

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 (8 1/2"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:		☐ Incomplete Application Returned		Date Returned:				
Idaho Department of Water Resources No.	Date Received:		☐ Fee Received DATE:		Receipt No.:				
Idaho Department of Lands No. L9586181	Date Received: 07/11/2025		☒ Fee Received \$2,075.00 DATE: 07/11/2025		Receipt No.: # 2679				
INCOMPLETE APPLICANTS MAY NOT BE PROCESSED									
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#: AIN 121635		10. LATITUDE: LONGITUDE:			11a. 1/4:		11b. 1/4:		11c. SECTION:
12a. ESTIMATED START DATE: October 2025		12b. ESTIMATED END DATE: Spring 2026			13a. IS PROJECT LOCATED WITHIN ESTABLISHED TRIBAL RESERVATION BOUNDARIES? ☒ NO ☐ YES Tribe:				
13b. IS PROJECT LOCATED IN LISTED ESA AREA? ☒ NO ☐ YES					13c. IS PROJECT LOCATED ON/NEAR HISTORICAL SITE? ☒ NO ☐ 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: ☐ Commercial ☐ Industrial ☐ Public ☒ Private ☐ 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

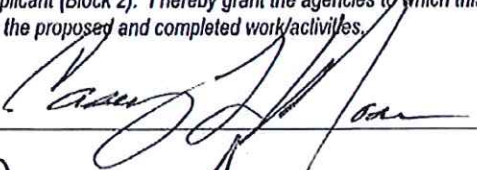
21. HAVE ANY WORK ACTIVITIES STARTED ON THIS PROJECT? ☒ NO ☐ YES If yes, describe ALL work that has occurred including dates.				
22. LIST ALL PREVIOUSLY ISSUED PERMIT AUTHORIZATIONS: No				
23. ☐ YES, Alteration(s) are located on Public Trust Lands, Administered by Idaho Department of Lands				
24. SIZE AND FLOW CAPACITY OF BRIDGE/CULVERT and DRAINAGE AREA SERVED: _____ Square Miles				
25. IS PROJECT LOCATED IN A MAPPED FLOODWAY? ☐ NO ☐ 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: ☐ NO ☐ YES Is applicant willing to assume that the affected waterbody is high quality? ☐ NO ☐ YES Does applicant have water quality data relevant to determining whether the affected waterbody is high quality or not? ☐ NO ☐ 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				
RECEIVED JUL 11 2025 IDAHO DEPT. OF LANDS MICA SUPERVISORY AREA OFFICE				
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.

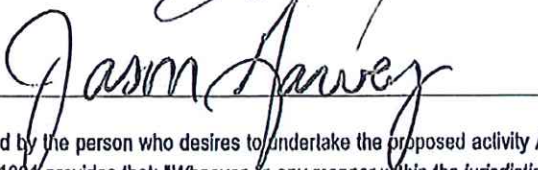
Name: Laar Idaho Llc Mailing Address: 15247 W Pauline Trl City: Rathdrum State: Id Zip Code: 83858 Phone Number (include area code): E-mail:	Name: 9427 E Marine Dr Mailing Address: 8880 E Marine Dr City: Post Falls State: Id Zip Code: 83854 Phone Number (include area code): E-mail:
Name: Mailing Address: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

Date: 7/9/25

Signature of Agent: 

Date: 7/9/25

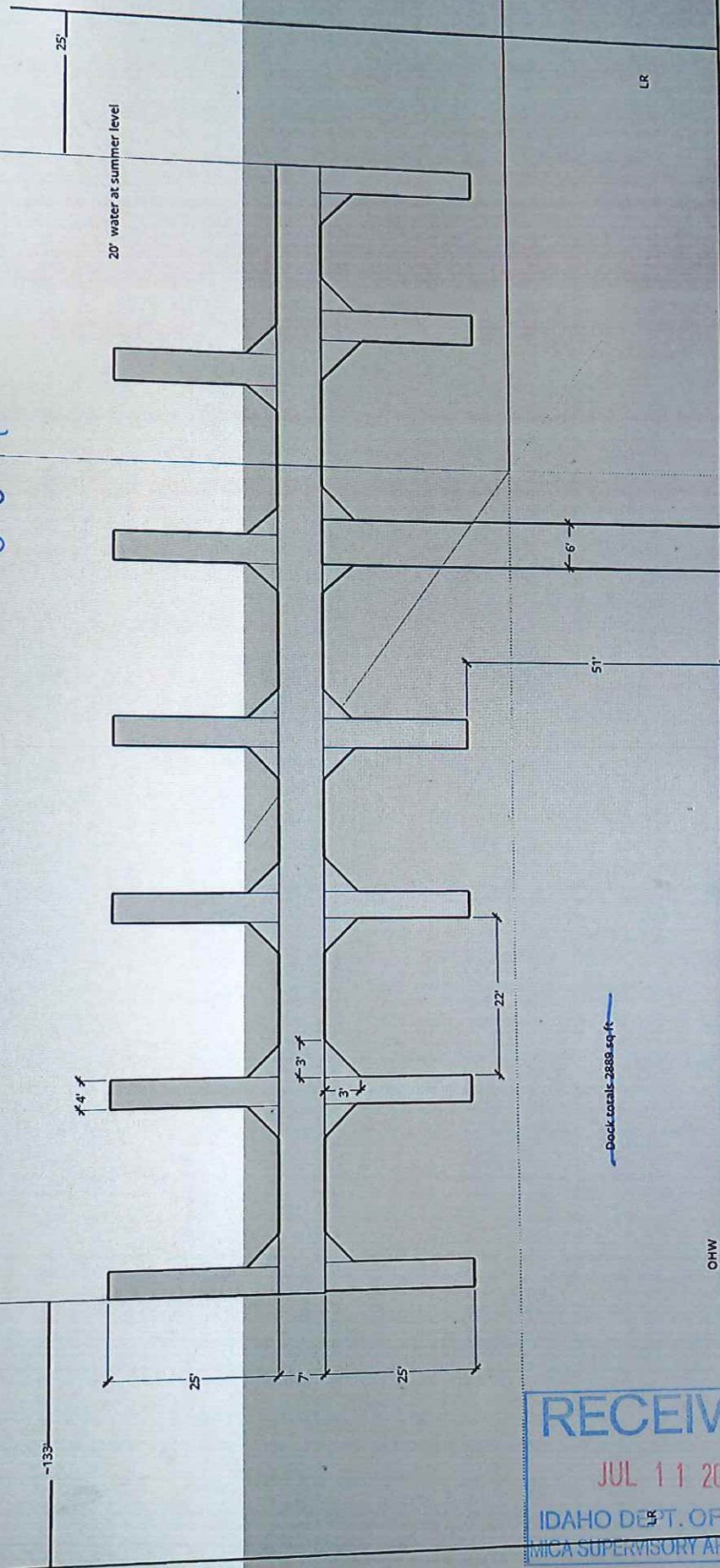
This application must be signed by the person who desires to undertake the proposed activity AND signed by a duly authorized agent (see Block 1, 2, 30). Further, 18 USC Section 1001 provides that: "Whoever, in any manner within the jurisdiction of any department of the United States knowingly and willfully 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".

1200 sq/ft Fingers
 450 wack out
 1134 Back Bone
 1035 w/b
 2873.5

2873.5
 11/14/20

Nearest dock ~217' away

Nearest dock ~174' away



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



RECEIVED
JUL 1 2 2025
MAHO DEPT. OF LAND & NATURAL RESOURCES
ADVISORY AREA OFFICE

149.21'

110.8'

57.1'

51.9'

51.4'

107.9'

57.1'

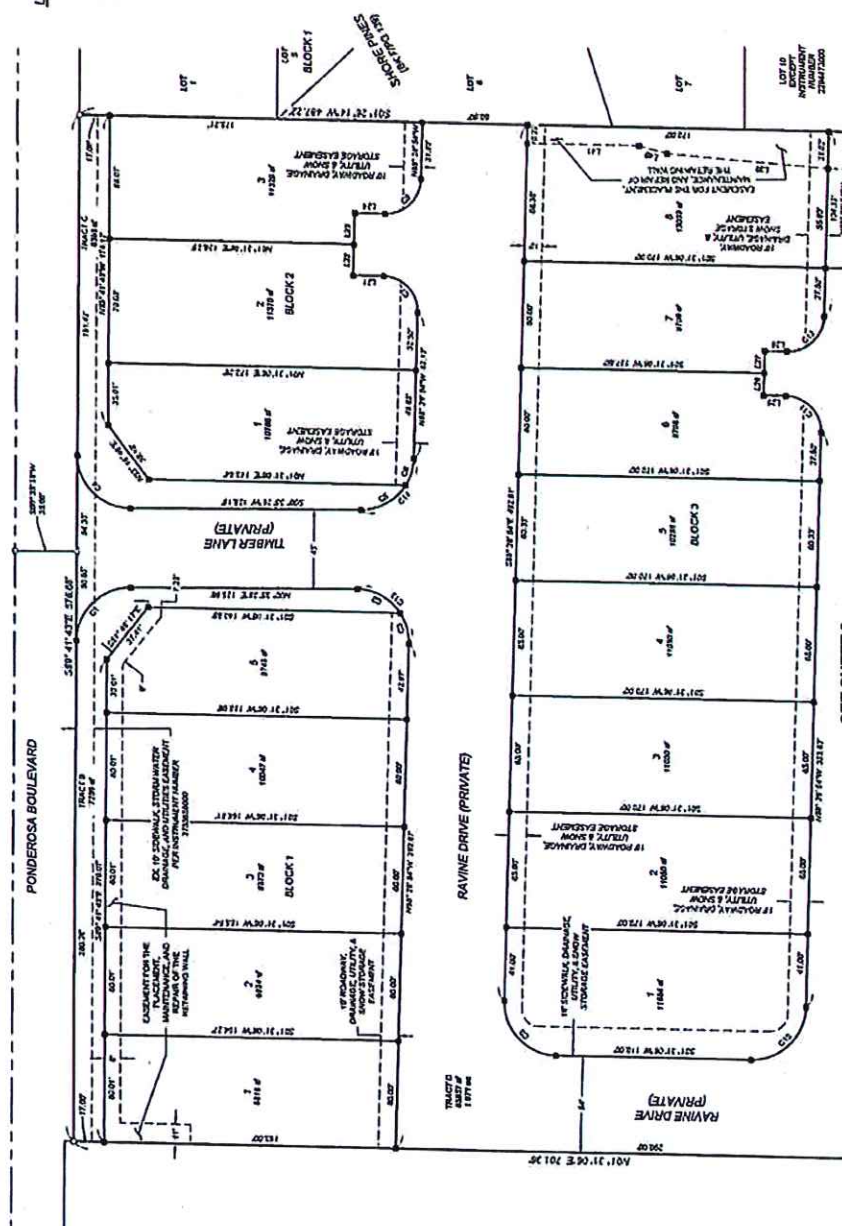
157.9'

101.1'

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



Line Table		
Line #	Direction	Length
L21	N07°31'00"E	17.50'
L22	N89°20'54"W	17.62'
L23	N88°20'54"W	17.46'
L34	N07°31'00"E	17.50'
L35	S01°31'00"W	12.60'
L36	N88°20'54"W	12.60'
L37	N89°20'54"W	12.50'
L38	S01°31'00"W	12.50'
L46	S03°30'00"E	19.03'
L47	S16°41'45"W	16.75'
L47	S01°33'35"W	02.85'

Curve #	Length	Radius	Delta	Bearing	Chord
C8	31.42	23.00	90°00'00"	N43°28'54"E	28.23'
C9	47.12	35.00	80°00'00"	N43°31'09"E	42.43'
C10	47.12	35.00	80°00'00"	S43°28'54"E	42.43'
C11	31.42	20.00	80°00'00"	S43°31'09"E	28.23'
C12	31.42	20.00	80°00'00"	N43°28'54"E	28.23'
C13	47.81	36.00	80°55'38"	N43°03'17"E	42.37'
C14	48.64'	36.00	80°04'22"	S43°03'55"E	42.08'

Curve #	Length	Radius	Delta	Bearing	Chord
C1	47.27	30.00'	90°17'11"	S44°33'07"E	42.53'
C2	23.38'	30.00'	54°00'18"	S28°38'37"W	18.22'
C3	18.23'	30.00'	34°48'02"	N76°06'25"E	17.85'
C4	48.87'	30.00'	89°42'40"	N45°26'53"E	42.32'
C5	30.48'	30.00'	58°13'32"	N29°31'17"W	25.18'
C6	18.15'	30.00'	30°50'09"	S73°02'28"E	15.99'
C7	31.42'	20.00'	90°00'00"	N40°33'07"E	28.38'

SEE SHEET 3

GRAPHIC SCALE



SCALE: 1" = 40'

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

SHEET
2 OF 4

JOB NUMBER
22-3391

PROJ#:	22-3391	CAN
DATE	08/09/25	X STRUCTURAL
DRAFTED BY:	HAS	TRAFFIC
REVIEWED BY:	WAL	PUMPED
F.B.I.	22-3391	UNDERCARS
		OTHER



AWCE
 WHIPPLE CONSULTING ENGINEERS
 211 S PRICKS ROAD
 SPOTSWOLD VALLEY, VA 20708
 PH 540-483-9117 FAX 540-855-0227





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		
☒ 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

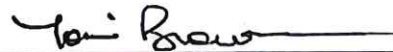
By: 
ROBERT H. TOMLINSON
Manager

STATE OF Idaho)
) ss.
COUNTY OF Kootenai)

On this 7th 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: 9/18/2028

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)

- | | |
|--|---------------------------------------|
| ☒ Community dock | ☐ Float home |
| ☐ Commercial marina | ☐ Boat garage |
| ☐ Bank stabilization or Rip Rap | ☐ Mooring buoy |
| ☐ 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: _____

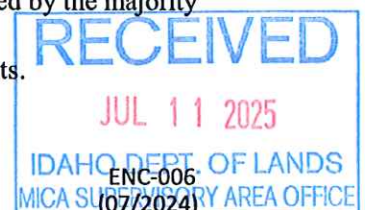
(Please note that old dock materials must be removed from the lake. Discarding these materials creates serious boating safety issues and offenders will be subject to prosecution and penalties.)

