Idaho Department of Water Resources

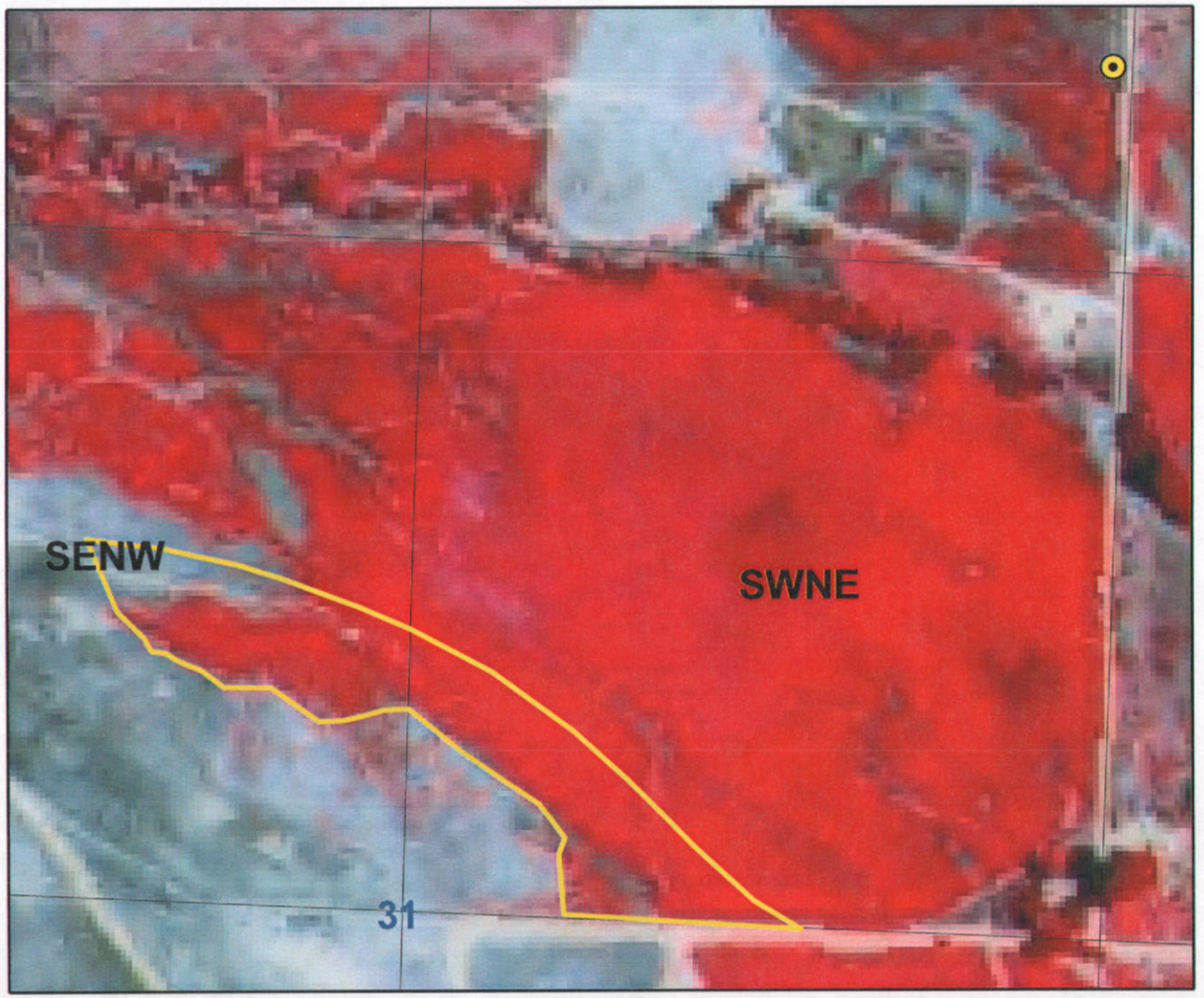
SRBA Recommendation:

63-32412

(Irrigation)

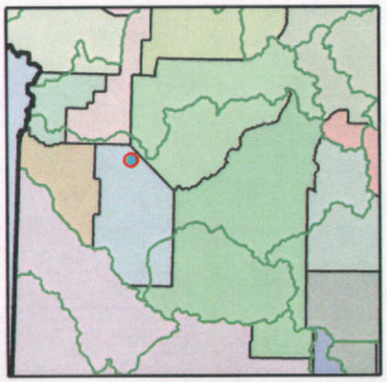
R02E

T05N



Legend

- Point of Diversion
- Place of Use
- Townships
- PLS Sections
- Quarter Quarters



Ada County
IDWR Basin 63

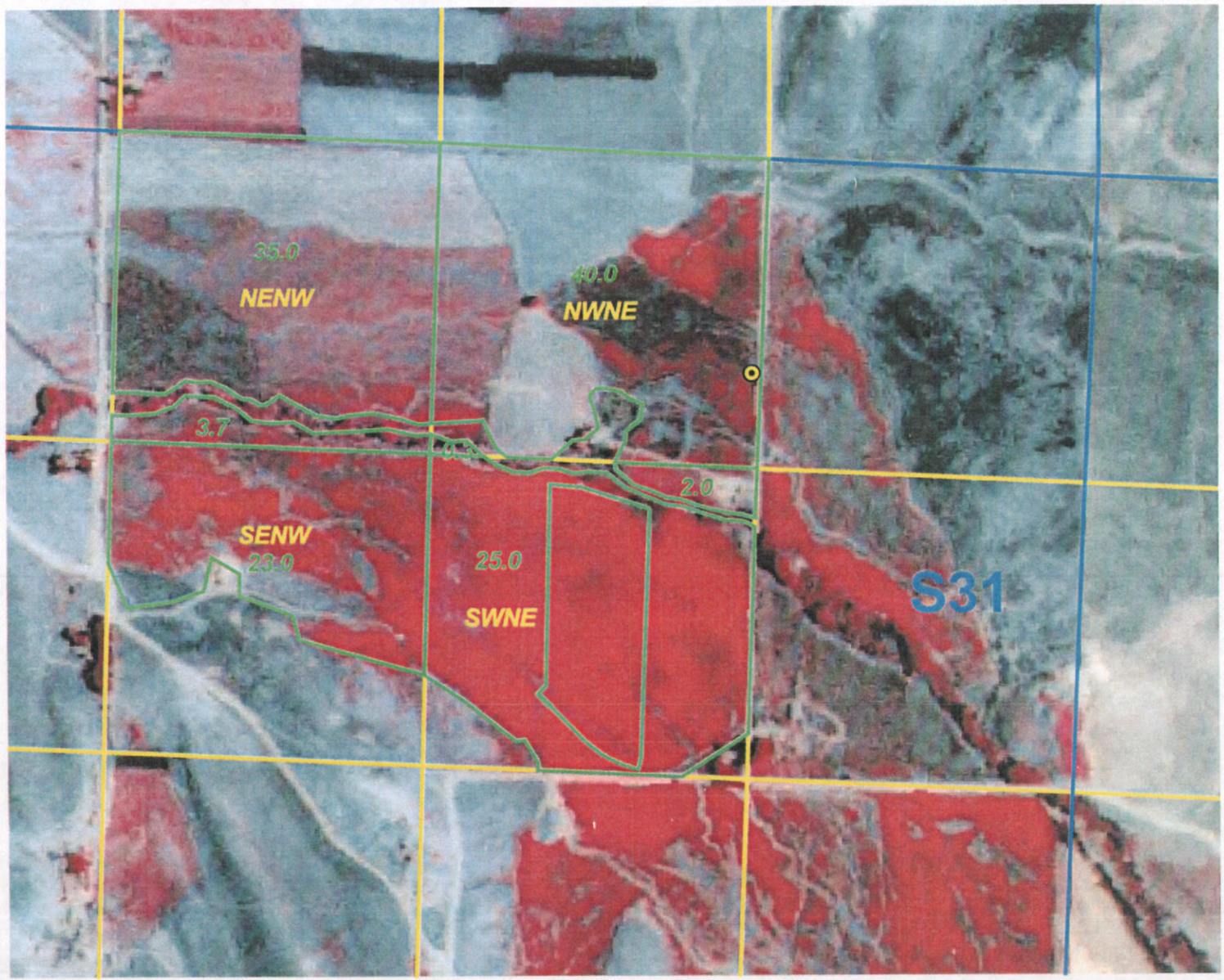
N

0 0.1 0.2 Miles

Prepared by S. Egbert
On Thursday, September 7, 2006
1987/88 Aerial Photography

Idaho Department of Water Resources

Claims: 63-31739
Date Prepared: 07-25-03
By: Ron Howerton



T05N, R02E
S31

N
W
E
S

- Point of Diversion
- Place of use
- Section
- 1/4 1/4

129 Acres

1987 NAPP

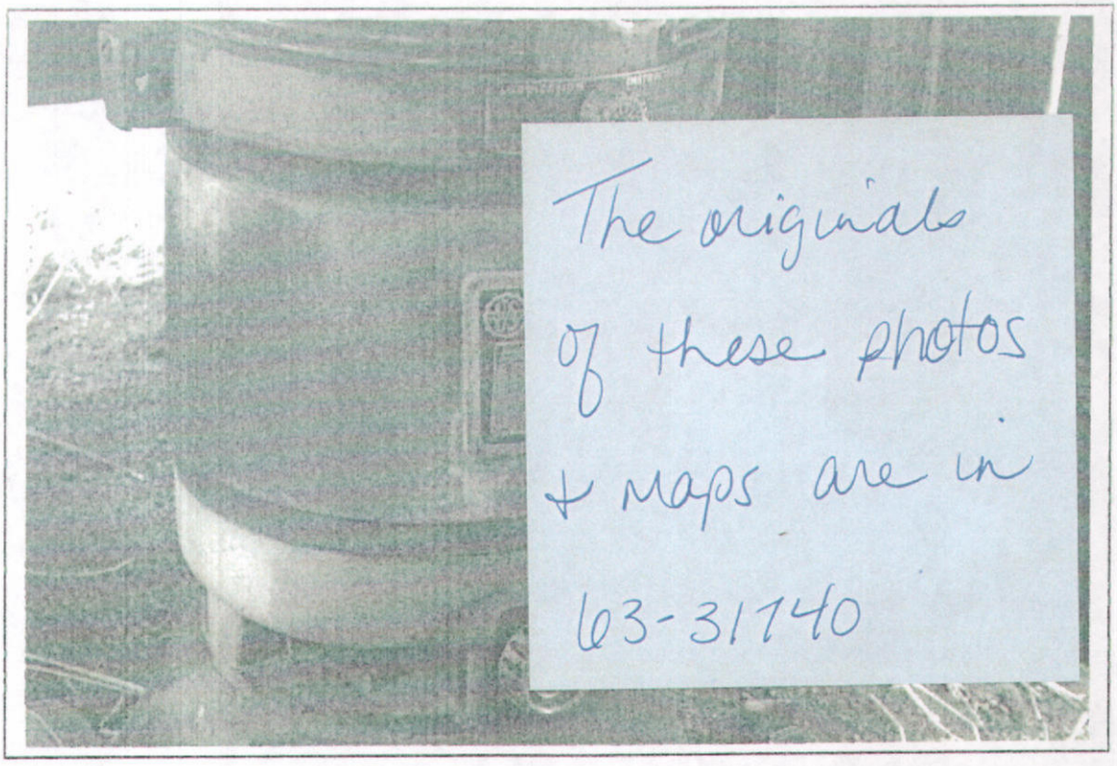


Photo 1: 63-3162, Field Exam 11-14-02: Located in the SENWNE, S31, T05N, R02E. GPS location shown on 1987 NAPP. 20 HP Holloshaft. Old system had 6" discharge east into gravity flow ditches. Pumps were used to deliver water to areas not reached by gravity irrigation.

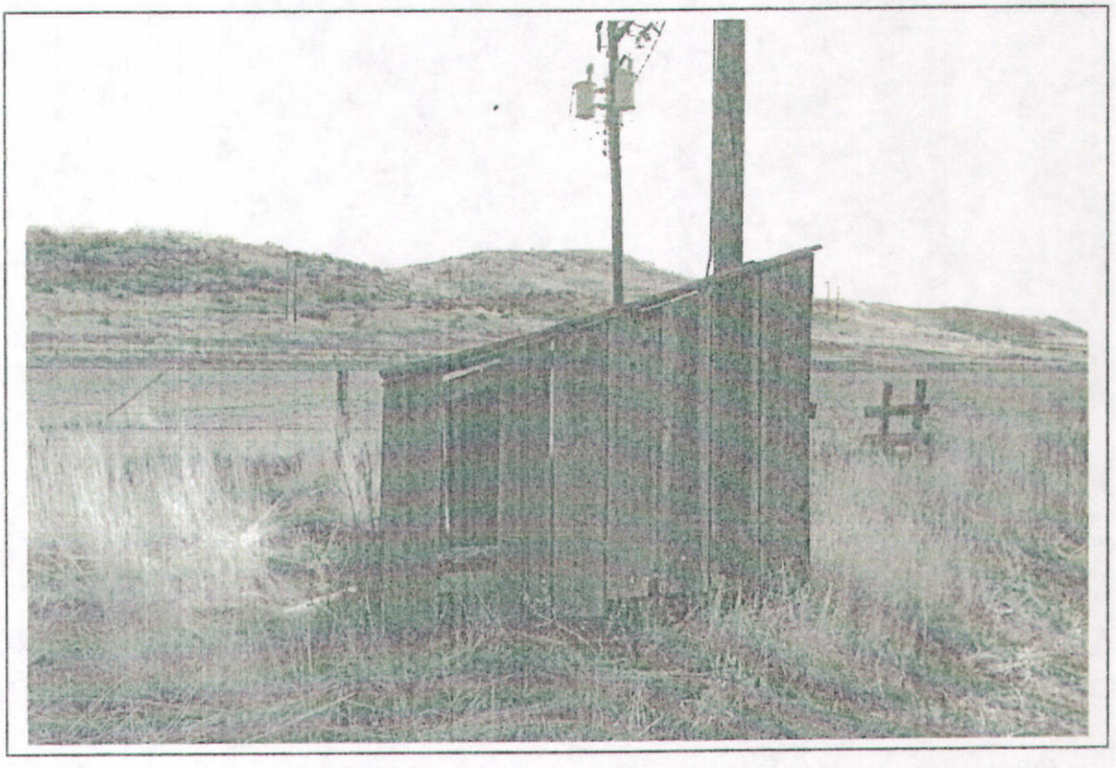


Photo 2: Well house. View is to east. New system from well delivers water in underground piping into a distribution pond where the groundwater is commingled with Dry Creek water. Re-lift pumps put water in to a pressurized underground sprinkler system. See attached Enchanove Ranch Estates plats for detailed irrigation system.

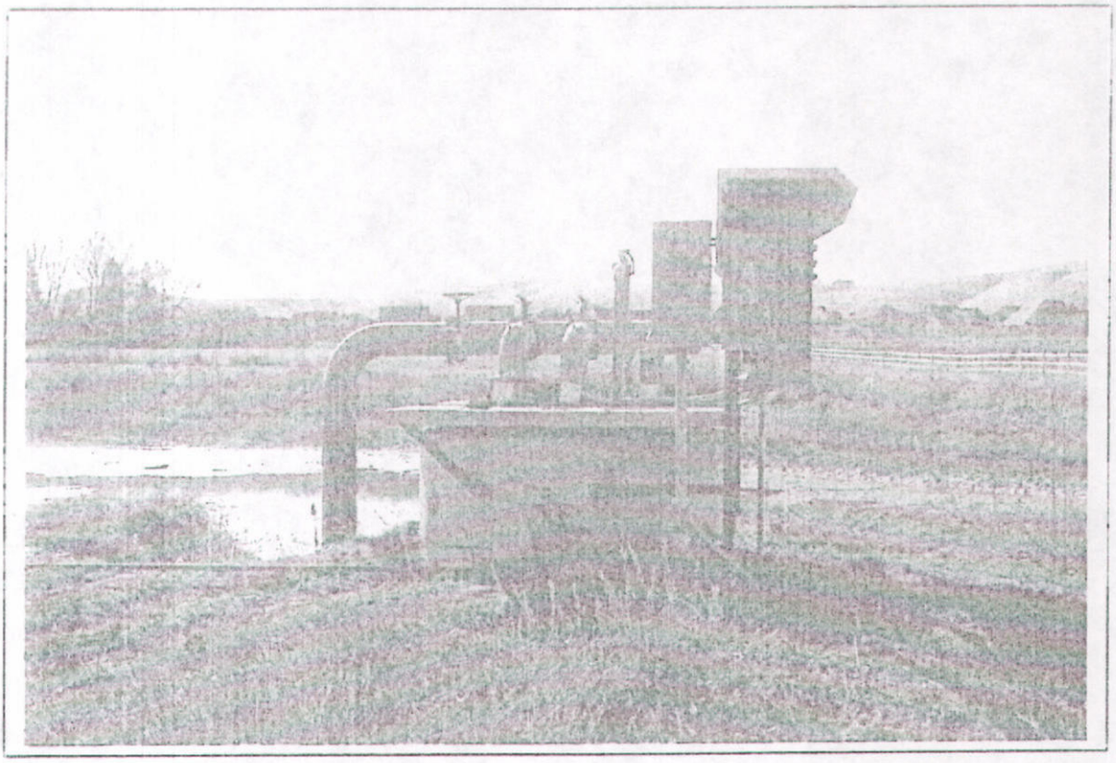


Photo 3: Distribution pond with re-lift water pumps. Piped into pressurized sprinkler irrigation system. View is to south in the SWNE, S31, T05N, R02E.



Photo 4: Distribution pond & pressurized system, view is to the east. See attached measurements. The pond has 5.17 AFA volume MAX. The well water is supplemental to surface Dry Creek right and thus the MAX combined flow is 2.78 CFS. (2.78)(1.9835) = 5.51 AFA.

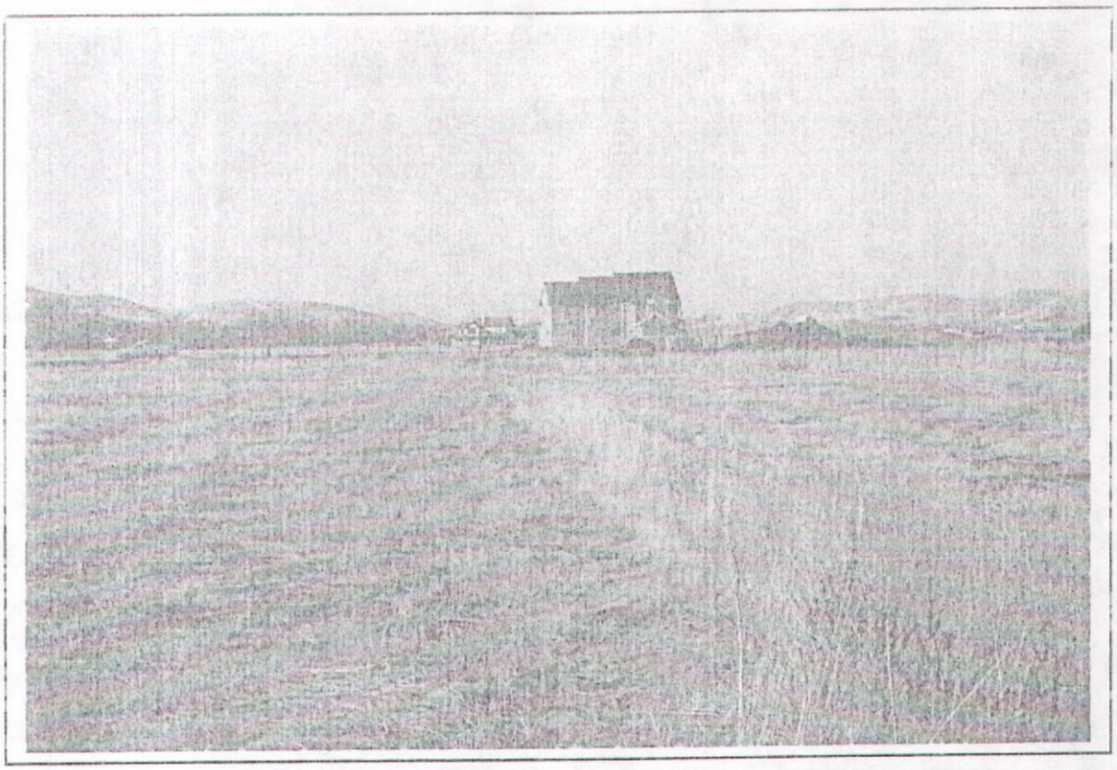


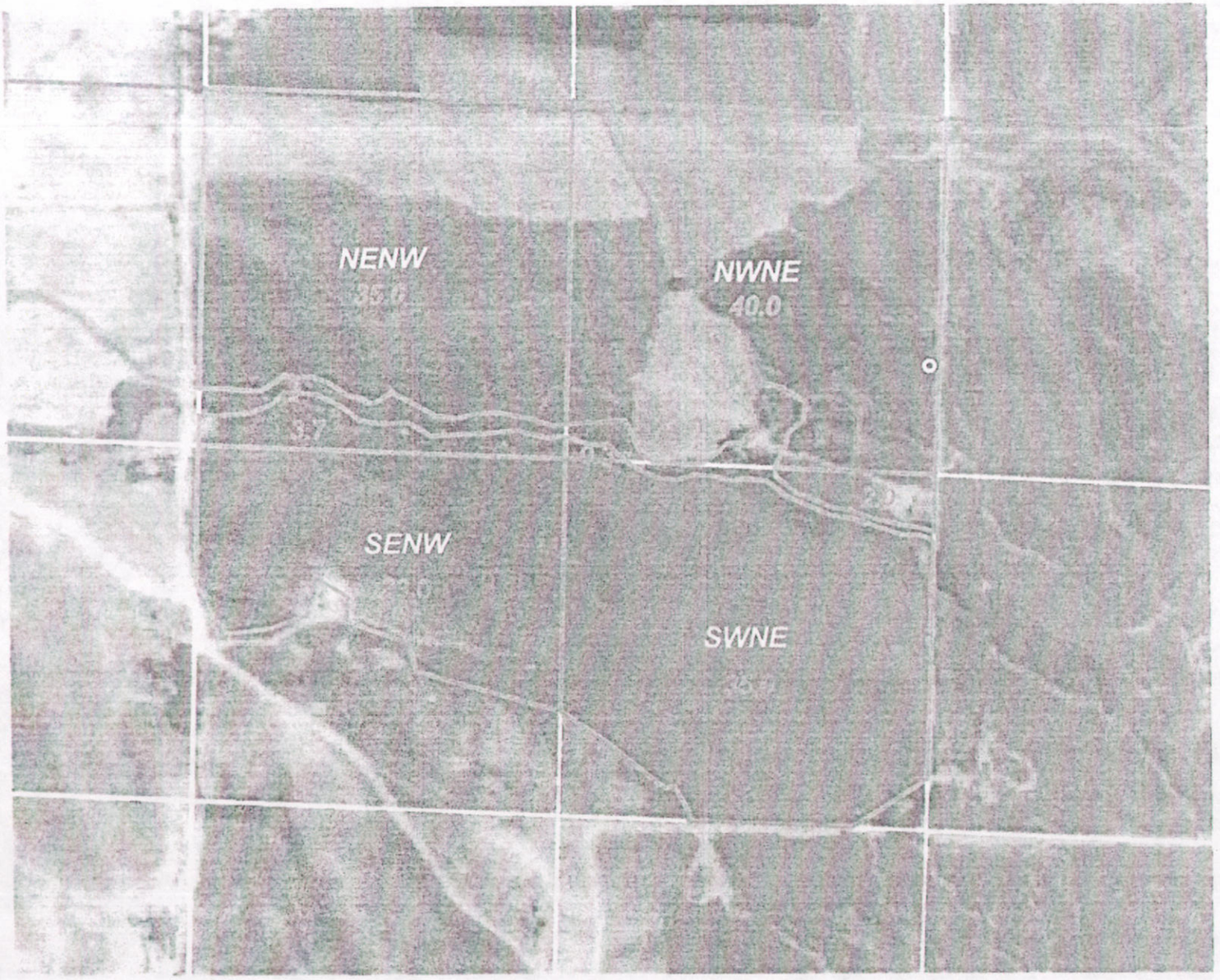
Photo 5: Place of use view to west from dirt road near Currant Creek in the NWNE S31, T05N, R02E. Irrigation shown on 1987 NAPP



Photo 6: Place of use from dirt road. View is to west. New system pond shown in background. Re-lift pumps are on right. Manhole is part of underground system from Dry Creek. See attached Enchanove Ranch Estates plats for detailed irrigation system. Located in the SWNE, S31, T05N, R02E.

IDAHO DEPARTMENT OF WATER RESOURCES

Claims: 63-3162
Date Prepared: 11-18-02
Prepared By: Ron Howerton



T05N, R02E
S31

N
W E
S

⊙ Point of Diversion
Place of use
Section
Quarter/Quarter

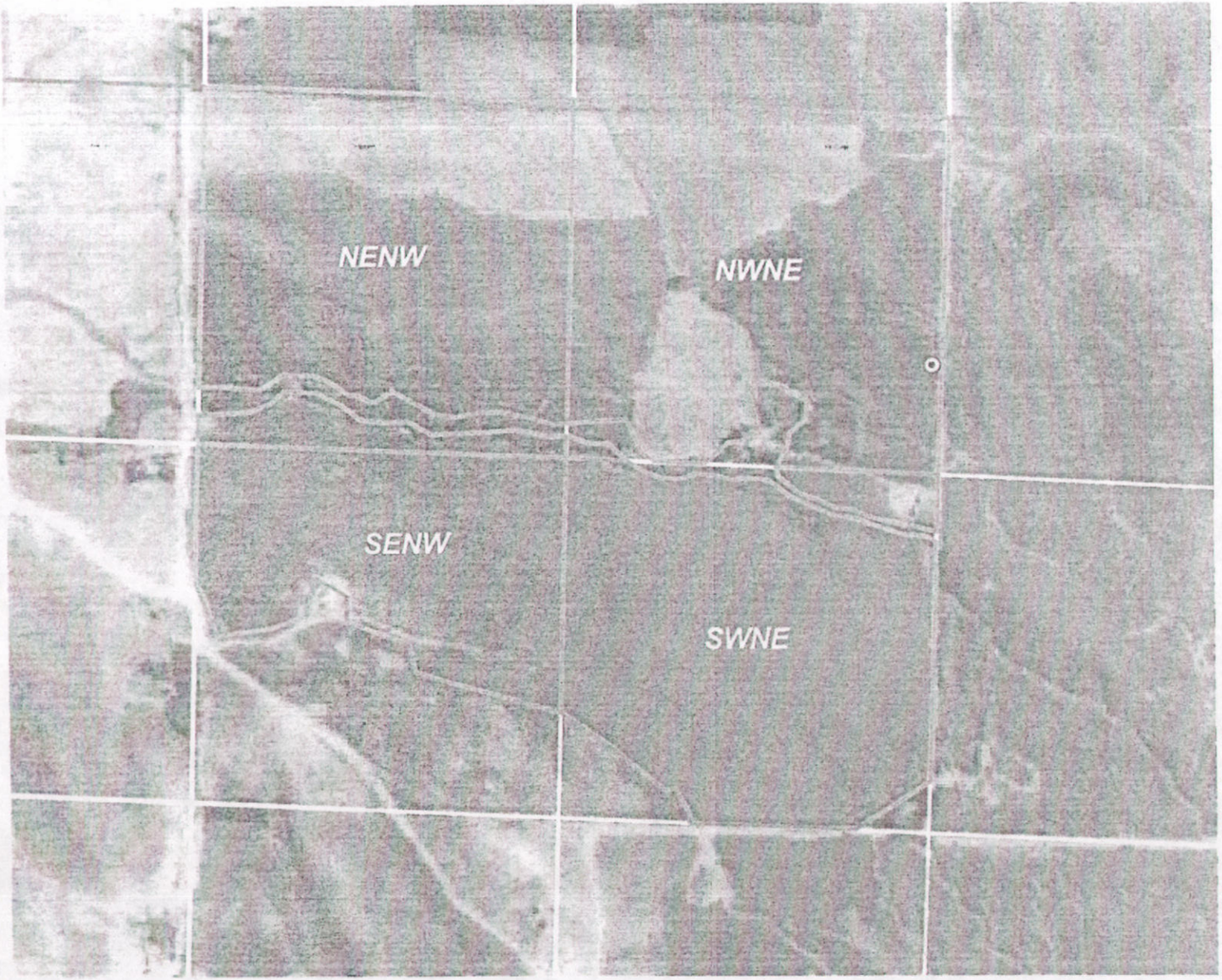
139 Acres

0 0.25 0.5 0.75 Miles

1987 NAPP

IDAHO DEPARTMENT OF WATER RESOURCES

Claims: 63-3162
Date Prepared: 11-18-02
Prepared By: Ron Howerton



T05N, R02E
S31

N
W
E
S

Point of Diversion
Place of use
Section
Quarter/Quarter

0 0.25 0.5 0.75 Miles

1987 NAPP

IDAHO DEPARTMENT OF WATER RESOURCES

Claims: 63-3162
Date Prepared: 11-18-02
Prepared By: Ron Howerton



T05N, R02E
S31

N
W
E
S

⊙ Point of Diversion
Place of use
Section
Quarter/Quarter

0 0.25 0.5 0.75 Miles

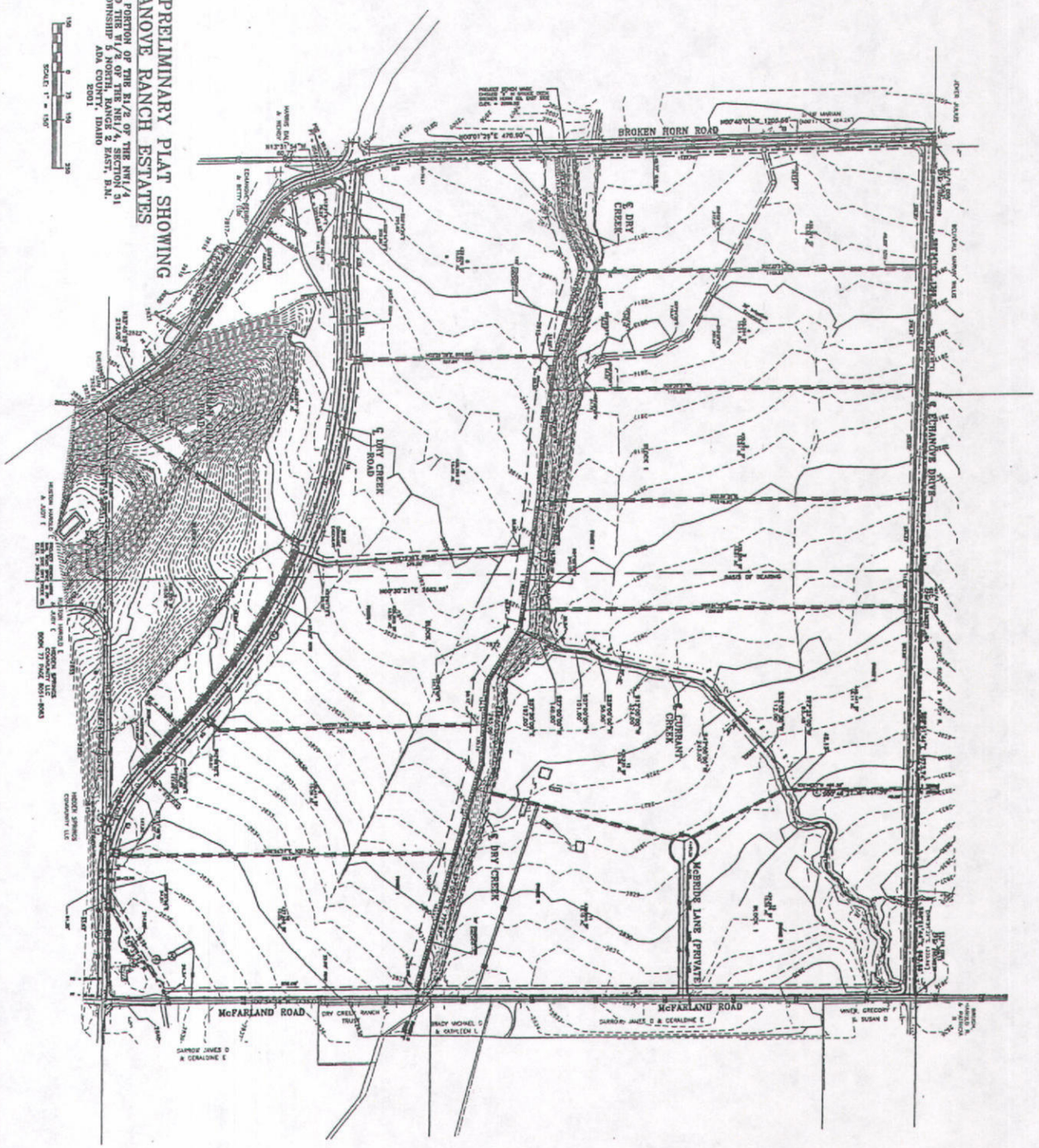
1987 NAPP

P:\A_CIVIL\C006265\dwg\006265_PP.dwg, WHO[illegible]TF, 02/07/01 11:14:51 AM, PINNACLE ENGINEERS, INC[illegible]LL RIGHTS RESERVED

AMENDED PRELIMINARY PLAT SHOWING ECHANOVE RANCH ESTATES

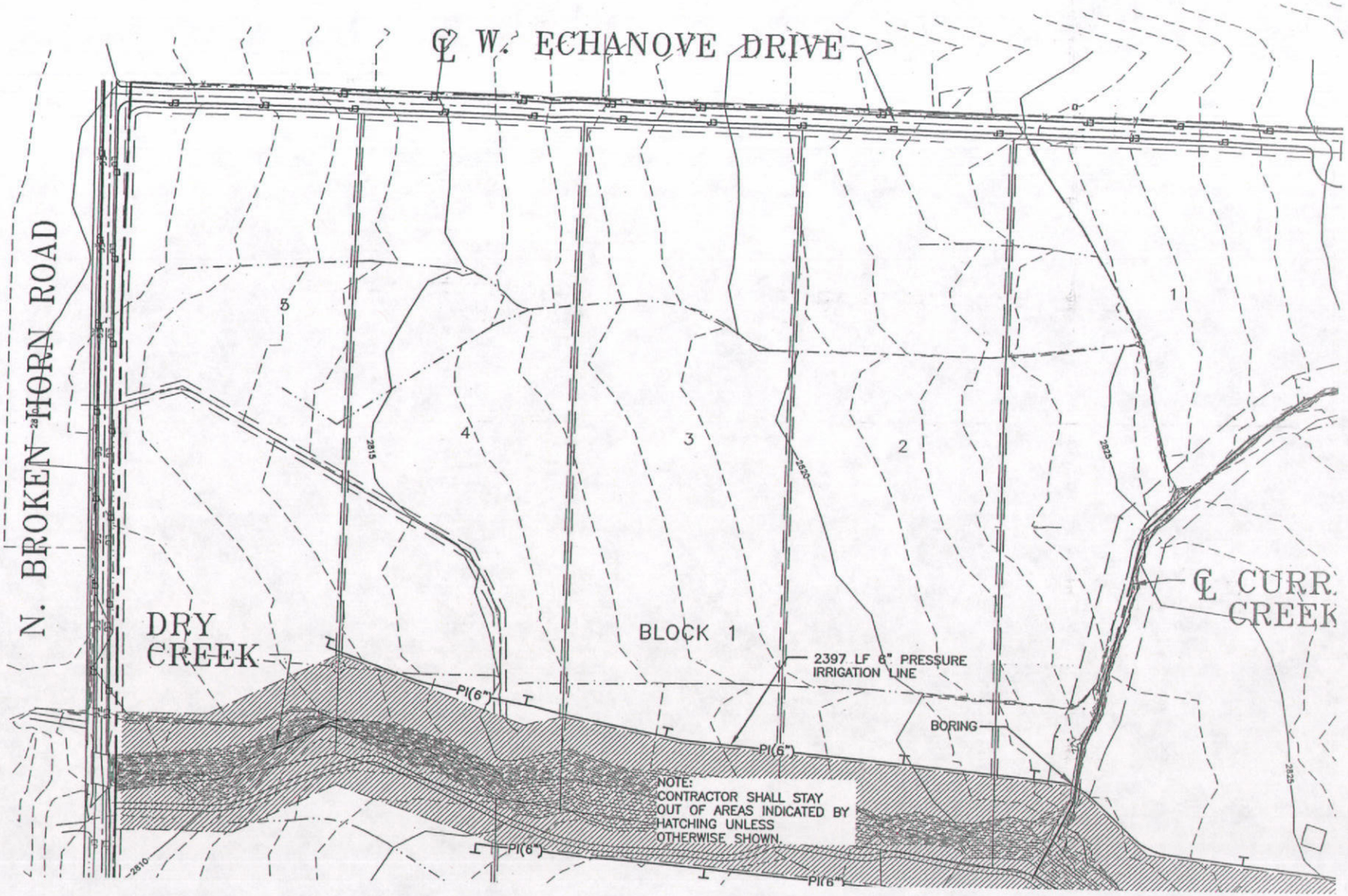
A PORTION OF THE E1/2 OF THE NW1/4 AND THE W1/2 OF THE NE1/4 SECTION 31 TOWNSHIP 5 NORTH, RANGE 2 EAST, B.M. ADA COUNTY, IDAHO 2001

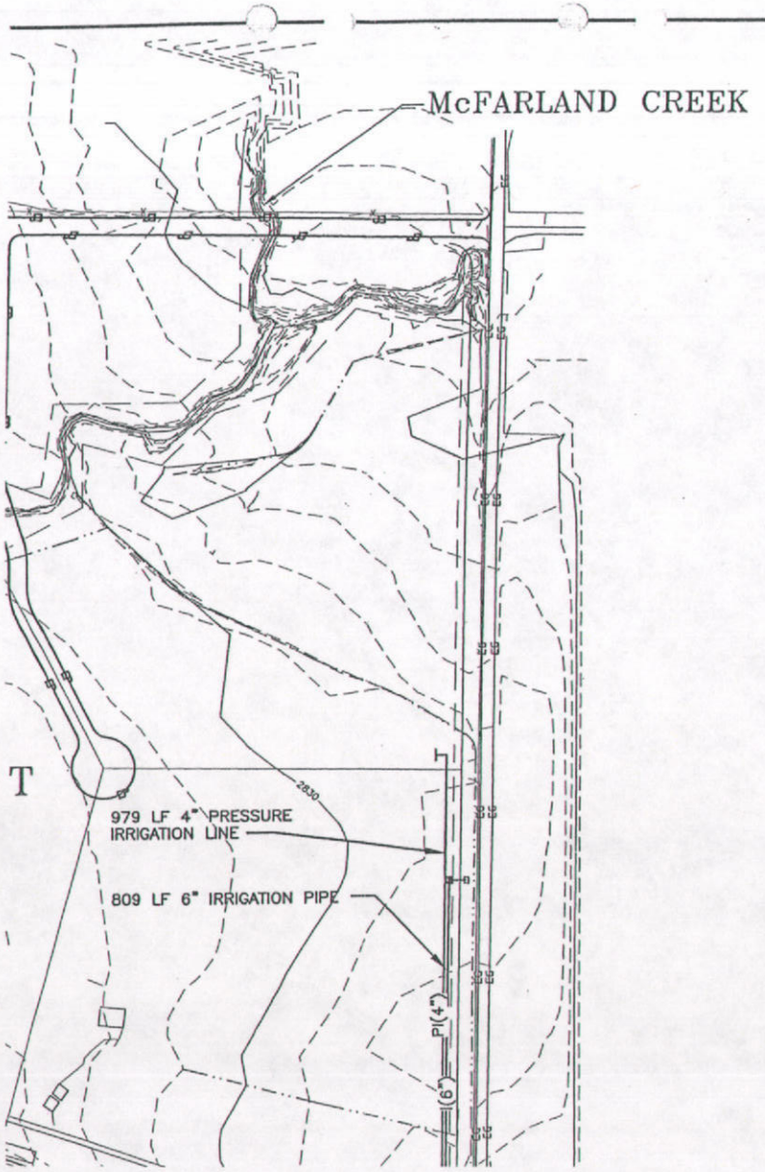
SCALE 1" = 150'



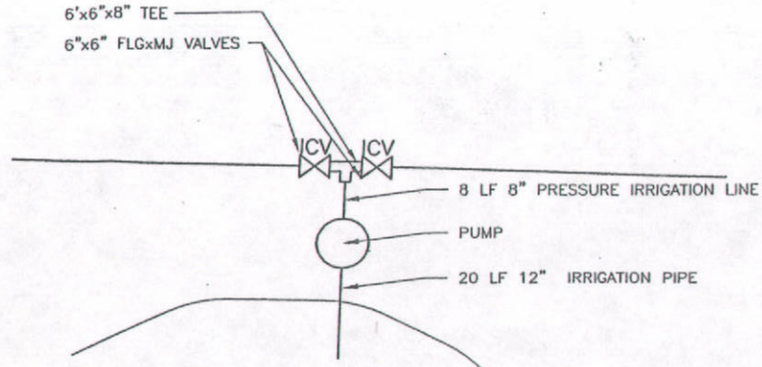
PP	SHEET	DATE 10-25-00	REVISED NO. DATE	ECHANOVE RANCH ESTATES
	DRAWN BY RCS			AMENDED PRELIMINARY PLAT
	CHECKED BY J.E. CAMPBELL			
	PROJECT NO C006265			

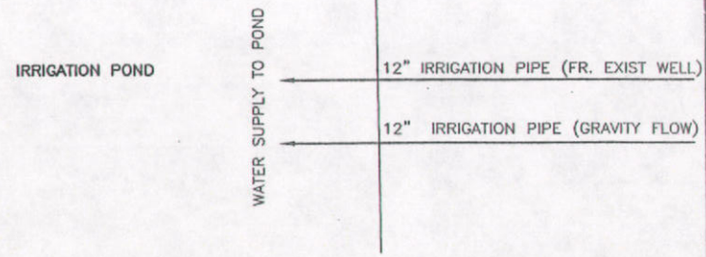
PINNACLE Engineers, Inc.
870 N. Linder Suite B, Meridian, Idaho 83642
(208) 887-7750


℄ W. ECHANOVE DRIVE
N. BROKEN HORN ROAD
DRY CREEK
BLOCK 1
2397 LF 6" PRESSURE IRRIGATION LINE
PI(6")
BORING
NOTE:
CONTRACTOR SHALL STAY OUT OF AREAS INDICATED BY HATCHING UNLESS OTHERWISE SHOWN.
℄ CURR
CREEK
1
2
3
4
5
2810
2815
2820
2825



RECEIVED
SEP 14 2001
WATER RESOURCES
WESTERN REGION

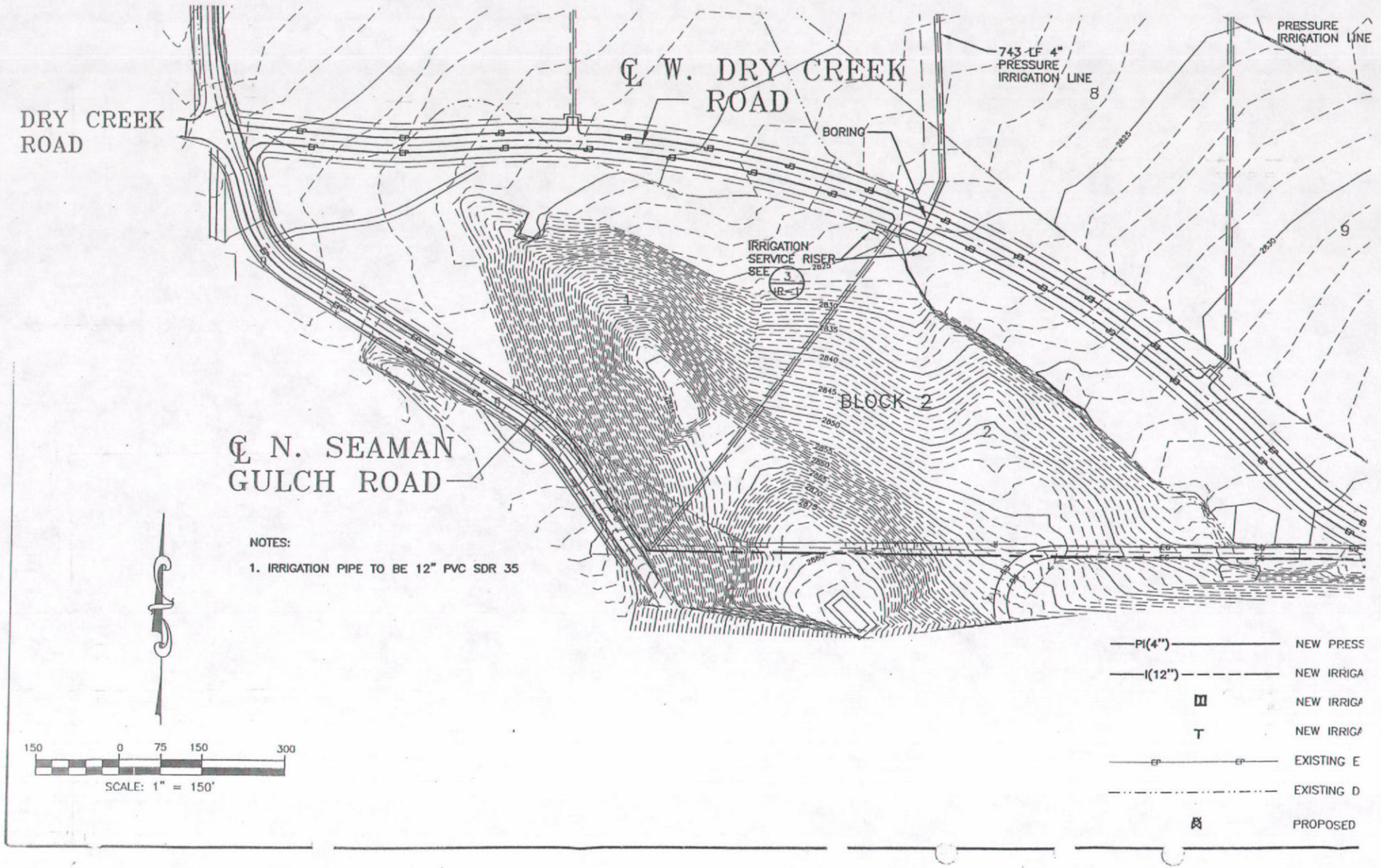


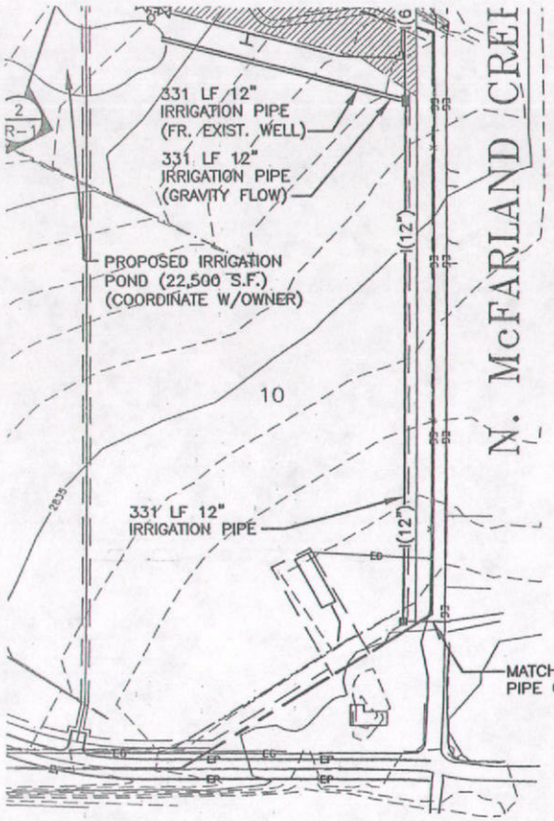


1 PUMP DETAIL

PINNACLE

SUBDIVISION

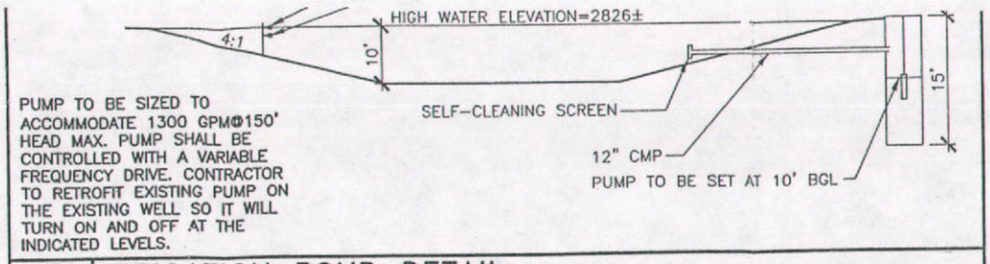

DRY CREEK ROAD
℄ W. DRY CREEK ROAD
743 LF 4" PRESSURE IRRIGATION LINE
PRESSURE IRRIGATION LINE
BORING
IRRIGATION SERVICE RISER SEE 3/IR-1
BLOCK 2
℄ N. SEAMAN GULCH ROAD
NOTES:
1. IRRIGATION PIPE TO BE 12" PVC SDR 35
150 0 75 150 300
SCALE: 1" = 150'
PI(4") NEW PRESS
I(12") NEW IRRIGA
NEW IRRIGA
NEW IRRIGA
EP EP EXISTING E
EXISTING D
PROPOSED



GENERAL LEGEND

IRRIGATION LINE	NEW EDGE OF PAVEMENT
PIPE	BOUNDARY LINE
BOX	ROADWAY CENTER LINE
RISER	ROADWAY RIGHT-OF-WAY
OF PAVEMENT	EASEMENT BOUNDARY
2600	EXISTING CONTOUR

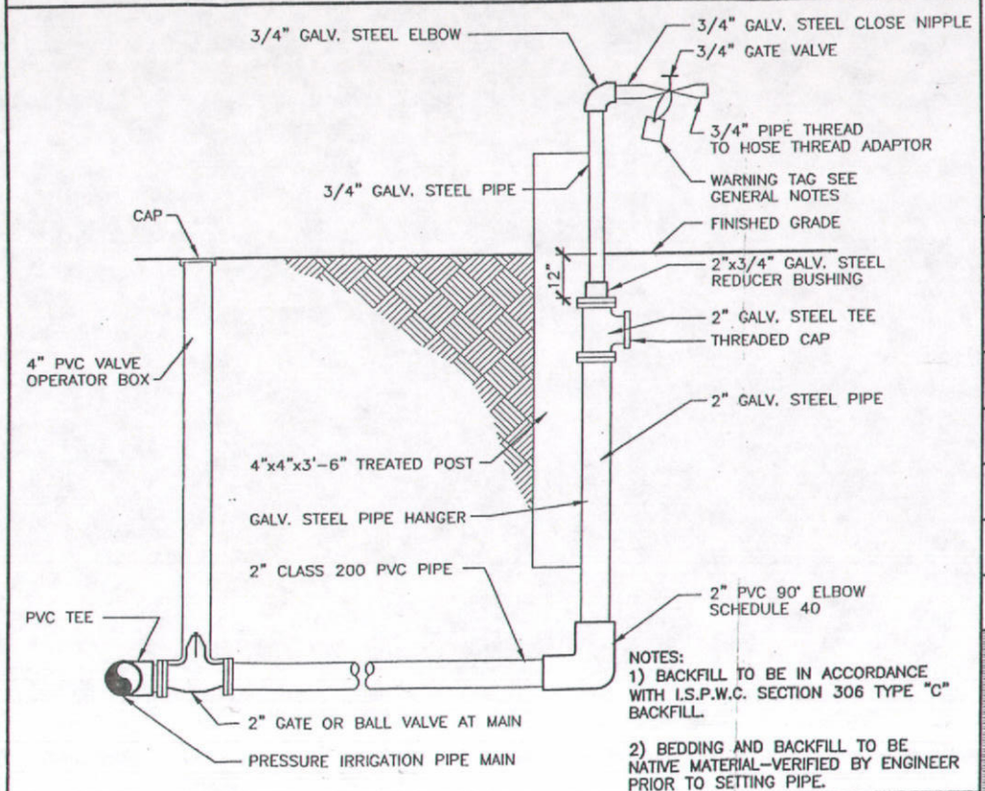
IGATION CONTROL VALVE



PUMP TO BE SIZED TO ACCOMMODATE 1300 GPM@150' HEAD MAX. PUMP SHALL BE CONTROLLED WITH A VARIABLE FREQUENCY DRIVE. CONTRACTOR TO RETROFIT EXISTING PUMP ON THE EXISTING WELL SO IT WILL TURN ON AND OFF AT THE INDICATED LEVELS.

