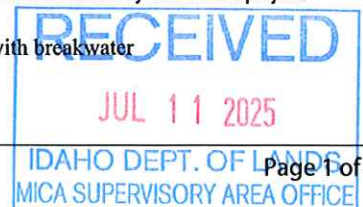
**Authorities:** The Department of Army Corps of Engineers (Corps), Idaho Department of Water Resources (IDWR), and Idaho Department of Lands (IDL) established a joint process for activities impacting jurisdictional waterways that require review and/or approval of both the Corps and State of Idaho. Department of Army permits are required by Section 10 of the Rivers & Harbors Act of 1899 for any structure(s) or work in or affecting navigable waters of the United States and by Section 404 of the Clean Water Act for the discharge of dredged or fill materials into waters of the United States, including adjacent wetlands. State permits are required under the State of Idaho, Stream Protection Act (Title 42, Chapter 38, Idaho Code and Lake Protection Act (Section 58, Chapter 13 et seq., Idaho Code). In addition the information will be used to determine compliance with Section 401 of the Clean Water Act by the appropriate State, Tribal or Federal entity.

**Joint Application:** Information provided on this application will be used in evaluating the proposed activities. Disclosure of requested information is voluntary. Failure to supply the requested information may delay processing and issuance of the appropriate permit or authorization. **Applicant will need to send a completed application, along with one (1) set of legible, black and white (8½"x11"), reproducible drawings that illustrate the location and character of the proposed project / activities to both the Corps and the State of Idaho.**

**See Instruction Guide** for assistance with Application. Accurate submission of requested information can prevent delays in reviewing and permitting your application. Drawings including vicinity maps, plan-view and section-view drawings must be submitted on 8-1/2 x 11 papers.

**Do not start work until you have received all required permits from both the Corps and the State of Idaho**

FOR AGENCY USE ONLY									
USACE NWW-		Date Received:		<input type="checkbox"/> Incomplete Application Returned		Date Returned:			
Idaho Department of Water Resources No.		Date Received:		<input type="checkbox"/> Fee Received DATE:		Receipt No.:			
Idaho Department of Lands No. <b>L9586181</b>		Date Received: <b>07/11/2025</b>		<input checked="" type="checkbox"/> Fee Received <b>\$2,075.00</b> DATE: <b>07/11/2025</b>		Receipt No.: <b># 2679</b>			
<b>INCOMPLETE APPLICANTS MAY NOT BE PROCESSED</b>									
1. CONTACT INFORMATION - APPLICANT Required:					2. CONTACT INFORMATION - AGENT:				
Name: The Estates at Waterstone HOA, Inc					Name: Jason Garvey				
Company:					Company: Wesslen Marine COnst				
Mailing Address: 1836 Northwest Boulevard					Mailing Address: 5308 E Cataldo Ave				
City: Coeur d alene		State: Id	Zip Code: 83814		City: Spokane Valley		State: Wa	Zip Code: 99212	
Phone Number (include area code):		E-mail: caseym@legacylw.com			Phone Number (include area code): 208-916-3647		E-mail: Jason @wesslen.com		
3. PROJECT NAME or TITLE: Estates at Waterstone					4. PROJECT STREET ADDRESS: E Ponderosa Blvd				
5. PROJECT COUNTY: Kootenai		6. PROJECT CITY: Post Falls			7. PROJECT ZIP CODE: 83854		8. NEAREST WATERWAY/WATERBODY: Spokane River		
9. TAX PARCEL ID#: <b>AIN 121635</b>		10. LATITUDE: LONGITUDE:			11a. 1/4:	11b. 1/4:	11c. SECTION:	11d. TOWNSHIP:	11e. RANGE:
12a. ESTIMATED START DATE: October 2025		12b. ESTIMATED END DATE: Spring 2026			13a. IS PROJECT LOCATED WITHIN ESTABLISHED TRIBAL RESERVATION BOUNDARIES? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES Tribe:				
13b. IS PROJECT LOCATED IN LISTED ESA AREA? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES					13c. IS PROJECT LOCATED ON/NEAR HISTORICAL SITE? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES				
14. DIRECTIONS TO PROJECT SITE: Include vicinity map with legible crossroads, street numbers, names, landmarks.  Seltice Way, Lft on Greensferry. Greensferry to Ponderosa Blvd, turn right. Arrive at site on the left side on Ponderosa Blvd									
15. PURPOSE and NEED: <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Public <input checked="" type="checkbox"/> Private <input type="checkbox"/> Other Describe the reason or purpose of your project; include a brief description of the overall project. Continue to Block 16 to detail each work activity and overall project.  Install one community dock at this site, where currently there is no dock system. Pier style dock will be installed with breakwater									



16. DETAILED DESCRIPTION OF EACH ACTIVITY WITHIN OVERALL PROJECT. Specifically indicate portions that take place within waters of the United States, including wetlands: Include dimensions; equipment, construction, methods; erosion, sediment and turbidity controls; hydrological changes: general stream/surface water flows, estimated winter/summer flows; borrow sources, disposal locations etc.:

Installation of ~2900 sq ft community dock. Dock will be built on 12" steel piling~ 56 in all. Steel truss frames with composite decking will be used. Additionally the pier will have a 4' deep breakwater that extends 4' beneath the dock at summer level.

17. DESCRIBE ALTERNATIVES CONSIDERED to AVOID or MEASURES TAKEN to MINIMIZE and/ or COMPENSATE for IMPACTS to WATERS of the UNITED STATES, INCLUDING WETLANDS: See Instruction Guide for specific details.

18. PROPOSED MITIGATION STATEMENT or PLAN: If you believe a mitigation plan is not needed, provide a statement and your reasoning why a mitigation plan is NOT required. Or, attach a copy of your proposed mitigation plan.




