

# 31-00160B 31-00161B 31-04011C & 31-07131

T07N R34E  
S17 & S18



Map prepared by: Carter Fritschle  
Date prepared: 11/24/00  
1987-1988 NAPP photography  
Idaho Department of Water Resources

## **Mitchell (Sauer) Wells on Joe Hartwell's Property**

1930 - Sauve Decree decrees rights 31-00160 to Alexander Mitchell and 31-00161 to Mary Mitchell, both rights have a source of Spring Lake and a priority date of December 8, 1913.

1936 - Documentation supports that Spring Lake had dried up and the east well was drilled in T07N, R34E, S05 NESE by Tom Mitchell to replace the Spring Lake water.

1939 - Documentation supports that the west well was drilled in T07N, R34E, S05 NESE by Tom Mitchell.

1948 - Warranty deed from Sandy and Dorothy Mitchell to Joe Hartwell reserves the right for Thomas Mitchell to drill a new well or wells on property Mitchells sell to Hartwell (includes T07N, R34E, S05, NESE.) The existing well and the new well or wells total diversion rate is limited to 600 inches (12.00 cfs).

1956 - Documentation supports the east well in Section 5 was enlarged. Claims 31-04011B and 31-04011C are for the enlarged use.

1974 - Application for Permit 31-07131 and statutory claim 31-04011 filed. Joe Hartwell protested the application for permit. Bruce Mitchell agreed not to increase the amount of water currently developed and abide by the 1948 warranty deed. Joe Hartwell and Bruce Mitchell signed a stipulation that was also a withdrawal of the protest. See memo from Ron Carlson in file 31-07131 dated December 17, 1974.

1975 - Statutory claim 31-04012 filed by Earl Hunter. Bruce Mitchell filed an exception to the claimed priority date of 1934 stating it should be 1939 or 1940.

1977 - The field exam for 31-07131 was conducted on September 2, 1977. The "capacity" of the east well was measured at 7.42 cfs.

1979 - Application for Permit 31-07320 filed by Sauer Enterprises with the Point of Diversion a well in Section 18.

1985 - Application for Permit 31-07320 amended by Sauer Enterprises to include the wells in Section 5. Amended application states an easement authorizes access to wells in Section 5. A copy of the easement is not furnished with the application, and it is assumed the document that authorizes the easement is the 1948 warranty deed reservation. Joe Hartwell files a protest to this amended application stating that an increase in flow from the wells in Section 5 will "create a trespass condition and disregard the terms under which I purchased the land on which the wells are located." Joe Hartwell later withdrew his protest.

1990 - A re-examination for 31-07320 is conducted to include the flows of both the east well and west well in Section 5. This field exam found the east well producing 5.71 cfs and the west well producing 7.38 cfs. This is a total of 13.09 cfs which is 1.09 cfs greater than the 12.00 cfs described in the 1948 warranty deed.

2000 - A check with Jefferson County Assessor shows Joe Hartwell as the owner of record for T07N, R34E, S05, NESE.

File Nos. 31-00160A, 31-00160B, 31-00161A, 31-00161B, 31-02299, 31-02415, 31-04011B, 31-04011C, 31-04012, 31-07131, 31-07320 and 31-10652.

CLF 11-30-00

RECEIVED

DEC 23 1974

Department of Water Resources  
Eastern District Office  
86030

WARRANTY DEED

County of Jefferson

31-04011C

I hereby certify that the above and  
foregoing is a true and correct  
copy of the original (on file)  
(of record)

Dated Dec 10, 1974

Otto A. Lammiman  
Clerk of the County of our Lord  
Ex-Officio Auditor & Recorder

This Indenture, Made this 11th day of June

between Sandy Mitchell and Dorothy Mitchell, his wife  
Jefferson and State of Idaho  
Sandy Mitchell, a married man,  
Jefferson and State of Idaho

WITNESSETH That, the said parties of the first part, for and in consideration of the sum of

