State of Idaho
Department of Water Resources

Water Right License

Water Right No. 22-13478

Priority: February 01, 2022

Maximum Diversion Rate: 0.50 CFS
Maximum Diversion Volume: 67.8 AF

It is hereby certified that:

IRONWOOD HOMEOWNERS ASSN INC
980 E 800 N STE 101
OREM UT 84097-4261

has complied with the terms and conditions of the permit, issued pursuant to Application for Permit dated February 21, 2006, and has submitted Proof of Beneficial Use on February 01, 2022. An examination confirms water is diverted from:

Source : GROUND WATER

Beneficial Use	Period of Use	Rate of Diversion	Annual Volume
DOMESTIC	01/01 to 12/31	0.50 CFS	67.8 AF

Location of Point(s) of Diversion

GROUND WATER NW¼ NW¼, Sec. 12, Twp 04N, Rge 45E, B.M. TETON County
GROUND WATER NE¼ NW¼, Sec. 12, Twp 04N, Rge 45E, B.M. TETON County

Place of Use: DOMESTIC

Twp	Rng	Sec	NE				NW				SW				SE			
			NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE
04N	45E	12					X	X	X	X								

Conditions of Approval

1. The points of diversion and place of use are located within Iron Wood Subdivision.
2. Domestic use is for 113 homes and does not include lawn, garden, landscape, or other types of irrigation.
3. The domestic use authorized under this right shall not exceed 13,000 gallons per day per home.
4. After specific notification by the Department, the right holder shall install a suitable measuring device or shall enter into an agreement with the Department to determine the amount of water diverted from power records and shall annually report the information to the Department.
5. This right does not grant any right-of-way or easement across the land of another.

This license is issued pursuant to the provisions of Idaho Code § 42-219. The water right confirmed by this license is subject to all prior water rights and shall be used in accordance with Idaho law and applicable rules of the Department of Water Resources.

Signed this 11th day of May, 2023.

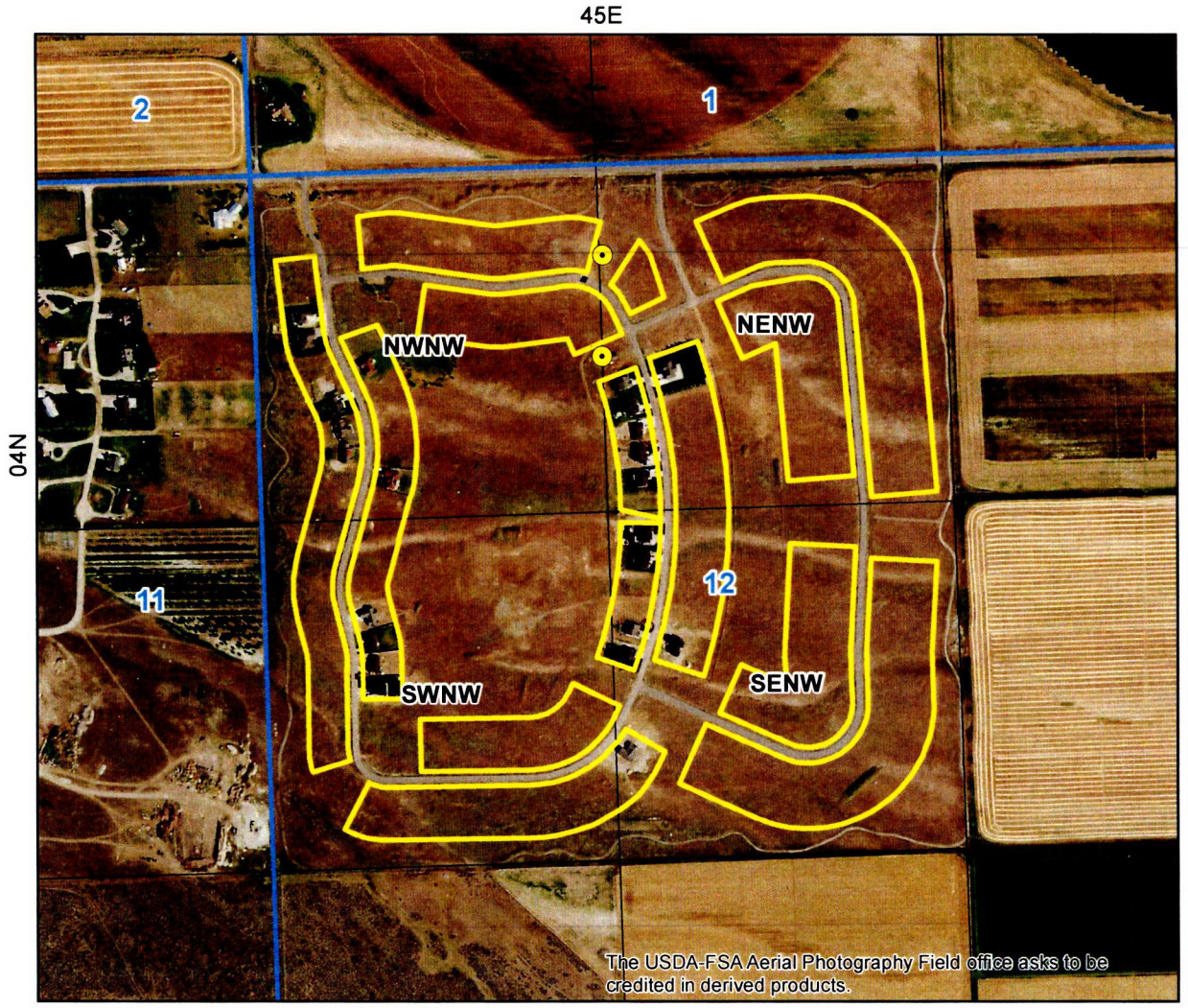
JAMES CEFALO
Regional Manager

SCANNED
MAY 12 2023

State of Idaho
Department of Water Resources

Water Right License

22-13478



Point of Diversion
Place Of Use Boundary
Townships
PLS Sections
Quarter Quarters

0 0.075 0.15 0.3 Miles

N

SCANNED
MAY 12 2023

RECEIVED
APR 25 2023
Department of Water Resources
Eastern Region

State of Idaho
Department of Water Resources

Application for Amendment

(For Licensing Purposes)
Water Right No. 22-13478

Priority: February 01, 2022

Maximum Diversion Rate: 0.50 CFS
Maximum Diversion Volume: 67.8 AF

The owner and holder of Permit to Appropriate the Public Waters of the State of Idaho No. 22-13478