2 IRRIGATION POND DETAIL

N.T.S.



NOTES:
1) BACKFILL TO BE IN ACCORDANCE WITH I.S.P.W.C. SECTION 306 TYPE "C" BACKFILL.

2) BEDDING AND BACKFILL TO BE NATIVE MATERIAL—VERIFIED BY ENGINEER PRIOR TO SETTING PIPE.

2 RISER DETAIL

N.T.S.

ECHANOVE E
PRESSURE

REVISED
NO. DATE DES
1 7/18/01 PE

DATE
6-22-01

DRAWN BY:
DKG

DESIGNED E
JGC

CHECKED B
J.G. CARPENT

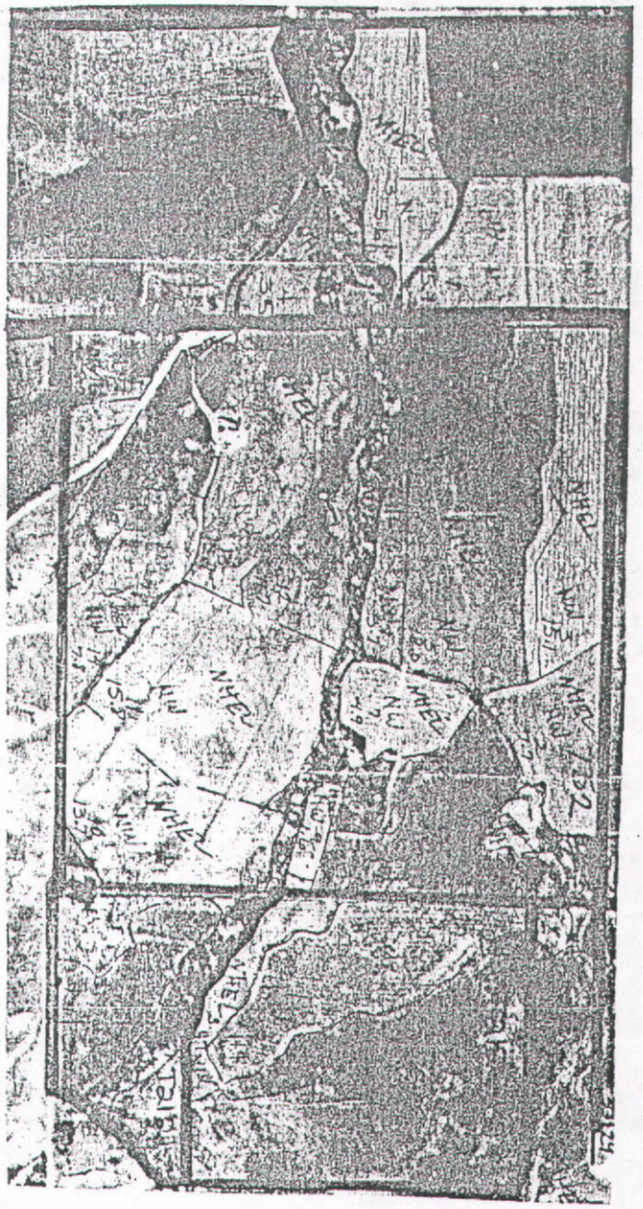
PROJECT N
98627

SHEET
PI-

RECEIVED

OCT 0 5 2000

WATER

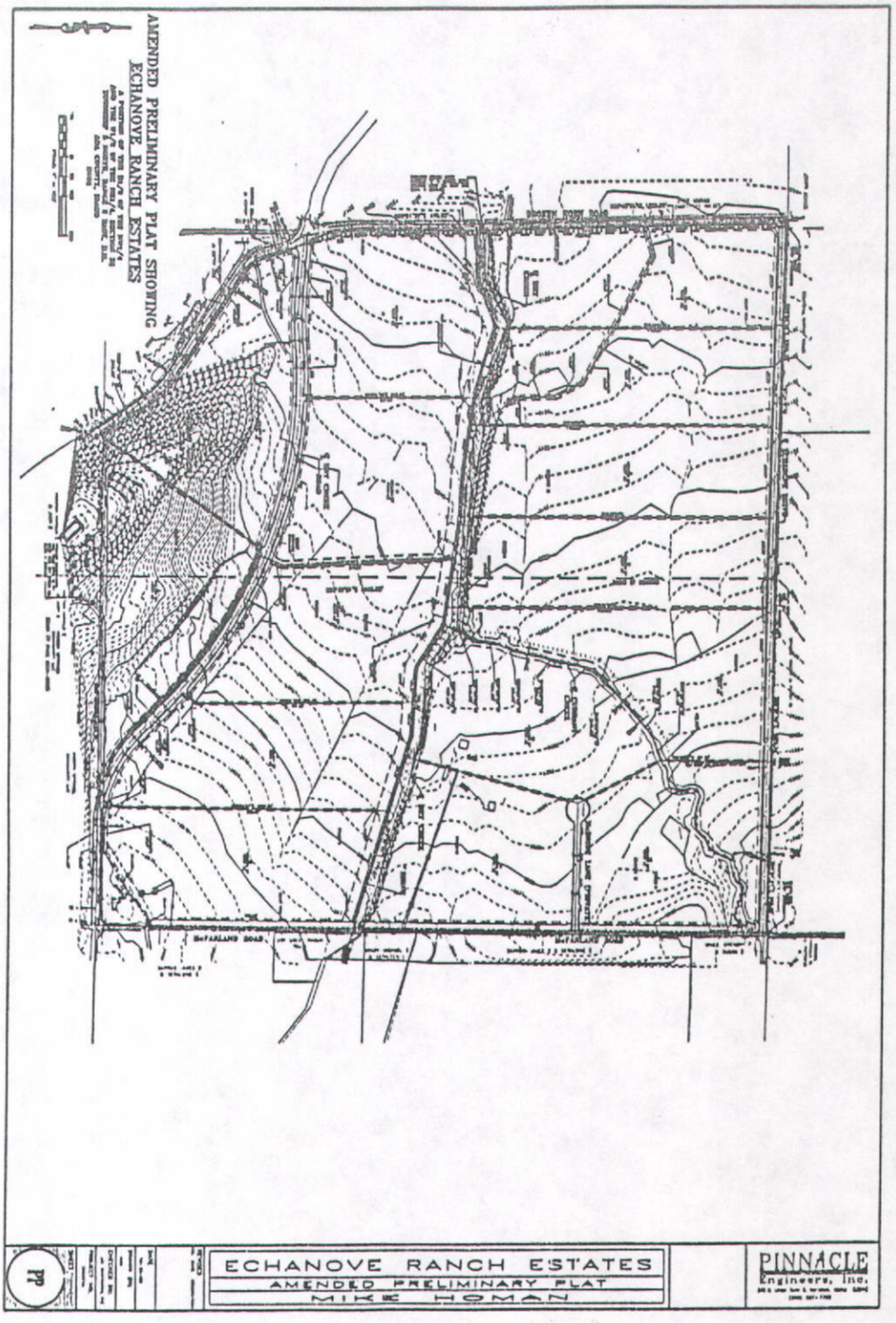


~~1999~~

~~200~~

1999 acres
Digitized on a
1983 ~~aerial~~ aerial photo.
Per applicant
DAN
10-5-2000

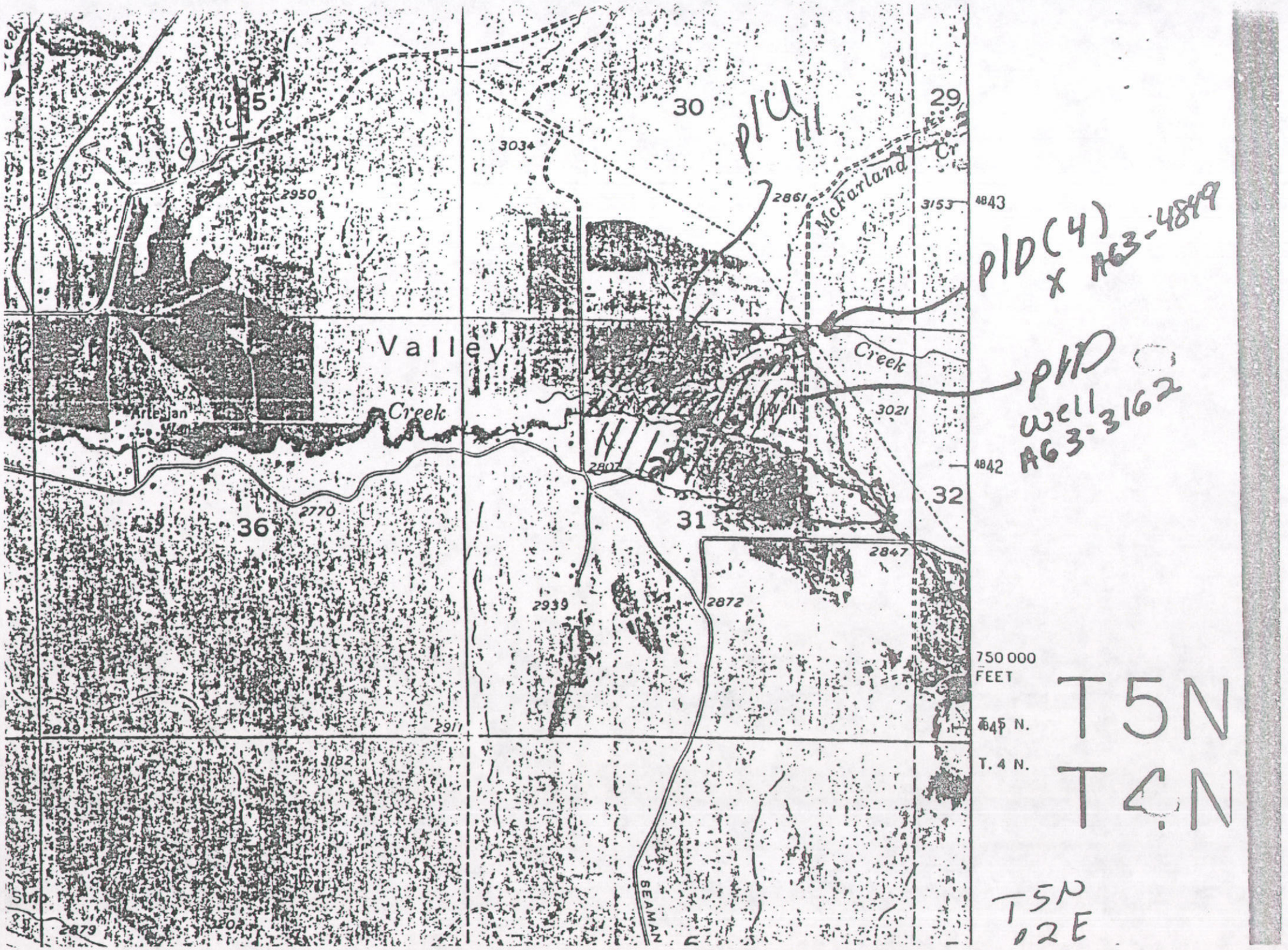
P:\A_CIVIL\C006265\dwg\006265_PP.dwg, WHOLESITE, 02/07/01 11:14:51 AM, PINNACLE ENGINEERS, INC. ALL RIGHTS RESERVED



PP

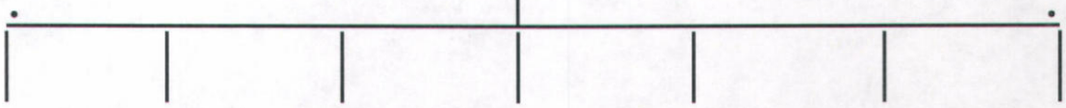
ECHANOVE RANCH ESTATES
AMENDED PRELIMINARY PLAT
MIKE HOMAN

PINNACLE
Engineers, Inc.

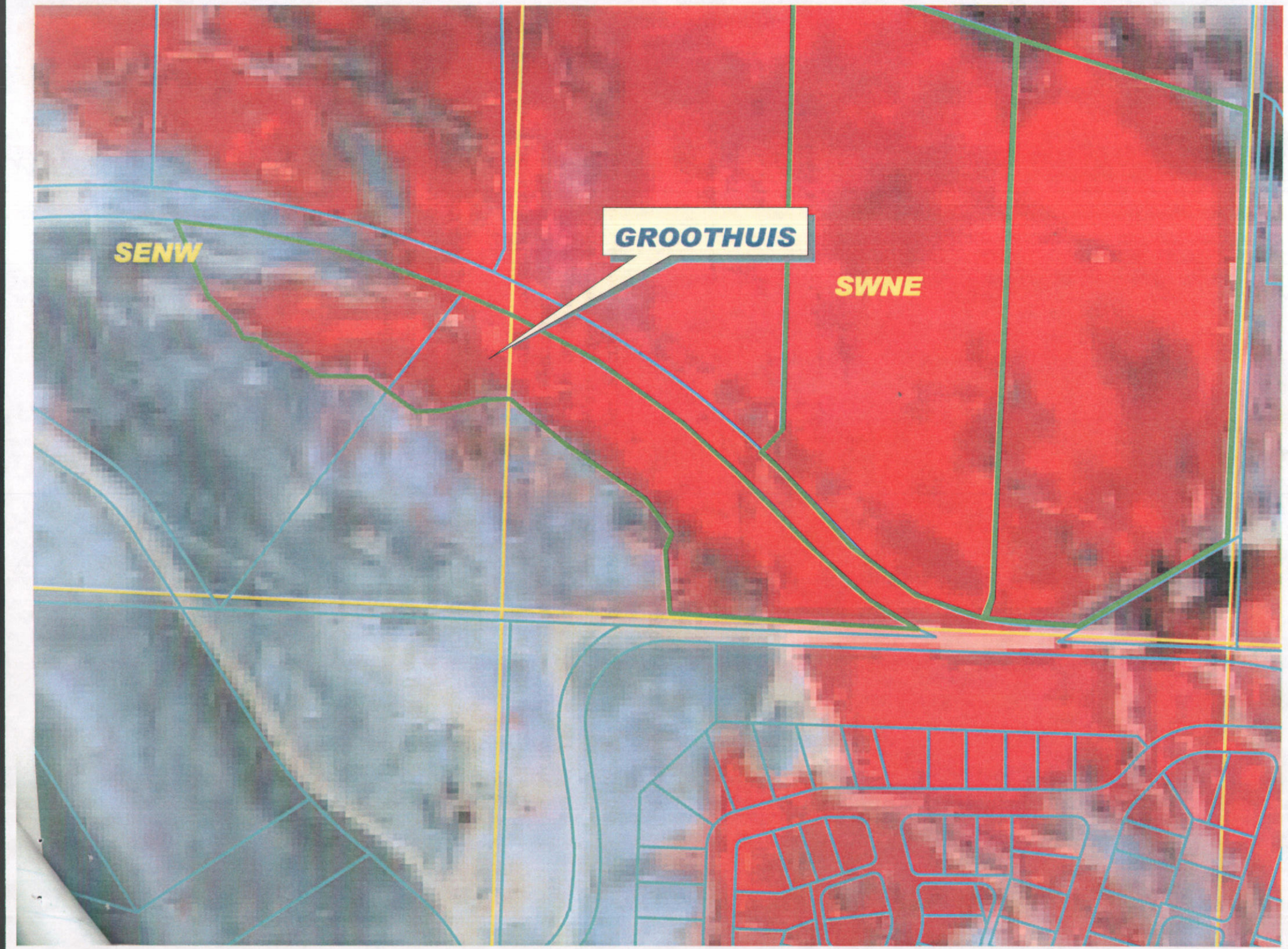

30
29
31
32
36
35
3034
2861
McFarland
Cr
3153
4843
4842
Valley
Creek
Artesian
Well
3021
2807
2950
2770
2847
2939
2872
2911
2849
2879
Strip
SEAMAN
750 000
FEET
T. 4 N.
T5N
T4N
T5N
,02E

63-31739

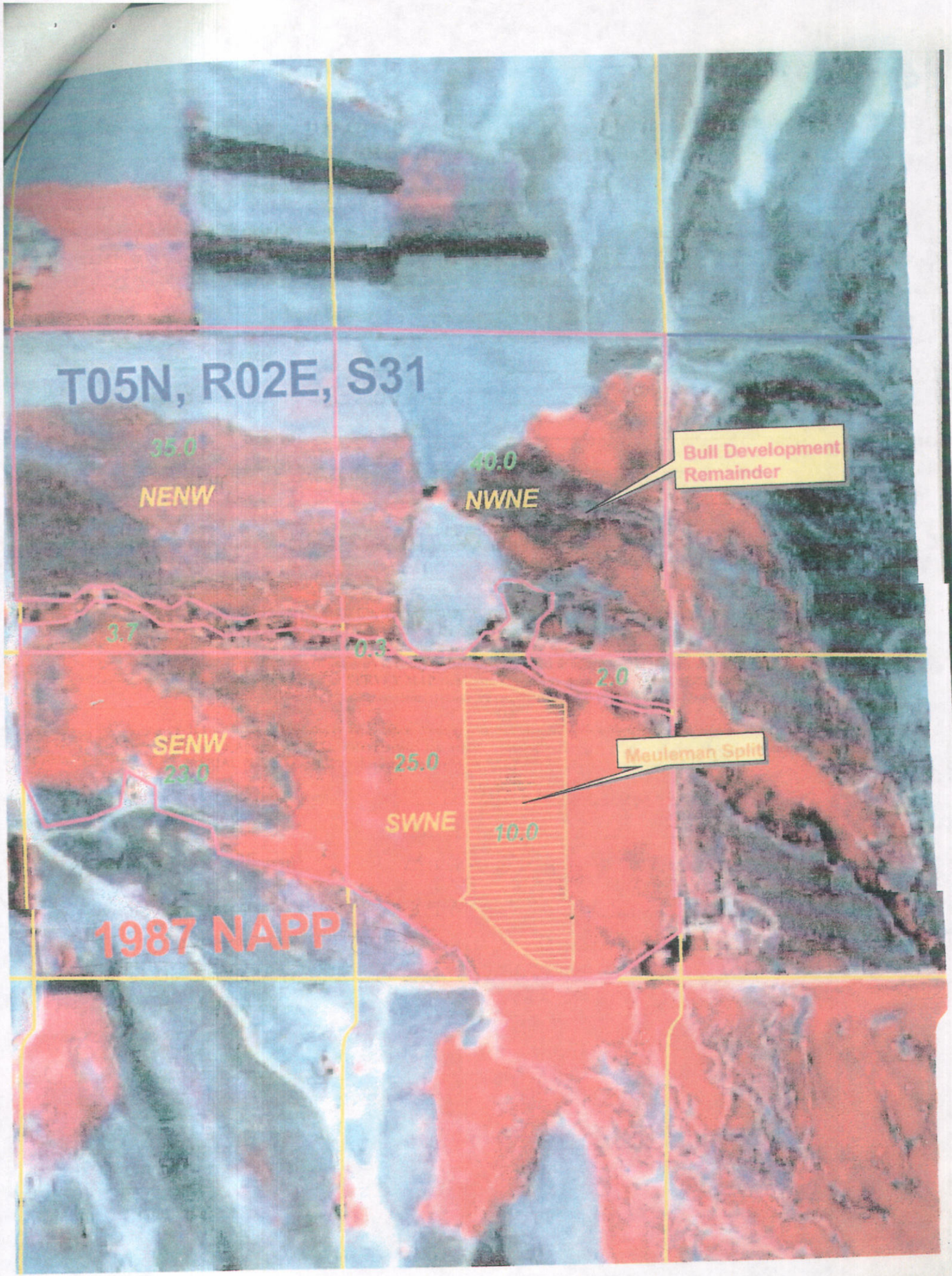
BULL DEVELOPMENT
129 ACRES
1.392 CFS
580.5



63-32411	63-32412	63-32143	63-32414	63-32415	63-32416	63-32417
BULL DEV.	GROOTHUIS	MAILHOT	WARDLE	BOHME	BALL	REILLY
49.1 acres	6.2 acres	9.7 acres	10 acres	18 acres	26 acres	10 acres
2.3 NWNE *22.7 NENW* *11.7 SWNE* *12.4 SE NW*	*2.9 SENW* *3.3 SWNE*	*2 NENW* *7.7 SENW*	*SWNE*	*14 NENW* *4 NWNE*	*24 NWNE* *2 SWNE*	*NENW*
.53 cfs	.07 cfs	.11 cfs	.11 cfs	.19 cfs	.28 cfs	10 cfs
221 afa	27.9afa	43.6 afa	45 afa	81 afa	117 afa	45 afa


GROOTHUIS
SENW
SWNE

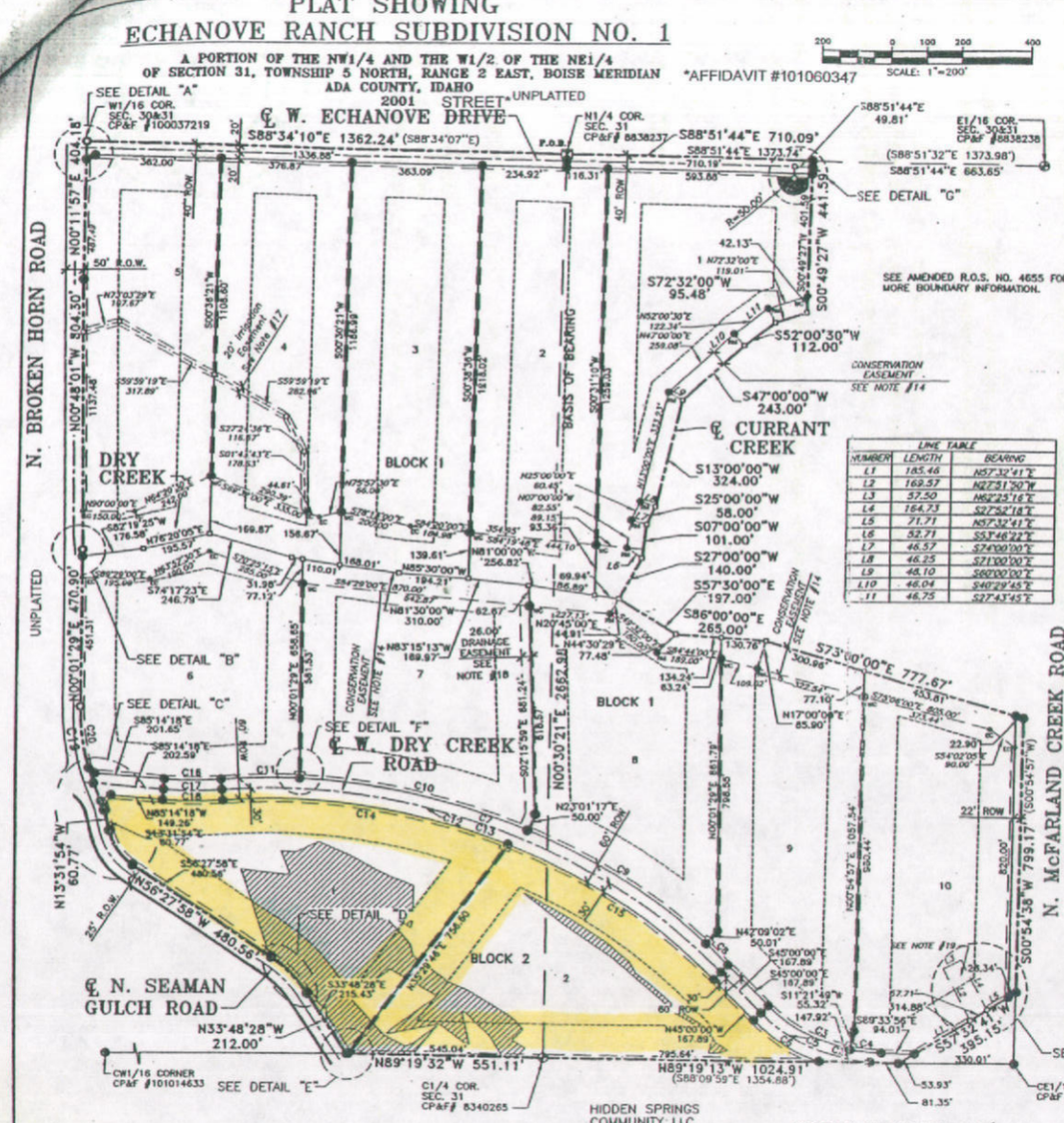

4.76
31


T05N, R02E, S31
35.0
NENW
40.0
NWNE
Bull Development
Remainder
3.7
0.3
2.0
SENW
23.0
25.0
SWNE
Meuleman Split
10.0
1987 NAPP

#101057-82 Book 82 p. 8918-8920

PLAT SHOWING
ECHANOVE RANCH SUBDIVISION NO. 1

A PORTION OF THE NW1/4 AND THE W1/2 OF THE NE1/4
OF SECTION 31, TOWNSHIP 5 NORTH, RANGE 2 EAST, BOISE MERIDIAN
ADA COUNTY, IDAHO
2001



LINE TABLE

NUMBER	LENGTH	BEARING
L1	165.46	N57°32'41"E
L2	169.57	N27°31'30"E
L3	57.50	N62°25'16"E
L4	164.73	S27°52'18"E
L5	71.71	N57°32'41"E
L6	52.71	S53°46'22"E
L7	46.57	S74°00'00"E
L8	46.25	S21°00'00"E
L9	48.10	S80°00'00"E
L10	48.04	S40°29'45"E
L11	46.75	S27°43'45"E

LEGEND

- ROADWAY CENTERLINE
- LOT LINE
- BOUNDARY LINE
- EASEMENT LINE
- EASEMENT CENTER LINE
- SECTION LINE
- TIE LINE
- SETBACK LINE
- SLOPE > 15% IN BUILDABLE AREAS SEE NOTES 9 AND 10
- TEMPORARY TURNAROUND EASEMENT INSTRUMENT #100102262
- 5 LOT NUMBER
- (S00°54'57"W) RECORD DATA
- P.O.B. POINT OF BEGINNING FOUND ALUM. MONUMENT N1/4 COR.
- SET 5/8"x 30" REBAR W/CAP MARKED LS 6901
- SET 1/2" x 24" REBAR W/CAP MARKED LS 6901
- EASEMENT CORNER SET 1/2" x 24" REBAR W/CAP MARKED LS 6901
- REFERENCE MONUMENT SET 5/8" x 30" REBAR W/CAP MARKED LS 6901
- FOUND ALUMINUM MONUMENT
- FOUND 5/8" REBAR W/CAP LS 943 UNLESS OTHERWISE NOTED
- WITNESS CORNER SET 5/8" x 30" REBAR W/CAP MARKED LS 6901
- WITNESS CORNER SET 1/2" x 24" REBAR W/CAP MARKED LS 6901
- CALCULATED POINT

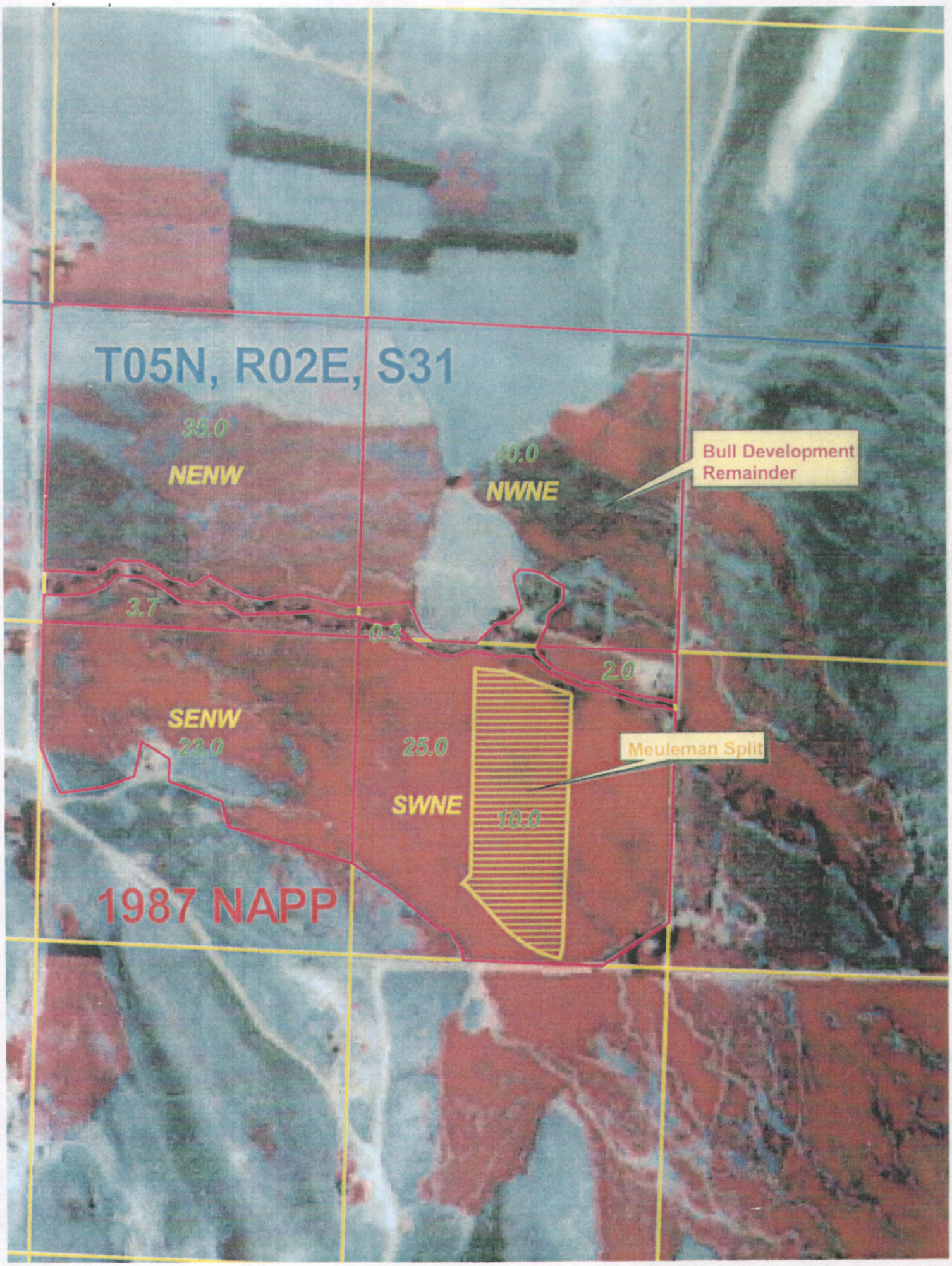
NOTES:

1. ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE REGULATIONS IN EFFECT AT THE TIME OF THE RE-SUBDIVISION.
2. DIMENSIONAL STANDARDS IN THIS SUBDIVISION SHALL BE IN COMPLIANCE WITH THE APPLICABLE ZONING REGULATIONS OF ADA COUNTY.
3. THIS SUBDIVISION IS SUBJECT TO COMPLIANCE WITH IDAHO CODE 31-3805 CONCERNING IRRIGATION WATER.
4. A TEN FOOT (10') WIDE EASEMENT IS HEREBY RESERVED ADJACENT TO THE SUBDIVISION BOUNDARY AS SHOWN (EXCEPT IN CONSERVATION EASEMENT) FOR PUBLIC UTILITIES, DRAINAGE AND IRRIGATION.
5. A TEN FOOT (10') WIDE EASEMENT IS HEREBY RESERVED CENTERED ON ALL INTERIOR LOT LINES FOR PUBLIC UTILITIES, DRAINAGE AND IRRIGATION EXCEPT AS SHOWN. THIS EASEMENT SHALL NOT PRECLUDE THE CONSTRUCTION OF HARD SURFACE DRIVEWAYS TO EACH LOT.
6. LOTS SHALL NOT BE REDUCED IN SIZE WITHOUT PRIOR APPROVAL FROM THE CENTRAL DISTRICT HEALTH DEPARTMENT.
7. THIS DEVELOPMENT RECOGNIZES SECTION 22-4503 OF THE IDAHO CODE, RIGHT TO FARM ACT, WHICH STATES "NO AGRICULTURAL OPERATION OR AN APPURTENANCE TO IT SHALL BE OR BECOME A NUISANCE, PRIVATE OR PUBLIC BY ANY CHANGED CONDITION IN OR ABOUT THE SURROUNDING NONAGRICULTURAL ACTIVITIES AFTER THE SAME HAS BEEN IN OPERATION FOR MORE THAN ONE (1) YEAR, WHEN THE OPERATION WAS NOT A NUISANCE AT THE TIME THE OPERATION BEGAN; PROVIDED, THAT THE PROVISIONS OF THIS SECTION SHALL NOT APPLY WHENEVER A NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF ANY AGRICULTURAL OPERATION OR APPURTENANCE TO IT.
8. IN ACCORDANCE WITH ARTICLE 8-8D OF THE ADA COUNTY CODE, NO BUILDING SHALL BE CLOSER THAN 100' FROM ANY PROPERTY LINE.
9. CONSTRUCTION OF ANY IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO DRIVEWAYS, RETAINING WALLS AND STRUCTURES, ON LOTS 1&2, BLOCK 2 SHALL AVOID THOSE AREAS WITH SLOPES OF GREATER THAN 15% AS IDENTIFIED ON THE FINAL PLAT OR SHALL FULLY COMPLY WITH ARTICLE 8-8D OF THE ADA COUNTY CODE.
10. CONSTRUCTION WITHIN AREAS OF SLOPES OF 15% OR GREATER IS PROHIBITED UNLESS APPROVED BY THE ADA COUNTY ENGINEER IN ACCORDANCE WITH ADA COUNTY HILLSIDE REGULATIONS.
11. NO ADDITIONAL DOMESTIC WATER SUPPLIES SHALL BE INSTALLED BEYOND THE WATER SYSTEM APPROVED IN SANITARY RESTRICTION RELEASE.
12. REFERENCE IS MADE TO THE PUBLIC HEALTH LETTER ON FILE REGARDING ADDITIONAL RESTRICTIONS.
13. DIRECT LOT ACCESS TO DRY CREEK ROAD IS LIMITED TO THOSE COMMON DRIVEWAYS AS SHOWN.
14. AN EXISTING CONSERVATION EASEMENT (INSTRUMENT NO.101012647) ALONG DRY CREEK FROM McFARLAND ROAD TO BROKEN HORN ROAD, AND ALONG CURRANT CREEK FROM THE SUBDIVISION BOUNDARY TO THE CONFLUENCE OF DRY CREEK AND CURRANT CREEK IS PRESENT AS SHOWN. THE TERMS OF THE EASEMENT PROVIDES FOR ACCESS TRAIL(S) WITHIN THE EASEMENT ON THE SOUTH SIDE OF DRY CREEK FROM McFARLAND ROAD TO BROKEN HORN ROAD. A PLANT PALATE WILL BE PROVIDED BY ADA COUNTY PARKS AND WATERWAYS TO HOMEOWNERS WISHING TO ESTABLISH VEGETATION WITHIN THESE EASEMENTS.
15. ANY LOT CONTAINING A CONSERVATION EASEMENT SHALL BE REQUIRED TO FENCE OUTSIDE OF THE EASEMENT PRIOR TO THE INTRODUCTION OF LIVESTOCK TO SAID LOT. FENCING SHALL BE SUFFICIENT TO KEEP LIVESTOCK OUT OF SAID EASEMENT.
16. BUILDING AREAS ARE THOSE OUTSIDE OF 15% SLOPES AND THE 100' SETBACK AS REQUIRED FOR THE WILDLAND-URBAN FIRE INTERFACE OVERLAY DISTRICT AS DESCRIBED IN 8-8D OF THE ADA COUNTY CODE.
17. A TWENTY FOOT (20') IRRIGATION EASEMENT IS RESERVED, AS SHOWN, FOR THE PURPOSE OF MAINTENANCE AND OPERATION OF THE EXISTING IRRIGATION HEAD GATE AND LATERAL.
18. A TWENTY SIX FOOT (26') A.C.H.D. DRAINAGE EASEMENT IS RESERVED ALONG THE EAST SIDE OF LOT 7 BLOCK 1 AS SHOWN. THE EASEMENT SHALL REMAIN FREE OF ALL ENCROACHMENTS AND OBSTRUCTIONS (INCLUDING FENCES AND TREES) WHICH MAY ADVERSELY AFFECT DRAINAGE OR OPERATION AND MAINTENANCE OF THE FACILITY.
19. A SEPTIC DRAIN FIELD EASEMENT SHALL BE GRANTED TO THE LANDOWNER SOUTHEASTERLY AND ADJOINING TO SAID EASEMENT AND LOT 10 BLOCK 1. SAID EASEMENT SHALL RUN WITH THE SAID ADJOINING LAND.

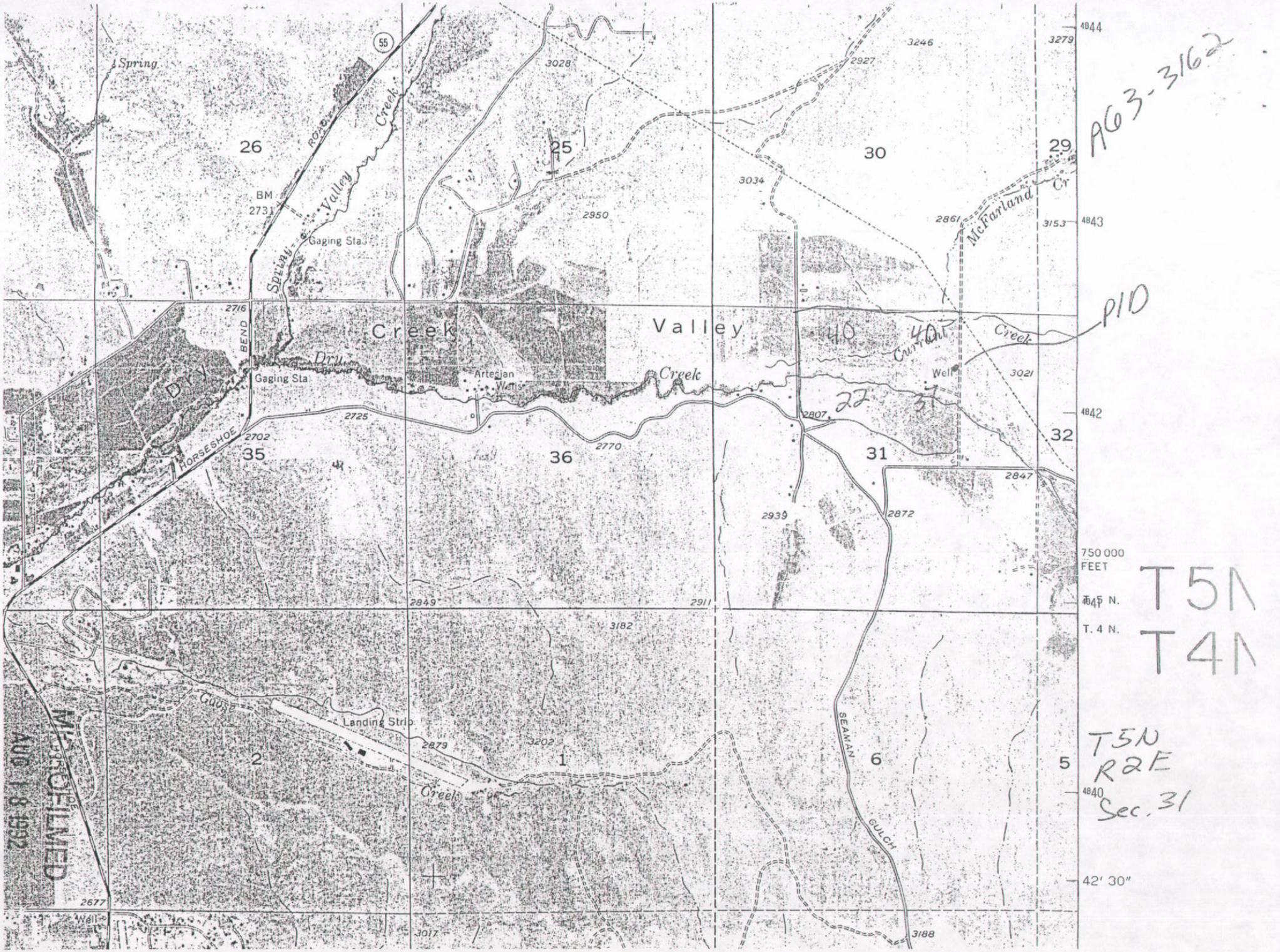
PINNACLE
Engineers, Inc.
12552 W. Executive Dr., Suite B, Boise, Idaho 83713
(208) 887-7760

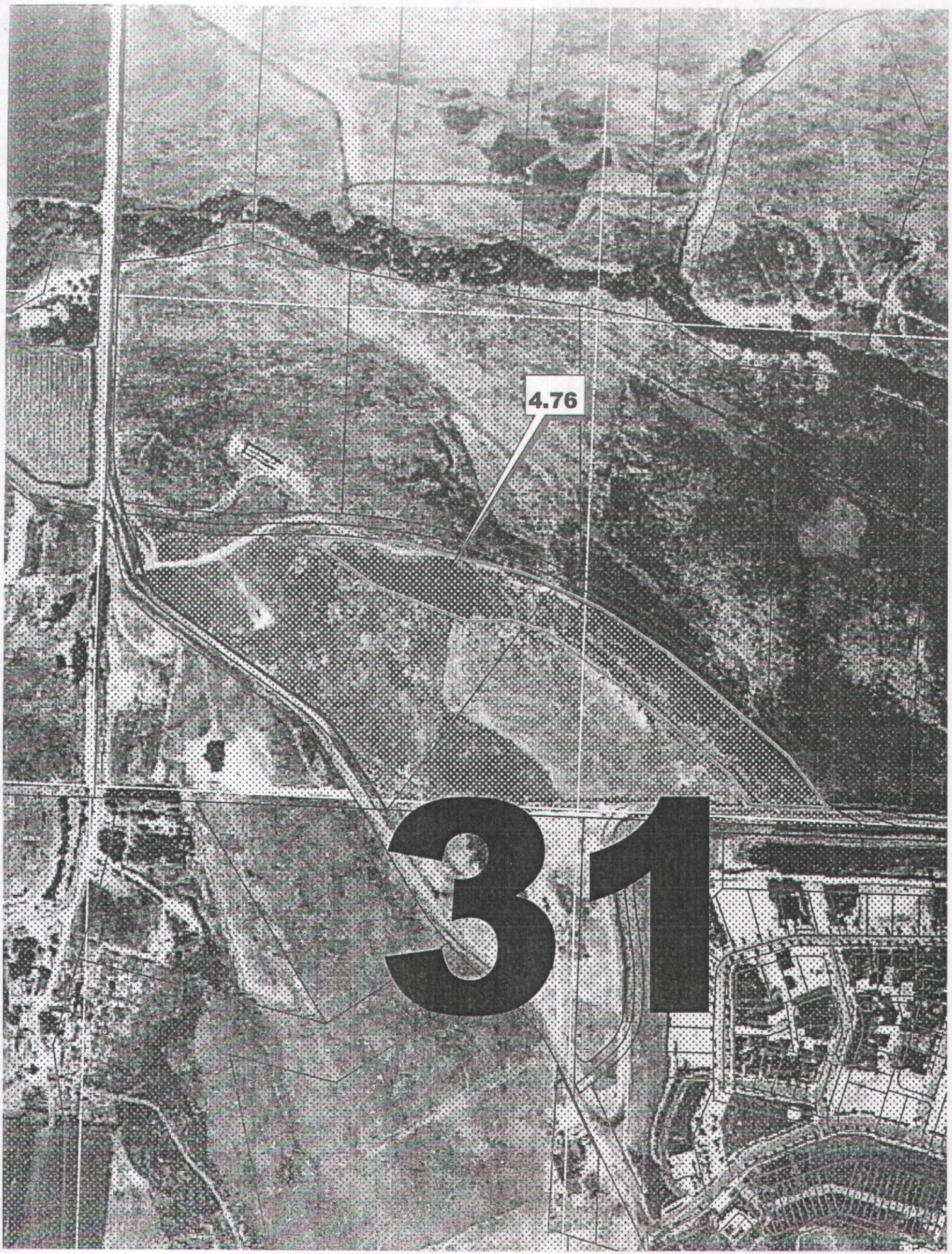
SHEET 1 OF 3
DRAWING NO. 98627_FP.dwg

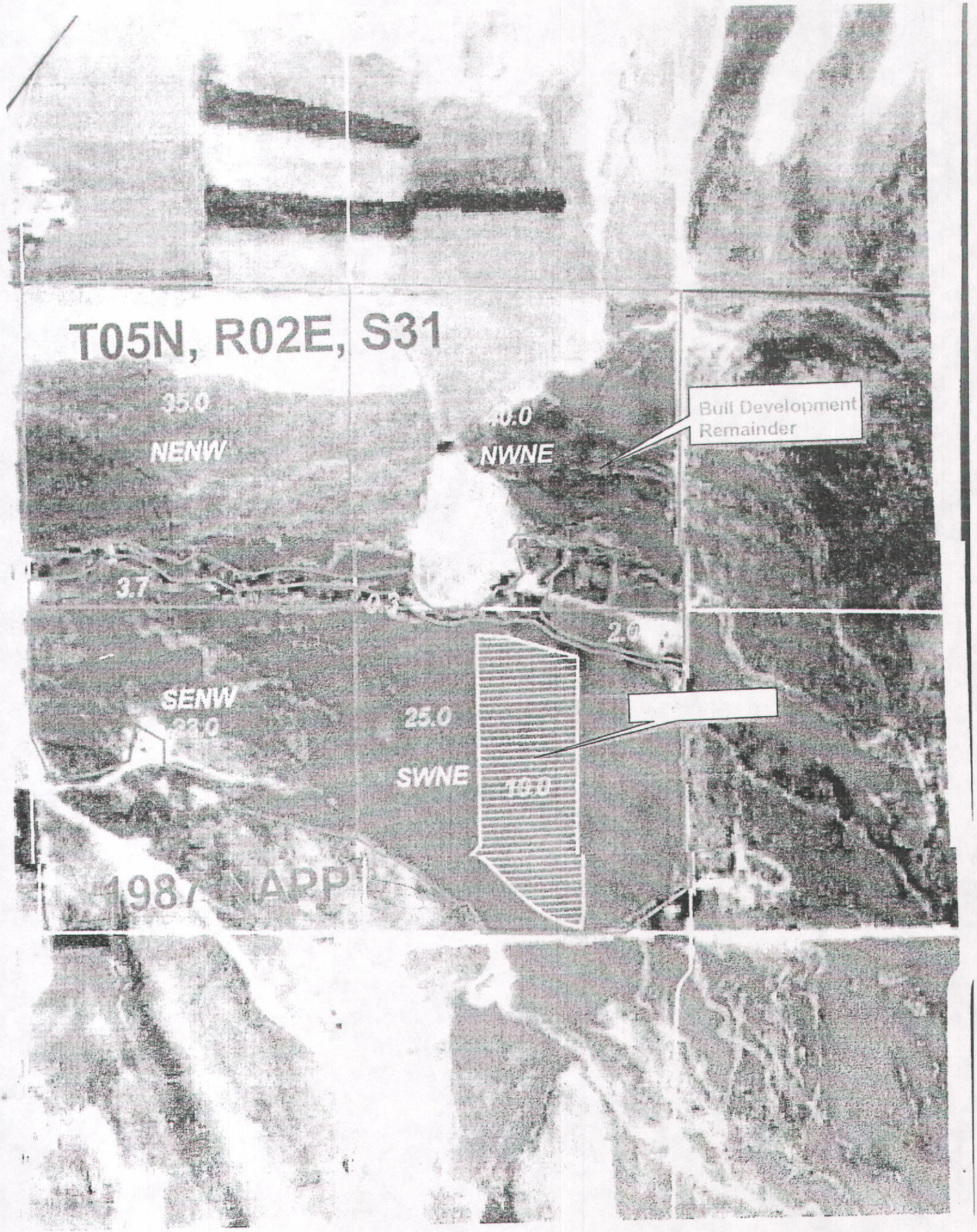
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FEB 19 200?
WATER RESOURC
WESTERN REGIC


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Bull Development
Remainder
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Meuleman Split
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1987 NAPP


Echanove to
Bull Development
Ownership Change
Exhibit "A"
NENW
NWNE
1987 NAPP
SENW
SWNE


Spring
55
Valley Creek Road
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25
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29
3246
3028
2927
3279
4844
BM 2731
Gaging Sta
2950
3034
2861
McFarland Cr
3153
4843
Spring Valley Creek
2716
BEND
Creek Valley
Dry Creek
Gaging Sta
Artesian Wells
Currant Creek
Well
3021
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2872
750 000 FEET
T. 5 N.
T. 4 N.
2849
2911
3182
Goose
Landing Strip
2879
3202
2
1
6
5
Creek
SEAMAN GULCH
4840
42' 30"
2677
Well
3017
3188
MICROFILMED
AUG 18 1992
A63-3162
PID
T5N
T4N
T5N
R2E
Sec. 31


4.76
31


T05N, R02E, S31
35.0
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Remainder
3.7
SENW
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SWNE
1987 APP

#10105-82 Book 82 p. 8918-8920

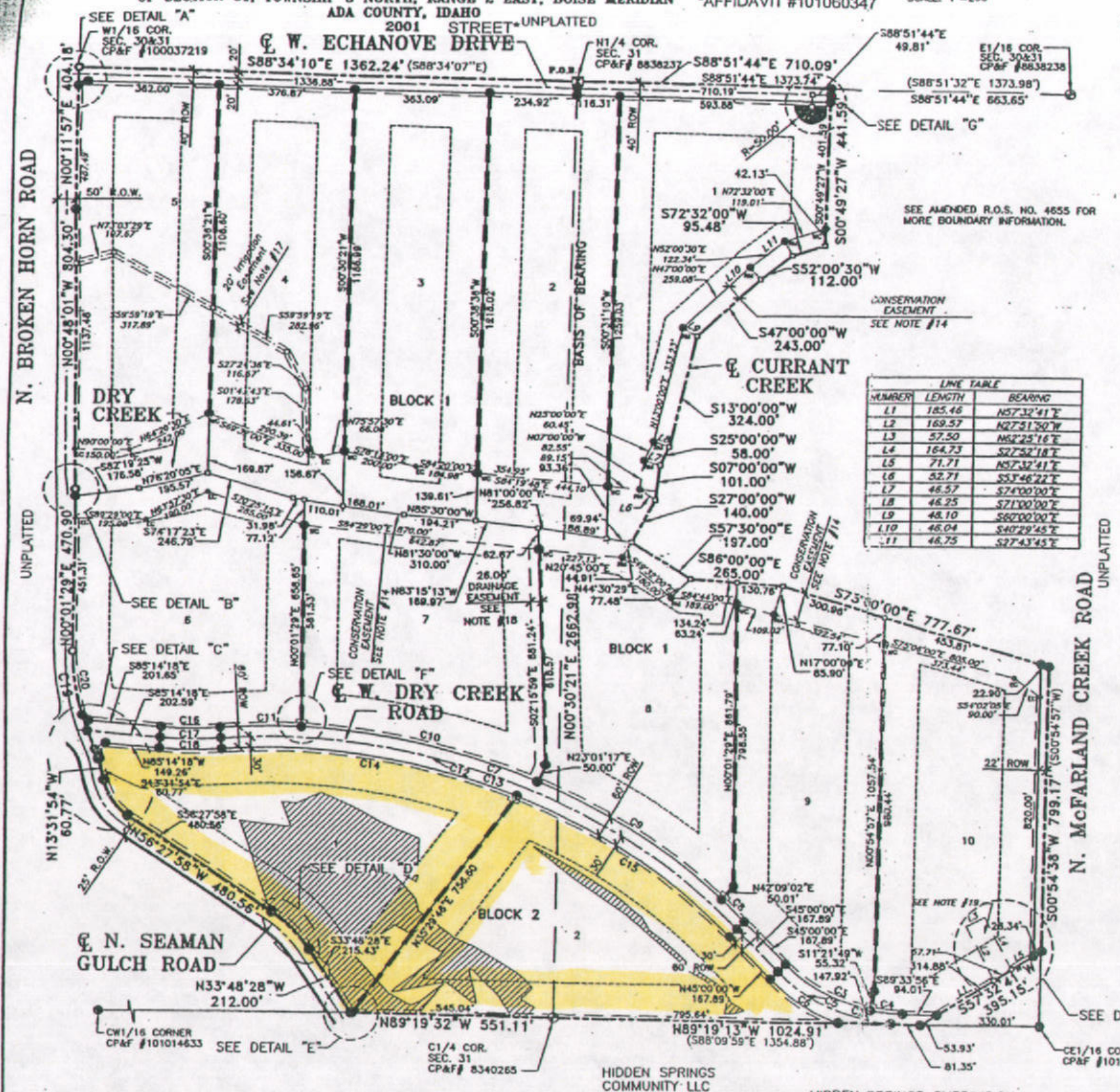
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FEB 19 2003
WATER RESOURCES
WESTERN REGION

