

APR 27 2023

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCESDepartment of Water Resources
Eastern 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 #7 of the instructions.

Water Right/Claim No.	Split?	Leased to Water Supply Bank?	Water Right/Claim No.	Split?	Leased to Water Supply Bank?
22-7238	Yes ☐	Yes ☐		Yes ☐	Yes ☐
22-11425	Yes ☐	Yes ☐		Yes ☐	Yes ☐
22-11426	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐
	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: Delbert Kunz
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): Bowen Arrow LLC
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or
- 728 Mont Clair Court North Salt Lake UT 84054
Mailing address City State Zip
8015603442 hermanabo@hotmail.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: November 21, 2014
6. Do you own the land identified as the water right place of use? Yes ☒ No ☐
o If no, attach evidence that written notice of the change of water right ownership has been delivered to the landowner of record.
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.

SUPPORT DATA

IN FILE # 22-7238

8. Signature: [Signature] MEMBER 4/18/23
Signature of new owner/claimant Title, if applicable Date

Signature: Shayne M. Bowen MEMBER 4/24/23
Signature of new owner/claimant Title, if applicable Date
Print name: SHAYNE M. BOWEN

Received by: JB Date: 4/27/2023 Receipt No: 2049138 Receipt Amt: \$75.-

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: JB Approved by: JB Processed by: JB Date: 5/8/2023

MAY 11 2023

Instrument # 235452

TETON COUNTY, IDAHO
02-06-2016 14:26:00 No. of Pages: 3
Recorded for: FIRST AMERICAN TITLE - DRIGGS
MARY LOU HANSEN Fee: \$16.00
Ex-Officio Recorder Deputy, Mary Lou Hansen
Index to: DEED, QUIT-CLAIM

AFTER RECORDING MAIL TO:

Bowen Arrow, LLC, an Idaho limited liability company
2410 E. 25th Circle
Idaho Falls, ID 83404

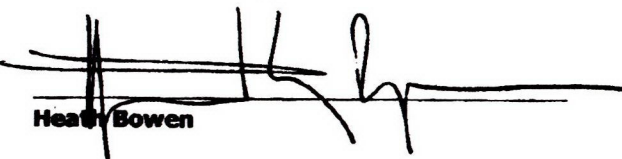
Recorded as an Accommodation
only by First American Title

QUITCLAIM DEED

For Value Received, **Heath Bowen**, a married man as his sole and separate property, do(es) hereby convey, release, remise, and forever quit claim unto **Bowen Arrow, LLC, an Idaho limited liability company**, whose address is **2410 E. 25th Circle, Idaho Falls, ID 83404**, herein after called the Grantee, the following described premises situated in **Teton County, Idaho**, to-wit: **Legal Description attached hereto as Exhibit A, and by this referenced incorporated herein.**

together with its appurtenances.

Dated: 2/4/15


Heath Bowen

STATE OF Idaho)
SS.
COUNTY OF Bonneville)

On this 4th day of February, 2015, before me, a Notary Public in and for said State, personally appeared **Heath Bowen**, known or identified to me to be the person(s) whose name(s) is subscribed to the within instrument, and acknowledged to me that he executed the same.




Notary Public of Idaho
Residing at: Idaho Falls, Idaho
Commission Expires: 8/23/2018

Page 1 of 3

SCANNED

MAY 11 2023

AFTER RECORDING MAIL TO:

Bowen Arrow, LLC, an Idaho limited liability company
2410 E. 25th Circle
Idaho Falls, ID 83404

Recorded as an Accommodation
only by First American Title

QUITCLAIM DEED

For Value Received, **Heath Bowen, a married man as his sole and separate property**, do(es) hereby convey, release, remise, and forever quit claim unto **Bowen Arrow, LLC, an Idaho limited liability company**, whose address is **2410 E. 25th Circle, Idaho Falls, ID 83404**, herein after called the Grantee, the following described premises situated in **Teton County, Idaho**, to-wit: **Legal Description attached hereto as Exhibit A, and by this referenced incorporated herein.**

together with its appurtenances.

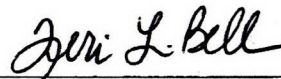
Dated: 2/4/15


Heath Bowen

STATE OF Idaho)
SS.
COUNTY OF Bonneville)

On this 4th day of February, 2015, before me, a Notary Public in and for said State, personally appeared **Heath Bowen**, known or identified to me to be the person(s) whose name(s) is subscribed to the within instrument, and acknowledged to me that he executed the same.





Notary Public of Idaho
Residing at: Idaho Falls, Idaho
Commission Expires: 8/23/2018

SCANNED

MAY 11 2023

EXHIBIT A

PARCEL I:

THE FOLLOWING DESCRIBED PROPERTY SITUATED IN SECTION 31, TOWNSHIP 4 NORTH, RANGE 45 EAST, BOISE MERIDIAN, TETON COUNTY, IDAHO;

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 31, AND RUNNING THENCE SOUTH 3 RODS THENCE EAST 80 RODS, MORE OR LESS TO THE EAST BOUNDARY LINE OF SAID 40 ACRE TRACT, THENCE NORTH 3 RODS, THENCE WEST 80 RODS, MORE OR LESS TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PROPERTY: COMMENCING AT A POINT WHICH IS 2 RODS WEST AND 1 ROD SOUTH OF THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 4 NORTH, RANGE 45 EAST, BOISE MERIDIAN, TETON COUNTY, IDAHO, (WHICH POINT IS ON THE WEST LINE OF THE COUNTY ROAD) AND RUNNING THENCE WEST 10 RODS; THENCE SOUTH 16 RODS; THENCE EAST 10 RODS (TO THE WEST LINE OF THE COUNTY ROAD); THENCE NORTH ALONG THE WEST LINE OF THE COUNTY ROAD 16 RODS TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPTING THEREFROM THE EXISTING COUNTY ROAD RIGHT OF WAY OVER AND ACROSS THE ABOVE DESCRIBED PROPERTY.