IRONWOOD HOMEOWNERS ASSN INC 980 E 800 N STE 101 OREM UT 84097-4261

requests the permit be changed as follows:

Source : GROUND WATER

Beneficial Use	Period of Use	Rate of Diversion	Annual Volume
DOMESTIC	01/01 to 12/31	0.50 CFS	67.8 AF

Location of Point(s) of Diversion
GROUND WATER NW¼ NW¼, Sec. 12, Twp 04N, Rge 45E, B.M. TETON County
GROUND WATER NE¼ NW¼, Sec. 12, Twp 04N, Rge 45E, B.M. TETON County

Place of Use: DOMESTIC

Twp	Rng	Sec	NE				NW				SW				SE				Totals
			NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	
04N	45E	12					X	X	X	X									

Permit holder asserts that no one will be injured by such change and that such change will be made at permit holder's own risk.

Signed this 21 day of April, 2023.

(Signature)

SCANNED
MAY 12 2023

State of Idaho
Department of Water Resources

Application for Amendment

(For Licensing Purposes)
Water Right No. 22-13478

FOR DEPARTMENT USE ONLY

Preliminary check by ____ Fee = $100 Receipted by M. Petta # E049131 Date 4-25-23

ACTION OF THE DEPARTMENT OF WATER RESOURCES

The Idaho Department of Water Resources hereby approves the above Application for Amendment for Permit No. 22-13478 with the following:

Conditions of Approval

1. The point of diversion and place of use is located within Iron Wood Subdivision.
2. Domestic use is for 113 homes and does not include lawn, garden, landscape, or other types of irrigation.
3. The domestic use authorized under this right shall not exceed 13,000 gallons per day per home.
4. After specific notification by the Department, the right holder shall install a suitable measuring device or shall enter into an agreement with the Department to determine the amount of water diverted from power records and shall annually report the information to the Department.
5. This right does not grant any right-of-way or easement across the land of another.

This amendment is issued pursuant to the provisions of Idaho Code § 42-211.

Signed this 8th day of May, 2023.

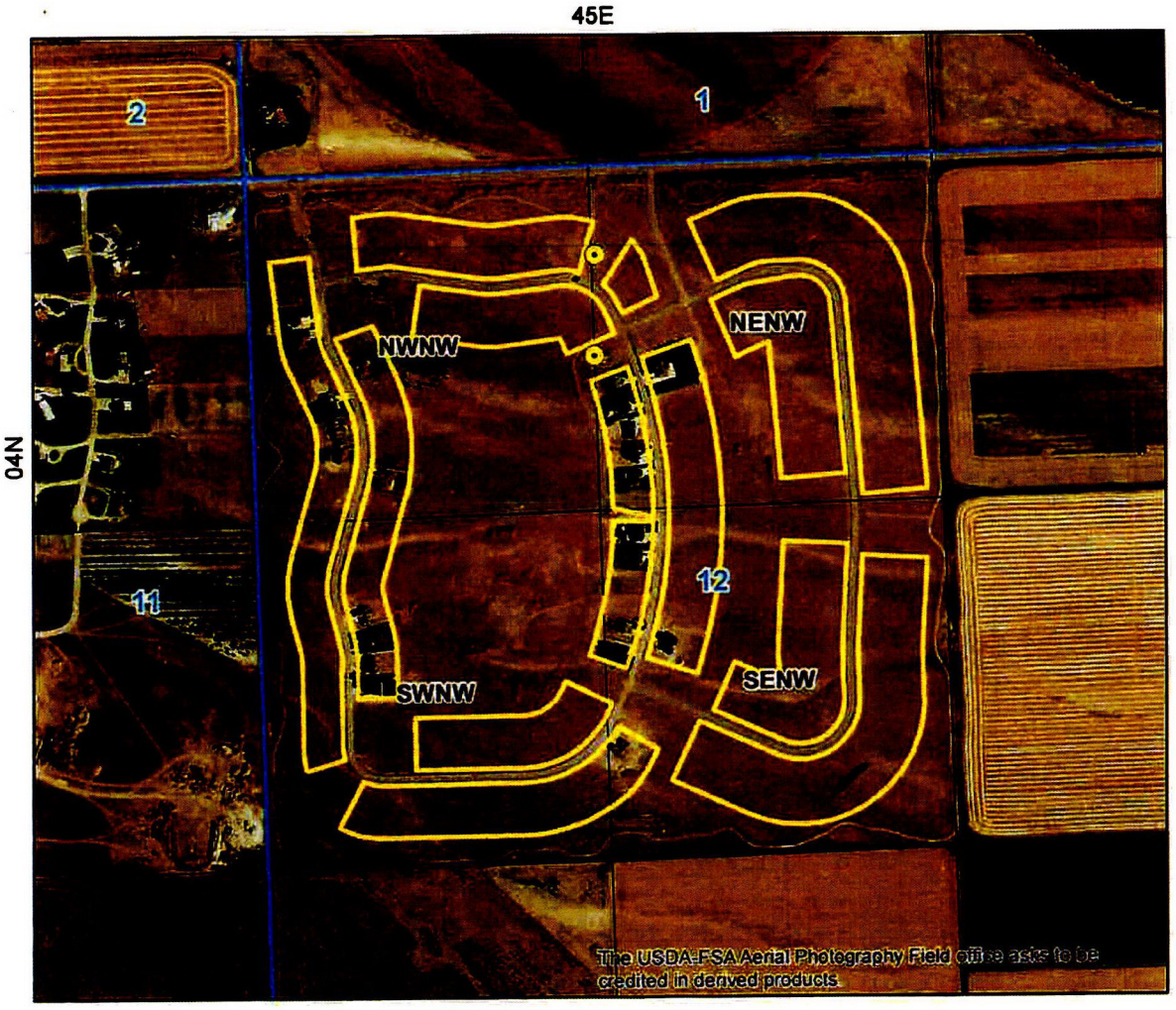
JAMES CEFALO
Eastern Regional Manager

SCANNED
MAY 12 2023

State of Idaho
Department of Water Resources

Water Right License

22-13478



Point of Diversion
Place Of Use Boundary
Townships
PLS Sections
Quarter Quarters

0 0.075 0.15 0.3 Miles

N

SCANNED
MAY 12 2023

Form 42-248/42-1409(6) Rev. 1/15

RECEIVED

FEB 01 2022

Department of Water Resources
Eastern Region

STATE OF IDAHO
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. 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?
22-13478	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: Teton Ventures, LLC
   Name of current water right holder/claimant

