

10/23/2006

IDAHO DEPARTMENT OF WATER RESOURCES
PRELIMINARY RECOMMENDATION OF WATER RIGHTS ACQUIRED UNDER STATE LAW

RIGHT NUMBER: 63-19435

NAME AND ADDRESS: JERRY MC ADAMS
4300 KOOTENAI
BOISE ID 83705

DANA MC ADAMS
4300 KOOTENAI
BOISE ID 83705

SOURCE: GROUND WATER

TRIBUTARY:

QUANTITY: 0.080 CFS

THE QUANTITY OF WATER UNDER THIS RIGHT SHALL NOT EXCEED 13,000
GALLONS PER DAY.

PRIORITY DATE: 05/15/1972

POINT OF DIVERSION:

T03N R02E S17 SENESE Within ADA County

PURPOSE AND
PERIOD OF USE:

<u>PURPOSE OF USE</u>	<u>PERIOD OF USE</u>	<u>QUANTITY</u>
DOMESTIC	3/15 11/15	0.080 CFS
Domestic use is for lawn irrigation.		

PLACE OF USE: DOMESTIC Within ADA County

T03N R02E S17 NESE

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

THE QUANTITY OF WATER DECREED FOR THIS WATER RIGHT IS NOT A
DETERMINATION OF HISTORICAL BENEFICIAL USE.

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 - Beneficial Use

Property also known as portion of Lot 31 Rankin Tract.



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

October 23, 2006

JERRY MC ADAMS
DANA MC ADAMS
4300 KOOTENAI
BOISE ID 83705

Re: Water Right No. 63-19435

Dear Mr. & Mrs. Mc Adams:

Enclosed is a copy of the above referenced **Preliminary Recommendation of a Water Right**, which reflects the change in ownership of the land and appurtenant water rights, covered under the original filing.

If you have any questions concerning this water right, please feel free to contact this office.

Sincerely,

A handwritten signature in cursive script that reads "Lori Harris".

Lori Harris
Technical Records Specialist 1
Adjudication Section
Western Region Office

LH:1
Enclosure

08/28/2006

IDAHO DEPARTMENT OF WATER RESOURCES
PRELIMINARY RECOMMENDATION OF WATER RIGHTS ACQUIRED UNDER STATE LAW

RIGHT NUMBER: 63-19435

NAME AND ADDRESS: GLADYS LEWIS
4300 KOOTENAI ST
BOISE ID 83705

LENARD LEWIS
4300 KOOTENAI ST
BOISE ID 83705

SOURCE: GROUND WATER

TRIBUTARY:

QUANTITY: 0.080 CFS

THE QUANTITY OF WATER UNDER THIS RIGHT SHALL NOT EXCEED 13,000
GALLONS PER DAY.

PRIORITY DATE: 05/15/1972

POINT OF DIVERSION:

T03N R02E S17 SENESE Within ADA County

PURPOSE AND
PERIOD OF USE:

<u>PURPOSE OF USE</u>	<u>PERIOD OF USE</u>	<u>QUANTITY</u>
DOMESTIC	3/15 11/15	0.080 CFS
Domestic use is for lawn irrigation.		

PLACE OF USE: DOMESTIC Within ADA County

T03N R02E S17 NESE

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

THE QUANTITY OF WATER DECREED FOR THIS WATER RIGHT IS NOT A
DETERMINATION OF HISTORICAL BENEFICIAL USE.

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 - Beneficial Use



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

August 29, 2006

JERRY MC ADAMS
DANA MC ADAMS
4300 W KOOTENAI
BOISE ID 83705

RE: NOTICE OF CLAIM NO(S): A63-19435

Dear Mr. & Mrs. Mc Adams:

We are currently preparing the Notice(s) of Claim referenced above for the Director's Report in the Snake River Basin Adjudication. Our research indicates there may have been a change in the ownership for the above claim(s). IDWR records currently show the following name and address as the owner of the claim(s) listed above:

**LENARD LEWIS
GLADYS LEWIS
4300 KOOTENAI
BOISE ID 83705**

If our current records, as listed above, are not correct please complete the enclosed Change in Ownership form, as appropriate, to correct our records.

If no response is received from you, all further legal notices concerning the claim(s) will be sent to the name and address shown above. If you have claims other than those referenced here, please contact the Department so we may assist you in updating the information for all your claims. Should you have any questions, or feel that you need assistance, please contact IDWR at (208) 334-2190.