PARCEL II:

TOWNSHIP 4 NORTH, RANGE 45 EAST, BOISE MERIDIAN, TETON COUNTY, IDAHO

SECTION 31: NW1/4NW1/4(Government Lot 1),

LESS AND EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PROPERTY: A PORTION OF THE NW1/4NW1/4 OF SECTION 31, TOWNSHIP 4 NORTH RANGE 45 EAST, BOISE MERIDIAN, TETON COUNTY, IDAHO, BEING FURTHER DESCRIBED AS: BEGINNING AT THE NORTHWEST CORNER OF SECTION 31 AND RUNNING SOUTH 335.10 FEET ALONG THE SECTION LINE TO A POINT; THENCE EAST 260.00 FEET TO A POINT; THENCE N 00°00'02"W, 336.49 FEET TO A POINT; THENCE S 89°41'35"W, 260.00 FEET ALONG THE SECTION LINE TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPTING THEREFROM THE EXISTING COUNTY ROAD RIGHT-OF-WAY ALONG THE SOUTH BOUNDARY OF THE ABOVE DESCRIBED PROPERTY.

PARCEL III:

APN: RP04N45E313001A

Quitclaim Deed - continued

File No.: 520681-T (lb)

Date: 02/04/2015

A PORTION OF THE NW1/4NW1/4 OF SECTION 31, TOWNSHIP 4 NORTH RANGE 45 EAST, BOISE MERIDIAN, TETON COUNTY, IDAHO, BEING FURTHER DESCRIBED AS: BEGINNING AT THE NORTHWEST CORNER OF SECTION 31 AND RUNNING SOUTH 335.10 FEET ALONG THE SECTION LINE TO A POINT; THENCE EAST 260.00 FEET TO A POINT; THENCE N 00°00'02"W, 336.49 FEET TO A POINT; THENCE S 89°41'35"W, 260.00 FEET ALONG THE SECTION LINE TO THE POINT OF BEGINNING.

RECORDING REQUESTED BY
First American Title Company

AND WHEN RECORDED MAIL TO:
First American Title Company
81 North Main Street/P.O. Box 42
Driggs, ID 83422

Instrument # 234654

TETON COUNTY, IDAHO
11-21-2014 16:09:00 No. of Pages: 3
Recorded for: FIRST AMERICAN TITLE - DRIGGS
MARY LOU HANSEN Fee: \$16.00
Ex-Officio Recorder Deputy, Mary Lou Hansen
Index to: DEED, WARRANTY

Space Above This Line for Recorder Use Only

WARRANTY DEED

File No.: **520681-T (lb)**

Date: **November 14, 2014**

For Value Received, **Jody M. Miller, General Personal Representative for the Estate of Delbert T. Kunz, deceased**, hereinafter called the Grantor, hereby grants, bargains, sells and conveys unto **Heath S. Bowen, a married man as his sole and separate property**, hereinafter called the Grantee, whose current address is **2410 E. 25th Circle, Idaho Falls, ID 83404**, the following described premises, situated in **Teton County, Idaho**, to-wit: **Legal Description attached hereto as Exhibit A, and by this referenced incorporated herein.**

SUBJECT TO all easements, right of ways, covenants, restrictions, reservations, applicable building and zoning ordinances and use regulations and restrictions of record, and payment of accruing present year taxes and assessments as agreed to by parties above.

TO HAVE AND TO HOLD the said premises with its appurtenances, unto the said Grantee, and to the Grantee's heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that the Grantor is the owner in fee simple of said premises; that said premises are free from all encumbrances except current years taxes, levies and assessments, and except U.S. Patent reservations, restrictions, easements of record and easements visible upon the premises, and that Grantor will warrant and defend the same from all claims whatsoever.

SCANNED

MAY 11 2023

Date: 10/03/2014

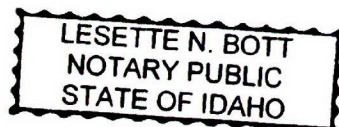
Warranty Deed
- continued

File No.: 520681-T (1b)

Jody M. Miller
**Jody M. Miller, General Personal
 Representative for the Estate of Delbert T.
 Kunz**

STATE OF Idaho)
) ss.
 COUNTY OF Teton)

On this 20th day of November, 2014, before me, a Notary Public in and for said State, personally appeared **Jody M. Miller**, known or identified to me to be the person(s) whose name(s) is subscribed to the within instrument as Personal Representative of the Estate of **Delbert T. Kunz**, and acknowledged to me that she executed the same as such Personal Representative.



LeSette N. Bott
 Notary Public, Idaho

Residing at: Teton, Id.
 Commission Expires: 1-3-2018

Date: 10/03/2014

Warranty Deed
- continued

File No.: 520681-T (1b)

EXHIBIT A**PARCEL I:**

THE FOLLOWING DESCRIBED PROPERTY SITUATED IN SECTION 31, TOWNSHIP 4 NORTH, RANGE 45 EAST, BOISE MERIDIAN, TETON COUNTY, IDAHO;

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 31, AND RUNNING THENCE SOUTH 3 RODS THENCE EAST 80 RODS, MORE OR LESS TO THE EAST BOUNDARY LINE OF SAID 40 ACRE TRACT, THENCE NORTH 3 RODS, THENCE WEST 80 RODS, MORE OR LESS TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PROPERTY: COMMENCING AT A POINT WHICH IS 2 RODS WEST AND 1 ROD SOUTH OF THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 4 NORTH, RANGE 45 EAST, BOISE MERIDIAN, TETON COUNTY, IDAHO, (WHICH POINT IS ON THE WEST LINE OF THE COUNTY ROAD) AND RUNNING THENCE WEST 10 RODS; THENCE SOUTH 16 RODS; THENCE EAST 10 RODS (TO THE WEST LINE OF THE COUNTY ROAD); THENCE NORTH ALONG THE WEST LINE OF THE COUNTY ROAD 16 RODS TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPTING THEREFROM THE EXISTING COUNTY ROAD RIGHT OF WAY OVER AND ACROSS THE ABOVE DESCRIBED PROPERTY.

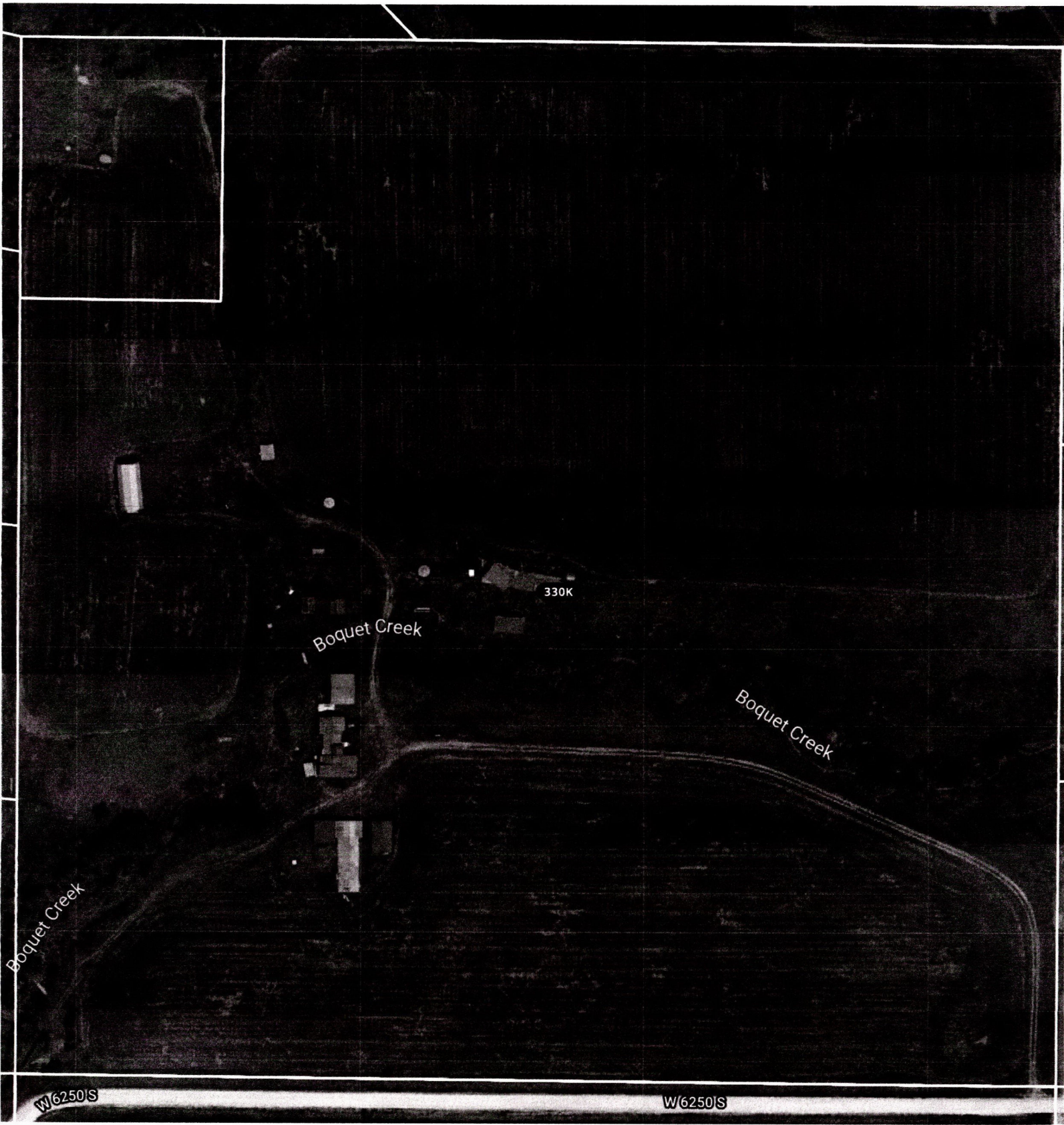
PARCEL II:

TOWNSHIP 4 NORTH, RANGE 45 EAST, BOISE MERIDIAN, TETON COUNTY, IDAHO

SECTION 31: NW1/4NW1/4(Government Lot 1),

LESS AND EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PROPERTY: A PORTION OF THE NW1/4NW1/4 OF SECTION 31, TOWNSHIP 4 NORTH RANGE 45 EAST, BOISE MERIDIAN, TETON COUNTY, IDAHO, BEING FURTHER DESCRIBED AS: BEGINNING AT THE NORTHWEST CORNER OF SECTION 31 AND RUNNING SOUTH 335.10 FEET ALONG THE SECTION LINE TO A POINT; THENCE EAST 260.00 FEET TO A POINT; THENCE N 00°00'02"W, 336.49 FEET TO A POINT; THENCE S 89°41'35"W, 260.00 FEET ALONG THE SECTION LINE TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPTING THEREFROM THE EXISTING COUNTY ROAD RIGHT-OF-WAY ALONG THE SOUTH BOUNDARY OF THE ABOVE DESCRIBED PROPERTY.



817-0002

MAY 11 2023

LOT L Sec 11, Twp 6S, Rng 4E, S.W. 1/4, Twp 6S, Rng 4E

SYRINGA PARK *Subsidiary*

Govt LOT 1, Sec 11, Twp 4N, Rng 4E, BN, Twp Co, Ill.

Case 11: Robert M. Brown

LOT 2

表 37-20

LOT 1

10.10.2012

LOT 3

5.77 86

LOT 7

4. 57 二

LOT 6

B 34 NC

LOT 5

4.23 2000

LOT 4

3.75 80

VICINITY MAP

SCALE 1 = 1000

安永·华明 31, 768 45, 津鼎 400, 115, 2701, 10

FLAT NEST

1. THE SUBDIVISION OF LAND BEING OFFERED IS 100 AC.
2. NO ADJACENT TOWNSHIPS OR PLANNED ZONES ON THE PROPERTY
3. NO COUNTY CORRELATES
4. ADJACENT COUNTY PLANS PROVIDE BULK ALONG THE SOUTH SIDE OF PROPERTY
5. THE ZONE ON PROJECT ARE CLASSIFIED BY THE ADJACENT ZONE BULKY AS BULK ZONE
6. THE AVERAGE BULKY OF PROJECT FROM 100 AC IS 100
7. PROJECTED BULKY AREAS ARE TO BE MAINTAINED FROM ADJACENT BULKY
8. THE PROPERTY IS LOCATED IN THE ADJACENT ZONE
9. WATER SUPPLY INDIVIDUAL BULKY
10. BULKY IS BULKY BULKY BULKY BULKY BULKY
11. BULKY PRODUCTION OF THE PROJECT IS BULKY BULKY BULKY
12. BULKY PRODUCTION OF THE PROJECT IS BULKY BULKY BULKY
13. BULKY PRODUCTION OF THE PROJECT IS BULKY BULKY BULKY

LINE CHART

AREA 501: ALL

NUMBER OF VOTES	NO
NUMBER OF VOTES	
NUMBER OF VOTES	1
TOTAL NUMBER OF VOTES	NO



**PRELIMINARY PLAT / MASTER PLAN -
BowenArrow Ranch**

THE NEW YORK, NEW JERSEY, AND CONNECTICUT BAR ASSOCIATION

Business Address Only
7140 Sunset Blvd.
Suite 1000
Los Angeles, CA 90046

AV [REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

PROPERTY DESCRIPTION

[illegible]

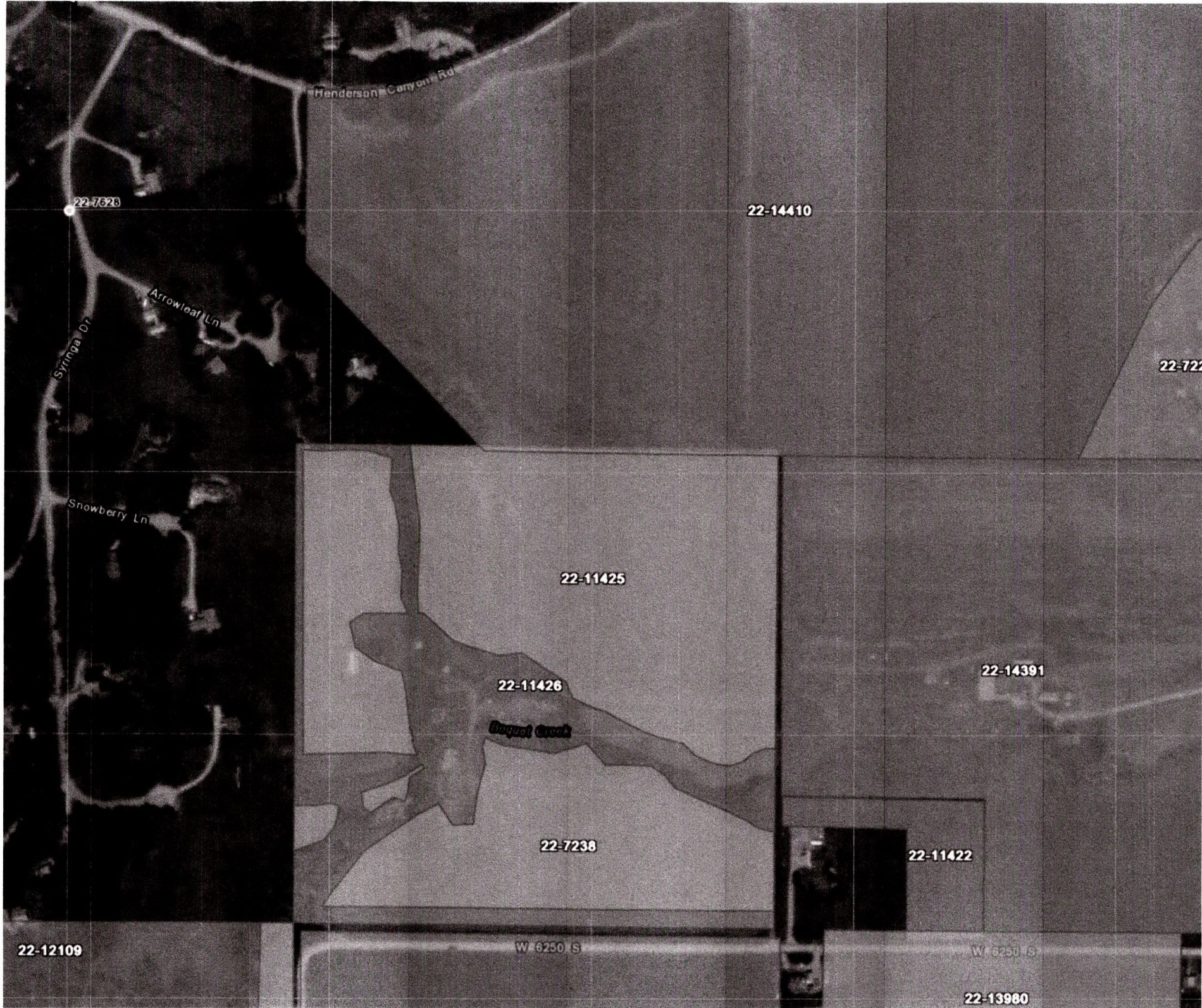
1640

- SECTION THREE**
- SECTION 1/16 Check Pkt Rate / Sep**
- WEEK TO GET 1/16 PER PKT / PKT**
- LAY LINES - TWO SEVEN**
- SECTION ONE**
- ADDITIONAL PROPERTY LINE**

**POWER LINE
CROSS PIPE TRANS LINE
WATERING LINE
GASOLINE PUMP
CIVILIAN LINE
BY ROAD CEMENT
BY WELTY CEMENT**

MAY 11 2023

1994年12月



MAY 11 2023



First American Title Company

81 North Main Street/P.O. Box 42 • Driggs, ID 83422

Office Phone: (208) 354-2771 Office Fax: (208) 354-8825

Buyer's Final Settlement Statement

Property: 4752 W 6250 S, Victor, ID 83455

File No: 520681-T

Officer: Lesa Bott/lb

Settlement Date: 11/21/2014

Disbursement Date: 11/21/2014

Print Date: 11/14/2014, 1:42 PM

Buyer: Heath S. Bowen
Address: 2410 E. 25th Circle, Idaho Falls, ID 83404
Seller: Delbert T. Kunz; Jody Miller
Address: 190 Alpine Dr., Idaho Falls, ID 83402

Charge Description	Buyer Charge	Buyer Credit
Consideration:		
Total Consideration	420,000.00	
Deposits in Escrow:		
Receipt No. 8421 on 09/26/2014 by Heath S. Bowen		5,000.00
Receipt No. 8451 on 10/08/2014 by Heath S. Bowen		5,000.00
Title/Escrow Charges to:		
Settlement or Closing Fee to First American Title Company	400.00	
Courier and Handling Fee Buyer to First American Title Company	30.00	
Recording Fee-Deeds to First American Title Company	32.00	
e-document filing fee to	15.00	
Recording Fee-QCD to First American Title Company	13.00	
Disbursements Paid:		
Parcel III 2014 taxes \$8.06 prorated to Teton County Treasurer	0.91	
Parcel I & II 2014 taxes \$1853.56 prorated to Teton County Treasurer	208.21	
Cash (X From) (To) Buyer		410,699.12
Totals	420,699.12	420,699.12

BUYER(S):

Heath S. Bowen

First American Title Company

By Lesa Bott

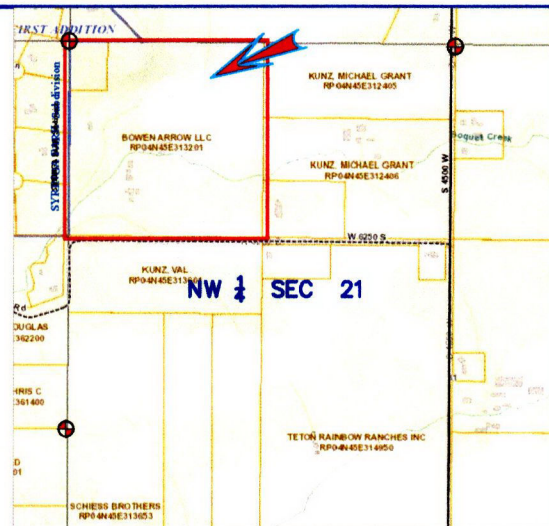
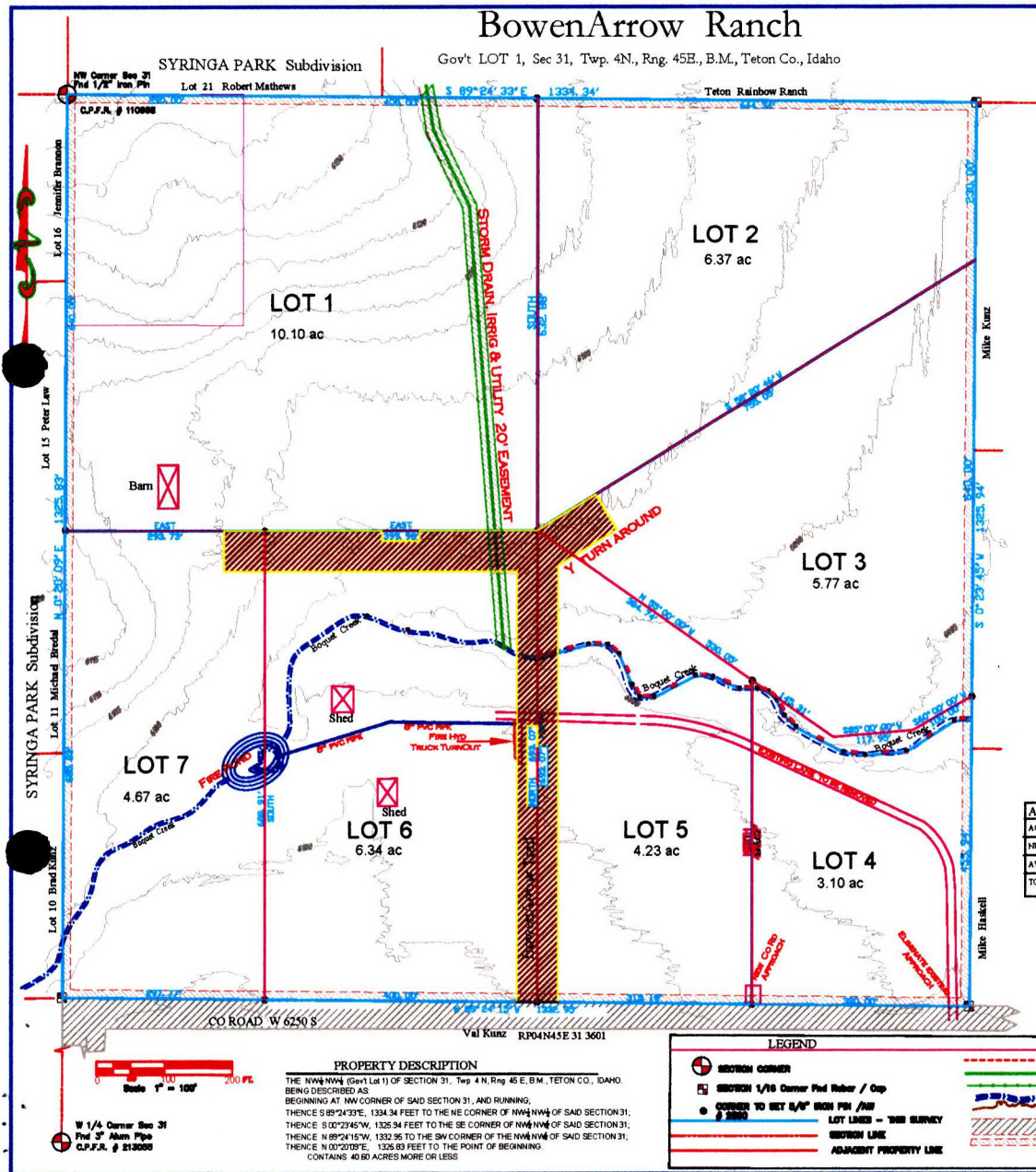
Initials: HB

SCANNED

Page 1 of 1
May 11 2023

BowenArrow Ranch

Gov't LOT 1, Sec 31, Twp. 4N, Rng. 45E., B.M., Teton Co., Idaho



VICINITY MAP
SECTION 31, TWP. 4N., Rng. 45E., B.M., TETON CO. ID.