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 ft² per Littoral Front Foot?

☒ No Total square footage: _____ ft²

☐ Yes _____ ft²

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

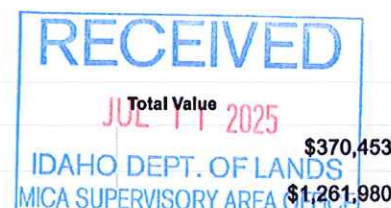
1 - 5 of 24 Items

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

Owner: laar Idaho Llc
Mailing Address: 15247 W Pauline Trl Rathdrum Id 83858
Property Address: 522 S Shore Pines Rd
Neighborhood: 2125 North Shore-Harding Acre Tract
District (TCA): 011000

Parcel ID (PIN): P8500001012A
Alternate ID (AIN): 156121
Property Class: 541- Imp Res In-city
Deeded Acres: 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

1 2 3 4 5 6 5 items per page

1 - 5 of 26 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

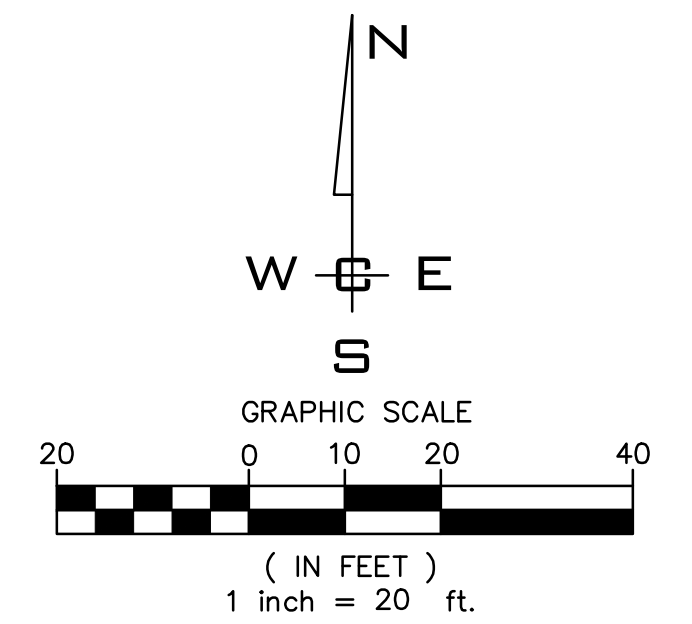
Land Type	Acres	Total Value
Waterfront Homesite	0.29	\$961,875
Waterfront Vacant Non-Buildable	0.24	\$401,508

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



UNDERGROUND SERVICE ALERT
ONE-CALL NUMBER
811
CALL TWO BUSINESS DAYS
BEFORE YOU DIG

 NAVD - 88
XXX

SCALE:
HORIZONTAL: 1"=20'
VERTICAL: N/A

X	CIVIL
	STRUCTURAL
	SURVEYING
	TRAFFIC
	PLANNING
	LANDSCAPE
	OTHER



SHEET
1 OF 1

OB NUMBER
2-3391



RECORDING FEE: \$15.00

DD



RECORDING REQUESTED BY:

WARRANTY DEED

For value received, **SPOKANE RIVER NORTHSHORE, 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.

/

/

DATED: July 7, 2025

SPOKANE RIVER NORTHSORE, LLC

A limited liability company

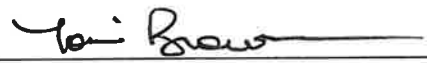
By: 
ROBERT H. TOMLINSON
Manager

STATE OF Idaho)
) ss.
COUNTY OF Kootenai)

On this 7th 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: Attuel
My commission expires: 9/16/2028

WATERSTONE HOA-TRACT A.WD.wpd

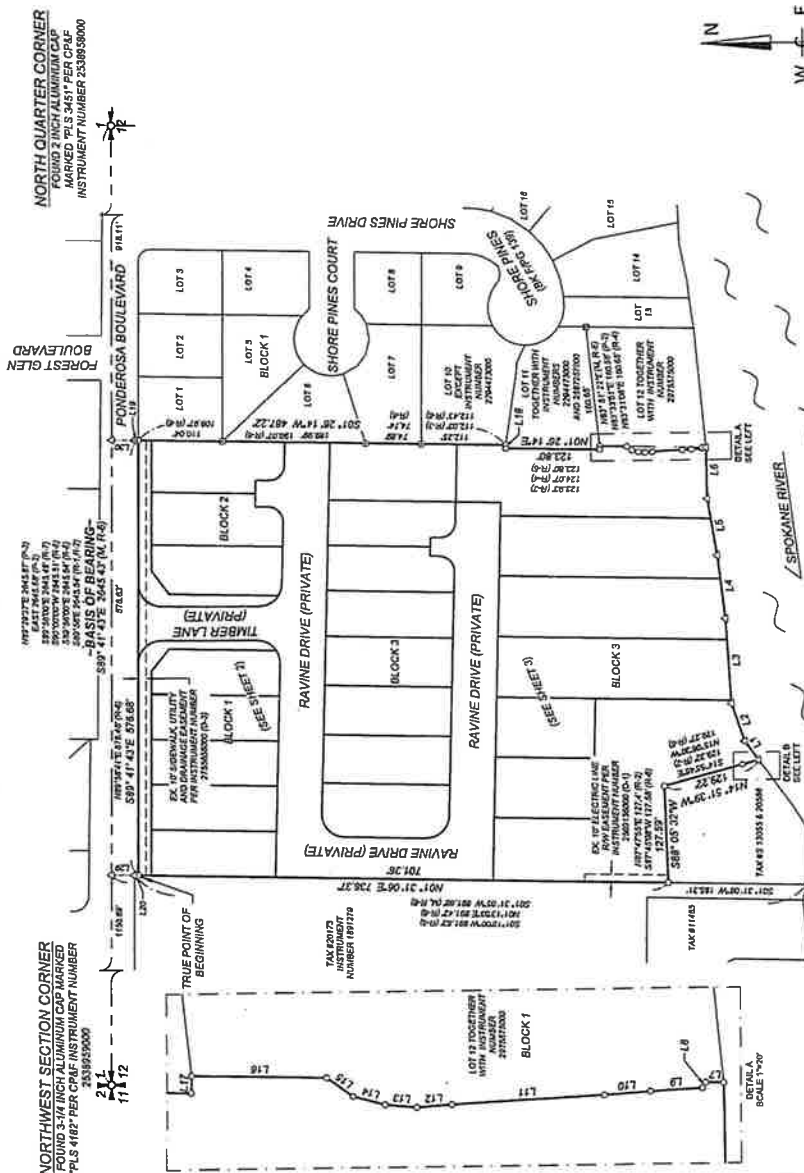
WARRANTY DEED – PAGE 2

BOOK M PAGE 3
INSTRUMENT NO. 200708900

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



BASIS OF BEARING

THE BASIS OF MEASURING USED FOR THIS SURVEY IS SOUTH 85°41'40" EAST LOCATED ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 34 NORTH, RANGE 3 WEST, NOBLE ANTELOPE, AS SHOWN ON THE RECORD OF SURVEY AS RECORDED IN BOOK 22 OF SURVEYS AT PAGE 877, RECORD 87 OF FOOTBALL COUNTY, IOWA.

REFERENCES

- | | |
|-------|---|
| (R1) | RECORD OF SURVEY PREPARED BY LEONARD & TRAME, INC. AND RECORDED IN BOOK 2 OF SURVEYS, PAGE 27, RECORDS OF KOOTENAI COUNTY, IDAHO. |
| (R2) | RECORD OF SURVEY PREPARED BY LEONARD & TRAME, INC. AND RECORDED IN BOOK 2 OF SURVEYS, PAGE 28, RECORDS OF KOOTENAI COUNTY, IDAHO. |
| (R3) | RECORD OF SURVEY PREPARED BY LEONARD & TRAME, INC. AND RECORDED IN BOOK 7 OF SURVEYS, PAGE 1N, RECORDS OF KOOTENAI COUNTY, IDAHO. |
| (R4) | RECORD OF SURVEY PREPARED BY JAMES WILSON, AND RECORDED IN BOOK 7 OF SURVEYS, PAGE 1N, RECORDS OF KOOTENAI COUNTY, IDAHO. |
| (R5) | RECORD OF SURVEY PREPARED BY JAMES WILSON, AND RECORDED IN BOOK 7 OF SURVEYS, PAGE 2N, RECORDS OF KOOTENAI COUNTY, IDAHO. |
| (R6) | RECORD OF SURVEY PREPARED BY KOOTENAI COUNTY SURVEYORS, AND RECORDED IN BOOK 28 OF SURVEYS, PAGE 1N, RECORDS OF KOOTENAI COUNTY, IDAHO. |
| (R7) | RECORD OF SURVEY PREPARED BY KOOTENAI COUNTY SURVEYORS, AND RECORDED IN BOOK 28 OF SURVEYS, PAGE 2N, RECORDS OF KOOTENAI COUNTY, IDAHO. |
| (R8) | RECORD OF SURVEY PREPARED BY SAMPTON/LAND SURVEYING, LLC, AND RECORDED IN BOOK 31 OF SURVEYS, PAGE 1N, RECORDS OF KOOTENAI COUNTY, IDAHO. |
| (R9) | RECORD OF SURVEY PREPARED BY WAPKLE CONSULTING ENGINEERS AND RECORDED IN BOOK 32 OF SURVEYS, PAGE 127, RECORDS OF KOOTENAI COUNTY, IDAHO. |
| (R10) | PLAY OF MOUNDING PINE TREES AND FRUITS AND RECORDS IN BOOK F OF PLATS, PAGE 14B, RECORDS OF KOOTENAI COUNTY, IDAHO. |
| (R11) | PLAY OF MOUNDING PINES PREPARED BY GARY A. FRAME, AND RECORDED IN BOOK F OF PLATS, PAGE 14B, RECORDS OF KOOTENAI COUNTY, IDAHO. |
| (R12) | RECORD OF SURVEY PREPARED BY KOOTENAI COUNTY SURVEYORS AS A CLAUSE, AND RECORDED IN BOOK F OF PLATS, PAGE 14B, RECORDS OF KOOTENAI COUNTY, IDAHO. |
| (R13) | ELECTRIC LINE RIGHT-OF-WAY DEDICATED FILED AS INSTRUMENT NUMBER 750010000, RECORDS OF KOOTENAI COUNTY, IDAHO. |
| (R14) | RIGHT-OF-WAY CORRIDOR FILED AS INSTRUMENT NUMBER 751650000, RECORDS OF KOOTENAI COUNTY, IDAHO. |
| (R15) | GRANT OF EASEMENT FILED AS INSTRUMENT NUMBER 275000000, RECORDS OF KOOTENAI COUNTY, IDAHO. |

LEGEND

- [illegible]

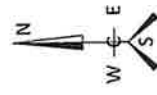
- _____ ADJACENT LOT LINE
 _____ EASEMENT LINE
 _____ CENTER LINE
 _____ SECTION LINE
 _____ SURVEY MEASUREMENT LINE
 _____ SURVEY LINE



PROJ#:	22-3391	CAT.	STRUCTURAL
DATE:	06/09/25		PLANNING
DRAFTED BY:	MAS		TRAFFIC
REVIEWED BY:	WAL		LANDSCAPE
	22-3391		OTHER