PLAT SHOWING
ECHANOVE RANCH SUBDIVISION NO. 1

A PORTION OF THE NW1/4 AND THE W1/2 OF THE NE1/4
OF SECTION 31, TOWNSHIP 5 NORTH, RANGE 2 EAST, BOISE MERIDIAN
ADA COUNTY, IDAHO
2001

*AFFIDAVIT #101060347

SCALE: 1"=200'



LINE TABLE		
NUMBER	LENGTH	BEARING
L1	185.46	N57°32'41"E
L2	169.57	N27°51'30"W
L3	57.50	N62°25'16"E
L4	164.73	S27°52'18"E
L5	71.71	N57°32'41"E
L6	52.71	S53°46'22"E
L7	46.57	S74°00'00"E
L8	46.25	S71°00'00"E
L9	48.10	S60°00'00"E
L10	46.04	S40°29'45"E
L11	46.75	S27°43'45"E

LEGEND

Symbol	Meaning
— · —	ROADWAY CENTERLINE
———	LOT LINE
— — —	BOUNDARY LINE
- - -	EASEMENT LINE
— - —	EASEMENT CENTER LINE
——	SECTION LINE
——	TIE LINE
- - - -	SETBACK LINE
(hatched area)	SLOPE > 15% IN BUILDABLE AREAS SEE NOTES 9 AND 10
(shaded half-circle)	TEMPORARY TURNAROUND EASEMENT INSTRUMENT #100102262
5	LOT NUMBER
(S00°54'57"W)	RECORD DATA
P.O.B.	POINT OF BEGINNING FOUND ALUM. MONUMENT N1/4 COR.
●	SET 5/8"x 30" REBAR W/CAP MARKED LS 6901
•	SET 1/2" x 24" REBAR W/CAP MARKED LS 6901
●EC	EASEMENT CORNER SET 1/2" x 24" REBAR W/CAP MARKED LS 6901
●RM	REFERENCE MONUMENT SET 5/8" x 30" REBAR W/CAP MARKED LS 6901
⊕	FOUND ALUMINUM MONUMENT
○	FOUND 5/8" REBAR W/CAP LS 943 UNLESS OTHERWISE NOTED
●WC	WITNESS CORNER SET 5/8" x 30" REBAR W/CAP MARKED LS 6901
●WC	WITNESS CORNER SET 1/2" x 24" REBAR W/CAP MARKED LS 6901
□	CALCULATED POINT

NOTES:

1. ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE REGULATIONS IN EFFECT AT THE TIME OF THE RE-SUBDIVISION.
2. DIMENSIONAL STANDARDS IN THIS SUBDIVISION SHALL BE IN COMPLIANCE WITH THE APPLICABLE ZONING REGULATIONS OF ADA COUNTY.
3. THIS SUBDIVISION IS SUBJECT TO COMPLIANCE WITH IDAHO CODE 31-3805 CONCERNING IRRIGATION WATER.
4. A TEN FOOT (10') WIDE EASEMENT IS HEREBY RESERVED ADJACENT TO THE SUBDIVISION BOUNDARY AS SHOWN (EXCEPT IN CONSERVATION EASEMENT) FOR PUBLIC UTILITIES, DRAINAGE AND IRRIGATION.
5. A TEN FOOT (10') WIDE EASEMENT IS HEREBY RESERVED CENTERED ON ALL INTERIOR LOT LINES FOR PUBLIC UTILITIES, DRAINAGE AND IRRIGATION EXCEPT AS SHOWN. THIS EASEMENT SHALL NOT PRECLUDE THE CONSTRUCTION OF HARD SURFACE DRIVEWAYS TO EACH LOT.
6. LOTS SHALL NOT BE REDUCED IN SIZE WITHOUT PRIOR APPROVAL FROM THE CENTRAL DISTRICT HEALTH DEPARTMENT.
7. THIS DEVELOPMENT RECOGNIZES SECTION 22-4503 OF THE IDAHO CODE, RIGHT TO FARM ACT, WHICH STATES "NO AGRICULTURAL OPERATION OR AN APPURTENANCE TO IT SHALL BE OR BECOME A NUISANCE, PRIVATE OR PUBLIC BY ANY CHANGED CONDITION IN OR ABOUT THE SURROUNDING NONAGRICULTURAL ACTIVITIES AFTER THE SAME HAS BEEN IN OPERATION FOR MORE THAN ONE (1) YEAR, WHEN THE OPERATION WAS NOT A NUISANCE AT THE TIME THE OPERATION BEGAN; PROVIDED, THAT THE PROVISIONS OF THIS SECTION SHALL NOT APPLY WHENEVER A NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF ANY AGRICULTURAL OPERATION OR APPURTENANCE TO IT.
8. IN ACCORDANCE WITH ARTICLE 8-8D OF THE ADA COUNTY CODE, NO BUILDING SHALL BE CLOSER THAN 100' FROM ANY PROPERTY LINE.
9. CONSTRUCTION OF ANY IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO DRIVEWAYS, RETAINING WALLS AND STRUCTURES, ON LOTS 1&2, BLOCK 2 SHALL AVOID THOSE AREAS WITH SLOPES OF GREATER THAN 15% AS IDENTIFIED ON THE FINAL PLAT OR SHALL FULLY COMPLY WITH ARTICLE 8-8D OF THE ADA COUNTY CODE.
10. CONSTRUCTION WITHIN AREAS OF SLOPES OF 15% OR GREATER IS PROHIBITED UNLESS APPROVED BY THE ADA COUNTY ENGINEER IN ACCORDANCE WITH ADA COUNTY HILLSIDE REGULATIONS.
11. NO ADDITIONAL DOMESTIC WATER SUPPLIES SHALL BE INSTALLED BEYOND THE WATER SYSTEM APPROVED IN SANITARY RESTRICTION RELEASE.
12. REFERENCE IS MADE TO THE PUBLIC HEALTH LETTER ON FILE REGARDING ADDITIONAL RESTRICTIONS.
13. DIRECT LOT ACCESS TO DRY CREEK ROAD IS LIMITED TO THOSE COMMON DRIVEWAYS AS SHOWN.
14. AN EXISTING CONSERVATION EASEMENT (INSTRUMENT NO.101012647) ALONG DRY CREEK FROM McFARLAND ROAD TO BROKEN HORN ROAD, AND ALONG CURRANT CREEK FROM THE SUBDIVISION BOUNDARY TO THE CONFLUENCE OF DRY CREEK AND CURRANT CREEK IS PRESENT AS SHOWN. THE TERMS OF THE EASEMENT PROVIDES FOR ACCESS TRAIL(S) WITHIN THE EASEMENT ON THE SOUTH SIDE OF DRY CREEK FROM McFARLAND ROAD TO BROKEN HORN ROAD. A PLANT PALATE WILL BE PROVIDED BY ADA COUNTY PARKS AND WATERWAYS TO HOMEOWNERS WISHING TO ESTABLISH VEGETATION WITHIN THESE EASEMENTS.
15. ANY LOT CONTAINING A CONSERVATION EASEMENT SHALL BE REQUIRED TO FENCE OUTSIDE OF THE EASEMENT PRIOR TO THE INTRODUCTION OF LIVESTOCK TO SAID LOT. FENCING SHALL BE SUFFICIENT TO KEEP LIVESTOCK OUT OF SAID EASEMENT.
16. BUILDING AREAS ARE THOSE OUTSIDE OF 15% SLOPES AND THE 100' SETBACK AS REQUIRED FOR THE WILDLAND-URBAN FIRE INTERFACE OVERLAY DISTRICT AS DESCRIBED IN 8-8D OF THE ADA COUNTY CODE.
17. A TWENTY FOOT (20') IRRIGATION EASEMENT IS RESERVED, AS SHOWN, FOR THE PURPOSE OF MAINTENANCE AND OPERATION OF THE EXISTING IRRIGATION HEAD GATE AND LATERAL.
18. A TWENTY SIX FOOT (26') A.C.H.D. DRAINAGE EASEMENT IS RESERVED ALONG THE EAST SIDE OF LOT 7 BLOCK 1 AS SHOWN. THE EASEMENT SHALL REMAIN FREE OF ALL ENCROACHMENTS AND OBSTRUCTIONS (INCLUDING FENCES AND TREES) WHICH MAY ADVERSELY AFFECT DRAINAGE OR OPERATION AND MAINTENANCE OF THE FACILITY.
19. A SEPTIC DRAIN FIELD EASEMENT SHALL BE GRANTED TO THE LANDOWNER SOUTHEASTERLY AND ADJOINING TO SAID EASEMENT AND LOT 10 BLOCK 1. SAID EASEMENT SHALL RUN WITH THE SAID ADJOINING LAND.

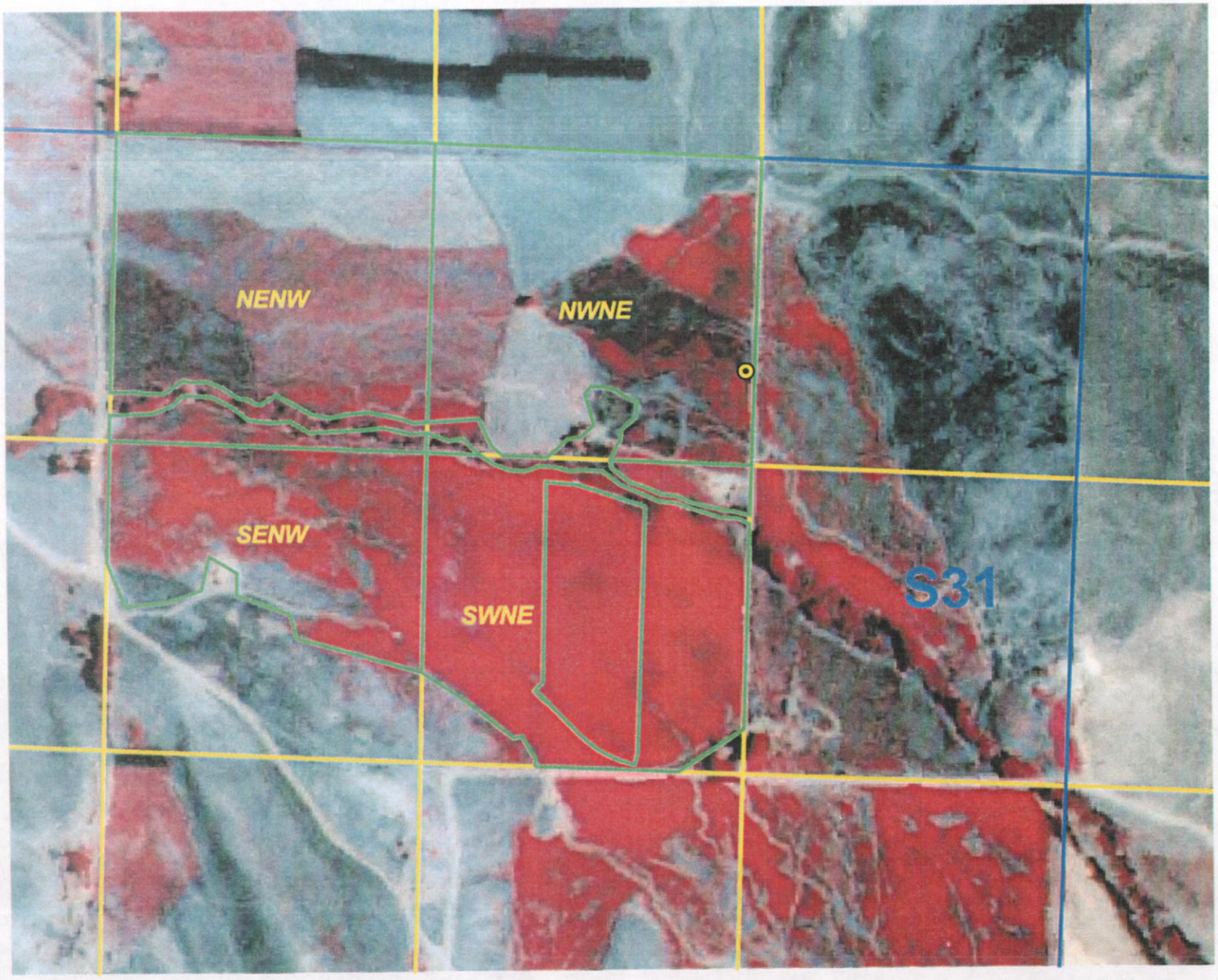
SHEET 1 OF 3
DRAWING NO. 98627_FP.dwg

PINNACLE
Engineers, Inc.
12552 W. Executive Dr., Suite B, Boise, Idaho 83713
(208) 887-7760

Idaho Department of Water Resources

Claims: 63-31739
Date Prepared: 07-25-03
By: Ron Howerton

T05N, R02E
S31





- Point of Diversion
- Place of use
- Section
- 1/4 1/4

1987 NAPP

IN THE DISTRICT COURT OF THE FIFTH JUDICIAL DISTRICT OF THE STATE OF IDAHO,
IN AND FOR THE COUNTY OF TWIN FALLS

IN RE THE GENERAL ADJUDICATION
OF RIGHTS TO THE USE OF WATER FROM
THE SNAKE RIVER BASIN WATER SYSTEM

CIVIL CASE NUMBER: 39576

Ident. Number 63-31166
Date Received: 9/20/89
Receipt No:
Received By:

NOTICE OF CLAIM TO A WATER RIGHT
ACQUIRED UNDER STATE LAW

1. Name of Claimant(s): BULL DEVELOPMENT
ATTN: MIKE HOMAN
2229 W STATE ST
STE B
BOISE ID USA 83702

Phone: (208) 429-1900

2. Date of Priority: 07/14/1959

3. Source: GROUND WATER Trib. to:

4. Point of Diversion:

Township	Range	Section	1/4 of	1/4 of	1/4 Lot	County
05N	02E	31	SW	NE		ADA
05N	02E	31	NW	NE		ADA

Type

5. Description of diverting works:

1000' DEEP, 8" CS, 20 HP PUMP

6. Water is used for the following purposes:

Purpose	From	To	C.F.S.	(or) A.F.A
IRRIGATION	03/15	11/15	0.01	

7. Total Quantity Appropriated is:
0.01 C.F.S.

8. Total consumptive use:

9. Non-irrigation uses:

10. Place of use:

Township	Range	Section	1/4 of 1/4		Lot	Use	Acres
05N	02E	31	NW	NE		IRRIGATION	5.77
			SW	NE		IRRIGATION	3.5
						Section Acres	9.27
						Total Acres	9.27

11. Place of use in counties: ADA

12. Do you own the property listed above as place of use? Yes

13. Other Water Rights Used:

14. Remarks:

Property also known as Lot 11, Blk 1, Echanove Ranch Estates.
This claim is the result of a split for a pending transfer. Parent claim is A63-03162. DB 2/22/2001.

15. Basis of Claim: License

IN THE DISTRICT COURT OF THE FIFTH JUDICIAL DISTRICT OF THE STATE OF IDAHO,
IN AND FOR THE COUNTY OF TWIN FALLS

IN RE THE GENERAL ADJUDICATION
OF RIGHTS TO THE USE OF WATER FROM
THE SNAKE RIVER BASIN WATER SYSTEM

CIVIL CASE NUMBER: 39576

Ident. Number 63-31170
Date Received: 9/20/89
Receipt No:
Received By:

NOTICE OF CLAIM TO A WATER RIGHT ACQUIRED UNDER STATE LAW

1. Name of Claimant(s): BULL DEVELOPMENT
ATTN: MIKE HOMAN
2229 W STATE ST
STE B
BOISE ID USA 83702

Phone: (208) 429-1900

2. Date of Priority: 07/14/1959

3. Source: GROUND WATER Trib. to:

4. Point of Diversion:

Township	Range	Section	1/4 of 1/4 of 1/4	Lot	County	Type
05N	02E	31	SE NW		ADA	
05N	02E	31	SW NE		ADA	

5. Description of diverting works:

1000' DEEP, 8" CS, 20 HP PUMP

6. Water is used for the following purposes:

Purpose	From	To	C.F.S.	(or) A.F.A
IRRIGATION	03/15	11/15	0.01	

7. Total Quantity Appropriated is:
0.01 C.F.S.

8. Total consumptive use:

9. Non-irrigation uses:

10. Place of use:

Township	Range	Section	1/4 of 1/4	Lot	Use	Acres
05N	02E	31	SW NE		IRRIGATION	4.4
			SE NW		IRRIGATION	4.87
					Section Acres	9.27
					Total Acres	9.27

11. Place of use in counties: ADA

12. Do you own the property listed above as place of use? Yes

13. Other Water Rights Used:

14. Remarks:

Property also known as Lot 2, Blk 2, Echanove Ranch Estates.
This claim is the result of a split for a pending transfer. Parent claim is A63-03162. DB 2/22/2001.

15. Basis of Claim: License

IN THE DISTRICT COURT OF THE FIFTH JUDICIAL DISTRICT OF THE STATE OF IDAHO,
IN AND FOR THE COUNTY OF TWIN FALLS

IN RE THE GENERAL ADJUDICATION
OF RIGHTS TO THE USE OF WATER FROM
THE SNAKE RIVER BASIN WATER SYSTEM

CIVIL CASE NUMBER: 39576

Ident. Number 63-32412
Date Received: 9/20/1989
Receipt No: x7777777
Received By:

NOTICE OF CLAIM TO A WATER RIGHT
ACQUIRED UNDER STATE LAW

1. Name of Claimant(s)

MARION D GROOTHUIS Phone: (208)938-1613
3490 N SADDLEMAN PL
EAGLE ID USA 83616

JUDY L GROOTHUIS Phone: (208)938-1613
3490 N SADDLEMAN PL
EAGLE ID USA 83616

2. Date of Priority: 07/14/1959

3. Source: GROUND WATER Trib. to:

4. Point of Diversion:

Township	Range	Section	1/4	1/4	1/4	Lot	County	Type
05N	02E	31	SE	NW	NE		ADA	

5. Description of diverting works:

1000 ft deep, 8" cs, 20 hp pump

6. Water is used for the following purposes:

Purpose	From	To	C.F.S.	(or) A.F.A
IRRIGATION	03/01	11/15	0.07	27.9

7. Total Quantity Appropriated is:
0.07 C.F.S. and/or 27.9 A.F.A.

8. Total consumptive use:

9. Non-irrigation uses:

10. Place of use:

Township	Range	Section	1/4	1/4	Lot	Use	Acres

05N	02E	31	SW	NE	IRRIGATION	3.3
			SE	NW	IRRIGATION	2.9
					Section Acres	6.2
					Total Acres	6.2

11. Place of use in counties: ADA

12. Do you own the property listed above as place of use? Yes

13. Other Water Rights Used:

14. Remarks:

Ownership changed by DH 3/6/2003

This claim is the result of a split due to change in ownership for a portion of 63-3162. Claim created by DB 4/7/2004 to complete hard file

Tran Application 68907 withdrawn negating the splits for this right. dvs 8/13/01.

Address change for Elena Anita Gibbens per claimant request. DB 5/22/2002

Address change for Pedro Echenove by DB per claimant letter.
Also removed Petra Echanove from this claim per request. Per conversation w/ Pedro (son) she is now deceased. 5/10/2002

This right is a split from former right 63-31739 .

15. Basis of Claim: License

IN THE DISTRICT COURT OF THE FIFTH JUDICIAL DISTRICT OF THE STATE OF IDAHO,
IN AND FOR THE COUNTY OF TWIN FALLS

IN RE THE GENERAL ADJUDICATION
OF RIGHTS TO THE USE OF WATER FROM
THE SNAKE RIVER BASIN WATER SYSTEM

CIVIL CASE NUMBER: 39576

Ident. Number 63-31739
Date Received: 9/20/1989
Receipt No:
Received By:

NOTICE OF CLAIM TO A WATER RIGHT
ACQUIRED UNDER STATE LAW

1. Name of Claimant(s)

BULL DEVELOPMENT INC
ATTN: MIKE HOMAN
2229 W STATE ST
STE B
BOISE ID USA 83702

Phone: (208)429-1900

2. Date of Priority: 07/14/1959

3. Source: GROUND WATER Trib. to:

4. Point of Diversion:

Township	Range	Section	1/4	1/4	1/4	Lot	County	Type
05N	02E	31	SE	NW	NE		ADA	

5. Description of diverting works:

1000 ft deep, 8" cs, 20 hp pump

6. Water is used for the following purposes:

Purpose	From	To	C.F.S.	(or) A.F.A
IRRIGATION	03/01	11/15	1.392	580.5

7. Total Quantity Appropriated is:
1.392 C.F.S. and/or 580.5 A.F.A.

8. Total consumptive use:

9. Non-irrigation uses:

10. Place of use:

Township	Range	Section	1/4 of 1/4		Lot	Use	Acres
05N	02E	31	NW	NE		IRRIGATION	40.3
			SW	NE		IRRIGATION	27
			NE	NW		IRRIGATION	38.7
			SE	NW		IRRIGATION	23
						Section Acres	129
						Total Acres	129

11. Place of use in counties: ADA

12. Do you own the property listed above as place of use? Yes

13. Other Water Rights Used:

14. Remarks:

Address change for Pedro Echenove by DB per claimant letter. Also removed Petra Echanove from this claim per request. Per conversation w/ Pedro (son) she is now deceased. 5/10/2002

Address change for Elena Anita Gibbens per claimant request. DB 5/22/2002

Tran Application 68907 withdrawn negating the splits for this right. dvs 8/13/01.

Ownership changed by DH 3/6/2003

This claim is the result of a split due to change in ownership for a portion of 63-3162. **Claim created by DB 4/7/2004 to complete hard file**

15. Basis of Claim: License

GROUND WATER

IN THE DISTRICT COURT OF THE FIFTH JUDICIAL DISTRICT OF THE STATE OF IDAHO,
IN AND FOR THE COUNTY OF TWIN FALLS

IN RE THE GENERAL ADJUDICATION
OF RIGHTS TO THE USE OF WATER FROM
THE SNAKE RIVER BASIN WATER SYSTEM

CIVIL CASE NUMBER: 39576

Ident. Number 63-3162
Date Received: 9/20/1989
Receipt No: W006001
Received By:

NOTICE OF CLAIM TO A WATER RIGHT
ACQUIRED UNDER STATE LAW

1. Name of Claimant(s)

BULL DEVELOPMENT INC
ATTN: MIKE HOMAN
2229 W STATE ST
STE B
BOISE ID USA 83702

Phone: (208) 429-1900

OK NEW SPLIT 63-31739

BULL DEV.

2. Date of Priority: 07/14/1959

3. Source: GROUND WATER Trib. to:

4. Point of Diversion:

Township	Range	Section	1/4 of 1/4 of 1/4	Lot	County	Type
05N	02E	31	NW	NE	ADA	

5. Description of diverting works:

1000 ft DEEP, 8" CS, 20 HP PUMP

6. Water is used for the following purposes:

Purpose	From	To	C.F.S.	(or) A.F.A
IRRIGATION	3/15	11/15	~~1.5~~ 1.392	

7. Total Quantity Appropriated is:
~~1.5~~ C.F.S. 1.392

8. Total consumptive use:

SUPPLEMENTAL RIGHT

9. Non-irrigation uses:

10. Place of use:

Township	Range	Section	1/4 of 1/4		Lot	Use	Acres
05N	02E	31	NW	NE		IRRIGATION	40
			SW	NE		IRRIGATION	~~37~~ 27
			NE	NW		IRRIGATION	40
			SE	NW		IRRIGATION	22
						Section Acres	~~139~~ 129
						Total Acres	~~139~~

11. Place of use in counties: ADA

12. Do you own the property listed above as place of use? Yes

13. Other Water Rights Used:

14. Remarks: DELETE

Address change for Pedro Echenove by DB per claimant letter. Also removed Petra Echanove from this claim per request. Per conversation w/ Pedro (son) she is now deceased. 5/10/2002

Address change for Elena Anita Gibbens per claimant request. DB 5/22/2002

Tran Application 68907 withdrawn negating the splits for this right. dvs 8/13/01.

Ownership changed by DH 3/6/2003

15. Basis of Claim: License

ADD: OWNERSHIP CHANGED BY ——— 7-22-03

ADD: PROPERTY IS ALSO KNOWN AS ECHANOVE RANCH SUBDIVISION NO. 1

IN THE DISTRICT COURT OF THE FIFTH JUDICIAL DISTRICT OF THE STATE OF IDAHO,
IN AND FOR THE COUNTY OF TWIN FALLS

IN RE THE GENERAL ADJUDICATION
OF RIGHTS TO THE USE OF WATER FROM
THE SNAKE RIVER BASIN WATER SYSTEM

CIVIL CASE NUMBER: 39576

Ident. Number 63-3162
Date Received: 9/20/1989
Receipt No: W006001
Received By:

NOTICE OF CLAIM TO A WATER RIGHT
ACQUIRED UNDER STATE LAW

1. Name of Claimant(s)

BULL DEVELOPMENT INC
ATTN: MIKE HOMAN
2229 W STATE ST
STE B
BOISE ID USA 83702

Phone: (208) 429-1900

2. Date of Priority: 07/14/1959

3. Source: GROUND WATER Trib. to:

4. Point of Diversion:

Township	Range	Section	1/4 of 1/4 of 1/4	Lot	County	Type
05N	02E	31	NW	NE	ADA	

5. Description of diverting works:

1000 ft DEEP, 8" CS, 20 HP PUMP

6. Water is used for the following purposes:

Purpose	From	To	C.F.S.	(or) A.F.A
IRRIGATION	3/15	11/15	1.5	

7. Total Quantity Appropriated is:
1.5 C.F.S.

8. Total consumptive use:

9. Non-irrigation uses:

10. Place of use:

Township	Range	Section	1/4	of 1/4	Lot	Use	Acres
05N	02E	31	NW	NE		IRRIGATION	40
			SW	NE		IRRIGATION	37
			NE	NW		IRRIGATION	40
			SE	NW		IRRIGATION	22
						Section Acres	139
						Total Acres	139

11. Place of use in counties: ADA

12. Do you own the property listed above as place of use? Yes

13. Other Water Rights Used:

14. Remarks:

Address change for Pedro Echenove by DB per claimant letter. Also removed Petra Echanove from this claim per request. Per conversation w/ Pedro (son) she is now deceased. 5/10/2002

Address change for Elena Anita Gibbens per claimant request. DB 5/22/2002

Tran Application 68907 withdrawn negating the splits for this right. dvs 8/13/01.

Ownership changed by DH 3/6/2003

15. Basis of Claim: License

IN THE DISTRICT COURT OF THE FIFTH JUDICIAL DISTRICT OF THE STATE OF IDAHO,
IN AND FOR THE COUNTY OF TWIN FALLS

IN RE THE GENERAL ADJUDICATION
OF RIGHTS TO THE USE OF WATER FROM
THE SNAKE RIVER BASIN WATER SYSTEM

CIVIL CASE NUMBER: 39576

Ident. Number 63-3162
Date Received: 9/20/1989
Receipt No: W006001
Received By:

NOTICE OF CLAIM TO A WATER RIGHT
ACQUIRED UNDER STATE LAW

1. Name of Claimant(s)

PEDRO ECHANOVE Phone: (208)939-6783
5750 DRY CREEK RD
BOISE ID USA 83703

ELENA ANITA GIBBENS Phone: (208) 853-9239
7481 N BOGART LN
BOISE ID USA 83703

2. Date of Priority: 07/14/1959

3. Source: GROUND WATER Trib. to:

4. Point of Diversion:

Township	Range	Section	1/4 of 1/4 of 1/4	Lot	County	Type
05N	02E	31	NW	NE	ADA	

5. Description of diverting works:

1000 ft DEEP, 8" CS, 20 HP PUMP

6. Water is used for the following purposes:

Purpose	From	To	C.F.S.	(or) A.F.A
IRRIGATION	3/15	11/15	1.5	

7. Total Quantity Appropriated is:
1.5 C.F.S.

8. Total consumptive use:

9. Non-irrigation uses:

10. Place of use:

Township	Range	Section	1/4 of 1/4	Lot	Use	Acres

05N	02E	31	NW	NE	IRRIGATION	40
			SW	NE	IRRIGATION	37
			NE	NW	IRRIGATION	40
			SE	NW	IRRIGATION	22
					Section Acres	139
					Total Acres	139

11. Place of use in counties: ADA

12. Do you own the property listed above as place of use? Yes

13. Other Water Rights Used:

14. Remarks:

Tran Application 68907 withdrawn negating the splits for this right. dvs 8/13/01.

Address change for Pedro Echenove by DB per claimant letter. Also removed Petra Echanove from this claim per request. Per conversation w/ Pedro (son) she is now deceased. 5/10/2002

Address change for Elena Anita Gibbens per claimant request. DB 5/22/2002

15. Basis of Claim: License

IN THE DISTRICT COURT OF THE FIFTH JUDICIAL DISTRICT OF THE STATE OF IDAHO,
IN AND FOR THE COUNTY OF TWIN FALLS

IN RE THE GENERAL ADJUDICATION
OF RIGHTS TO THE USE OF WATER FROM
THE SNAKE RIVER BASIN WATER SYSTEM

CIVIL CASE NUMBER: 39576

Ident. Number 63-3162
Date Received: 9/20/1989
Receipt No: W006001
Received By:

NOTICE OF CLAIM TO A WATER RIGHT
ACQUIRED UNDER STATE LAW

1. Name of Claimant(s)

PEDRO ECHANOVE
RT 1
BOISE ID USA 83703
Phone: (208)939-6783

PETRA ECHANOVE
RT 1
BOISE ID USA 83703
Phone:

ELENA ANITA GIBBENS
RT 1
BOISE ID USA 83703
Phone:

2. Date of Priority: 07/14/1959

3. Source: GROUND WATER Trib. to:

4. Point of Diversion:

Township	Range	Section	1/4 of 1/4 of 1/4	Lot	County	Type
05N	02E	31	NW NE		ADA	

5. Description of diverting works:

1000' DEEP, 8" CS, 20 HP PUMP

6. Water is used for the following purposes:

Purpose	From	To	C.F.S.	(or) A.F.A
IRRIGATION	3/15	11/15	1.5	

7. Total Quantity Appropriated is:
1.5 C.F.S.

8. Total consumptive use:

9. Non-irrigation uses:

10. Place of use:

Township	Range	Section	1/4 of 1/4		Lot	Use	Acres
05N	02E	31	NW	NE		IRRIGATION	40
			SW	NE		IRRIGATION	37
			NE	NW		IRRIGATION	40
			SE	NW		IRRIGATION	22
						Section Acres	139
						Total Acres	139

11. Place of use in counties: ADA

12. Do you own the property listed above as place of use? Yes

13. Other Water Rights Used:

14. Remarks:

This claim has been split into 15 parts as follows: 63-31155, 63-31156, 63-31157, 63-31158, 63-31159, 63-31160, 63-31161, 63-31162, 63-31163, 63-31164, 63-31166, 63-31167, 63-31168, 63-31169 and 63-31170 - all in the name of Bull Development. DB 2/22/2001.

Tran Appplication 68907 withdrawn negating the splits for this right. dvs 8/13/01.

15. Basis of Claim: License

IN THE DISTRICT COURT OF THE FIFTH JUDICIAL DISTRICT OF THE STATE OF IDAHO,
IN AND FOR THE COUNTY OF TWIN FALLS

IN RE THE GENERAL ADJUDICATION OF RIGHTS TO THE USE OF WATER FROM THE SNAKE RIVER BASIN WATER SYSTEM.

CIVIL CASE NUMBER: 39576

Ident. Number: A63-03162
Date Received: 9/20/1989
Receipt No: W006001
Received By: LW

NOTICE OF CLAIM TO A WATER RIGHT ACQUIRED UNDER STATE LAW

1. Name: PETRA ECHANOVE
   Address: RT. 1
   BOISE, ID 83703
   OR
   Name: PEDRO ECHANOVE 208-939-6783
   Address: RT. 1
   BOISE, ID 83703
   OR
   Name: ELENA ANITA GIBBENS
   Address:
   ,

2. Date of Priority: JUL 14, 1959

3. Source: GROUNDWATER Trib. to:

4. Point of Diversion:

Township	Range	Section	1/4 of 1/4 of 1/4	Lot	County
05N	02E	31	NW NE		ADA

5. Description of diverting works:
   1000' DEEP, 8" CS, 20 HP PUMP

6. Water is used for the following purposes:

Purpose	From	To	C.F.S (or)	A.F.A.
IRRIGATION	03/15	11/15	1.500	

7. Total Quantity Appropriated is:
   1.500 C.F.S. (and/or) A.F.A.

8. Total consumptive use is Acre Feet Per Annum.

9. Non-irrigation uses:

MICROFILMED
AUG 1 9 1992

10. Place of Use:

Township	Range	Section	1/4 of 1/4		Lot	Use	Acres
05N	02E	31	NW	NE		IRR	40.0
			SW	NE		IRR	37.0
			NE	NW		IRR	40.0
			SE	NW		IRR	22.0
						Section Acres	139.0
						Total Acres	139.0

11. Place of use in counties: ADA

12. Do you own the property listed above as place of use? YES

13. Other Water Rights Used:
A63-04849

14. Remarks:

15. Basis of Claim: LICENSE
Water Right Number: 28046

MICROFILMED
AUG 18 1992

16. Signature(s)

(a.) By signing below, I/We acknowledge that I/We have received, read and understand the form entitled "How you will receive notice in the Snake River Basin Adjudication." (b.) I/We do ___ do not / wish to receive and pay a small annual fee for monthly copies of the docket sheet.

Number of attachments: 1

For Individuals:

I/We do solemnly swear or affirm that the statements contained in the foregoing document are true and correct.

Signature of Claimant(s): Pedro Echanove Date: X Sept. 20 1989

_____ Date: _____

State of Idaho)
) SS.
County of Ada)

Subscribed and sworn (or affirmed) before me this 20 day of Sept. 19 89

Linda Wiener
Notary Public

Seal

Residing at Linda A. Wiener Residing at Boise, Idaho

My Commission Expires My Commission Expires December 3, 1994

MICROFILMED
AUG 1 8 1992

IN THE DISTRICT COURT OF FIFTH JUDICIAL DISTRICT OF THE STATE OF IDAHO, IN AND FOR THE COUNTY OF TWIN FALLS

In Re SRBA	)	A. Subcase 63-32412 (Insert water right number)
Case No. 39576	)	**STANDARD FORM 1 OBJECTION**

Please fill in the following information:

B. NAME AND ADDRESS OF PERSON OBJECTING

Name: Marion (Butch) D. Groothius and Judy L. Groothius

Address: 3490 N. Saddleman Place

Eagle, ID 83616

Daytime Phone: (208) 938-1613

Name & Address of Attorney, if any:
Bruce M. Smith
Carl J. Withroe
Moore Smith Buxton & Turcke, Chtd.
950 W. Bannock, Suite 520
Boise, ID 83702

C. CLAIMANT OF WATER RIGHT AS LISTED IN DIRECTOR'S REPORT

Name: Marion (Butch) D. Groothius and Judy L. Groothius

Address: 3490 N. Saddleman Place

Eagle, ID 83616

D. I object to the following elements as recommended in the Director's Report. (Please check the appropriate box(es).

1. ☐ **Name and Address**
   Should be: _____

2. ☐ **Source**
   Should be: _____

3. ☒ **Quantity**
   Should be: 14.09 acres

4. ☐ **Priority Date**
   Should be: _____

5. ☐ **Point of Diversion**
   Should be: _____

6. ☐ **Instream Flow Beginning and Ending Point**
   Should be: _____

7. ☐ **Purpose(s) of Use**
   Should be: _____

8. ☐ **Period of Year**
   Should be: _____

9. ☐ **Place of Use**
   Should be: _____

10. ☐ **I object because:**
    ☐ This water right Should not exist.

    ☐ This water right was not recommended, but Should be recommended with The elements described above.

E. **REASONS SUPPORTING OBJECTION(S):** Amount should be as indicated on deeds

_____

_____

_____

F. **VERIFICATION** (must be completed)

State of Idaho)
) ss.
County of Ada)

Carl S. Withroe, duly sworn, upon oath, deposes and says:
(Name of person filing objection)

That I am the party/claimant filing this objection, as defined by I.C. §§ 42-1401A(1) and (6) or that I am the attorney for the party/claimant objecting and that I have read this objection, know its contents and believe that the statements are true to the best of my knowledge.

(Signature of person filing objection)

Carl S Withroe

(Attorney signing in representative capacity)

Subscribed and sworn to before me on: June 19, 2007

Debbie L. Smith

Notary Public for Idaho
Residing at: Boise, ID
My Commission Expires: 6/8/2013

DEBBIE L. SMITH NOTARY PUBLIC STATE OF IDAHO

INSTRUCTIONS FOR MAILING

You must mail the objection to the Clerk of the court. **FAX filings will not be accepted.** You must also send a copy to all the parties listed below in the Certificate of Mailing.

G. CERTIFICATE OF MAILING

I certify that on June 19, 2007, I mailed the original and copies of this objection, including all attachments, to the following persons:

1. Original to:

   Clerk of the District Court
   Snake River Basin Adjudication
   253 Third Avenue North
   PO Box 2707
   Twin Falls, ID 83303-2707

2. *One copy to the claimant of the water right at the following address:*

   Name: Marion (Butch) D. Groothius and Judy L. Groothius

   Address: 3490 N. Saddleman Place

   Eagle, ID 83616

3. Copies to:

   IDWR Document Depository
   PO Box 83720
   Boise, ID 83720-0098

   United States Department of Justice
   Environment & Nat'l Resources Div
   550 W. Fort Street, MSC 033
   Boise, ID 83724

   Chief, Natural Resources Division
   Office of the Attorney General
   PO Box 44449
   Boise, ID 83711-4449

Signature of objector or attorney
mailing on Objector's behalf

09/07/2006

IDAHO DEPARTMENT OF WATER RESOURCES

PRELIMINARY RECOMMENDATION OF WATER RIGHTS ACQUIRED UNDER STATE LAW

RIGHT NUMBER: 63-32412

NAME AND ADDRESS: MARION D GROOTHUIS
3490 N SADDLEMAN PL
EAGLE ID 83616

JUDY L GROOTHUIS
3490 N SADDLEMAN PL
EAGLE ID 83616

SOURCE: GROUND WATER TRIBUTARY:

QUANTITY: 0.070 CFS
27.900 AFY

USE OF THIS RIGHT WITH RIGHT NO. 63-32403 IS LIMITED TO A TOTAL COMBINED DIVERSION RATE OF .13 CFS.

PRIORITY DATE: 07/14/1959

POINT OF DIVERSION:

T05N R02E S31 SENWNE Within ADA County

PURPOSE AND PERIOD OF USE:

PURPOSE OF USE	PERIOD OF USE	QUANTITY
IRRIGATION	03/01 11/15	0.070 CFS 27.90 AFY

PLACE OF USE: IRRIGATION Within ADA County

T05N R02E S31	SWNE	3.30	T05N R02E S31	SENW	2.90

6.2 ACRES TOTAL

USE OF THIS RIGHT WITH RIGHT NO. 63-32403 IS LIMITED TO THE IRRIGATION OF A COMBINED TOTAL OF 6.2 ACRES IN A SINGLE IRRIGATION SEASON.

OTHER PROVISIONS NECESSARY FOR DEFINITION OR ADMINISTRATION OF THIS WATER RIGHT:

This partial decree is subject to such general provisions necessary for the definition of the rights or for the efficient administration of the water rights as may be ultimately determined by the Court at a point in time no later than the entry of a final unified decree. Section 42-1412(6), Idaho Code.

EXPLANATORY MATERIAL: BASIS OF CLAIM - License

This right is a split from former right 63-31739 .

Idaho Department of Water Resources

SRBA Recommendation:

63-32412

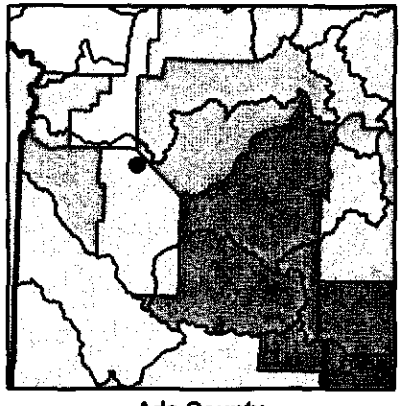
(Irrigation)

R02E

T05N

Legend

- Point of Diversion
- Place of Use
- Townships
- PLS Sections
- Quarter Quarters



Ada County
IDWR Basin 63

N



0 **0.1** **0.2 Miles**

Prepared by S. Egbert
On Thursday, September 7, 2006
1987/88 Aerial Photography

IDAHO DEPARTMENT OF WATER RESOURCES

Adjudication Recommendation Report 63-32412 V1

WATER RIGHT NUMBER: 63-32412 V1

Owner Type	Name and Address
Original Owner	PETRA ECHANOVE RT 1 BOISE, ID 83703
Original Owner	PEDRO ECHANOVE 5750 DRY CREEK RD BOISE, ID 83703 (208)939-6783
Original Owner	PEDRO ECHANOVE , ID
Current Owner	MARION D GROOTHUIS 3490 N SADDLEMAN PL EAGLE, ID 83616 (208)938-1613
Original Owner	HILARIO ECHANOVE , ID
Original Owner	ELENA ANITA GIBBENS 7481 N BOGART LN BOISE, ID 83703 (208)853-9239
Original Owner	BULL DEVELOPMENT INC ATTN: MIKE HOMAN 2229 W STATE ST STE B BOISE, ID 83702 (208)429-1900
Current Owner	JUDY L GROOTHUIS 3490 N SADDLEMAN PL EAGLE, ID 83616 (208)938-1613

Priority Date: 07/14/1959

Basis: License

Status: Active

Source	Tributary
GROUND WATER	

Beneficial Use	From	To	Diversion Rate	Annual Volume
IRRIGATION	03/01	to 11/15	0.070 CFS	27.90 AF
		Total Diversion:	0.070 CFS	27.90 AF

Location of Point(s) of Diversion

GROUND WATER SE1/4NW1/4NE1/4 Sec. 31, Twp 05N, Rge 02E, B.M.

ADA County

Place of Use

IRRIGATION

IDAHO DEPARTMENT OF WATER RESOURCES

Adjudication Recommendation Report 63-32412 V1

IRRIGATION

Twp	Rge	Sec	NE				NW				SW				SE				Totals
			NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	
05N	02E	31			3.3					2.9									6.2

Total Acres: 6.2

Conditions of Approval:

1. C18 This partial decree is subject to such general provisions necessary for the definition of the rights or for the efficient administration of the water rights as may be ultimately determined by the Court at a point in time no later than the entry of a final unified decree. Section 42-1412(6), Idaho Code.
2. This right is a split from former right 63-31739 .
3. E51 USE OF THIS RIGHT WITH RIGHT NO. 63-32403 IS LIMITED TO A TOTAL COMBINED DIVERSION RATE OF .13 CFS.
4. E55 USE OF THIS RIGHT WITH RIGHT NO. 63-32403 IS LIMITED TO THE IRRIGATION OF A COMBINED TOTAL OF 6.2 ACRES IN A SINGLE IRRIGATION SEASON.

Remarks:

Comments:

1. lgagnon 9/7/2006 CHANGE INOWNERSHIP
Comment: THIS RIGHT IS THE RESULT OF A SPLIT DUE TO A CHANGE IN OWNERSHIP FOR A PORTION 63-31739

Dates and Other Information:

Decreed Date:
Enlargement Use Priority Date:
Enlargement Statute Priority Date:
Defendant:
Plaintiff:
Civil Case Number:
Judicial District:
Notice of Error Flag:
State or Federal: S
Owner Name Connector: OR
Water District Number:
Generic Max Rate Per Acre:
Generic Max Volume Per Acre:
Swan Falls Trust or Nontrust:
Swan Falls Dismissed:
DLE Act Number:
Carey Act Number:
Mitigation Plan: False

Combined Use Limits:

Element Reviewed/Verified Dates:

Element	Last Reviewed Date	Reviewer	Last Verified Date	Verifier	Status
Priority Date	9/7/2006 11:56:24 AM	segbert			Active
POD	9/7/2006 12:11:58 PM	segbert			Active

IDAHO DEPARTMENT OF WATER RESOURCES

Adjudication Recommendation Report 63-32412 V1

Source	9/7/2006 12:13:46 PM	segbert			Active
POU	9/7/2006 12:14:01 PM	segbert			Active
Use	9/7/2006 12:14:45 PM	segbert			Active
Season	9/7/2006 12:15:13 PM	segbert			Active
Quantity	9/7/2006 12:15:34 PM	segbert			Active
Summary			09/07/2006	segbert	Active

Verification Log:

Element	Date Time Stamp	Reviewer	Log text
POD	9/7/2006 12:12:16 PM	segbert	(Yes) 1. Is the basis of this claim a Decree or License? (Yes) 4. Does the Decree or License have a POD? (Yes) 5. Can the claimed POD be verified using the water right file? (No) 10. Is a POD remark and/or condition required?
Source	9/7/2006 12:14:05 PM	segbert	(Yes) 1. Is the basis of claim Decree or License? (Yes) 4. Does the Decree or License have a source? (Yes) 5. Can the claimed source be verified using the water right file? (No) 11. Is a Source remark and/or condition required?
POD	9/7/2006 12:13:49 PM	segbert	Updated shape
POU	9/7/2006 12:14:20 PM	segbert	(Yes) 1. Is the basis of this claim a Decree or License? (Yes) 2a. Is the POU required? (Yes) 5. Does the Decree or License have a POU? (Yes) 6. Can the claimed POU be verified using the water right file? (No) 14. Is a POU remark and/or condition required?
Use	9/7/2006 12:15:04 PM	segbert	(Yes) 1. Is the basis of this claim a Decree or License? (Yes) 4. Does the Decree or License have a Purpose of Use? (Yes) 5. Can the claimed Purpose of Use be verified using the water right file? (No) 13. Is a Purpose of Use remark and/or condition required?
General	9/7/2006 11:56:40 AM	segbert	(No) 1. Should this water use have been included in a later court decree of the water rights from this source? (Yes) 4. Is the basis of claim decree or license? (Yes) 5. Does the decree or license have a Priority Date? (Yes) 6. Did the Claimant claim the decreed or licensed Priority Date ? (Yes) 15. Is the basis of claim coded correctly? (No) 16. Is a Priority Date remark and/or condition required?

IDAHO DEPARTMENT OF WATER RESOURCES

Adjudication Recommendation Report 63-32412 V1

Season	9/7/2006 12:15:32 PM	segbert	(Yes) 1. Is the basis of claim Decree or License? (Yes) 4. Does the Decree or License have a Period of Use? (Yes) 5. Can the claimed Period of Use be verified using the water right file? (Yes) 14. Is irrigation claimed as a Purpose of Use? (No) 16. Is the Period of Use on the decree, license or transfer shorter on either the start date or end date than allowable under current IDWR standards? (No) 18. Is a Period of Use remark and/or condition required?
Quantity	9/7/2006 12:15:53 PM	segbert	(Yes) 1. Is the basis of this claim a Decree or License? (Yes) 4. Does the Decree or License have a diversion rate and/or volume? (Yes) 5. Can the claimed diversion rate and/or volume be verified using the water right file? (Yes) 8. Does the parent right have an annual diversion volume limit? (Yes) 10. Is a irrigation a purpose of use? (Yes) 12. Is a Quantity remark or condition required?
Summary	9/7/2006 12:17:32 PM	segbert	(Yes) 1. Is the basis of this claim a Decree, License, Permit, Application or Posted Notice? (No) 2. Does any evidence indicate a five year period of continuous nonuse occurred that could result in recommending forfeiture or partial forfeiture? (Yes) 5. Does this right have any combined use limits with other rights? (Yes) 6. Is an additional remark and/or condition required? (Yes) 7. Would you like to view the recommended right? (Yes) 8. Is this a split or combined right? (No) 9. Do you have documents you would like to attach or link to the file? (Yes) 10. Would you like to set the verification date?
POU	9/7/2006 12:14:44 PM	segbert	Updated shape for Active POU

Water Supply Bank:

07/23/2003

IDAHO DEPARTMENT OF WATER RESOURCES

PRELIMINARY RECOMMENDATION OF WATER RIGHTS ACQUIRED UNDER STATE LAW

RIGHT NUMBER: 63-31739

NAME AND ADDRESS: BULL DEVELOPMENT INC
ATTN: MIKE HOMAN
2229 W STATE ST
STE B
BOISE ID 83702

SOURCE: GROUND WATER TRIBUTARY:

QUANTITY: 1.392 CFS
580.500 AFY

USE OF THIS RIGHT WITH RIGHT NO. 63-31737 IS LIMITED TO A TOTAL COMBINED DIVERSION RATE OF 2.58 CFS.

PRIORITY DATE: 07/14/1959

POINT OF DIVERSION:

T05N R02E S31 SENWNE Within ADA County

PURPOSE AND PERIOD OF USE:

PURPOSE OF USE	PERIOD OF USE	QUANTITY
IRRIGATION	03/01 11/15	1.392 CFS 580.50 AFY

PLACE OF USE: IRRIGATION Within ADA County

T05N R02E S31	NWNE	40.3	T05N R02E S31	SWNE	27.0
T05N R02E S31	NENW	38.7	T05N R02E S31	SENW	23.0

129 ACRES TOTAL

USE OF THIS RIGHT WITH RIGHT NO. 63-31737 IS LIMITED TO THE IRRIGATION OF A COMBINED TOTAL OF 129.0 ACRES IN A SINGLE IRRIGATION SEASON.

OTHER PROVISIONS NECESSARY FOR DEFINITION OR ADMINISTRATION OF THIS WATER RIGHT:

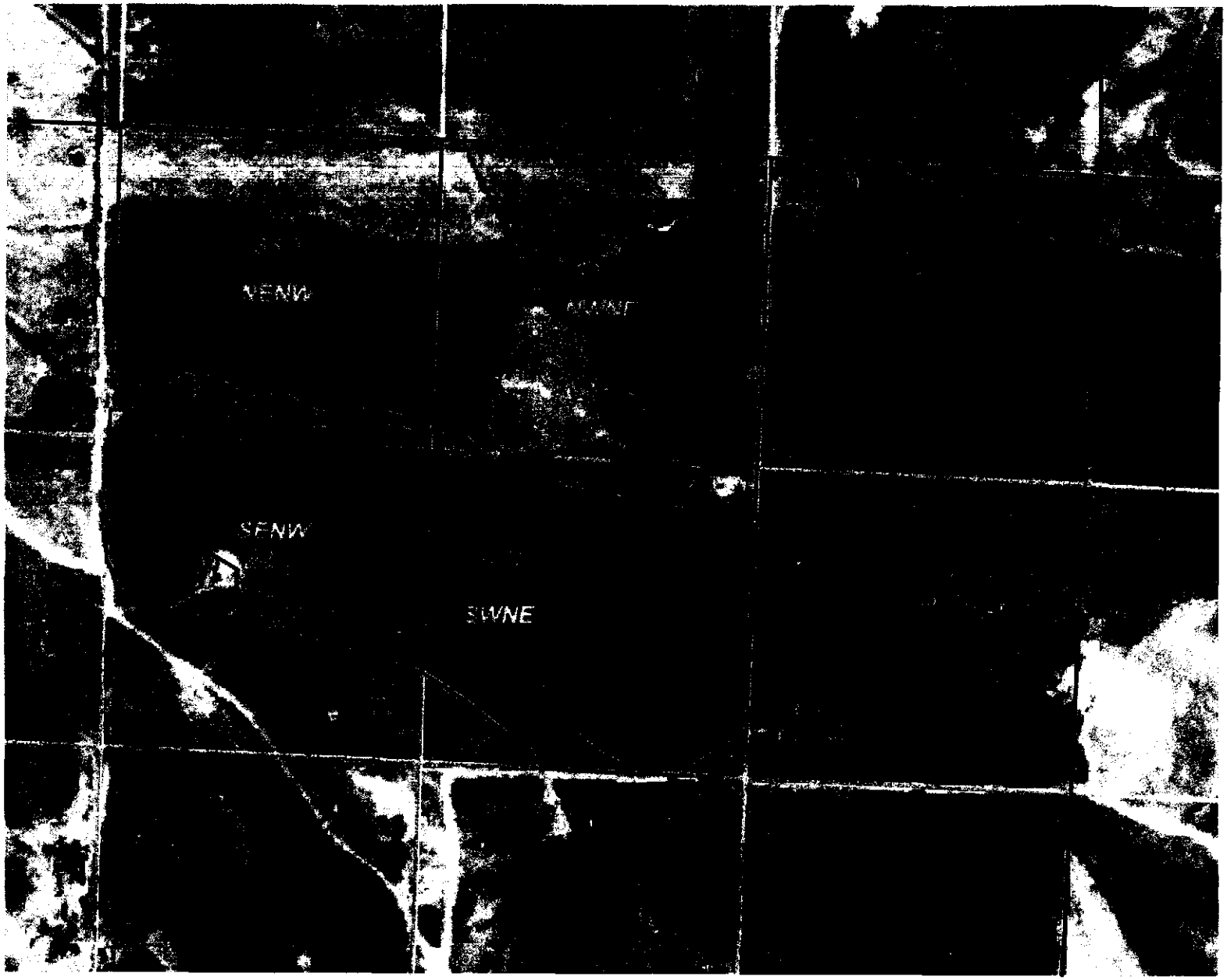
This partial decree is subject to such general provisions necessary for the definition of the rights or for the efficient administration of the water rights as may be ultimately determined by the Court at a point in time no later than the entry of a final unified decree. Section 42-1412(6), Idaho Code.