19. TYPE and QUANTITY of MATERIAL(S) to be discharged below the ordinary high water mark and/or wetlands:

Dirt or Topsoil: \_\_\_\_\_ cubic yards  
Dredged Material: \_\_\_\_\_ cubic yards  
Clean Sand: \_\_\_\_\_ cubic yards  
Clay: \_\_\_\_\_ cubic yards  
Gravel, Rock, or Stone: \_\_\_\_\_ cubic yards  
Concrete: \_\_\_\_\_ cubic yards  
Other (describe): \_\_\_\_\_ : \_\_\_\_\_ cubic yards  
Other (describe): \_\_\_\_\_ : \_\_\_\_\_ cubic yards  
  
TOTAL: \_\_\_\_\_ cubic yards

20. TYPE and QUANTITY of impacts to waters of the United States, including wetlands:

Filling: \_\_\_\_\_ acres \_\_\_\_\_ sq ft. \_\_\_\_\_ cubic yards  
Backfill & Bedding: \_\_\_\_\_ acres \_\_\_\_\_ sq ft. \_\_\_\_\_ cubic yards  
Land Clearing: \_\_\_\_\_ acres \_\_\_\_\_ sq ft. \_\_\_\_\_ cubic yards  
Dredging: \_\_\_\_\_ acres \_\_\_\_\_ sq ft. \_\_\_\_\_ cubic yards  
Flooding: \_\_\_\_\_ acres \_\_\_\_\_ sq ft. \_\_\_\_\_ cubic yards  
Excavation: \_\_\_\_\_ acres \_\_\_\_\_ sq ft. \_\_\_\_\_ cubic yards  
Draining: \_\_\_\_\_ acres \_\_\_\_\_ sq ft. \_\_\_\_\_ cubic yards  
Other: \_\_\_\_\_ : \_\_\_\_\_ acres \_\_\_\_\_ sq ft. \_\_\_\_\_ cubic yards  
  
TOTALS: \_\_\_\_\_ acres \_\_\_\_\_ sq ft. \_\_\_\_\_ cubic yards



21. HAVE ANY WORK ACTIVITIES STARTED ON THIS PROJECT? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES    If yes, describe ALL work that has occurred including dates.				
22. LIST ALL PREVIOUSLY ISSUED PERMIT AUTHORIZATIONS:  No				
23. <input type="checkbox"/> YES, Alteration(s) are located on Public Trust Lands, Administered by Idaho Department of Lands				
24. SIZE AND FLOW CAPACITY OF BRIDGE/CULVERT and DRAINAGE AREA SERVED: _____ Square Miles				
25. IS PROJECT LOCATED IN A MAPPED FLOODWAY? <input type="checkbox"/> NO <input type="checkbox"/> YES    If yes, contact the floodplain administrator in the local government jurisdiction in which the project is located. A Floodplain Development permit and a No-rise Certification may be required.				
26a. WATER QUALITY CERTIFICATION: Pursuant to the Clean Water Act, anyone who wishes to discharge dredge or fill material into the waters of the United States, either on private or public property, must obtain a Section 401 Water Quality Certification (WQC) from the appropriate water quality certifying government entity. <u>See Instruction Guide for further clarification and all contact information.</u>				
The following information is requested by IDEQ and/or EPA concerning the proposed impacts to water quality and anti-degradation: <input type="checkbox"/> NO <input type="checkbox"/> YES Is applicant willing to assume that the affected waterbody is high quality? <input type="checkbox"/> NO <input type="checkbox"/> YES Does applicant have water quality data relevant to determining whether the affected waterbody is high quality or not? <input type="checkbox"/> NO <input type="checkbox"/> YES Is the applicant willing to collect the data needed to determine whether the affected waterbody is high quality or not?				
26b. BEST MANAGEMENT PRACTICES (BMP's): List the Best Management Practices and describe these practices that you will use to minimize impacts on water quality and anti-degradation of water quality. All feasible alternatives should be considered - treatment or otherwise. Select an alternative which will minimize degrading water quality				
				
Through the 401 Certification process, water quality certification will stipulate minimum management practices needed to prevent degradation.				
27. LIST EACH IMPACT to stream, river, lake, reservoir, including shoreline: Attach site map with each impact location.				
Activity	Name of Water Body	Intermittent Perennial	Description of Impact and Dimensions	Impact Length Linear Feet
Community Dock		Perennial		103'
TOTAL STREAM IMPACTS (Linear Feet):				
28. LIST EACH WETLAND IMPACT include mechanized clearing, fill excavation, flood, drainage, etc. Attach site map with each impact location.				
Activity	Wetland Type: Emergent, Forested, Scrub/Shrub	Distance to Water Body (linear ft)	Description of Impact Purpose: road crossing, compound, culvert, etc.	Impact Length (acres, square ft linear ft)
TOTAL WETLAND IMPACTS (Square Feet):				

29. ADJACENT PROPERTY OWNERS NOTIFICATION REQUIREMENT: Provide contact information of ALL adjacent property owners below.

Name: Laar Idaho Llc Mailing Address: 15247 W Pauline Trl City: Rathdrum State: Id Zip Code: 83858 Phone Number (include area code): E-mail:	Name: 9427 E Marine Dr Mailing Address: 8880 E Marine Dr City: Post Falls State: Id Zip Code: 83854 Phone Number (include area code): E-mail:
Name: Mailing Address: City: State: Zip Code: Phone Number (include area code): E-mail:	Name: Mailing Address: City: State: Zip Code: Phone Number (include area code): E-mail:
Name: Mailing Address: City: State: Zip Code: Phone Number (include area code): E-mail:	Name: Mailing Address: City: State: Zip Code: Phone Number (include area code): E-mail:
Name: Mailing Address: City: State: Zip Code: Phone Number (include area code): E-mail:	Name: Mailing Address: City: State: Zip Code: Phone Number (include area code): E-mail:

30. SIGNATURES: STATEMENT OF AUTHORIZATION / CERTIFICATION OF AGENT / ACCESS

Application is hereby made for permit, or permits, to authorize the work described in this application and all supporting documentation. I certify that the information in this application is complete and accurate. I further certify that I possess the authority to undertake the work described herein; or am acting as the duly authorized agent of the applicant (Block 2). I hereby grant the agencies to which this application is made, the right to access/come upon the above-described location(s) to inspect the proposed and completed work/activities.