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

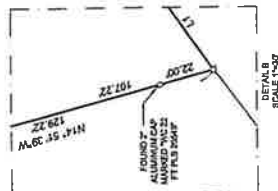
SHEET
1 OF 4
JOB NUMBER
22-3391



GRAPHIC SCALE



Line Table			Record Data
Line #	Direction	Length	
172	S01120414FE	0.34	(M 14-8)
173	S00121214W	8.82	(M 14-8)
174	S11122510W	8.00	(M 14-8)
175	S11127610W	0.57	(M 14-8)
176	S01128114W	33.89	(M 14-8)
177	S0013314FE	4.30	(M 14-8)
178	S0013314FW	4.30	(M 14-8)
179	S01127114W	6.00	(M 14-8)
180	S01111001W	5.00	(M 14-8)
181	S01112001W	30.01	(M 14-8)
182	S0012014FE	0.34	(M 14-8)
183	S0012014FW	0.34	(M 14-8)
184	S0012014FW	0.34	(M 14-8)
185	S0012014FW	0.34	(M 14-8)
186	S0012014FW	0.34	(M 14-8)
187	S0012014FW	0.34	(M 14-8)
188	S0012014FW	0.34	(M 14-8)
189	S0012014FW	0.34	(M 14-8)
190	S0012014FW	0.34	(M 14-8)
191	S0012014FW	0.34	(M 14-8)
192	S0012014FW	0.34	(M 14-8)
193	S0012014FW	0.34	(M 14-8)
194	S0012014FW	0.34	(M 14-8)
195	S0012014FW	0.34	(M 14-8)
196	S0012014FW	0.34	(M 14-8)
197	S0012014FW	0.34	(M 14-8)
198	S0012014FW	0.34	(M 14-8)
199	S0012014FW	0.34	(M 14-8)
200	S0012014FW	0.34	(M 14-8)

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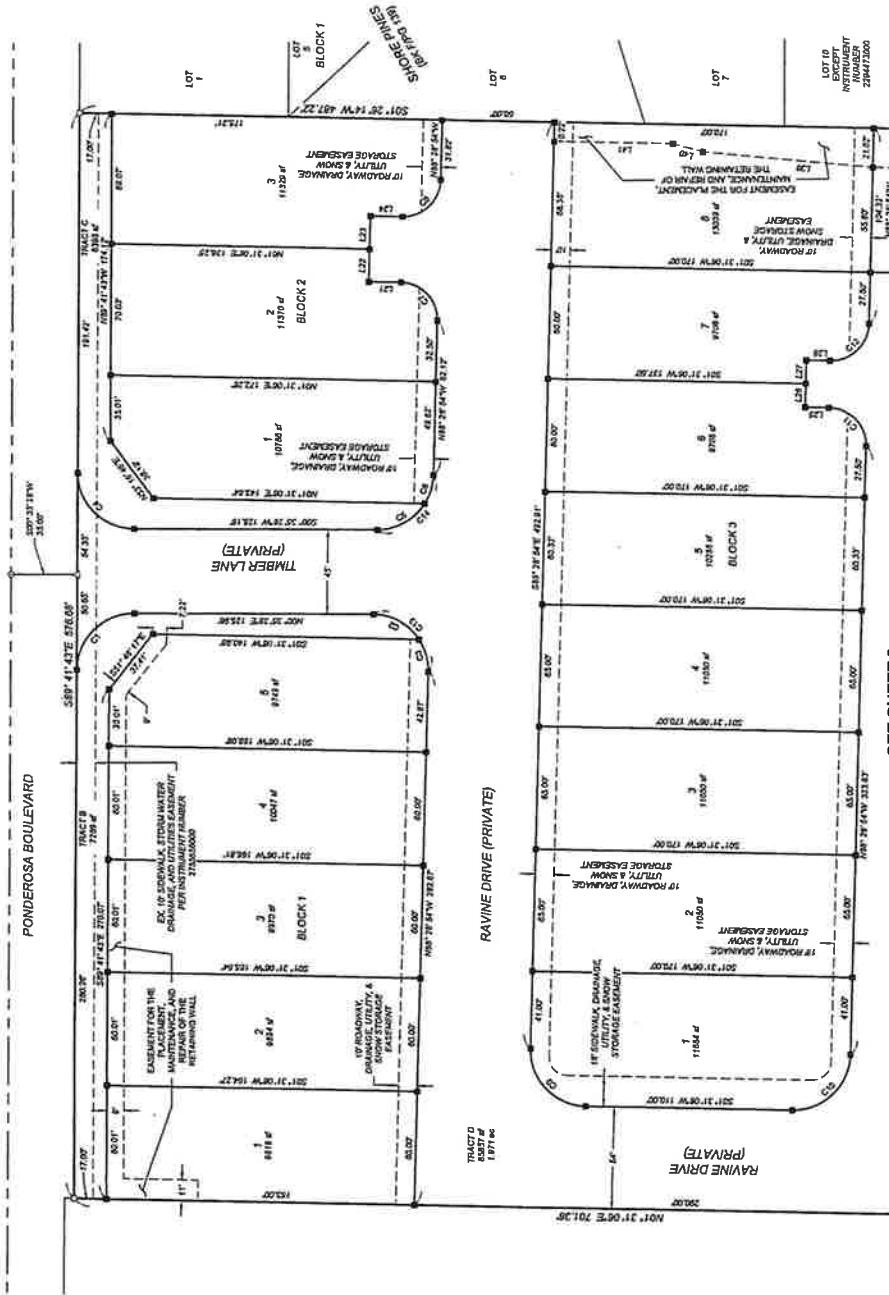
BOOK M PAGE: 31A
INSTRUMENT No. 30708900

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

CONFIRM COPY

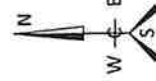
PONDEROSA BOULEVARD



Line Table		
Line #	Direction	Length
L21	N07°31'04"E	17.50'
L22	N88°20'54"W	17.62'
L23	N88°20'54"W	17.46'
L24	N07°31'00"E	17.50'
L25	S07°31'00"W	12.50'
L26	N88°20'54"W	12.50'
L27	N88°20'54"W	12.50'
L28	S07°31'00"W	12.50'
L39	S00°32'00"W	91.00'
L40	S16°41'42"W	16.75'
L41	S07°32'01"W	19.95'

LEGEND

- [illegible]



Curve Table				
Curve #	Length	Radius	Delta	Bearing
C8	31.42'	230.00'	80°00'00"	N42°26'54"W
C9	47.12'	300.00'	80°00'00"	N43°11'00"E
C10	47.12'	300.00'	80°00'00"	S42°25'54"E
C11	31.42'	200.00'	80°00'00"	S48°31'00"W
C12	31.42'	200.00'	80°00'00"	N42°26'54"W
C13	47.81'	300.00'	80°55'38"	N43°03'17"E
C14	48.84'	300.00'	86°04'22"	S45°58'43"E
				42.05'

Curve #	Length	Radius	Delta	Bearing	Chord
C1	41.27'	30.00'	90°17'11"	S44°33'07"E	42.53'
C2	29.39'	30.00'	90°06'16"	S29°36'37"W	28.22'
C3	19.23'	30.00'	94°48'22"	S4°48'22"E	17.65'
C4	48.87'	30.00'	89°42'49"	N45°28'53"E	42.32'
C5	30.46'	30.00'	85°13'32"	N28°31'17"W	29.16'
C6	16.16'	30.00'	90°50'51"	S73°03'22"E	15.88'
C7	31.42'	30.00'	80°30'06"	N46°31'06"E	29.28'

SEE SHEET 3

PROJ #:	22-3391	CIVIL
DATE:	08/09/25	STRUCTURAL
DRAFTED BY:	MAS	☒ SURVEYING
REVIEWED BY:	IWAL	TRAFFIC
F.B.:	22-3391	PLANNING
		LANDSCAPE
		OTHER

FINAL PLAT OF

AT WATERSTONE
F POST FALLS,
ENAI COUNTY,
IDAHO

GRAPHIC SCALE
0 20 40 80
SCALE: 1" = 40'

 $= 40'$

LE: $1^n =$

SCA

WCE

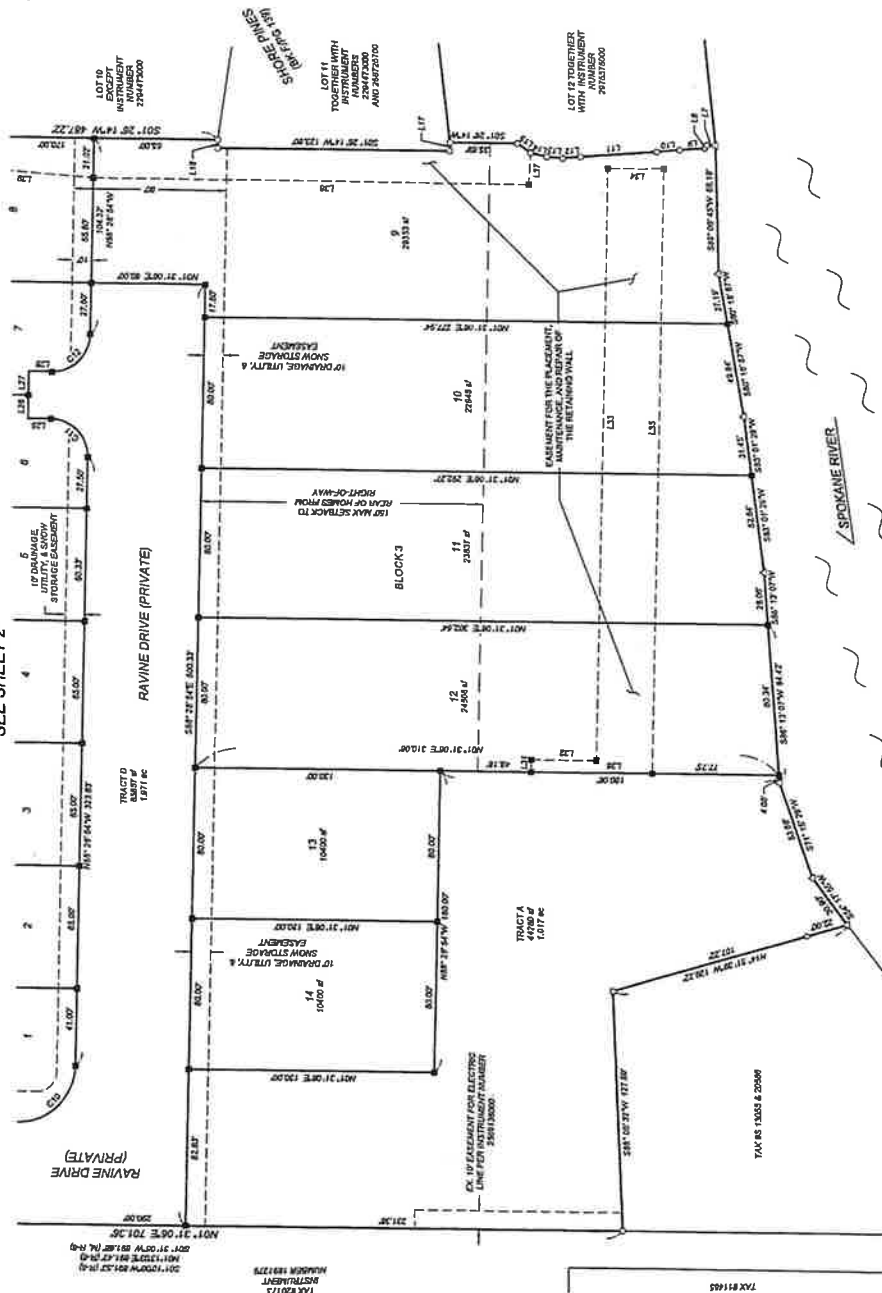
WHIPPLE CONSULTING ENGINEERS
21 S. PINES ROAD
SPOKANE VALLEY, WA 99208
PH 509-480-2617 FAX: 509-926-0227

SHEET
2 OF 4

JOB NUMBER
22-3391

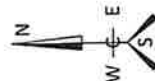
BOOK: M PAGE: 318
INSTRUMENT No. 3007089000

SEE SHEET 2



Line Table			Line Table		
Line #	Direction	Length	Line #	Direction	Length
L16	N68°33'46"W	4.50'	L17	S01°28'14"W	4.78'
L21	N68°23'06"W	6.50'	L8	S35°00'16"E	1.65'
L32	N07°31'00"E	24.48'	L9	S03°10'10"E	13.84'
L33	N68°20'59"W	216.28'	L10	S33°43'02"E	12.19'
L34	N04°40'02"E	28.83'	L11	S02°48'00"E	40.35'
L35	S68°20'56"E	321.68'	L12	S34°06'43"E	0.94'
L38	N07°31'08"E	54.33'	L13	S05°31'24"W	8.52'
L37	S68°21'16"E	17.19'	L14	S14°52'09"W	8.89'
L38	N07°31'08"E	54.33'	L15	S35°07'16"W	4.50'
L39	S05°33'08"W	91.00'	L17	S68°33'46"E	4.50'

Curve #	Length	Radius	Delta	Bearing	Chord
C10	47.12'	30.00'	90°00'00"	S43°26'54"E	42.43'
C11	31.42'	20.00'	90°00'00"	S48°31'06"W	28.28'
C12	31.42'	20.00'	90°00'00"	N43°28'54"W	28.28'



PRQ. #:	22-3391	Civil
DATE:	08/09/25	STRUCTURAL
DRAFTED BY:	WAS	☒ SURVEYING
REVIEWED BY:	WAL	☐ TRAFFIC
E. #:	22-3391	☐ PLANNING
		☐ LANDSCAPE
		☐ OTHER

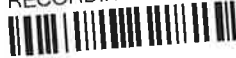


WCE
 WHITPHE CONSULTING ENGINEERS
 21 S. PINE ROAD
 SPOKANE VALLEY, WA 99039
 PH 509-493-2617 FAX 509-426-5277

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

GRAPHIC SCALE
20 40 80
SCALE: 1" = 40'



JENNIFER LOCKE 6 P 3008143000
KOOTENAI COUNTY RECORDER
EDK Date 07/07/2025 11:07 AM
REQ OF SPOKANE RIVER NORTHSORE LLC
RECORDING FEE: \$15.00 DD


RECORDING REQUESTED BY:

WARRANTY DEED: RIPARIAN RIGHT OF WHARFAGE

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:

All riparian rights of wharfage associated with, or appurtenant to, Lot 9, Block 3, 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.

