

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 COEUR D'ALENE-SPOKANE RIVER
BASIN WATER SYSTEM

CIVIL CASE NUMBER: 49576

Ident. Number 95-15154Date Received: 7/20/11Receipt No: 1027226Received By: K

NOTICE OF CLAIM TO A WATER RIGHT

ACQUIRED UNDER STATE LAW

For Domestic and/or Stockwater Purposes

Where Daily Use is less than 13,000 gallons per day

1. Name of Claimant(s) Andrew M. Scott and/or Heather N. Scott Phone (208) 437-1205

Mailing Address 27091 HWY 41 Blanchard ID Zip 83804
Street or Box City State

2. Date of Priority: (Only one per claim) January 01, 1966
Month/Day/Year (YYYY)

3. Source of water supply (Check one) Ground Water (✓) or Other () (a) _____
which is tributary to (b) _____

4. Location of Point of Diversion is: Township 54N, Range 05W, Section 17,
SE 1/4 of SW 1/4, or Govt. Lot _____ BM. County of _____;

Parcel (PIN) no. RP54N05W176752A

Additional points of diversion if any: _____

If available, GPS coordinates: _____

5. Description of diverting works (Wells, Pumps, Spring boxes, Pipelines, Etc.) including the dates of any changes or enlargements in use, the dimensions of the diversion works as constructed and as enlarged and the depth of each well.

Well, pump. Well depth = 155'

6. Water is claimed for the following: (limited to Domestic and/or Stockwater uses. See page 1 of the instructions.)

For Domestic purposes from 01-01 to 12-31 amount 0.04 cfs(✓) or AFY()

For Stockwater purposes from 01-01 to 12-31 amount 0.02

7. Total Quantity claimed 0.06 cfs (✓) or AFY ()

8. Non-irrigation uses. Describe fully. (eg. Domestic: give number of households served if single ownership;

Stockwater and Number of livestock) Domestic= 1 home; Stockwater = 50 chickens; 5 pigs; 10 cattle; 4 horses

SCANNED
MAY 23 2011

9. Location of Place of Use is: Township 54N, Range 05W, Section 17

SE 1/4 of SW 1/4, Govt. Lot BM. Parcel (PIN) no. RP54N05W176752A
If different than shown in Item 4
for (Check One) Domestic () Stock () Domestic and Stock (✓)

Additional places of use, if any _____

10. In which county (ies) are lands listed above as place of use located? Bonner

11. Do you own the property listed above as place of use? Yes (✓) No ()

If the answer is No, describe in Remarks below the authority you have to claim this water right.

12. Describe any other water rights used at the same place and for the same purposes as described above.

_____ or None (✓)

13. Remarks:

14. Basis of Claim (Check One) Beneficial Use (✓) Posted Notice () License () Permit () Decree ()

Court _____ Decree Date _____ Plaintiff v. Defendant _____

If applicable provide IDWR Water Right Number

15. Signature(s)

(a.) By signing below, I/We acknowledge that I/We have received, read and understand the form entitled "How you will receive notices in the Coeur d'Alene-Spokane 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: One

For Individuals: I/We do solemnly swear or affirm under penalty of perjury that the statements contained in the foregoing document are true and correct.

Signature of Claimant (s)

Date: 5-10-11

Date: 5-10-11

For Organizations: I do solemnly swear or affirm under penalty of perjury that I am

_____ of _____

Title _____ Organization _____

that I have signed the foregoing document in the space below as

_____ of _____
Title Organization

and that the statements contained in the forgoing document are true and correct.

Signature of Authorized Agent _____ Date _____

Title and Organization _____

16. Notice of Appearance:

Notice is hereby given that I, _____, will be acting as attorney at law of behalf of the claimant signing above, and that all notices required by law to be mailed by the director to the claimant signing above should be mailed to me at the address listed below.

Signature _____ Date _____

Address _____

Last Name _____ **Identification No** _____

SCANNED
4.4.23.2011

UNIFORM RESIDENTIAL APPRAISAL REPORT

27091 Hwy 41		City	Blanchard	State	ID	Zip Code	83804
NWSESW in S17-T54N-R5W		County		Bonner			
RP 54N05W176751 A		Tax Year	1997	R.E. Taxes \$	600.38	Special Assessments \$	95
Andrew M. Scott		Current Owner	Carl E. and Edna M. Overcash		Occupant	☒ Owner	☐ Tenant
☒ Fee Simple	☐ Leasehold	Project Type	☐ PUD	☐ Condominium (HUD/VA only)		HOA\$	NA
Spirit Valley Farms		Map Reference	S17-T54N-R5W		Census Tract	017-9507	
Price \$	96,770	Date of Sale	NA		Description and \$ amount of loan charges/concessions to be paid by seller		
Norwest Mortgage		Address 2020 Lakewood Dr. #324, Coeur d'Alene, ID 83814					
Sheryl Reeve		Address P.O. Box 1597, 101 N. Fourth Ave. Sandpoint, ID 83864					