Signature of Applicant:

*[Handwritten Signature]*

Date:

7/9/25

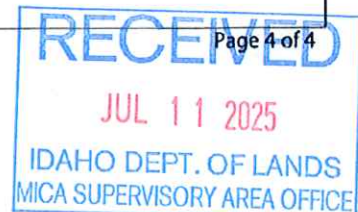
Signature of Agent:

*[Handwritten Signature]*

Date:

7/9/25

This application must be signed by the person who desires to undertake the proposed activity AND signed by a duly authorized agent (see Block 1, 2, 30). Further, 18 USC Section 1001 provides that: "Whoever, in any manner within the jurisdiction of any department of the United States knowingly and willfully falsifies, conceals, or covers up any trick, scheme, or disguises a material fact or makes any false, fictitious, or fraudulent statements or representations or makes or uses any false writing or document knowing same to contain any false, fictitious or fraudulent statements or entry, shall be fined not more than \$10,000 or imprisoned not more than five years or both".





IDAHO DEPT. OF LANDS  
MICA SUPERVISORY AREA OFFICE



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JUL 1 10 25  
CITY OF...  
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BOOK M PAGE 318 Inst. No.: 3003082001

BOOK M PAGE 318  
INSTRUMENT NO. 3003082001

# ESTATES AT WATERSTONE

A PORTION OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 50 NORTH,  
RANGE 5 WEST, BOISE MERIDIAN, CITY OF POST FALLS, KOOTENAI COUNTY, IDAHO

SEE SHEET 2

CONFORM COPY

- LEGEND**
- 1. LOT 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

Line Table			Line Table		
Line #	Direction	Length	Line #	Direction	Length
L1	S01°20'14"W	4.78	L16	N08°32'48"W	4.60
L2	S01°20'14"W	4.78	L17	N08°32'48"W	4.60
L3	S01°20'14"W	4.78	L18	N08°32'48"W	4.60
L4	S01°20'14"W	4.78	L19	N08°32'48"W	4.60
L5	S01°20'14"W	4.78	L20	N08°32'48"W	4.60
L6	S01°20'14"W	4.78	L21	N08°32'48"W	4.60
L7	S01°20'14"W	4.78	L22	N08°32'48"W	4.60
L8	S01°20'14"W	4.78	L23	N08°32'48"W	4.60
L9	S01°20'14"W	4.78	L24	N08°32'48"W	4.60
L10	S01°20'14"W	4.78	L25	N08°32'48"W	4.60
L11	S01°20'14"W	4.78	L26	N08°32'48"W	4.60
L12	S01°20'14"W	4.78	L27	N08°32'48"W	4.60
L13	S01°20'14"W	4.78	L28	N08°32'48"W	4.60
L14	S01°20'14"W	4.78	L29	N08°32'48"W	4.60
L15	S01°20'14"W	4.78	L30	N08°32'48"W	4.60

Curve Table			Curve Table		
Curve #	Length	Radius	Delta	Bearing	Chord
C18	47.12	30.00	90°00'00"	S43°28'54"E	42.43
C19	31.42	30.00	90°00'00"	S43°28'54"E	28.30
C20	31.42	30.00	90°00'00"	S43°28'54"E	28.30
C21	31.42	30.00	90°00'00"	S43°28'54"E	28.30
C22	31.42	30.00	90°00'00"	S43°28'54"E	28.30



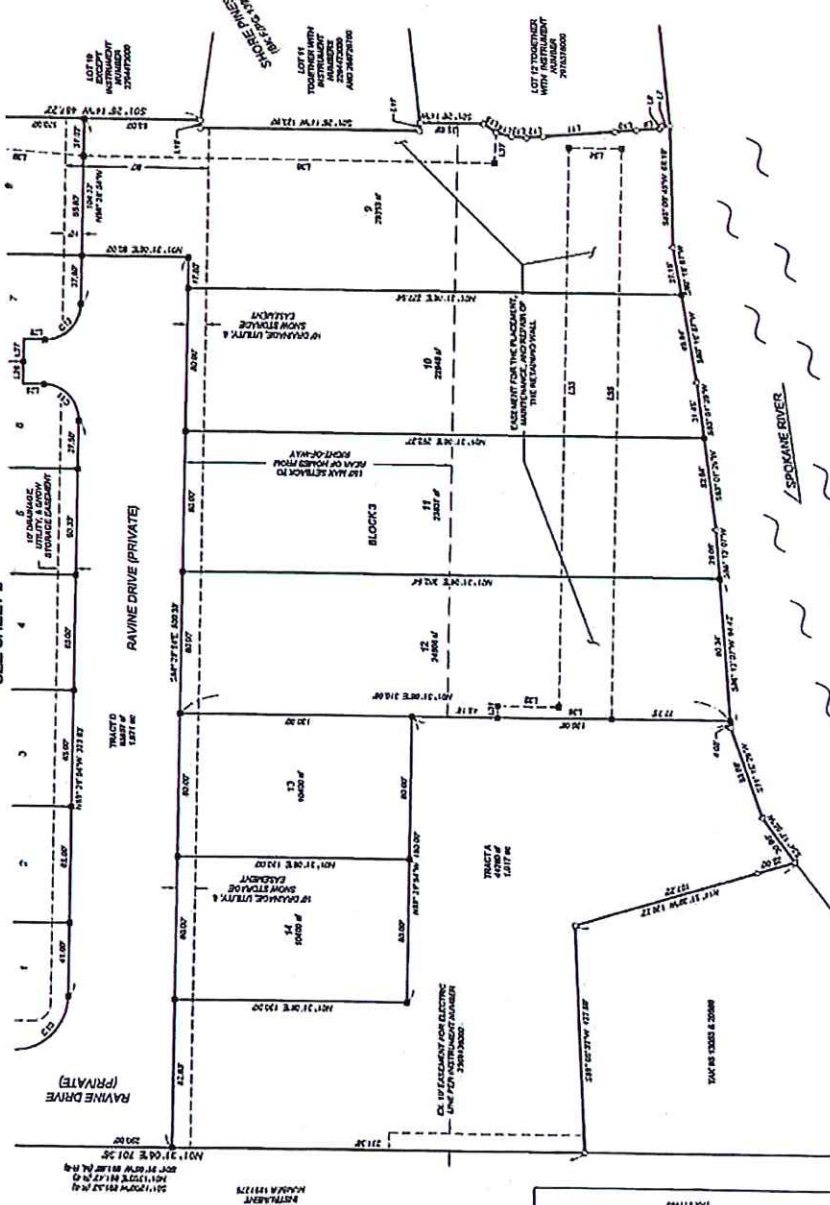
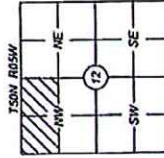
**WCE**  
PROJECT: 24-3391  
DATE: 06/09/25  
DRAFTED BY: MAS  
REVIEWED BY: VAL  
FILE: 24-3391