This is a conveyance limited to the riparian right of wharfage associated with the real property described herein. All other riparian rights other than the right to build piers, wharves or docks on the submerged bed of the Spokane River, are reserved to Grantor.

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.

DATED: July 7, 2025

SPOKANE RIVER NORTHSORE, LLC

A limited liability company

By: Robert H. Tomlinson

ROBERT H. TOMLINSON

Manager

STATE OF Idaho)
) ss.
COUNTY OF Kootenai)

On this 7th 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.



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

WATERSTONE HOA.WD.wpd

WARRANTY DEED: RIPARIAN RIGHT OF WHARFAGE – PAGE 2

BOOK: 4 PAGE: 313
INSTRUMENT No. 2007-089000

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

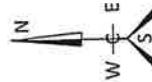
CONFORM COPY

SEE SHEET 2

[illegible]

Line Table			Line Table		
Line #	Direction	Length	Line #	Direction	Length
L7	S07°25'14"W	4.78'	L16	N08°33'04"W	4.50'
L8	S58°50'01"E	1.65'	L17	N01°10'25"E	34.46'
L9	S00°33'04"E	13.84'	L18	N01°30'04"W	316.25'
L10	S00°33'02"E	12.15'	L19	N01°33'02"E	23.83'
L11	S02°48'04"E	40.35'	L20	S58°23'00"E	321.65'
L12	S01°04'04"E	0.94'	L21	N01°31'00"E	54.52'
L13	S03°31'24"W	8.32'	L22	S85°21'04"E	17.19'
L14	S15°52'20"W	8.96'	L23	N05°43'03"E	230.92'
L15	S35°57'15"W	8.57'	L24	S05°33'03"W	91.00'
L16	S98°33'04"E	4.50'			

Curve #	Length	Radius	Delta	Bearing	Chord
C10	47.12'	30.00'	90°00'00"	S43°26'54"E	42.43'
C11	31.42'	20.00'	90°00'00"	S46°31'08"W	28.28'
C12	31.42'	20.00'	90°00'00"	N43°25'54"W	28.26'



PROJ #:	22-1391
DATE:	06/09/25
DRAFTED BY:	MAS
REVIEWED BY:	WAL
DISCIPLINE	☐ CIVIL ☒ STRUCTURAL ☒ SURVEYING ☐ TRAFFIC ☐ PLANNING ☐ LANDSCAPE



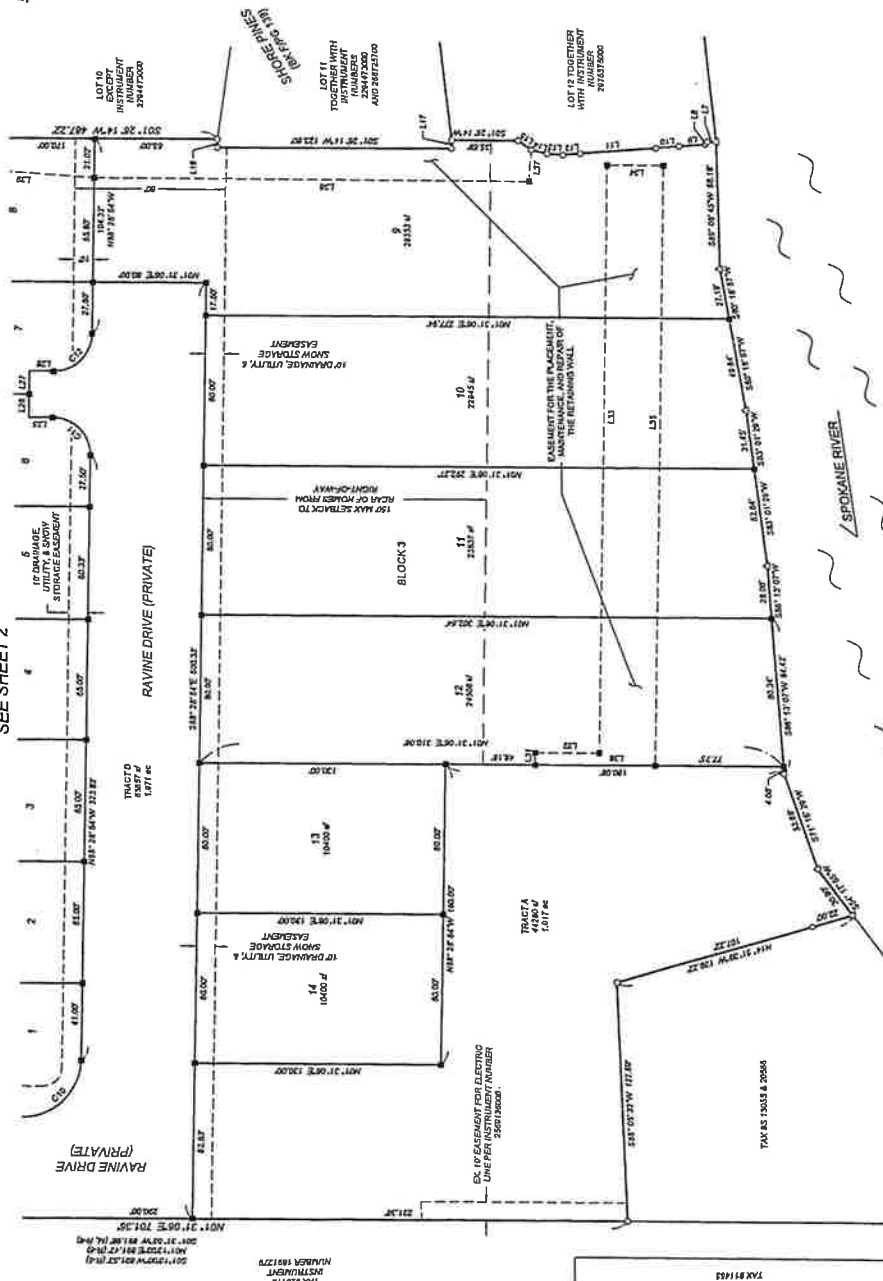
AWCE
 WHIPPLE CONSULTING ENGINEERS
 21 E. PERRY ROAD
 STOKESVILLE, VA 22080
 PH: 503-823-2817 FAX: 503-826-0227

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

IL PLAT
AT WAT
E POST
ENAI CO
IDAHO

GRAPHIC SCALE

 SCALE: 1" = 40'



RECORDING FEE: \$15.00

DD



RECORDING REQUESTED BY:

WARRANTY DEED: RIPARIAN RIGHT OF WHARFAGE

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:

All riparian rights of wharfage associated with, or appurtenant to, Lot 10, Block 3, 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.

This is a conveyance limited to the riparian right of wharfage associated with the real property described herein. All other riparian rights other than the right to build piers, wharves or docks on the submerged bed of the Spokane River, are reserved to Grantor.

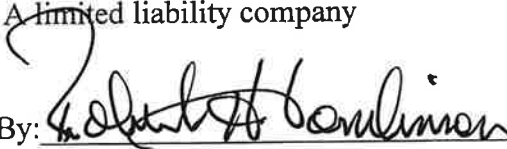
To have and to hold the said premises, with their appurtenances unto the said Grantee and to the Grantee's heirs, successors, and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee that the Grantor is the owner in fee simple of said premises; that said premises are 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.

DATED: July 7th, 2025

SPOKANE RIVER NORTHSORE, LLC

A limited liability company

By: 

ROBERT H. TOMLINSON

Manager

STATE OF Idaho)
) ss.
COUNTY OF Kootenai)

On this 7th 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: Arrol
My commission expires: 9/16/2028

WATERSTONE HOA-LOT 10.WD.wpd

WARRANTY DEED: RIPARIAN RIGHT OF WHARFAGE -- PAGE 2

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

CONFIRM COPY

NORTHWEST SECTION CORNER
FOUND 3-1/4 INCH ALUMINUM CAP MARKED
PLS 4182" PER CP&F INSTRUMENT NUMBER

EAST 2643.68' (N-2)

NORTH QUARTER CORNER
FOUND 2 INCH ALUMINUM CAP
MARKED TPL 3451° PER CP&F
INSTRUMENT NUMBER 2538058000

BASIS OF BEARING
THE BASIS OF BEARING USED FOR THIS SURVEY IS SOUTH 11°14'31" EAST LOCATED ALONG THE NORTH LINE OF THE HARTWIST QUARTER OF SECTION 12, TOWNSHIP 36 NORTH, RANGE 3 WEST, ROSSIE NATIONAL, AS SHOWN ON THE RECORD OF SURVEY AS RECORDED IN BOOK 22 OF SURVEYS AT PAGE #17. RECORDS OF THE COUNTY OF IDAHO.

REFERENCES

- [illegible]

LEGEND

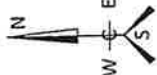
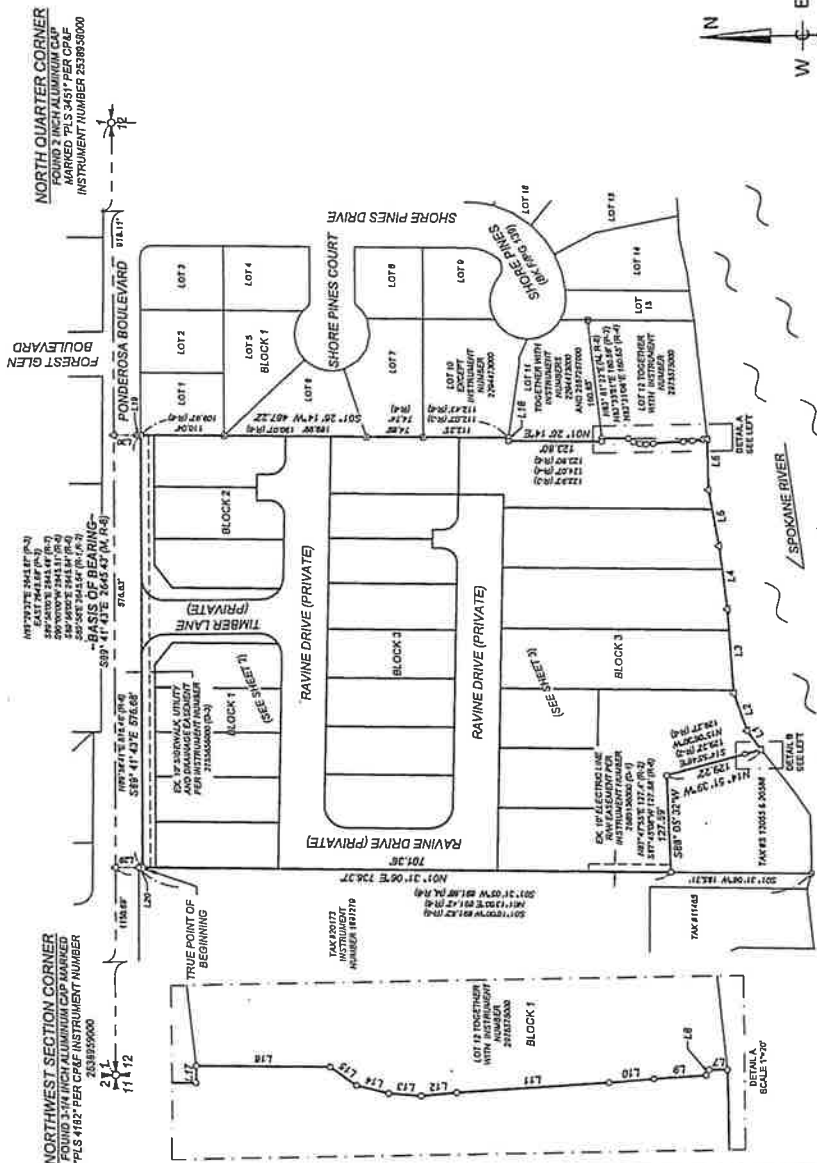
- SET 38** 7 "A REBAR WITH YELLOW PLASTIC CAP MARKED "WCE'S 23242"
 9 SET 60 "X 14" REBAR WITH 2 ALUMINUM CAP MARKED "ICE'S 23242"
 9 SET 12 "X 14" REBAR WITH YELLOW PLASTIC CAP MARKED "WCE'S 23242"
 9 COUNING 8" REBAR WITH ORANGE PLASTIC CAP MARKED "WCE'S 2054F"
 9 COUNING 8" REBAR WITH YELLOW PLASTIC CAP MARKED "WCE'S 2054F"
 9 COUNING 8" REBAR WITH YELLOW PLASTIC CAP MARKED "WCE'S 2054F"
 9 COUNING 8" REBAR WITH YELLOW PLASTIC CAP MARKED "WCE'S 2054F"
 9 COUNING 12" REBAR WITH YELLOW PLASTIC CAP MARKED "LEAFED & FRAME"
 9 COUNING 12" REBAR WITH YELLOW PLASTIC CAP, LEAFAGE
 9 COUNING 7" ALUMINUM CAP MARKED "ICE'S 2054F" OR AS NOTED