3. New Owner(s)/Claimant(s): Ironwood Homeowners Association, Inc.
   New owner(s) as listed on the conveyance document Name connector ☐ **and** ☐ **or** ☐ **and/or**

   c/o Ironwood 2021, LLC, 800 N 980 E, Ste. 101 (Mailing address) | Orem (City) | UT (State) | 84097 (ZIP)

   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: December 27, 2021.

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: Luke H. Marchant | Luke H. Marchant, Attorney | 01/27/2022
   Signature of new owner/claimant | Title, if applicable | Date

   Signature: _____ | _____ | _____
   Signature of new owner/claimant | Title, if applicable | Date

For IDWR Office Use Only:

Receipted by CH Date 2/1/22 Receipt No. E0477758 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 _____ Date _____

SCANNED

MAY 12 2023

17939?

179474

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 # 179474
DRIGGS, TETON, IDAHO
2006-08-15 02:35:58 No. of Pages: 5
Recorded for : FIRST AMERICAN
NOLAN G. BOYLE
Ex-Officio Recorder Deputy
Index to: DEED, WARRANTY

Instrument # 179392
DRIGGS, TETON, IDAHO
2006-08-11 03:50:17 No. of Pages: 3
Recorded for : FIRST AMERICAN TITLE
NOLAN G. BOYLE
Ex-Officio Recorder Deputy
Index to: DEED, WARRANTY

Space Above This Line for Recorder's Use Only

WARRANTY DEED

File No.: **167387-T (lm)** Date: **August 10, 2006**

For Value Received, **Teton Ventures, LLC, an Idaho Limited Liability Company,** hereinafter called the Grantor, hereby grants, bargains, sells and conveys unto **George McDaniel and Wendy McDaniel, husband and wife as to an undivided 72% interest, Colby Hackbarth a married man as his sole and separate property as to an undivided 10% interest, Darrin Teeter, a married man as his sole and separate property as to an undivided 10% interest and Warren Kirk, a married man as his sole and separate property as to an undivided 8% interest,** hereinafter called the Grantee, whose current address is **155 N. Woodruff, Idaho Falls, ID 83401**, the following described premises, situated in **Teton** County, **Idaho,** to-wit:

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

SECTION 12: NW1/4

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

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.

Water right 22-7264
86 acres of water is being retained by Grantor. Grantor shall have the right to transfer, change the point of diversion and the place of use on the retained 86 acres of water, 1.72 CFS.

17939?

179474

T 74234
ATTACHMENT 6 OF 22

SCANNED
MAY 12 2023

George McDaniel

Darrin Teeter

Warren Kirk

Colby Hackbarth

STATE OF Idaho)
ss.
COUNTY OF Teton)

On this **Tenth day of August, 2006**, before me, a Notary Public in and for said State, personally appeared **George McDaniel**, 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 the same.

LAURIE L. MILNER
NOTARY PUBLIC
STATE OF IDAHO

Notary Public for the State of Idaho
Residing at: Tetonia
My Commission Expires: 8/19/2011

STATE OF Idaho)
ss.
COUNTY OF Teton)

On this **Tenth day of August, 2006**, before me, a Notary Public in and for said State, personally appeared **Darrin Teeter**, 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 the same.

LAURIE L. MILNER
NOTARY PUBLIC
STATE OF IDAHO

Notary Public for the State of Idaho
Residing at: Tetonia
My Commission Expires: 8/19/2011

SCANNED
MAY 12 2023

George McDaniel

Warren Kirk

Darrin Teeter

Colby Hackbarth

STATE OF Idaho)
SS.
COUNTY OF Teton)

On this **Tenth day of August, 2006**, before me, a Notary Public in and for said State, personally appeared **George McDaniel**, 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 the same.

Notary Public for the State of Idaho
Residing at:
My Commission Expires:

STATE OF Idaho)
SS.
COUNTY OF Teton)

On this **Tenth day of August, 2006**, before me, a Notary Public in and for said State, personally appeared **Darrin Teeter**, 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 the same.

Notary Public for the State of Idaho
Residing at:
My Commission Expires:

17947

T 74234
ATTACHMENT 8 OF 22

SCANNED
MAY 12 2023

STATE OF Idaho)
SS.
COUNTY OF Teton)

On this **Tenth day of August, 2006**, before me, a Notary Public in and for said State, personally appeared **Colby Hackbarth**, 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 the same.

LAURIE L. MILNER
NOTARY PUBLIC
STATE OF IDAHO

Laurie L Milner
Notary Public for the State of Idaho
Residing at: Teton Id
My Commission Expires: 8/19/2011

STATE OF Idaho)
SS.
COUNTY OF Teton)

On this **Tenth day of August, 2006**, before me, a Notary Public in and for said State, personally appeared **Warren Kirk**, 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 the same.

Notary Public for the State of Idaho
Residing at:
My Commission Expires:

179474

179392

T 74234
ATTACHMENT 9 OF 22

SCANNED
MAY 12 2023

STATE OF Idaho)
SS.
COUNTY OF Teton)

On this **Tenth day of August, 2006**, before me, a Notary Public in and for said State, personally appeared **Colby Hackbarth**, 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 the same.

Notary Public for the State of Idaho
Residing at:
My Commission Expires:

STATE OF ~~Idaho~~ Utah)
SS.
COUNTY OF ~~Teton~~ Salt Lake)

On this **Tenth day of August, 2006**, before me, a Notary Public in and for said State, personally appeared **Warren Kirk**, 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 the same.