LINE CHART

#	BEARING	DISTANCE
1	S 89° 24' 33" E	1334.34'
2	S 89° 24' 33" E	1334.34'
3	S 89° 24' 33" E	1334.34'
4	S 89° 24' 33" E	1334.34'
5	S 89° 24' 33" E	1334.34'
6	S 89° 24' 33" E	1334.34'
7	S 89° 24' 33" E	1334.34'
8	S 89° 24' 33" E	1334.34'
9	S 89° 24' 33" E	1334.34'
10	S 89° 24' 33" E	1334.34'
11	S 89° 24' 33" E	1334.34'
12	S 89° 24' 33" E	1334.34'
13	S 89° 24' 33" E	1334.34'
14	S 89° 24' 33" E	1334.34'
15	S 89° 24' 33" E	1334.34'
16	S 89° 24' 33" E	1334.34'
17	S 89° 24' 33" E	1334.34'
18	S 89° 24' 33" E	1334.34'
19	S 89° 24' 33" E	1334.34'
20	S 89° 24' 33" E	1334.34'
21	S 89° 24' 33" E	1334.34'
22	S 89° 24' 33" E	1334.34'
23	S 89° 24' 33" E	1334.34'
24	S 89° 24' 33" E	1334.34'
25	S 89° 24' 33" E	1334.34'
26	S 89° 24' 33" E	1334.34'
27	S 89° 24' 33" E	1334.34'
28	S 89° 24' 33" E	1334.34'
29	S 89° 24' 33" E	1334.34'
30	S 89° 24' 33" E	1334.34'
31	S 89° 24' 33" E	1334.34'
32	S 89° 24' 33" E	1334.34'
33	S 89° 24' 33" E	1334.34'
34	S 89° 24' 33" E	1334.34'
35	S 89° 24' 33" E	1334.34'
36	S 89° 24' 33" E	1334.34'
37	S 89° 24' 33" E	1334.34'
38	S 89° 24' 33" E	1334.34'
39	S 89° 24' 33" E	1334.34'
40	S 89° 24' 33" E	1334.34'
41	S 89° 24' 33" E	1334.34'
42	S 89° 24' 33" E	1334.34'
43	S 89° 24' 33" E	1334.34'
44	S 89° 24' 33" E	1334.34'
45	S 89° 24' 33" E	1334.34'
46	S 89° 24' 33" E	1334.34'
47	S 89° 24' 33" E	1334.34'
48	S 89° 24' 33" E	1334.34'
49	S 89° 24' 33" E	1334.34'
50	S 89° 24' 33" E	1334.34'
51	S 89° 24' 33" E	1334.34'
52	S 89° 24' 33" E	1334.34'
53	S 89° 24' 33" E	1334.34'
54	S 89° 24' 33" E	1334.34'
55	S 89° 24' 33" E	1334.34'
56	S 89° 24' 33" E	1334.34'
57	S 89° 24' 33" E	1334.34'
58	S 89° 24' 33" E	1334.34'
59	S 89° 24' 33" E	1334.34'
60	S 89° 24' 33" E	1334.34'
61	S 89° 24' 33" E	1334.34'
62	S 89° 24' 33" E	1334.34'
63	S 89° 24' 33" E	1334.34'
64	S 89° 24' 33" E	1334.34'
65	S 89° 24' 33" E	1334.34'
66	S 89° 24' 33" E	1334.34'
67	S 89° 24' 33" E	1334.34'
68	S 89° 24' 33" E	1334.34'
69	S 89° 24' 33" E	1334.34'
70	S 89° 24' 33" E	1334.34'
71	S 89° 24' 33" E	1334.34'
72	S 89° 24' 33" E	1334.34'
73	S 89° 24' 33" E	1334.34'
74	S 89° 24' 33" E	1334.34'
75	S 89° 24' 33" E	1334.34'
76	S 89° 24' 33" E	1334.34'
77	S 89° 24' 33" E	1334.34'
78	S 89° 24' 33" E	1334.34'
79	S 89° 24' 33" E	1334.34'
80	S 89° 24' 33" E	1334.34'
81	S 89° 24' 33" E	1334.34'
82	S 89° 24' 33" E	1334.34'
83	S 89° 24' 33" E	1334.34'
84	S 89° 24' 33" E	1334.34'
85	S 89° 24' 33" E	1334.34'
86	S 89° 24' 33" E	1334.34'
87	S 89° 24' 33" E	1334.34'
88	S 89° 24' 33" E	1334.34'
89	S 89° 24' 33" E	1334.34'
90	S 89° 24' 33" E	1334.34'
91	S 89° 24' 33" E	1334.34'
92	S 89° 24' 33" E	1334.34'
93	S 89° 24' 33" E	1334.34'
94	S 89° 24' 33" E	1334.34'
95	S 89° 24' 33" E	1334.34'
96	S 89° 24' 33" E	1334.34'
97	S 89° 24' 33" E	1334.34'
98	S 89° 24' 33" E	1334.34'
99	S 89° 24' 33" E	1334.34'
100	S 89° 24' 33" E	1334.34'

AREA DENSITY TABLE

ACRES IN LOTS	40.60
NUMBER OF LOTS	7
AVERAGE LOT SIZE	5.80
TOTAL ACRES IN ROAD R.O.W.	40.60

- PLAT NOTES**
- THE ELEVATION CONTOUR INTERVAL IS 10 FEET.
 - NO INVENTORIED FEMA FLOOD PLAIN EXISTS ON THIS PROPERTY.
 - NO COUNTY OVERLAYS.
 - ADJACENT COUNTY ROAD W6250S RUNS ALONG THE SOUTH SIDE OF PROPERTY.
 - THE SOILS ON PROJECT ARE CLASSIFIED BY THE NRCS SOILS SURVEY AS SILT LOAM.
 - THE AVERAGE SLOPE OF PROPERTY IS 4-10% TO EAST.
 - GEOGRAPHIC HAZARDS APPEAR TO BE MINIMAL FROM AVAILABLE INFORMATION.
 - THIS PROPERTY IS LOCATED IN THE AAR-25 ZONE.
 - WATER SERVICE: INDIVIDUAL WELLS.
 - SANITARY SEWER: INDIVIDUAL SEPTIC SYSTEMS.
 - FIRE PROTECTION: DRY HYDRANT / FIRE POND SYSTEM.
 - IRRIGATION WATER: PROPERTY HAS 40 ACRES OF WATER RIGHTS IN BOQUET CREEK IRRIGATION WATER COMPANY.
 - BUILDING ENVELOPES ARE COUNTY SETBACKS, FRONT - 30 FT, SIDES - 30 FT, REAR - 40 FT.