STRUCTURAL  
DESIGNED BY: WCE  
CHECKED BY: WCE  
APPROVED BY: WCE

WCE ENGINEERING, INC.  
202 W. 1ST AVE. S.  
PO BOX 2001  
IDAHO FALLS, IDAHO 83401

**FINAL PLAN OF**  
**ESTATES AT WATERSTONE**  
**CITY OF POST FALLS,**  
**KOOTENAI COUNTY,**  
**IDAHO**

**SHEET**  
**3 OF 4**  
**JOB NUMBER**  
**22-3391**



**RECEIVED**  
JUL 11 2025  
IDAHO DEPT. OF LANDS  
MICA SUPERVISORY AREA OFFICE

BOOK: M PAGE: 31A  
INSTRUMENT NO. 307089000

ESTATES AT WATERSTONE

A PORTION OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 50 NORTH,  
RANGE 5 WEST, BOISE MERIDIAN, CITY OF POST FALLS, KOOTENAI COUNTY, IDAHO

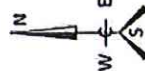
**CONFORM COPY**

### LEGEND


[illegible]

_____	BOUNDARY LINE
_____	LOT LINE
_____	ADJACENT LOT LINE
_____	EASEMENT LINE
_____	CENTER LINE
_____	SECTION LINE
_____	SURVEY MONUMENT LINE
_____	_____

Line Table		
Line #	Direction	Length
L24	N07°31'06"E	17.50'
L25	N45°20'54"W	17.62'
L26	N18°28'54"W	17.48'
L27	N07°31'06"E	17.50'
L28	S01°31'00"W	12.50'
L29	N18°28'54"W	12.50'
L30	N18°28'54"W	12.50'
L31	S01°31'00"W	12.50'
L32	S01°31'00"W	9.00'
L33	S18°44'00"E	16.75'
L34	S01°32'35"W	62.85'



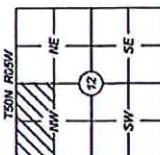
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DRAFTED BY:	MAS	<input checked="" type="checkbox"/> SURFACING
REVIEWED BY:	WAL	<input type="checkbox"/> TRAFFIC
F.I.L.:	22-3391	<input type="checkbox"/> LANDSCAPE
		<input type="checkbox"/> OTHER



**IWCE**  
 WHOLE CONSULTING ENGINEERS  
 215 PINEY ROAD  
 SPOKANE VALLEY, VA 99008  
 PH 509-863-7817 FAX 509-852-0277

FINAL PLAT OF  
ESTATES AT WATERSTONE  
CITY OF POST FALLS,  
KOOTENAI COUNTY,  
IDAHO

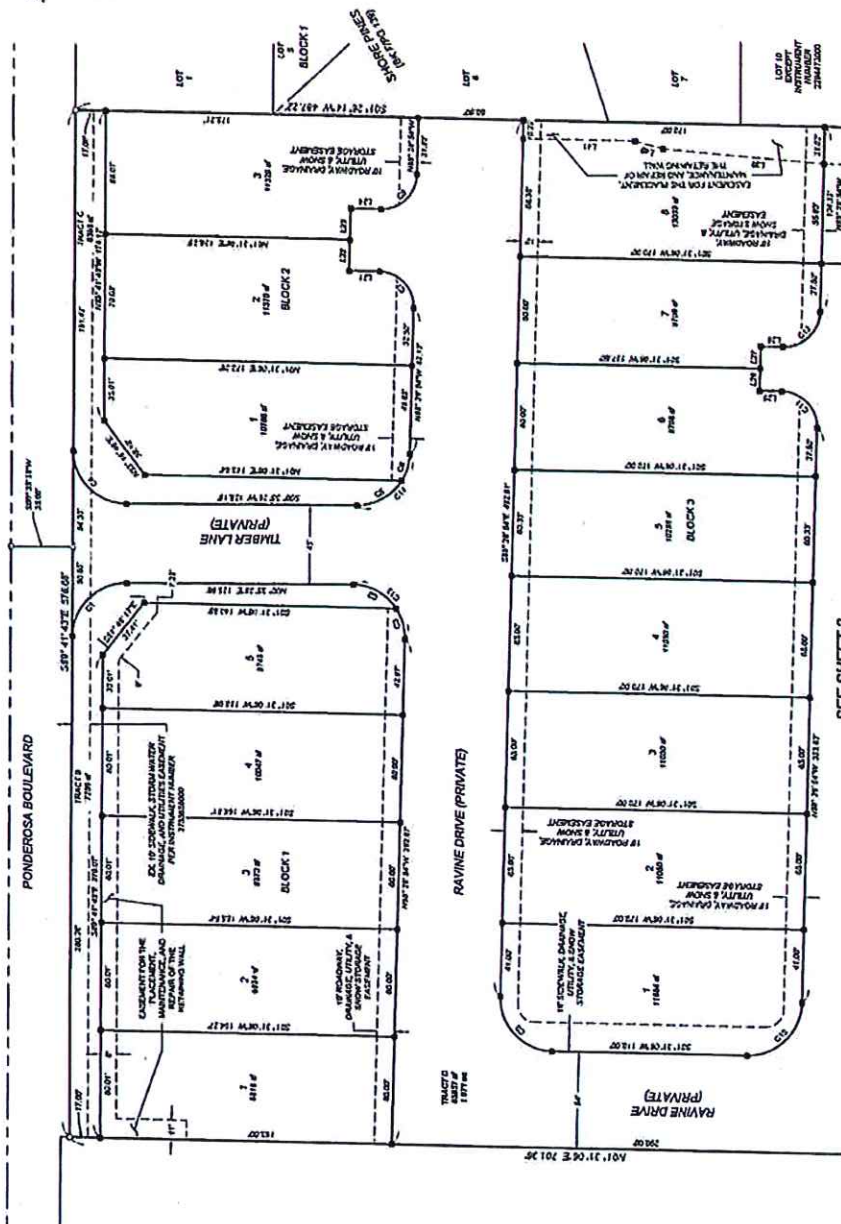
GRAPHIC SCALE  
SCALE: 1" = 40'