PROJ #:	22-3391	CIVIL	
DATE:	05/09/25	STRUCTURAL	
DRAFTED BY:	MAS	SEWER	
REVIEWED BY:	WAL	TRAFFIC	
FR:	22-3391	PLANNING	
		LANDSCAPE	
		OTHER	

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

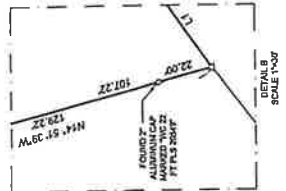
SHEET
1 OF 4
JOB NUMBER
22-3391



GRAPHIC SCALE
SCALE: 1" = 100'



Line Table		Record Data	
Line #	Description	Unit	Rate
L12	Surrogate	EA	(EA, R=9)
L13	Surrogate	EA	(EA, R=9)
L14	Surrogate	EA	(EA, R=9)
L15	Surrogate	EA	(EA, R=9)
L16	Surrogate	EA	(EA, R=9)
L17	Surrogate	EA	(EA, R=9)
L18	Surrogate	EA	(EA, R=9)
L19	Surrogate	EA	(EA, R=9)
L20	Surrogate	EA	(EA, R=9)
L21	Surrogate	EA	(EA, R=9)
L22	Surrogate	EA	(EA, R=9)
L23	Surrogate	EA	(EA, R=9)
L24	Surrogate	EA	(EA, R=9)
L25	Surrogate	EA	(EA, R=9)
L26	Surrogate	EA	(EA, R=9)
L27	Surrogate	EA	(EA, R=9)
L28	Surrogate	EA	(EA, R=9)
L29	Surrogate	EA	(EA, R=9)
L30	Surrogate	EA	(EA, R=9)
L31	Surrogate	EA	(EA, R=9)
L32	Surrogate	EA	(EA, R=9)
L33	Surrogate	EA	(EA, R=9)
L34	Surrogate	EA	(EA, R=9)
L35	Surrogate	EA	(EA, R=9)
L36	Surrogate	EA	(EA, R=9)
L37	Surrogate	EA	(EA, R=9)
L38	Surrogate	EA	(EA, R=9)
L39	Surrogate	EA	(EA, R=9)
L40	Surrogate	EA	(EA, R=9)
L41	Surrogate	EA	(EA, R=9)
L42	Surrogate	EA	(EA, R=9)
L43	Surrogate	EA	(EA, R=9)
L44	Surrogate	EA	(EA, R=9)
L45	Surrogate	EA	(EA, R=9)
L46	Surrogate	EA	(EA, R=9)
L47	Surrogate	EA	(EA, R=9)
L48	Surrogate	EA	(EA, R=9)
L49	Surrogate	EA	(EA, R=9)
L50	Surrogate	EA	(EA, R=9)
L51	Surrogate	EA	(EA, R=9)
L52	Surrogate	EA	(EA, R=9)
L53	Surrogate	EA	(EA, R=9)
L54	Surrogate	EA	(EA, R=9)
L55	Surrogate	EA	(EA, R=9)
L56	Surrogate	EA	(EA, R=9)
L57	Surrogate	EA	(EA, R=9)
L58	Surrogate	EA	(EA, R=9)
L59	Surrogate	EA	(EA, R=9)
L60	Surrogate	EA	(EA, R=9)
L61	Surrogate	EA	(EA, R=9)
L62	Surrogate	EA	(EA, R=9)
L63	Surrogate	EA	(EA, R=9)
L64	Surrogate	EA	(EA, R=9)
L65	Surrogate	EA	(EA, R=9)
L66	Surrogate	EA	(EA, R=9)
L67	Surrogate	EA	(EA, R=9)
L68	Surrogate	EA	(EA, R=9)
L69	Surrogate	EA	(EA, R=9)
L70	Surrogate	EA	(EA, R=9)
L71	Surrogate	EA	(EA, R=9)
L72	Surrogate	EA	(EA, R=9)
L73	Surrogate	EA	(EA, R=9)
L74	Surrogate	EA	(EA, R=9)
L75	Surrogate	EA	(EA, R=9)
L76	Surrogate	EA	(EA, R=9)
L77	Surrogate	EA	(EA, R=9)
L78	Surrogate	EA	(EA, R=9)
L79	Surrogate	EA	(EA, R=9)
L80	Surrogate	EA	(EA, R=9)
L81	Surrogate	EA	(EA, R=9)
L82	Surrogate	EA	(EA, R=9)
L83	Surrogate	EA	(EA, R=9)
L84	Surrogate	EA	(EA, R=9)
L85	Surrogate	EA	(EA, R=9)
L86	Surrogate	EA	(EA, R=9)
L87	Surrogate	EA	(EA, R=9)
L88	Surrogate	EA	(EA, R=9)
L89	Surrogate	EA	(EA, R=9)
L90	Surrogate	EA	(EA, R=9)
L91	Surrogate	EA	(EA, R=9)
L92	Surrogate	EA	(EA, R=9)
L93	Surrogate	EA	(EA, R=9)
L94	Surrogate	EA	(EA, R=9)
L95	Surrogate	EA	(EA, R=9)
L96	Surrogate	EA	(EA, R=9)
L97	Surrogate	EA	(EA, R=9)
L98	Surrogate	EA	(EA, R=9)
L99	Surrogate	EA	(EA, R=9)
L100	Surrogate	EA	(EA, R=9)

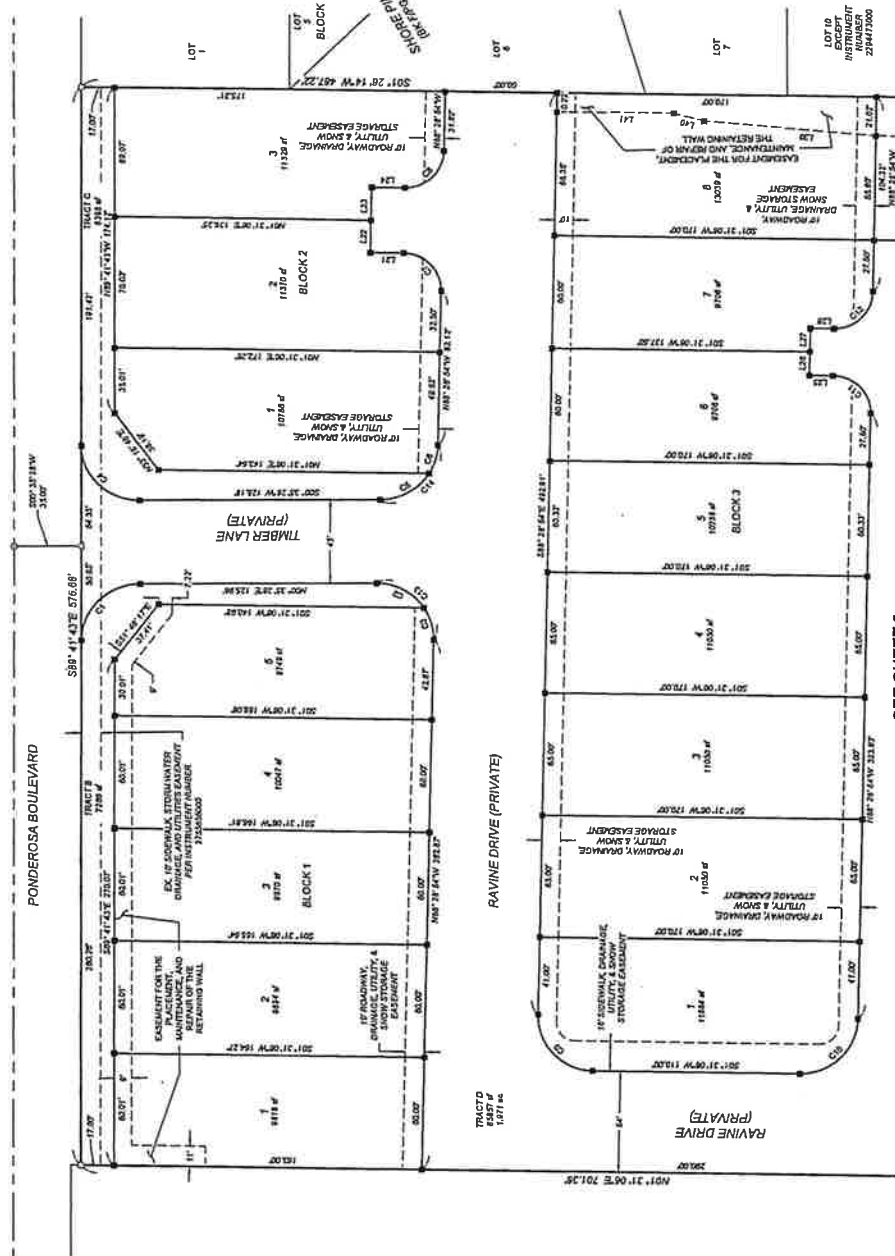
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BOOK M PAGE 31A
INSTRUMENT NO. 200708900

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

CONFIRM COPY



Line Table		
Line #	Direction	Length
L21	N01°31'08"E	17.60'
L22	N08°28'54"W	17.62'
L23	N08°28'54"W	17.48'
L24	N01°31'06"E	17.60'
L25	S01°31'06"E	12.50'
L26	N08°28'54"W	12.50'
L27	N08°28'54"W	12.50'
L28	S01°31'06"W	12.50'
L29	S05°33'08"W	9.00'
L40	S15°41'45"W	16.75'
L41	S01°33'51"W	62.95'



SEE SHEET 3

Curve #	Length	Radius	Delta	Bearing	Chord
C8	314.2	20.00'	90°00'00"	N43°26'54"W	28.26'
C9	471.2	30.00'	90°00'00"	N48°31'06"E	42.43'
C10	471.2	30.00'	90°00'00"	S48°31'06"W	28.26'
C11	314.2	20.00'	90°00'00"	N43°26'54"W	28.26'
C12	314.2	20.00'	90°00'00"	N48°31'06"E	42.43'
C13	471.2	30.00'	90°05'58"	S43°56'43"E	42.08'
C14	48.61'	30.00'	88°04'22"	S43°56'43"E	42.08'

Curve Table					
Curve #	Length	Radius	Delta	Bearing	Chord
C1	47.27	30.00	60°17'11"	S44°13'07"E	42.53
C2	28.93	30.00	35°06'28"	S28°39'07"W	28.22
C3	18.23	30.00	54°00'26"	N74°09'25"E	17.85
C4	48.97	30.00	89°42'49"	N55°28'51"E	42.32
C5	30.48	30.00	68°13'32"	N28°31'17"W	28.18
C6	16.19	30.00	30°50'51"	S73°03'28"E	15.86
C7	14.27	30.00	30°00'00"	N45°15'05"E	12.26

GRAPHIC SCALE



SCALE: 4" = 40'

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

SHEET
2 OF 4
JOB NUMBER
22-3391

PROJ. #:	22-3391	CIVIL
DATE:	09/09/25	☒ SURVEYING
DRAFTED BY:	MAS	TRAFFIC
REVIEWED BY:	IWAL	PLANNING
F.B.:	22-3391	LANDSCAPE
		OTHER



IWCE
 WATKINS CONSULTING ENGINEERS
 215 TWISS ROAD
 SPOKANE VALLEY, WA 99208
 PH 509-863-1011 FAX 509-526-5227

BOOK: M PAGE: 318
INSTRUMENT NO. 300708900

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

CONFIRM COPY

LEGEND

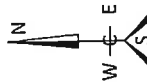
- [illegible]

CALCULATED POINT, NOTHING FOUND OR SET
 BOUNDARY LINE
 LOT LINE
 ADJACENT LOT LINE
 EASEMENT LINE
 CENTUR LINE
 SECTION LINE
 SURVEY MEASUREMENT LINE
 SETBACK LINE

Line Table			
Line #	Direction	Length	
L7	S01°36'14"W	4.78'	
L8	S55°30'14"E	1.65'	
L9	S03°13'04"E	12.61'	
L10	S03°47'02"E	12.19'	
L11	S02°46'46"E	40.35'	
L12	S04°06'44"E	9.41'	
L13	S05°51'24"W	8.82'	
L14	S14°52'29"E	8.95'	
L15	S35°57'16"W	4.50'	
L17	S88°33'46"E	8.67'	