EXPLANATORY MATERIAL: License

PROPERTY IS ALSO KNOWN AS ECHANOVE RANCH SUBDIVISION NO. 1.

Idaho Department of Water Resources

Claims: 63-31739
Date Prepared: 07-25-03
By: Ron Howerton



T05N, R02E
S31

N
W E
S

⊙ Point of Diversion
Place of use
Section
1/4 1/4

129 Acres

0 0.25 0.5 0.75 Miles

1987 NAPP

GROUND WATER

03/06/2003

IDAHO DEPARTMENT OF WATER RESOURCES

PRELIMINARY RECOMMENDATION OF WATER RIGHTS ACQUIRED UNDER STATE LAW

RIGHT NUMBER: 63-3162

NAME AND ADDRESS: BULL DEVELOPMENT INC
ATTN: MIKE HOMAN
2229 W STATE ST
STE B
BOISE ID 83702

OK - RECOMMENDATION 63-31737

SOURCE: GROUND WATER TRIBUTARY:

QUANTITY: ~~1.500 CFS~~ 1.392
~~625.500 AFY~~ 580.5

NEW SPLIT NO. 63-31737
DRY CR - BULL DEV

USE OF THIS RIGHT WITH RIGHT NO. 63-4849 IS LIMITED TO A TOTAL COMBINED DIVERSION RATE OF ~~2.78 CFS.~~ 2.58.

PRIORITY DATE: 07/14/1959

POINT OF DIVERSION:

T05N R02E S31 SENWNE Within ADA County Source: GROUND WATER

PURPOSE AND PERIOD OF USE:

PURPOSE OF USE	PERIOD OF USE	QUANTITY
IRRIGATION	03/01 11/15	~~1.500 CFS~~ 1.392 ~~625.50 AFY~~ 580.5

PLACE OF USE: IRRIGATION Within ADA County

T05N R02E S31	NWNE	40.3	T05N R02E S31	SWNE	~~37.0~~ 27
T05N R02E S31	NENW	38.7	T05N R02E S31	SENW	23.0

NEW SPLIT NO. 63-31737
DRY CR - BULL DEV.

129 ~~139~~ ACRES TOTAL

USE OF THIS RIGHT WITH RIGHT NO. 63-4849 IS LIMITED TO THE IRRIGATION OF A COMBINED TOTAL OF ~~139.0~~ 129 ACRES IN A SINGLE IRRIGATION SEASON.

OTHER PROVISIONS NECESSARY FOR DEFINITION OR ADMINISTRATION OF THIS WATER RIGHT:

This partial decree is subject to such general provisions necessary for the definition of the rights or for the efficient administration of the water rights as may be ultimately determined by the Court at a point in time no later than the entry of a final unified decree. Section 42-1412(6), Idaho Code.

EXPLANATORY MATERIAL: License

PROPERTY IS ALSO KNOWN AS ECHANOVE RANCH ESTATES.

PROPERTY IS ALSO KNOWN AS ECHANOVE RANCH SUBDIVISION NO. 1.

SUPPLEMENTAL RIGHT

IDAHO DEPARTMENT OF WATER RESOURCES

PRELIMINARY RECOMMENDATION OF WATER RIGHTS ACQUIRED UNDER STATE LAW

RIGHT NUMBER: 63-3162

NAME AND ADDRESS: BULL DEVELOPMENT INC
ATTN: MIKE HOMAN
2229 W STATE ST
STE B
BOISE ID 83702

SOURCE: GROUND WATER TRIBUTARY:

QUANTITY: 1.500 CFS
625.500 AFY

USE OF THIS RIGHT WITH RIGHT NO. 63-4849 IS LIMITED TO A TOTAL COMBINED DIVERSION RATE OF 2.78 CFS.

PRIORITY DATE: 07/14/1959

POINT OF DIVERSION:

T05N R02E S31 SENWNE Within ADA County Source: GROUND WATER

PURPOSE AND PERIOD OF USE:

PURPOSE OF USE	PERIOD OF USE	QUANTITY
IRRIGATION	03/01 11/15	1.500 CFS 625.50 AFY

PLACE OF USE: IRRIGATION Within ADA County

T05N R02E S31	NWNE	40.3	T05N R02E S31	SWNE	37.0
T05N R02E S31	NENW	38.7	T05N R02E S31	SENW	23.0

139 ACRES TOTAL

USE OF THIS RIGHT WITH RIGHT NO. 63-4849 IS LIMITED TO THE IRRIGATION OF A COMBINED TOTAL OF 139.0 ACRES IN A SINGLE IRRIGATION SEASON.

OTHER PROVISIONS NECESSARY FOR DEFINITION OR ADMINISTRATION OF THIS WATER RIGHT:

This partial decree is subject to such general provisions necessary for the definition of the rights or for the efficient administration of the water rights as may be ultimately determined by the Court at a point in time no later than the entry of a final unified decree. Section 42-1412(6), Idaho Code.

EXPLANATORY MATERIAL: License

PROPERTY IS ALSO KNOWN AS ECHANOVE RANCH ESTATES.

State of Idaho
DEPARTMENT OF WATER RESOURCES
Western Region, 2735 Airport Way, Boise, Idaho 83705-5082 - (208) 334-2190
FAX (208) 334-2348

DIRK KEMPTHORNE
Governor

KARL J. DREHER
Director

March 6, 2003

BULL DEVELOPMENT INC
ATTN: MIKE HOMAN
2229 W STATE, STE B
BOISE ID 83702

Re: Notice of Claim to a Water Right No. 63-3162 & 63-4849

Dear Claimant(s):

Enclosed is a copy of the above referenced claim(s), which reflects the change in ownership of the land and appurtenant water rights, covered under the original filing.

Please note that the enclosed Notice of Claim to a Water Right is not a determination of your water right. This claim was filed during claims taking in the Snake River Basin Adjudication (SRBA) and has not yet been verified by this Department. Water rights are established and maintained by beneficial use of water for the uses designated on this claim form dating back to the priority date listed. This claim will be investigated, verified and recommended to the SRBA Court for court decree sometime in the near future. You will be notified prior to the beginning of any verification of this water right.

Thank you again for your patience and cooperation, as we have had several water right changes to process. If you have any questions concerning the enclosed claim(s), please feel free to contact this office.

Sincerely,

Denise Hatfield

Denise Hatfield
Office Specialist 1
Adjudication Section
Western Region Office

DH: dh

Enclosure

cc: Matt Howard, Attorney at Law

IDAHO DEPARTMENT OF WATER RESOURCES

PRELIMINARY RECOMMENDATION OF WATER RIGHTS ACQUIRED UNDER STATE LAW

RIGHT NUMBER: 63-3162

NAME AND ADDRESS: PEDRO ECHANOVE
5750 DRY CREEK RD
BOISE ID 83703

ELENA ANITA GIBBENS
7481 N BOGART LN
BOISE ID 83703

SOURCE: GROUND WATER TRIBUTARY:

QUANTITY: 1.500 CFS
625.500 AFY

USE OF THIS RIGHT WITH RIGHT NO. 63-4849 IS LIMITED TO A TOTAL COMBINED DIVERSION RATE OF 2.78 CFS.

PRIORITY DATE: 07/14/1959

POINT OF DIVERSION:

T05N R02E S31 SENWNE Within ADA County

PURPOSE AND PERIOD OF USE:

PURPOSE OF USE	PERIOD OF USE	QUANTITY
IRRIGATION	03/01 11/15	1.500 CFS 625.50 AFY

PLACE OF USE: IRRIGATION Within ADA County

T05N R02E S31	NWNE	40.3	T05N R02E S31	SWNE	37.0
T05N R02E S31	NENW	38.7	T05N R02E S31	SENW	23.0

139 ACRES TOTAL

USE OF THIS RIGHT WITH RIGHT NO. 63-4849 IS LIMITED TO THE IRRIGATION OF A COMBINED TOTAL OF 139.0 ACRES IN A SINGLE IRRIGATION SEASON.

OTHER PROVISIONS NECESSARY FOR DEFINITION OR ADMINISTRATION OF THIS WATER RIGHT:

This partial decree is subject to such general provisions necessary for the definition of the rights or for the efficient administration of the water rights as may be ultimately determined by the Court at a point in time no later than the entry of a final unified decree. Section 42-1412(6), Idaho Code.

EXPLANATORY MATERIAL: License

PROPERTY IS ALSO KNOWN AS ECHANOVE RANCH ESTATES.

Field Exam Date 11-16-07

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES
ADJUDICATION FIELD REPORT

Prior to Field Exam

- ☑ Copy of Claim, claim has been signed, sealed, and dated by notary?
- ☑ Check fees paid
- ☐ Well logs (if needed)
- ☑ Copy of topo or NAPP
- ☑ Check of Govt. Lots, if needed, Govt. Plat/Tax lot information
- ☑ Check POD & POU overlap, see below – include overlapping right for exam
- ☐ Evidence of Priority – if none, talk with claimant

CLAIMANT INFORMATION – verify contact information is complete

Claim No(s) 63-3162

Owner: E Chanove Phone No. _____

Current Address: _____

- ☐ No change NAME IS THE SAME
- ☑ NEW OWNER Bull DEVELOPMENT – WAITING FOR OWNERSHIP CHANGE
- ☐ No change Address
- ☐ NEW ADDRESS _____
- ☐ How long owned property? _____

Accompanied by: MATT HOWARD, ATTORNEY FOR NEW OWNER
JOHN CARPENTER – ENGR WHO DESIGNED NEW SYSTEM.

PRIORITY DATE

- ☑ No change – Complete evidence submitted or not necessary
- ☐ Incomplete – Claimant should be asked when water was first used and submit proof of date.
- ☐ Priority date is acceptable/within mandatory filing dates?

Priority date, per claimant, is: _____

(If priority date, based on your exam, seems questionable, explain below.)

_____

_____

Source: GROUND WATER **Tributary to** _____

- ☐ No Change –SAME SOURCE
- ☐ Source found is different than claimed: _____

POINT OF DIVERSION

- ☑ No change
- ☐ POD found is different than claimed: _____
- ☐ If different, when did POD change? _____

1987

SEE ^ NAPP

Place of Use			NE				NW				SW				SE				Totals
TWP	RGE	SEC	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	
																			139

Overlap with other water rights: 63-4849

Does overlap increase rate of flow, volume, additional acres, different source for same acres? Explain:
Dry Cr. right 67-4949 IS for SAME ACRES
COMBINED ACRES AND CFS LIMITED to 2.78 cfs

Delivery System Narrative: System change, the original irrigation System changed in 2001 from an open flow from the WELL into gravity ditches and pumping from the ditches to where gravity irrigation could not be reached to A new pressurized system with a co-mingled distribution pond. POND IS too small for storage based up combined CFS limited to Primary righ of Dry Ck for 2.78 CFS SEE NOTE and POND DIAGRAM IN File. AFTER IT LEAVES THE DISTRIBUTION POND. My FIELD MAP SHOWS System up to the POND.

Well or Diversion Identification No GPS ID	Motor Make	Hp	Motor Serial No.	Pump Make	Pump Serial No. or Discharge size
	HOLLOWSHAFT	20		US MOTORS	6" Discharge

FLOW MEASUREMENTS: NA LICENSED

Attach appropriate documents

NARRATIVE/REMARKS/COMMENTS
Property IS AKA ECHANOVE RANCH ESTATES ...
USE OF this right with 63-4849 IS Limited to a total combined diversion rate of 2.78 CFS AND 139 ACRES IN A SINGLE IRRIGATION SEASON.

IDAHO DEPARTMENT OF WATER RESOURCES

Adjudication Recommendation Report 63-3162 V1

Conditions of Approval:

1. C18 This partial decree is subject to such general provisions necessary for the definition of the rights or for the efficient administration of the water rights as may be ultimately determined by the Court at a point in time no later than the entry of a final unified decree. Section 42-1412(6), Idaho Code.

Remarks:

1. Quantity USE OF THIS RIGHT WITH RIGHT NO. 63-4849 IS LIMITED TO A TOTAL COMBINED DIVERSION RATE OF 2.78 CFS.
2. Place of Use - Irrigation USE OF THIS RIGHT WITH RIGHT NO. 63-4849 IS LIMITED TO THE IRRIGATION OF A COMBINED TOTAL OF 139.0 ACRES IN A SINGLE IRRIGATION SEASON.
3. Explanatory PROPERTY IS ALSO KNOWN AS ECHANOVE RANCH ESTATES.

Comments:

1. rhowerto 11/20/2002 Ownership
Comment: Bull Development bought land from Echanove, waiting for ownership change form from their attorney Matt Howard.

2. rhowerto 11/20/2002 Supplemental right
Comment: Dry Creek is the main source for irrigation of the lands in this recommendation.

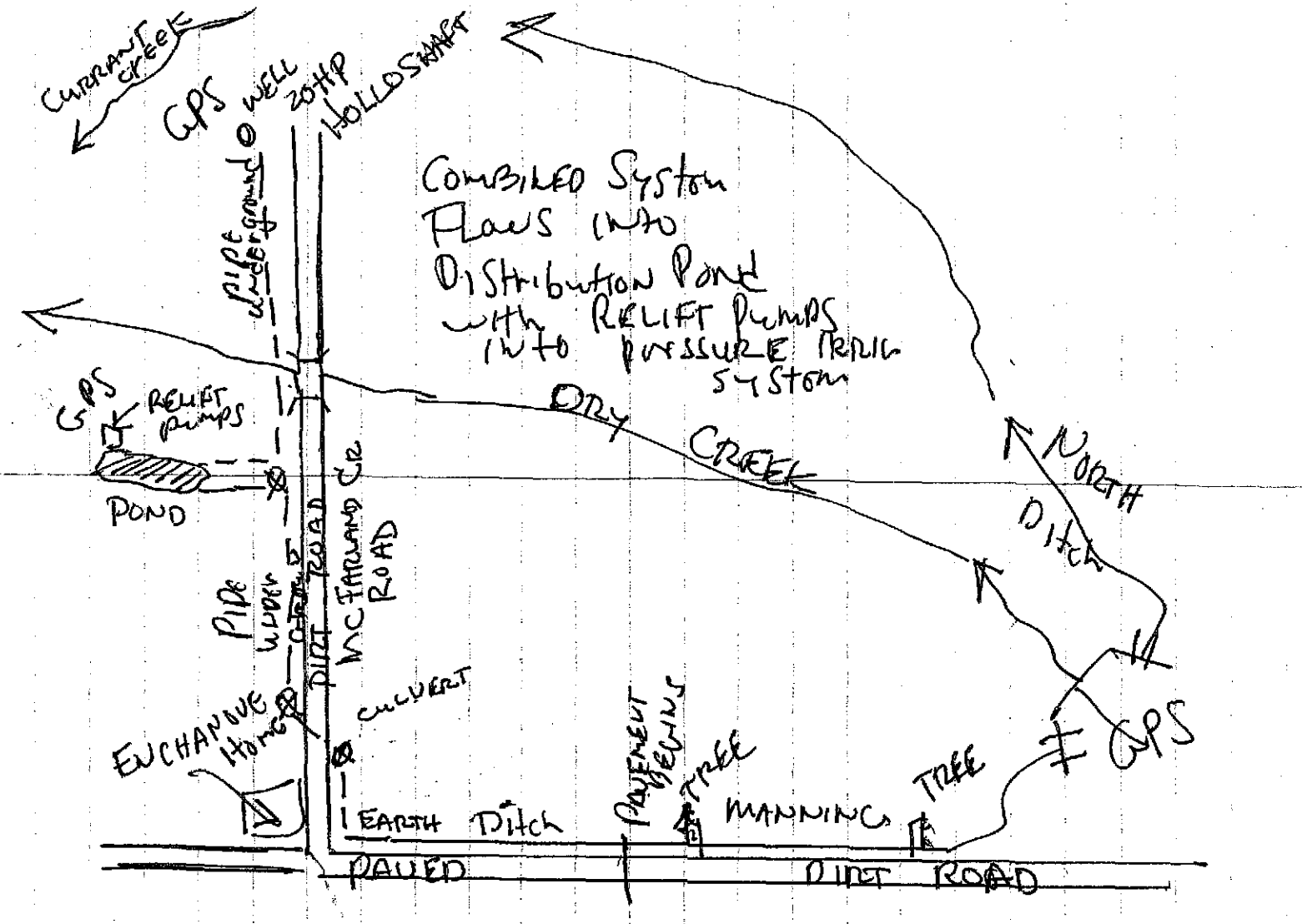
3. rhowerto 11/20/2002 System change
Comment: The original irrigation system changed from open flow from the well into gravity ditches and pumping from ditches to where gravity irrigation could not be reached to a pressurized system with a co-mingled distribution pond in 2001. See file for detailed map.

4. rhowerto 11/20/2002 Ambiguous License
Comment: The season of use and diversion volume were not listed fro this license.

5. rhowerto 11/20/2002 TRANSFER
Comment: 15 TRANSFERS WERE PROPOSED AND WITHDRAWN SEE FILE.

FK= 11-14-02
TRH

FIELD MAP - SYSTEM DIAGRAM



Howerton, Ron

From: Howerton, Ron
Sent: Wednesday, November 06, 2002 11:44 AM
To: 'Matt Howard'
Cc: Howerton, Ron
Subject: RE: Field Exams

Matt,

ok...

Ron

-----Original Message-----
From: Matt Howard [mailto:mhoward@fiberpipe.net]
Sent: Wednesday, November 06, 2002 11:18 AM
To: 'Howerton, Ron'
Subject: RE: Field Exams

Ron,

The Echanove Ranch engineer, John Carpenter, is available Thursday, so let's plan on doing the Echanove claims on Thursday, and you and I will do the Frazell-Keys and Brush claims on Friday. Both times will be at 10am at the Hidden Springs coffee shop / merc.

Thanks,
Matt

-----Original Message-----
From: Howerton, Ron [mailto:RHowerto@idwr.state.id.us]
Sent: Wednesday, November 06, 2002 8:15 AM
To: MATT J. HOWARD (E-mail)
Cc: Howerton, Ron
Subject: Field Exams

Matt,

I'm ready to do field exams for some of your clients next week. The days next week are all open except Monday Veterans day.

We could do the Brush-Frazell-Keys on one day and the Echanove (Bull Development) on another.

I assume you want to do the scheduling and let me know...

Thank you,

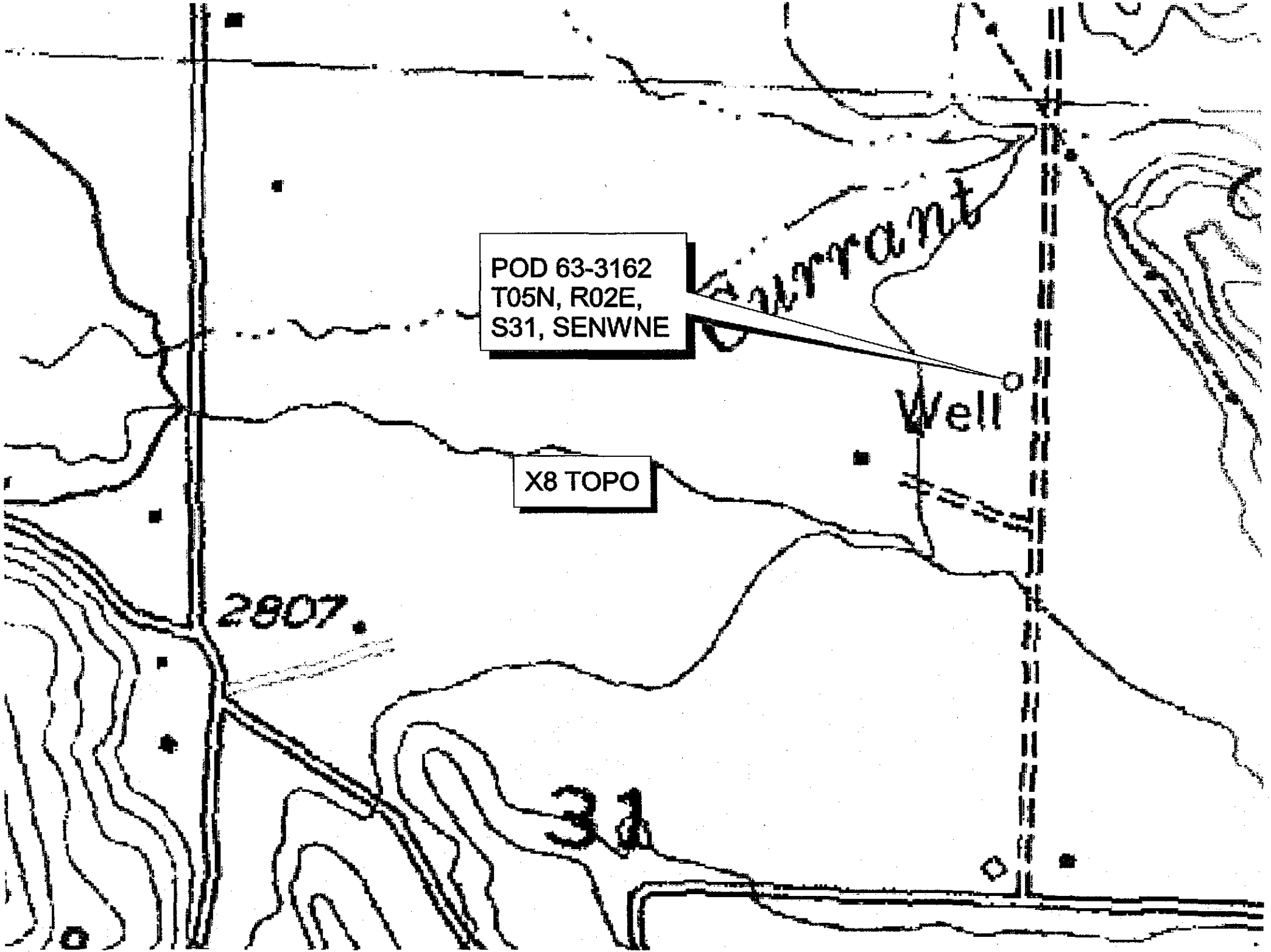
Ron Howerton
Senior Water Right Agent
Idaho Dept. of Water Resources
2735 Airport Way
Boise ID 83705
(208) 334-2190
rhowerto@idwr.state.id.us

IDAHO DEPARTMENT OF WATER RESOURCES

ADJUDICATION CLAIM POU REVIEW REPORT

ADJUDICATION CLAIM NUMBER: 63-3162

Right #	Type	Twp	Rge	Sec	QQ	Q	Lot	Purpose of Use	Acres/Total	Name
3162	Claim	05N	02E	31	NW	NE		IRRIGATION	40/139	PEDRO ECHANOVE
4849	Claim	05N	02E	31	NW	NE		IRRIGATION	40/139	BETTY L ECHANOVE
4849	Water Right	05N	02E	31	NW	NE		IRRIGATION	40/139	BETTY L ECHANOVE
3162	Water Right	05N	02E	31	NW	NE		IRRIGATION	40/139	PETRA ECHANOVE
3162	Claim	05N	02E	31	SW	NE		IRRIGATION	37/139	PEDRO ECHANOVE
4849	Claim	05N	02E	31	SW	NE		IRRIGATION	37/139	BETTY L ECHANOVE
3162	Water Right	05N	02E	31	SW	NE		IRRIGATION	37/139	PETRA ECHANOVE
4849	Water Right	05N	02E	31	SW	NE		IRRIGATION	37/139	BETTY L ECHANOVE
3162	Claim	05N	02E	31	NE	NW		IRRIGATION	40/139	PEDRO ECHANOVE
4849	Claim	05N	02E	31	NE	NW		IRRIGATION	40/139	BETTY L ECHANOVE
3162	Water Right	05N	02E	31	NE	NW		IRRIGATION	40/139	PETRA ECHANOVE
4849	Water Right	05N	02E	31	NE	NW		IRRIGATION	40/139	BETTY L ECHANOVE
3162	Claim	05N	02E	31	SE	NW		IRRIGATION	22/139	PEDRO ECHANOVE
4849	Claim	05N	02E	31	SE	NW		IRRIGATION	22/139	BETTY L ECHANOVE
4849	Water Right	05N	02E	31	SE	NW		IRRIGATION	22/139	BETTY L ECHANOVE
3162	Water Right	05N	02E	31	SE	NW		IRRIGATION	22/139	PETRA ECHANOVE


POD 63-3162
T05N, R02E,
S31, SENWNE
X8 TOPO
Well
2807.
31

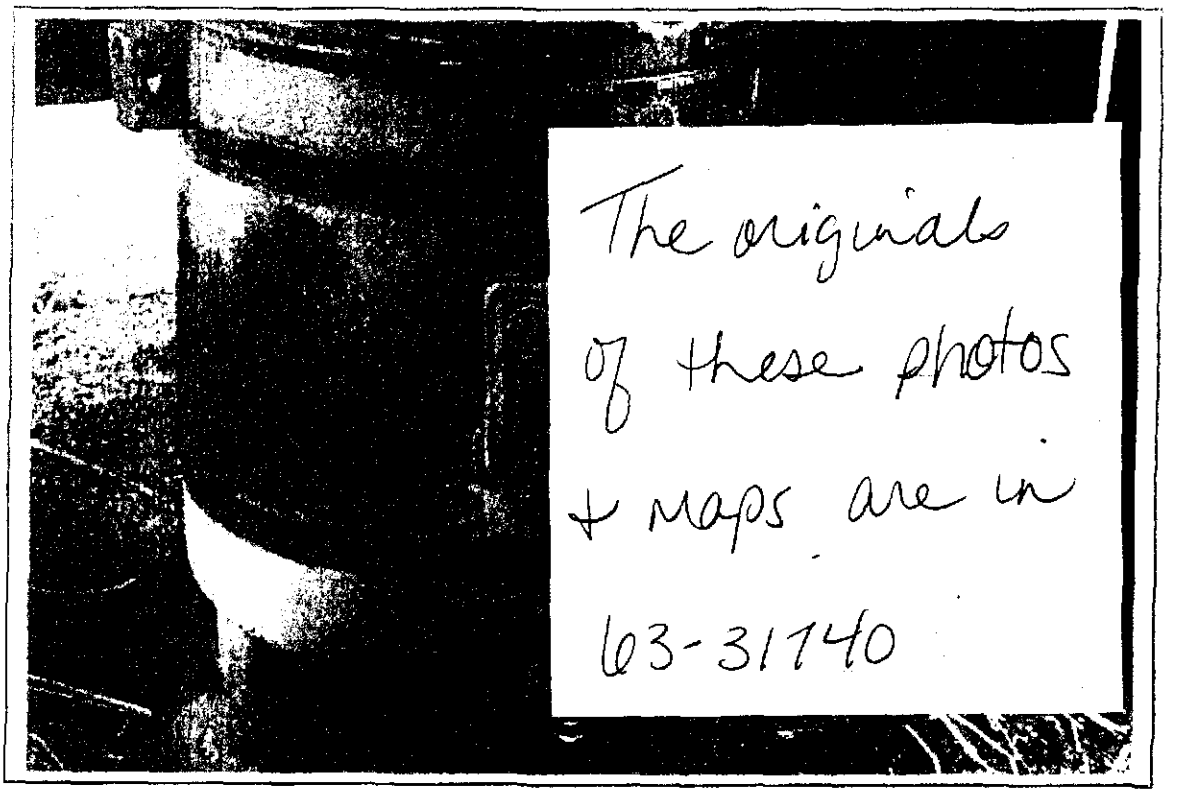


Photo 1: 63-3162, Field Exam 11-14-02: Located in the SENWNE, S31, T05N, R02E. GPS location shown on 1987 NAPP. 20 HP Holloshaft. Old system had 6" discharge east into gravity flow ditches. Pumps were used to deliver water to areas not reached by gravity irrigation.

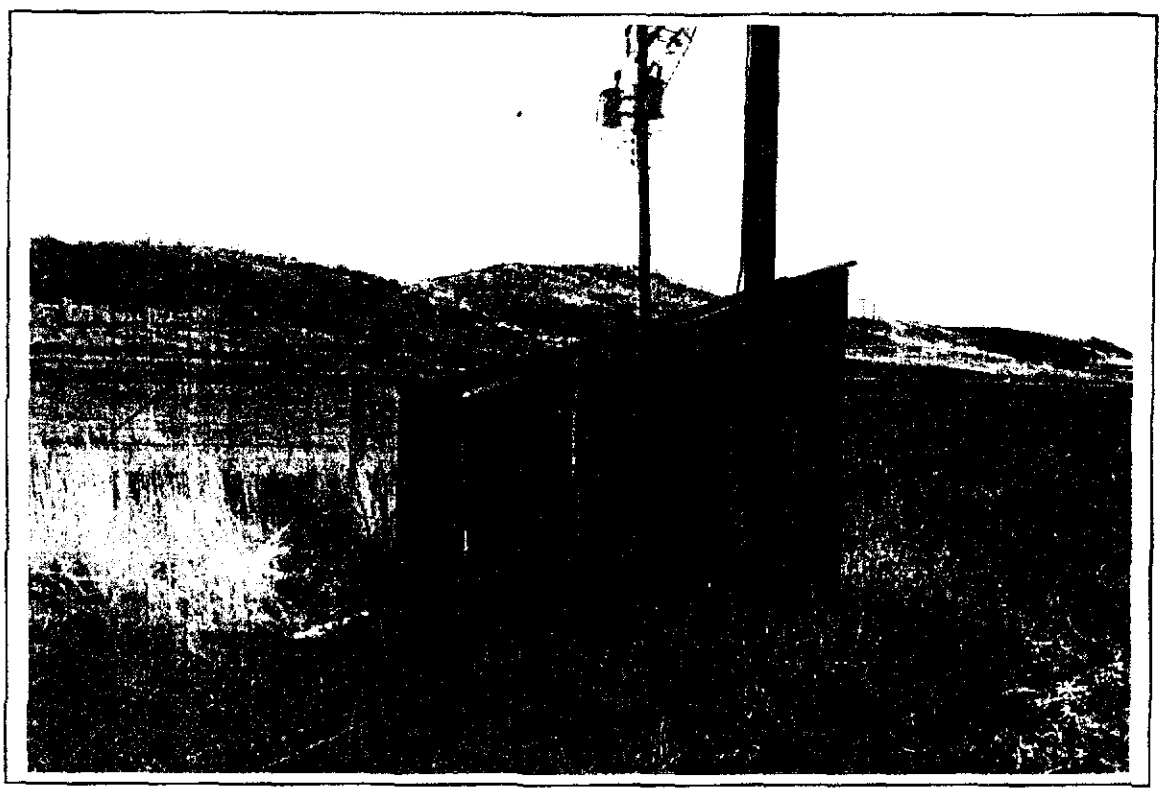


Photo 2: Well house. View is to east. New system from well delivers water in underground piping into a distribution pond where the groundwater is commingled with Dry Creek water. Re-lift pumps put water in to a pressurized underground sprinkler system. See attached Enchanove Ranch Estates plats for detailed irrigation system.

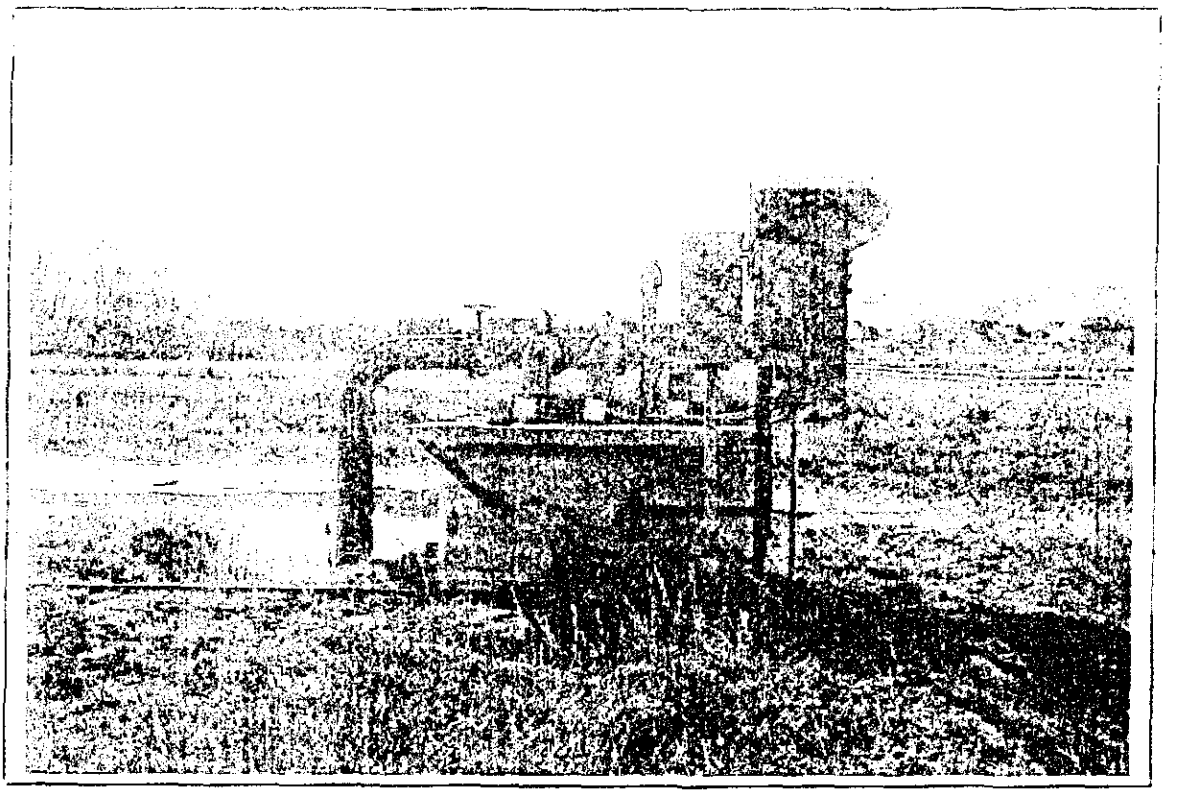


Photo 3: Distribution pond with re-lift water pumps. Piped into pressurized sprinkler irrigation system. View is to south in the SWNE, S31, T05N, R02E.



Photo 4: Distribution pond & pressurized system, view is to the east. See attached measurements. The pond has 5.17 AFA volume MAX. The well water is supplemental to surface Dry Creek right and thus the MAX combined flow is 2.78 CFS. (2.78)(1.9835) = 5.51 AFA.

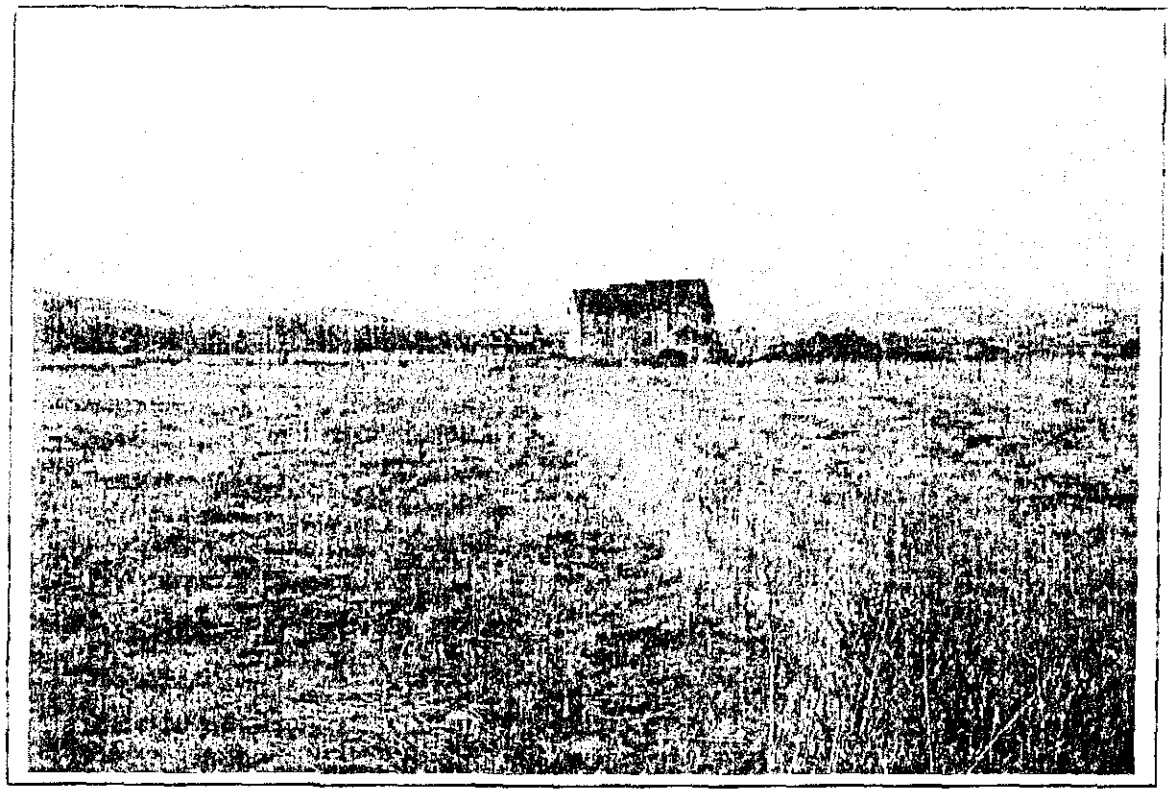


Photo 5: Place of use view to west from dirt road near Currant Creek in the NWNE S31, T05N, R02E. Irrigation shown on 1987 NAPP

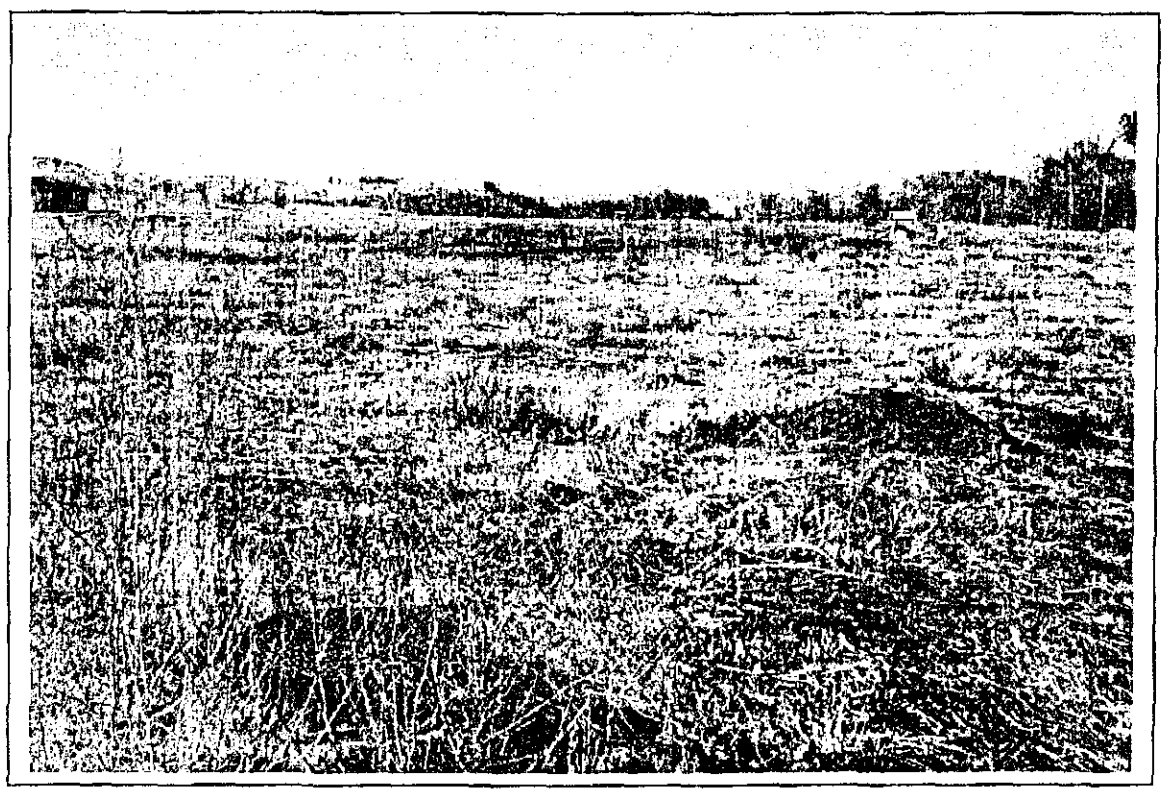
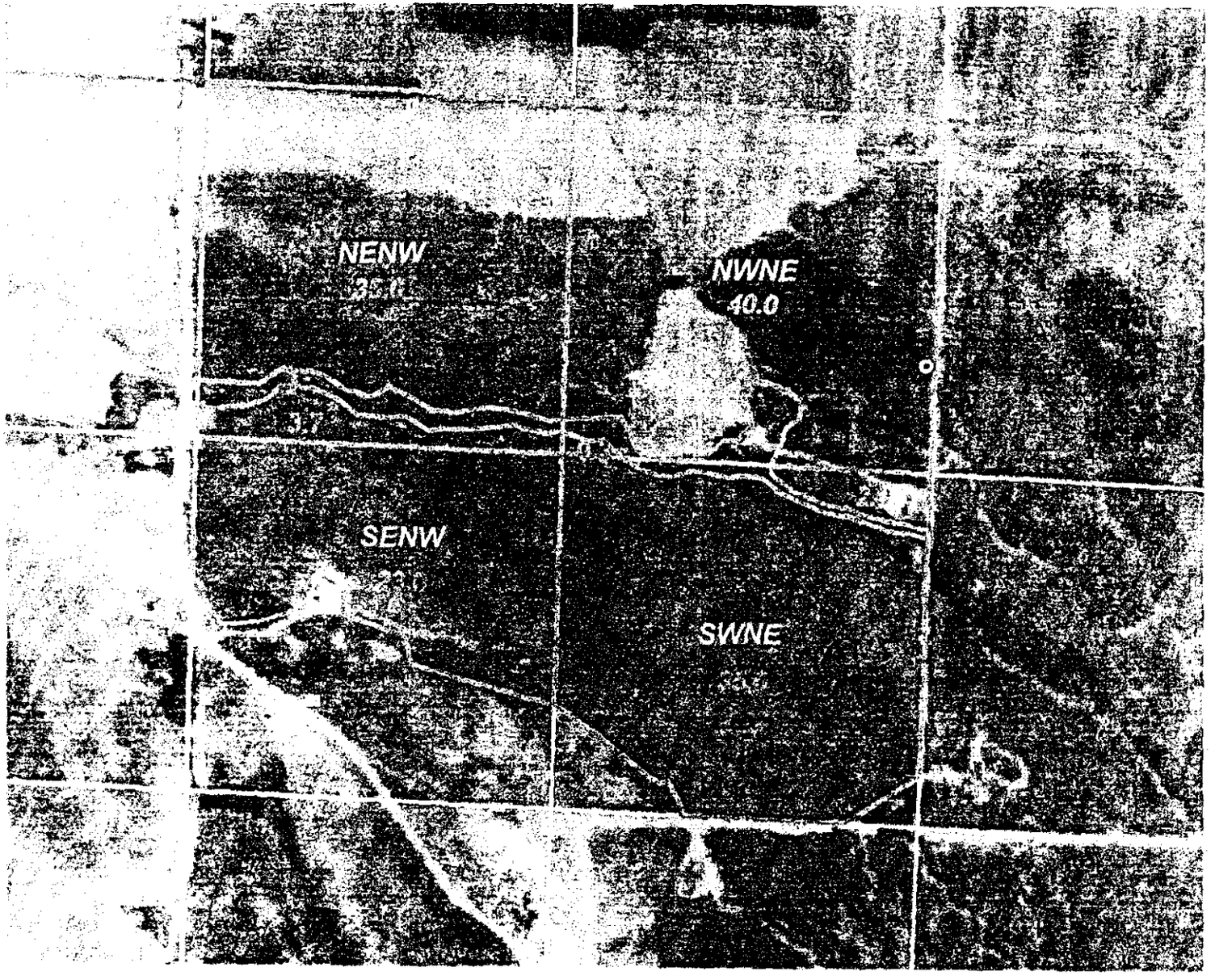


Photo 6: Place of use from dirt road. View is to west. New system pond shown in background. Re-lift pumps are on right. Manhole is part of underground system from Dry Creek. See attached Enchanove Ranch Estates plats for detailed irrigation system. Located in the SWNE, S31, T05N, R02E.

IDAHO DEPARTMENT OF WATER RESOURCES

Claims: 63-31[illegible]
Date Prepared: [illegible]
Prepared By: [illegible]

T0[illegible]
R[illegible]

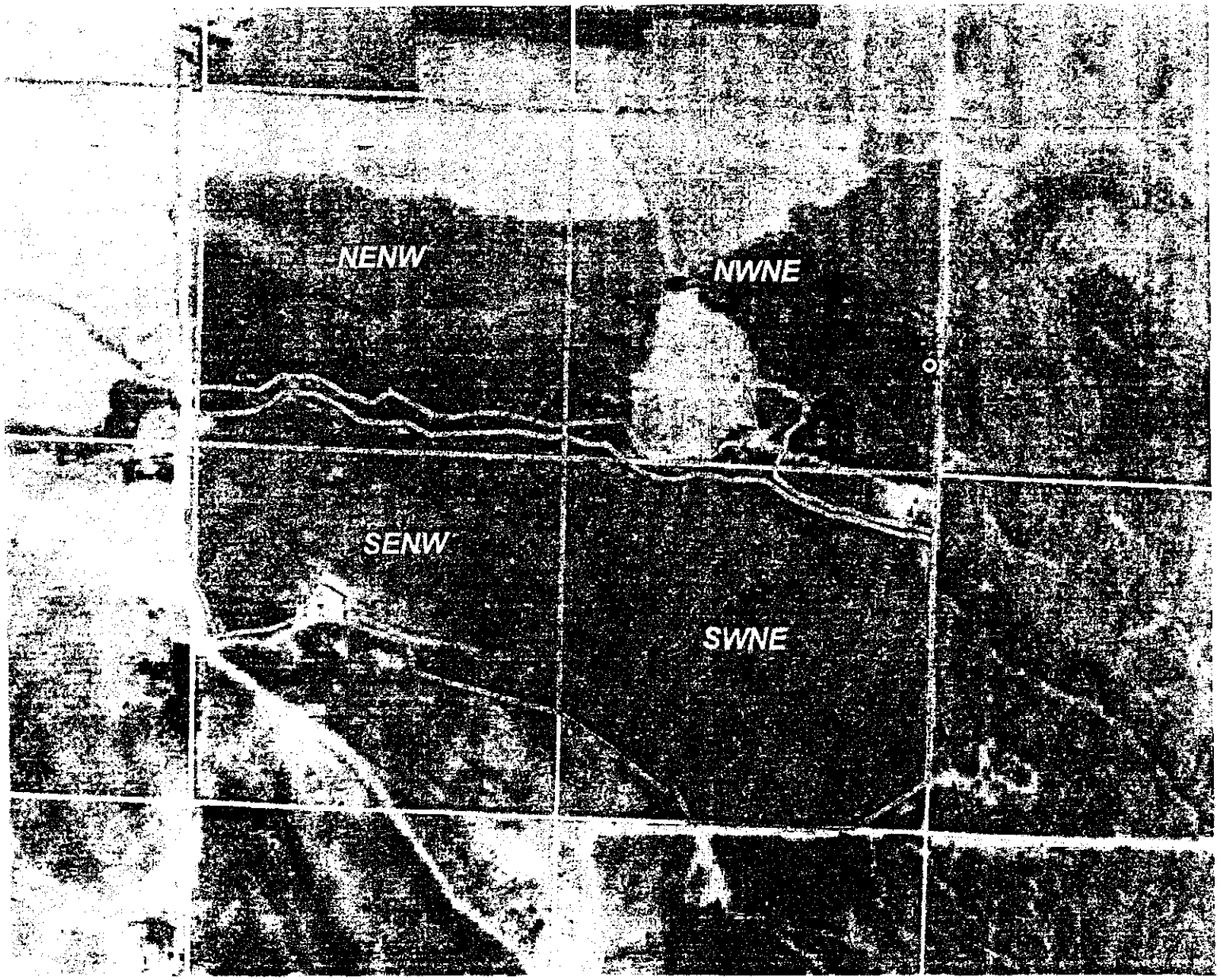




Point of Diversion
Place of use
Section
Quarter/Quarter

IDAHO DEPARTMENT OF WATER RESOURCES

Claims: 63-3165
Date Prepared: [illegible]
Prepared By: [illegible]



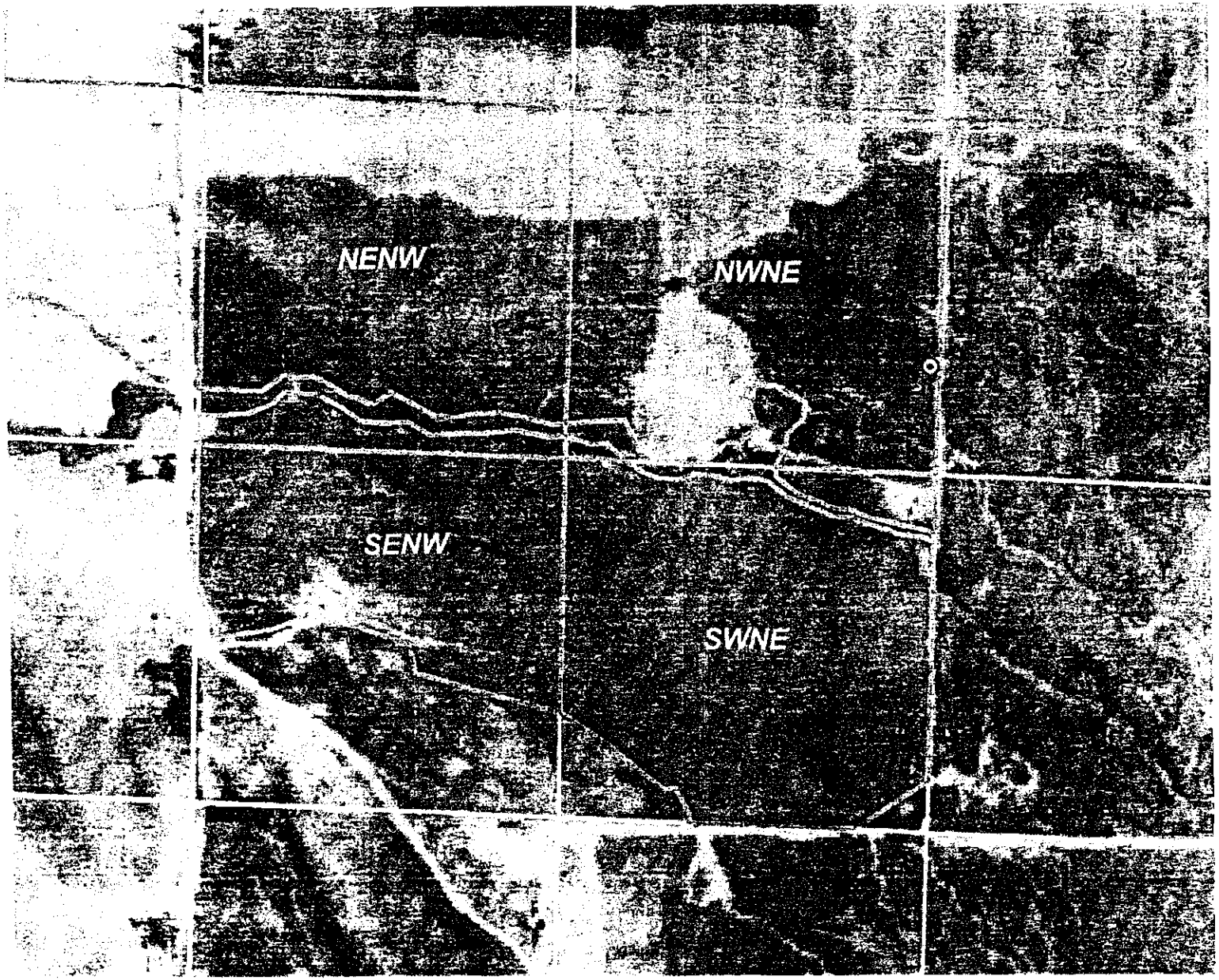
0 0.25 0.5 0.75 Miles

N
W E
S

⊙ Point of Diversion
Place of Use
Section
Quarter/Quarter

IDAHO DEPARTMENT OF WATER RESOURCES

Claims: 63-3162
Date Prepared: [illegible]
Prepared By: [illegible]



T05N R01
Sec

N
W
E
S

Point of Diversion
Place of use
Section
Quarter/Quarter

0 0.25 0.5 0.75 Miles

RECEIVED
SEP 14 2001
WATER RESOURCES
WESTERN REGION

MATT J. HOWARD
ATTORNEY AT LAW

2402 W. JEFFERSON
BOISE, IDAHO 83702
TELEPHONE (208) 333-0622
FACSIMILE (208) 345-8945

EMAIL: MATTHOWARD@QWEST.NET

September 13, 2001

HAND-DELIVERED
Dan Nelson
Idaho Department of Water Resources
2735 Airport Way
Boise, ID 83705-5082

RE: Diversion Pond Plans – Echanove Ranch Estates

Dear Dan:

Pursuant to your earlier request, enclosed please find a copy of the diversion pond plans for the Echanove Ranch Estates. Before advising my client to move forward with construction of the diversion pond, I had conferred with Norm Young and Jeff Peppersack concerning the Department's most recent policy with respect to diversion ponds. My client also retained Dave Shaw to provide consulting on the project. I believe you should find everything in order.