NOTARY PUBLIC
VICTOR BARNES
225 South 200 East #300
Salt Lake City, Utah 84111
My Comm. Exp. Nov. 20, 2007
STATE OF UTAH

Victor Barnes
Notary Public for the State of ~~Idaho~~ Utah
Residing at: Centerville
My Commission Expires: 11-20-07

1794

T 74234
ATTACHMENT 10 OF 22

SCANNED
MAY 12 2023

179396

179475 RECEIVED
AUG 11 2006
TETON CO., ID
CLERK RECORDER

RECEIVED
AUG 11 2006
TETON CO., ID
CLERK RECORDER

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 # 179475
DRIGGS, TETON, IDAHO
2006-08-15 02:35:58 No. of Pages: 6
Recorded for : FIRST AMERICAN
NOLAN G. BOYLE
Ex-Officio Recorder Deputy
Index to: DEED, WARRANTY
Fee: 12.00

Instrument # 179396
DRIGGS, TETON, IDAHO
2006-08-11 03:57:49 No. of Pages: 4
Recorded for : FIRST AMERICAN TITLE
NOLAN G. BOYLE
Ex-Officio Recorder Deputy
Index to: DEED, WARRANTY
Fee: 12.00

Space Above This Line for Recorder's Use Only

WARRANTY DEED

File No.: **167387-T (lm)** Date: **August 09, 2006**

For Value Received, **George McDaniel and Wendy McDaniel, husband and wife as to an undivided 72% interest, Colby Hackbarth a married man as his sole and separate property as to an undivided 10% interest, Darrin Teeter, a married man as his sole and separate property as to an undivided 10% interest and Warren Kirk, a married man as his sole and separate property as to an undivided 8% interest**, hereinafter called the Grantors, hereby grants, bargains, sells and conveys unto **Ironwood Land, L.L.C., a Utah Limited Liability Company**, hereinafter called the Grantee, whose current address is **1342 W. State Road, Pleasant Grove, UT 84062**, the following described premises, situated in **Teton** County, **Idaho**, to-wit:

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

SECTION 12: NW1/4

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

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.

Water right 22-7264
Grantors are transfering remaining 60 acres of water, 1.2 CFS.

179396

179475

T 74234
ATTACHMENT 1 OF 22

SCANNED
MAY 12 2023

George McDaniel

Darrin Teeter

Colby Hackbarth

Wendy McDaniel

Warren Kirk

STATE OF Idaho)
SS.
COUNTY OF Teton)

On this 10 day of August, 2006, before me, a Notary Public in and for said State, personally appeared **Darrin Teeter**, 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 the same.

LAURIE L. MILNER
NOTARY PUBLIC
STATE OF IDAHO

Notary Public for the State of Idaho
Residing at: Tetonia
My Commission Expires: 8/19/2011

STATE OF Idaho)
SS.
COUNTY OF Teton)

On this 10 day of August, 2006, before me, a Notary Public in and for said State, personally appeared **George McDaniel**, 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 the same.

LAURIE L. MILNER
NOTARY PUBLIC
STATE OF IDAHO

Notary Public for the State of Idaho
Residing at: Tetonia
My Commission Expires: 8/17/2011

179475

179396

T 74234
ATTACHMENT 12 OF 22

SCANNED
MAY 12 2023

George McDaniel

Wendy McDaniel

Darrin Teeter

Warren Kirk

Colby Hackbarth

STATE OF Idaho)
ss.
COUNTY OF)

On this _____ **day of August, 2006,** before me, a Notary Public in and for said State, personally appeared **Darrin Teeter**, 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 the same.

Notary Public for the State of Idaho
Residing at:
My Commission Expires:

STATE OF Idaho)
ss.
COUNTY OF)

On this _____ **day of August, 2006,** before me, a Notary Public in and for said State, personally appeared **George McDaniel**, 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 the same.

Notary Public for the State of Idaho
Residing at:
My Commission Expires:

179475

T 74234
ATTACHMENT 13 OF 22

SCANNED

STATE OF Idaho)
ss.
COUNTY OF Bonneville)

On this 11th **day of August, 2006**, before me, a Notary Public in and for said State, personally appeared **Wendy McDaniel**, 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 the same.

LINDSEY L. FRONGNER
NOTARY PUBLIC
STATE OF IDAHO

Lindsey L. Frongner
Notary Public for the State of Idaho
Residing at: Idaho Falls, ID
My Commission Expires: 05/20/08

STATE OF Idaho)
ss.
COUNTY OF ~~Bonneville~~ Teton)

On this 10 **day of August, 2006**, before me, a Notary Public in and for said State, personally appeared **Colby Hackbarth**, 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 the same.

LAURIE L. MILNER
NOTARY PUBLIC
STATE OF IDAHO

Laurie L. Milner
Notary Public for the State of Idaho
Residing at: Tetonia
My Commission Expires: 8/19/2011

STATE OF)
ss.
COUNTY OF)

On this _____ **day of August, 2006**, before me, a Notary Public in and for said State, personally appeared **Warren Kirk**, 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 the same.

Notary Public for the State of
Residing at:
My Commission Expires:

179475

179396

T 74234
ATTACHMENT 14 OF 22

SCANNED
MAY 12 2023

STATE OF Idaho)
ss.
COUNTY OF)

On this ____ **day of August, 2006,** before me, a Notary Public in and for said State, personally appeared **Wendy McDaniel,** 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 the same.

Notary Public for the State of Idaho
Residing at:
My Commission Expires:

STATE OF Idaho)
ss.
COUNTY OF)

On this _____ **day of August, 2006,** before me, a Notary Public in and for said State, personally appeared **Colby Hackbarth,** 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 the same.

Notary Public for the State of Idaho
Residing at:
My Commission Expires:

STATE OF Utah)
ss.
COUNTY OF Salt Lake)

On this 10th **day of August, 2006,** before me, a Notary Public in and for said State, personally appeared **Warren Kirk,** 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 the same.

