

STATE OF IDAHO -
DEPARTMENT OF WATER RESOURCES

RECEIVED

NOV 04 2020

Notice of Change in Water Right Ownership IDWR/NORTH

1. List the numbers of all water rights and/or adjudication claim records to be changed. If you only acquired a portion of the water right or adjudication claim, check "Yes" in the "Split?" column. If the water right is leased to the Water Supply Bank, check "Yes". If you are not sure if the water right is leased to the Water Supply Bank, [see #6](#) of the instructions.

Water Right/Claim No.	Split?	Leased to Water Supply Bank?	Water Right/Claim No.	Split?	Leased to Water Supply Bank?
95-14251	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: Bryan A. Polland Trust
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): John Vincent Coleman
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or ☐ and/or
- 15250 N Wildcat Creek Road Hayden Lake ID 83835
Mailing address City State ZIP
208-659-0945 vincecoleman@icloud.com
Telephone Email

4. If the water rights and/or adjudication claims were split, how did the division occur?
☐ The water rights or claims were divided as specifically identified in a deed, contract, or other conveyance document.
☐ The water rights or claims were divided proportionately based on the portion of their place(s) of use acquired by the new owner.
5. Date you acquired the water rights and/or claims listed above: 4 Jun 2019
6. If the water right is leased to the Water Supply Bank changing ownership of a water right will reassign to the new owner any Water Supply Bank leases associated with the water right. Payment of revenue generated from any rental of a leased water right requires a completed [IRS Form W-9](#) for payment to be issued to an owner. A new owner for a water right under lease shall supply a W-9. Water rights with multiple owners must specify a designated lessor, using a completed [Lessor Designation](#) form. Beginning in the calendar year following an acknowledged change in water right ownership, compensation for any rental will go to the new owner(s).
7. This form must be signed and submitted with the following **REQUIRED** items:
☒ A copy of the conveyance document – warranty deed, quitclaim deed, court decree, contract of sale, etc. The conveyance document must include a legal description of the property or description of the water right(s) if no land is conveyed.
☒ Plat map, survey map or aerial photograph which clearly shows the place of use and point of diversion for each water right and/or claim listed above (if necessary to clarify division of water rights or complex property descriptions).
☐ Filing fee (see instructions for further explanation):
 o \$25 per *undivided* water right.
 o \$100 per *split* water right.
 o No fee is required for pending adjudication claims.
☐ If water right(s) are leased to the Water Supply Bank AND there are multiple owners, a Lessor Designation form is required.
☐ If water right(s) are leased to the Water Supply Bank, the individual owner or designated lessor must complete, sign and submit an IRS Form W-9.

8. Signature: [Signature] Coleman, John V. - 20 Oct 2020
Signature of new owner/claimant Title, if applicable Date
- Signature: _____
Signature of new owner/claimant Title, if applicable Date

For IDWR Office Use Only:

Received by NS Date 11-4-2020 Receipt No. N18310535 Receipt Amt. \$25.00
Active in the Water Supply Bank? Yes ☐ No ☐ If yes, forward to the State Office for processing W-9 received? Yes ☐ No ☐
Name on W-9 _____ Approved by _____ Processed by NS Date 12/14/2020

Parcel Number	AIN	Situs Address	Data as of
52N03W332075	189432	15250 N WILDCAT CREEK RD, HAYDEN	10/31/2020

Owner Information

Owner Name	COLEMAN JOHN V
Owner Address	1853 E GRANDVIEW DR COEUR D ALENE ID 83815
Transfer Date	01/01/2019
Document #	
Deed Book/Page	

Location / Description

Tax Authority Group	176000	Current Legal Desc.	TAX #S 15730, 15731, 5840 [IN NE-SE] 33 52N 03W
Situs Address	15250 N WILDCAT CREEK RD, HAYDEN		
Acreage	12.9400		

State of Idaho
Department of Water Resources

Notice Of Change In Water Right Ownership

95-4251



0 0.03 0.06 0.12 Miles

-  PLS Sections
-  Quarter Quarters
-  Taxlots



Tax parcel information provided by Kootenai County.

WARRANTY DEED

Alliance Title & Escrow Corp. Order No.:431901

FOR VALUE RECEIVED

Bryan A. Poland, an unmarried man

the grantor(s), do(es) hereby grant, bargain, sell and convey unto

John V. Coleman, an unmarried man

whose current address is

**1853 E Grandview Dr
Coeur d'Alene, ID 83815**

the grantee(s), the following described premises, in Kootenai County, Idaho, TO WIT

See attached Exhibit 'A'

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee, heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee(s), that (s)he is/are the owner(s) in fee simple of said premises; that they are free from all encumbrances Except: Current Year Taxes, conditions, covenants, restrictions, reservations, easements, rights and rights of way, apparent or of record.

And that (s)he will warrant and defend the same from all lawful claims whatsoever

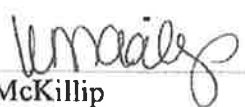
Dated: May 24, 2019

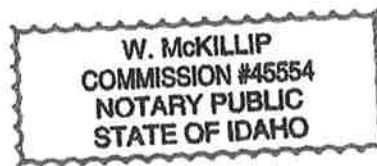

Bryan A. Poland

State of Idaho } ss
County of Kootenai }

On this 31 day of May, 2019, before me, W. McKillip, a Notary Public in and for said state, personally appeared Bryan A. Poland, 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 same.

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


W. McKillip
Notary Public for the State of Idaho
Residing at: Post Falls, ID
Commission Expires: 02/02/2024



CERTIFIED TO BE A TRUE
AND EXACT COPY


ALLIANCE TITLE & ESCROW CORP

EXHIBIT "A"

431901

Parcel 1:

A portion of Tax No. 5018 as described in Book 180 of Deeds at Page 329 as a portion of the East half of Section 33, Township 52 North, Range 3 West, Boise Meridian, Kootenai County, Idaho and further described as follows:

Commencing at the East Quarter corner of said Section 33; thence

South 00°03'25" West along the East line of said Section 33, a distance of 96.59 feet (record South 01°26' East, 96.0 feet) to a 1 1/2 inch iron pipe and the Place of Beginning; thence

Continuing South 00°03'25" West, a distance of 366.91 feet (record South 01°26' East, 367.50 feet) to a 1/2 inch iron pin; thence

North 57°11'23" West, a distance of 205.81 feet (record North 57°19' West, 195.04 feet) to a 1 inch pipe; thence

North 21°14'57" West, a distance of 76.70 feet (record North 23°14' West, 76.76 feet) to a 1 inch pipe; thence

North 35°45'22" West, a distance of 96.05 feet (record North 37°43' West, 95.98 feet) to a 1 inch pipe; thence

North 25°01'42" East, a distance of 311.41 feet to a 1/2 inch iron pin; thence

South 35°27'49 East, a distance of 216.34 feet (record South 35°21' East, 214.21 feet) to the Place of Beginning.

Parcel 2:

A portion of the East half of Section 33, Township 52 North, Range 3 West, Boise Meridian, Kootenai County, Idaho and further described as follows:

Commencing at the East Quarter corner of said Section 33; thence

South 00°03'25" West along the East line of said Section 33, a distance of 463.50 feet to a 1/2 inch iron pin and the Place of Beginning; thence

Continuing South 00°03'25" West, a distance of 854.32 feet to a 5/8 inch iron pin at the South 1/16 corner of said Section 33; thence

South 89°58'29" West, a distance of 462.35 feet to a point on the Easterly right-of-way of the County Road; thence along said right-of-way

North 18°38'36" West, a distance of 133.48 feet to a point of curve; thence around a curve to the left, having a delta angle of 12°43'25", an arc length of 61.07 feet, a radius of 275.00 feet, and a chord of North 25°00'18" West, a distance of 60.94 feet to a point of tangent; thence

North 31°22'00" West, a distance of 122.99 feet to a point; thence

North 22°13'56" East, a distance of 895.30 feet to a 1 inch pipe; thence

South 35°45'22" East, a distance of 96.05 feet (record South 37°43' East, 95.98 feet) to a 1 inch pipe; thence

South 21°14'57" East, a distance of 76.70 feet (record South 23°15' East, 76.76 feet) to a 1 inch pipe; thence

South 57°11'23" East, a distance of 205.81 feet (record South 57°19" East, 195.04 feet) to the Place of Beginning.

Parcel 3:

A portion of the East half of Section 33, Township 52 North, Range 3 West, Boise Meridian, Kootenai County, Idaho described in Book 197 of Deeds at Page 288 and further described as follows:

Commencing at the East Quarter corner of said Section 33; thence South 00°03'25" West along the East line of said Section 33, a distance of 96.59 feet (record South 96 feet) to a 1 ½ inch iron pipe for the Place of Beginning; thence

North 35°27'49" West a distance of 216.32 feet to a ½ inch iron pin (record North 35°21' West 214.21 feet); thence

North 31°54'07" East a distance of 122.70 feet (record North 32°01' East 121.50 feet) to a 1 ½ inch iron pipe on the shore line of Hayden Lake; thence

South 39°14'33" East along said shore line, a distance of 93.50 feet (record South 41°00' East 92.51 feet) to a 1 ½ inch iron pipe on the East line of said Section 33; thence

South 00°50'12" East along said East line a distance of 111.38 feet (record South 112.10 feet) to the East Quarter corner of said Section 33; thence

South 00°03'25" West a distance of 96.59 feet (record South 96.0 feet) to the Place of Beginning.