If you have questions, please feel free to contact me.

Very truly yours,

Matt J. Howard

Cc: Client

State of Idaho
DEPARTMENT OF WATER RESOURCES
Western Region, 2735 Airport Way, Boise, Idaho 83705-5082 - (208) 334-2190
FAX (208) 334-2348

August 20, 2001

DIRK KEMPTHORNE
Governor
KARL J. DREHER
Director

MIKE HOMAN
BULL DEVELOPMENT
2229 W STATE STREET
BOISE ID 83702

COPY

RE: COMPLAINT AGAINST ENCHANOVE RANCH ESTATES

Dear Mr. Homan:

We recently received a complaint that you have constructed a large storage pond for Enchanove Ranch Estates. I have spoken to you and your representatives about constructing a small irrigation pond to deliver the water for water rights 63-3162 and 63-4849. A small irrigation is defined as being able to be filled and/or drained within a 24-hour period at the diversion rate established by your water rights.

The diversion rate for 63-3162 and 63-4849 is 1.50 cfs. A diversion rate of 1.00 cfs generally can fill a pond with a volume of 1.98-acre feet volume. This would allow you to construct a pond with a volume of approximately 3 acre-feet in conjunction with your irrigation system without acquiring a water right.

In order to address the complaint about your pond, please send the as-built plans for the pond. The plans should include the width, length, and depth of the pond. This will allow us the opportunity to review the complaint and determine if a site visit is necessary. If the pond has a larger volume than can be used in a 24-hour period, you will need to file a transfer to move water from the appurtenant irrigation land that is now covered with roads to pond storage.

Thank you for your co-operation and if you have any questions or concerns please contact Dan Nelson at the above address.

Respectfully,

Daniel A. Nelson
Sr. Water Right Agent

Cc Matt Howard - Attorney at Law

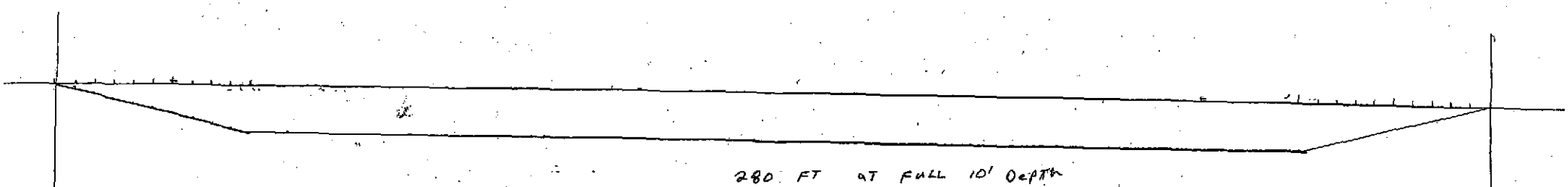
Diversion
Rate
2.78 CFS
X 1.98
5.5 AF
Allowed.

Echanove Ranch
complaint.

POND looks OK
TO me.

Daniel A. Nelson

9-17-01



300FT x 75FT = 22,500 FT

22,500 FT / 43,560 = 0.516528920 ACRES

0.517 ACRES x 10FT DEPTH = 5.17 ACRE FT VOLUME MAX

AVERAGE SHORE DEPTH IS 6 FT - 40 FT INTO THE POND.

40 x 75 = 3000 FT /

40 x 300 = 12,000 FT + 3,000 FT = 16,000 FT / 43,560 = 0.34 ACRES X 6 FT AVERAGE DEPTH = 1.7 AF VOLUME

(.517 ACRES TOTAL SURFACE AREA - 0.34 ACRES) X 10 FT = 1.77 AF VOLUME

1.7 PERIMETER VOLUME + 1.8 INTERIOR VOLUME = 3.5 AF VOLUME.

THE VOLUME OF POND IS BETWEEN 3.5 AF TO 5.2 AF VOLUME.

139 ACRES.
X.02 CFS
2.78CFS

THIS IS WELL WITHIN THE 5.5 ACRE FEET VOLUME

24 HOUR FILL RATE FOR THEIR TWO WATER RIGHTS.

63-3162 = 1.50 CFS
63-4849 = 2.78 CFS
4.28CFS

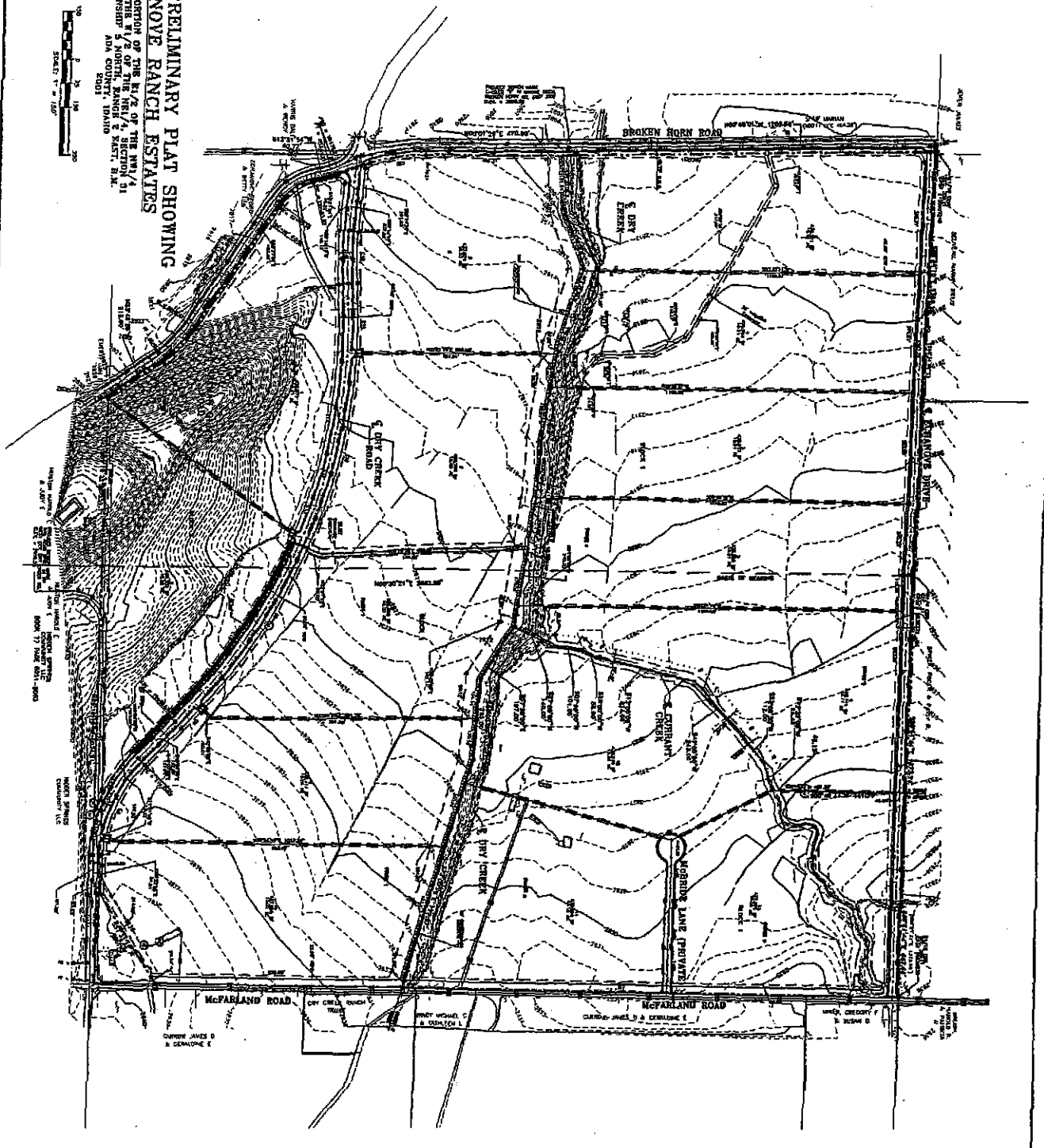
LIMIT RATE TO 2.78 CFS
X 1.98
5.5 ACRE FEET VOLUME WITHIN 24HR FILL

P:\A_CIVIL\CCG6265\dwg\006265_PP.dwg, WHC[illegible]TF, 02/07/01 11:14:51 AM, PINNACLE ENGINEERS, INC[illegible]L RIGHTS RESERVED

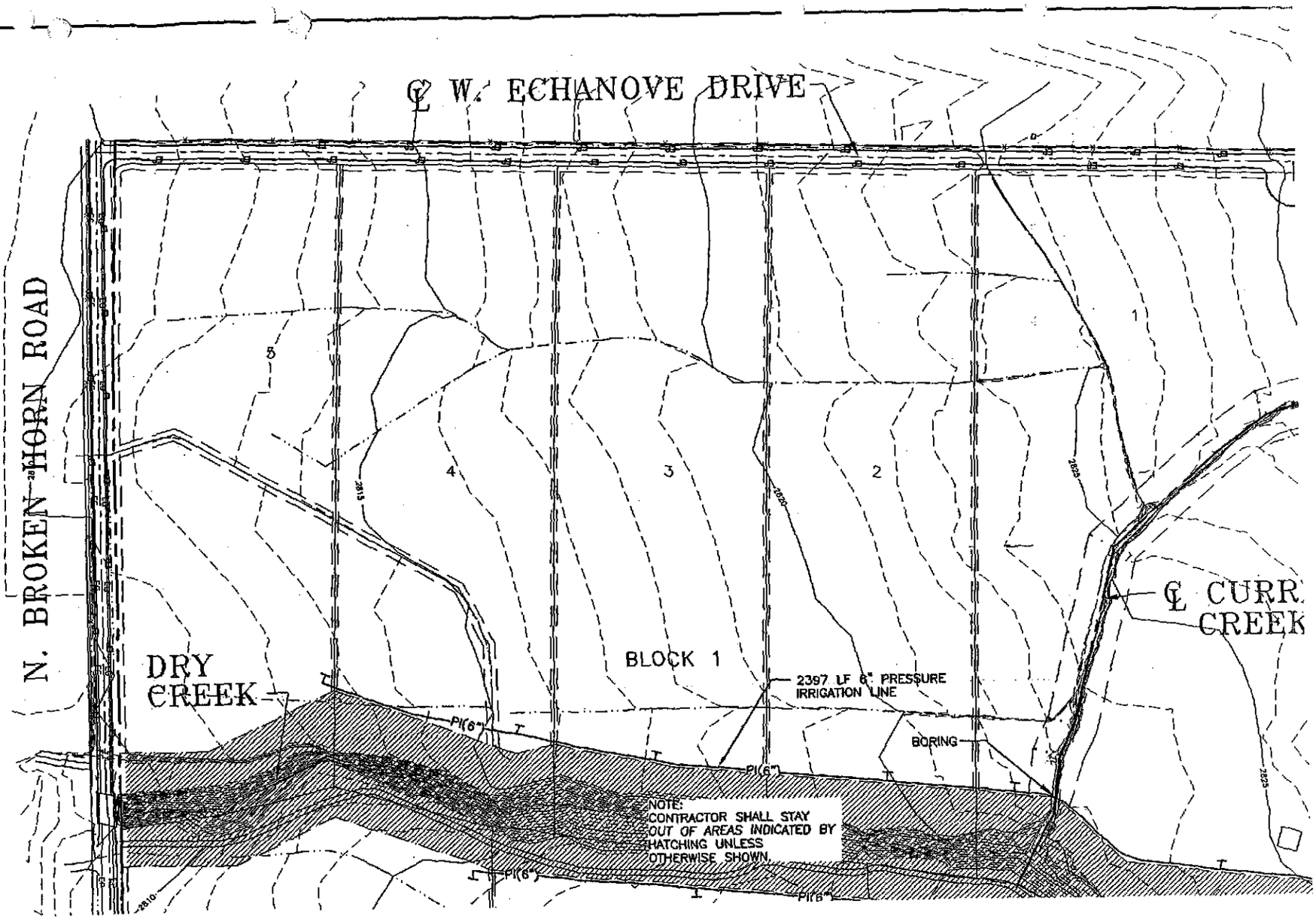
AMENDED PRELIMINARY PLAT SHOWING ECHANOVE RANCH ESTATES

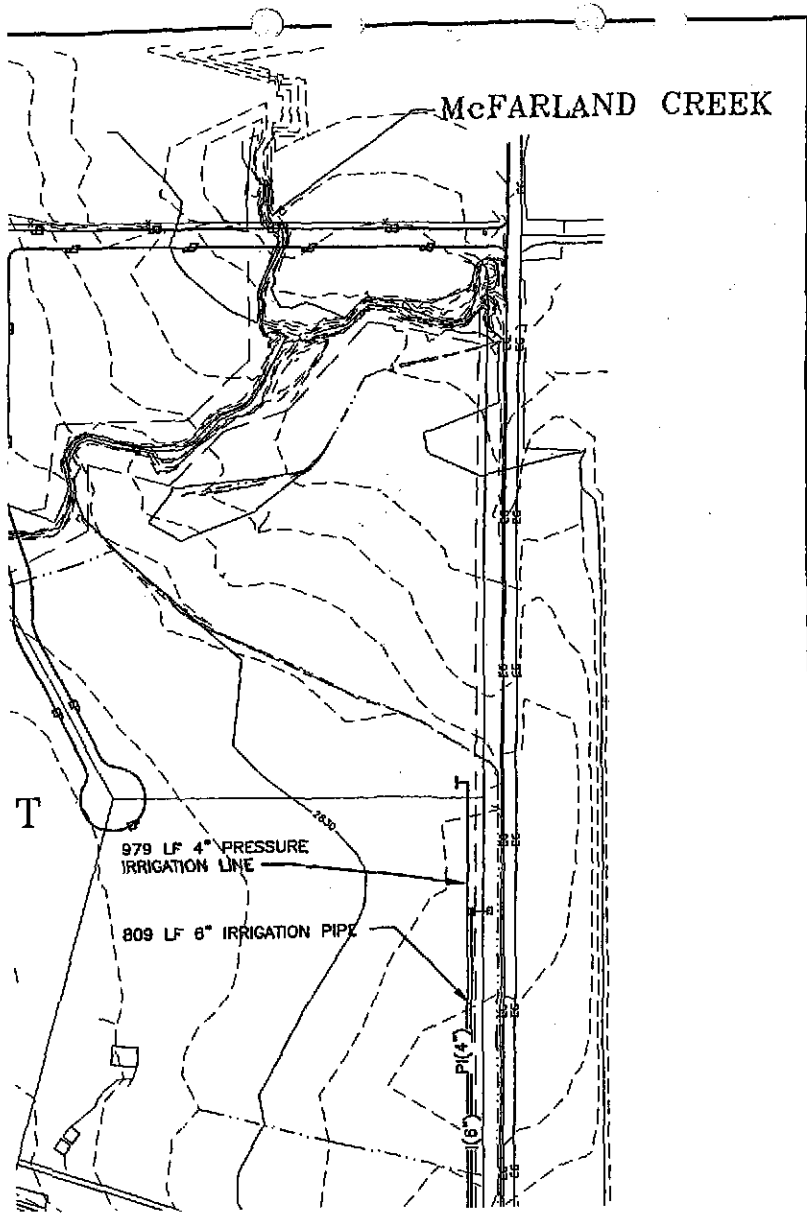
A PORTION OF THE N1/2 OF THE NW1/4 AND THE W1/2 OF THE NE1/4, SECTION 31 TOWNSHIP 5 NORTH, RANGE 2 EAST, B.M. ADA COUNTY, IDAHO 2001

SCALE: 1" = 150'

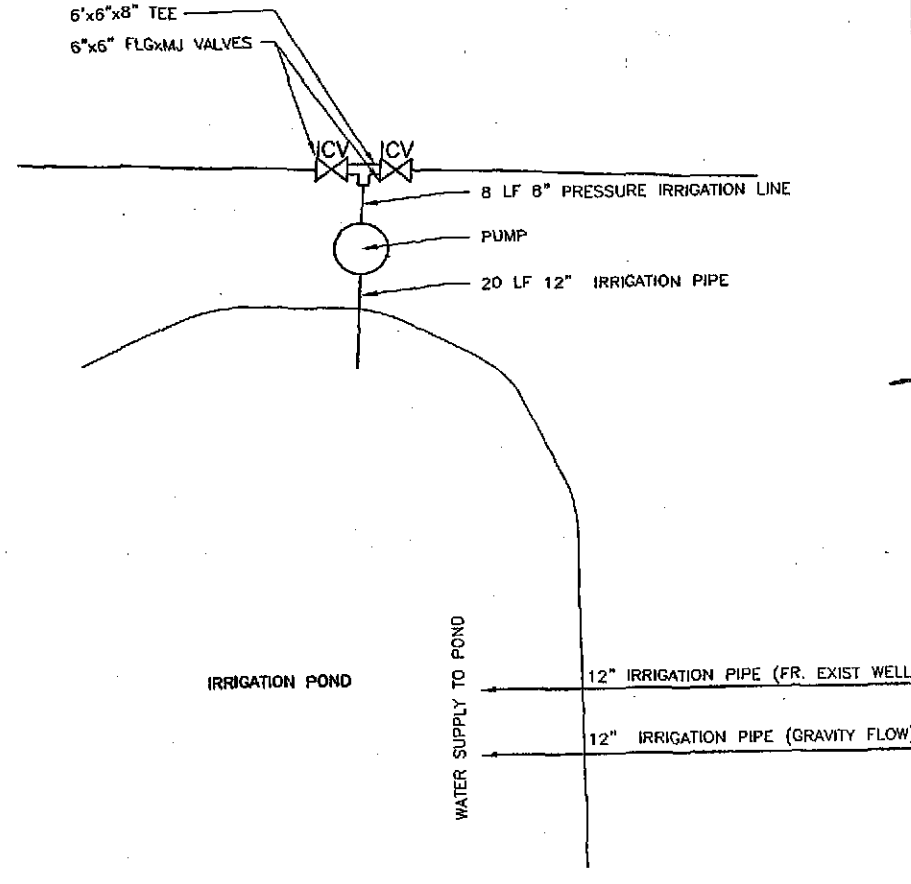


pp	DATE 1-29-01	REVISED INC. ETC. DESCR.	ECHANOVE RANCH ESTATES AMENDED PRELIMINARY PLAT
SHEET	DRAWN BY:		PINNACLE Engineers, Inc.
	CHECKED BY: JC Chapman		
	PROJECT NO. CCG6265		


℄ W. ECHANOVE DRIVE
N. BROKEN HORN ROAD
DRY CREEK
BLOCK 1
2397 LF 6" PRESSURE IRRIGATION LINE
BORING
PI(6")
NOTE:
CONTRACTOR SHALL STAY OUT OF AREAS INDICATED BY HATCHING UNLESS OTHERWISE SHOWN.
℄ CURR
CREEK



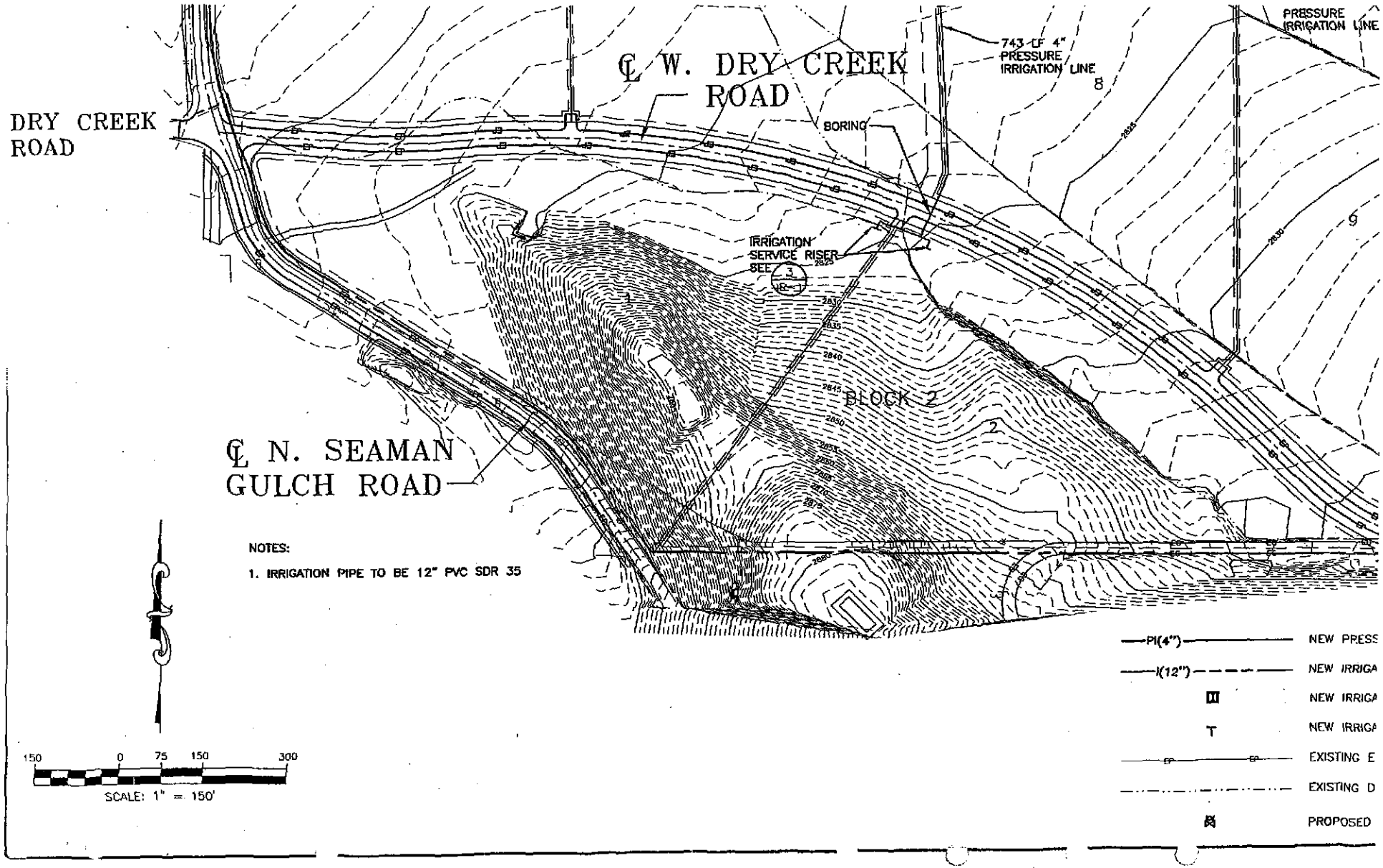
RECEIVED
SEP 14 2001
WATER RESOURCES
WESTERN REGION

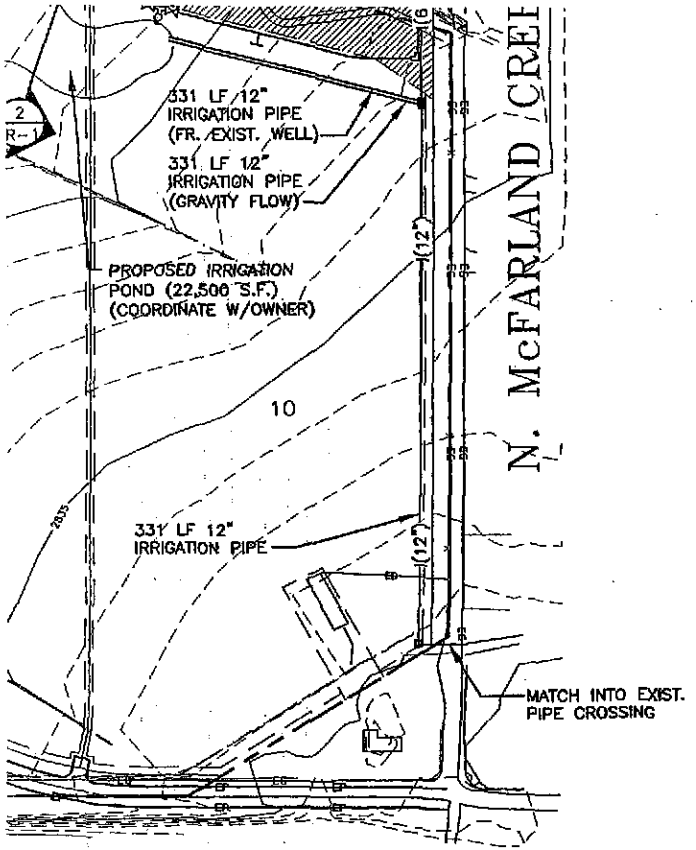


1 PUMP DETAIL

PINNACLE

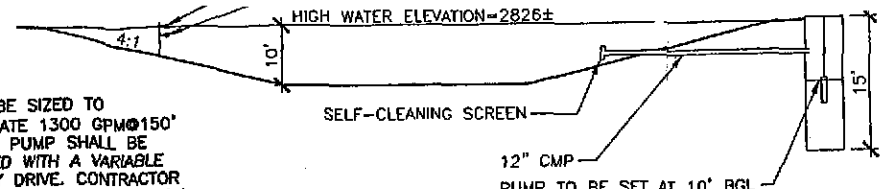
SUBDIVISION


DRY CREEK ROAD
℄ W. DRY CREEK ROAD
743 LF 4" PRESSURE IRRIGATION LINE
PRESSURE IRRIGATION LINE
BORING
IRRIGATION SERVICE RISER SEE 3
BLOCK 2
℄ N. SEAMAN GULCH ROAD
NOTES:
1. IRRIGATION PIPE TO BE 12" PVC SDR 35
150 0 75 150 300
SCALE: 1" = 150'
PI(4")
I(12")
NEW PRESS
NEW IRRIGA
NEW IRRIGA
NEW IRRIGA
EXISTING E
EXISTING D
PROPOSED



GENERAL LEGEND

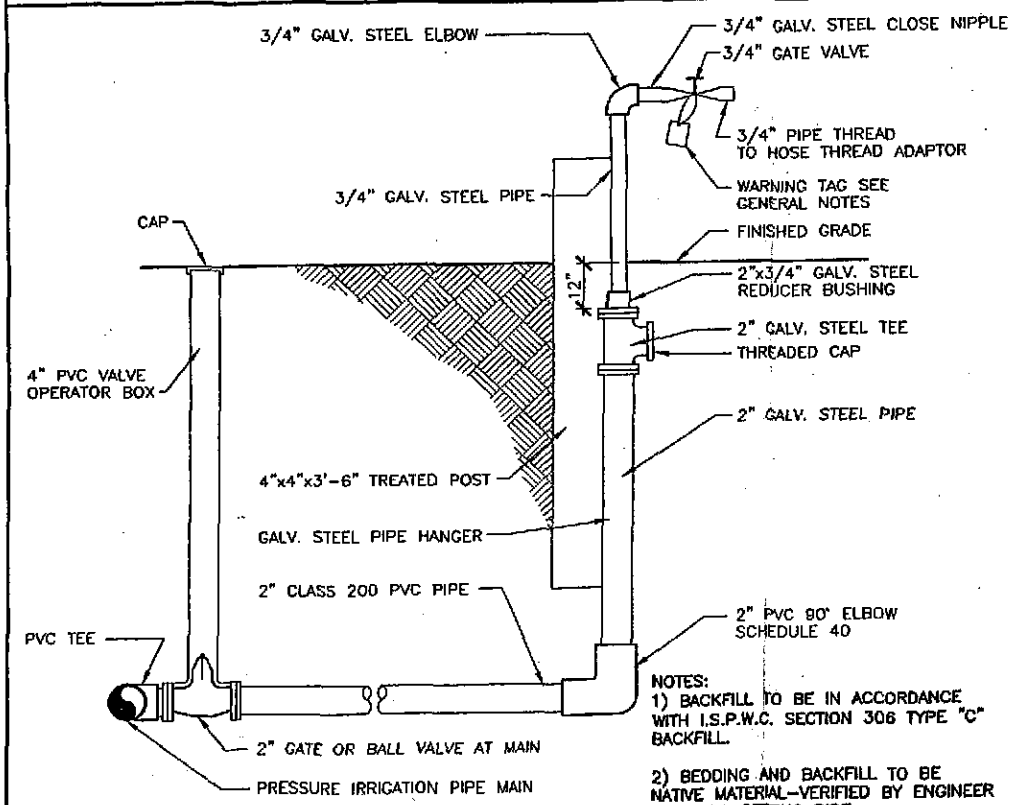
IRRIGATION LINE	NEW EDGE OF PAVEMENT
PIPE	BOUNDARY LINE
BOX	ROADWAY CENTER LINE
RISER	ROADWAY RIGHT-OF-WAY
OF PAVEMENT	EASEMENT BOUNDARY
	EXISTING CONTOUR
IGATION CONTROL VALVE	



PUMP TO BE SIZED TO ACCOMMODATE 1300 GPM@150' HEAD MAX. PUMP SHALL BE CONTROLLED WITH A VARIABLE FREQUENCY DRIVE. CONTRACTOR TO RETROFIT EXISTING PUMP ON THE EXISTING WELL SO IT WILL TURN ON AND OFF AT THE INDICATED LEVELS.

2 IRRIGATION POND DETAIL

N.T.S.



NOTES:
1) BACKFILL TO BE IN ACCORDANCE WITH I.S.P.W.C. SECTION 306 TYPE "C" BACKFILL.

2) BEDDING AND BACKFILL TO BE NATIVE MATERIAL-VERIFIED BY ENGINEER PRIOR TO SETTING PIPE.

2 RISER DETAIL

N.T.S.

ECHANOVE E
PRESSURE

REVISED
NO. DATE DES
1 7/18/01 PE

DATE 6-22-01
DRAWN BY: DKG
DESIGNED E JGC
CHECKED B J.C. CARPENT
PROJECT N 98627
SHEET PI-

Comment Report

Application ID 68907

1. dnelson 2/27/2001 Legal Notice Remarks
Comment: This transfer proposes to seperate a 1/15 th portion of water right 63-03162 to supply irrigation to one of 15 lots in the Echanove Ranch Estates subdivision. A new well will be added to supply the water for this lot and the original well will be abandoned. The remainder of the right will be split into proportionate shares to supply the other 14 lots of this subdivision with water. Each share of the original right will have its own well, 0.10 cfs diversion rate and 9.27 acres of irrigation. 15 transfers were filed, one for each lot. The following transfers are associated with these subdivision lots: 68907 = Lot 2 Block 1, 68908 = Lot 3 Block 1, 68909 = Lot 7 Block 1, 68910 = Lot 4 Block 1, 68911 = Lot 1 Block 1, 68912 = Lot 5 Block 1, 68913 = Lot 6 Block 1, 68914 = Lot 8 Block 1, 68915 = Lot 10 Block 1, 68916 = Lot 11 Block 1, 688917 = Lot 1 Block 2, 68919 = Lot 13 Block 1, 68921 = Lot 12 Block 1, 68922 = Lot 2 Block 2, 68923 = Lot 9 Block 1.

2. dnelson 2/27/2001 7:54:08 AM General Comments/Analysis
Comment: Water right 63-04849 overlaps the place of use. 63-04849 is a flood right from Dry Creek and Current Creek. This right is rarely used and some years is undeliverable. The main source of water for this 139 acres is the ground water. Upon approval of the transfer, water right 63-04849 should remain attached to each parcel and used first if available. The ditch delivering the water still exists and the new owners will have access to the creek if they wish to change the point of diversion through a transfer. However, this right was originally licensed as a primary right, since the surface water right is only a statutory claim and has not been verified. If the Snake River Basin Adjudication determines that the statutory right is not valid, then the water right associated with this transfer should maintain its primary status.

3. pskaggs 8/30/2001 Transfer Withdrawn
Comment: Transfer Withdrawn 5-9-2001.

NOTICE OF EXTENSION OF TIME TO AVOID
FORFEITURE OF WATER RIGHTS

Notice is given that **Bull Development, Inc.** of 2229 W State St., Boise, ID 83702 has applied to the Department of Water Resources for an Extension of Time to Avoid Forfeiture pursuant to Idaho Code § 42-222, 2-irrigation rights recorded as follows in T5N R2E S31 Ada County:

Both rights cover the same 139 acres in the W ½ NE and E ½ NW.

Statutory Claim # 63-4849 – Priority date 2/21/1883, for 2.78 cfs diverted from Dry Creek in the NWNE, SWNE, and NENW.

License # 63-3162 – Priority date 7/14/1959, for 1.50 cfs diverted from Ground Water in the NWNE.

The applicant claims the land was last irrigated during the 1998 season. This application was filed to allow sufficient time for the applicant to sell the newly subdivided lots, known as Echanove Ranch Estates, and to form a homeowners association of the new owners to take over administration of the water rights.

Any protests against approval of the proposed water right application must be filed with the Department of Water Resources, Western Region, 2735 Airport Way, Boise, ID 83705-5082, together with a protest fee of $25 for each application on or before December 3, 2001. The protestant must also send a copy of the protest to the applicant.

Karl J. Dreher, Director

Published in the Idaho Statesman on November 15 and 22, 2001.

MEMORANDUM

TO: FILE
FROM: DANIEL A. NELSON
DATE: 8/10/2000

RE: BULL DEVELOPMENT TRANSFER, RIGHT 63-03162

There are 15 transfers that propose to split water right 63-03162 into 15 separate water rights and irrigation systems. These transfers were filed to subdivide the original property into a 15-lot subdivision known as Echanove Ranch Estates. A new well will be added to each lot and the original well will be abandoned. Each of the 15 lots will have a 0.10-cfs diversion rate and 9.27 acres of land.

DOCUMENTS AND APPLICATION PREPARATION

Each application consists of 6 pages and 3 attachments. Note the location of the following application items:

Attach. A – Proof of ownership documentation (A1 through A3)

Attach. B – Adjudication claim (B1 through B2)

Attach. C – CSFA aerial photo based on 1999 data.

Applicant prepared the application with my assistance.

Other information used in this review includes 1994 IDWR aerial photo, 1987 NAPP aerial photo, Metes & Bounds sheet, Place of Use Comparison Sheet, and a copy of Snake River Basin Adjudication Claim for overlapping right 63-04849 all attached to this memo.

NARRATIVE

The applicant is attempting to split this right into to 15 equal parts to supply water to a new subdivision. The applicant wants the lots to be ready to sell so all the new owners would need to do is file a change of ownership with us.

A 1993 CFSA aerial photo was supplied and the CSFA office told the applicant that the acres listed on the photo were from the 1999 irrigation season. I checked these with the 1994 and 1987 aerial available in our office and I am confident that this land was irrigated prior to commencement of the SRBA and within the last 5 years. The applicant supplied a warranty deed as proof of ownership.

The only real problem that I found was the overlapping statutory claim 63-04849. This claim is for the exact same acres as the groundwater right associated with this application. The original owner applied for the groundwater, because the surface water right was only a flood right and usually did not provide any water after the end of June if there was water at all. The current owners do not know if the statutory right has been used, but they did say that the ditches and diversion point were still there. The groundwater right was licensed as a primary right since the department has not validated the statutory claim.

The applicant wanted to add the surface water right into this transfer, but staff decided that the applicant was not actually transferring anything involving the surface water right. Therefore, it was decided that the surface water could be handled in the change of ownership process. Most of the lots should have access to the ditch if they need it, or they can come in and file a transfer to move the point of diversion since most of the lots border Dry Creek.

RECOMENDATIONS

This transfer should be approved as filed. The Statutory claim, 6304849, should remain attached to all of the splits until the SRBA has had the opportunity to review the statutory claim. If the SRBA determines that the statutory claim has been forfeited or is no longer valid, then this water right should be allowed to remain a primary irrigation right.

MEMORANDUM

TO: FILE
FROM: DANIEL A. NELSON
DATE: 8/10/2000

RE: BULL DEVELOPEMNT INC. FILED FOR AN EXTENSION OF TIME TO AVOID FORFIETURE OF WATER RIGHTS 63-4849 & 63-3162

This application was filed to prevent forfeiture for water rights 63-4849 and 64-3162. The applicant claims the land was last irrigated during the 1998 season. This application was filed to allow sufficient time for the applicant to sell the newly subdivided lots, known as Echanove Ranch Estates, and to form a homeowners association of the new owners to take over administration of the water rights. The water rights are diverted and the land is irrigated in the W ½ NE and E ½ of NW in S31 T5N R2E. The applicant has also submitted documentation to change the ownership of the property from Echanove to Bull Development Inc. The property will now be known as the Echanove Ranch Estates.

DOCUMENTS AND APPLICATION PREPARATION

Note the following items included with the application:

Attach. A – Proof reports for water rights 63-4849 and 63-3162 (A1-A4).

Attach. B – Warranty Deed and small plat map showing ownership of property by Bull Development (B1-B4).

Attach. C – Large plat map of property.

Attach. D - Affidavit of Pedro Echanove that land was irrigated(D1-D2)

Attach. E - 1998 aerial photo of property.

Attach. F - 1987 aerial photo of property.

Attach G. - 1994 and 2000 aerial photo of property (F1-F2).

Matt Howard, Attorney at Law, prepared the application.

NARRATIVE

This application was filed to extend time to avoid forfeiting the above-mentioned water rights in order to allow the owners to sell all of the lots in their new subdivision known as the Echanove Ranch Estates. The Echanove Family formerly owned the land. The applicants filed a transfer and withdrew the application, because they believed that the main source of water for the farm was the groundwater associated with water right 63-3162. It was discovered in the transfer process that groundwater was actually supplemental to the surface water and that it has not been used in sometime.

The applicant's attorney, Matt Howard, has spoken to Norm Young of the Idaho Dept. of Water Resources (IDWR) and has been told by Mr. Young that the groundwater is supplemental to the surface water and would not be considered forfeited if there was adequate surface water to irrigate the land. Mr. Howard confirmed that this is the case and has marked section 9 of the application for forfeiture form that the groundwater right is supplemental to the surface water right (63-4849).

I have reviewed the 1987 aerial photo and it looks as though this ground was irrigated in 1987. The 1994 and 2000 aerial photos confirm that the ground has been irrigated in the past. The property looks to be irrigated in the 2000 aerial photo, which could raise suspicions of the amount of actual irrigation that has transpired in the past. However, the areas irrigated in 1987 and 1994 do seem more defined than the 2000 aerial photo suggesting that the land was irrigated in these years.

The applicant has supplied a 1998 aerial photo of the property and an affidavit from the former owner stating that the land was last irrigated in 1998. I can find no reason to dispute this information. I tried to contact Kathleen Brady who has filed a complaint against this development and she has not responded. A comment letter was sent to Ms. Brady to give her the opportunity to respond to the application.

RECOMENDATIONS

I recommend that this application for extension of time to avoid forfeiture be granted. The ownership of the right should also be changed with this application into the new owner's name, Bull Development Inc.

State of Idaho
DEPARTMENT OF WATER RESOURCES
Western Region, 2735 Airport Way, Boise, Idaho 83705-5082 - (208) 334-2190
FAX (208) 334-2348

DIRK KEMPTHORNE
Governor

KARL J. DREHER
Director

May 23, 2002

ELENA ANITA GIBBENS
7481 N BOGART LN
BOISE ID 83706

Re: Notice of Claim to a Water Right No. 63-3162

Dear Claimant(s):

Enclosed is a copy of the above referenced claim, which reflects the necessary address change.

The Department will contact you in the future concerning any requirements that may be needed in order to process this claim for final court decree.

Thank you for your patience and cooperation, as we have had several water right changes to process. If you have any questions concerning the enclosed claim, please feel free to contact this office.

Sincerely,

Denise Hatfield

Denise Hatfield
Office Specialist 1
Adjudication Section
Western Region Office

DH: dh

Enclosure

63-3162

Coupons: Print FREE Coupons from your computer!

Grocery Coupons	Store Coupons	Online Coupons	Free Stuff	coolsavings.com

find people | web search | join bigfoot | email tools | tour bigfoot | member's area

can't find yourself in the directory?
add your FREE listing here! >>

whitepages search

Find Person: GIBBENS

new search

Try Public Records!

Listings 1-4 of 4

ELENA Anita Gibbens

Gibbens, Alfred D
7481 N Bogart Lane
Boise, ID 83703
208-853-9239
Did you go to school with Alfred D Gibbens?
Search public records.
Get your own .NAME email for life!

Send Flowers. Search Personals. Cheap Long Distance. ONLINE CREDIT REPORT.

More Info On Alfred D Gibbens

Gibbens, Gerald
1290 Gourley St
Boise, ID 83705
208-342-6796
Did you go to school with Gerald Gibbens?
Search public records
Get your own .NAME email for life!

Send Flowers Search Personals Cheap Long Distance ONLINE CREDIT REPORT

More Info On Gerald Gibbens

Gibbens, Jennifer
2523 E Red Cedar Lane
Boise, ID 83716
208-336-1853
Did you go to school with Jennifer Gibbens?
Search public records
Get your own .NAME email for life!

Send Flowers Search Personals Cheap Long Distance ONLINE CREDIT REPORT

More Info On Jennifer Gibbens

Related Links

State of Idaho
DEPARTMENT OF WATER RESOURCES
Western Region, 2735 Airport Way, Boise, Idaho 83705-5082 - (208) 334-2190
FAX (208) 334-2348

DIRK KEMPTHORNE
Governor

KARL J. DREHER
Director

May 13, 2002

PEDRO ECHANOVE
5750 DRY CREEK RD
BOISE ID 83703

Re: Notice of Claim to a Water Right No. 63-3162

Dear Claimant(s):

Enclosed is a copy of the above referenced claim, which reflects your correction in address.

The Department will contact you in the future concerning any requirements that may be needed in order to process this claim for final court decree.

Thank you for your patience and cooperation, as we have had several water right changes to process. If you have any questions concerning the enclosed claim, please feel free to contact this office.

Sincerely,

Denise Buffington
Office Specialist 1
Adjudication Section
Western Region Office

DB: db

Enclosure

463-362

read the small print ValueClick

can't find yourself in the directory?
add your FREE listing here! >>

whitepages search

Find Person: pedro echanove

new search

Try Public Records!

Listings 1-1 of 1

Echanove, Pete Pedro
5750 Dry Creek Rd
Boise, ID 83703
208-939-6783
Did you go to school with Pete Pedro Echanove?
Search public records.
Claim your American .US Web address!.

Send Flowers. Search Personals. Cheap Long Distance.

More Info On Pete Pedro Echanove

Listings 1-1 of 1

new search

Related Links

People Search
Background Check
Court Records
Find People
Criminal Records
Military Records
Driving Records
Detailed Search

Mother
Father
Military Records
Ex-Boyfriend
Ex-Girlfriend
Driving Records
Social Security
Brother
Sister
Lookup Records.
Highschool Buddies

Search

Powered By:
Net Detective

NOTE: THIS IS NOT YET APPROVED - PRIOR TO SC
RECOMMENDATION - NEED TO CHECK APPRO

Form 2-222
12/99
FEE $100.00

RECEIVED
OCT 04 2001
WATER RESOURCES
WESTERN REGION

Water Right No. 63-4849

T63-3162

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

APPLICATION FOR EXTENSION OF TIME TO AVOID FORFEITURE OF A WATER RIGHT

Section 42-222, Idaho Code, provides that a water right shall be lost and forfeited and the water right revert to the state upon the failure of a water user to apply the water to beneficial use for a period of five (5) years. The Director may allow an additional five (5) year period of non-use without forfeiture upon a showing of reasonable cause.

1. Name of water right holder Bull Development, Inc. (208) 429-1900
2. Mailing address 2229 W. State St., Ste. B, Boise, ID 83702
3. The right was obtained or is evidenced by:
   a. Decree to n/a in Case of _____
   vs. _____, Dated _____ in _____ (Name of Court)
   Court, County of _____. Fully describe decree _____
   _____
   _____ b.
   d. SRBA No. A63-4849
4. Source of water Dry Creek (Name of stream or source) tributary to Boise River
5. Date of priority of right 02/21/1883
6. Description of Right:
   amount 2.78 (cfs/ac-ft) for Irrigation purposes from 1/15 to 7/01
   amount _____ (cfs/ac-ft) for _____ purposes from _____ to _____
7. Point of Diversion NW ¼ NE ¼ of Sec. 31 Twp. 5N Rge. 2E County Ada
   SWNE, SENE, NENW Sec. 31, T5N, R2E
8. Lands irrigated or Place(s) of Use:

TWP	RGE	SEC	NE				NW				SW				SE				Totals
			NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	
5N	2E	31		40	37		40			22									139

Total Acres 139

9. Give the last date when water was put to beneficial use 1998

Length of extension of time requested 5 years, or until _____ (Date)

10. Explain fully your reasons for requesting an extension of time within which to resume the use of your water right and reasons for non-use See Appendix A

The information contained in this application is true to the best of my knowledge.

Bull Development Inc By: Michael S. Hansen pres.
(Signature of Applicant)

TONYA R. WILSON NOTARY PUBLIC STATE OF IDAHO

Subscribed and sworn to before me this 2nd day of October, 20 01.

Tonya Wilson
(Notary Public)

My commission expires 9/25/06 Residing at Ada County

ACTION OF THE DIRECTOR, DEPARTMENT OF WATER RESOURCES

This is to certify that I have examined this application for extension of time within which to resume the use of a water right and I hereby _____ said application subject to the following conditions or reasons:

Signed this _____ day of _____, 20 _____.

_____
Chief, Water Allocation Bureau

FOR DEPARTMENT USE ONLY

Date Received 10/4/01 FEE Receipted by KL Date 10/4/01 Receipt # W028372

Preliminary T by _____ Publication prepared by _____ Pub. approved by _____ Date 11-7-01

Published in Idaho Statesman Dates Published 11-15 & 11-22-01

Protests filed by _____

Copies of protests forwarded by _____ Hearing held by _____ Date _____

Recommended for - 9 APPROVAL / 9 DENIAL By _____

Appendix A
To
Applications for Extension of Time to Avoid Forfeiture
Water Right Nos. 63-4849 and 63-3162

Bull Development, Inc., purchased the Echanove Ranch, which includes the places of use for right nos. 63-4849 and 63-3162. Purchase of the ranch was based on a series of agreements entered into beginning in late 1997 and ending on November 5, 1998. After purchase of the Echanove Ranch, Bull Development undertook the required studies, engineering work, and related development actions to comply with federal, state, and local regulations for development of the Echanove Ranch Estates Subdivision, including required permit and plat approvals. Because of the ongoing development of the Echanove Ranch as a residential subdivision, irrigation of the Echanove Ranch has not been undertaken since 1998.

As part of the residential development, Bull Development has constructed a pressurized irrigation system to provide irrigation water to the various lots located within the original place of use. (Plans of the irrigation system were previously provided to IDWR on September 14, 2001). Lots in the Echanove Ranch Subdivision are currently being marketed and are available for sale. A five (5) year extension of time is needed to allow sufficient time for the lots to be sold, houses to be constructed, and for the new lot owners to begin irrigating their lots and putting water to beneficial use.

Form 2-222
12/99
FEE $100.00

RECEIVED
OCT 04 2001
WATER RESOURCES
WESTERN REGION

Water Right No. 63-3162

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

APPLICATION FOR EXTENSION OF TIME TO AVOID FORFEITURE OF A WATER RIGHT

Section 42-222, Idaho Code, provides that a water right shall be lost and forfeited and the water right revert to the state upon the failure of a water user to apply the water to beneficial use for a period of five (5) years. The Director may allow an additional five (5) year period of non-use without forfeiture upon a showing of reasonable cause.

1. Name of water right holder Bull Development, Inc. (208) 429-1900
2. Mailing address 2229 W. State St., Ste. B, Boise, ID 83702
3. The right was obtained or is evidenced by:
   a. Decree to n/a in Case of _____
   vs. _____, Dated _____ in _____ (Name of Court)
   Court, County of _____. Fully describe decree _____
   _____
   _____ b.
   d. SRBA No. A63-3162
4. Source of water Ground water (Name of stream or source) tributary to n/a
5. Date of priority of right 07/14/1959
6. Description of Right:
   amount 1.5 (cfs/ac-ft) for Irrigation purposes from 3/15 to 11/15
   amount _____ (cfs/ac-ft) for _____ purposes from _____ to _____
7. Point of Diversion NW ¼ NE ¼ of Sec. 31 Twp. 5N Rge. 2E County Ada

8. Lands irrigated or Place(s) of Use:

TWP	RGE	SEC	NE				NW				SW				SE				Totals
			NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	
5N	2E	31		40	37		40			22									139

Total Acres 139

9. Give the last date when water was put to beneficial use Supplemental to 63-4849

Length of extension of time requested 5 years, or until _____ (Date)

10. Explain fully your reasons for requesting an extension of time within which to resume the use of your water right and reasons for non-use See Appendix A

The information contained in this application is true to the best of my knowledge.

Quail Development Inc By Michael S. Homes pres.
(Signature of Applicant)

TONYA R. WILSON NOTARY PUBLIC STATE OF IDAHO

Subscribed and sworn to before me this 2nd day of October, 20 01.

Tonya R. Wilson
(Notary Public)

My commission expires 9/25/06 Residing at Ada County

ACTION OF THE DIRECTOR, DEPARTMENT OF WATER RESOURCES

This is to certify that I have examined this application for extension of time within which to resume the use of a water right and I hereby APPROVE said application subject to the following conditions or reasons:

The right holder shall resume beneficial use of water on or before June 1, 2007.

Signed this 9th day of January, 20 02.

L. Glen Saxton
Chief, Water Allocation Bureau L. Glen Saxton

FOR DEPARTMENT USE ONLY

Date Received 10/4/01 FEE Receipted by KG Date 10/9/01 Receipt # W0258372

Preliminary T by _____ Publication prepared by _____ Pub. approved by _____ Date _____

Published in _____ Dates Published _____

Protests filed by _____

Copies of protests forwarded by _____ Hearing held by _____ Date _____

Recommended for - 9 APPROVAL / 9 DENIAL By _____

MATT J. HOWARD
Attorney at Law
2402 W. Jefferson
Boise, Idaho 83702
Telephone: (208) 333-0622
Facsimile: (208) 345-8945

Attorney for Bull Development, Inc.

RECEIVED
OCT 04 2001
WATER RESOURCES
WESTERN REGION

BEFORE THE DEPARTMENT OF WATER RESOURCES

OF THE STATE OF IDAHO

IN THE MATTER OF APPLICATIONS FOR EXTENSION OF TIME TO AVOID FORFEITURE OF WATER RIGHT NOS. 63-4849 AND 63-3162 IN THE NAME OF BULL DEVELOPMENT, INC.	AFFIDAVIT OF PEDRO ECHANOVE

STATE OF IDAHO)
) ss.
County of Ada)

PEDRO ECHANOVE, being first duly sworn upon oath, deposes and says:

1. I make the following statements based on my personal knowledge.

2. I am a resident of Ada County, Idaho. My address is Route 1, Dry Creek Rd., Boise, Idaho 83703.

3. In the early 1920's my family purchased the land now known as the Echanove Ranch located off Dry Creek Road in Ada County. I am 76 years of age, and I have lived on the ranch all my life.

Attach 01

4. During the time that I lived on the ranch, my family and I irrigated and farmed the ground every year up until I sold the ranch in late 1998. We mostly grew alfalfa and grain. To irrigate, I used my Dry Creek water right, no. 63-4849. I would also use my supplemental ground water right, no. 63-3162, to irrigate in years when there was not enough Dry Creek water to irrigate my crops.