NOTARY PUBLIC
VICTOR BARNES
225 South 200 East #300
Salt Lake City, Utah 84111
My Comm. Exp. Nov. 20, 2007
STATE OF UTAH

Victor Barnes
Notary Public for the State of Utah
Residing at: Centerville
My Commission Expires: 11-20-07

179475

ATTACHMENT T 74234 15 OF 22

SCANNED
MAY 12 2023

Instrument # 273371
TETON COUNTY, IDAHO
12-30-2021 09:00:00 No. of Pages: 1
Recorded for: FIRST AMERICAN TITLE - DRIGGS
KIM KEELEY Fee: $15.00
Ex-Officio Recorder Deputy, Kim Keeley
Index to: DEED

WHEN RECORDED RETURN TO:

Ironwood Homeowners Association, Inc.
c/o Ironwood 2021, LLC
800 North 980 East, Suite 101
Orem, Utah 84097

WATER DEED

Ironwood Land, L.L.C. / Ironwood Homeowners Association, Inc.

THIS INSTRUMENT is executed as of the 1st day of October, 2021, by **IRONWOOD LAND, L.L.C.**, a Utah limited liability company (**"*Grantor*"**), whose address is 1245 Brickyard Road, Suite 70, Salt Lake City, Utah 84106, in favor of **IRONWOOD HOMEOWNERS ASSOCIATION, INC.**, an Idaho non-profit corporation (**"*Grantee*"**), whose address is c/o Ironwood 2021, LLC, 800 North 980 East, Suite 101, Orem, Utah 84097.

FOR THE SUM OF TEN DOLLARS ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are acknowledged, Grantor hereby quitclaims to Grantee Water Right No. 22-13808 and Permit to Appropriate Water No. 22-13478.

GRANTOR has executed this instrument below, to be effective as of the date first set forth above.

***GRANTOR*:**

IRONWOOD LAND, L.L.C.,
a Utah limited liability company,
by its Manager:

THE RITCHIE GROUP, L.C.,
a Utah limited liability company

By _____
Jayson C. Newitt, Manager

State of Utah)
) ss.
County of Salt Lake)

The foregoing instrument was acknowledged before me this 27th day of December, 2021, by Jayson C. Newitt, Manager of The Ritchie Group, L.C., Manager of Ironwood Land, L.L.C.

(Seal)

STEPHANIE ACTON
Notary Public - State of Utah
Comm. No. 718620
My Commission Expires on
Jun 1, 2025

_____
Notary Public

My Commission Expires:
6-1-2025

Residing at:
1245 E. Brickyard Rd #70
SLC, Ut 84106

SCANNED
MAY 12 2023

BEFORE THE DEPARTMENT OF WATER RESOURCES

OF THE STATE OF IDAHO

IN THE MATTER OF PERMIT	)	
NO. 22-13478 IN THE NAME OF	)	**PRELIMINARY ORDER**
TETON VENTURES LLC	)	**REINSTATING PERMIT**

This matter having come before the Idaho Department of Water Resources ("Department") as a result of a request to reinstate a lapsed permit, the Department finds, concludes and orders as follows:

FINDINGS OF FACT

1. On February 21, 2006, Paris Penfold filed Application for Permit No. 22-13478 with the Department, seeking a permit to divert 0.50 cfs from ground water for domestic use at 113 homes.

2. On April 18, 2006, the Department issued Permit 22-13478, authorizing the diversion of 0.50 cfs from ground water for in-house, culinary domestic use at 113 homes. Permit 22-13478 required the permit holder to file proof of beneficial use on or before April 1, 2011.

3. On May 6, 2006, Paris Penfold assigned Permit 22-13478 to Teton Ventures LLC. The address for Teton Ventures LLC listed on the Assignment of Permit was 155 North Woodruff, Idaho Falls, Idaho 83401.

4. On January 31, 2011, the Department notified Teton Ventures LLC, through a letter sent to the address provided on the Assignment of Permit, that proof of beneficial use was due by April 1, 2011. The letter was returned undelivered and marked "Return to Sender – No Such Number – Unable to Forward" by the United States Postal Service.

5. The Department resent the notice on February 10, 2011, to a different address for Teton Ventures LLC (153 North 4663 East, Rigby, Idaho 83442). The Department received a certified mail receipt confirming that the letter was received by Darrin Teeter.

6. Teton Ventures LLC did not file proof of beneficial use by the April 1, 2011 deadline. On April 8, 2011, the Department notified Teton Ventures LLC that Permit 22-13478 had lapsed.

7. On February 1, 2022, Ironwood Land LLC filed Proof of Beneficial Use for lapsed Permit 22-13478, a Request to Reinstate a Permit Lapsed more than Sixty Days with the appropriate filing fee, and a Beneficial Use Field Report completed by certified field examiner David Tuthill.

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SEP 19 2022

8. The Beneficial Use Field Report included evidence that the domestic water system described in Permit 22-13478 had been developed and completed prior to April 1, 2011. Prior to that date, two ground water wells had been drilled and the distribution lines had been installed and stubbed into 113 home lots. Further, the domestic water system was already in operation and was used to supply water to at least seven homes within the subdivision.

RELEVANT LEGAL PROVISIONS

Idaho Code § 42-218a(2) states:

> In connection with a proof of beneficial use statement submitted more than sixty (60) days after such notice of lapsing, the director shall require all of the following items to be submitted to the department:
>
> (a) A report prepared by a certified water right examiner as the result of an examination to clearly confirm and establish the extent of the beneficial use of water established in connection with the permit during the time authorized by the permit and any extensions of time previously approved. The report shall be on the form or forms specified by the director and shall provide the information specified in section 42-217, Idaho Code, for confirming beneficial use and such other information as may be required by the director.
>
> (b) A statement of reasonable cause for filing a late proof of beneficial use.
>
> (c) A reinstatement fee of two hundred fifty dollars ($250).
>
> Upon finding that beneficial use had occurred during the authorized period and upon a showing of reasonable cause for filing a late proof of beneficial use, the director may reinstate the permit with the priority date advanced to the day that proof of beneficial use was received.

CONCLUSIONS OF LAW

Ironwood has satisfied the requirements of Idaho Code § 42-218a(2). Ironwood filed proof of beneficial use with a statement of reasonable cause for the late filing and included the appropriate $250 filing fee. Ironwood also provided a beneficial use field report prepared by a certified water right examiner. That report, in combination with evidence in the Department's records, confirm that beneficial use of water occurred under Permit 22-13478 during the authorized development period for the permit. Therefore, Permit 22-13478 should be reinstated with an authorized diversion rate of 0.50 cfs and the priority date advanced to February 1, 2022, the date the appropriate proof of beneficial use and the associated documents were filed.