Location	☐ Urban	☐ Suburban	☒ Rural	Predominant occupancy	Single family housing	Present land use %	Land use change
Built up	☐ Over 75%	☒ 25-75%	☐ Under 25%	☒ Owner 98	PRICE \$/sq ft	One family 45	☒ Not likely
Growth rate	☐ Rapid	☒ Stable	☐ Slow	☒ Tenant 02	AGE (yrs)	2-4 family 0	☐ In process
Property values	☐ Increasing	☒ Stable	☐ Declining	☒ Vacant (0-5%)	40 Low 0	Multi-family 2	
Demand/supply	☐ Shortage	☒ In balance	☐ Over supply	☐ Vacant (over 5%)	800 High 90	Commercial 3	
Marketing time	☐ Under 3 mos.	☒ 3-6 mos.	☐ over 6 mos.		Predominant	Ag/Timbr 50	

Note: race and the racial composition of the neighborhood are not appraisal factors.

Neighborhood boundaries and characteristics: Subject neighborhood is bounded to the north by Old Priest River Road, to the south by Spring Creek, east by the Spirit Lake Cut-Off Road, and to the west by the Idaho/Washington State line.

Factors that affect the marketability of the properties in the neighborhood (proximity to employment and amenities, employment stability, appeal to market, etc.): This neighborhood includes the Community of Blanchard and Stoneridge Country Club and Condominiums. Mt. Spokane, a winter ski resort is located within a short commuting distance. This area has historically been used as agricultural and forestry land. In more recent times some of the larger acre holdings have been subdivided into small acreage homesites to satisfy the growing demand for suburban and rural living. The location of this neighborhood allows easy commuting to Priest River and Sandpoint, the Bonner County seat. See the comment addendum.

Market conditions in the subject neighborhood (including support for the above conclusions related to the trend of property values, demand/supply, and marketing time - such as data on competitive properties for sale in the neighborhood, description of the prevalence of sales and financing concessions, etc.):

Research indicates that property values in Bonner County increased from 1991 through 1995. At the present time prices appear to have stabilized. It was noted that there is both vacant and improved properties for sale in subject's neighborhood. Buydowns, concessions and special discounts are not typical in today's market.

Project Information for PUDs	(If applicable) - Is the developer/builder in control of the Home Owner's Association (HOA)?	☐ Yes	☒ No
Approximate total number of units in the subject project	NA	Approximate total number of units for sale in the subject project	NA
Describe common elements and recreational facilities: NA			

Dimensions	Irregular. See Attached Map and Legal Description		Topography	Mostly Level
Site area	10 Acres Per County Record		Size	Average for Area
Specific zoning classification and description	Rural, Permits Residential		Shape	Irregular
Zoning compliance	☒ Legal	☐ Legal nonconforming (Grandfathered use)	Drainage	Adequate
Highest & best use as improved:	☒ Present use	☐ Other use (explain)	View	Woods/Meadows/Mountains
Utilities	Public	Other	Landscaping	Lawn/Trees/Shrubs
Electricity	☒		Driveway Surface	Gravel
Gas	☐		Apparent easements	Utility & Road, See Attached
Water	☐	Well/Typical	FEMA Special Flood Hazard Area	☐ Yes ☒ No
Sanitary sewer	☐	Septic/Typical	FEMA Zone	C Map Date 08/01/84
Storm sewer	☐	No	FEMA Map No.	160206 0475 B

Comments (apparent adverse easements, encroachments, special assessments, slide areas, illegal or legal nonconforming zoning use, etc.):

adverse easements, encroachments or nonconforming uses noted. See the comment addendum as to special assessments.

Subject site benefits from it highway frontage and close proximity to recreational areas.

GENERAL DESCRIPTION		EXTERIOR DESCRIPTION		FOUNDATION		BASEMENT		INSULATION	
No. of Units	1	Foundation	CC Block	Slab	No	Area Sq. Ft.	672	Roof	☐
No. of Stories	1.5	Exterior Walls	Cedar B&B	Crawl Space	No	% Finished	None	Ceiling	Fbgls ☒
Type (Det./Alt.)	Detached	Roof Surface	Metal	Basement	Yes	Ceiling	Frame	Walls	Fbgls ☒
Design (Style)	1.5 Story	Gutters & Dwnsppls.	Yes	Sump Pump	No	Walls	CC Block	Floor	None ☒
Existing/Proposed	Existing	Window Type	Thermopane	Dampness	None Noted	Floor	Grvl & CC	None	☐
Age (Yrs.)	32	Storm/Screen	No/Yes	Settlement	None Aprnt	Outside Entry	No	Unknown	☐
Effective Age (Yrs.)	20	Manufactured House	No	Infestation	None Aprnt	Per Seller			
ROOMS	Foyer	Living	Dining	Kitchen	Den	Family Rm.	Rec. Rm.	Bedrooms	# Baths
Basement									Laundry
Level 1		1	1	1					Area
Level 2						2			Strg
									672
									336

Finished area above grade contains: