

MEMORANDUM

August 22, 2019

Water Right: 65-23841

Author: pdillon

Subject: Relinquishment of permit

The portion of the permit 65-13935 owned by the McFaddens (south system/east side) has been relinquished. The relinquishment was received on August 7, 2019, together with a Change of Ownership showing that they own the property associated with this split of right 65-13935. Therefore, draft water right ~~record~~ 65-23841 is no longer active or valid.

Dillon, Paula

From: Dillon, Paula
Sent: Tuesday, August 20, 2019 3:10 PM
To: MeraLee Parks; valerie@evansrealtyllc.com
Subject: Water Right Permit 65-13935

Dear Ms. Parks and Ms. Wilson,

IDWR has received the Change of Ownership form and \$25 fee for transferring your portion of Beverly Gulley's permit. However, we have not received the required copy of the conveyance document for the property which includes lots 5 through 12.

Licensing of permit 65-13935 is proceeding in the names of Gulley, Diedrich and McFarland. Your Change of Ownership form and fee will be returned to you. You may file a Change of Ownership in the future if you wish.

Sincerely,

Paula

Paula Dillon | GIS Analyst | Idaho Department of Water Resources
208-287-4939 | 322 E Front St, Boise, ID 83720

RECEIVED

AUG 17 2019

RECEIVED

AUG 05 2019

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCESDEPARTMENT OF
WATER RESOURCESWATER RESOURCES
WESTERN REGION

Notice of Change in Water Right Ownership

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?
65-13935	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: BEYEALY N. GUILLEY
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): ROBERT L. AND MELODEE McFADDEN
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or ☐ and/or
- 8450 MAIN STREET LETHO ID 83636
Mailing address City State ZIP
- (208) 365-6499 DEMOCMULES@GMAIL.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: JULY 18, 2017
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):
☐ \$25 per *undivided* water right.
☐ \$100 per *split* water right.
☐ 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] Title, if applicable _____ Date 7/16/19
Signature of new owner/claimant
- Signature: [Signature] Title, if applicable _____ Date 7/16/19
Signature of new owner/claimant

For IDWR Office Use Only:

Received by _____ Date _____ Receipt No. _____ Receipt Amt. _____

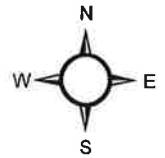
Active in the Water Supply Bank? Yes ☐ No ☐ If yes, forward to the State Office for processing W-9 received? Yes ☐ No ☐

Name on W-9 _____ Approved by _____ Processed by _____ Date _____

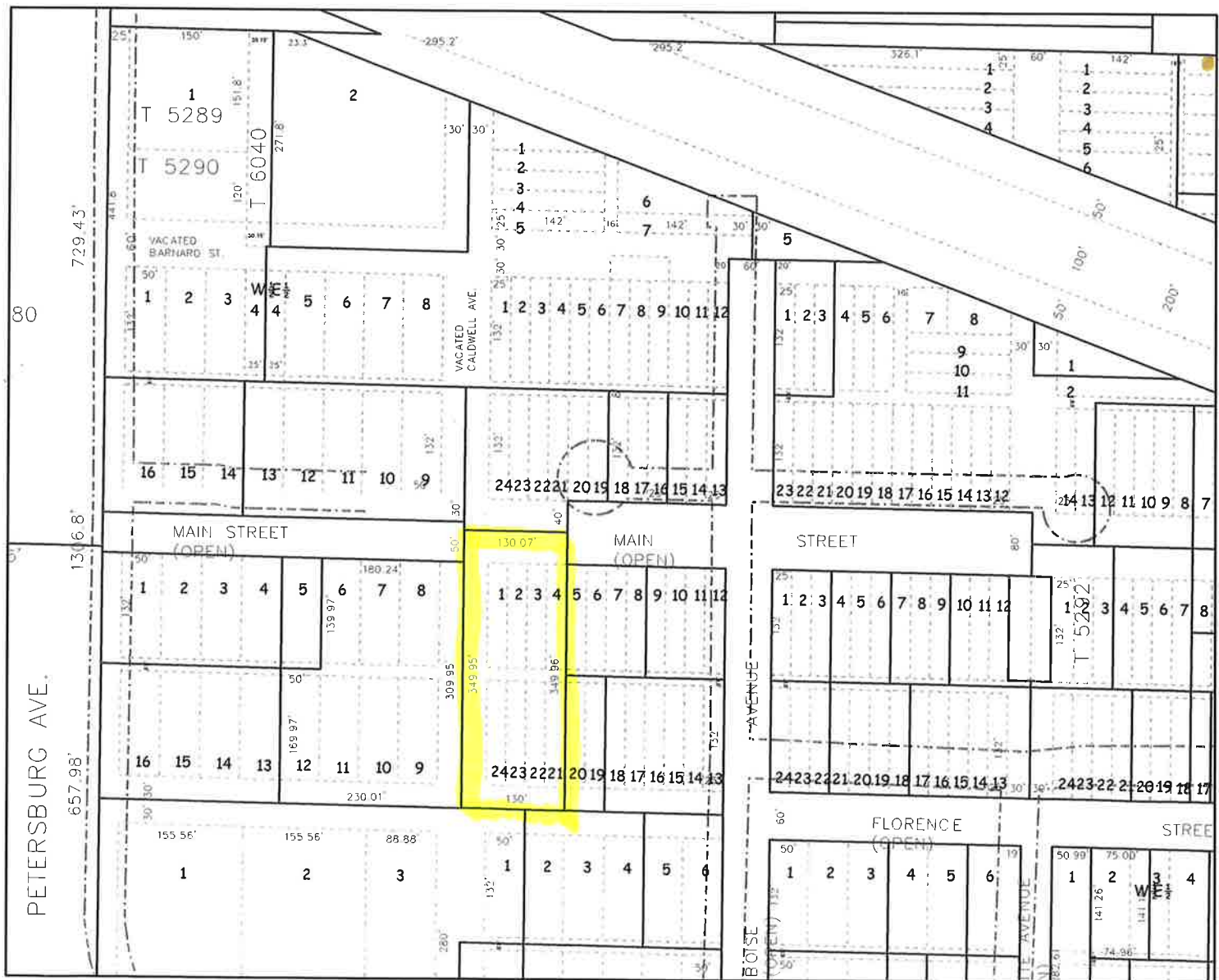
GEM COUNTY

Legend

-  Emmett_School_District_221
-  Existing Mosquito Abatement District Boundary
-  Parcels
-  paved road
-  gravel road



Section 25 in Township 7 North, Range 2 West, and
the West ½ of Section 30, Township 7 North, Range 1 West
Gem County, Idaho
effective 1/1/2019



ELECTRONICALLY RECORDED - DO NOT
REMOVE THE COUNTY STAMPED FIRST
PAGE AS IT IS NOW INCORPORATED AS
PART OF THE ORIGINAL DOCUMENT.

WARRANTY DEED

Alliance Title & Escrow Corp. Order No.:358516

FOR VALUE RECEIVED

TJT Enterprises, an Idaho Limited Liability Company

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

Robert L. McFadden and Melodee McFadden, husband and wife

whose current address is

PO Box 751, Emmett, ID 83617

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

Lots 1, 2, 3, 4, 21, 22, 23, and 24 in Block 15; including adjacent vacated streets and alleys, all in Letha Townsite, according to the plat of said Townsite now on file in Book 1 of Plats at Page 21, in the office of the County Recorder of Gem County, Idaho, and located in the Southwest Quarter of Section 36, Township 7 North, Range 3 West, Boise Meridian, Gem County, Idaho.

Except: Any house trailer or mobile home located thereon.

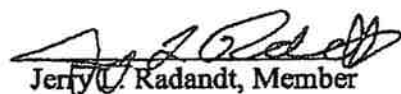
TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee, heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee(s), that (s)he is/are the owner(s) in fee simple of said premises; that they are free from all encumbrances Except: 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: July 6, 2017

TJT Enterprises, LLC


Terry J. Sheldon, Member


Jerry U. Radandt, Member

RECORDED ELECTRONICALLY			
ID	312161	County	Gem
Date	7-19-17	Time	9:48pm
simplifile		www.simplifile.com 800.460.5657	

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Except: Any house trailer or mobile home located thereon.

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: July 6, 2017

TJT Enterprises, LLC


Terry J. Sheldon, Member


Jerry L. Radandt, Member

State of Idaho} ss
County of Gem}

On this 18 day of July, 2017, before me, Jill M. Nash, a Notary Public in and for said state, personally appeared **Terry J. Sheldon and Jerry L. Radandt** known or identified to me to be the Members in the Limited Liability Company known as TJT Enterprises, LLC who executed the foregoing instrument, and acknowledged to me that they executed the same in said LLC name.

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


Jill M. Nash
Notary Public for the State of Idaho
Residing at: Emmett, Idaho
Commission Expires: 11/05/2020



RECEIVED
AUG 05 2019
WATER RESOURCES
WESTERN REGION

RECEIVED
AUG 07 2019
DEPARTMENT OF
WATER RESOURCES

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES
RELINQUISHMENT OF PERMIT

I, ROBERT L. E. MELODIE MCFARLANE hereby relinquish to the State of Idaho,
all my right, title and interest in and to Permit to Appropriate the Public Waters of the
State of Idaho, No. 65 - 13935.

Signed this 16th day of July, 20 19.


Permit Holder(s)

Melodie McFarlane

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

RECEIVED

JUL 11 2019

DEPARTMENT OF
WATER RESOURCES

Notice of Change in Water Right Ownership

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.

Water Right/Claim No.	Split?	Water Right/Claim No.	Split?	Water Right/Claim No.	Split?
65-13935	Yes ☐		Yes ☐		Yes ☐
65-13935, 65-23841	Yes ☐		Yes ☐		Yes ☐
65-23842	Yes ☐		Yes ☐		Yes ☐
	Yes ☐		Yes ☐		Yes ☐
	Yes ☐		Yes ☐		Yes ☐

2. Previous Owner's Name: Beverly Guley

Name of current water right holder/claimant

3. New Owner(s)/Claimant(s): BONNIE K. DIEDRICH

New owner(s) as listed on the conveyance document

Name connector ☐ and ☐ or ☐ and/or

1725 BOISE AVE

Letha

ID

83636

Mailing address

City

State

ZIP

208-989-6046

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: 7/14
6. If the water right described herein has been rented from the Water Supply Bank, rental proceeds will be disbursed in the following manner regardless of any arrangements between the buyer(s) and seller(s) to the contrary:
- Rental payments will go to the lessor(s) of record at the beginning of the rental season.
 - If a change in ownership is processed by the Department during a rental season, rental payment will be made to the person or entity who is the lessor of record at the beginning of that rental season.
 - New lessor(s) of record will receive payment after the following rental season.
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):
 - \$25 per *undivided* water right.
 - \$100 per *split* water right.
 - No fee is required for pending adjudication claims.