Curve #	Length	Riskier	Delta	Beating	Chord
C8	31.42	30.00	80°00'00"	140°25'56.94"	28.26
C9	47.32	30.00	80°00'00"	140°31'10.96"	42.45
C10	47.32	30.00	80°00'00"	84°23'58.54"	42.43
C11	31.42	30.00	80°00'00"	84°31'10.96"	28.26
C12	31.42	30.00	80°00'00"	140°25'56.94"	28.26
C13	47.31	30.00	80°55'58"	140°50'13.91"	42.37
C14	47.31	30.00	80°55'58"	84°23'58.54"	42.37

Curve #	Length	Radius	Delta	Bearing	Chord
C1	47.27'	30.00'	90°17'11"	S64°23'07"E	42.83'
C2	29.33'	30.00'	56°00'16"	S20°38'37"E	26.22'
C3	19.25'	30.00'	34°14'22"	S67°00'25"E	17.86'
C4	48.87'	30.00'	88°42'42"	N45°28'53"E	42.32'
C5	30.46'	30.00'	65°13'32"	N62°31'11"W	28.16'
C6	18.15'	30.00'	30°40'51"	S75°02'28"E	15.84'
C7	14.15'	30.00'	20°00'00"	N45°00'00"E	12.84'

SEE SHEET 3



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# Kootenai County, Idaho



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## Map Revisions

05/14/09 - JB  
SONOW-12-4465 out of 4475 (10)  
SONOW-12-4465 out of 4475 (10)  
Pm P-4350-201-011-A redacted as T-262348 (11)

11/29/12 - ET  
SONOW-12-4120 & 4130 out of 4170 (13)  
02/11/13 - ET  
03/14/01-106-A & 006-B acreage adjusted (15)

02/28/14 - TH  
SONOW-12-3300 (new P-0000-012) annexed into City of Post Falls  
per Ord 1246 (14)

02/11/15 - TH  
SONOW-12-3300 redacted as T-262348 (15)  
SONOW-12-3300 & 3390 acreage adjusted (15)

03/24/15 - VMW  
SONOW-12-3300 redacted as T-262348 (15)  
01/12/17 - TH  
Pm P-4350-201-011-A redacted as T-262348 (17)

05/11/17 - JP  
Pm P-4350-201-011-A redacted as T-262348 (17)  
03/18/18 - VMW  
03/14/01-106-B combined w/ 006-A (new 01) (18)

02/22/21 - ET  
Pm P-4350-201-011-A redacted as T-262348 (21)  
03/25/21 - CP  
SONOW-12-3300 & 3390 acreage adjusted (21)

SONOW-12-3300 (new P-0000-012) & 03300-000-034-A (new P-4173) annexed into City of Post Falls per Ord 1384 (21)

12/15/22 - CP  
SONOW-12-3300 redacted as T-262348 (23)

02/12/24 - NUB  
Pm P-4350-201-011-A redacted as T-262348 (24)  
07/01/24 (new A) P-4350-201-011-A redacted as T-262348 (25)

07/01/24 (new A) P-4350-201-011-A redacted as T-262348 (25)

07/01/24 (new A) P-4350-201-011-A redacted as T-262348 (25)

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07/01/24 (new A) P-4350-201-011-A redacted as T-262348 (25)

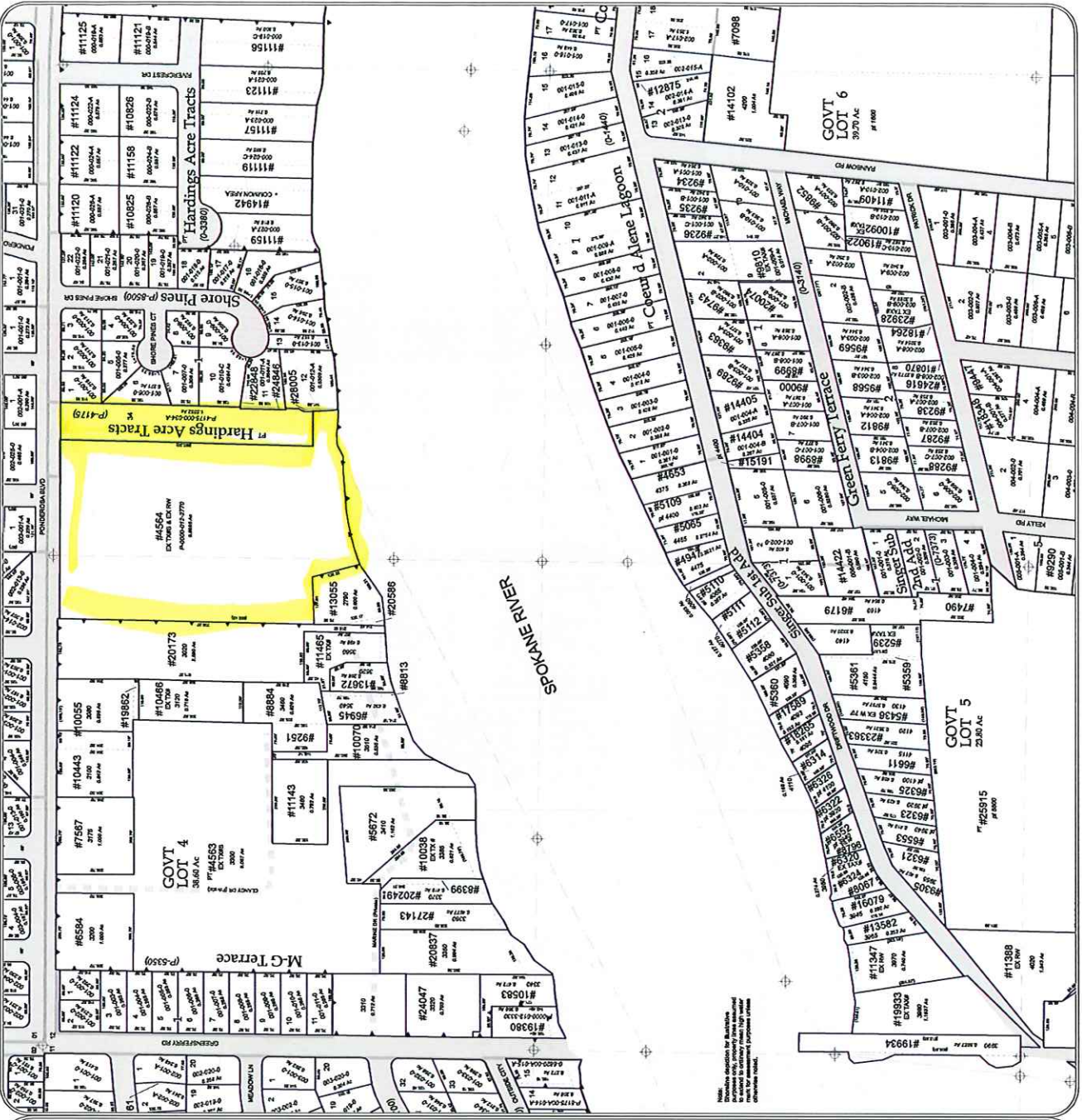
07/01/24 (new A) P-4350-201-011-A redacted as T-262348 (25)