LEGEND

- SECTION CORNER
- CORNER 1/16 CORNER PIVOT RAILER / CAP
- CORNER TO SET 8/8" IRON PIN / NAIL
- LOT LINES - THIS SURVEY
- SECTION LINE
- ADJACENT PROPERTY LINE
- PERMITS LINE
- EXISTING PIPE DRAIN LINE
- EXISTING CREEK
- CONTOUR LINE
- 8" ROAD EASEMENT
- 10' UTILITY EASEMENT
- EXISTING BUILDING

PROPERTY DESCRIPTION
THE NW 1/4 (Gov't Lot 1) OF SECTION 31, Twp. 4N, Rng. 45E., B.M., TETON CO., IDAHO, BEING DESCRIBED AS:
BEGINNING AT NW CORNER OF SAID SECTION 31, AND RUNNING:
THENCE S 89° 24' 33" E, 1334.34 FEET TO THE NE CORNER OF NW 1/4 OF SAID SECTION 31;
THENCE S 00° 23' 45" W, 1332.95 FEET TO THE SW CORNER OF NW 1/4 OF SAID SECTION 31;
THENCE N 89° 24' 15" W, 1332.95 FEET TO THE SW CORNER OF THE NW 1/4 OF SAID SECTION 31;
THENCE N 00° 20' 02" E, 1335.63 FEET TO THE POINT OF BEGINNING
CONTAINS 40.60 ACRES MORE OR LESS

PRELIMINARY PLAT / MASTER PLAN - BowenArrow Ranch

THE NW 1/4, Sec 31, Twp. 4N., Rng. 45E., B.M., TETON COUNTY, IDAHO

CLIENT:
Bowen Arrow LLC.
728 West Clay Court
North Salt Lake,
Ut 84054

DESIGNED BY: STEVEN M. WOOD
DRAWN BY: STEVEN M. WOOD
CHECKED BY: STEVEN M. WOOD
DATE: 6/20/2022

PROJECT NO.: 21-001
SHEET NO.: 1 OF 1

SCANNED
MAY 11 2023



IDAHO DEPARTMENT OF
WATER RESOURCES

Eastern Region • 900 N Skyline Drive, Suite A • Idaho Falls, ID 83402-1718

Phone: 208-525-7161 • Fax: 208-525-7177 • Email: easterninfo@idwr.idaho.gov • Web: idwr.idaho.gov

Governor Brad Little

Director Gary Spackman

May 08, 2023

BOWEN ARROW LLC
728 MONT CLAIR CT
N SALT LAKE UT 84054-3384

Re: Change in Ownership for Water Right No(s): 22-7238, 22-11425, 22-11426

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) 497-3787.

Sincerely,

Jonie Baily
Technical Records Specialist 1

Enclosure(s)

SCANNED

MAY 11 2023



IDAHO DEPARTMENT OF
WATER RESOURCES

Eastern Region • 900 N Skyline Drive, Suite A • Idaho Falls, ID 83402-1718

Phone: 208-525-7161 • Fax: 208-525-7177 • Email: easterninfo@idwr.idaho.gov • Web: idwr.idaho.gov

Governor Brad Little

Director Gary Spackman

April 27, 2023

BOWEN ARROW LLC
728 MONT CLAIR COURT
NORTH SALT LAKE UT 84054

RE: Change in Ownership Water Right No. 22-7238, 22-11425, 22-11426

Dear Sir/Madam:

The Department of Water Resources acknowledges receipt of your Notice of Change in Water Right Ownership.

Our review of your notice indicates that additional information is required before we can process the change. The information required is indicated below:

**** **Evidence of Ownership:** In order for the department to update ownership of a water right a copy of the 'recorded' Warranty Deed or other legal document indicating your ownership in the water right and/or property is required. The department acknowledges receipt of a Quit Claim Deed from Heather Bowen to Bowen Arrow LLC; however, the current owner of the water right is Delbert Kunz, please supply a full chain of title from Delbert Kunz to Heather Bowen.

Because the Department cannot process the ownership change without proper documentation/fees, we will hold any action on your notice pending receipt of the necessary information/fees. **If we do not receive the necessary information/fees within 30 days we will return your notice and all attachments and your notice will not be processed.**

Please note that Section 42-248, Idaho Code, requires you or the owner of this water right to maintain current ownership and address records on file with the department. Forms to file a change of ownership of a water right and/or a change in the address of the water right owner are available from any department office, or at the department's website at: www.idwr.idaho.gov.

Please feel free to contact the Department if you have any questions.

Sincerely,

Jonie Bailly
Technical Records Specialist

SCANNED

SCANNED

APR 28 2023

MAY 11 2023