8. Signature: Bonnie K. Diedrich

Signature of new owner/claimant

Title, if applicable

Date 7/16/19

Signature: _____

Signature of new owner/claimant

Title, if applicable

Date

For IDWR Office Use Only:

Received by [Signature]

Date 7/11/19

Receipt No. C107188

Receipt Amt. 285

Approved by _____

Processed by _____

Date _____

TY
DIEDRICH
1725 Boise Ave
Letta, 83636

Emmett_School_District_221

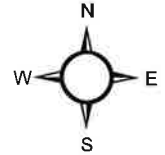
Existing Mosquito Abatement District Boundary

Parcels

paved road

gravel road

Property on Main St Little



Property on - st
Main Letter 22

This is a detailed plat map of a portion of the City of Boise, Idaho. The map shows several streets: Main Street (Open), Florence Street (Open), and Avenue N. The map is divided into numerous lots, many of which are numbered. Some lots are highlighted in yellow, indicating they are the subject of the map. The map includes various survey measurements, such as lot areas and dimensions. The map also shows the locations of various public utilities, including water and sewer lines. The map is a technical drawing, likely created by a surveyor or a city planner. The map is titled "PLAT MAP OF A PORTION OF THE CITY OF BOISE, IDAHO" and includes a scale bar. The map is a technical drawing, likely created by a surveyor or a city planner. The map is a technical drawing, likely created by a surveyor or a city planner.



Pioneer Title Co.
GOING BEYOND

1500 S. Washington Ave., Ste. B
Emmett, ID 83617

ELECTRONICALLY RECORDED-DO NOT
REMOVE THE COUNTY STAMPED FIRST
PAGE AS IT IS NOW INCORPORATED AS
PART OF THE ORIGINAL DOCUMENT

File No. 555065



PERSONAL REPRESENTATIVE'S DEED

This Personal Representative's Deed is made July 18, 2014 by Grantor, John D. Gulley, Personal Representative for the Estate of Beverly Nett Gulley, deceased, being the duly qualified personal representative of such Estate filed in Gem County, State of ID Probate No. CV2012-296, and does for valuable consideration, hereby sell and convey to Bonnie Diedrich-Houston a married woman as her sole and separate property, Grantee, whose address is P.O. Box 1 1725 Boise Ave. Letha, ID 83636 the following described real property situated in Gem County, Idaho:

See Exhibit A attached hereto and made a part hereof.
together with all appurtenances pertaining thereto.

Estate of Beverly Nett Gulley

John D. Gulley
John D. Gulley, Personal Representative

State of N.D., County of McKenzie

On this 29th day of July in the year of 2014, before me, the undersigned, a Notary Public in and for said State, personally appeared John D. Gulley, Personal Representative, known or identified to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same as such Personal Representative.

Brenda L. Berquist
Residing at: Wahpet, ND
Commission Expires: Nov. 2, 2018

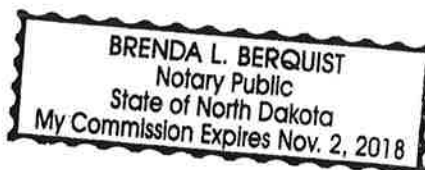


EXHIBIT A

Parcel I:

Lots 19 through 24 in Block 12 of Letha Townsite, together with adjacent vacated streets and alleys, according to the official plat thereof, filed in Book 1 of Plats at Page(s) 21, Records of Gem County, Idaho.

Parcel II:

Lots 9 through 13 in Block 13 of Letha Townsite, together with adjacent vacated streets and alleys, according to the official plat thereof, filed in Book 1 of Plats at Page(s) 21, Records of Gem County, Idaho.

GEM COUNTY ASSESSOR
HOLLIE ANN STRANG
415 E MAIN ST, STE 201
EMMETT, ID 83617

2019
ASSESSMENT NOTICE
GEM COUNTY

THIS IS NOT A BILL.
DO NOT PAY.

5/16/2019

PARCEL DESCRIPTION

07N 03W Sec 36 Letha Townsite Sub Lot
09,10,11,12,13 Blk 13, vac street, alley

Annual - Real Property

For any questions, please notify the Assessor's Office immediately

Assessor's Phone Number: 208-365-2982

PARCEL ADDRESS:

Auto



DIEDRICH BONNIE K
1725 BOISE AVE
LETHA ID 83636-7710

Appeals of your property value must be filed
in writing, on a form provided by the County, by:

6/24/2019

Tax Code Area: TAG 014-0000

Parcel Number: RPL7050013009B

RP00185204

The Gem County Treasurer recently sent out courtesy Property Tax reminders.

ASSESSED VALUE OF YOUR PROPERTY			
CURRENT CATEGORY AND DESCRIPTION	LOTS/ACRES	LAST YEAR'S VALUE	CURRENT YEAR'S VALUE
02 Irr pasture 32 Non-res imp on 1-12,15	1.0930	1,467 960	1,555 960
SUBTOTAL:	1.0930	2,427	2,515
LESS EXEMPTION:		0	0
NET TAXABLE PROPERTY VALUE:	1.0930	2,427	2,515
These values may not include personal property values. Taxes are based on the values shown on this Notice and on the Budgets of the taxing districts			

Please call 208-365-3272 with TAX questions.

BUDGET HEARING INFORMATION			
TAXING DISTRICTS		PHONE NUMBER	DATE OF PUBLIC BUDGET HEARING
0020 COUNTY 9020 SCHOOL #221 9021 SCH BOND DEBT 9023 SCH SUPPLM 9024 SCHOOL EMERGENCY LEVY 9060 COUNTY FIRE #1 9070 MOSQUITO DIST.		208-365-4561 208-365-6301 208-365-6301 208-365-6301 208-365-6301 208-365-2012 208-365-5628	AUGUST 26, 2019 JUNE 12, 2019 JUNE 12, 2019 JUNE 12, 2019 JUNE 12, 2019 AUGUST 8, 2019 AUGUST 20, 2019

THIS IS NOT A BILL. DO NOT PAY.

GEM COUNTY ASSESSOR
HOLLIE ANN STRANG
415 E MAIN ST, STE 201
EMMETT, ID 83617

2019
ASSESSMENT NOTICE
GEM COUNTY

THIS IS NOT A BILL.
DO NOT PAY.

5/16/2019

PARCEL DESCRIPTION

07N 03W Sec 36 Letha Townsite Sub Lot
19,20,21,22,23,24 Blk 12, vac street, alley

Annual - Real Property

For any questions, please notify the Assessor's Office immediately

Assessor's Phone Number: 208-365-2982

PARCEL ADDRESS:

Auto



DIEDRICH BONNIE K
1725 BOISE AVE
LETHA ID 83636-7710

Appeals of your property value must be filed
in writing, on a form provided by the County, by:

6/24/2019

Tax Code Area: TAG 014-0000

Parcel Number: RPL7050012019A

RP00183021

The Gem County Treasurer recently sent out courtesy Property Tax reminders.

ASSESSED VALUE OF YOUR PROPERTY			
CURRENT CATEGORY AND DESCRIPTION	LOTS/ACRES	LAST YEAR'S VALUE	CURRENT YEAR'S VALUE
02 Irr pasture 10H Homesite	0.6980	937 2,900	993 8,000
SUBTOTAL:	0.6980	3,837	8,993
LESS EXEMPTION:		0	0
NET TAXABLE PROPERTY VALUE:	0.6980	3,837	8,993
These values may not include personal property values. Taxes are based on the values shown on this Notice and on the Budgets of the taxing districts			

Please call 208-365-3272 with TAX questions.

BUDGET HEARING INFORMATION			
TAXING DISTRICTS		PHONE NUMBER	DATE OF PUBLIC BUDGET HEARING
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THIS IS NOT A BILL. DO NOT PAY.



State of Idaho

DEPARTMENT OF WATER RESOURCES

322 E Front Street, Suite 648 • PO Box 83720 • Boise ID 83720-0098

Phone: (208) 287-4800 • Fax: (208) 287-6700

Website: idwr.idaho.gov • Email: idwrinfo@idwr.idaho.gov

BRAD LITTLE
Governor

GARY SPACKMAN
Director

July 24, 2019

TJT INC
843 N WASHINGTON AVE
EMMETT ID 83617-5076

ROBERT & MELODEE MCFADDEN
8450 MAIN ST
LETHA ID 83636

RE: Water Right Permit Review for Permit 65-13935 (Beverly Gulley)

Ladies and Gentlemen,

Please be advised that we have not yet received a Change of Ownership form from you for the above water right permit. The McFaddens previously indicated the intent to relinquish their portion of this permit. If this is the case, the McFaddens will need to complete a Change of Ownership form (with no fee) and a Relinquishment of Permit form. Copies of both forms are included with this letter.

In the event that we do not receive the documents by **August 6, 2019**, the licensing of this permit will proceed in the following manner:

- The north system will be licensed to Bonnie Diedrich.
- The south system will be licensed to Beverly Gulley as a single license that includes both the TJT INC property and the McFadden property.

Your prompt attention to this matter will be greatly appreciated.

Respectfully yours,

A handwritten signature in black ink that reads 'Paula Dillon'.

Paula Dillon
GIS Analyst II
Idaho Department of Water Resources
Email: paula.dillon@idwr.idaho.gov
Phone: 208-287-4939

Enclosures: Change of Ownership Form and Instructions
Relinquishment of Permit Form



State of Idaho

DEPARTMENT OF WATER RESOURCES

322 E Front Street, Suite 648 • PO Box 83720 • Boise ID 83720-0098

Phone: (208) 287-4800 • Fax: (208) 287-6700

Website: idwr.idaho.gov • Email: idwrinfo@idwr.idaho.gov

BRAD LITTLE
Governor

GARY SPACKMAN
Director

July 10, 2019

TJT INC
ATTN TERRY SHELDON
843 N WASHINGTON AVE
EMMETT ID 83617-5076

ROBERT & MELODEE MCFADDEN
8450 MAIN LETHA ST
EMMETT ID 83617-8713

BONNIE K DIEDRICH
1725 BOISE AVE
LETHA ID 83636-001

RE: Water Right Permit Review for Permit 65-13935 (Beverly Gulley)

Ladies and Gentlemen:

I would like to start by thank you all for meeting Paula Dillion and I in the field the other day to sort out who all holds a piece of Beverly Gulley's permit 65-13935. I wanted to go over the information that we spoke about to ensure that we all understand what is going on with this permit.

You will see on the attached map the acres that we have determined that were irrigated out of the two wells associated with this permit. Please review the computer generated permit form attached to this letter. The aerial photo we used for this map supplied is a 1992 aerial photo that shows Ms. Gulley's property during the time the permit was being developed.

From the information that we put together during our visit, we determined that Bonnie Diedrich currently owns 1.5 acres of the ground originally irrigated under this permit. TJT Inc. currently owns 1.6 acres and Robert and Melodee McFadden own 0.9 acres of the original permit. The total acres irrigated are the 4 acres authorized by the permit.

The permit authorized 0.12 cfs for the 4 acres or 0.03 cfs per acre. The parcels will be limited to 0.05 cfs (20 gpm) for Diedrich, 0.05 cfs (20 gpm) for TJT Inc., and 0.02 cfs (9 gpm) for McFadden. We measured the well north of the road at 0.058 cfs (26 gpm) and the well south of the road at 0.17 cfs (75 gpm), so there is ample amount of water to supply the maximum diversion rates authorized by the permit

Per our investigation for this right we discovered that the well on the south side of the road irrigated the TJT Inc. and McFadden properties, and the well on the north side of the road irrigated the Diedrich property. Although there is an agreement allowing the use of well on the north side of the road by all parties, it is our understanding that the well on the north side of the road never did irrigate the 2.5 acres on south side of the road, and the well on the south side of the road has never irrigated the 1.5 acres on the north side of the road. Since the two wells have never been joined in a common system, we are required to split the permit into separate parts to reflect each system that has been developed. One portion of the permit split will include the well and the land irrigated on the Diedrich property, and the other portion of the permit split will include the well on the TJT Inc. property and the land irrigated on the TJT Inc. and McFadden properties.

During our initial discussions, we were informed that the McFadden's were planning on relinquishing their portion of the permit in order to file a new permit that would allow them to irrigate their 0.9 acres out of their own domestic well and a proposed shallow well they plan to construct in the near future. The McFadden's will need to supply a change of ownership form without a fee and relinquishment of permit form to release their interest in this permit.

If the McFadden's relinquish their portion of the permit, then both TJT Inc. and Ms. Diedrich will need to file a change of ownership for their portion of the permit. We must use the change of ownership form for this situation, since Ms. Gulley has passed away and is no longer able to assign the permit to the new owners. The cost of this change of ownership will be \$25.00 each.

If the McFadden's decide that they wish to keep their portion of the permit, then TJT Inc. and the McFadden's can file a joint change of ownership for \$100.00, but the McFadden's will need to use the well located on the TJT Inc. property for irrigation, unless they wish to file a \$200.00 water transfer to add their domestic well and the proposed shallow well. Regardless of what the McFadden's do, Diedrich will still only need to pay the \$25.00 change of ownership fee, since her property is served exclusively with the well on the north side of road.

If TJT Inc. and McFadden wish to enforce the private well agreement, they will need to file a water right transfer (\$200.00 fee) or an amendment of permit (\$100.00 fee) to include the well on the north side of the road with their property. In order to use the amendment of permit process, you will need to provide proof that there is a system in place to use the well on the north side of the road to irrigate the TJT Inc. and McFadden properties prior to licensing the two permits. Mr. McFadden did show us that he has a spigot on his property that he put in after the permit's development period, but he also informed us that he could not attain enough water from the spigot to irrigate without installing a pump system in the well on the north side of road.

Once again, I want to thank you all for helping us unravel this permit to a point that will allow us to proceed with licensing these two new water rights. We will proceed with the licensing of these permits, and will issue the license in the name of Ms. Gulley, unless we receive the change of ownership forms from each of you, and the possible relinquishment of permit form from the McFaddens. I have included also included with this letter change of ownership forms, and a relinquishment form for the McFaddens if they choose to continue on that route. I gave these forms to you when we met with you, but we wanted to send you another copy to ensure that we license the water right in the proper names.

Respectfully;

A handwritten signature in dark ink, appearing to read 'Daniel Nelson', with a long, sweeping horizontal line extending to the right.

Daniel Nelson
Water Right Analyst 3
Idaho Department of Water Resources
Email: dan.nelson@idwr.idaho.gov
Telephone (208) 287-4856
Fax (208) 287-6700 (attn: Dan Nelson)

Enclosures: Computer Generated Copy of Permit 63-13935
 1992 Aerial Image of Properties
 Change of Ownership Form and Instructions
 Relinquishment of Permit Form (McFaddens only)

Permit 65-13935
Split into 3 water rights

Bonnie Diedrich
1.5 Acres

Robert and Melodee McFadden
0.9 Acres

TJT INC
1.6 Acres

Letha Primary School

Point of Diversion

Diedrich

TJT INC

Place of Use

McFadden

Diedrich

TJT INC

1992 Imagery



Beverly Gulley

Beverly Gulley, 71, of Emmett and Letha, Idaho, died Sunday, Feb. 26, 2012, at home. Arrangements are pending with the Potter Funeral Chapel, Emmett.

Published in Emmett Messenger Index from Feb. 28 to Mar. 28, 2012

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES
BENEFICIAL USE FIELD REPORT

A. GENERAL INFORMATION

Permit No: 65-13935
Exam Date: 07/03/2019

1. Current Owner:

BEVERLY N GULLEY PO BOX 143 EMMETT ID 83617 (deceased)

2. Accompanied by:

Terry Sheldon, CEO

TJT INC

P.O. Box 278

Emmett, ID 83617

Relationship: present owner of Beverly Gulley's former home

Valerie Wilson

1302 Washington

P.O. Box 611

Emmett, ID 83617

Relationship: Realtor for Terry Sheldon

Robert and Melodee McFadden

8450 Main Street

Letha, ID 83636

Relationship: present owner of the parcel adjacent to Beverly Gulley's former home (split off from original parcel)

Bonnie Diedrich

1725 Boise Avenue

Letha, ID 83636

Relationship: present owner of land on which Beverly Gulley kept her stock (split off from original parcel)

Dan Nelson, IDWR

3. SOURCE: GROUND WATER

Method of Determination: Two artesian wells were found during the field exam. No surface sources were present.

THIS PERMIT NEEDS TO BE SPLIT AS IT CONSISTS OF TWO UNCONNECTED SYSTEMS AND SEPARATE OWNERS. Please read Narrative section on page 3 before continuing, for a more complete understanding.

B. OVERLAP REVIEW**1. Other water rights with the same place of use:****YES Overlap**

Water Right No.	Source	Purpose of Use	Basis
Multiple Lake Reservoir Company rights	Fall Creek	Irrigation from storage, irrigation storage	
Multiple Letha Irrigation & Water Company rights	Payette River	Irrigation from storage, irrigation storage	

Comments: There are multiple irrigation organization rights overlapping the place of use, but there are no shares available to this property.

2. Other water rights with the same point of diversion:**NO Overlap**

Water Right No.	Source	Purpose of Use	Basis

Comments: No other rights use the same point of diversion.