Sincerely,

Lori Harris
Technical Records Specialist 1
Adjudication Section
Western Region

LH:1
Enclosures



Ada County Assessor Land Records/GIS

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2006 Property Details for Parcel R7337002351

2006

[Change Year](#)

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Details

Valuation

Tax Districts

Taxes

Characteristics

Parcel: R7337002351
Year: 2006
Zone Code: R-1C
Total Acres: 0.24
Tax Code Area: 01-1
Property Description:
PAR #2351 OF LOT 31

RANKIN TRACT
#98105998



[View Interactive Map of this Parcel](#)

Address: 4300 W KOOTENAI ST BOISE , ID 83705
Subdivision: RANKIN TRACT
Land Group Type: SUB
Township/Range/Section: 3N2E17

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Residential Characteristics

[Back to Parcel Search](#)

Year Built:	1957
Year Remodel:	0
Construction Class:	4
Number of Bedrooms:	4
Number of Bathrooms:	2.0
Number of FirePlaces:	0
Air Conditioning:	Y
Car Storage Sq Ft #1:	520
Car Storage Sq Ft #2:	0
General Purpose Building Sq Ft:	0
Porch Sq Ft:	0
Deck Sq Ft:	0
Deck Covered:	N
Patio Sq Ft:	128
Patio Covered:	N
Pool Sq Ft:	0
Total Sq Ft:	2556
Main Floor Sq Ft:	1008
Upper Floor Sq Ft:	0
Finished Lower Floor Sq Ft:	0
Unfinished Lower Floor Sq Ft:	0
Finished Basement Floor Sq Ft:	0
Unfinished Basement Floor Sq Ft:	1008
Finished Attic Sq Ft:	540
Unfinished Attic Sq Ft:	0

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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 63-19435
Date Received: 8/8/1989
Receipt No: C009016
Received By:

NOTICE OF CLAIM TO A WATER RIGHT
ACQUIRED UNDER STATE LAW

1. Name of Claimant(s)

DANA MC ADAMS Phone: (208)336-1207
4300 KOOTENAI
BOISE ID USA 83705

JERRY MC ADAMS Phone: (208)336-1207
4300 KOOTENAI
BOISE ID USA 83705

2. Date of Priority: 05/15/1972

3. Source: GROUND WATER Trib. to:

4. Point of Diversion:

Township	Range	Section	1/4 of 1/4 of 1/4 Lot	County	Type
03N	02E	17	SE NE SE	ADA	

5. Description of diverting works:

6. Water is used for the following purposes:

Purpose	From	To	C.F.S.	(or) A.F.A
DOMESTIC	3/15	11/15	0.08	

7. Total Quantity Appropriated is:
0.08 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
03N	02E	17	NE	SE	DOMESTIC	

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:

15. Basis of Claim: Beneficial Use

RECEIVED

SEP 27 2006

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
63-19435	63-19435	—			

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)

Lenard and Gladys Lewis

4. New Owner/Claimant(s)

Jerry and Dana McAdams

Name Connector (Check one): [] and, [] or, [] and/or

New Mailing Address

4300 Kootenai

City, State and ZIP Code

Boise, ID 83705

New Telephone Number

(208) 336-1207

5. Date you acquired the property

10/1998

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	_____	_____

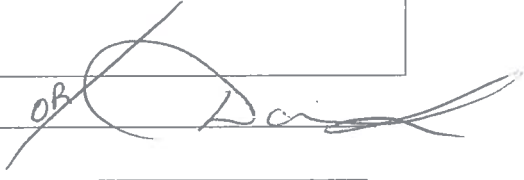
DESCRIPTION OF YOUR PORTION OF WATER RIGHT

(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)

OB 

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 <u><i>AJL</i></u>	Date <u><i>9-27-06</i></u>	Fee <u><i>N/A</i></u>
Received by _____	Date _____	Receipt No. _____
Processed by <u><i>AJL</i></u> AJ	Date <u><i>10-23-06</i></u>	WR _____ Date _____



A Pioneer Company

PIONEER TITLE COMPANY
OF ADA COUNTY

821 West State Street / Boise, Idaho 83702-5836 / Telephone (208) 336-6700

[Handwritten signature]

WARRANTY DEED

(INDIVIDUAL)

FOR VALUE RECEIVED LENARD LEWIS AND GLADYS E. LEWIS, TRUSTEES, FOR THE LENARD AND GLADYS E. LEWIS FAMILY TRUST DATED MARCH 14, 1990.

Grantor s , do hereby grant, bargain, sell and convey unto JERRY M. MCADAMS AND DANA L. MCADAMS, HUSBAND AND WIFE

the Grantee s , whose current address is:
the following described real property in ADA
follows, to-wit:

County, State of Idaho, more particularly described as

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF BY THIS REFERENCE AND WHICH IS COMPRISED OF ONE (1) PAGE.