5. The last year that I grew crops and irrigated the Echanove Ranch was in 1998.

Further your affiant sayeth naught.

Pedro Echanove
PEDRO ECHANOVE

SUBSCRIBED AND SWORN to before me this 20 day of September 2001.

ROBIN R. RICE NOTARY PUBLIC STATE OF IDAHO

Robin R. Rice
NOTARY PUBLIC FOR IDAHO
Residing at 1508 N. 15th St.
Commission expires April 16, 07

ATTACH 0-2

State of Idaho
License and Certificate of Water Right

Water License No. G-28046 Amount 1.5 c.f.s.

Water District No. Priority July 14, 1959

THIS IS TO CERTIFY that HILARIO and PEDRO ECHANOVE - Distribution of Estate of HILARIO ECHANOVE - PETRA, PEDRO ECHANOVE & ELENA ANITA GIBBENS of Boise, Idaho, made application for a permit to appropriate the public waters of the State of Idaho, dated July 14, 1959; that Permit No. G-28046 was issued under said application; that Certificate of Completion of works, with a carrying capacity of 1.5 second feet, was issued thereunder on October 27, 1965, showing that said works were completed on the 17 day of July, 1964; and that on the 17th day of July, 1964,

PETRA, PEDRO ECHANOVE and ELENA ANITA GIBBENS

of Boise, State of Idaho, made proof to the satisfaction of the State Reclamation Engineer of Idaho, of the right to use the waters of a well, a tributary of subterranean flow, for the purpose of irrigation, under Use Permit No. G-28046 of the Department of Reclamation and that said right to the use of said waters has been perfected in accordance with the laws of Idaho, and is hereby confirmed by the State Reclamation Engineer of Idaho and entered of record in Volume 13 of Licenses at page 8381, on the 27 day of October, 1965;

The right hereby confirmed dates from July 14, 1959;

The Point of Diversion is located

in the NW ¼ NE ¼, Sec. 31, Tp. 5 N., R. 2 E., B. M. Ada County

That the amount of water to which such right is entitled and hereby confirmed, for the purposes aforesaid, is limited to an amount actually needed and beneficially used for said purposes, and shall not exceed 1.5 cubic feet per second.

Description and location of use:

Twp.	Range	Sec.	Forty-acre Tract	No. Acres Described in Permit	No. Acres Actually Irrigated
5 N	2 E	31	NW¼ NE¼	40	40
			SW¼ NE¼	40	37
			NE¼ NW¼	40	40
			SE¼ NW¼	40	22
			Total number of acres to be irrigated:		139

The right to the use of the water aforesaid hereby confirmed is restricted to the lands or place of use herein described, as provided by the laws of Idaho.

WITNESS the seal and signature of the State Reclamation Engineer, affixed at Boise, Idaho, this 27th day of October, 1965.

RALPH W. THOMAS

Deputy State Reclamation Engineer.

(SEAL)

RECORDED-REQUEST OF

THIS FORM FURNISHED COURTESY OF ADA COUNTY RECORDER DAVID HAVARSO

FEE 9- DEPUTY

ALLIANCE TITLE & ESCROW CORP. 2000 SP 22 PM 2:27

100075885

ALLIANCE TITLE

READ & APPROVED BY GRANTEE(S):

(0621) SPACE ABOVE THIS LINE FOR RECORDING DATA

Order No.: 99000204 JG-PB

WARRANTY DEED

FOR VALUE RECEIVED PEDRO ECHANOVE and BETTY LOU ECHANOVE, husband and wife, and ALFRED D. GIBBENS and ANITA GIBBENS, HUSBAND AND WIFE (who acquired title as ELENA ANITA ECHANOVE, same person as ANITA ECHANOVE) GRANTOR(S), does(do) hereby GRANT, BARGAIN, SELL and CONVEY unto BULL DEVELOPMENT, INC., AN IDAHO CORPORATION

GRANTEE(S), whose current address is: 3229 W. STATE, 8B, BOISE, IDAHO 83702 the following described real property in ADA County, State of Idaho, more particularly described as follows, to wit:

As set forth on the attached EXHIBIT "A", which by this reference becomes a part hereof.

RECORDED-REQUEST OF

ADA COUNTY RECORDER J. DAVID HAVARSO

FEE 9- DEPUTY

2000 OC -6 PM 4:51

100080595

RE-RECORDED TO CORRECT LEGAL

ALLIANCE TITLE

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee(s), and Grantee(s) heirs and assigns forever. And the said Grantor(s) does(do) hereby covenant to and with the said Grantee(s), that Grantor(s) is/are the owner(s) in fee simple of said premises; that said premises are free from all encumbrances, EXCEPT those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee(s); and subject to reservations, restrictions, dedications, easements, rights of way and agreements, (if any) of record, and general taxes and assessments, (including irrigation and utility assessments, if any) for the current year, which are not yet due and payable, and that Grantor(s) will warrant and defend the same from all lawful claims whatsoever.

Dated: September 21, 2000

PEDRO ECHANOVE

BETTY LOU ECHANOVE

ALFRED D. GIBBENS

ANITA GIBBENS

STATE OF IDAHO)
COUNTY OF ADA)

On this 21st day of September, in the year of 2000, before me, the undersigned, a Notary Public in and for said State, personally appeared PEDRO ECHANOVE, BETTY LOU ECHANOVE, ALFRED D. GIBBENS AND ANITA GIBBENS

known or identified to me to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same.

PAMELA J. BIGELOW NOTARY PUBLIC STATE OF IDAHO

Signature: Pamela J. Bigelow

Name: PAMELA J. BIGELOW (type or print)

Residing at: BOISE, IDAHO

My Commission Expires: 01/12/06

ALLIANCE TITLE & ESCROW CORP. 2000 SP 27 PM 2:27

100075865

ALLIANCE TITLE

READ & APPROVED BY GRANTEE(S):

SPACE ABOVE THIS LINE FOR RECORDING DATA

(0621) Order No.: 99080204 JG-PB

WARRANTY DEED

FOR VALUE RECEIVED PEDRO ECHANOVE and BETTY LOU ECHANOVE, husband and wife, and ALFRED D. GIBBENS and ANITA GIBBENS, HUSBAND AND WIFE (who acquired title as ELENA ANITA ECHANOVE, same person as ANITA ECHANOVE) GRANTOR(S), does(do) hereby GRANT, BARGAIN, SELL and CONVEY unto BULL DEVELOPMENT, INC., AN IDAHO CORPORATION

GRANTEE(S), whose current address is: 2229 W. STATE, #B, BOISE, IDAHO 83702 the following described real property in ADA County, State of Idaho, more particularly described as follows, to wit:

As set forth on the attached EXHIBIT "A", which by this reference becomes a part hereof.

RECORDED-REQUEST OF

ADA COUNTY RECORDER
J. DAVID NAVARRO

FEE 9- DEPUTY

2000 OC -6 PM 4:51

100080595

RE-RECORDED TO CORRECT LEGAL

ALLIANCE TITLE

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee(s), and Grantee(s) heirs and assigns forever. And the said Grantor(s) does(do) hereby covenant to and with the said Grantee(s), that Grantor(s) is/are the owner(s) in fee simple of said premises; that said premises are free from all encumbrances, EXCEPT those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee(s); and subject to reservations, restrictions, dedications, easements, rights of way and agreements, (if any) of record, and general taxes and assessments, (including irrigation and utility assessments, if any) for the current year, which are not yet due and payable, and that Grantor(s) will warrant and defend the same from all lawful claims whatsoever.

Dated: September 21, 2000

PEDRO ECHANOVE

BETTY LOU ECHANOVE

ALFRED D. GIBBENS

ANITA GIBBENS

STATE OF IDAHO)
COUNTY OF ADA)

On this 21st day of September, in the year of 2000, before me, the undersigned, a Notary Public in and for said State, personally appeared PEDRO ECHANOVE, BETTY LOU ECHANOVE, ALFRED D. GIBBENS AND ANITA GIBBENS

known or identified to me to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same.

ORDER NO. 99080204 JG

EXHIBIT "A"

Situated in a portion of the East Half of the Northwest Quarter and the West Half of the Northeast Quarter of Section 31, Township 5 North, Range 2 East, Boise Meridian, Ada County, Idaho, and described as follows:

BEGINNING at an aluminum cap marking the North Quarter corner common to Sections 30 and 31, thence along the North line of said West Half South 88 degrees 51'44" East a distance of 1373.74 feet to
an aluminum cap marking the Northeast corner of said West Half; thence leaving said North line and along the East line of said West Half
South 00 degrees 54'38" West a distance of 2436.01 feet to a 5/8 inch rebar; thence leaving said East line
South 57 degrees 32'41" West a distance of 395.15 feet to a 5/8 inch rebar on the South line of said West Half; thence along said South line
North 89 degrees 19'13" West a distance of 1024.92 feet to an aluminum cap marking the Southwest corner of said West Half; thence leaving said South line of the West Half and along the South line of the said East Half
North 89 degrees 19'32" West a distance of 551.11 feet to a 5/8 inch rebar on the Northeasterly right-of-way line of Dry Creek Road; thence leaving said South line and along said right-of-way the following courses:
North 33 degrees 48'28" West a distance of 212.00 feet to a 5/8 inch rebar; thence along the arc of a curve to the left having a radius of 379.00 feet, a central angle of 22 degrees 39'30", a length of 149.88 feet, and a long chord bearing
North 45 degrees 08'14" West a distance of 148.91 feet to a 5/8 inch rebar; thence
North 56 degrees 27'59" West a distance of 480.56 feet to a 5/8 inch rebar; thence along the arc of a curve to the right having a radius of 166.00 feet, a central angle of 42 degrees 56'04", a length of 124.39 feet, and a long chord bearing
North 34 degrees 59'56" West a distance of 121.50 feet to a 5/8 inch rebar; thence
North 13 degrees 31'54" West a distance of 60.77 feet to a 5/8 inch rebar; thence along the arc of a curve to the left a radius of 145.00 feet, a central angle of 10 degrees 56'14", a length of 27.68 feet, and a long chord bearing
North 19 degrees 00'01" West a distance of 27.64 feet to a 5/8 inch rebar on a non-tangent curve on the Easterly right-of-way line of Broken Horn Road; thence leaving the right-of-way of said Dry Creek Road and along the Easterly right-of-way of said Broken Horn Road the following course:
Along the arc of a curve to the right having a radius of 675.00 feet, a central angle of 24 degrees 28'40", a length of 288.37 feet, and a long chord bearing

Continuation of Exhibit A

Order No.:99080204 JG

North 12 degrees 13'48" West a distance of 296.19 feet
to a 5/8 inch rebar; thence
North 00 degrees 01'29" East a distance of 470.80 feet
to a 5/8 inch rebar; thence
North 00 degrees 48'01" West a distance of 1208.69 feet
to a 5/8 inch rebar; thence along the North line of said
East Half
South 88 degrees 34'10" East a distance of ~~369.30~~ 1369.30 feet
to the POINT OF BEGINNING.

Form 23

STATE OF IDAHO

DEPARTMENT OF RECLAMATION

BOISE, IDAHO

REPORT OF ENGINEER

Permit No. G-28046

This proof is for Completion of Works & Bene. Use In Water District No.

1. Name of applicant Pedro, Petra, and Elena Anita Gibbens / Echanove

2. Source of water supply: subterranean

3. Location of point of diversion: Is in the NW¼NE¼ of Section 31

T 5N R 2 E County of Ada

4. Describe works as they exist, giving dimensions and capacities of same: 20 HP US Electricraft Motor 326520, F-M Pump PE8238, 6" discharge east into open ditch. They use a portable sprinkler system that pumps out of the ditch and creek to irrigate land not reached by gravity irrigation

5. Water is used for: irrigation

6. State whether or not water has been turned into works of diversion: yes

7. List legal subdivisions of lands to be irrigated. If proof is for beneficial use, give exact number of acres under cultivation in each forty-acre tract. (Describe manner and place of use if other than irrigation):

W½NE¼, E½W¼, Section 31, T5N-R2E making a total of 160 acres to be irrigated.

(Submit map on attached plat, showing location and details of above description.)

8. What large stream would the water here appropriated finally reach?

Remarks: Mrs. Pedro Echanove consulted (wife)

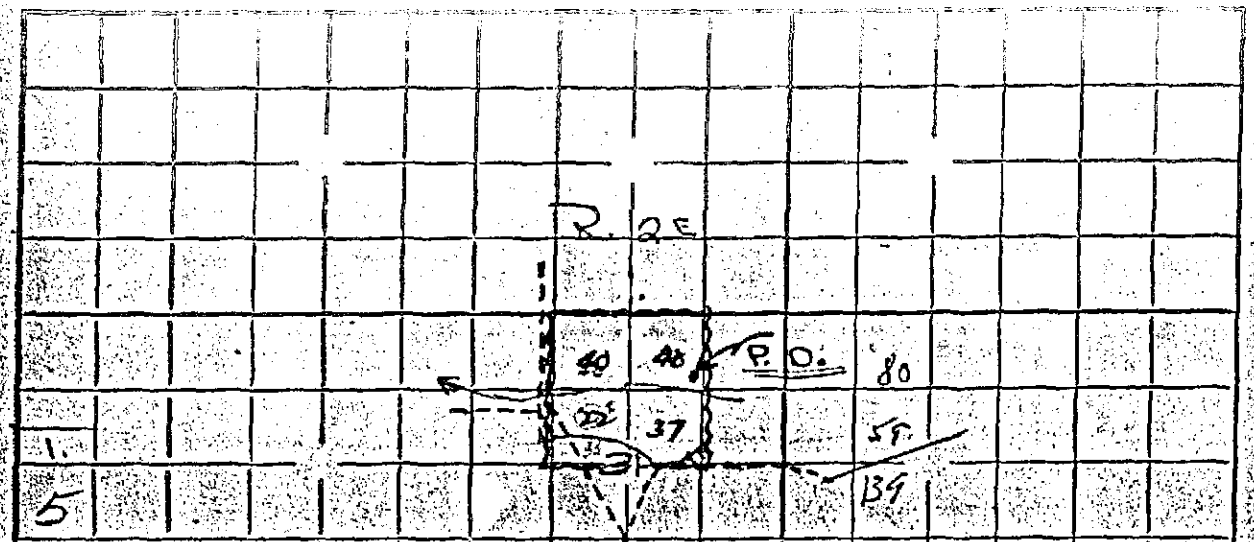
Measured over 2' Cippolletti weir = 3.7' = 1.5 cfs

This examination was made on the [illegible] day of August, 19 65

Liz Johnson

Examiner.

28046



Subdivisions 4

AREA 139 acres

~~APPL~~ Q 1.50 Ck. or 75 Wells

Scale: 2 Inches Equals 1 Mile. Draw Map in Ink.

25046

MEMORANDUM

TO: FILE
FROM: DANIEL A. NELSON DAN
DATE: 8/10/2000

RE: BULL DEVELOPMENT TRANSFER, RIGHT 63-03162

There are 15 transfers that propose to split water right 63-03162 into 15 separate water rights and irrigation systems. These transfers were filed to subdivide the original property into a 15-lot subdivision known as Echanove Ranch Estates. A new well will be added to each lot and the original well will be abandoned. Each of the 15 lots will have a 0.10-cfs diversion rate and 9.27 acres of land.

DOCUMENTS AND APPLICATION PREPARATION

Each application consists of 6 pages and 3 attachments. Note the location of the following application items:

Attach. A – Proof of ownership documentation (A1 through A3)

Attach. B – Adjudication claim (B1 through B2)

Attach. C – CSFA aerial photo based on 1999 data.

Applicant prepared the application with my assistance.

Other information used in this review includes 1994 IDWR aerial photo, 1987 NAPP aerial photo, Metes & Bounds sheet, Place of Use Comparison Sheet, and a copy of Snake River Basin Adjudication Claim for overlapping right 63-04849 all attached to this memo.

NARRATIVE

The applicant is attempting to split this right into to 15 equal parts to supply water to a new subdivision. The applicant wants the lots to be ready to sell so all the new owners would need to do is file a change of ownership with us.

A 1993 CFSA aerial photo was supplied and the CSFA office told the applicant that the acres listed on the photo were from the 1999 irrigation season. I checked these with the 1994 and 1987 aerial available in our office and I am confident that this land was irrigated prior to commencement of the SRBA and within the last 5 years. The applicant supplied a warranty deed as proof of ownership.

The only real problem that I found was the overlapping statutory claim 63-04849. This claim is for the exact same acres as the groundwater right associated with this application. The original owner applied for the groundwater, because the surface water right was only a flood right and usually did not provide any water after the end of June if there was water at all. The current owners do not know if the statutory right has been used, but they did say that the ditches and diversion point were still there. The groundwater right was licensed as a primary right since the department has not validated the statutory claim.

The applicant wanted to add the surface water right into this transfer, but staff decided that the applicant was not actually transferring anything involving the surface water right. Therefore, it was decided that the surface water could be handled in the change of ownership process. Most of the lots should have access to the ditch if they need it, or they can come in and file a transfer to move the point of diversion since most of the lots border Dry Creek.

RECOMENDATIONS

This transfer should be approved as filed. The Statutory claim, 6304849, should remain attached to all of the splits until the SRBA has had the opportunity to review the statutory claim. If the SRBA determines that the statutory claim has been forfeited or is no longer valid, then this water right should be allowed to remain a primary irrigation right.

NOTICE OF PROPOSED CHANGE OF WATER RIGHTS, TRANSFER NUMBERS 68907 – 68917, 68919, and 68921 - 68923

Notice is given that BULL DEVELOPMENT of 2229 W State Street, Boise, ID 83702 has applied to the Department of Water Resources to add points of diversion and split a water right pursuant to I.C. § 42-222 for an irrigation right recorded as follows in T5N R2E S31, Ada County:

License 63-03162, priority 7/14/1959, 1.5 cfs, Groundwater (one well) diverted in NWNE and used in W½ NE and E½ NW for 139 acres

PROPOSED CHANGE FOR ALL RIGHTS

15 transfers have been filed to split the right into 15 proportionate parts with each part having its own well, 0.10-cfs diversion rate and 9.27 acres of irrigation. Each part will be associated with one of the 15 lots known as the Enchanove Ranch Estates Subdivision. The 15 wells and proportionate rights will be spread throughout W½ NE and E½ NW. A subdivision plat map showing the proposed wells and lots is available for review at the department address listed below.

Any protest against approval of the proposed change must be filed with the Department of Water Resources, Western Region, 2735 Airport Way, Boise, ID 83705-5082, together with a protest fee of $25 for each application on or before April 2, 2001. The protestant must also send a copy of the protest to the applicant.

Karl J. Dreher, Director

Published in the Idaho Statesman on March 15 and 22, 2001.

RECEIVED

OCT 05 2000

WATER



~~140~~

~~320~~

1999 acres

Digitized on a

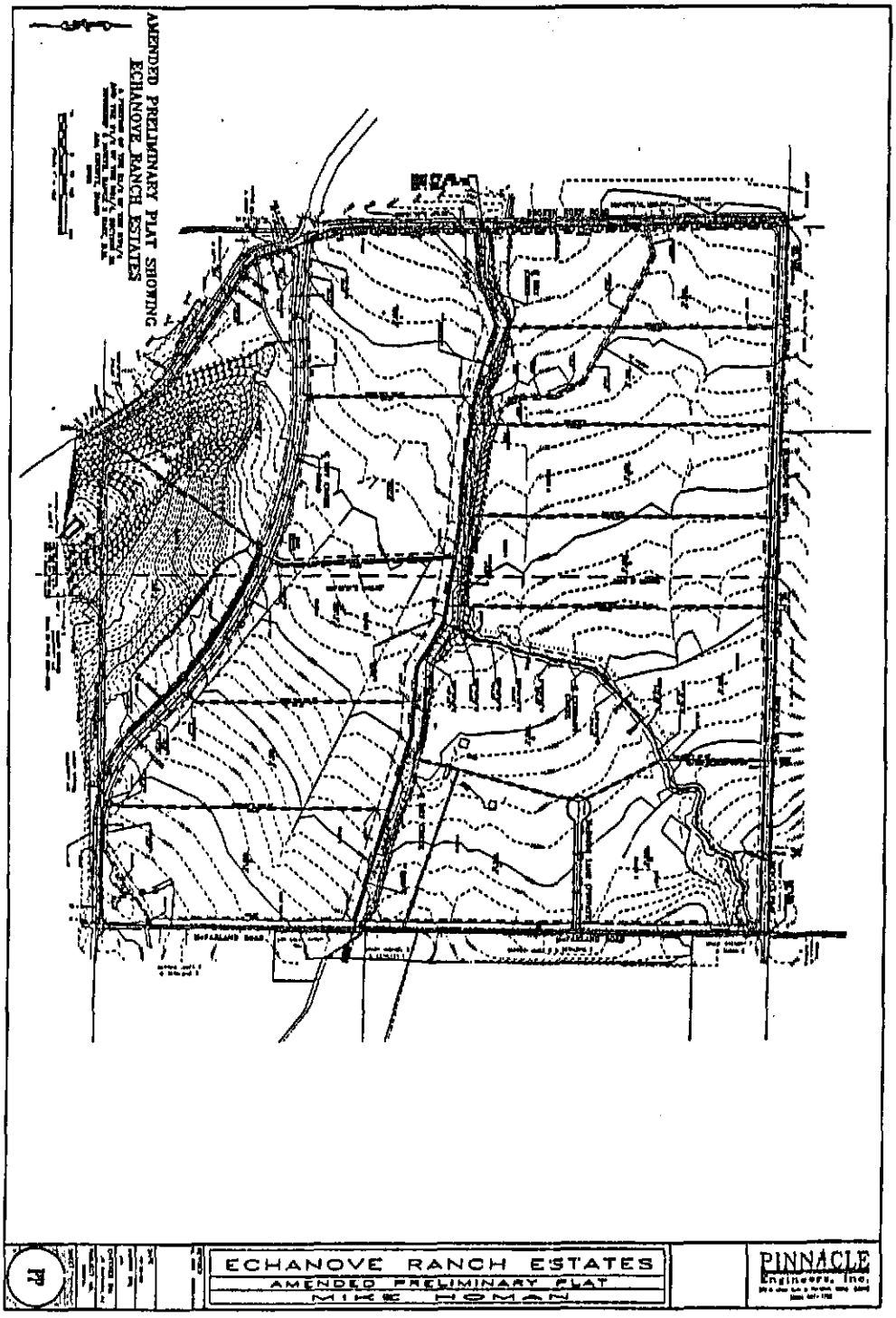
1983 ~~aerial~~ aerial photo.

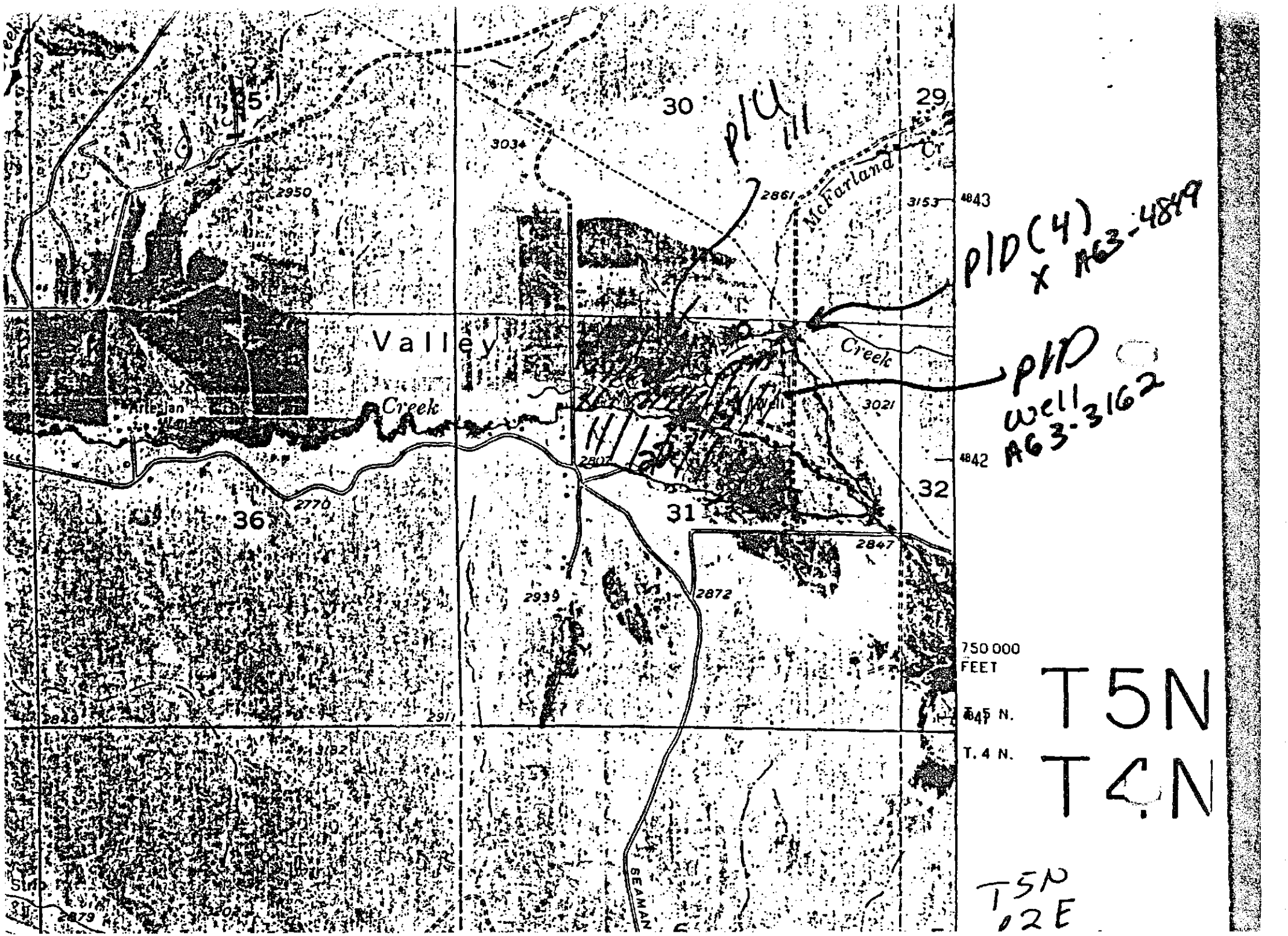
Per applicant

DAN

10-5-2000

P:\A_CIVIL\C006265\dwg\006265_PP.dwg, WHOLESITE, 02/07/01 11:14:51 AM, PINNACLE ENGINEERS, INC. ALL RIGHTS RESERVED




30
29
3034
2861
McFarland
Ct
3153
4843
Valley
Creek
3021
4842
32
31
36
2770
2847
2939
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3202
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State of Idaho
DEPARTMENT OF WATER RESOURCES
Western Region, 2735 Airport Way, Boise, Idaho 83705-5082 - (208) 334-2190
FAX (208) 334-2348

JAMES E. RISCH
Governor
KARL J. DREHER
Director

September 6, 2006

Marion D. and Judy L. Groothuis
3490 N. Saddleman Pl.
Eagle, ID 83616

Re: Original Notice of Claim to a Water Right No. 63-31737, 63-31739
Renumbered Notice of Claim to a Water Right No. 63-32403, 63-32412

Dear Claimant(s):

We have received and processed a Change of Ownership for a portion of the original Claim to a Water Right Number as referenced above. This Change of Ownership required a split of the original claim resulting in renumbering this claim, using a new water right number to represent each split. The new Notice of Claim to a Water Right number for your portion is referenced above and a copy is enclosed.

Your portion of this claim has a specified point of diversion, nature of use and place of use. If you plan on changing the nature of use, place of use, or point of diversion under this right, including adding a new point of diversion, then an Application for Transfer on your portion of this right is required. Please contact this office for further information on the Application for Transfer form. If you do not plan on changing any items on your claim, then no further action is required at this time.

Please note that the enclosed Notice of Claim to a Water Right is not a determination of your water right. This claim represents a split of the claim filed by a previous owner during claims taking in the Snake River Basin Adjudication (SRBA) and has not yet been verified by this Department. Water rights are established and maintained by beneficial use of water for the uses designated on this claim form dating back to the priority date listed. This claim will be investigated, verified and recommended to the SRBA Court for court decree sometime in the near future. You will be notified prior to the beginning of any verification of this water right.

Thank you for your patience, as we have had several water right changes to process. Please feel free to contact this office if you have any questions concerning your claim or this letter.

Sincerely,

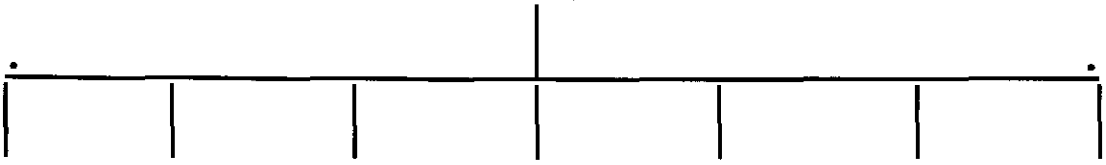
Adjudication Section
Western Region

LG: lg

Enclosure

63-31739

BULL DEVELOPMENT
129 ACRES
1.392 CFS
580.5



63-32411	63-32412	63-32143	63-32414	63-32415	63-32416	63-32417
BULL DEV.	GROOTHUIS	MAILHOT	WARDLE	BOHME	BALL	REILLY
49.1 acres	6.2 acres	9.7 acres	10 acres	18 acres	26 acres	10 acres
2.3 NWNE	*2.9 SENW*	*2 NENW*	*SWNE*	*14 NENW*	*24 NWNE*	*NENW*
22.7 NENW	*3.3 SWNE*	*7.7 SENW*		*4 NWNE*	*2 SWNE*	
11.7 SWNE						
12.4 SE NW						
.53 cfs	.07 cfs	.11 cfs	.11 cfs	.19 cfs	.28 cfs	10 cfs
221 afa	27.9afa	43.6 afa	45 afa	81 afa	117 afa	45 afa

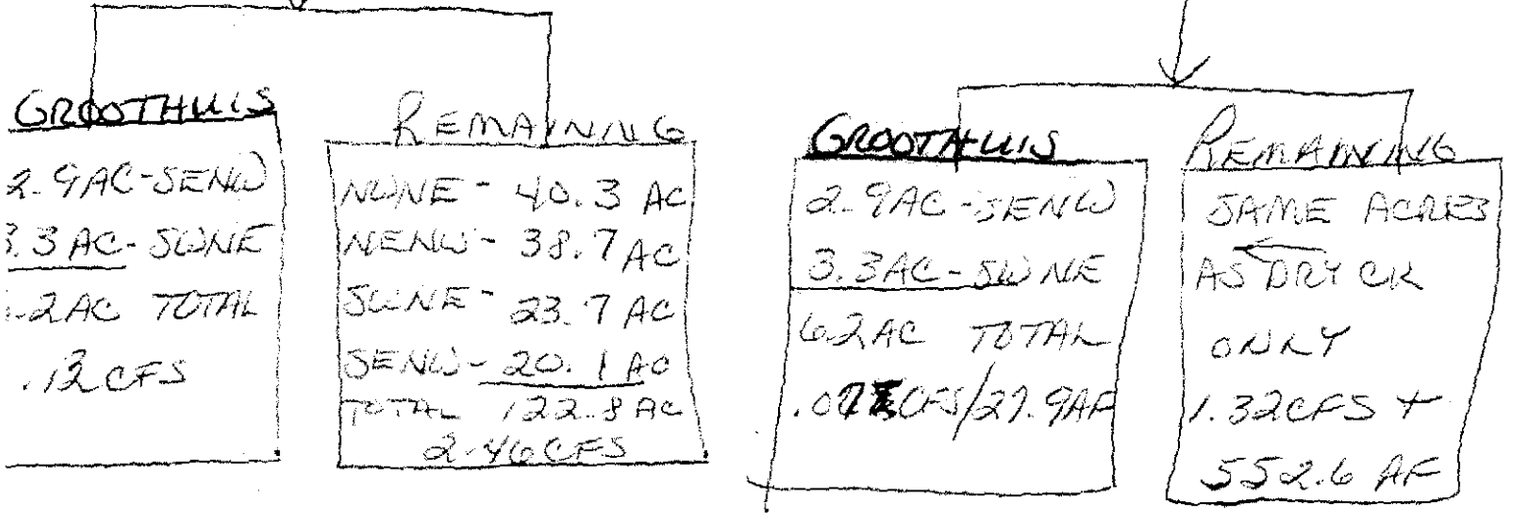
63-32412

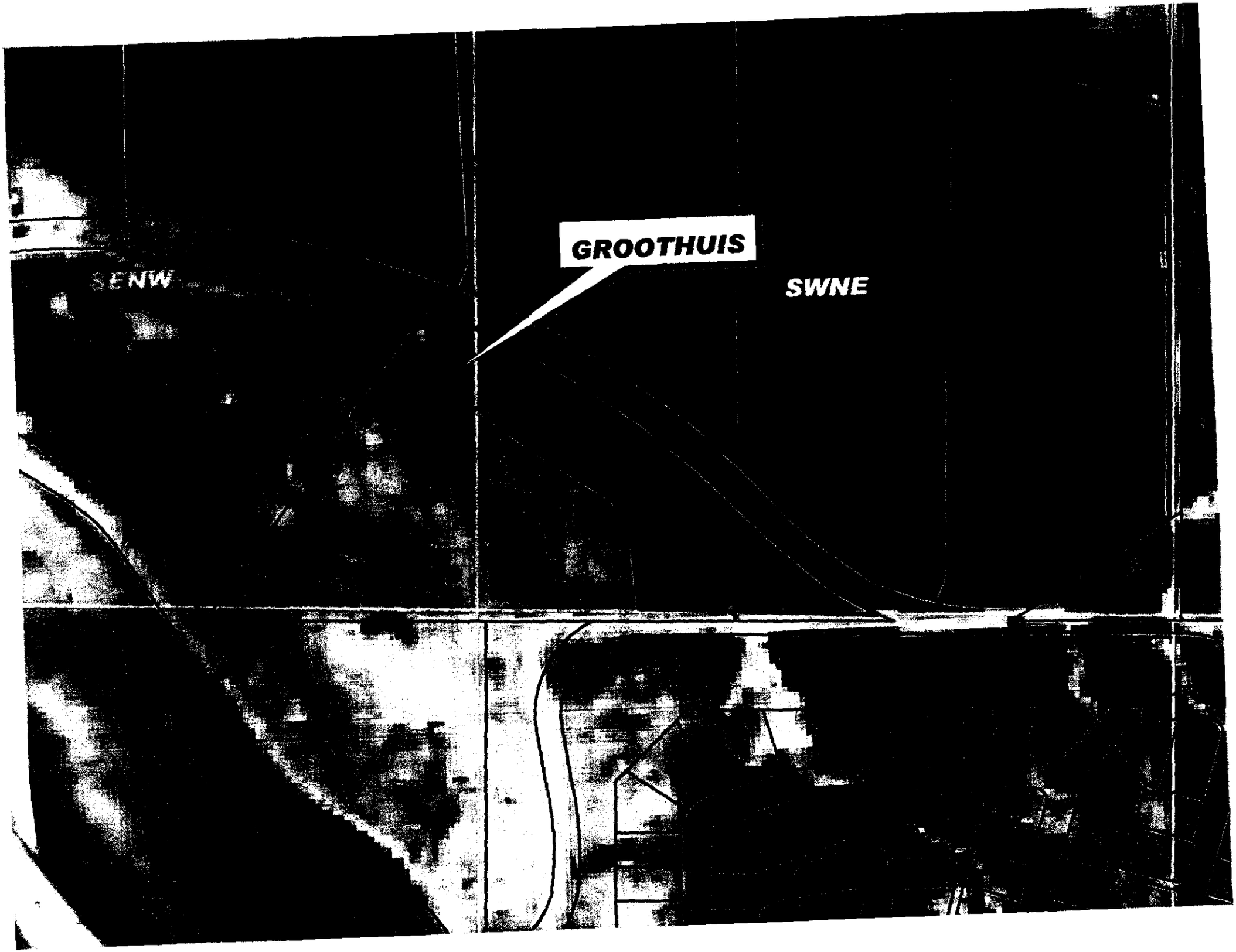
#1

GROOTHUIS

63-31737
DRY CREEK
129 AC + 2.58 CFS
.02 CFS/AC

63-31739
GROUNDWATER
129 AC + 1.39 CFS + 580.5 AF
.01 CFS/AC + 4.5 AF/AC




GROOTHUIS
SENW
SWNE

MEMORANDUM

TO: CRAIG SAXTON

FROM: DANIEL A. NELSON

DATE: 10/7/04

SUBJECT: TELEPHONE CALL REFERAL

Craig, I received a telephone call from a Mathew Castrigno regarding the Enchanove Ranch (Bull Development) water rights. Mr. Castrigno is claiming that he can move water anywhere within the 40-acre tract without filing a transfer. He said that Ron Howerton told him this was possible without filing a transfer. I am not sure what is going on in this situation, so I thought I better forward the call to you.

I did tell him that based on the transfer memo, we are bound on the allocation side to what was irrigated in 1987, and can't allow movement within a 40-acre tract without a transfer. However, I am not sure what the adjudication folks can allow on this issue, so I thought I better pass it onto you to let you give him the skinny. We are dependent on what you folks will allow, so it is probably better that you work with him directly. I hope you don't mind.

His telephone number is 939-5663.

10 ac

C

63- 3162
- 4002

10-26-04 = Cannot move acreage around in same 40 ac tract w/o Transfer. John Wastra spoke w/ Mathew Castrigno yesterday and explained this to Him. Mathew said he was going to Hire a Lawyer.

MEMORANDUM

DATE: 9/28/2004

FROM: Lori Graves

TO: SRBA Claim Files 63-31737 & 63-31739

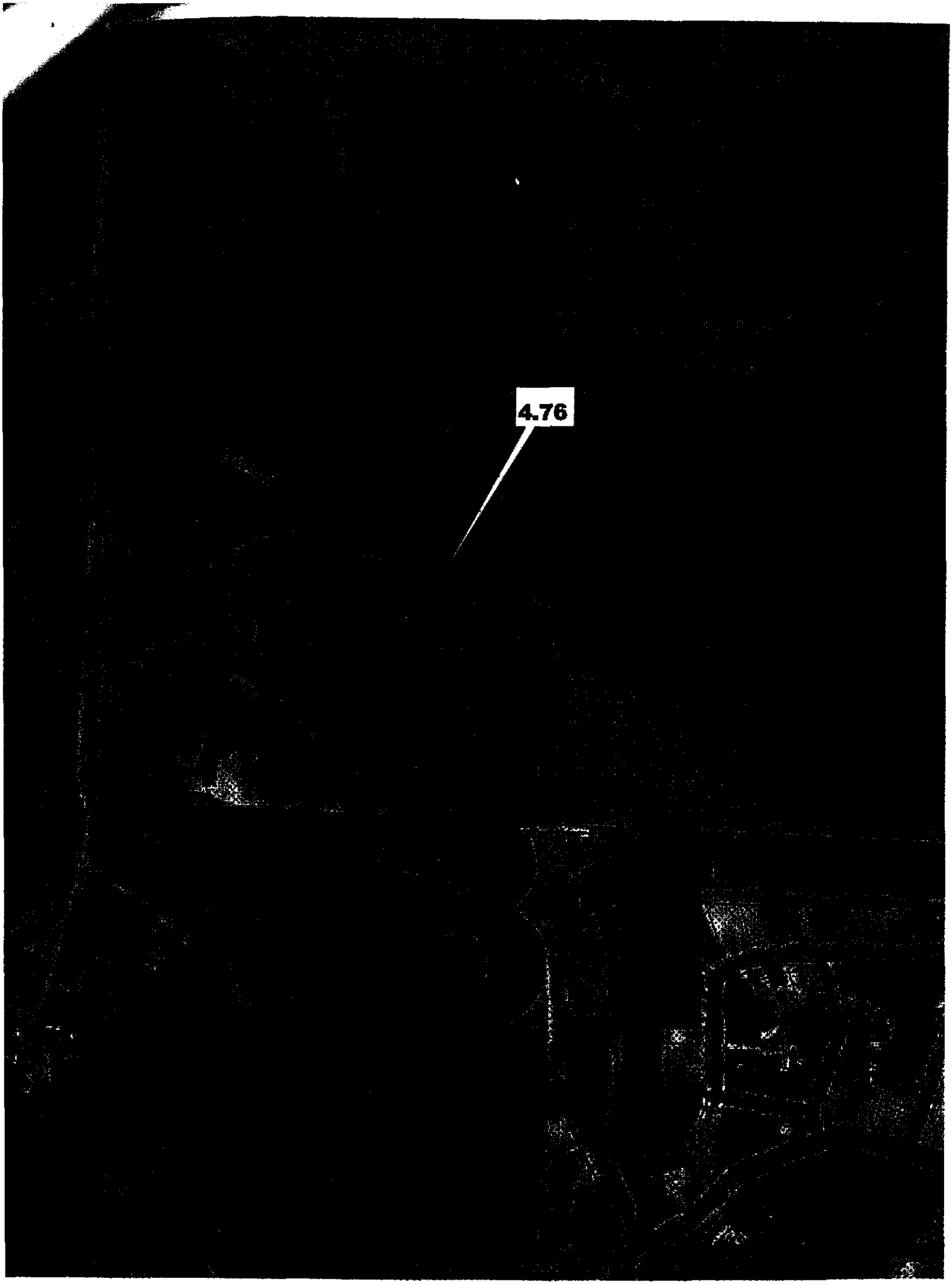
RE: Groothuis Change in Ownership

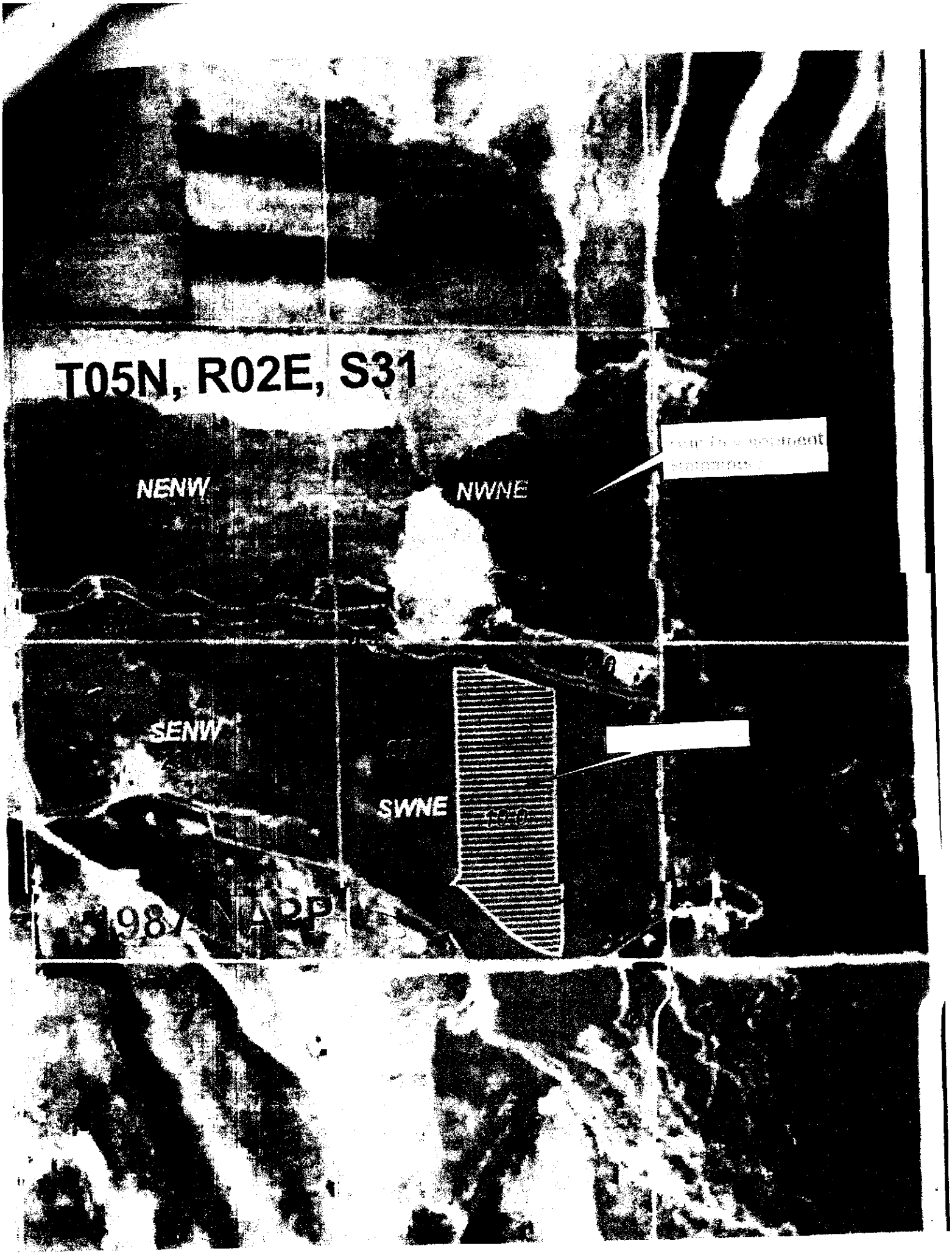
Groothuis called 9/23/04 asking how long he had to install his sprinkler system before losing his water rights. As it turns out, he purchased Lots 1 & 2, Block 2 of Echanove Estates from Bull Development. He plans to build and install a sprinkler system on his property within the next two years and did not want to lose his water rights in the process. The developer sold him Lot 1 with 8.05 acres irrigation and Lot 2 with 6.04 acres irrigation from original water rights 63-3162 (ground water) and 63-4849 (Dry Creek).

M.D. (Butch) Groothuis filed the attached change in ownership 9/23/04. When I looked at his property location, I asked him to delay installation of his sprinkler system until I had a chance to review the files and consult with an SRBA agent.

Ron Howerton did an initial review of these rights. Based on Ron's analysis and Craig Saxton's re-analysis, Groothius' property actually only has ~4.76 of the total recommended acres that Ron determined historically irrigated.

I called Groothuis with the news and he stated that he was going to confront the developer with the discrepancy. I'm sure we haven't heard the last of this one.


4.76


T05N, R02E, S31
NENW
NWNE
SENW
SWNE
1987 ADP

Form 42-248/42-1409(6) July, 2000

RECEIVED
SEP 23 2004
WATER RESOURCES
WESTERN REGION

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES
NOTICE OF CHANGE IN WATER RIGHT OWNERSHIP

Please print or type. Attach pages with additional information. Instructions are included at the end of this form.
Incomplete forms will be returned.

1. Please list the water right number(s) and/or adjudication claim number(s) (if any) for each water right to be changed. List just the adjudication claim number if there is no corresponding water right record on file with the department. Indicate, by checking in the space provided (under the "split" heading), if the change in ownership is limited to a portion of a water right in which case division of the existing water right or adjudication claim record will be required.

Water Right No(s).	Adjudication Claim No(s).	Split	Water Right No(s).	Adjudication Claim No(s).	Split
63-21849	63-31737	Y			
63-3162	63-31739	Y			

2. The following **REQUIRED** information must be submitted with this form:

   A. The appropriate **FILING FEE**. See instructions for fee amounts.

   B. A copy of the most recent **DEED, TITLE POLICY, CONTRACT OF SALE** or other legal document indicating your ownership of the property and water right(s) or claim(s) in question, **WITH ATTACHED LEGAL DESCRIPTION**.

   C. Either of the following (if necessary to clarify division of water rights or other complex property descriptions):
   PLAT OF PROPERTY or **SURVEY MAP** clearly showing the location of the point(s) of diversion and place of use of your water right(s) and/or adjudication claim(s) (these are usually attached to your deed or on file with the county).

   OR

   If your water right(s) and/or adjudication claim(s) is for ten or more acres of irrigation, you must submit a USDA Farm Service Agency **AERIAL PHOTO** with the irrigated acres outlined and point(s) of diversion clearly marked. The AERIAL PHOTO should be submitted in place of the PLAT OF PROPERTY or SURVEY MAP.

3. Name and Address of Former Owner/Claimant(s): Bull Development

4. New Owner/Claimant(s): M.D. and Judy L. Groothuis
   Name Connector (Check one): [ ] and, [ ] or, [X] and/or

   New Mailing Address: 3490 N. Saddleman Place

   City, State and ZIP Code: Eagle, ID 83616

   New Telephone Number: (208) 850-0617

5. Date you acquired the property: 3-3-2004

Form 42-248/42-1409(6) July, 2000

6. **If the change in ownership affects the entire water right for each water right or adjudication claim number listed in item 1, THEN SKIP THIS ITEM AND GO TO ITEM 7.** If the change in ownership divides the water right(s) among multiple owners, you must describe, in detail, your portion of each water right after the change. Fill in the appropriate spaces in the box(es) below to describe your water right(s) after the change (one water right per box, you may copy this page as necessary). If your quantity of water is greater than a proportionate split, you must attach documentation to show justification for a larger amount. If you are not sure how to identify your portion of the original water right or adjudication claim records, please contact the nearest IDWR office for assistance.

DESCRIPTION OF YOUR PORTION OF WATER RIGHT Lt 2, Blk 2
(If the right(s) will not be split, skip this area and proceed to item 7)

Water Right and/or Adjudication Claim Number 63-31737, 63-31739

Water Use	Diversion Rate or Volume (cubic feet per second or acre-feet per annum)	Description (acres, number and type of stock, homes, etc)
Irrigation	.12	6 acres
Stock		
Domestic		
Other		
Total		

see attachments to Deeds

DESCRIPTION OF YOUR PORTION OF WATER RIGHT Lot 1, Blk 2
(If the right(s) will not be split, skip this area and proceed to item 7)

Water Right and/or Adjudication Claim Number 63-31737, 63-31739

Water Use	Diversion Rate or Volume (cubic feet per second or acre-feet per annum)	Description (acres, number and type of stock, homes, etc)
Irrigation	.16	8 acres
Stock		
Domestic		
Other		
Total		

7. Signature of New Owner(s) or Claimant(s) _____
(include title if applicable) M/D Groothuis

For Snake River Basin Adjudication Claims: Please attach a Notice of Appearance completed by your attorney, if you wish IDWR to correspond with him/her for all matters related to your claims.