C. DIVERSION AND DELIVERY SYSTEM**1. LOCATION OF POINT(S) OF DIVERSION:**

North property: GROUND WATER SW $\frac{1}{4}$ SW $\frac{1}{4}$, Sec. 36, Twp 07N, Rge 03W, B.M. GEM County

South property: GROUND WATER SW $\frac{1}{4}$ SW $\frac{1}{4}$, Sec. 36, Twp 07N, Rge 03W, B.M. GEM County

Method of Determination: GPS, PLSS

2. PLACE OF USE: Split by system and property owners.

North property: Diedrich (Draft WR # 65-23842)

Twp	Rng	Sec	NE				NW				SW				SE				Totals
			NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	
07N	03W	36											1.5						1.5
													S						

South property: TJT INC (Permit 65-13935), McFarland (Draft WR # 65-23841)

Twp	Rng	Sec	NE				NW				SW				SE				Totals
			NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	
07N	03W	36											1.6						1.6
													0.9						0.9

Total Acres: 2.5

Acres after splitting total the permitted amount. Please see splits charts in the Narrative section of this report.

Method of Determination: Field exam, aerial imagery, parcels, PLSS

3. SUPPORTING DOCUMENTS:

Delivery System Diagram Attached (required). Indicate all major components and distances between components.

☒ Indicate weir size/pipe as applicable.

Map Attached Showing Location(s) of point(s) of diversion and place(s) of use (required). Scale must be

☒ 1:24,000 or greater.

☒ Aerial Photo Attached (required for irrigation of 10+ acres).

☒ Photo of Diversion and System Attached

4. DIVERSION PUMPS

Well or Diversion ID No.*	Motor Make	Hp	Motor Serial No.	Pump Make	Pump Serial No. or Discharge Size
PODID 934320 (NORTH WELL)		1		Unknown	
PODID 934318 (SOUTH WELL)	Century	3/4		Goulds	

D. FLOW MEASUREMENTS

1.

Measurement Equipment	Type	Make	Model No.	Serial No.	Size	Calib. Date
psi gage (NORTH WELL)	Inline	WIKA				
psi gage (SOUTH WELL)	handheld					

2. Measurements:

NORTH WELL: Nozzle pressure 52 psi.

SOUTH WELL: Static artesian well pressure = 38 psi. Pressure tank 46 psi.

E. FLOW CALCULATIONS

☒ Additional Computation Sheets Attached

Measured Method:

NORTH SYSTEM

The system was running during the field exam. It consists of 3 moveable sprinklers connected to the well with hose. Two of the sprinklers have a 3/16" and a 1/8" nozzle. The third sprinkler has one 3/16" nozzle. The pressure coming from the nozzles was measured at 52 psi. The Flow Rate Calculator Summary (attached) indicates a combined output of .06 cfs. We found 1.5 acres irrigated which is allowed to be irrigated at 0.03 cfs as per Admin Memo #17.

IRRIGATION: 1.5 acres x 0.03 cfs = 0.045 cfs (rounded up to 0.05)

STOCKWATER: .02 cfs for 10 head

TOTAL: 0.07 cfs

SOUTH SYSTEM

The system was not running during the field exam so we calculated a theoretical (attached). An artesian pressure of 38 psi (88 ft of head) was measured without the pump running. We assume that the pressure for the sprinklers will be between 40 and 60 psi since there is a pressure tank and a pressure on/off valve for the home attached to the well. Standard on/off pressures for a domestic well are 40 to 60 psi. Therefore, we used an average pressure of 50 psi to determine the pump flow rate. The pump has a 3/4 hp motor. The diversion rate of .17 cfs (75 gpm) seems reasonable for this system. We found 2.7 acres irrigated (1.6 for Beverly Gulley, 0.9 for McFadden) which is allowed to be irrigated at 0.03 cfs as per Admin Memo #17.

The 2.5 acres on the south side will be distributed as follows:

Beverly Gulley: 1.6 acres x 0.03 cfs = 0.045 cfs (rounded up to 0.05 cfs)

McFadden: 0.9 acres x 0.03 cfs = 0.027 cfs (rounded down to 0.02 cfs).

TOTAL: 0.07 cfs

F. VOLUME CALCULATIONS

1. Volume Calculations for irrigation:

NORTH SYSTEM

$$V_{I.R.} = (\text{Acres Irrigated}) \times (\text{Irrigation Requirement}) = 1.5 \times 4.5 = 6.75$$

$$V_{D.R.} = [\text{Diversion Rate (cfs)}] \times (\text{Days in Irrigation season}) \times 1.9835 = 0.05 \times 260 \times 1.9835 = 25.8$$

$$V = \text{Smaller of } V_{I.R.} \text{ and } V_{D.R.} = \mathbf{6.8 \text{ AF}}$$

SOUTH SYSTEM

$$V_{I.R.} = (\text{Acres Irrigated}) \times (\text{Irrigation Requirement}) = (1.6 + 0.9) \times 4.5 = 11.25$$

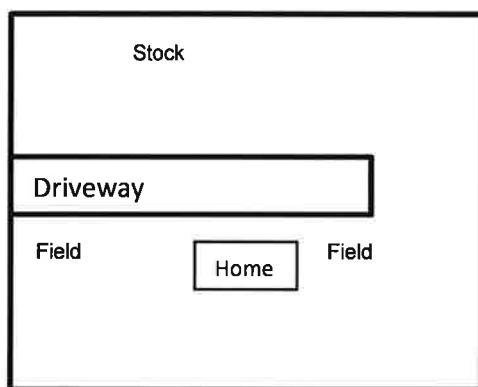
$$V_{D.R.} = [\text{Diversion Rate (cfs)}] \times (\text{Days in Irrigation season}) \times 1.9835 = 0.07 \times 260 \times 1.9835 = 36.1$$

$$V = \text{Smaller of } V_{I.R.} \text{ and } V_{D.R.} = \mathbf{11.3 \text{ AF}}$$