07/01/24 (new A) P-4350-201-011-A redacted as T-262348 (25)

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07/01/24 (new A) P-4350-201-011-A redacted as T-262348 (25)

07/01/24 (new A) P-4350-201-011-A redacted as T-262348 (25)



NW Sec. 12 Twp 50 N. R. 5 W. B. M.



Maptile: 50N05W12NW

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Parcel areas have been calculated by traverse closure when sufficient information has been available. Areas shown in italics are approximate. Diagrams and curve lengths less than 50' may not be shown due to scale limitations. Diagrams 1/4" = 100' are shown for information only. Diagrams 1/8" = 100' are shown for information only. Diagrams 1/16" = 100' are shown for information only. Diagrams 1/32" = 100' are shown for information only. Diagrams 1/64" = 100' are shown for information only. Diagrams 1/128" = 100' are shown for information only. Diagrams 1/256" = 100' are shown for information only. Diagrams 1/512" = 100' are shown for information only. Diagrams 1/1024" = 100' are shown for information only. Diagrams 1/2048" = 100' are shown for information only. Diagrams 1/4096" = 100' are shown for information only. Diagrams 1/8192" = 100' are shown for information only. Diagrams 1/16384" = 100' are shown for information only. Diagrams 1/32768" = 100' are shown for information only. Diagrams 1/65536" = 100' are shown for information only. Diagrams 1/131072" = 100' are shown for information only. Diagrams 1/262144" = 100' are shown for information only. Diagrams 1/524288" = 100' are shown for information only. Diagrams 1/1048576" = 100' are shown for information only. Diagrams 1/2097152" = 100' are shown for information only. Diagrams 1/4194304" = 100' are shown for information only. Diagrams 1/8388608" = 100' are shown for information only. Diagrams 1/16777216" = 100' are shown for information only. Diagrams 1/33554432" = 100' are shown for information only. Diagrams 1/67108864" = 100' are shown for information only. Diagrams 1/134217728" = 100' are shown for information only. Diagrams 1/268435456" = 100' are shown for information only. Diagrams 1/536870912" = 100' are shown for information only. Diagrams 1/1073741824" = 100' are shown for information only. Diagrams 1/2147483648" = 100' are shown for information only. Diagrams 1/4294967296" = 100' are shown for information only. Diagrams 1/8589934592" = 100' are shown for information only. Diagrams 1/17179869184" = 100' are shown for information only. Diagrams 1/34359738368" = 100' are shown for information only. Diagrams 1/68719476736" = 100' are shown for information only. Diagrams 1/137438953472" = 100' are shown for information only. Diagrams 1/274877906944" = 100' are shown for information only. Diagrams 1/549755813888" = 100' are shown for information only. Diagrams 1/1099511627776" = 100' are shown for information only. Diagrams 1/2199023255552" = 100' are shown for information only. Diagrams 1/4398046511104" = 100' are shown for information only. Diagrams 1/8796093022208" = 100' are shown for information only. Diagrams 1/17592186444416" = 100' are shown for information only. Diagrams 1/35184372888832" = 100' are shown for information only. Diagrams 1/70368745777664" = 100' are shown for information only. 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0006211995

**STATE OF IDAHO***Office of the secretary of state, Phil McGrane***ARTICLES OF INCORPORATION (NONPROFIT)**

Idaho Secretary of State  
PO Box 83720  
Boise, ID 83720-0080  
(208) 334-2301  
Filing Fee: \$30.00

For Office Use Only

**-FILED-**

File #: 0006211995

Date Filed: 4/18/2025 11:30:03 AM

Articles of Incorporation (Nonprofit)		
Select one: Standard, Expedited or Same Day Service (see descriptions below)      Expedited (+\$40; filing fee \$70)		
Article 1: Corporation Name		
Entity name		The Estates at Waterstone Homeowners Association, Inc.
Article 2: Effective Date		
The corporation shall be effective		when filed with the Secretary of State.
Article 3: Purpose		
The purpose for which the corporation is organized is:		Homeowners Association
Article 4: Voting Members:		
The corporation		does not have voting members.
Article 5: Asset Distribution on Dissolution		
Upon dissolution the assets shall be distributed:		other asset distribution:
Upon termination, all assets will be distributed in undivided ownership interests to the owners of lots in a residential property development known as The Estates at Waterstone.		
Article 6: IRS Designation		
Does this nonprofit corporation intend to file as a 501(c)(3) with the IRS?		No
Article 7: The mailing address of the corporation shall be:		
Mailing Address		601 S DIVISION ST SPOKANE, WA 99202-1335
Article 8: Registered Agent Name and Address		
Registered Agent		Registered Agent Shelley Johnson Physical Address: 11873 N ROCKING R RD HAYDEN, ID 83835-8103 Mailing Address: 11873 N ROCKING R RD HAYDEN, ID 83835-8103
<input checked="" type="checkbox"/> I affirm that the registered agent appointed has consented to serve as registered agent for this entity.		
Article 9: Incorporator Name(s) and Address(es)		
Name		Incorporator Address
MICHAEL A. ROOZEKRANS		601 S. DIVISION STREET SPOKANE, WA 99202-3351
Article 10: Director Name(s) and Address(es)		
Name	Title	Director Address
SHELLEY JOHNSON	Secretary	11873 N ROCKING R ROAD HAYDEN, ID 83835