Line Table			
Line #	Direction	Length	
L16	N68°33'34"W	4.50'	
L21	N68°23'15"E	6.50'	
L31	N01°13'00"E	34.48'	
L33	N68°10'09"W	216.28'	
L35	N67°40'02"E	20.83'	
L36	S67°20'05"E	321.68'	
L38	N07°31'06"E	54.12'	
L39	S68°21'16"E	17.18'	
L38	N07°46'35"E	238.82'	
L39	N07°43'08"E	91.02'	

Curve #	Length	Radius	Delta	Bearing	Chord
C10	47.12'	30.00'	90°00'00"	S43°26'54"E	42.43'
C11	31.42'	20.00'	90°00'00"	S48°31'06"W	28.28'
C12	31.42'	20.00'	90°00'00"	N43°28'54"W	28.28'



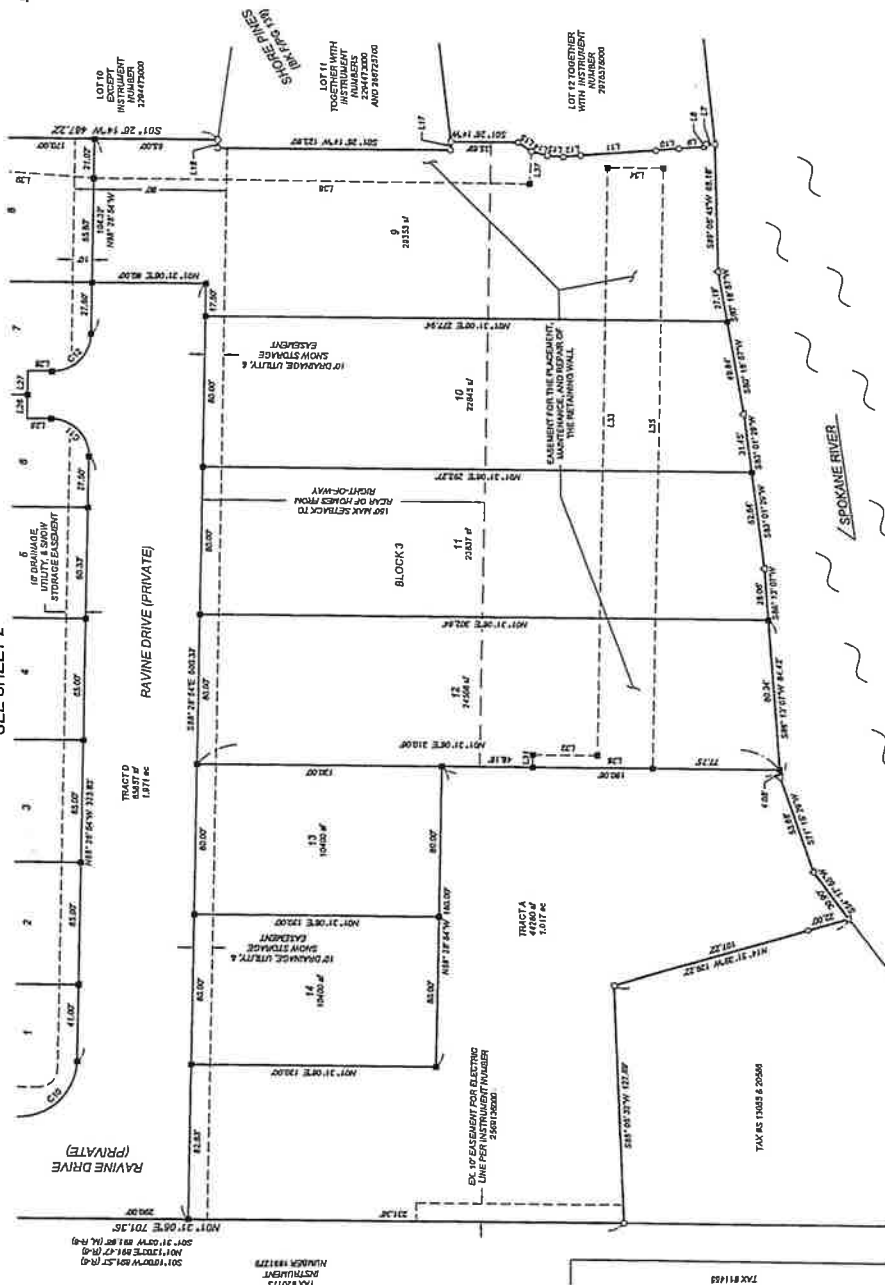
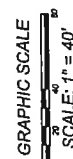
PROJ #:	23-3391	Civil
DATE:	09/09/25	STRUCTURAL
DRAFTED BY:	MAS	☒ SURVEYING
REVIEWED BY:	IWAL	TRAFFIC
		PLANNING
		LANDSCAPE
		CONCRETE

WCE
 WENTLE CONSULTING ENGINEERS
 21 E. PINE ROAD
 SPOKANE VALLEY, WA 99236
 PH: 509-823-2017 FAX: 509-823-2277

FINAL PLAT OF

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

SHEET
3 OF 4
JOB NUMBER
22-3391



RECORDING FEE: \$15.00

DD



RECORDING REQUESTED BY:

WARRANTY DEED: RIPARIAN RIGHT OF WHARFAGE

For value received, **SPOKANE RIVER NORTHSHORE, 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:

All riparian rights of wharfage associated with, or appurtenant to, Lot 11, Block 3, 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.

This is a conveyance limited to the riparian right of wharfage associated with the real property described herein. All other riparian rights other than the right to build piers, wharves or docks on the submerged bed of the Spokane River, are reserved to Grantor.

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.

DATED: July 7, 2025

SPOKANE RIVER NORTHSORE, LLC

A limited liability company

By: *Robert H. Tomlinson*

ROBERT H. TOMLINSON

Manager

STATE OF Idaho)
) ss.
COUNTY OF Kootenai)

On this 7th 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.



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

WATERSTONE HOA-LOT 11.WD.wpd

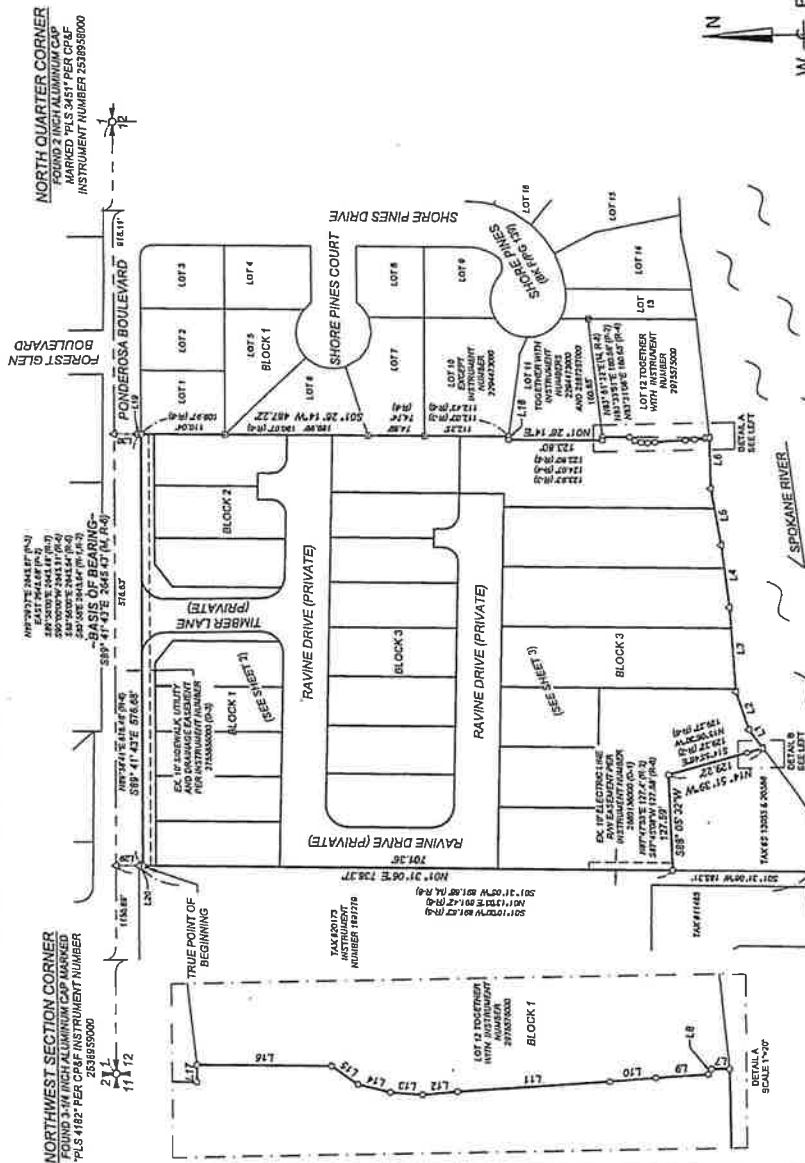
WARRANTY DEED: RIPARIAN RIGHT OF WHARFAGE - PAGE 2

BOOK M PAGE 31
INSTRUMENT NO. 300708

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

CONFIRM COPY



BASIS OF BEARING
THE BASIS OF BEARING USED FOR THIS SURVEY IS SOUTH 81°11'43" EAST LOCATED ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 30 NORTH, RANGE 4 WEST, DOUGLASS HILLS, AS SHOWN ON THE RECORD OF SURVEY AS RECORDED IN BOOK 22 OF SURVEYS AT PAGE 917, RECORD 3 OF KOOTENAI COUNTY, IDAHO.

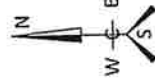
RE

- REFERENCES**
- (P-1) RECORD OF SURVEY PREPARED BY LEONARD A. FRANK, INC. AND RECORDED IN BOOK 7 OF SURVEYS, PAGE 24; RECORDS OF KOOTENAI COUNTY, IDAHO.
 - (P-2) RECORD OF SURVEY PREPARED BY LEONARD A. FRANK, INC. AND RECORDED IN BOOK 8 OF SURVEYS, PAGE 16; RECORDS OF KOOTENAI COUNTY, IDAHO.
 - (P-3) RECORD OF SURVEY PREPARED BY LEONARD A. FRANK, INC. AND RECORDED IN BOOK 9 OF SURVEYS, PAGE 14; RECORDS OF KOOTENAI COUNTY, IDAHO.
 - (P-4) RECORD OF SURVEY PREPARED BY LEONARD A. FRANK, INC. AND RECORDED IN BOOK 10 OF SURVEYS, PAGE 13; RECORDS OF KOOTENAI COUNTY, IDAHO.
 - (P-5) RECORD OF SURVEY PREPARED BY LEONARD A. FRANK, INC. AND RECORDED IN BOOK 11 OF SURVEYS, PAGE 12; RECORDS OF KOOTENAI COUNTY, IDAHO.
 - (P-6) RECORD OF SURVEY PREPARED BY SAMUELSON LAND SURVEING, PLLC, AND RECORDED IN BOOK 12 OF SURVEYS, PAGE 23; RECORDS OF KOOTENAI COUNTY, IDAHO.
 - (P-7) RECORD OF SURVEY PREPARED BY SHAWNEE CONSULTANTS TWO DIMENSIONS AND RECORDED IN BOOK 32 OF SURVEYS, PAGE 87; RECORDS OF KOOTENAI COUNTY, IDAHO.
 - (P-8) PLAT OF SHERMAN'S TRACTS AND RECORDS OF BOOK 6 OF PLATS, PAGE 11; RECORDS OF KOOTENAI COUNTY, IDAHO.
 - (P-9) PLAT OF SHERMANS PREPARED BY GARY A. FRAME, AND RECORDED IN BOOK 6 OF PLATS, PAGE 12A; RECORDS OF KOOTENAI COUNTY, IDAHO.
 - (P-10) ELECTION FOR RIGHT-OF-WAY EASEMENT FILED AS INSTRUMENT NUMBER 273453300, RECORDS OF KOOTENAI COUNTY, IDAHO.
 - (P-11) ELECTION FOR RIGHT-OF-WAY EASEMENT FILED AS INSTRUMENT NUMBER 273453300, RECORDS OF KOOTENAI COUNTY, IDAHO.
 - (P-12) ELECTRIC UTILITY RIGHT-OF-WAY EASEMENT FILED AS INSTRUMENT NUMBER 273453300, RECORDS OF KOOTENAI COUNTY, IDAHO.
 - (P-13) GRANT OF EASEMENT FILED AS INSTRUMENT NUMBER 273453300, RECORDS OF KOOTENAI COUNTY, IDAHO.