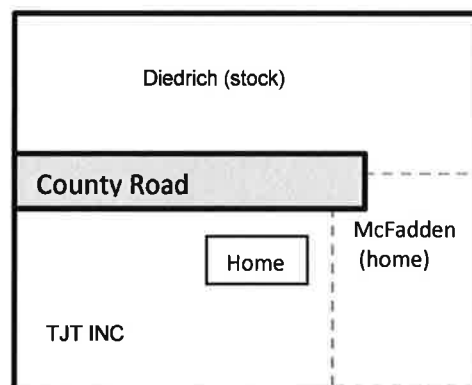
2. Volume Calculations for Other Uses: *no calculations for stock water were made, volume is based on Admin Processing memo #3*

G. NARRATIVE/REMARKS/COMMENTS

This permit authorizes the diversion of .12 cfs from groundwater to irrigate 4 acres, and .02 cfs of groundwater for stock water for 10 head of beef cattle. Proof of BU was submitted by Beverly Gulley on March 7, 2001. Since that time, the property was subdivided and sold. The subdivision looks approximately like this:



Original (owned by Beverly Gulley)



Current (3 owners)

The field exam was completed on July 3, 2019. I was accompanied by Dan Nelson. We determined that the NORTH WELL (on Bonnie Diedrich property) and the SOUTH WELL (on TJT INC property) are separate systems. The NORTH WELL has never irrigated the land to the south of the dividing road (TJT INC property and McFarland property). The SOUTH WELL has never irrigated the land to the north of the dividing road (Bonnie Diedrich property.) See attached diagram. The NORTH SYSTEM serves only the Bonnie Diedrich property which is pasture and shelter for 10 head of cattle. The SOUTH SYSTEM irrigates only the TJT INC property and the McFadden property. A change of ownership with the required documentation was received from Bonnie Diedrich and Bob McFadden. Bob McFadden also filed a Relinquishment of Water Right for his share of this permit and will pursue his own permit. TJT INC failed to file the Change of Ownership form with the required documentation showing proof of ownership of the entire 1.6 acres.

THIS PERMIT CONSISTS OF TWO SEPARATE SYSTEMS AND INVOLVES 3 PROPERTY OWNERS. Therefore, this permit has been split into 3 draft licenses as described in the table below:

Portion of Split	WR#	Owner	Acres	cfs	af	use	Notes
Northside	65-23842 (New)	Diedrich	1.5	0.05	6.8	Irrigation	Stockwater Rate determined based on 10 head of cattle from Administrative Processing Memorandum #3
			N/A	0.02	0.2	Stockwater	
Southside	65-13935 (Original)	TJT Inc.	1.6	0.05	7.2	Irrigation	Original home site.
	65-23841 (New)	McFadden	0.9	0.02	4.1	Irrigation	Diversion located on TJT Inc. property.
Totals			4	0.14	18.3		Total Diversion Rate and Volume match the permitted amount when added together.

Draft license # 65-13935 now consists of 1.6 acres rather than 4.0. The remaining acres ($4.0 - 1.6 = 2.4$) are divided between draft licenses # 65-23841 and 65-23842.

Have conditions of permit approval been met? X Yes No

H. RECOMMENDATIONS

1. Recommended Amounts

Beneficial Use	Period of Use	Rate of Diversion	
IRRIGATION	3/01 to 11/15	0.05 CFS	65-13935 (Gulley) TJT INC property
IRRIGATION	3/01 to 11/15	0.02 CFS	65-23841 (McFadden)
IRRIGATION	3/01 to 11/15	0.05 CFS	65-23842 (Diedrich)
STOCKWATER	1/01 to 12/31	0.02 CFS	65-23842 (Diedrich)