MARK HAGENBAUGH	Treasurer	22270 WHITE PEAKS DRIVE BEND, OR 97702
ROBERT H. TOMLINSON	President	1836 NORTHWEST BLVD. COEUR D'ALENE, ID 83814

The Articles of Incorporation must be signed by at least one Incorporator.

<i>Michael A. Roozekrans</i>	<i>04/18/2025</i>
MICHAEL A. ROOZEKRANS	Date





RECORDING FEE: \$15.00 DD



RECORDING REQUESTED BY:

### WARRANTY DEED

For value received, **SPOKANE RIVER NORTHSORE, LLC**, a limited liability company, of 1836 Northwest Boulevard, Coeur d'Alene, Idaho 83814, (hereafter referred to as "Grantor"), hereby grants, bargains, sells, and conveys unto **THE ESTATES AT WATERSTONE HOMEOWNERS ASSOCIATION, INC.**, an Idaho non-profit corporation, of 1836 Northwest Boulevard, Coeur d'Alene, Idaho 83814 (hereafter referred to as "Grantee"), the following real property interests located in Kootenai County, Idaho, to-wit:

Tract A, Estates at Waterstone according to the Plat recorded as Instrument No. 3007089000 in Book "M" of Plats, Pages "31-31C," records of Kootenai County, Idaho.

To have and to hold the said premises, with their appurtenances unto the said Grantee and to the Grantee's heirs, successors, and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee that the Grantor is the owner in fee simple of said premises; that said premises are free from all encumbrances except for current year taxes, levies, and assessments, and except for U.S. patent reservations restrictions, and easements of record; and that Grantor will warrant and defend the same from all claims whatsoever.

/

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WARRANTY DEED - PAGE 1





DATED: July 7, 2025

**SPOKANE RIVER NORTHSORE, LLC**  
A limited liability company

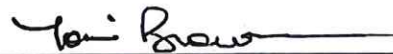
By:   
**ROBERT H. TOMLINSON**  
Manager

STATE OF Idaho )  
COUNTY OF Kootenai ) ss.

On this 7<sup>th</sup> day of July, 2025, before me, the undersigned, a Notary Public in and for the said State and County, personally appeared **ROBERT H. TOMLINSON**, known or identified to me to be a Manager of **SPOKANE RIVER NORTHSORE, LLC**, a limited liability company, the person whose name is subscribed to the within instrument and who acknowledged that he is authorized to execute the same.

WITNESS my hand and official seal.



  
Notary Public in and for the State of Idaho  
Residing at: Arhee  
My commission expires: 9/16/2028

WATERSTONE HOA-TRACT A.WD.wpd

WARRANTY DEED - PAGE 2







Application Number:

## Commercial/Community/Non-navigational Encroachment Permit Application

This application and required documents must be completed when submitting an encroachment permit application. Incomplete applications will be returned without processing.

**ENCROACHMENT TYPE(S):**  
(Check all that apply)

- |  |                                       |
|--|---------------------------------------|
| <input checked="" type="checkbox"/> Community dock     | <input type="checkbox"/> Float home   |
| <input type="checkbox"/> Commercial marina             | <input type="checkbox"/> Boat garage  |
| <input type="checkbox"/> Bank stabilization or Rip Rap | <input type="checkbox"/> Mooring buoy |
| <input type="checkbox"/> Other – describe: _____       |                                       |

**Applicant's Littoral Rights Are:**

- ☐ Owned, fee simple title holder  
☐ Leased  
☐ Signature of littoral rights owner is obtained if Applicant is not the owner of the riparian/littoral rights  
☐ Other – describe: \_\_\_\_\_

**Provide a Copy of Each Required Document on 8½"x14" or Smaller Paper:**

- ☒ County plat map showing both neighboring littoral lots.
- ☒ Tax record identifying the owner of the upland parcel(s).
- ☒ Lakebed profile with encroachment and water levels of winter and summer.
- ☒ General vicinity map that allows Department to find the encroachment.
- ☒ Scaled air photo or map showing lengths of nearby encroachments, distances to adjacent encroachments, and location and orientation of the proposed encroachment.

**Are Existing Docks or Other Encroachment(s) Permitted On This Parcel(s)?**

- ☒ No  
☐ Yes. Please attach a current photograph and a "to scale" drawing (see Document Requirements Above)  
Permit # \_\_\_\_\_ Date of Construction: \_\_\_\_\_

What will happen to the existing dock or encroachment if this permit application is approved?

- ☐ Remain unchanged  
☐ Complete removal  
☐ Modification  
☐ Other: \_\_\_\_\_

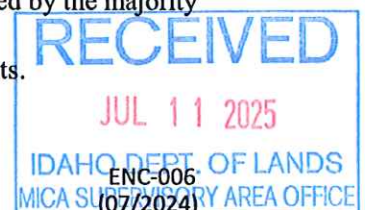
*(Please note that old dock materials must be removed from the lake. Discarding these materials creates serious boating safety issues and offenders will be subject to prosecution and penalties.)*

**How Many Feet Does the Proposed Encroachment(s) Extend Beyond the Ordinary (or Artificial) High Water Mark?**

Encroachment Type: pier dock	108	feet
Encroachment Type: _____	_____	feet
Encroachment Type: _____	_____	feet

**The Proposed Dock Length Is:**

- ☐ The same or shorter than the two adjacent docks  
☒ Longer than the two adjacent docks  
☐ Longer than the two adjacent docks, but within the line of navigability established by the majority of existing docks in the area.  
☐ \_\_\_\_\_ feet and not located near any other docks or encroachments.