LEGEND

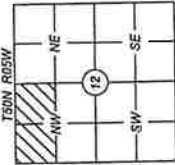
- LEGEND**
- SET 56 "X" 74" REBAR WITH YELLOW PLASTIC CAP MARKED "WCE PL 3.21N2"
- SET 66 "X" 74" REBAR WITH 2" ALUMINUM CAP MARKED "WCE PL 3.21N2"
- SET 12 "X" 24" REBAR WITH YELLOW PLASTIC CAP MARKED "WCE PL 3.21N2"
- SET 17 "X" 24" REBAR WITH YELLOW PLASTIC CAP MARKED "WCE PL 3.21N2"
- FOUND 58" REBAR WITH ORANGE PLASTIC CAP MARKED "WCE PL 3.21N2"
- FOUND 58" REBAR WITH YELLOW PLASTIC CAP MARKED "WCE PL 3.21N2"
- FOUND 58" REBAR WITH YELLOW PLASTIC CAP MARKED "WCE PL 3.21N2"
- FOUND 14" REBAR WITH YELLOW PLASTIC CAP MARKED "LEAPARD & FRAME"
- FOUND 12" REBAR WITH YELLOW PLASTIC CAP, ILLEGIBLE
- FOUND 2" ALUMINUM CAP MARKED "PLS 3554P" OR AS NOTED
- CALCULATED POINT, NOTHING FOUND OR SET

_____ BOUNDARY LINE
 _____ LOT LINE
 _____ ADJACENT LOT LINE
 _____ EASEMENT LINE
 _____ CENTER LINE
 _____ SECTION LINE
 _____ SURVEY MEASURE/JOB LINE

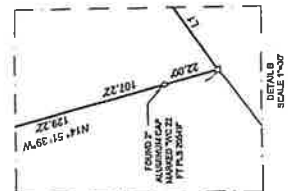


GRAPHIC SCALE

SCALE: 1" = 100'



Line		Line		Record Data	
Line #	Direction	Length			
1/2	S01°00'45"E	9.8'	(M, R-4)		
1/3	S01°17'41"W	0.8'	(M, R-4)		
1/4	S1°12'22"W	0.8'	(M, R-4)		
1/5	S34°17'11"W	0.6'	(M, R-4)		
1/6	S01°12'41"E	23.0'	(M, R-4)		
1/7	S43°33'43"E	4.0'	(M, R-4)		
1/8	N03°32'42"W	4.5'	(M, R-4)		
1/9	S01°17'41"W	5.0'	(M, R-4)		
1/10	S01°10'01"W	5.0'	(M, R-4)		
1/11	S01°10'01"W	5.0'	(M, R-4)		
1/12	S01°10'01"W	5.0'	(M, R-4)		
1/13	S01°10'01"W	5.0'	(M, R-4)		
1/14	S01°10'01"W	5.0'	(M, R-4)		
1/15	S01°10'01"W	5.0'	(M, R-4)		
1/16	S01°10'01"W	5.0'	(M, R-4)		
1/17	S01°10'01"W	5.0'	(M, R-4)		
1/18	S01°10'01"W	5.0'	(M, R-4)		
1/19	S01°10'01"W	5.0'	(M, R-4)		
1/20	S01°10'01"W	5.0'	(M, R-4)		
1/21	S01°10'01"W	5.0'	(M, R-4)		
1/22	S01°10'01"W	5.0'	(M, R-4)		
1/23	S01°10'01"W	5.0'	(M, R-4)		
1/24	S01°10'01"W	5.0'	(M, R-4)		
1/25	S01°10'01"W	5.0'	(M, R-4)		
1/26	S01°10'01"W	5.0'	(M, R-4)		
1/27	S01°10'01"W	5.0'	(M, R-4)		
1/28	S01°10'01"W	5.0'	(M, R-4)		
1/29	S01°10'01"W	5.0'	(M, R-4)		
1/30	S01°10'01"W	5.0'	(M, R-4)		
1/31	S01°10'01"W	5.0'	(M, R-4)		
1/32	S01°10'01"W	5.0'	(M, R-4)		
1/33	S01°10'01"W	5.0'	(M, R-4)		
1/34	S01°10'01"W	5.0'	(M, R-4)		
1/35	S01°10'01"W	5.0'	(M, R-4)		
1/36	S01°10'01"W	5.0'	(M, R-4)		
1/37	S01°10'01"W	5.0'	(M, R-4)		
1/38	S01°10'01"W	5.0'	(M, R-4)		
1/39	S01°10'01"W	5.0'	(M, R-4)		
1/40	S01°10'01"W	5.0'	(M, R-4)		
1/41	S01°10'01"W	5.0'	(M, R-4)		
1/42	S01°10'01"W	5.0'	(M, R-4)		
1/43	S01°10'01"W	5.0'	(M, R-4)		
1/44	S01°10'01"W	5.0'	(M, R-4)		
1/45	S01°10'01"W	5.0'	(M, R-4)		
1/46	S01°10'01"W	5.0'	(M, R-4)		
1/47	S01°10'01"W	5.0'	(M, R-4)		
1/48	S01°10'01"W	5.0'	(M, R-4)		
1/49	S01°10'01"W	5.0'	(M, R-4)		
1/50	S01°10'01"W	5.0'	(M, R-4)		
1/51	S01°10'01"W	5.0'	(M, R-4)		
1/52	S01°10'01"W	5.0'	(M, R-4)		
1/53	S01°10'01"W	5.0'	(M, R-4)		
1/54	S01°10'01"W	5.0'	(M, R-4)		
1/55	S01°10'01"W	5.0'	(M, R-4)		
1/56	S01°10'01"W	5.0'	(M, R-4)		
1/57	S01°10'01"W	5.0'	(M, R-4)		
1/58	S01°10'01"W	5.0'	(M, R-4)		
1/59	S01°10'01"W	5.0'	(M, R-4)		
1/60	S01°10'01"W	5.0'	(M, R-4)		
1/61	S01°10'01"W	5.0'	(M, R-4)		
1/62	S01°10'01"W	5.0'	(M, R-4)		
1/63	S01°10'01"W	5.0'	(M, R-4)		
1/64	S01°10'01"W	5.0'	(M, R-4)		
1/65	S01°10'01"W	5.0'	(M, R-4)		
1/66	S01°10'01"W	5.0'	(M, R-4)		
1/67	S01°10'01"W	5.0'	(M, R-4)		
1/68	S01°10'01"W	5.0'	(M, R-4)		
1/69	S01°10'01"W	5.0'	(M, R-4)		
1/70	S01°10'01"W	5.0'	(M, R-4)		
1/71	S01°10'01"W	5.0'	(M, R-4)		
1/72	S01°10'01"W	5.0'	(M, R-4)		
1/73	S01°10'01"W	5.0'	(M, R-4)		
1/74	S01°10'01"W	5.0'	(M, R-4)		
1/75	S01°10'01"W	5.0'	(M, R-4)		
1/76	S01°10'01"W	5.0'	(M, R-4)		
1/77	S01°10'01"W	5.0'	(M, R-4)		
1/78	S01°10'01"W	5.0'	(M, R-4)		
1/79	S01°10'01"W	5.0'	(M, R-4)		
1/80	S01°10'01"W	5.0'	(M, R-4)		
1/81	S01°10'01"W	5.0'	(M, R-4)		
1/82	S01°10'01"W	5.0'	(M, R-4)		
1/83	S01°10'01"W	5.0'	(M, R-4)		
1/84	S01°10'01"W	5.0'	(M, R-4)		
1/85	S01°10'01"W	5.0'	(M, R-4)		
1/86	S01°10'01"W	5.0'	(M, R-4)		
1/87	S01°10'01"W	5.0'	(M, R-4)		
1/88	S01°10'01"W	5.0'	(M, R-4)		
1/89	S01°10'01"W	5.0'	(M, R-4)		
1/90	S01°10'01"W	5.0'	(M, R-4)		
1/91	S01°10'01"W	5.0'	(M, R-4)		
1/92	S01°10'01"W	5.0'	(M, R-4)		
1/93	S01°10'01"W	5.0'	(M, R-4)		
1/94	S01°10'01"W	5.0'	(M, R-4)		
1/95	S01°10'01"W	5.0'	(M, R-4)		
1/96	S01°10'01"W	5.0'	(M, R-4)		
1/97	S01°10'01"W	5.0'	(M, R-4)		
1/98	S01°10'01"W	5.0'	(M, R-4)		
1/99	S01°10'01"W	5.0'	(M, R-4)		
1/100	S01°10'01"W	5.0'	(M, R-4)		

[illegible]

PROJ #:	22-3391	CMA
DATE:	08/09/25	STRUCTURAL
DRAFTED BY:	MAS	☒ SURVIVING
REVIEWED BY:	WAL	TRAFFIC
		PLANNING
		LANDSCAPE
		OTHER



WCE

WAPPLE CONSULTING ENGINEERS
 21 S. PINES ROAD
 SPOKANE VALLEY, WA 82326
 PH: 609-997-2017 FAX: 509-208-0277

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

SHEET
1 OF 4

DOB NUMBER

BOOK M PAGE 318
INSTRUMENT No. 3007-18900

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

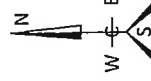
SEE SHEET 2

CONFIRM COPY

[illegible]

Line Table			Line Table		
Line #	Direction	Length	Line #	Direction	Length
L7	S01°25'41"W	4.78'	L16	N88°33'45"W	4.60'
L8	S58°30'01"E	1.85'	L21	N83°27'00"E	5.50'
L9	S01°33'40"E	13.84'	L32	N01°18'24"E	31.48'
L10	S03°43'02"E	12.19'	L33	N88°30'49"W	316.39'
L11	S02°48'40"E	40.35'	L35	N81°43'02"E	28.63'
L12	S04°06'42"E	9.34'	L36	S88°22'06"E	321.68'
L13	S05°12'44"W	8.52'	L38	N01°31'00"E	64.13'
L14	S14°52'59"W	8.98'	L37	S86°21'16"E	17.15'
L15	S35°57'41"E	8.57'	L39	N05°40'38"E	230.92'
L17	S88°33'46"E	4.50'	L39	N05°40'38"E	61.07'

Curve #	Length	Radius	Delta	Bearing	Chord
C10	47.12	30.00'	90°00'00"	S43°28'54"E	42.43'
C11	31.42	20.00'	90°00'00"	S48°31'03"W	28.28'
C12	31.42	20.00'	90°00'00"	N43°28'54"W	28.28'



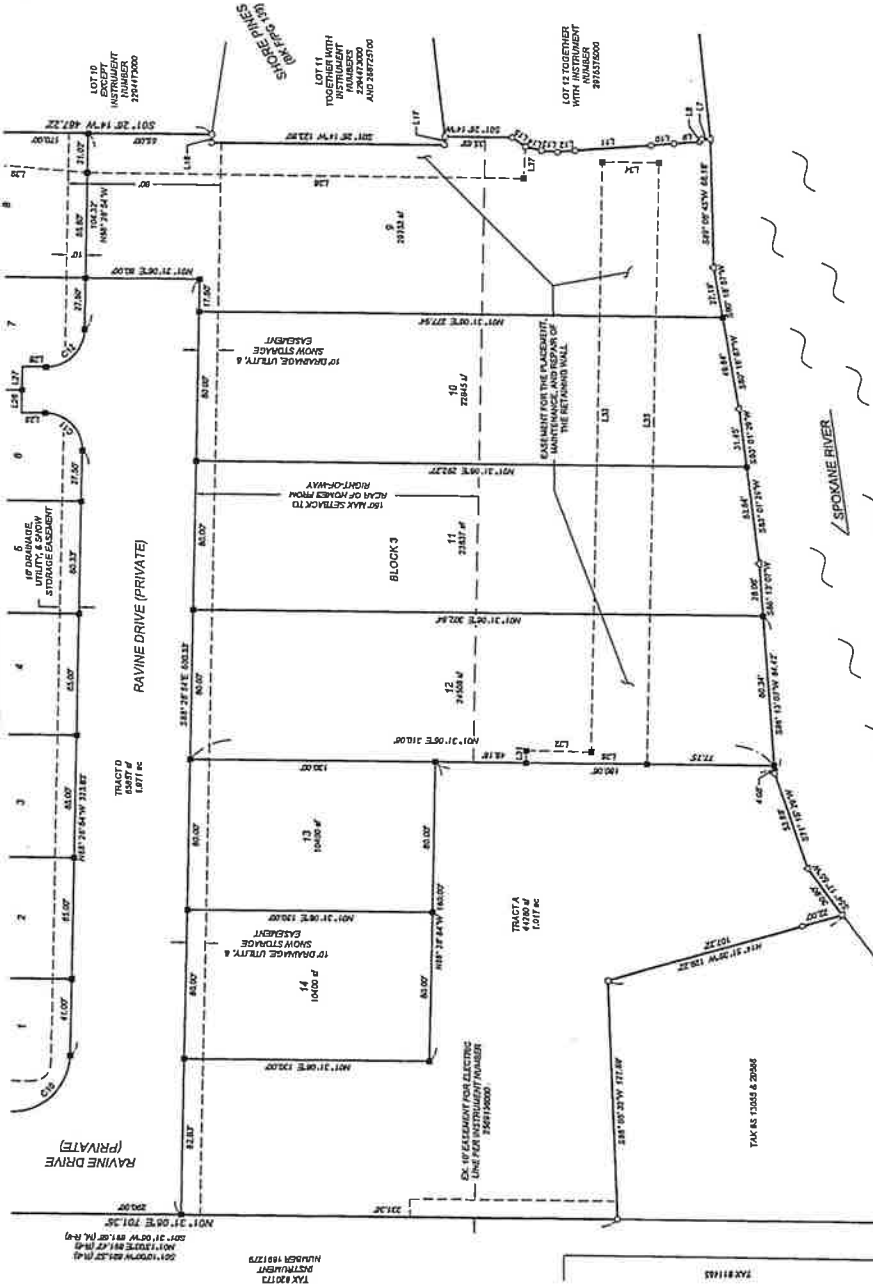
PROJ. #:	22-3391	COAL
DATE:	06/09/25	STRUCTURAL
DRAFTED BY:	MAS	☒ SURVEYING
REVIEWED BY:	WAL	TRAFFIC
		PLANNING
		LANDSCAPE
		OTHER



WCE
 WHISPA CONSULTING ENGINEERS
 21 S. PINE ROAD
 SPOKANE VALLEY, WA 99208
 PH: 609-463-2811 FAX: 609-463-2277

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

GRAPHIC SCALE
SCALE: 1" = 40'



RECORDING FEE: \$15.00

DD



RECORDING REQUESTED BY:

WARRANTY DEED: RIPARIAN RIGHT OF WHARFAGE

For value received, **SPOKANE RIVER NORTHSHORE, 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:

All riparian rights of wharfage associated with, or appurtenant to, Lot 12, Block 3, 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.