Totals: 0.14 CFS 18.3 AF

2. Recommended Amendments: SPLIT PERMIT

 X Change P.D. as reflected above Add P.D. as reflected above None

 X Change P.U. as reflected above Add P.U. as reflected above None

I. AUTHENTICATION Paula Dillon - GIS Analyst II

Field Examiner's Name

Paula Dillon, GIS Analyst II

Date

12/24/2019

Reviewer

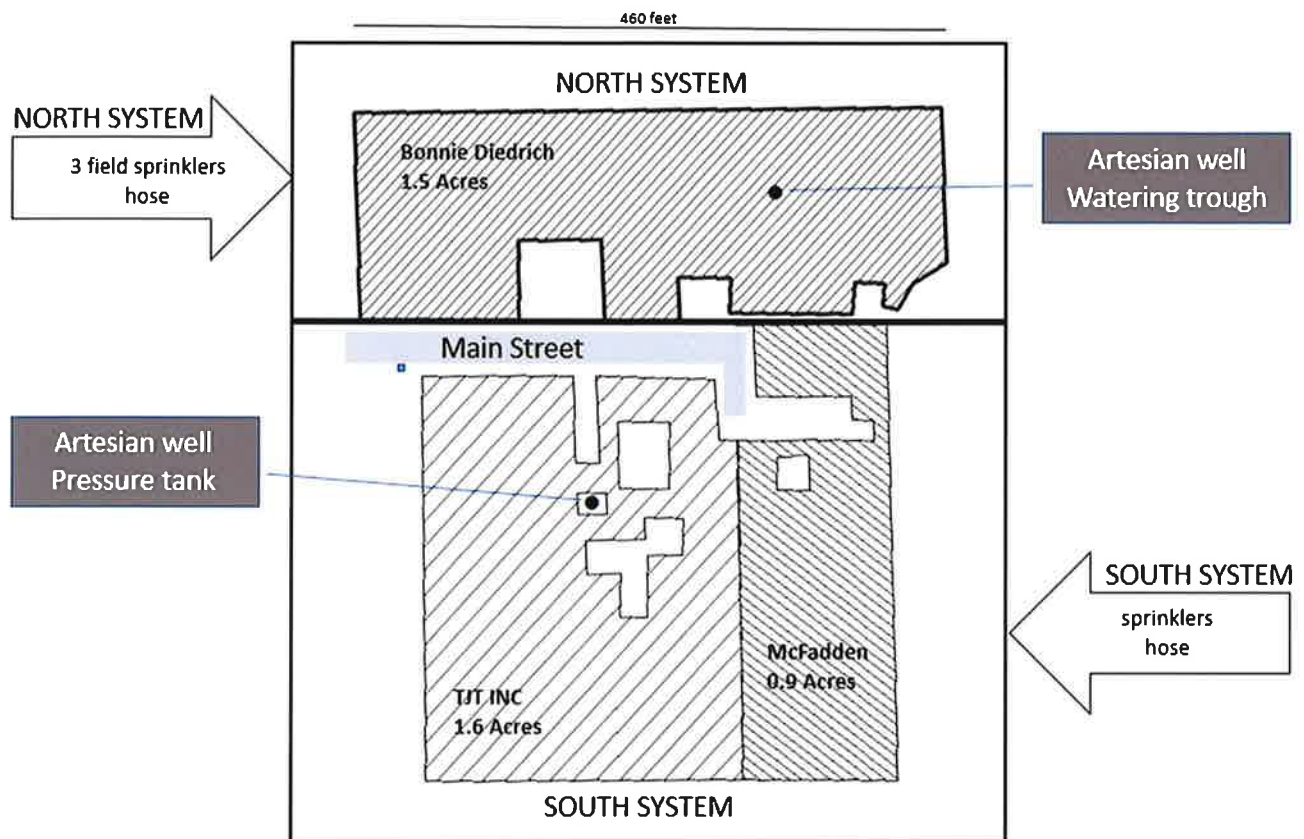
Dan Nelson, Water Right Analyst III

Date

12/24/19



Delivery System Diagram



Flow Rate Calculator Summary

Sprinkler Nozzle Flow Rate Calculator

NORTH WELL

Summary of Methodology

This spreadsheet tool supports the estimation of the flow rate from a sprinkler nozzle or series of sprinkler nozzles. The user can specify up to three different sprinkler nozzle types, and the total number of each of the three types of nozzles. The equation used to calculate the flow rate(s) is a simplified form of the Bernoulli Equation, which along with several supporting relationships, were developed from Hagan et. al. 1987, Jensen 1983, and Lindeburg 1999.

Summary of User Input

	Nozzle Type 1	Nozzle Type 2	Nozzle Type 3
C Value:	1	1	1
Nozzle Press.:	40	40	0
Nozzle Diam.:	0.1875	0.125	0
No. of Nozzles:	3	2	0

Summary of Results and Output

Type 1 Nozzle(s):	0.04	cfs
Type 2 Nozzle(s):	0.01	cfs
Type 3 Nozzle(s):	0.00	cfs
Combined:	0.06	cfs

References

Hagan, R.M., Holse, H.R., & Edminster, T.W., Irrigation of Agricultural Lands, Agronomy No. 11, 3th Printing, American Society of Agronomy, Madison, WI, USA, 1987.
Jensen, M.E., Design and Operation of Farm Irrigation Systems, Revised Printing, American Society of Agricultural Engineers, 1983.
Lindeburg, Michael R., Civil Engineering Reference Manual, Professional Publications, Belmont, CA, 1999.

Applicant: Name

Date: 7/3/2019

WR Number: 65-13935

Notes: Calculation for North System.

Three sprinklers are typically run:
Sprinklers 1 and 2 have a 3/16" nozzle and a 1/8" nozzle.
Sprinkler 3 has one 3/16" nozzle.

THEORETICAL HORSEPOWER EQUATION WORKSHEET (p. 1/2)

SOUTH WALL

Water Right No.: 65-13935

Reviewer: Paula Dillon & Dan Nelson

Date of Review: 7/8/2019

P/D No.:

PUMP HORSEPOWER
BOOSTER HORSEPOWER

PUMPING LEVEL

DISCHARGE PRESSURE

RATE OF FLOW (cfs)

934318
0.75
0
-88
50
0.17
75 gpm

The above calculates the flow rate =

$$Q = \frac{8.8 * (\text{Efficiency}) * \text{hp}}{\text{depth to water} * 2.31 * \text{psi} * \text{friction}}$$

Assumptions: 80 efficiency.
No Friction

Examiners Notes:

During the field exam we measured an artesian pressure on the well of 38 psi (88 ft of head) without the pump running. We assume that the pressure for the sprinklers will be between 40 and 60 psi since there is a pressure tank and a pressure on/off valve for the home attached to the well. Standard on/off pressures for a domestic well are 40 to 60 psi. Therefore, we used an average pressure of 50 psi to determine the pump flow rate. The pump has a 3/4 hp motor. The diversion rate of .17 cfs (75 gpm) seems reasonable for this system.

Photos

NORTH SYSTEM



Well and hose distribution system.



Watering trough next to well.



Two sprinklers on east end.



Sprinkler on west end, cattle and feed shelter.



Cattle and feed shelter, gates, irrigated field.

SOUTH SYSTEM



Well and pump house



Well, pump and pressure tank



Pressure gage between pump and pressure tank.



Pump specifications.



Pressure tank with pump running = 46 psi



TJT INC property looking north to the Diedrich property.



NW corner of TJT INC property looking SE toward field and home.