Application Number:

How many frontage parcel lots does the applicant own?

\_\_\_\_\_ parcels

For Community Docks, Does the Property Have at Least 50 Feet of Littoral Frontage?

☐ No

☒ Yes Total front footage: ~420 \_\_\_\_\_ feet

For Community Docks, Does the Proposed Dock Exceed the Maximum Square Footage of 7 ft<sup>2</sup> per Littoral Front Foot?

☒ No Total square footage: \_\_\_\_\_ ft<sup>2</sup>

☐ Yes \_\_\_\_\_ ft<sup>2</sup>

Will any Proposed Docks Exceed the Maximum Width of 10 Feet?

☒ No

☐ Yes If yes, explain why: \_\_\_\_\_

Will the Proposed Encroachment (besides riprap) Be Located Closer Than 25 Feet to the Riparian/Littoral Right Lines Established with Your Neighbors?

☒ No

☐ Yes If yes, what are the proposed distances?

Encroachment Type: \_\_\_\_\_ feet

Encroachment Type: \_\_\_\_\_ feet

Encroachment Type: \_\_\_\_\_ feet

☐ Consent of affected neighbor was attained

#### Determining Riparian/Littoral Right Lines

Littoral right lines are not simple extensions of the upland property lines. Littoral right lines are generally perpendicular, or at right angles, to the shoreline. Curved shorelines or unusual circumstances may require Department Staff, or other professionals, to closely examine littoral right lines and assess the potential for infringement on adjacent littoral property owners.

I hereby certify that I am the applicant or authorized representative of the applicant and that the information contained in this application is true and correct to the best of my knowledge and further acknowledge that falsification or misrepresentation of any information contained herein or provided herewith will be grounds for denial of the application.

J. Harvey  
Applicant Signature

\_\_\_\_\_  
Applicant Name

7/9/25  
Date

\_\_\_\_\_  
Applicant Title (if applicable)

#### Second Applicant (If applicable)

\_\_\_\_\_  
Applicant Signature

\_\_\_\_\_  
Applicant Print Name

\_\_\_\_\_  
Date

\_\_\_\_\_  
Applicant Title (if applicable)





## General Information

**Owner:** 9427 E Marine Dr Llc  
**Mailing Address:** 8880 E Marine Dr Post Falls Id 83854  
**Property Address:** 9427 E Marine Dr  
**Neighborhood:** 2115 North Shore-Rodkey Area  
**District (TCA):** 073000

**Parcel ID (PIN):** 50N05W122790  
**Alternate ID (AIN):** 154804  
**Property Class:** 534- Imp Res Rural Tract  
**Deeded Acres:** 0.6000

Last updated: 6/17/2025 01:54:03 AM

## Legal Descriptions

### Description

TAX #S 13055 & 20586 [IN GOVT LT 4]  
 12 50N 05W

## Net Taxable Value

Tax Year	Value
2025	\$1,950,783.00
2024	\$2,323,901.00
2023	\$2,323,901.00
2022	\$2,445,910.00
2021	\$1,052,200.00
2020	\$856,404.00

## Value History

Year	Reason	Land Value	Improvement Value	Total Value
2025	Assessment Update	\$1,632,433.00	\$318,350.00	\$1,950,783.00
2024	Assessment Update	\$1,990,772.00	\$333,129.00	\$2,323,901.00
2023	Assessment Update	\$1,990,772.00	\$333,129.00	\$2,323,901.00
2022	Assessment Update	\$2,095,550.00	\$350,360.00	\$2,445,910.00
2021	Assessment Update	\$838,220.00	\$213,980.00	\$1,052,200.00

1 2 3 4 5 5 items per page

1 - 5 of 24 Items

## Exemption History

Effective Year	Exemption Type	Percent	Total Value	Exemption Value	Net Taxable Value
No modifier data is available for this record.					

## Land Details

Land Type	Acres
Waterfront Vacant Non-Buildable	0.31
Waterfront Homesite	0.29



General Information

<b>Owner:</b> laar Idaho Llc <b>Mailing Address:</b> 15247 W Pauline Trl Rathdrum Id 83858 <b>Property Address:</b> 522 S Shore Pines Rd <b>Neighborhood:</b> 2125 North Shore-Harding Acre Tract <b>District (TCA):</b> 011000	<b>Parcel ID (PIN):</b> P8500001012A <b>Alternate ID (AIN):</b> 156121 <b>Property Class:</b> 541- Imp Res In-city <b>Deeded Acres:</b> 0.5309
Last updated: 6/17/2025 01:54:03 AM	

Legal Descriptions

Description
SHORE PINES, LT 12 BLK 1 & TAX#28005 50N05W12NW

Net Taxable Value

Tax Year	Value
2025	\$3,401,444.00

Value History

Year	Reason	Land Value	Improvement Value	Total Value
2025	Assessment Update	\$1,363,383.00	\$2,038,061.00	\$3,401,444.00
2024	Assessment Update	\$1,817,844.00	\$1,999,452.00	\$3,817,296.00
2023	Assessment Update	\$1,817,844.00	\$1,999,452.00	\$3,817,296.00
2022	Assessment Update	\$2,183,520.00	\$2,109,514.00	\$4,293,034.00
2021	Assessment Update	\$873,408.00	\$1,368,860.00	\$2,242,268.00

Exemption History

Effective Year	Exemption Type	Percent	Total Value	Exemption Value	Net Taxable Value
No modifier data is available for this record.					

Land Details

Land Type	Acres	Total Value
Waterfront Homesite	0.29	\$961,875
Waterfront Vacant Non-Buildable	0.24	\$401,508

Improvements

Property Record	Improvement ID	Use Code	Description	Year Built	Length (ft.)	Width (ft.)	Area	Area Units
R01	D	DWELL	Dwelling	2014	n/a	n/a	8001	Fin SF
R01	G01	ATTGAR	Attached Garage	2014	40.00	32.00	1280	SF
R01	05	BARBQ	Residential Barbecue	2014	n/a	n/a		IT