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ORDER

IT IS HEREBY ORDERED that Permit No. 22-13478 is **REINSTATED** with an authorized diversion rate of 0.50 cfs and the priority date advanced to February 1, 2022.

Dated this 19th day of September, 2022.

James Cefalo
Regional Manager

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SEP 19 2022

CERTIFICATE OF MAILING

I hereby certify that on the 19 day of September 2019, I mailed a true and correct copy of the foregoing PRELIMINARY ORDER REINSTATING PERMIT, with the United States Postal Service, postage prepaid and properly addressed to the person(s) listed below:

Luke Marchant
Holden Kidwell Hahn & Crapo PLLC
1000 Riverwalk Drive
PO Box 50130
Idaho Falls, ID 83405

Ironwood Homeowners Association Inc.
980 E 800 N, Suite 101
Orem, UT 84097

Teton Ventures LLC
153 N 4663 E
Rigby, ID 83442

Christina Henman
Administrative Assistant

SCANNED
SEP 19 2022

Form 42-217 Rev. 9/21

RECEIVED
FEB 01 2022
Department of Water Resources
Eastern Region

FOR OFFICE USE ONLY
Amt. of Fee $ _____
Receipt No. _____
Receipted By _____
Date Receipted _____

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

STATEMENT OF COMPLETION

FOR SUBMITTING PROOF OF BENEFICIAL USE

The Idaho Department of Water Resources (Department) considers this form a statement that the permit holder(s) applied water to beneficial use and completed development of a water right to the extent described below. **This form must be accompanied by an examination fee, when necessary, or by a completed Beneficial Use Field Report prepared by a certified water right examiner (CWRE).** Please refer to the instructions and fee schedule for this form. If ownership of the permit has changed, complete an Assignment of Permit form. If you wish to relinquish your permit because you have not established the authorized water use and are not applying for an extension, please notify the Department in writing.

1. Permit No. 22-13478 Name of Permit Holder(s) Ironwood Land, LLC

Telephone No. _____ Email _____

Mailing Address 1245 Brickyard Rd, Ste. 70 City Salt Lake City State UT Zip 84106

2. Source of Water Ground water If Ground Water (well), Date Drilled mo. 10 / yr. 2007

Drilling Permit/Tag No. D0048803, D0048996 Drilling Company's Name Denning Drilling

3. Extent of use(s) completed **as authorized by the water right permit**:

Domestic (No. households) 113 Irrigation (No. acres) _____ Stockwater (No. and stock type) _____

Other _____

4. Total diversion rate or volume (storage only) for which proof is submitted 0.5 cfs OR _____ af

If the total developed water use is 5 acres of irrigation or less, is stockwater storage of 14.6 acre-feet or less, or has a diversion rate of less than 0.24 cfs, attach a map of the place of use and point of diversion and photographs showing beneficial use.

5. Describe the diversion and delivery system from the water source to the use (pump, lift, irrigation method, etc.)

Two wells and pumps into a pressurized pipeline.

6. Permit condition compliance. Refer to the permit approval conditions and check all the items required, then check "Yes" or "No" to indicate whether the required items were established, submitted, and/or installed:

Required?	Yes	No	(If "Yes", attach required data, evidence of compliance, or evidence of installation)
☐	☑	☐	Ground water level data, pumping information, or other diversion data
☐	☐	☑	Mitigation plan
☐	☐	☑	Lockable controlling works
☑	☑	☐	Measuring device
☐	☐	☑	Fish screen
☐	☐	☑	Other requirements of the water right permit _____
	☐	☑	Reasonably Anticipated Future Needs ("RAFN") Municipal use

If RAFN Municipal use, additional increment of beneficial use developed? ☐ Yes (attach CWRE report) ☐ No

7. Fee Enclosed $_____ or ☐ CWRE field report attached or ☐ No fee required

See fee schedule on page 3 of the instructions. Proof statements filed without an appropriate fee are incomplete.

8. Person to contact to accompany a Department representative during the field examination of the water system:

Name: _____ Telephone No. _____ Email _____

Mailing Address _____ City _____ State _____ Zip _____

The information given on this form is my true statement of the extent to which the above numbered permit has been developed and water has been diverted and applied to beneficial use. I understand that any undeveloped portion of the permit is relinquished to the State of Idaho.

Luke H. Marchant	Luke H. Marchant, Attorney	01/20/2022
SIGNATURE OF PERMIT HOLDER*	PRINTED NAME AND TITLE	DATE

*Attach power of attorney if completing on behalf of permit holder.

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MAY 12 2023

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FEB 0 1 2022
Department of Water Resources
Eastern Region

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

Fee $250.00
Receipt no E047760
Receipted by CH
Date 2/1/22

Request to Reinstate a Permit Lapsed more than Sixty Days

Statements of Completion for Submitting Proof of Beneficial Use submitted more than sixty (60) days after mailing of a lapsed permit notice must be accompanied by a Beneficial Use Field Report prepared by a certified water right examiner as the result of an examination to clearly confirm and establish the extent of the beneficial use of water established in connection with the permit during the time authorized by the permit and any extensions of time previously approved, a statement of reasonable cause for filing late proof of beneficial use, and a reinstatement application fee of $250 per§ 42-218a(2), Idaho Code.

Statement of reasonable cause for filing a late proof of beneficial use:

See attached statement.

Required items:

- ☑ Statement of Completion for Submitting Proof of Beneficial Use
- ☑ Beneficial Use Field Report
- ☑ Reinstatement application fee of $250

The information contained in this statement is true to the best of my knowledge. I understand that should the department reinstate my permit that the priority date will be advanced to the day that proof of beneficial use was received.

Signature of Permit Holder or Authorized Representative	Print Name and Title if applicable	Date
	Luke H. Marchant, Attorney	01/20/2022
Signature of Permit Holder or Authorized Representative	Print Name and Title if applicable	Date

Form 42-218a 07/11

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This Request to Reinstate a Permit is for lapsed Permit No. 22-13478. Paris Penfold filed an Application for Permit for Permit No. 22-13478 on February 21, 2006 and the permit was issued on April 19, 2006. Proof was due on April 1, 2011. On April 14, 2006, five days before 22-13478 was issued, Paris Penfold sold the property associated with 22-13478 to Teton Ventures, LLC. On May 26, 2006, Paris Penfold assigned Permit No. 22-13478 to Teton Ventures, LLC. In August of 2006, Teton Ventures, LLC conveyed the property to four individuals in various percentages. On that same day, another deed was subsequently recorded conveying title to the property from the four individuals to Ironwood Land, LLC. In December of 2021, Ironwood Land, LLC sold most of the property to Uccello ID, LLC. Ironwood Land, LLC reserved all appurtenant water rights in that conveyance, and subsequently conveyed the water rights (including Permit No. 22-13478) to Ironwood Homeowners Association, Inc.

On January 31, 2011, IDWR sent a notice to Teton Ventures to remind them that proof of beneficial use had to be submitted before April 1, 2011. As noted above, Teton Ventures had long since sold the property that was eventually acquired by Ironwood Land, the owners in 2011. Because of the numerous conveyances and because there was not an assignment of permit with those conveyances, Ironwood Land, the owners in 2011, did not receive the notice that proof of beneficial use needed to be submitted. As a result, IDWR issued a Lapse Notice for Permit No. 22-13478 on April 8, 2011. This notice was also sent to Teton Ventures. Ironwood Land did not become aware of the issues associated with Permit No. 22-13478 until many years later when they started exploring options to sell the property and sought outside legal counsel.

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MAY 12 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 11, 2023

IRONWOOD HOMEOWNERS ASSN INC
980 E 800 N STE 101
OREM UT 84097-4261

RE: License No. 22-13478

ISSUANCE OF LICENSE

Dear Water Right Holder:

The Department of Water Resources ("Department") has issued the enclosed Water Right License confirming that a water right has been established in accordance with your permit. Please be sure to thoroughly review all the conditions of approval listed on your license. The conditions may include ongoing requirements, such as maintenance of a measuring device or implementation of mitigation, as well as information about how your water use may be administered, such as regulation by a watermaster in a water district.

The license is a PRELIMINARY ORDER issued by the Department pursuant to Rule 730 of the Department's Rules of Procedure (IDAPA 37.01.01.730). It can and will become a final order without further action by the Department unless a party petitions for reconsideration, files exceptions, or requests a hearing as described in the enclosed information sheet.

Also, please note that water right owners are required to report any change of water right ownership and/or mailing address to the Department within 120 days of the change. Water right forms are available from any office of the Department or on the Department's website at idwr.idaho.gov

If you have any questions concerning the enclosed information, please contact me at (208) 497-3784.

Sincerely,

James Cefalo
Eastern Regional Manager

Enclosure(s)

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CERTIFICATE OF SERVICE

I hereby certify that on May 11, 2023, I served a true and correct copy of Water Right License No. 22-13478 by U.S. Mail, postage prepaid, to the following:

IRONWOOD HOMEOWNERS ASSN INC
980 E 800 N STE 101
OREM UT 84097-4261

Christina Henman
Administrative Asst. I

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MAY 12 2023

EXPLANATORY INFORMATION TO ACCOMPANY A PRELIMINARY ORDER

(To be used in connection with actions when a hearing was **not** held)

(Required by Rule of Procedure 730.02)

The accompanying order or approved document is a "**Preliminary Order**" issued by the department pursuant to section 67-5243, Idaho Code. **It can and will become a final order without further action of the Department of Water Resources ("department") unless a party petitions for reconsideration, files an exception and brief, or requests a hearing as further described below:**

PETITION FOR RECONSIDERATION

Any party may file a petition for reconsideration of a preliminary order with the department within fourteen (14) days of the service date of this order. **Note: the petition must be received by the department within this fourteen (14) day period.** The department will act on a petition for reconsideration within twenty-one (21) days of its receipt, or the petition will be considered denied by operation of law. See Section 67-5243(3) Idaho Code.

EXCEPTIONS AND BRIEFS

Within fourteen (14) days after: (a) the service date of a preliminary order, (b) the service date of a denial of a petition for reconsideration from this preliminary order, or (c) the failure within twenty-one (21) days to grant or deny a petition for reconsideration from this preliminary order, any party may in writing support or take exceptions to any part of a preliminary order and may file briefs in support of the party's position on any issue in the proceeding with the Director. Otherwise, this preliminary order will become a final order of the agency.

REQUEST FOR HEARING

Unless a right to a hearing before the Department or the Water Resource Board is otherwise provided by statute, any person aggrieved by any final decision, determination, order or action of the Director of the Department and who has not previously been afforded an opportunity for a hearing on the matter may request a hearing pursuant to section 42-1701A(3), Idaho Code. A written petition contesting the action of the Director and requesting a hearing shall be filed within fifteen (15) days after receipt of the denial or conditional approval.

ORAL ARGUMENT

If the Director grants a petition to review the preliminary order, the Director shall allow all parties an opportunity to file briefs in support of or taking exceptions to the preliminary order and may schedule oral argument in the matter before issuing a final order. If oral arguments are to be heard, the Director will within a reasonable time period notify each party of the place, date and hour for the argument of the case. Unless the Director orders otherwise, all oral arguments will be heard in Boise, Idaho.

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MAY 12 2023

CERTIFICATE OF SERVICE

All exceptions, briefs, requests for oral argument and any other matters filed with the Director in connection with the preliminary order shall be served on all other parties to the proceedings in accordance with IDAPA Rules 37.01.01302 and 37.01.01303 (Rules of Procedure 302 and 303).

FINAL ORDER

The Director will issue a final order within fifty-six (56) days of receipt of the written briefs, oral argument or response to briefs, whichever is later, unless waived by the parties or for good cause shown. The Director may remand the matter for further evidentiary hearings if further factual development of the record is necessary before issuing a final order. The department will serve a copy of the final order on all parties of record.