TAX ID #:R7337002351

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee s and Grantee heirs and assigns forever. And the said Grantor s do hereby covenant to and with the said Grantee s, the Grantor s 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, (includes 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: October 29, 1998

LENARD & GLADYS E. LEWIS TRUST

[Handwritten signature: Joan A. McCollum]
JOAN A. MCCOLLUM, TRUSTEE

ACKNOWLEDGMENT - Fiduciary/Official

STATE OF IDAHO, County of Ada, ss.

On this 29 day of October, in the year of 1998, before me
Debbie Mulligan, a notary public

personally appeared JOAN A. MCCOLLUM,
known or identified to me to be the person whose name is subscribed to the within instrument as
TRUSTEE and acknowledged to me that she executed the same as such
(trustee, sheriff, etc.)

TRUSTEE
(trustee, sheriff, etc.)

Notary Public: *[Handwritten signature: Debbie Mulligan]*

Residing at: MERIDIAN, IDAHO

My Commission Expires: 9/21/99



A Pioneer Company

PIONEER TITLE COMPANY
OF ADA COUNTY

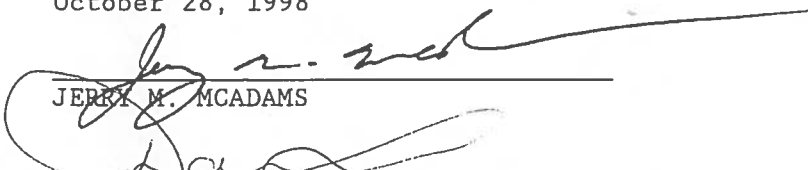
821 West State Street / Boise, Idaho 83702-5836 / Telephone (208) 336-6700

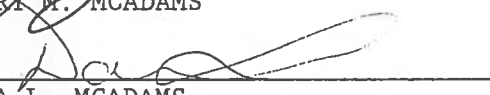
ACKNOWLEDGMENT AND APPROVAL OF PLAT AND RESTRICTIVE COVENANTS

Re: Escrow No. 173245

With reference to the real estate transaction closing under the above-identified escrow number, the undersigned acknowledges receipt from Pioneer Title Company of Ada County of a copy of the plat of the property that is the subject of the said escrow, as well as a copy of the restrictive covenants that affect the property (if any are applicable). The undersigned has reviewed the same and understands how any matters or information contained therein relate to the transaction now contemplated in escrow.

October 28, 1998


JERRY M. MCADAMS


DANA L. MCADAMS

Received:
PIONEER TITLE COMPANY OF ADA COUNTY

By _____
DEBBIE MULLIGAN, Escrow Officer

SCHEDULE C

The land referred to in this Commitment is described as follows:

COMMENCING AT THE NORTHWEST CORNER OF LOT 31 OF THE RANKIN TRACT, ACCORDING TO THE OFFICIAL PLAT THEREOF, FILED IN BOOK 7 OF PLATS AT PAGE 333, RECORDS OF ADA COUNTY, IDAHO,
THENCE RUNNING EAST ON THE NORTH LINE OF SAID LOT 31, A DISTANCE OF 151 FEET TO THE POINT OF BEGINNING;
THENCE RUNNING SOUTH PARALLEL WITH THE WEST LINE OF SAID LOT 31 TO A POINT ON THE SOUTH LINE OF SAID LOT 31;
THENCE RUNNING EAST ALONG THE SOUTH LINE OF SAID LOT 31 A DISTANCE OF 75 FEET TO A POINT;
THENCE RUNNING NORTH PARALLEL WITH THE WEST LINE OF SAID LOT 31 TO A POINT ON THE NORTH LINE OF SAID LOT 31;
THENCE RUNNING WEST ALONG THE NORTH LINE OF SAID LOT 31 A DISTANCE OF 75 FEET TO THE REAL PLACE OF BEGINNING, EXCEPT ALL DITCH AND ROADS RIGHTS-OF-WAY.

AND

THAT PART OF LOT THIRTY-ONE (31) OF THE RANKIN TRACT, ACCORDING TO THE OFFICIAL PLAT THEREOF FILED IN BOOK 7 OF PLATS AT PAGE 333, RECORD OF ADA COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTH BOUNDARY OF SAID LOT 31, 226 FEET EAST OF THE NORTHWEST CORNER OF SAID LOT 31;
THENCE SOUTHERLY AND PARALLEL WITH THE WEST BOUNDARY OF SAID LOT 31 TO A POINT ON THE SOUTH BOUNDARY THEREOF;
THENCE EAST ALONG THE SOUTH BOUNDARY OF SAID LOT 31, 10 FEET;
THENCE NORTHERLY AND PARALLEL WITH THE WEST BOUNDARY OF SAID LOT 31 TO A POINT ON THE NORTH BOUNDARY THEREOF;
THENCE WEST 10 FEET TO THE POINT OF BEGINNING.