For and no/100ths. -(\$10.00) ----- DOLLARS.

to them in hand paid by the said party of the second part, the receipt whereof is  
acknowledged, have granted, bargained and sold, and by these presents do grant, bargain, sell, convey and confirm unto the said party

of the second part, and to his heirs and assigns, forever, all the following described real estate, situated in

Jefferson County, State of Idaho, to-wit:

The West Half of the Southwest Quarter (E1/2SW1/4) the Southeast Quarter (SE1/4) the South Half  
of the Northeast Quarter (S1/2NE1/4) and Lot One (1) of Section Five (5) and the West Half of  
the East Half of Section Four (4) Township Seven (7) North, Range Thirty four (34) East  
Boise Meridian.

subject to taxes and assessments for the year 1948 and thereafter, and to the right of  
Sandy Mitchell to drill a well or wells on said premises, in addition to the well now  
owned by him, and to construct the necessary pumping equipment and ditches, sufficient  
to reduce an aggregate of 600 inches of water, including the water now produced by him.

Excepting from this conveyance all water or water rights thereupon situated and all  
ditches now constructed thereon; and the parties of the first part hereby reserve in  
themselves the right to enter upon said premises at all and any times to drill wells and  
develop waters on said premises and to maintain and construct wells, pumps and ditches and the  
party of the second part agrees not to drill a well thereon, excepting he shall have  
the right to drill a small well for domestic and culinary purposes. The parties of the  
first part hereby agree that no water will be developed thereon in such a manner that such  
water works or ditches will interfere with or become dangerous to livestock.

Any taxes or a assessment levied against said wells or pumping equipment shall be paid by  
the parties of the first part, their successors or assigns.

\$6.05 in U.S.R.S. Attached and cancelled.

together with all and singular the tenements, hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion  
and reversions, remainder and remainders, rents, issues and profit thereof, and all estate, right, title and interest in and to the said property, as well  
in law as in equity, of the said parties of the first part.

TO HAVE AND TO HOLD, All and singular, the above mentioned and described premises, together with the appurtenances unto the said  
party of the second part, to his heirs and assigns forever. And the

said parties of the first part and their heirs, the said premises in the quiet and peaceable possession of the said party

of the second part, his heirs and assigns, against the said parties of the first part, and their heirs,  
and against all and every person and persons whosoever, lawfully claiming or to claim the same, shall and will warrant and by these presents forever  
defend.

IN WITNESS WHEREOF, the said parties of the first part have hereunto set their hands and seals, the day and  
year first above written.

Signed, Sealed and Delivered in the Presence of

Sandy Mitchell (SEAL)

Dorothy Mitchell (SEAL)

(SEAL)

STATE OF IDAHO,

County of Bonneville

On this 11th day of June

in the year 1948, before me,

the undersigned

a Notary Public

in and for said County and State,

personally appeared Sandy Mitchell and Dorothy Mitchell, his wife.

known to me to be the persons whose names are subscribed to the within instrument, and acknowledged to me that they

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year in this certificate first above written.

My Commission Expires: November 9, 1951

John L. Bloem, Notary Public

Residing at Idaho Falls, Idaho.

Recorded at the request of John L. Bloem this 16th day of June

10 minutes past 1 o'clock P.M.

March 5, 1993

RECEIVED

MAR 08 1993

Department of Water Resources  
Eastern District Office

Department of Water Resources

Water Right Numbers

A 31-04011A

A 31-04012

This well was put in by Bruce Mitchell. Sauer Enterprise purchased the farm.

Bruce is deceased. He told me that it was a spring that flowed for a few years.

This map from the power company shows that the line was constructed in 1936 to Bruce Mitchell's well.

The big power line is 60 feet and the pine poles that were put in to Bruce's well were 30 feet, put in in 1936.

He used the spring he has filed on a few years before putting in the well.