For Office Use Only
Received by LG Date 9/28/04 Fee —
Receipted by _____ Date _____ Receipt No. _____
Processed by LG AJ Date 9/16/05 WR _____ Date _____
reviewed by: J Shurte

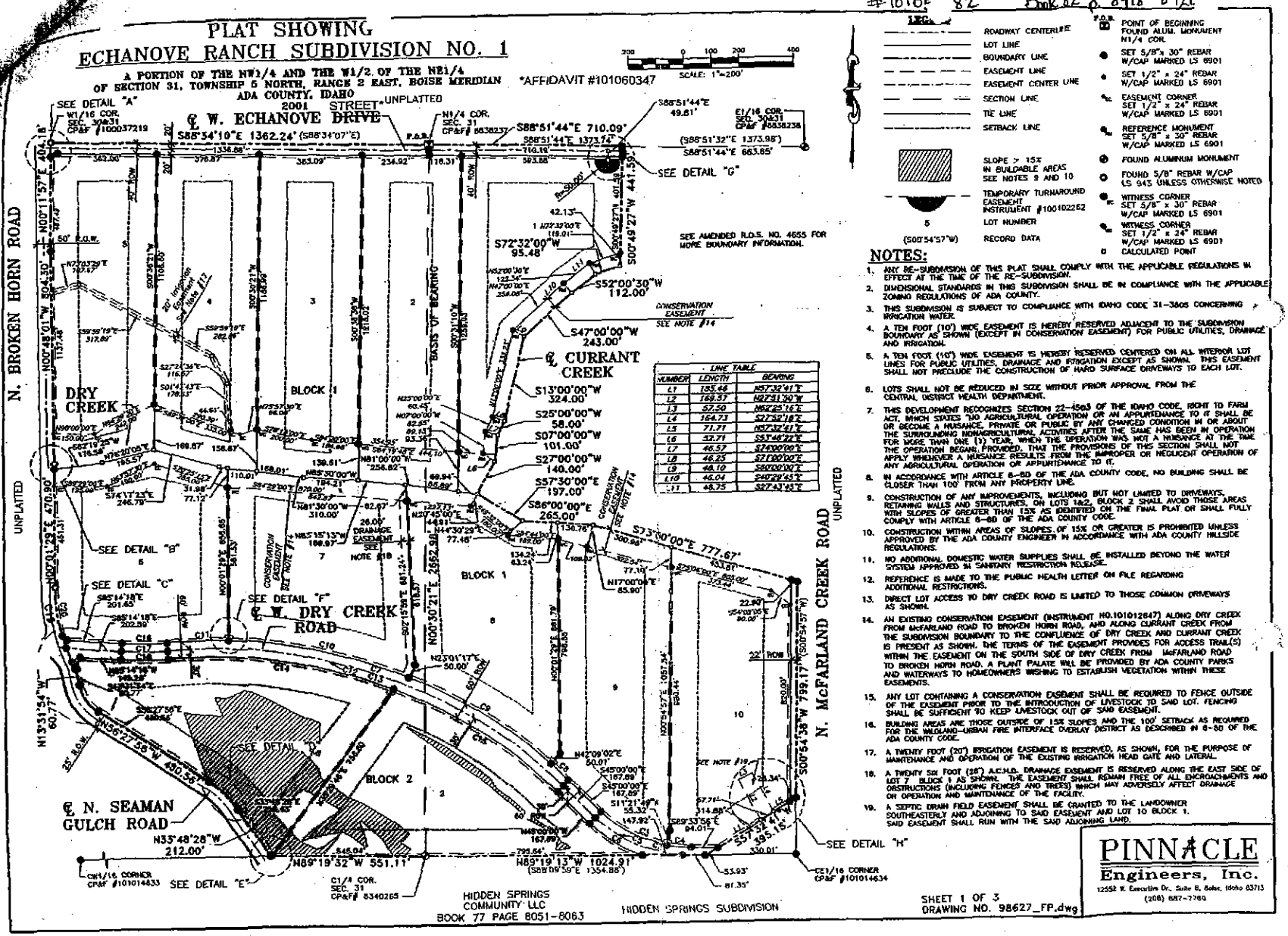
#101OF 82 Book 82 p. 8918-8920

RECEIVED
FEB 19 200
WATER RESOURC
WESTERN REGIC

PLAT SHOWING
ECHANOVE RANCH SUBDIVISION NO. 1

A PORTION OF THE NW1/4 AND THE W1/2 OF THE NE1/4 OF SECTION 31, TOWNSHIP 5 NORTH, RANGE 2 EAST, BOISE MERIDIAN ADA COUNTY, IDAHO

*AFFIDAVIT #101060347



LINE TABLE		
NUMBER	LENGTH	BEARING
L1	155.46	N57°32'41"E
L2	169.57	N27°51'30"W
L3	57.50	N62°25'16"E
L4	164.73	S27°52'18"E
L5	71.71	N57°32'41"E
L6	52.71	S53°46'22"E
L7	46.57	S74°00'00"E
L8	46.25	S71°00'00"E
L9	48.10	S80°00'00"E
L10	46.04	S40°29'45"E
L11	48.75	S27°43'45"E

LEGEND

- ROADWAY CENTERLINE
- LOT LINE
- BOUNDARY LINE
- EASEMENT LINE
- EASEMENT CENTER LINE
- SECTION LINE
- TIE LINE
- SETBACK LINE
- SLOPE > 15% IN BUILDABLE AREAS SEE NOTES 9 AND 10
- TEMPORARY TURNAROUND EASEMENT INSTRUMENT #100102262
- 5 LOT NUMBER
- (S00°54'57"W) RECORD DATA
- P.O.B. POINT OF BEGINNING FOUND ALUM. MONUMENT N1/4 COR.
- SET 5/8"x 30" REBAR W/CAP MARKED LS 6901
- SET 1/2" x 24" REBAR W/CAP MARKED LS 6901
- EASEMENT CORNER SET 1/2" x 24" REBAR W/CAP MARKED LS 6901
- REFERENCE MONUMENT SET 5/8" x 30" REBAR W/CAP MARKED LS 6901
- FOUND ALUMINUM MONUMENT
- FOUND 5/8" REBAR W/CAP LS 943 UNLESS OTHERWISE NOTED
- WITNESS CORNER SET 5/8" x 30" REBAR W/CAP MARKED LS 6901
- WITNESS CORNER SET 1/2" x 24" REBAR W/CAP MARKED LS 6901
- CALCULATED POINT

NOTES:

1. ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE REGULATIONS IN EFFECT AT THE TIME OF THE RE-SUBDIVISION.
2. DIMENSIONAL STANDARDS IN THIS SUBDIVISION SHALL BE IN COMPLIANCE WITH THE APPLICABLE ZONING REGULATIONS OF ADA COUNTY.
3. THIS SUBDIVISION IS SUBJECT TO COMPLIANCE WITH IDAHO CODE 31-3805 CONCERNING IRRIGATION WATER.
4. A TEN FOOT (10') WIDE EASEMENT IS HEREBY RESERVED ADJACENT TO THE SUBDIVISION BOUNDARY AS SHOWN (EXCEPT IN CONSERVATION EASEMENT) FOR PUBLIC UTILITIES, DRAINAGE AND IRRIGATION.
5. A TEN FOOT (10') WIDE EASEMENT IS HEREBY RESERVED CENTERED ON ALL INTERIOR LOT LINES FOR PUBLIC UTILITIES, DRAINAGE AND IRRIGATION EXCEPT AS SHOWN. THIS EASEMENT SHALL NOT PRECLUDE THE CONSTRUCTION OF HARD SURFACE DRIVEWAYS TO EACH LOT.
6. LOTS SHALL NOT BE REDUCED IN SIZE WITHOUT PRIOR APPROVAL FROM THE CENTRAL DISTRICT HEALTH DEPARTMENT.
7. THIS DEVELOPMENT RECOGNIZES SECTION 22-4503 OF THE IDAHO CODE, RIGHT TO FARM ACT, WHICH STATES "NO AGRICULTURAL OPERATION OR AN APPURTENANCE TO IT SHALL BE OR BECOME A NUISANCE, PRIVATE OR PUBLIC BY ANY CHANGED CONDITION IN OR ABOUT THE SURROUNDING NONAGRICULTURAL ACTIVITIES AFTER THE SAME HAS BEEN IN OPERATION FOR MORE THAN ONE (1) YEAR, WHEN THE OPERATION WAS NOT A NUISANCE AT THE TIME THE OPERATION BEGAN; PROVIDED, THAT THE PROVISIONS OF THIS SECTION SHALL NOT APPLY WHENEVER A NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF ANY AGRICULTURAL OPERATION OR APPURTENANCE TO IT.
8. IN ACCORDANCE WITH ARTICLE 8-8D OF THE ADA COUNTY CODE, NO BUILDING SHALL BE CLOSER THAN 100' FROM ANY PROPERTY LINE.
9. CONSTRUCTION OF ANY IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO DRIVEWAYS, RETAINING WALLS AND STRUCTURES, ON LOTS 1&2, BLOCK 2 SHALL AVOID THOSE AREAS WITH SLOPES OF GREATER THAN 15% AS IDENTIFIED ON THE FINAL PLAT OR SHALL FULLY COMPLY WITH ARTICLE 8-8D OF THE ADA COUNTY CODE.
10. CONSTRUCTION WITHIN AREAS OF SLOPES OF 15% OR GREATER IS PROHIBITED UNLESS APPROVED BY THE ADA COUNTY ENGINEER IN ACCORDANCE WITH ADA COUNTY HILLSIDE REGULATIONS.
11. NO ADDITIONAL DOMESTIC WATER SUPPLIES SHALL BE INSTALLED BEYOND THE WATER SYSTEM APPROVED IN SANITARY RESTRICTION RELEASE.
12. REFERENCE IS MADE TO THE PUBLIC HEALTH LETTER ON FILE REGARDING ADDITIONAL RESTRICTIONS.
13. DIRECT LOT ACCESS TO DRY CREEK ROAD IS LIMITED TO THOSE COMMON DRIVEWAYS AS SHOWN.
14. AN EXISTING CONSERVATION EASEMENT (INSTRUMENT NO.101012647) ALONG DRY CREEK FROM McFARLAND ROAD TO BROKEN HORN ROAD, AND ALONG CURRANT CREEK FROM THE SUBDIVISION BOUNDARY TO THE CONFLUENCE OF DRY CREEK AND CURRANT CREEK IS PRESENT AS SHOWN. THE TERMS OF THE EASEMENT PROVIDES FOR ACCESS TRAIL(S) WITHIN THE EASEMENT ON THE SOUTH SIDE OF DRY CREEK FROM McFARLAND ROAD TO BROKEN HORN ROAD. A PLANT PALATE WILL BE PROVIDED BY ADA COUNTY PARKS AND WATERWAYS TO HOMEOWNERS WISHING TO ESTABLISH VEGETATION WITHIN THESE EASEMENTS.
15. ANY LOT CONTAINING A CONSERVATION EASEMENT SHALL BE REQUIRED TO FENCE OUTSIDE OF THE EASEMENT PRIOR TO THE INTRODUCTION OF LIVESTOCK TO SAID LOT. FENCING SHALL BE SUFFICIENT TO KEEP LIVESTOCK OUT OF SAID EASEMENT.
16. BUILDING AREAS ARE THOSE OUTSIDE OF 15% SLOPES AND THE 100' SETBACK AS REQUIRED FOR THE WILDLAND-URBAN FIRE INTERFACE OVERLAY DISTRICT AS DESCRIBED IN 8-8D OF THE ADA COUNTY CODE.
17. A TWENTY FOOT (20') IRRIGATION EASEMENT IS RESERVED, AS SHOWN, FOR THE PURPOSE OF MAINTENANCE AND OPERATION OF THE EXISTING IRRIGATION HEAD GATE AND LATERAL.
18. A TWENTY SIX FOOT (26') A.C.H.D. DRAINAGE EASEMENT IS RESERVED ALONG THE EAST SIDE OF LOT 7 BLOCK 1 AS SHOWN. THE EASEMENT SHALL REMAIN FREE OF ALL ENCROACHMENTS AND OBSTRUCTIONS (INCLUDING FENCES AND TREES) WHICH MAY ADVERSELY AFFECT DRAINAGE OR OPERATION AND MAINTENANCE OF THE FACILITY.
19. A SEPTIC DRAIN FIELD EASEMENT SHALL BE GRANTED TO THE LANDOWNER SOUTHEASTERLY AND ADJOINING TO SAID EASEMENT AND LOT 10 BLOCK 1. SAID EASEMENT SHALL RUN WITH THE SAID ADJOINING LAND.

PINNACLE
Engineers, Inc.
12552 W. Executive Dr., Suite B, Boise, Idaho 83713
(208) 887-7780

SHEET 1 OF 3
DRAWING NO. 98627_FP.dwg

41647
GB/JB

2

A Pioneer Company
PIONEER TITLE COMPANY
OF ADA COUNTY
8151 W. Rifleman Ave. / Boise, Idaho 83704
(208) 377-2700

ADA COUNTY RECORDER J. DAVID NAVARRO
BOISE IDAHO 03/04/04 02:41 PM
DEPUTY Bonnie Oberbillig
RECORDED – REQUEST OF
Pioneer
AMOUNT 6.00

2

104024854

CORPORATE WARRANTY DEED

FOR VALUE RECEIVED,

Bull Development Inc., an Idaho Corporation

a corporation duly organized and existing under the laws of the State of Idaho, grantor, does hereby Grant, Bargain, Sell and Convey unto

Marion D. Groothuis and Judy L. Groothuis, husband and wife

whose address is: 6624 Randolph Dr., Boise, ID 83709, grantee, the following described real estate, to-wit:

Lot 2 in Block 2 of Echanove Ranch Subdivision No. 1, according to the Official Plat thereof, filed in Book 82 of Plats at Page 8918, 8919 and 8920, records of Ada County, Idaho and amended by an Affidavit recorded June 20, 2001, as Instrument No. 101060347.

SUBJECT TO current years taxes, irrigation district assessment, public utility easements, subdivision, restrictions, U.S. patent reservations, easements of record and easements visible upon the said premises.

TO HAVE AND TO HOLD The said premises, with their appurtenances unto the said Grantee, his heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that it is the owner in a fee simple of said premises; that they are free from all encumbrances and that it will warrant and defend the same from all lawful claims whatsoever.

IN WITNESS WHEREOF, The Grantor, pursuant to a resolution of its Board of Directors has caused its corporate name to be hereunto subscribed by its officers this 2nd day of March, 2004.

Bull Development Inc.

By: _____
Michael S. Homan, President

STATE OF IDAHO, County of ADA, ss.

On this 2nd day of March, in the year of 2004, before me Glen V. Bennett, a notary public, personally appeared Michael S. Homan known or identified to me to be the President of the corporation that executed the instrument or the person who executed the instrument on behalf of said corporation, and acknowledged to me that such corporation executed the same.

LESLIE D. GRAHAM NOTARY PUBLIC STATE OF IDAHO

_____
Leslie D. Graham
Notary Public of IDAHO
Residing at Boise
Commission expires: March 8, 2006

Exhibit "A"

Grantor hereby expressly reserves unto Grantor all surface and ground water rights appurtenant to the parcel of land hereby conveyed, except for those water rights hereinafter expressly quitclaimed to the Grantee: Grantor hereby quitclaims to Grantee a prorata portion of the water rights represented by water right nos. 63-3162 and 63-4849 for the irrigation of 6.04 acres of land within the parcel of land hereby conveyed and Grantor makes no warranties of title or other warranties, express or implied, as to the nature, validity, or extent of the water rights hereby quitclaimed.

2

41649
GB/JB

A Pioneer Company
PIONEER TITLE COMPANY
OF ADA COUNTY
8151 W. Rifleman Ave. / Boise, Idaho 83704
(208) 377-2700

ADA COUNTY RECORDER J. DAVID NAVARRO
BOISE IDAHO 03/04/04 02:41 PM
DEPUTY Bonnie Oberbillig
RECORDED – REQUEST OF
Pioneer
AMOUNT 6.00

104024855

2

CORPORATE WARRANTY DEED

INITIAL

FOR VALUE RECEIVED,

Bull Development Inc., an Idaho Corporation

a corporation duly organized and existing under the laws of the State of Idaho, grantor, does hereby Grant, Bargain, Sell and Convey unto

Marion D. Groothuis and Judy L. Groothuis, husband and wife

whose address is: 6624 Randolph Dr., Boise, ID 83709, grantee, the following described real estate, to-wit:

Lot 1 in Block 2 of Echanove Ranch Subdivision No. 1, according to the Official Plat thereof, filed in Book 82 of Plats at Page 8918, 8919 and 8920, records of Ada County, Idaho and amended by an Affidavit recorded June 20, 2001, as Instrument No. 101060347.

SUBJECT TO current years taxes, irrigation district assessment, public utility easements, subdivision, restrictions, U.S. patent reservations, easements of record and easements visible upon the said premises.

TO HAVE AND TO HOLD The said premises, with their appurtenances unto the said Grantee, his heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that it is the owner in a fee simple of said premises; that they are free from all encumbrances and that it will warrant and defend the same from all lawful claims whatsoever.

IN WITNESS WHEREOF, The Grantor, pursuant to a resolution of its Board of Directors has caused its corporate name to be hereunto subscribed by its officers this 2nd day of March, 2004.

Bull Development Inc.

By: _____
Michael S. Homan, President

STATE OF IDAHO, County of ADA, ss.

On this 2nd day of March, in the year of 2004, before me Leslie D. Graham, a notary public, personally appeared Michael S. Homan known or identified to me to be the President of the corporation that executed the instrument or the person who executed the instrument on behalf of said corporation, and acknowledged to me that such corporation executed the same.

LESLIE D. GRAHAM
NOTARY PUBLIC
STATE OF IDAHO

_____
Leslie D. Graham
Notary Public of Idaho
Residing at Boise
Commission expires: March 8, 2006

Exhibit "A"

Grantor hereby expressly reserves unto Grantor all surface and ground water rights appurtenant to the parcel of land hereby conveyed, except for those water rights hereinafter expressly quitclaimed to the Grantee: Grantor hereby quitclaims to Grantee a prorata portion of the water rights represented by water right nos. 63-3162 and 63-4849 for the irrigation of 8.05 acres of land within the parcel of land hereby conveyed and Grantor makes no warranties of title or other warranties, express or implied, as to the nature, validity, or extent of the water rights hereby quitclaimed.

Form 42-248/42-1409(6) July, 2000

RECEIVED
FEB 19 2003
WATER RESOURCES
WESTERN REGION

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES
NOTICE OF CHANGE IN WATER RIGHT OWNERSHIP

Please print or type. Attach pages with additional information. Instructions are included at the end of this form.
Incomplete forms will be returned.

1. Please list the water right number(s) and/or adjudication claim number(s) (if any) for each water right to be changed. List just the adjudication claim number if there is no corresponding water right record on file with the department. Indicate, by checking in the space provided (under the "split" heading), if the change in ownership is limited to a portion of a water right in which case division of the existing water right or adjudication claim record will be required.

Water Right No(s).	Adjudication Claim No(s).	Split	Water Right No(s).	Adjudication Claim No(s).	Split
A63-04849					
63-03162					

2. The following **REQUIRED** information must be submitted with this form:

   A. The appropriate **FILING FEE**. See instructions for fee amounts. N/A

   B. A copy of the most recent **DEED, TITLE POLICY, CONTRACT OF SALE** or other legal document indicating your ownership of the property and water right(s) or claim(s) in question, **WITH ATTACHED LEGAL DESCRIPTION**.
   Deed attached

   C. Either of the following (if necessary to clarify division of water rights or other complex property descriptions):
   PLAT OF PROPERTY or **SURVEY MAP** clearly showing the location of the point(s) of diversion and place of use of your water right(s) and/or adjudication claim(s) (these are usually attached to your deed or on file with the county).
   Plat attached
   OR
   If your water right(s) and/or adjudication claim(s) is for ten or more acres of irrigation, you must submit a USDA Farm Service Agency **AERIAL PHOTO** with the irrigated acres outlined and point(s) of diversion clearly marked. The AERIAL PHOTO should be submitted in place of the PLAT OF PROPERTY or SURVEY MAP.

3. Name and Address of Former Owner/Claimant(s) _____

4. New Owner/Claimant(s) Wayne and Susan Meuleman
   Name Connector (Check one): [ ] and, [ ] or, [ ] and/or
   New Mailing Address 235 E. Braemere Rd.
   City, State and ZIP Code Boise, ID 83702
   New Telephone Number 208 345-8398; 342-6066 office

5. Date you acquired the property 2/27/2002

6. **If the change in ownership affects the entire water right for each water right or adjudication claim number listed in item 1, THEN SKIP THIS ITEM AND GO TO ITEM 7.** If the change in ownership divides the water right(s) among multiple owners, you must describe, in detail, your portion of each water right after the change. Fill in the appropriate spaces in the box(es) below to describe your water right(s) after the change (one water right per box, you may copy this page as necessary). If your quantity of water is greater than a proportionate split, you must attach documentation to show justification for a larger amount. If you are not sure how to identify your portion of the original water right or adjudication claim records, please contact the nearest IDWR office for assistance.

DESCRIPTION OF YOUR PORTION OF WATER RIGHT
(If the right(s) will not be split, skip this area and proceed to item 7)

Water Right and/or Adjudication Claim Number A 63 - 04849

Water Use	Diversion Rate or Volume (cubic feet per second or acre-feet per annum)	Description (acres, number and type of stock, homes, etc)
Irrigation		10 acres
Stock		
Domestic		
Other		
Total		

DESCRIPTION OF YOUR PORTION OF WATER RIGHT
(If the right(s) will not be split, skip this area and proceed to item 7)

Water Right and/or Adjudication Claim Number 63-03162

Water Use	Diversion Rate or Volume (cubic feet per second or acre-feet per annum)	Description (acres, number and type of stock, homes, etc)
Irrigation		10 acres
Stock		
Domestic		
Other		
Total		

7. Signature of New Owner(s) or Claimant(s) (include title if applicable)

For Snake River Basin Adjudication Claims: Please attach a Notice of Appearance completed by your attorney, if you wish IDWR to correspond with him/her for all matters related to your claims.

For Office Use Only
Received by DH Date 2-19-03 Fee N/A
Receipted by _____ Date _____ Receipt No. _____
Processed by _____ AJ Date _____ WR _____ Date _____

SPLIT TREE

CLAIMS 63-3162
AGENT: Ron Howerton
Date: 07/22/03

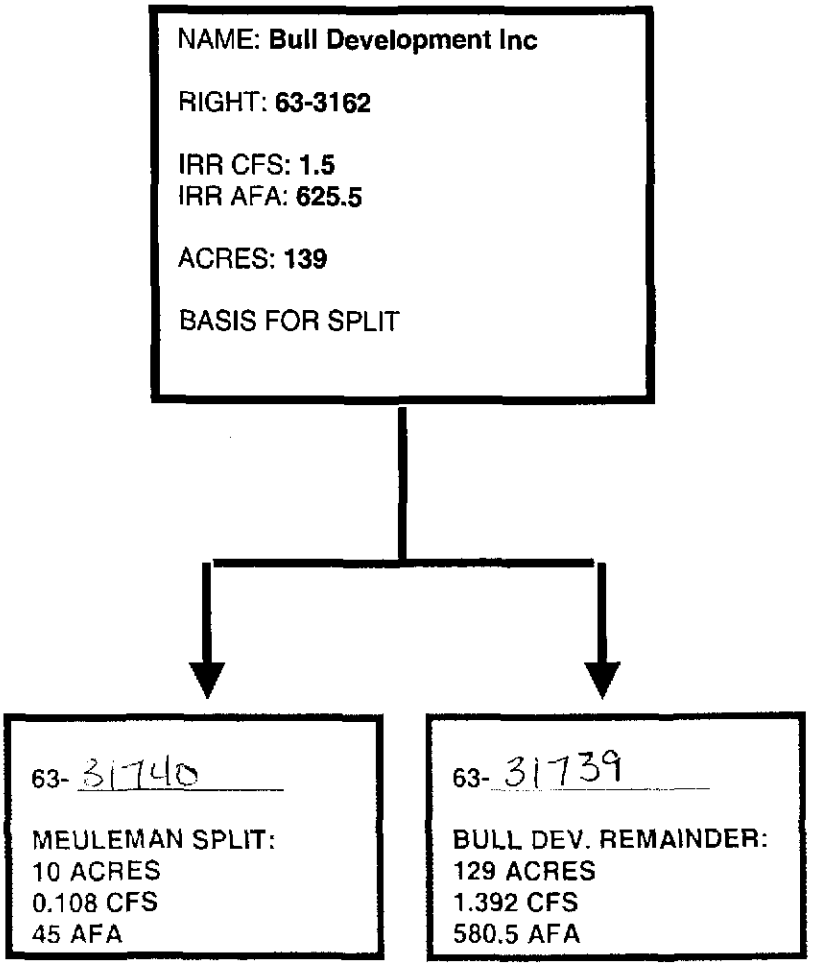
MEULEMAN SPLIT:
63- 31740 = FACTOR X 10 ACRES = 0.108 CFS

AFA FACTOR X 10 = 45 AFA

BULL DEVELOPMENT REMAINDER:
63- 31739 = FACTOR X 129 ACRES = 1.392 CFS

AFA FACTOR X 129 = 580.5 AFA

IRRIGATION CFS FACTOR = CFS 1.5 / ACRES 139 = (0.010791367 CFS per acre = FACTOR)
IRRIGATION AFA FACTOR = 625.5 AFA / 139 ACRES = (4.5 AFA per acre = FACTOR)



THIS FORM FURNISHED COURTESY OF:

ALLIANCE TITLE & ESCROW CORP.

ADA COUNTY RECORDER
J. DAVID NAVARRO
BOISE, IDAHO
2002 FEB 27 PM 4:08

RECORDED-REQUEST OF
FEE 3.00 DEPUTY
102023796

READ & APPROVED BY GRANTEE(S):

TRANSNATION

SPACE ABOVE THIS LINE FOR RECORDING DATA

TCI-77154PB

CORPORATE WARRANTY DEED

FOR VALUE RECEIVED, BULL DEVELOPMENT, INC.

, a corporation organized and existing under the laws of the State of Idaho, with its principal office at 2229 W. STATE, #B BOISE, ID 83702 of County of ADA, State of Idaho, GRANTOR, hereby GRANT, BARGAIN, SELL AND CONVEY unto

Wayne V. Meuleman and Susan G. Meuleman, husband and wife

GRANTEE(S), whose current address is: 235 E. Braemere Road, Boise, ID 83704
the following described real property located in ADA County, State of Idaho, more particularly described as follows, to wit:

Lot 9 in Block 1 of ECHANOVE RANCH SUBDIVISION NO. 1, according to the Official Plat thereof, filed in Book 82 of Plats at Page 8918-8920, ~~records of Ada County, Idaho~~.
AND AMENDED BY AN AFFIDAVIT RECORDED JUNE 20, 2001, AS INSTRUMENT NO. 101060347 RECORDS OF ADA COUNTY, IDAHO.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee(s), and Grantee(s) heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee(s), that Grantor is the owner in fee simple of said premises; that said premises are free from all encumbrances, EXCEPT those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee(s); and subject to reservations, restrictions, dedications, easements, rights of way and agreements, (if any) of record, and general taxes and assessments, (including irrigation and utility assessments, if any) for the current year, which are not yet due and payable, and that Grantor will warrrant and defend the same from all lawful claims whatsoever.

The officers who sign this deed hereby certify that this deed and the transfer represented thereby was duly authorized under a resolution duly adopted by the board of directors of the Grantor at a lawful meeting duly held and attended by a quorum.

In witness whereof, the Grantor has caused its corporate name to be hereunto affixed by its duly authorized officers this 15th day of June, in the year of 2001.

(Corporate Seal)

BULL DEVELOPMENT, INC.
(Corporate Name)

By: Michael S. Homan
MICHAEL S. HOMAN, President

Attest: _____
Secretary

STATE OF IDAHO)
COUNTY OF ADA)

On this 15th day of June, in the year of 2001, before me, the undersigned, a Notary Public in and for said State, personally appeared MICHAEL S. HOMAN, PRESIDENT

known or identified to me to be the President of the corporation that executed the instrument or the person(s) who executed the instrument on behalf of said corporation, and acknowledged to me that such corporation executed the same.

PAMELA J. BIGELOW NOTARY PUBLIC STATE OF IDAHO

Signature: Pamela J. Bigelow

Name: PAMELA J. BIGELOW
(type or print)

Residing at: BOISE, IDAHO

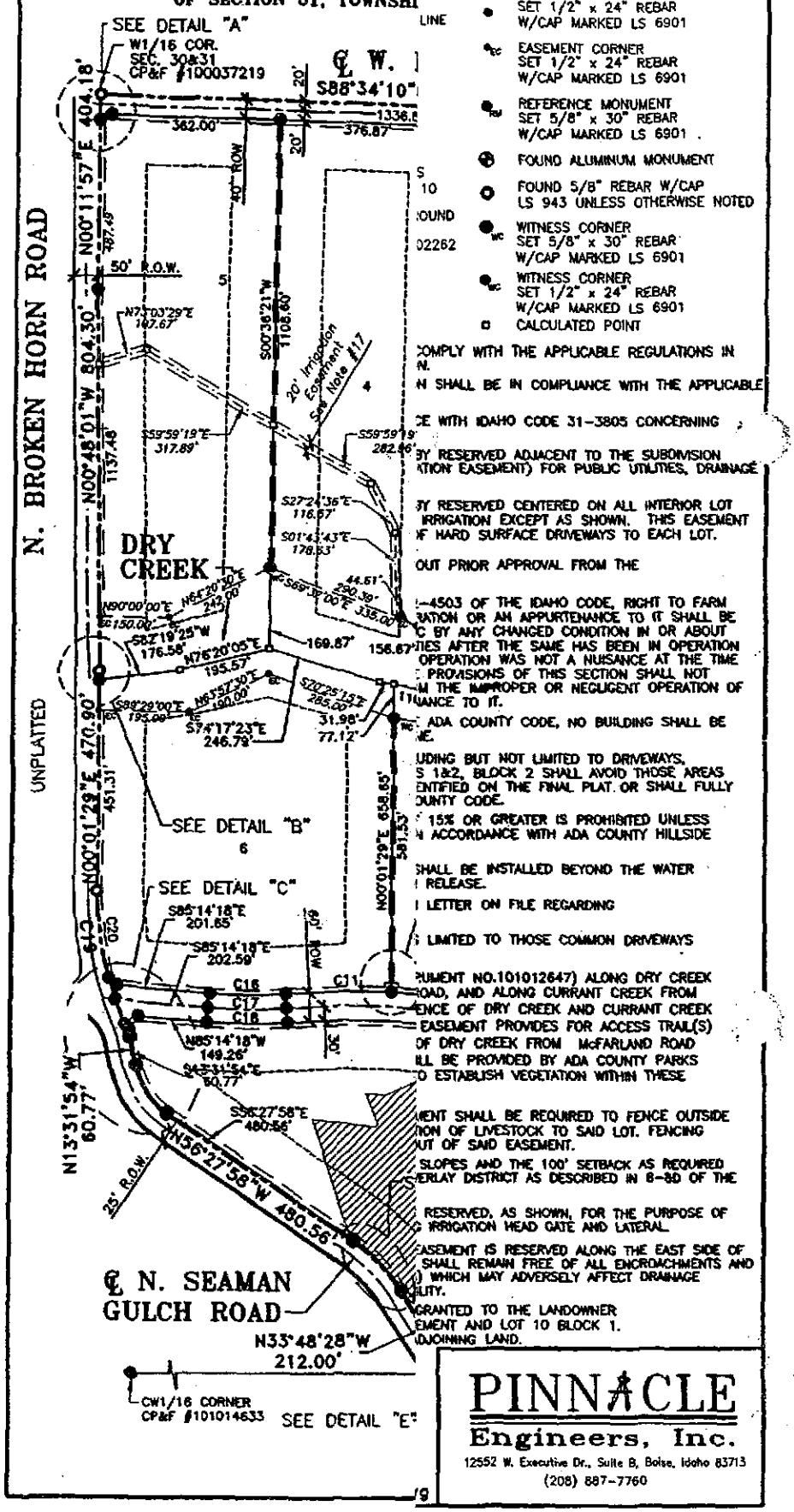
My Commission Expires: 01/12/06

82 p. 8918-8920

RECEIVED
FEB 19 2003
WATER RESOURCES
WESTERN REGION

PL… ECHANOVE RA…

A PORTION OF THE … OF SECTION 31, TOWNSHI…



P.O.B. POINT OF BEGINNING FOUND ALUM. MONUMENT N1/4 COR.

SET 5/8"x 30" REBAR W/CAP MARKED LS 6901

SET 1/2" x 24" REBAR W/CAP MARKED LS 6901

EASEMENT CORNER SET 1/2" x 24" REBAR W/CAP MARKED LS 6901

REFERENCE MONUMENT SET 5/8" x 30" REBAR W/CAP MARKED LS 6901

FOUND ALUMINUM MONUMENT

FOUND 5/8" REBAR W/CAP LS 943 UNLESS OTHERWISE NOTED

WITNESS CORNER SET 5/8" x 30" REBAR W/CAP MARKED LS 6901

WITNESS CORNER SET 1/2" x 24" REBAR W/CAP MARKED LS 6901

CALCULATED POINT

…OMPLY WITH THE APPLICABLE REGULATIONS IN …N.

…N SHALL BE IN COMPLIANCE WITH THE APPLICABLE …

…CE WITH IDAHO CODE 31-3805 CONCERNING …

…BY RESERVED ADJACENT TO THE SUBDIVISION …ATION EASEMENT) FOR PUBLIC UTILITIES, DRAINAGE …

…BY RESERVED CENTERED ON ALL INTERIOR LOT …RRIGATION EXCEPT AS SHOWN. THIS EASEMENT …F HARD SURFACE DRIVEWAYS TO EACH LOT.

…OUT PRIOR APPROVAL FROM THE …

…-4503 OF THE IDAHO CODE, RIGHT TO FARM …ATION OR AN APPURTENANCE TO IT SHALL BE …C BY ANY CHANGED CONDITION IN OR ABOUT …TIES AFTER THE SAME HAS BEEN IN OPERATION …OPERATION WAS NOT A NUISANCE AT THE TIME …PROVISIONS OF THIS SECTION SHALL NOT …M THE IMPROPER OR NEGLIGENT OPERATION OF …ANCE TO IT.

…ADA COUNTY CODE, NO BUILDING SHALL BE …E.

…UDING BUT NOT LIMITED TO DRIVEWAYS. …S 1&2, BLOCK 2 SHALL AVOID THOSE AREAS …ENTIFIED ON THE FINAL PLAT OR SHALL FULLY …OUNTY CODE.

…15% OR GREATER IS PROHIBITED UNLESS …N ACCORDANCE WITH ADA COUNTY HILLSIDE …

…SHALL BE INSTALLED BEYOND THE WATER …RELEASE.

…LETTER ON FILE REGARDING …

…S LIMITED TO THOSE COMMON DRIVEWAYS …

…UMENT NO.101012647) ALONG DRY CREEK …OAD, AND ALONG CURRANT CREEK FROM …ENCE OF DRY CREEK AND CURRANT CREEK …EASEMENT PROVIDES FOR ACCESS TRAIL(S) …OF DRY CREEK FROM McFARLAND ROAD …LL BE PROVIDED BY ADA COUNTY PARKS …O ESTABLISH VEGETATION WITHIN THESE …

…MENT SHALL BE REQUIRED TO FENCE OUTSIDE …ION OF LIVESTOCK TO SAID LOT. FENCING …UT OF SAID EASEMENT.

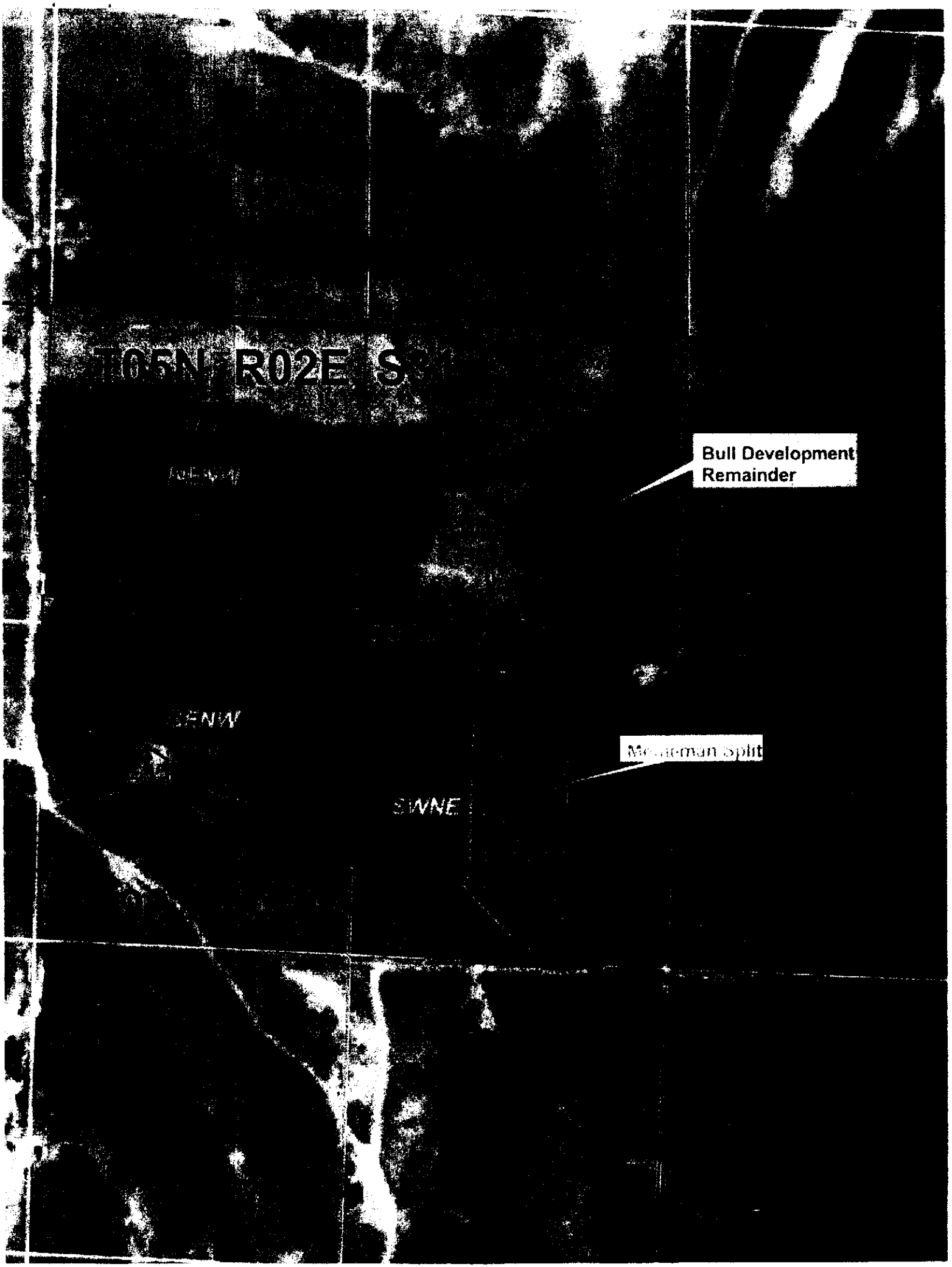
…SLOPES AND THE 100' SETBACK AS REQUIRED …ERLAY DISTRICT AS DESCRIBED IN 8-8D OF THE …

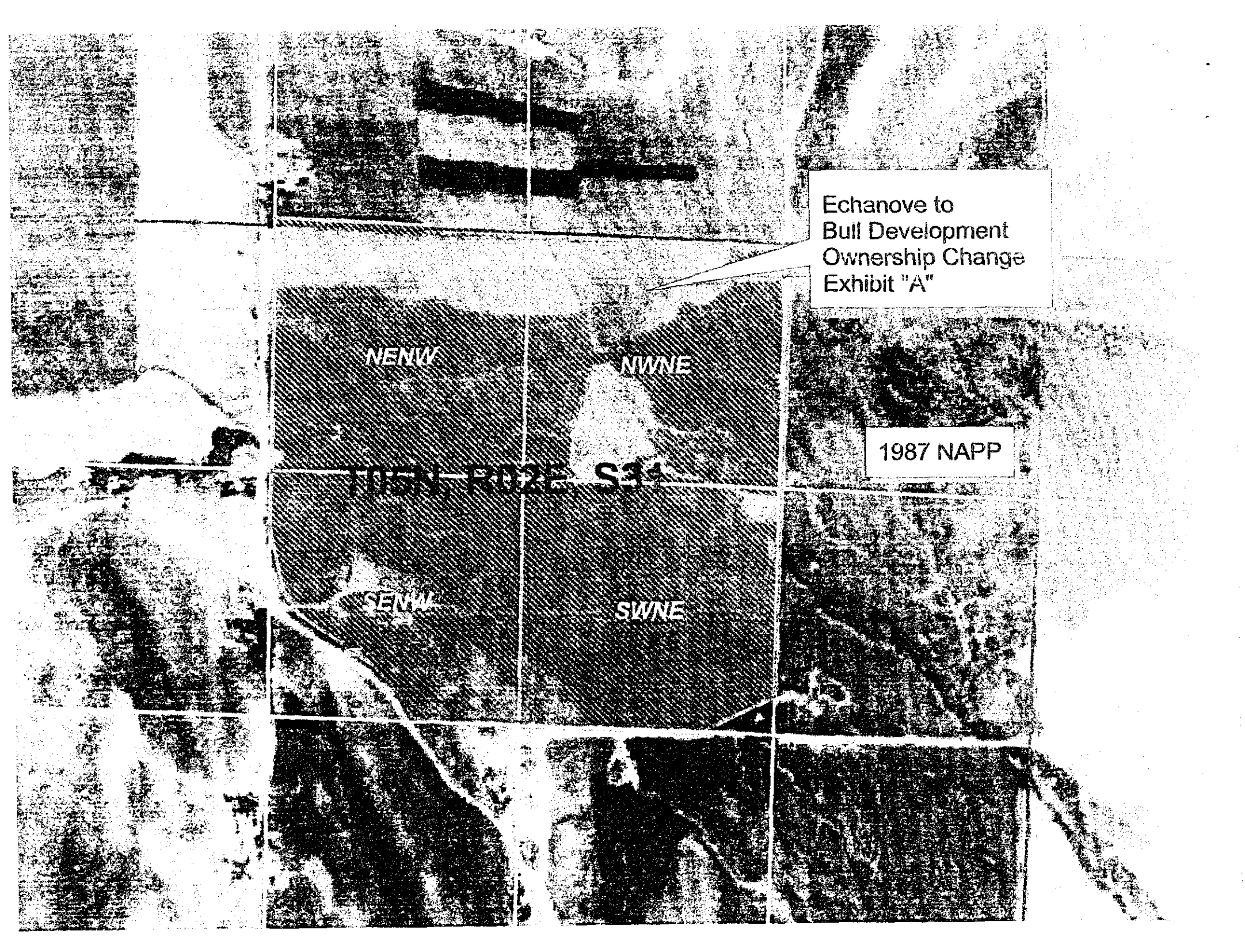
…RESERVED, AS SHOWN, FOR THE PURPOSE OF …RRIGATION HEAD GATE AND LATERAL.

…ASEMENT IS RESERVED ALONG THE EAST SIDE OF …SHALL REMAIN FREE OF ALL ENCROACHMENTS AND …WHICH MAY ADVERSELY AFFECT DRAINAGE …LITY.

…GRANTED TO THE LANDOWNER …EMENT AND LOT 10 BLOCK 1. …DJOINING LAND.

PINNACLE
Engineers, Inc.
12552 W. Executive Dr., Suite B, Boise, Idaho 83713
(208) 887-7760


T06N R02E S3
Bull Development
Remainder
SENW
SWNE


Echanove to
Bull Development
Ownership Change
Exhibit "A"
NENW
NWNE
T05N-R02E-S31
SENW
SWNE
1987 NAPP

Form 42-248/42-1409(6) July, 2000

RECEIVED
FEB 25 2003
WATER RESOURCES
WESTERN REGION

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES
NOTICE OF CHANGE IN WATER RIGHT OWNERSHIP

Please print or type. Attach pages with additional information. Instructions are included at the end of this form.
Incomplete forms will be returned.

1. Please list the water right number(s) and/or adjudication claim number(s) (if any) for each water right to be changed. List just the adjudication claim number if there is no corresponding water right record on file with the department. Indicate, by checking in the space provided (under the "split" heading), if the change in ownership is limited to a portion of a water right in which case division of the existing water right or adjudication claim record will be required.

Water Right No(s).	Adjudication Claim No(s).	Split	Water Right No(s).	Adjudication Claim No(s).	Split
63-4849	A63-4849				
63-3162	A63-3162				

2. The following **REQUIRED** information must be submitted with this form:

   A. The appropriate **FILING FEE.** See instructions for fee amounts.

   B. A copy of the most recent **DEED, TITLE POLICY, CONTRACT OF SALE** or other legal document indicating your ownership of the property and water right(s) or claim(s) in question, **WITH ATTACHED LEGAL DESCRIPTION.**

   C. Either of the following (if necessary to clarify division of water rights or other complex property descriptions):
   PLAT OF PROPERTY or **SURVEY MAP** clearly showing the location of the point(s) of diversion and place of use of your water right(s) and/or adjudication claim(s) (these are usually attached to your deed or on file with the county).
   OR
   If your water right(s) and/or adjudication claim(s) is for ten or more acres of irrigation, you must submit a USDA Farm Service Agency **AERIAL PHOTO** with the irrigated acres outlined and point(s) of diversion clearly marked. The AERIAL PHOTO should be submitted in place of the PLAT OF PROPERTY or SURVEY MAP.

3. Name and Address of Former Owner/Claimant(s): Pedro & Betty Echanove and Alfred & Anita Gibbens
   Rt. 1, Dry Creek Rd., Boise, ID 83703

4. New Owner/Claimant(s): Bull Development, Inc.
   Name Connector (Check one): [ ] and, [ ] or, [ ] and/or

   New Mailing Address: 2229 W. State St., Ste. B

   City, State and ZIP Code: Boise, ID 83702

   New Telephone Number: ( ) 208-429-1900

5. Date you acquired the property: September 21, 2000

6. **If the change in ownership affects the entire water right for each water right or adjudication claim number listed in item 1, THEN SKIP THIS ITEM AND GO TO ITEM 7.** If the change in ownership divides the water right(s) among multiple owners, you must describe, in detail, your portion of each water right after the change. Fill in the appropriate spaces in the box(es) below to describe your water right(s) after the change (one water right per box, you may copy this page as necessary). If your quantity of water is greater than a proportionate split, you must attach documentation to show justification for a larger amount. If you are not sure how to identify your portion of the original water right or adjudication claim records, please contact the nearest IDWR office for assistance.

DESCRIPTION OF YOUR PORTION OF WATER RIGHT
(If the right(s) will not be split, skip this area and proceed to item 7)

Water Right and/or Adjudication Claim Number _____

Water Use	Diversion Rate or Volume (cubic feet per second or acre-feet per annum)	Description (acres, number and type of stock, homes, etc)
Irrigation		
Stock		
Domestic		
Other _____		
Total		

DESCRIPTION OF YOUR PORTION OF WATER RIGHT
(If the right(s) will not be split, skip this area and proceed to item 7)

Water Right and/or Adjudication Claim Number _____

Water Use	Diversion Rate or Volume (cubic feet per second or acre-feet per annum)	Description (acres, number and type of stock, homes, etc)
Irrigation		
Stock		
Domestic		
Other _____		
Total		

7. Signature of New Owner(s) or Claimant(s) (include title if applicable) Bull Development Inc.
By Michael S. Homan pres

For Snake River Basin Adjudication Claims: Please attach a Notice of Appearance completed by your attorney, if you wish IDWR to correspond with him/her for all matters related to your claims.

For Office Use Only
Received by _____ Date _____ Fee _____
Receipted by _____ Date _____ Receipt No. _____
Processed by _____AJ Date _____ WR _____ Date _____

RECORDED-REQUEST OF

THIS FORM FURNISHED COURTESY OF: ADA COUNTY RECORDER
J. DAVID NAVARRO

FEE 9- DEPUTY

ALLIANCE TITLE & ESCROW CORP. 2000 SP 22 PM 2:27

100075885

ALLIANCE TITLE

READ & APPROVED BY GRANTEE(S):

(0621) SPACE ABOVE THIS LINE FOR RECORDING DATA

Order No.: 99080204 JG-PB

WARRANTY DEED

FOR VALUE RECEIVED PEDRO ECHANOVE and BETTY LOU ECHANOVE, husband and wife, and ALFRED D. GIBBENS and ANITA GIBBENS, HUSBAND AND WIFE (who acquired title as ELENA ANITA ECHANOVE, same person as ANITA ECHANOVE) GRANTOR(S), does(do) hereby GRANT, BARGAIN, SELL and CONVEY unto BULL DEVELOPMENT, INC., AN IDAHO CORPORATION

GRANTEE(S), whose current address is, 2229 W. STATE, #B, BOISE, IDAHO 83702 the following described real property in ADA County, State of Idaho, more particularly described as follows, to wit:

As set forth on the attached EXHIBIT "A", which by this reference becomes a part hereof.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee(s), and Grantee(s) heirs and assigns forever. And the said Grantor(s) does(do) hereby covenant to and with the said Grantee(s), that Grantor(s) is/are the owner(s) in fee simple of said premises; that said premises are free from all encumbrances, EXCEPT those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee(s); and subject to reservations, restrictions, dedications, easements, rights of way and agreements, (if any) of record, and general taxes and assessments, (including irrigation and utility assessments, if any) for the current year, which are not yet due and payable, and that Grantor(s) will warrant and defend the same from all lawful claims whatsoever.

Dated: September 21, 2000

PEDRO ECHANOVE

BETTY LOU ECHANOVE

ALFRED D. GIBBENS

ANITA GIBBENS

STATE OF IDAHO)
COUNTY OF ADA)

On this 21st day of September, in the year of 2000, before me, the undersigned, a Notary Public in and for said State, personally appeared PEDRO ECHANOVE, BETTY LOU ECHANOVE, ALFRED D. GIBBENS AND ANITA GIBBENS

known or identified to me to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same.

PAMELA J. BIGELOW NOTARY PUBLIC STATE OF IDAHO

Signature: Pamela J. Bigelow

Name: PAMELA J. BIGELOW (type or print)

Residing at: BOISE, IDAHO

My Commission Expires: 01/12/06

ORDER NO. 99080204 JG

EXHIBIT "A"

Situated in a portion of the East Half of the Northwest Quarter and the West Half of the Northeast Quarter of Section 31, Township 5 North, Range 2 East, Boise Meridian, Ada County, Idaho, and described as follows:

BEGINNING at an aluminum cap marking the North Quarter corner common to Sections 30 and 31, thence along the North line of said West Half South 88 degrees 51'44" East a distance of 1373.74 feet to
an aluminum cap marking the Northeast corner of said West Half; thence leaving said North line and along the East line of said West Half
South 00 degrees 54'38" West a distance of 2436.01 feet to a 5/8 inch rebar; thence leaving said East line
South 57 degrees 32'41" West a distance of 395.15 feet to a 5/8 inch rebar on the South line of said West Half; thence along said South line
North 89 degrees 19'13" West a distance of 1024.92 feet to an aluminum cap marking the Southwest corner of said West Half; thence leaving said South line of the West Half and along the South line of the said East Half
North 89 degrees 19'32" West a distance of 551.11 feet to a 5/8 inch rebar on the Northeasterly right-of-way line of Dry Creek Road; thence leaving said South line and along said right-of-way the following courses:
North 33 degrees 48'28" West a distance of 212.00 feet to a 5/8 inch rebar; thence along the arc of a curve to the left having a radius of 379.00 feet, a central angle of 22 degrees 39'30", a length of 149.88 feet, and a long chord bearing
North 45 degrees 08'14" West a distance of 148.91 feet to a 5/8 inch rebar; thence
North 56 degrees 27'59" West a distance of 480.56 feet to a 5/8 inch rebar; thence along the arc of a curve to the right having a radius of 166.00 feet, a central angle of 42 degrees 56'04", a length of 124.39 feet, and a long chord bearing
North 34 degrees 59'56" West a distance of 121.50 feet to a 5/8 inch rebar; thence
North 13 degrees 31'54" West a distance of 60.77 feet to a 5/8 inch rebar; thence along the arc of a curve to the left a radius of 145.00 feet, a central angle of 10 degrees 56'14", a length of 27.68 feet, and a long chord bearing
North 19 degrees 00'01" West a distance of 27.64 feet to a 5/8 inch rebar on a non-tangent curve on the Easterly right-of-way line of Broken Horn Road; thence leaving the right-of-way of said Dry Creek Road and along the Easterly right-of-way of said Broken Horn Road the following course:
Along the arc of a curve to the right having a radius of 675.00 feet, a central angle of 24 degrees 25'40", a length of 288.37 feet, and a long chord bearing

Continuation of Exhibit A

Order No.:99080204 JG

North 12 degrees 13'40" West a distance of 286.19 feet
to a 5/8 inch rebar; thence
North 00 degrees 01'29" East a distance of 470.90 feet
to a 5/8 inch rebar; thence
North 00 degrees 48'01" West a distance of 1208.69 feet
to a 5/8 inch rebar; thence along the North line of said
East Half
South 88 degrees 34'10" East a distance of 369.30 feet
to the POINT OF BEGINNING.

State of Idaho
DEPARTMENT OF WATER RESOURCES
Western Region, 2735 Airport Way, Boise, Idaho 83705-5082 - (208) 334-2190
FAX (208) 334-2348

DIRK KEMPTHORNE
Governor
KARL J. DREHER
Director

May 13, 2002

RECEIVED
MAY 22 2002
WATER RESOURCES
WESTERN REGION

ELENA ANITA GIBBENS
7481 N BOGART LN
BOISE ID 83703

Re: Snake River Basin Adjudication (SRBA)
Water Right No. 63-3162
Change of Address

Dear Water Right Holder(s):

IDWR has been notified the address presently in our records is incorrect. Although we have reached you at the address above, we need your written confirmation that this is your correct mailing address before we can change our records. Future notices related to your water right can be sent only to the address on your claim or as otherwise changed by you.

Please sign your name at the bottom of this letter and return it to our office. Make corrections to your name and address if necessary before returning this letter. Thank you for your help.

If your mail delivery address changes in any form, please contact us in writing so we can update or records.

If there has been a change in ownership of any of the properties connected with the water right referenced above, please call this office to obtain a form to make this required change to the water right records.

Sincerely,

Denise Buffington

Denise Buffington
Office Specialist 1
Adjudication Section
Western Region

****

The address is correct as shown above or as otherwise changed.