END OF LEGAL DESCRIPTION

A handwritten signature in black ink, appearing to be 'J. A. [unclear]', is written over the 'END OF LEGAL DESCRIPTION' text.

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 63-19435
Date Received: 8/8/1989
Receipt No: C009016
Received By:

NOTICE OF CLAIM TO A WATER RIGHT
ACQUIRED UNDER STATE LAW

1. Name of Claimant(s)

LENARD LEWIS Phone: (208)345-6974
4300 KOOTENAI ST
BOISE ID USA 83705

GLADYS LEWIS Phone: (208)345-6974
4300 KOOTENAI ST
BOISE ID USA 83705

2. Date of Priority: 05/15/1972

3. Source: GROUND WATER Trib. to:

4. Point of Diversion:

Township	Range	Section	1/4 of 1/4 of 1/4 Lot	County	Type
03N	02E	17	SE NE SE	ADA	

5. Description of diverting works:

6. Water is used for the following purposes:

Purpose	From	To	C.F.S.	(or) A.F.A
DOMESTIC	3/15	11/15	0.08	

7. Total Quantity Appropriated is:
0.08 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
03N	02E	17	NE	SE	DOMESTIC	

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:

15. Basis of Claim: Beneficial Use

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

Identification No. A63

Date Received 8-8-89

Receipt Number CO09616

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

RECEIVED
AUG 09 1989

Department of Water Resources

Filing Fee \$25

Please type or print clearly

1. Name of Claimant (s) Lenard or Gladys Lewis Phone (208) 345-6974

Mailing Address 4300 Kootenai St. Boise ID Zip 83705

2. Date of Priority (Only one per claim) May 15 1972 Month/Day/Year

3. Source of water supply (Check one) ☒ Groundwater or Other () (a) _____

Name or kind of source

which is tributary to (b) _____

4. Location of point of diversion is: Township 3N Range 2E

Section 17, SE 1/4 of NE 1/4 of SE 1/4, Govt. Lot _____, BM.,

County of Ada

Additional points of diversion if any: _____

5. Description of existing diversion works (Ditches, Wells, Pumps, Pipelines, Headgate 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 50' deep, 6" casing; 2.5 hp submersible
bured sprinkler system

6. Water is claimed for the following: (limited to Domestic and/or Stockwater only. See Instructions.)

For Domestic purposes from 3/15 Month/Day to 11/15 Month/Day amount 0.08 (cfs)

(Both dates are inclusive)

For _____ purposes from _____ to _____ amount _____

7. Total quantity claimed 0.08 (cfs)

8. Total consumptive use claimed is de minimus

9. Non-irrigation uses. Describe fully. (Domestic: give number of households served if single ownership; Stockwater: Type and Number of livestock) 4 lawn irreg around home

MICROFILMED

10. Place of use is: Township: 33N Range 2E
Section 17, NE 1/4 of SE 1/4, Govt. Lot _____, B.M.,
County of Ada for (Circle One) Domestic Stock Domestic and Stock

Additional places of use, if any _____
11. In which county (ies) are lands listed above as place of use located? Ada

12. Do you own the property listed above as place of use? Yes X No _____
If your answer is No, describe in Remarks below the authority you have to claim this water right.
13. Describe any other water rights used at the same place and for the same purposes as described above.

Boise city water -
14. Remarks: well is shared with Walter R. Sprankle

15. Basis of Claim (Circle One) Beneficial Use Posted Notice License Permit Decree
Court _____ Decree Date _____ Plaintiff vs Defendant _____

If applicable provide IDWR Water Right Number _____

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

Number of Attachments 0

For Individuals: I do solemnly swear or affirm that the statements contained in the foregoing document are true and correct.

Signature of Claimant (s) X Leonard Lewis Date 8-8-89

Date _____

For Organizations: I do solemnly swear or affirm that I am _____

of _____, that I have signed the foregoing
document in the space below as _____ of _____
Organization Title Organization
and that the statements contained in the foregoing document are true and correct.

Signature of Authorized Agent _____ Date _____
Title and Organization _____

State of Idaho/or _____)
County of Ada) SS.

Subscribed and sworn (or affirmed) before me this 8th day of August 1989

SEAL

Notary Public Anna Bunkoff
Residing at Boise Idaho
My Commission Expires 12/2 1994

Last Name _____ Ident No. _____

Copies: White-State, Yellow-Claimant
MICROFILMED
SEP 02 1992