This is a conveyance limited to the riparian right of wharfage associated with the real property described herein. All other riparian rights other than the right to build piers, wharves or docks on the submerged bed of the Spokane River, is reserved to Grantor.

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.

DATED: July 7, 2025

SPOKANE RIVER NORTHSORE, LLC

A limited liability company

By: *Robert H. Tomlinson*

ROBERT H. TOMLINSON

Manager

STATE OF Idaho)
) ss.

COUNTY OF Kootenai)

On this 7th 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.



Toni Brown
Notary Public in and for the State of Idaho
Residing at: Arthol
My commission expires: 9/18/2028

WATERSTONE HOA-LOT 12.WD.wpd

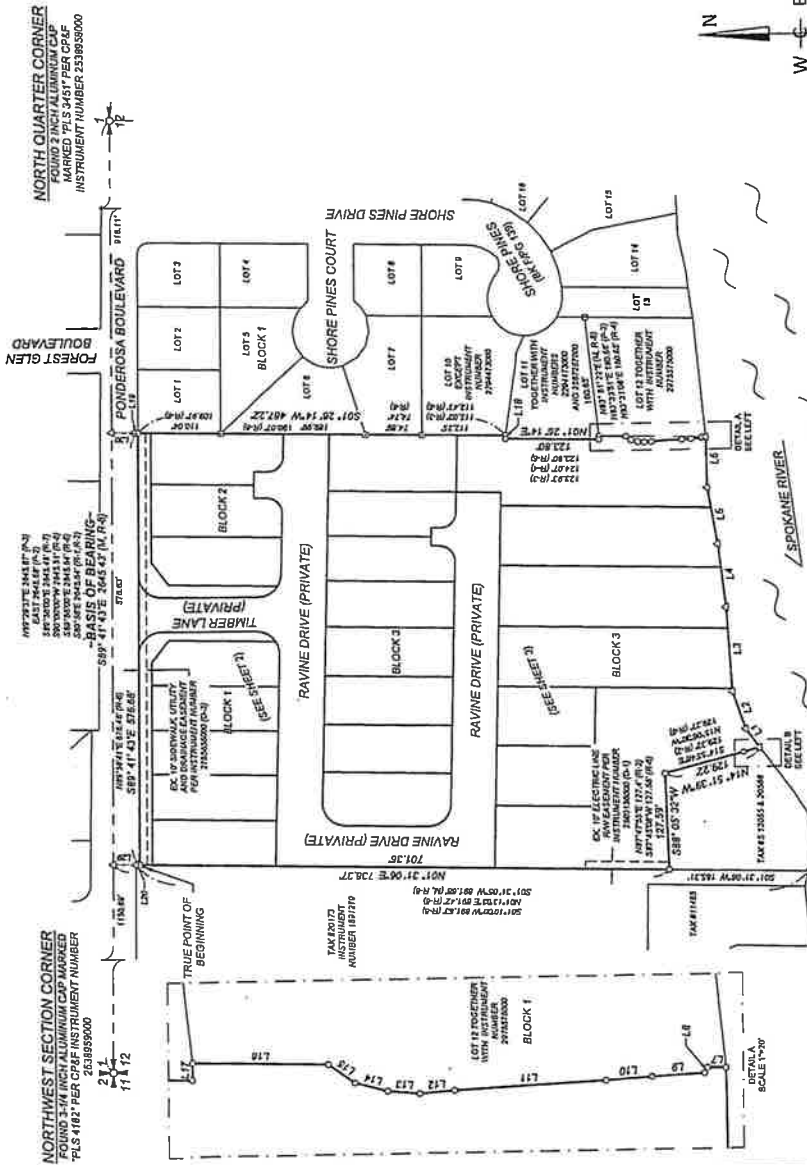
WARRANTY DEED: RIPARIAN RIGHT OF WHARFAGE – PAGE 2

BOOK: M PAGE: 3
INSTRUMENT No. 300708900

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



BASIS OF BEARING
THE BASIS OF BEARING USED FOR THIS SURVEY IS SOUTH 84°43' EAST LOCATED ALONG THE MCHIN LINE
THE BASE OF THE QUARTER SECTION 12, TOWNSHIP 30 NORTH, RANGE 4 WEST, BOULEVARD, AS
THE POINT OF BEGINNING OF SECTION 12, TOWNSHIP 30 NORTH, RANGE 4 WEST, BOULEVARD, AS
SHOWN ON THE RECORD OF SURVEY AS ACCREDITED IN BOOK 22 OF SURVEYS AT PAGE 937, RECORD 937
OF THE RECORD OF SURVEY.

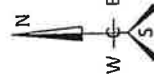
REFERENCES

- [illegible]

LEGEND

- [illegible]

_____ CALCULATED POINT, NOTHING FOUND OR SET
 _____ BOUNDARY LINE
 _____ LOT LINE
 _____ ADJACENT LOT LINE
 _____ EASEMENT LINE
 _____ CENTER LINE
 _____ SECTION LINE
 _____ SURVEY MEASUREMENT LINE



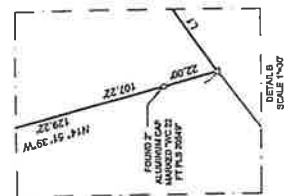
GRAPHIC SCALE

SCALE: 1" = 100'



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1.63	501176047E	5.07	(M, R #)	
1.64	501176047E	5.07	(M, R #)	
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Index	Operation	Length	Record Data
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L2	SET 11025 W	30.87	(M, R), SET 09750 W 20.00 (R)
L3	SET 11025 W	30.87	(M, R), SET 09750 W 20.00 (R)
L4	SET 11025 W	30.87	(M, R), SET 09750 W 20.00 (R)
L5	SET 11025 W	30.87	(M, R), SET 09750 W 20.00 (R)
L6	SET 11025 W	30.87	(M, R), SET 09750 W 20.00 (R)
L7	SET 11025 W	30.87	(M, R), SET 09750 W 20.00 (R)
L8	SET 11025 W	30.87	(M, R), SET 09750 W 20.00 (R)
L9	SET 11025 W	30.87	(M, R), SET 09750 W 20.00 (R)
L10	SET 11025 W	30.87	(M, R), SET 09750 W 20.00 (R)
L11	SET 11025 W	30.87	(M, R), SET 09750 W 20.00 (R)



PROJ. #:	22-3391	CIVIL
DATE:	08/09/25	STRUCTURAL
DRAFTED BY:	MAS	☒ BUILDING
REVIEWED BY:	WAL	TRAFFIC
		LANDSCAPE
		OTHER


WCE
 WHIPPLE CONSULTING ENGINEERS
 21 S. FINES ROAD
 SPOKANE VALLEY, WA 99208
 P/N: 609-493-2617 FAX: 509-493-0227

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

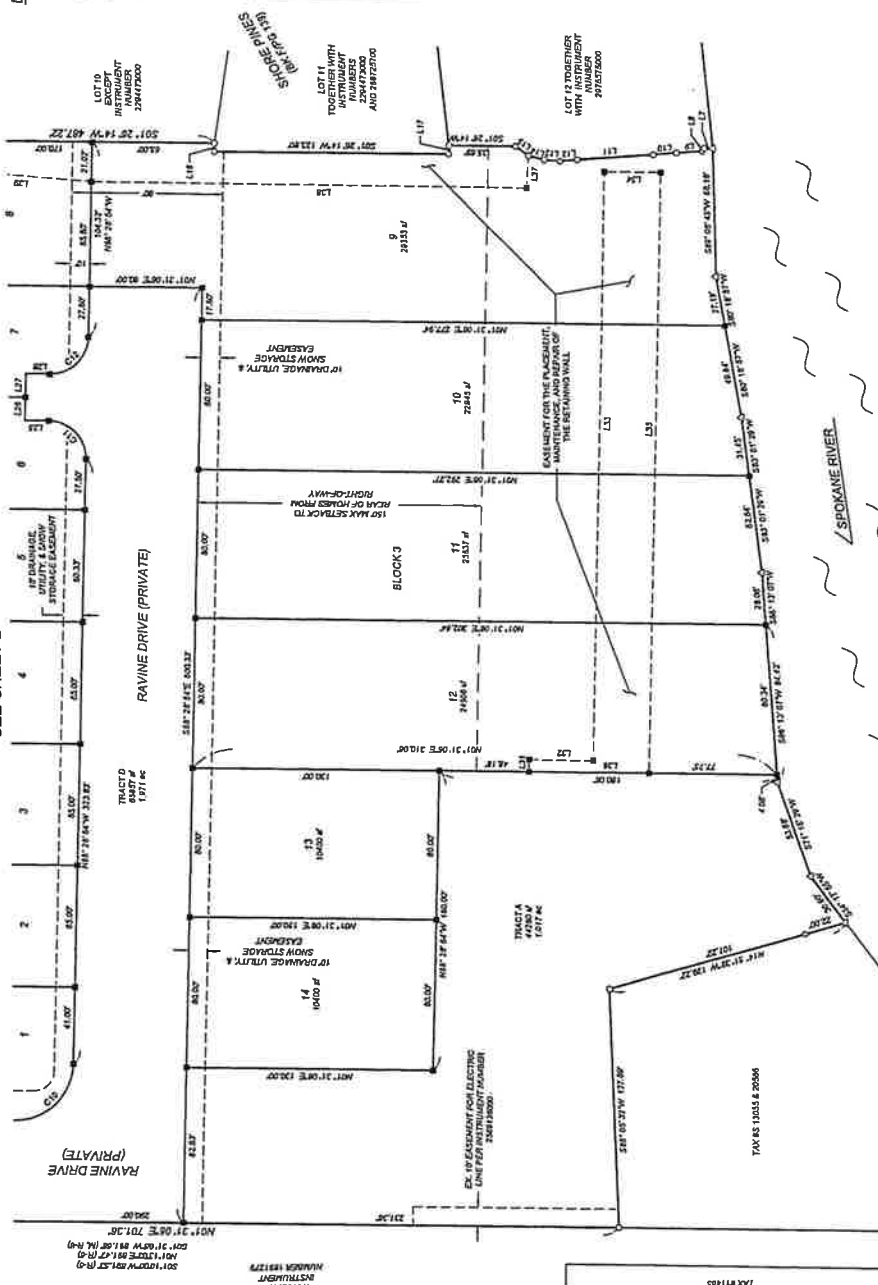
BOOK- M PAGE 318
INSTRUMENT No. 3007-089010

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

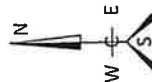
CONFIRM COPY

SEE SHEET 2



Line Table		
Line #	Direction	Length
L18	N88.33146°W	4.50'
L19	N88.33146°W	4.50'
L20	N87.21300°E	1.65'
L21	N87.21300°E	13.94'
L22	N88.20949°W	216.28'
L23	N88.20949°W	216.28'
L24	N07.41302°E	23.83'
L25	S89.20035°E	321.68'
L26	N07.21300°E	71.16'
L27	S68.21161°E	64.13'
L28	N07.40333°E	230.62'
L29	N07.40333°E	91.03'

Curve #	Length	Radius	Delta	Bearing	Chord
C10	47.12'	30.00'	90°00'00"	S43°25'54"E	42.43'
C11	31.42'	20.00'	90°00'00"	S46°31'08"W	28.28'
C12	31.42'	20.00'	90°00'00"	N43°25'54"W	28.28'



PROJ #:	22-3391	Civil
DATE:	08/05/25	STRUCTURAL
DRAWN BY:	MAS	☒ SURVEYING
REVIEWED BY:	WAL	PLANNING
		LANDSCAPE



AWCE
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PH: 509-861-3812 FAX: 509-826-0277

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

SHEET
3 OF 4
JOB NUMBER
22-3391



GRAPHIC SCALE
SCALE: 1" = 40'