Phone # 657-2221

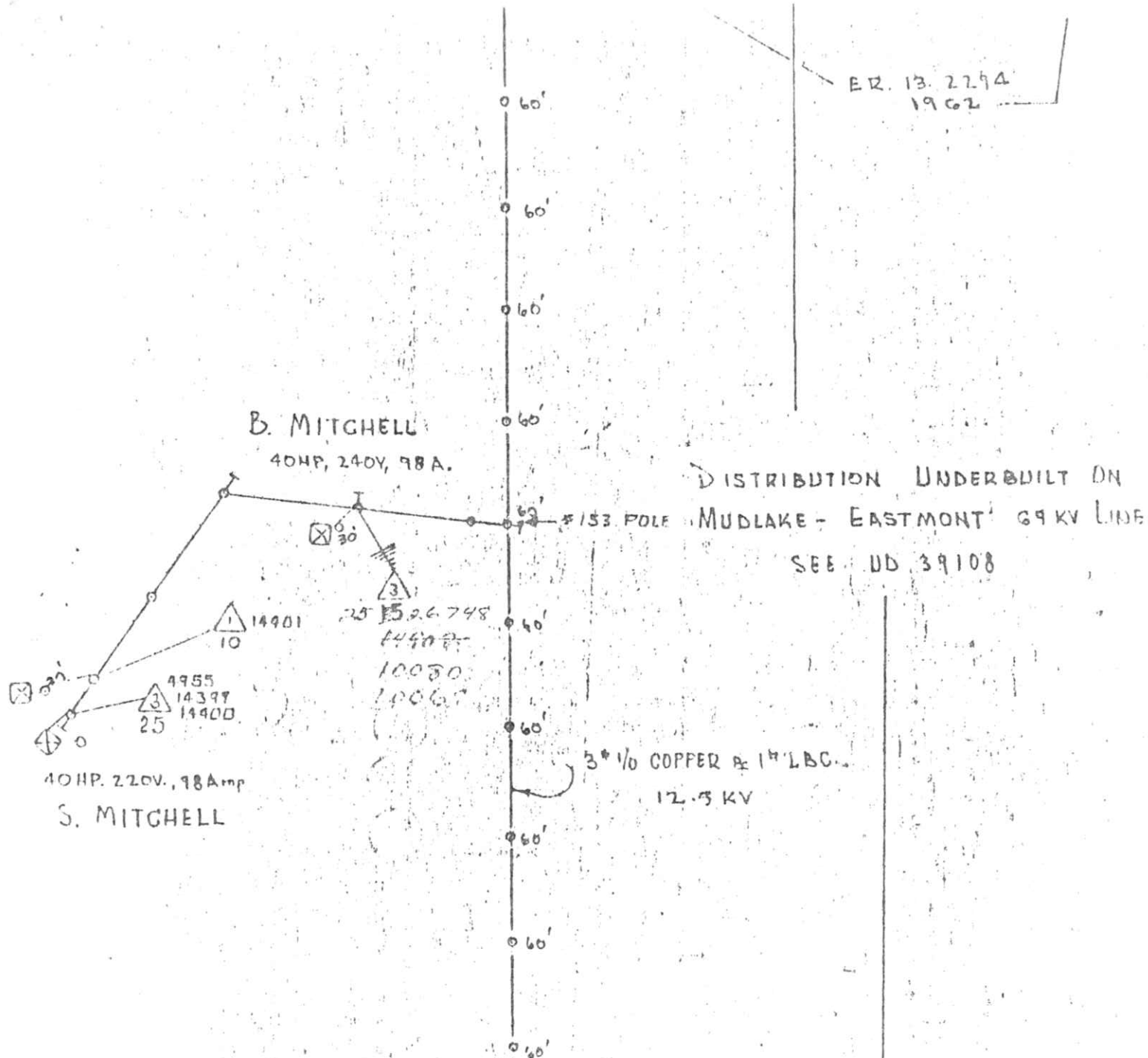
Sauer Enterprise  
HC 63 Box 2137  
Monteview, Idaho  
83435

*Neal Sauer*

MICROFILMED

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