Parcel 4:

A 40 foot access easement across a portion of the East half of Section 33, Township 52 North, Range 3 West, Boise Meridian, Kootenai County, State of Idaho. The centerline being described as follows:

Commencing at the Quarter corner between Sections 33 and 34; thence along the East line of said Section 33

South 00°03'25" West a distance of 143.93 feet to a point for the Place of Beginning; thence

North 41°36'41" West a distance of 385.49 feet to a point; thence

North 55°45'03" West a distance of 74.55 feet to a point; thence

North 66°39'31" West a distance of 115.54 feet to a point; thence

North 37°13'46" West a distance of 217.67 feet to a point; thence

North 64°46'59" West a distance of 193.51 feet to a point (said point also being the point of intersection with sewer line easement No. 1); thence continuing

North 64°46'59" West a distance of 156.94 feet to a point (said point also being the point of intersection with sewer line easement No. 2); thence continuing

North 64°46'59" West a distance of 36.13 feet to a point; thence

North 61°32'31" West a distance of 196.37 feet to a point; thence

North 34°58'29" East a distance of 140.81 feet to a point; thence

North 09°06'29" East a distance of 68.45 feet to a point; thence

North 30°21'36" East a distance of 137.96 feet to a point; thence

North 56°19'40" West a distance of 43.44 feet to a point; thence

South 47°07'42" West a distance of 189.67 feet to a point; thence

South 75°09'33" West a distance of 74.54 feet to a point; thence

North 36°09'51" West a distance of 62.04 feet to a point; thence

North 19°30'53" East a distance of 66.58 feet to a point; thence

North 38°35'31" East a distance of 186.09 feet to a point; thence

North 08°45'07" East a distance of 161.57 feet to a point on the Southerly right-of-way of the County road and the Place of Ending.

Except that portion terminated by Easement 1650428.

Parcel 5:

Easement for the benefit of Parcel 1 as created by Instrument recorded September 27, 2000 as Instrument No. 1650428 for roadway over and across the land described as follows:

A 40.00 foot wide access easement:

Located in the East half Section 33, Township 52 North, Range 3 West, Boise Meridian, Kootenai County, Idaho and further described as follows:

Commencing at the Quarter corner between Sections 33/34; thence

North 55°08'29" West a distance of 1263.63 feet to the True Point of Beginning for this description (which is the same Point of Beginning as the 40.00 foot strip being vacated); thence along the centerline of said 40.00 foot easement the following courses;

North 70°05'19" West 108.11 feet; thence

North 58°19'10" West 60.31 feet; thence

North 41°05'06" West 79.03 feet; thence

North 28°37'24" West 168.90 feet; thence

North 00°04'19" West 98.01 feet; thence

North 13°53'24" East 36.30 feet; thence

North 40°40'30" East 35.38 feet; thence

North 61°48'44" East 68.68 feet; thence

North 74°40'17" East 197.50 feet to a point of intersection with the centerline of the 40' easement being vacated, and the Place of Ending for this description, which bears

North 39°54'51" West a distance of 1620.93 feet from said Quarter corner between Sections 33/34.

The side lines at the ends of said 40' wide easement to be retracted, or extended to their intersections with the concurrent side lines of the 40' easement being vacated.



State of Idaho

DEPARTMENT OF WATER RESOURCES

Northern Region • 7600 N MINERAL DR STE 100 • COEUR D ALENE, ID 83815-7763

Phone: (208)762-2800 • Fax: (208)769-2819 • Website: www.idwr.idaho.gov

Brad Little
Governor

Gary Spackman
Director

December 14, 2020

JOHN VINCENT COLEMAN
15250 N WILDCAT CREEK RD
HAYDEN ID 83835-5021

Re: Change in Ownership for Water Right No(s): 95-14251

Dear Water Right Holder(s):

The Department of Water Resources (Department) acknowledges the receipt of correspondence changing ownership of the above referenced water right(s) to you. The Department has modified its records and has enclosed a computer-generated report for you.

Updating the ownership record for a water right does not reconfirm the validity of the right. When processing a Notice of Change in Water Right Ownership, the Department does not review the history of water use to determine if the right has been forfeited or deliberately abandoned through five years or more of non-use. To read more about water right forfeiture, including how to protect a water right from forfeiture, please see Idaho Code §§ 42-222 and 42-223.

Please note, water right owners are required to report any change of water right ownership and any change of mailing address to the Department within 120 days of the change. Reporting forms are available from any office of the Department, or from the Department's website.

If you have any questions concerning the enclosed information, please contact me at (208) 762-2813.

Sincerely,

Natalie Steading
Tech Records Specialist 1

Enclosure(s)