Elena Anita Gibbens — Signature of water right claimant

853-9239 — Telephone number

State of Idaho
DEPARTMENT OF WATER RESOURCES
Western Region, 2735 Airport Way, Boise, Idaho 83705-5082 - (208) 334-2190
FAX (208) 334-2348

DIRK KEMPTHORNE
Governor
KARL J. DREHER
Director

May 6, 2002

RECEIVED
MAY 10 2002
WATER RESOURCES
WESTERN REGION

PEDRO ECHANOVE
5750 DRY CREEK RD
BOISE ID 83703

Re: Snake River Basin Adjudication (SRBA)
Water Right No. 63-3162
Change of Address

Dear Water Right Holder(s):

IDWR has been notified the address presently in our records is incorrect. Although we have reached you at the address above, we need your written confirmation that this is your correct mailing address before we can change our records. Future notices related to your water right can be sent only to the address on your claim or as otherwise changed by you.

Please sign your name at the bottom of this letter and return it to our office. Make corrections to your name and address if necessary before returning this letter. Thank you for your help.

If your mail delivery address changes in any form, please contact us in writing so we can update or records.

If there has been a change in ownership of any of the properties connected with the water right referenced above, please call this office to obtain a form to make this required change to the water right records.

Sincerely,

Denise Buffington

Denise Buffington
Office Specialist 1
Adjudication Section
Western Region

****

The address is correct as shown above or as otherwise changed.

Pedro Echanove
Signature of water right claimant

939-6783
Telephone number

Per phone conversation with Pedro on 5-10-2002, his mother Petra is deceased + he'd like her name taken off. Gibbens is his sister and stays on claim.

DO

IDAHO DEPARTMENT OF WATER RESOURCES
Adjudication Claim Report

WATER RIGHT NO. 63-3162

Owner Type	Name and Address
Current Owner	SPLIT CLAIM

Original Owner	PEDRO ECHANOVE
Original Owner	PETRA ECHANOVE
Original Owner	ELENA ANITA GIBBENS RT 1 BOISE, ID 83703 (208)939-6783
Original Owner	HILARIO ECHANOVE
Original Owner	PEDRO ECHANOVE RT 1 O, ID

Priority Date: 07/14/1959
Basis: License
Status: Parent

Source	Tributary to
GROUND WATER	

Beneficial Use	From	To	Diversion Rate	Volume	Subuse Code
IRRIGATION	3/15	11/15	1.5 CFS		
Total Diversion			1.5 CFS		

Location of Point(s) of Diversion:

GROUND WATER	NWNE	Sec. 31	Township 05N	Range 02E	ADA County

IRRIGATION Use:
Acre Limit: 139

Place(s) of use:

Place of Use Legal Description: IRRIGATION ADA County

Township	Range	Section	Lot	Tract	Acres	Lot	Tract	Acres
05N	02E	31		NWNE	40		SWNE	37
				NENW	40		SENW	22

Total Acres: 139

Remarks:

1. This claim has been split into 15 parts as follows: 63-31155, 63-31156, 63-31157, 63-31158, 63-31159, 63-31160, 63-31161, 63-31162, 63-31163, 63-31164, 63-31166, 63-31167, 63-31168, 63-31169 and 63-31170 - all in the name of Bull Development. DB 2/22/2001.

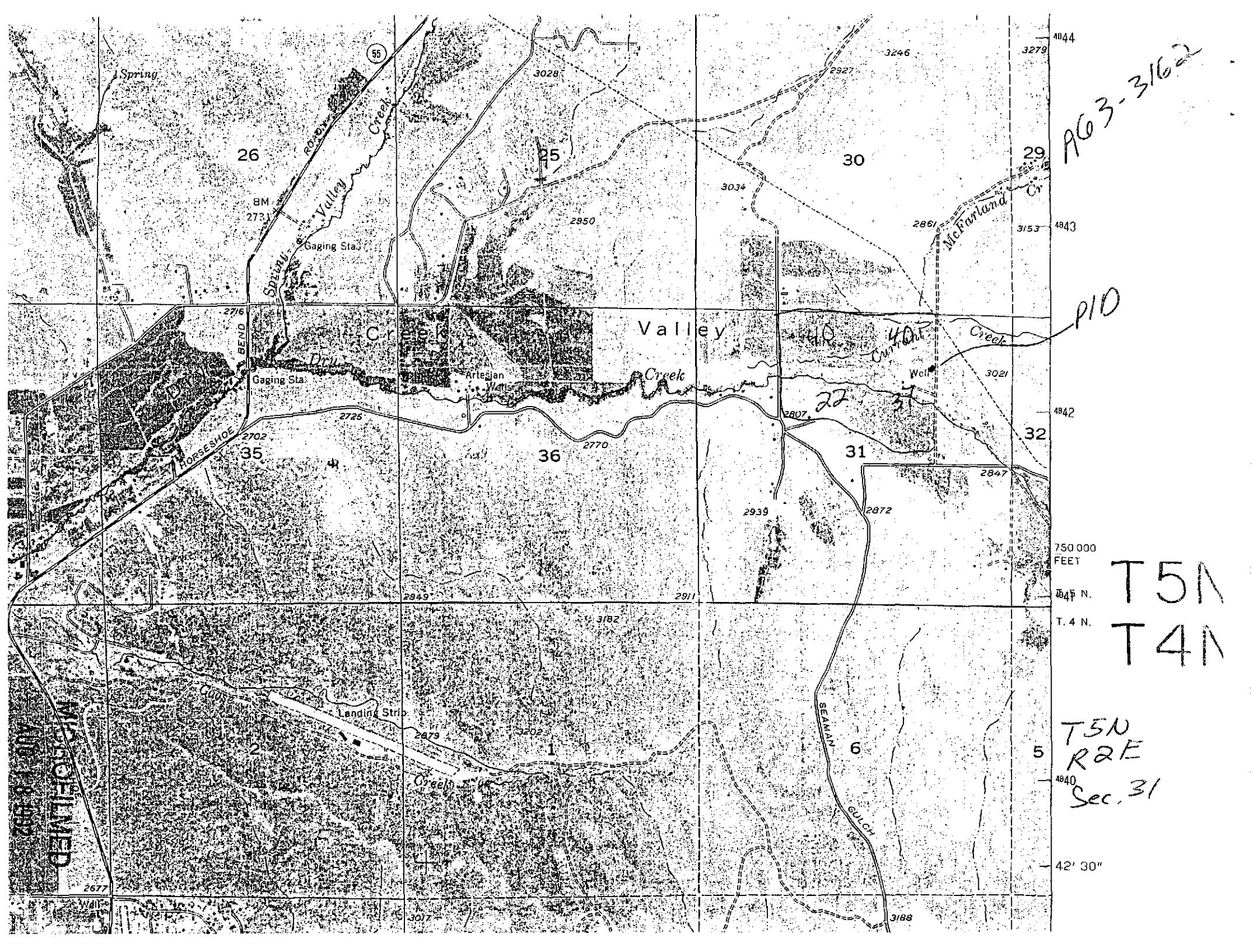
Dates:

Licensed Date: 08/28/1979
Claim Received Date:
Decreed Date:
Enlargement Use Priority Date:
Enlargement Statute Priority Date:

Other Information:

Receipt Number(s): W006001
State or Federal: S
Owner Name Connector: OR
Water District Number:
Generic Max Rate per Acre:
Generic Max Volume per Acre:
Civil Case Number:
Old Case Number:
Decree Plantiff:
Decree Defendant:
Swan Falls Trust or Nontrust:
Swan Falls Dismissed:
DLE Act Number:
Cary Act Number:
Mitigation Plan: False
Child Right(s):

63-31155	ChangeOfOwnership
63-31156	ChangeOfOwnership
63-31157	ChangeOfOwnership
63-31158	ChangeOfOwnership
63-31159	ChangeOfOwnership
63-31160	ChangeOfOwnership
63-31161	ChangeOfOwnership
63-31162	ChangeOfOwnership
63-31163	ChangeOfOwnership
63-31164	ChangeOfOwnership
63-31165	ChangeOfOwnership
63-31166	ChangeOfOwnership
63-31167	ChangeOfOwnership
63-31168	ChangeOfOwnership
63-31169	ChangeOfOwnership
63-31170	ChangeOfOwnership



A63-3162

PID

T5N

T4N

T5N
R2E
Sec. 31

MEMORANDUM

TO: CRAIG SAXTON

FROM: DANIEL A. NELSON

DATE: 10/7/04

SUBJECT: TELEPHONE CALL REFERAL

Craig, I received a telephone call from a Mathew Castrigno regarding the Enchanove Ranch (Bull Development) water rights. Mr. Castrigno is claiming that he can move water anywhere within the 40-acre tract without filing a transfer. He said that Ron Howerton told him this was possible without filing a transfer. I am not sure what is going on in this situation, so I thought I better forward the call to you.

I did tell him that based on the transfer memo, we are bound on the allocation side to what was irrigated in 1987, and can't allow movement within a 40-acre tract without a transfer. However, I am not sure what the adjudication folks can allow on this issue, so I thought I better pass it onto you to let you give him the skinny. We are dependent on what you folks will allow, so it is probably better that you work with him directly. I hope you don't mind.

His telephone number is 939-5663.

10 ac

C

63- 3162

- 400

10-26-04 - Found move acreage around [illegible] Same [illegible] John Wester spoke w/ Mathew Castrigno yesterday and explained this to him. Mathew said he was going to have a lawyer.

MEMORANDUM

DATE: 9/28/2004

FROM: Lori Graves

TO: SRBA Claim Files 63-31737 & 63-31739

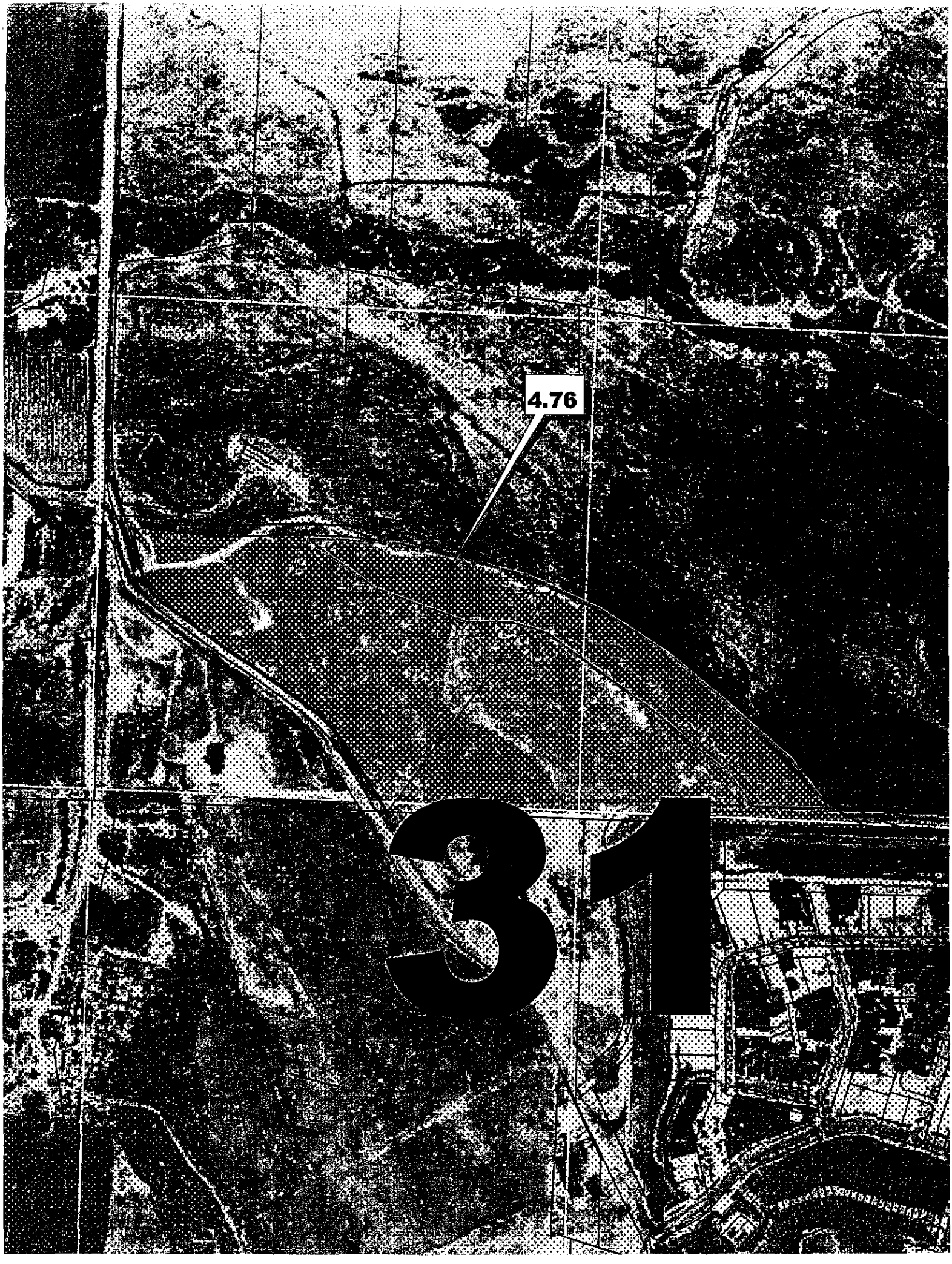
RE: Groothuis Change in Ownership

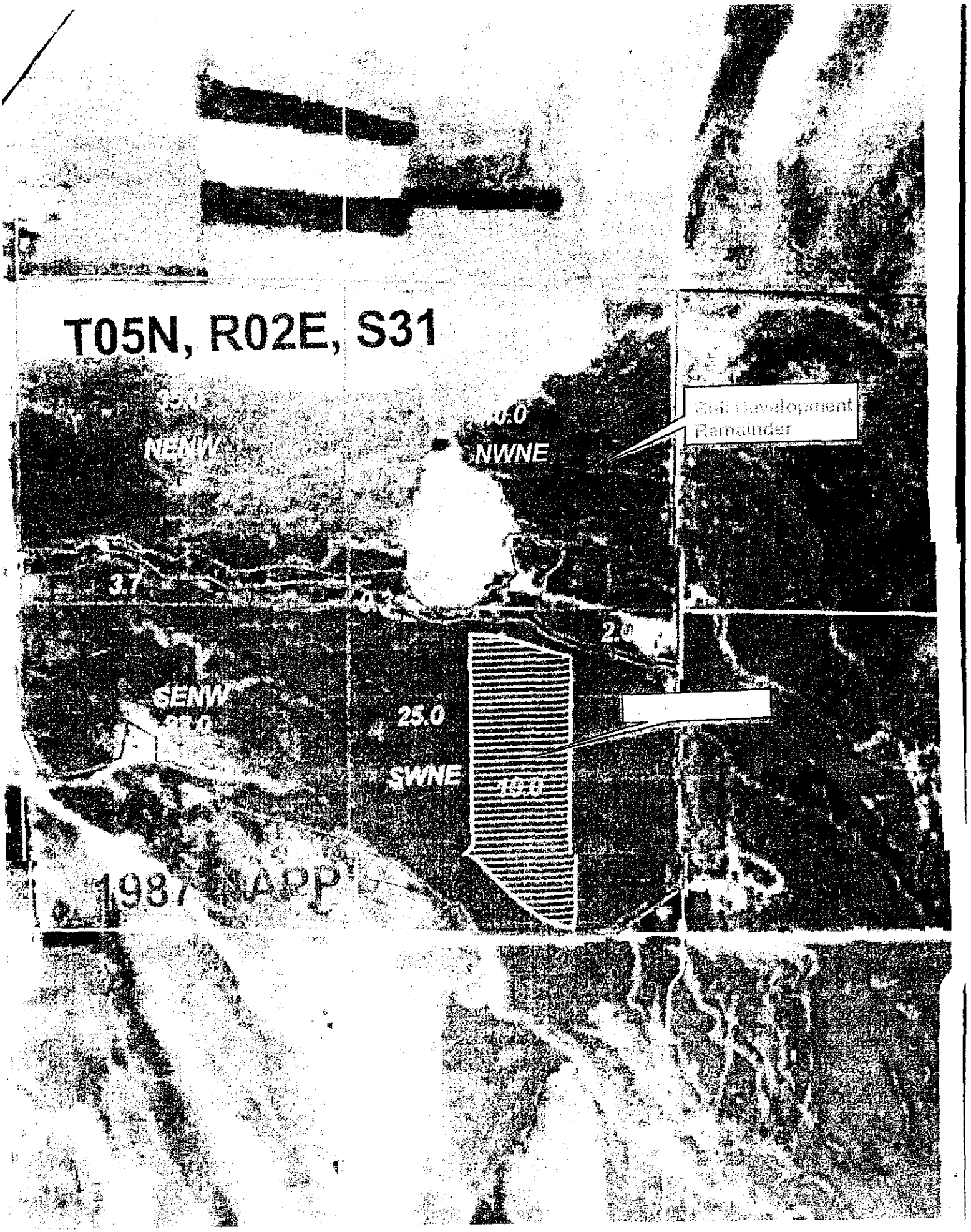
Groothuis called 9/23/04 asking how long he had to install his sprinkler system before losing his water rights. As it turns out, he purchased Lots 1 & 2, Block 2 of Echanove Estates from Bull Development. He plans to build and install a sprinkler system on his property within the next two years and did not want to lose his water rights in the process. The developer sold him Lot 1 with 8.05 acres irrigation and Lot 2 with 6.04 acres irrigation from original water rights 63-3162 (ground water) and 63-4849 (Dry Creek).

M.D. (Butch) Groothuis filed the attached change in ownership 9/23/04. When I looked at his property location, I asked him to delay installation of his sprinkler system until I had a chance to review the files and consult with an SRBA agent.

Ron Howerton did an initial review of these rights. Based on Ron's analysis and Craig Saxton's re-analysis, Groothius' property actually only has ~4.76 of the total recommended acres that Ron determined historically irrigated.

I called Groothuis with the news and he stated that he was going to confront the developer with the discrepancy. I'm sure we haven't heard the last of this one.


4.76
31


T05N, R02E, S31
NENW
NWNE
3.7
2.0
SENW
25.0
SWNE
1987 NAPP

Form 42-248/42-1409(6) July, 2000

RECEIVED
SEP 28 2004
WATER RESOURCES
WESTERN REGION

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES
NOTICE OF CHANGE IN WATER RIGHT OWNERSHIP

Please print or type. Attach pages with additional information. Instructions are included at the end of this form.
Incomplete forms will be returned.

1. Please list the water right number(s) and/or adjudication claim number(s) (if any) for each water right to be changed. List just the adjudication claim number if there is no corresponding water right record on file with the department. Indicate, by checking in the space provided (under the "split" heading), if the change in ownership is limited to a portion of a water right in which case division of the existing water right or adjudication claim record will be required.

Water Right No(s).	Adjudication Claim No(s).	Split	Water Right No(s).	Adjudication Claim No(s).	Split
63-41849	63-31737	Y			
63-31662	63-31739	Y			

2. The following **REQUIRED** information must be submitted with this form:

   A. The appropriate **FILING FEE.** See instructions for fee amounts.

   B. A copy of the most recent **DEED, TITLE POLICY, CONTRACT OF SALE** or other legal document indicating your ownership of the property and water right(s) or claim(s) in question, **WITH ATTACHED LEGAL DESCRIPTION.**

   C. Either of the following (if necessary to clarify division of water rights or other complex property descriptions):
   PLAT OF PROPERTY or **SURVEY MAP** clearly showing the location of the point(s) of diversion and place of use of your water right(s) and/or adjudication claim(s) (these are usually attached to your deed or on file with the county).

   OR

   If your water right(s) and/or adjudication claim(s) is for ten or more acres of irrigation, you must submit a USDA Farm Service Agency **AERIAL PHOTO** with the irrigated acres outlined and point(s) of diversion clearly marked. The AERIAL PHOTO should be submitted in place of the PLAT OF PROPERTY or SURVEY MAP.

3. Name and Address of Former Owner/Claimant(s): Bull Development

4. New Owner/Claimant(s): M.D. and Judy L. Groothuis
   Name Connector (Check one): [ ] and, [ ] or, [X] and/or

   New Mailing Address: 3490 N. Saddleman Place

   City, State and ZIP Code: Eagle, ID 83616

   New Telephone Number: (208) 850-0617

5. Date you acquired the property: 3-3-2004

Form 42-248/42-1409(5) July, 2000

6. **If the change in ownership affects the entire water right for each water right or adjudication claim number listed in item 1, THEN SKIP THIS ITEM AND GO TO ITEM 7.** If the change in ownership divides the water right(s) among multiple owners, you must describe, in detail, your portion of each water right after the change. Fill in the appropriate spaces in the box(es) below to describe your water right(s) after the change (one water right per box, you may copy this page as necessary). If your quantity of water is greater than a proportionate split, you must attach documentation to show justification for a larger amount. If you are not sure how to identify your portion of the original water right or adjudication claim records, please contact the nearest IDWR office for assistance.

DESCRIPTION OF YOUR PORTION OF WATER RIGHT Lt 2, BK 2
(If the right(s) will not be split, skip this area and proceed to item 7)

Water Right and/or Adjudication Claim Number 63-31737, 63-31739

Water Use	Diversion Rate or Volume (cubic feet per second or acre-feet per annum)	Description (acres, number and type of stock, homes, etc)
Irrigation	.12	6 acres
Stock		
Domestic		
Other		
Total		

see attachments Deed

DESCRIPTION OF YOUR PORTION OF WATER RIGHT Lot 1, BK 2
(If the right(s) will not be split, skip this area and proceed to item 7)

Water Right and/or Adjudication Claim Number 63-31737, 63-31739

Water Use	Diversion Rate or Volume (cubic feet per second or acre-feet per annum)	Description (acres, number and type of stock, homes, etc)
Irrigation	.16	8 acres
Stock		
Domestic		
Other		
Total		

7. Signature of New Owner(s) or Claimant(s) _____
(include title if applicable) M/D Groothuis

For Snake River Basin Adjudication Claims: Please attach a Notice of Appearance completed by your attorney, if you wish IDWR to correspond with him/her for all matters related to your claims.

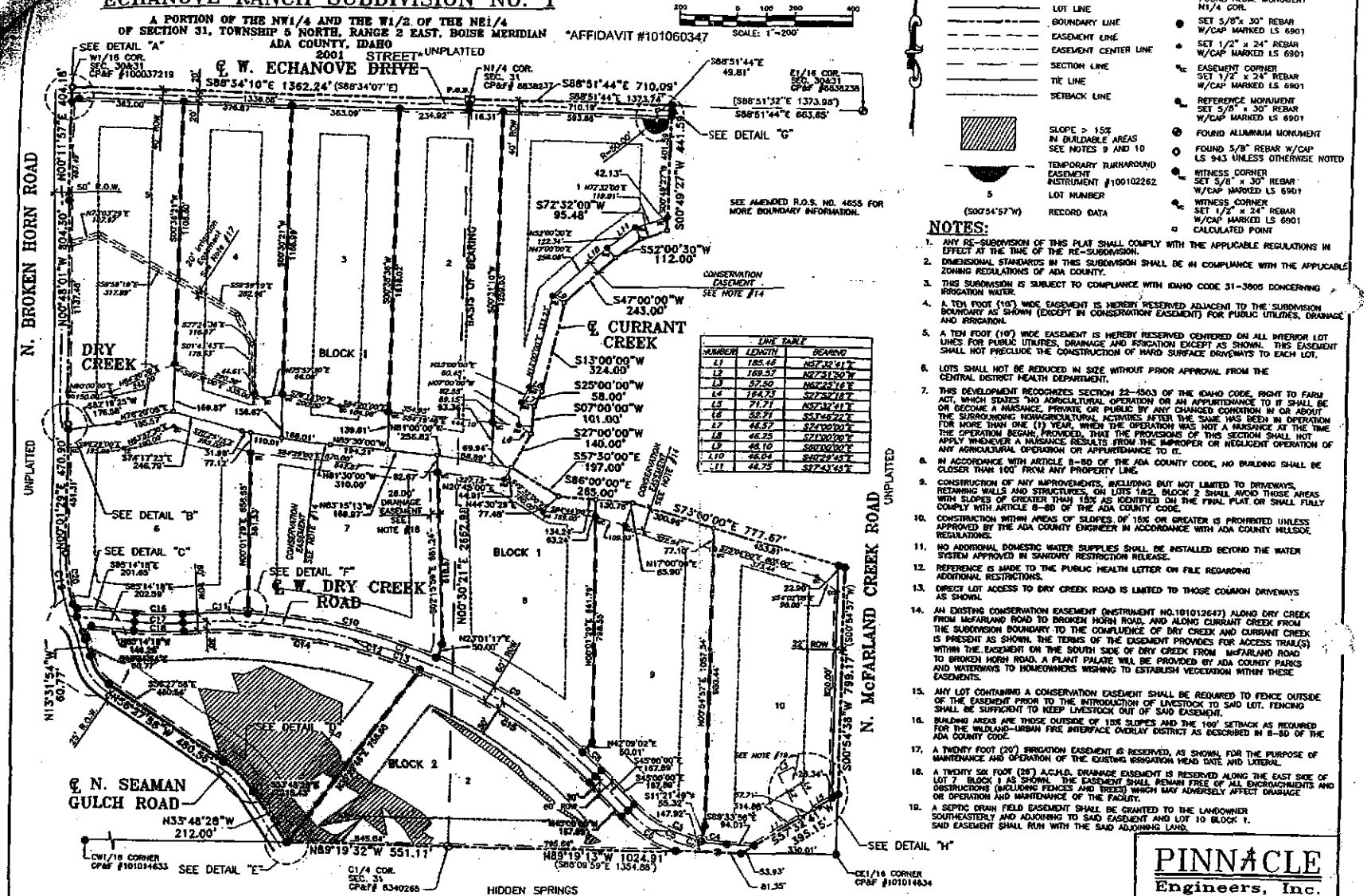
For Office Use Only
Received by LG Date 9/28/04 Fee —
Receipted by _____ Date _____ Receipt No. _____
Processed by _____ AJ Date _____ WR _____ Date _____

#-101057-82 Book 82 p. 8918-8920

PLAT SHOWING
ECHANOVE RANCH SUBDIVISION NO. 1

A PORTION OF THE NW1/4 AND THE W1/2 OF THE NE1/4
OF SECTION 31, TOWNSHIP 5 NORTH, RANGE 2 EAST, BOISE MERIDIAN
ADA COUNTY, IDAHO

*AFFIDAVIT #101060347



LINE TABLE		
NUMBER	LENGTH	BEARING
L1	185.46	N57°32'41"E
L2	169.57	N27°31'30"W
L3	57.50	N62°25'16"E
L4	184.73	S22°57'18"E
L5	71.71	N57°32'41"E
L6	52.91	S53°46'22"E
L7	48.57	S74°00'00"E
L8	46.25	S71°00'00"E
L9	48.10	S86°00'00"E
L10	46.04	S40°29'45"E
L11	48.75	S27°43'45"E

LEGEND

- ROADWAY CENTERLINE
- LOT LINE
- BOUNDARY LINE
- EASEMENT LINE
- EASEMENT CENTER LINE
- SECTION LINE
- TIE LINE
- SETBACK LINE
- SLOPE > 15% IN BUILDABLE AREAS SEE NOTES 9 AND 10
- TEMPORARY TURNAROUND EASEMENT INSTRUMENT #100102262
- 5 LOT NUMBER
- (S00°54'57"W) RECORD DATA
- P.O.B. POINT OF BEGINNING FOUND ALUM. MONUMENT N1/4 COR.
- SET 5/8"x 30" REBAR W/CAP MARKED LS 6901
- SET 1/2" x 24" REBAR W/CAP MARKED LS 6901
- EASEMENT CORNER SET 1/2" x 24" REBAR W/CAP MARKED LS 6901
- REFERENCE MONUMENT SET 5/8" x 30" REBAR W/CAP MARKED LS 6901
- FOUND ALUMINUM MONUMENT
- FOUND 5/8" REBAR W/CAP LS 943 UNLESS OTHERWISE NOTED
- WITNESS CORNER SET 5/8" x 30" REBAR W/CAP MARKED LS 6901
- WITNESS CORNER SET 1/2" x 24" REBAR W/CAP MARKED LS 6901
- CALCULATED POINT

NOTES:

1. ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE REGULATIONS IN EFFECT AT THE TIME OF THE RE-SUBDIVISION.
2. DIMENSIONAL STANDARDS IN THIS SUBDIVISION SHALL BE IN COMPLIANCE WITH THE APPLICABLE ZONING REGULATIONS OF ADA COUNTY.
3. THIS SUBDIVISION IS SUBJECT TO COMPLIANCE WITH IDAHO CODE 31-3805 CONCERNING IRRIGATION WATER.
4. A TEN FOOT (10') WIDE EASEMENT IS HEREBY RESERVED ADJACENT TO THE SUBDIVISION BOUNDARY AS SHOWN (EXCEPT IN CONSERVATION EASEMENT) FOR PUBLIC UTILITIES, DRAINAGE AND IRRIGATION.
5. A TEN FOOT (10') WIDE EASEMENT IS HEREBY RESERVED CENTERED ON ALL INTERIOR LOT LINES FOR PUBLIC UTILITIES, DRAINAGE AND IRRIGATION EXCEPT AS SHOWN. THIS EASEMENT SHALL NOT PRECLUDE THE CONSTRUCTION OF HARD SURFACE DRIVEWAYS TO EACH LOT.
6. LOTS SHALL NOT BE REDUCED IN SIZE WITHOUT PRIOR APPROVAL FROM THE CENTRAL DISTRICT HEALTH DEPARTMENT.
7. THIS DEVELOPMENT RECOGNIZES SECTION 22-4503 OF THE IDAHO CODE, RIGHT TO FARM ACT, WHICH STATES "NO AGRICULTURAL OPERATION OR AN APPURTENANCE TO IT SHALL BE OR BECOME A NUISANCE, PRIVATE OR PUBLIC BY ANY CHANGED CONDITION IN OR ABOUT THE SURROUNDING NONAGRICULTURAL ACTIVITIES AFTER THE SAME HAS BEEN IN OPERATION FOR MORE THAN ONE (1) YEAR, WHEN THE OPERATION WAS NOT A NUISANCE AT THE TIME THE OPERATION BEGAN; PROVIDED, THAT THE PROVISIONS OF THIS SECTION SHALL NOT APPLY WHENEVER A NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF ANY AGRICULTURAL OPERATION OR APPURTENANCE TO IT.
8. IN ACCORDANCE WITH ARTICLE 8-8D OF THE ADA COUNTY CODE, NO BUILDING SHALL BE CLOSER THAN 100' FROM ANY PROPERTY LINE.
9. CONSTRUCTION OF ANY IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO DRIVEWAYS, RETAINING WALLS AND STRUCTURES, ON LOTS 1&2, BLOCK 2 SHALL AVOID THOSE AREAS WITH SLOPES OF GREATER THAN 15% AS IDENTIFIED ON THE FINAL PLAT OR SHALL FULLY COMPLY WITH ARTICLE 8-8D OF THE ADA COUNTY CODE.
10. CONSTRUCTION WITHIN AREAS OF SLOPES OF 15% OR GREATER IS PROHIBITED UNLESS APPROVED BY THE ADA COUNTY ENGINEER IN ACCORDANCE WITH ADA COUNTY HILLSIDE REGULATIONS.
11. NO ADDITIONAL DOMESTIC WATER SUPPLIES SHALL BE INSTALLED BEYOND THE WATER SYSTEM APPROVED IN SANITARY RESTRICTION RELEASE.
12. REFERENCE IS MADE TO THE PUBLIC HEALTH LETTER ON FILE REGARDING ADDITIONAL RESTRICTIONS.
13. DIRECT LOT ACCESS TO DRY CREEK ROAD IS LIMITED TO THOSE COMMON DRIVEWAYS AS SHOWN.
14. AN EXISTING CONSERVATION EASEMENT (INSTRUMENT NO.101012647) ALONG DRY CREEK FROM McFARLAND ROAD TO BROKEN HORN ROAD, AND ALONG CURRANT CREEK FROM THE SUBDIVISION BOUNDARY TO THE CONFLUENCE OF DRY CREEK AND CURRANT CREEK IS PRESENT AS SHOWN. THE TERMS OF THE EASEMENT PROVIDES FOR ACCESS TRAIL(S) WITHIN THE EASEMENT ON THE SOUTH SIDE OF DRY CREEK FROM McFARLAND ROAD TO BROKEN HORN ROAD. A PLANT PALATE WILL BE PROVIDED BY ADA COUNTY PARKS AND WATERWAYS TO HOMEOWNERS WISHING TO ESTABLISH VEGETATION WITHIN THESE EASEMENTS.
15. ANY LOT CONTAINING A CONSERVATION EASEMENT SHALL BE REQUIRED TO FENCE OUTSIDE OF THE EASEMENT PRIOR TO THE INTRODUCTION OF LIVESTOCK TO SAID LOT. FENCING SHALL BE SUFFICIENT TO KEEP LIVESTOCK OUT OF SAID EASEMENT.
16. BUILDING AREAS ARE THOSE OUTSIDE OF 15% SLOPES AND THE 100' SETBACK AS REQUIRED FOR THE WILDLAND-URBAN FIRE INTERFACE OVERLAY DISTRICT AS DESCRIBED IN 8-8D OF THE ADA COUNTY CODE.
17. A TWENTY FOOT (20') IRRIGATION EASEMENT IS RESERVED, AS SHOWN, FOR THE PURPOSE OF MAINTENANCE AND OPERATION OF THE EXISTING IRRIGATION HEAD GATE AND LATERAL.
18. A TWENTY SIX FOOT (26') A.C.H.D. DRAINAGE EASEMENT IS RESERVED ALONG THE EAST SIDE OF LOT 7 BLOCK 1 AS SHOWN. THE EASEMENT SHALL REMAIN FREE OF ALL ENCROACHMENTS AND OBSTRUCTIONS (INCLUDING FENCES AND TREES) WHICH MAY ADVERSELY AFFECT DRAINAGE OR OPERATION AND MAINTENANCE OF THE FACILITY.
19. A SEPTIC DRAIN FIELD EASEMENT SHALL BE GRANTED TO THE LANDOWNER SOUTHEASTERLY AND ADJOINING TO SAID EASEMENT AND LOT 10 BLOCK 1. SAID EASEMENT SHALL RUN WITH THE SAID ADJOINING LAND.

PINNACLE
Engineers, Inc.
12552 W. Executive Dr., Suite B, Boise, Idaho 83713
(208) 887-7760

SHEET 1 OF 3
DRAWING NO. 98627_FP.dwg

RECEIVED
FEB 19 200?
WATER RESOURCE
WESTERN REGIO

241647
GB/JB

2

A Pioneer Company
PIONEER TITLE COMPANY
OF ADA COUNTY
8151 W. Rifleman Ave. / Boise, Idaho 83704
(208) 377-2700

ADA COUNTY RECORDER J. DAVID NAVARRO
BOISE IDAHO 03/04/04 02:41 PM
DEPUTY Bonnie Oberbillig
RECORDED – REQUEST OF
Pioneer
AMOUNT 6.00

2

104024854

CORPORATE WARRANTY DEED

FOR VALUE RECEIVED,

Bull Development Inc., an Idaho Corporation

a corporation duly organized and existing under the laws of the State of Idaho, grantor, does hereby Grant, Bargain, Sell and Convey unto

Marion D. Groothuis and Judy L. Groothuis, husband and wife

whose address is: 6624 Randolph Dr., Boise, ID 83709, grantee, the following described real estate, to-wit:

Lot 2 in Block 2 of Echanove Ranch Subdivision No. 1, according to the Official Plat thereof, filed in Book 82 of Plats at Page 8918, 8919 and 8920, records of Ada County, Idaho and amended by an Affidavit recorded June 20, 2001, as Instrument No. 101060347.

SUBJECT TO current years taxes, irrigation district assessment, public utility easements, subdivision, restrictions, U.S. patent reservations, easements of record and easements visible upon the said premises.

TO HAVE AND TO HOLD The said premises, with their appurtenances unto the said Grantee, his heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that it is the owner in a fee simple of said premises; that they are free from all encumbrances and that it will warrant and defend the same from all lawful claims whatsoever.

IN WITNESS WHEREOF, The Grantor, pursuant to a resolution of its Board of Directors has caused its corporate name to be hereunto subscribed by its officers this 2nd day of March, 2004.

Bull Development Inc.

By: _____
Michael S. Homan, President

STATE OF IDAHO, County of ADA, ss.

On this 2nd day of March, in the year of 2004, before me Glen V. Bennett, a notary public, personally appeared Michael S. Homan known or identified to me to be the President of the corporation that executed the instrument or the person who executed the instrument on behalf of said corporation, and acknowledged to me that such corporation executed the same.

LESLIE D. GRAHAM NOTARY PUBLIC STATE OF IDAHO

_____
Leslie D. Graham
Notary Public of IDAHO
Residing at Boise
Commission expires: March 8, 2006

Exhibit "A"

Grantor hereby expressly reserves unto Grantor all surface and ground water rights appurtenant to the parcel of land hereby conveyed, except for those water rights hereinafter expressly quitclaimed to the Grantee: Grantor hereby quitclaims to Grantee a prorata portion of the water rights represented by water right nos. 63-3162 and 63-4849 for the irrigation of 6.04 acres of land within the parcel of land hereby conveyed and Grantor makes no warranties of title or other warranties, express or implied, as to the nature, validity, or extent of the water rights hereby quitclaimed.

241649
GB/JB

2

A Pioneer Company
PIONEER TITLE COMPANY
OF ADA COUNTY
8151 W. Rifleman Ave. / Boise, Idaho 83704
(208) 377-2700

ADA COUNTY RECORDER J. DAVID NAVARRO
BOISE IDAHO 03/04/04 02:41 PM
DEPUTY Bonnie Oberbillig
RECORDED--REQUEST OF
Pioneer
AMOUNT 6.00

2

104024855

CORPORATE WARRANTY DEED

INITIAL

FOR VALUE RECEIVED,

Bull Development Inc., an Idaho Corporation

a corporation duly organized and existing under the laws of the State of Idaho, grantor, does hereby Grant, Bargain, Sell and Convey unto

Marion D. Groothuis and Judy L. Groothuis, husband and wife

whose address is: 6624 Randolph Dr., Boise, ID 83709, grantee, the following described real estate, to-wit:

Lot 1 in Block 2 of Echanove Ranch Subdivision No. 1, according to the Official Plat thereof, filed in Book 82 of Plats at Page 8918, 8919 and 8920, records of Ada County, Idaho and amended by an Affidavit recorded June 20, 2001, as Instrument No. 101060347.

SUBJECT TO current years taxes, irrigation district assessment, public utility easements, subdivision, restrictions, U.S. patent reservations, easements of record and easements visible upon the said premises.

TO HAVE AND TO HOLD The said premises, with their appurtenances unto the said Grantee, his heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that it is the owner in a fee simple of said premises; that they are free from all encumbrances and that it will warrant and defend the same from all lawful claims whatsoever.

IN WITNESS WHEREOF, The Grantor, pursuant to a resolution of its Board of Directors has caused its corporate name to be hereunto subscribed by its officers this 2nd day of March, 2004.

Bull Development Inc.

By: _____
Michael S. Homan, President

STATE OF IDAHO, County of ADA, ss.

On this 2nd day of March, in the year of 2004, before me Leslie D. Graham, a notary public, personally appeared Michael S. Homan known or identified to me to be the President of the corporation that executed the instrument or the person who executed the instrument on behalf of said corporation, and acknowledged to me that such corporation executed the same.

LESLIE D. GRAHAM NOTARY PUBLIC STATE OF IDAHO

_____
Leslie D. Graham
Notary Public of Idaho
Residing at Boise
Commission expires: March 8, 2006

Exhibit "A"

Grantor hereby expressly reserves unto Grantor all surface and ground water rights appurtenant to the parcel of land hereby conveyed, except for those water rights hereinafter expressly quitclaimed to the Grantee: Grantor hereby quitclaims to Grantee a prorata portion of the water rights represented by water right nos. 63-3162 and 63-4849 for the irrigation of 8.05 acres of land within the parcel of land hereby conveyed and Grantor makes no warranties of title or other warranties, express or implied, as to the nature, validity, or extent of the water rights hereby quitclaimed.

State of Idaho
DEPARTMENT OF WATER RESOURCES
Western Region, 2735 Airport Way, Boise, Idaho 83705-5082 - (208) 334-2190
FAX (208) 334-2348

DIRK KEMPTHORNE
Governor
KARL J. DREHER
Director

August 22, 2001

MATT HOWARD
ATTORNEY AT LAW
2402 W JEFFERSON
BOISE ID 83702

Re: Application for Transfer Nos. 68907, 68908, 68909, 68910, 68911, 68912, 68913, 68914, 68915, 68916, 68917, 68919, 68921, 68922, and 68923 (Water Right No. 63-03162) in the Name of Bull Development

Dear Mr. Howard:

This office acknowledges the withdrawal of the above-referenced applications for transfer of water right no. 63-03162.

The applications will now be removed from the Department's records.

If you have any questions concerning this matter, please contact this office.

Sincerely,

Gary Spackman

GS:st

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SEP 19 2001

State of Idaho
DEPARTMENT OF WATER RESOURCES
Western Region, 2735 Airport Way, Boise, Idaho 83705-5082 - (208) 334-2190
FAX (208) 334-2348

DIRK KEMPTHORNE
Governor
KARL J. DREHER
Director

April 12, 2001

Mike Homan
Bull Development
2229 W State Street
Boise ID 83702

Re: Applications for Transfer for Water Right no. 63-03162 – Echanove Ranch

Dear Mr. Homan:

The Idaho Department of Water Resources (IDWR) recently published notice of 15 applications for transfer, filed by Bull Development, proposing to add or change points of diversion to water right no. 63-03162. In total, the applications propose the drilling of a well for each of 15 ten-acre subdivision lots in the Dry Creek Drainage.

During prior conversations with Pinnacle Engineers, IDWR staff identified a claim to divert surface water flowing in Dry Creek for beneficial use on the property proposed for development. The claim is numbered in the records of IDWR as 63-04849. During the preliminary conversations, the relationship between the use of ground water and surface water was discussed.

IDWR understood that Bull Development did not want to construct a common system for delivery of the ground water or the surface water. Instead, IDWR understood that Bull Development wanted a point of diversion authorized for each of the lots so each individual lot owner could use water without maintaining a common system through a homeowners' association.

Bull Development represented to IDWR that the majority of the water beneficially used on the property had been diverted from ground water. There was some discussion about the possibility that the Dry Creek right had been forfeited or was no longer used for irrigation of the Echanove property, and that the right might be disallowed in the Snake River Basin Adjudication. As a result, the applications for transfer proposed a point of diversion from ground water for each proposed residential lot, but did not propose any parallel diversion or delivery of the surface water rights.

If the applications for transfer proposing points of diversion only from ground water were approved by IDWR as filed, it is likely that whatever surface water had been historically used on the Echanove property would not be beneficially used in the future. Because the surface water use has not been addressed, I am obligated to investigate the beneficial use of ground water to quantify the historical beneficial use of the ground water right. Failure to review the

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historical beneficial use of ground water could result in an enlargement of use of ground water right no. 63-03162. The quantities of water transferred and the number of acres authorized for irrigation by the transfer depend directly upon the historical use of ground water.

Staff extracted power consumption information from IDWR records for Pete Echanove's irrigation well for the years 1995-2000. During the six year period, the pump was only operated during May of 1998. The relationship between power consumption and water pumped can be estimated using the horsepower equation. IDWR estimates that only 0.2 acre-feet was pumped in May of 1998. This compares to a maximum allowable diversion volume of 4.5 acre feet per acre of irrigated ground. I've enclosed a copy of a spreadsheet for your review.

I recognize the power records may be incomplete, or may not represent the entire history of use of water. Water may have been diverted from ground water by some other means than by the electrical pump and motor. There may be other factors that influence the analysis. Nonetheless, the power records are the only information IDWR now has to analyze the historical use of ground water. Without further information, I would conclude that severance of the ground water right from the surface water right would result in recognizing less than one acre that could be irrigated from ground water.

This letter is a request for further information regarding the diversion and beneficial use of ground water under water right no. 63-03162. The information you provide will be used to determine quantities of water diverted and acres irrigated in any approved transfer. As part of the submittal, you should also reconcile IDWR's analysis of the 1995 – 2000 power records with your conclusions. You may contact Dan Nelson at 334-2190 to discuss the information or the spreadsheet computations.

Please submit the requested information within the next thirty (30) days. Failure to submit the information will result in a recommendation to limit total annual volume diverted, flow rate, and acres irrigated based on the power consumption information we now have.

Respectfully,

Gary Spackman

cc. John Carpenter
Dan Nelson

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MATT J. HOWARD

ATTORNEY AT LAW

2402 W. JEFFERSON
BOISE, IDAHO 83702
TELEPHONE (208) 333-0622
FACSIMILE (208) 345-8945

EMAIL: MHOWARD@MICRON.NET

May 8, 2001

RECEIVED
MAY 09 2001
WATER RESOURCES
WESTERN REGION

Gary Spackman
Western Region Supervisor
Idaho Department of Water Resources
2735 Airport Way
Boise, ID 83705-5082

RE: Notice of Withdrawal of Applications for Transfer for Water Right no. 63-03162 – Echanove Ranch

Dear Gary:

Please be advised that I represent Bull Development concerning the above-referenced applications. I have reviewed your letter of April 12, 2001, as well as the water right files and transfer applications, and I have had conversations with Dan Nelson concerning an alternative to the currently pending transfer applications. I believe the alternative suggested by Dan may be a viable option and one which my Client should explore a bit further.

In the interim, my Client has decided not to pursue the pending transfer applications, which attempt to convert a supplemental groundwater right into a primary right. Therefore, please accept this letter as a notice of withdrawal of the above-referenced applications. Also, Dan mentioned that my Client may be entitled to a refund or that there is a possibility that the filing fees could carry over to a later-filed transfer application. Please let me know how the Department would propose handling the filing fees in this matter.

Very truly yours,

Matt J. Howard

cc: Mike Homan

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MEMORANDUM

TO: FILE
FROM: DANIEL A. NELSON DAN
DATE: 8/10/2000

RE: BULL DEVELOPMENT TRANSFER, RIGHT 63-03162

There are 15 transfers that propose to split water right 63-03162 into 15 separate water rights and irrigation systems. These transfers were filed to subdivide the original property into a 15-lot subdivision known as Echanove Ranch Estates. A new well will be added to each lot and the original well will be abandoned. Each of the 15 lots will have a 0.10-cfs diversion rate and 9.27 acres of land.

DOCUMENTS AND APPLICATION PREPARATION

Each application consists of 6 pages and 3 attachments. Note the location of the following application items:

Attach. A – Proof of ownership documentation (A1 through A3)

Attach. B – Adjudication claim (B1 through B2)

Attach. C – CSFA aerial photo based on 1999 data.

Applicant prepared the application with my assistance.

Other information used in this review includes 1994 IDWR aerial photo, 1987 NAPP aerial photo, Metes & Bounds sheet, Place of Use Comparison Sheet, and a copy of Snake River Basin Adjudication Claim for overlapping right 63-04849 all attached to this memo.

NARRATIVE

The applicant is attempting to split this right into to 15 equal parts to supply water to a new subdivision. The applicant wants the lots to be ready to sell so all the new owners would need to do is file a change of ownership with us.

A 1993 CFSA aerial photo was supplied and the CSFA office told the applicant that the acres listed on the photo were from the 1999 irrigation season. I checked these with the 1994 and 1987 aerial available in our office and I am confident that this land was irrigated prior to commencement of the SRBA and within the last 5 years. The applicant supplied a warranty deed as proof of ownership.

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The only real problem that I found was the overlapping statutory claim 63-04849. This claim is for the exact same acres as the groundwater right associated with this application. The original owner applied for the groundwater, because the surface water right was only a flood right and usually did not provide any water after the end of June if there was water at all. The current owners do not know if the statutory right has been used, but they did say that the ditches and diversion point were still there. The groundwater right was licensed as a primary right since the department has not validated the statutory claim.

The applicant wanted to add the surface water right into this transfer, but staff decided that the applicant was not actually transferring anything involving the surface water right. Therefore, it was decided that the surface water could be handled in the change of ownership process. Most of the lots should have access to the ditch if they need it, or they can come in and file a transfer to move the point of diversion since most of the lots border Dry Creek.

RECOMENDATIONS

This transfer should be approved as filed. The Statutory claim, 6304849, should remain attached to all of the splits until the SRBA has had the opportunity to review the statutory claim. If the SRBA determines that the statutory claim has been forfeited or is no longer valid, then this water right should be allowed to remain a primary irrigation right.

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RECOMENDATIONS

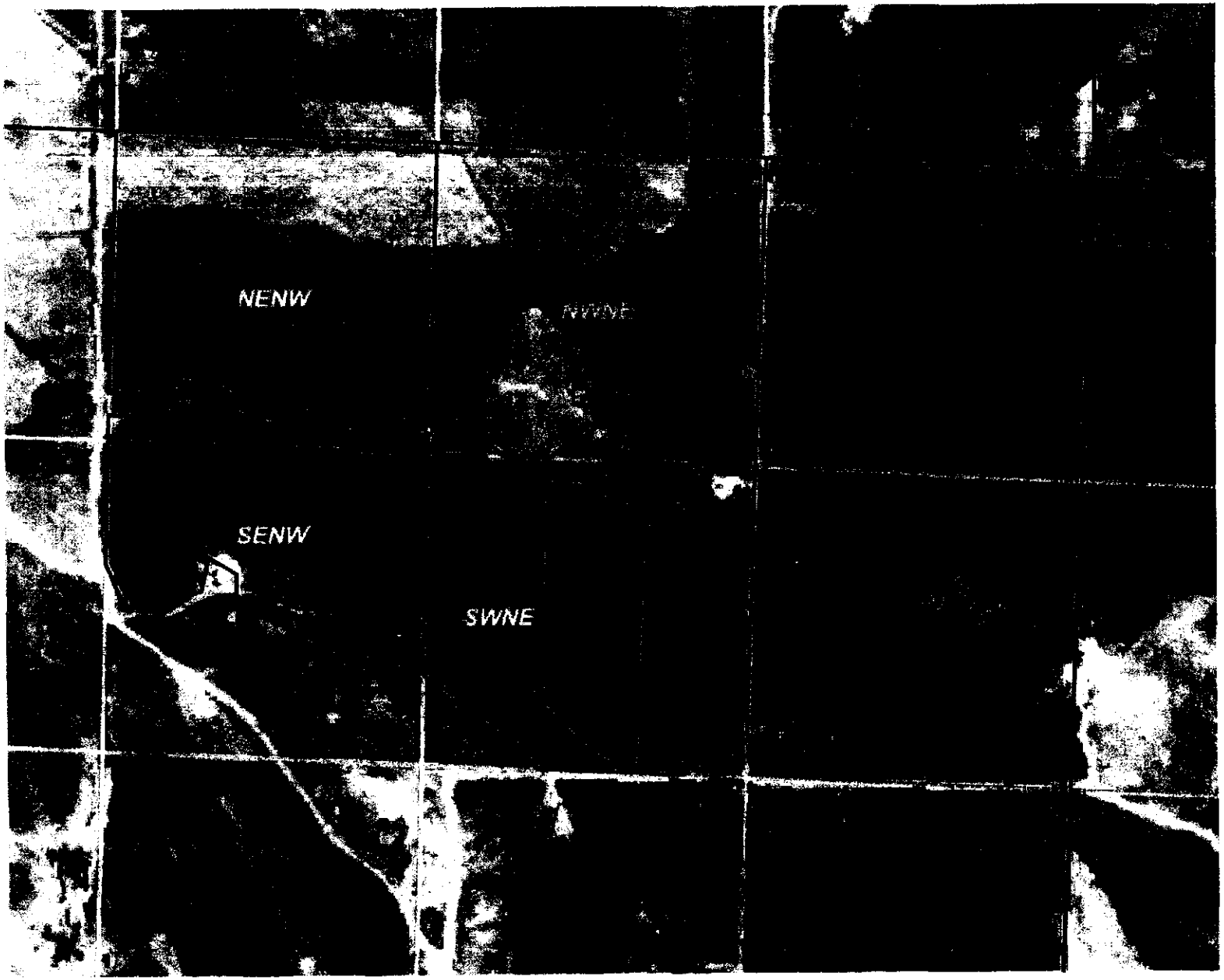
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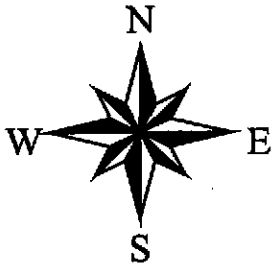
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SEP 19 2001

Idaho Department of Water Resources

Claims: 63-31739
Date Prepared: 07-25-03
By: Ron Howerton

T05N, R02E
S31





- Point of Diversion
- Place of use
- Section
- 1/4 1/4

1987 NAPP