Section 67-5246(5), Idaho Code, provides as follows:

> Unless a different date is stated in a final order, the order is effective fourteen (14) days after its service date if a party has not filed a petition for reconsideration. If a party has filed a petition for reconsideration with the agency head, the final order becomes effective when:
>
> (a) The petition for reconsideration is disposed of; or
> (b) The petition is deemed denied because the agency head did not dispose of the petition within twenty-one (21) days.

APPEAL OF FINAL ORDER TO DISTRICT COURT

Pursuant to sections 67-5270 and 67-5272, Idaho Code, if this preliminary order becomes final, any party aggrieved by the final order or orders previously issued in this case may appeal the final order and all previously issued orders in this case to district court by filing a petition in the district court of the county in which:

i. A hearing was held,
ii. The final agency action was taken,
iii. The party seeking review of the order resides, or
iv. The real property or personal property that was the subject of the agency action is located.

The appeal must be filed within twenty-eight (28) days of this preliminary order becoming final. See section 67-5273, Idaho Code. The filing of an appeal to district court does not itself stay the effectiveness or enforcement of the order under appeal.

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Form 219 07/11

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FEB 01 2022

Department of Water Resources
Eastern Region

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

BENEFICIAL USE FIELD REPORT

A Beneficial Use Field Report is prepared by a water right examiner as the result of an examination to clearly confirm and establish the extent of the beneficial use of water established in connection with a permit during the development period authorized by the permit and any extensions of time previously approved.

A. GENERAL INFORMATION

Permit No. 22-13478 (lapsed)

1. Owner Ironwood Land LLC Phone No. (801) 983-6272
   Current address 1245 Brickyard Road, Ste. 70 Salt Lake City, UT 84106
2. Examiner's name Ernest Carlsen, field exam, David R. Tuthill, Jr., review EXAM DATE Nov 12, 2021
3. Accompanied by Allen Wilder Email awilder@ida.net
   Address P.O, Box 359 Tetonia ID 83452
   Relationship to permit holder Water System Operator Phone No. (208) 847-5822
4. Source Groundwater tributary to

B. OVERLAP REVIEW

1. Other water rights with the same place of use 22-13309 thru 22-13325, 22-13808, & 22-13916
2. Other water rights with the same source and point of diversion NA

C. DIVERSION AND DELIVERY SYSTEM

1. **Point(s) of Diversion:**

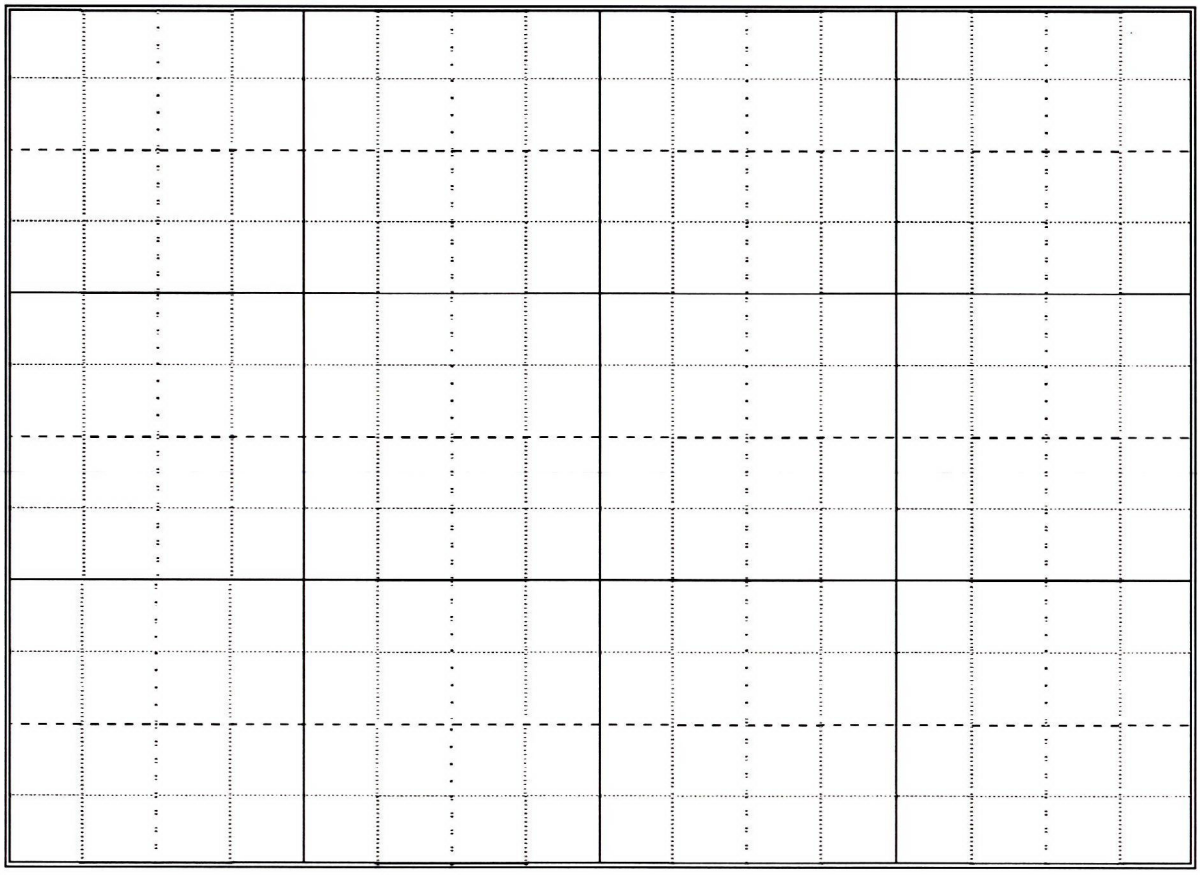
Ident. No.	Gov't Lot	¼	¼	¼	Sec	Twp	Rge	County	Method of Determination/Remarks
#1			NW	NW	12	4N	45E	Teton	On-site visit & IDWR mapping tool
#2			NE	NW	12	4N	45E	Teton	On-site visit & IDWR mapping tool

2. **Place(s) of Use:** Method of determination On-site visit & IDWR mapping tool

Twp	Rge	Sec	NE				NW				SW				SE				Totals
			NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	
4N	45E	12					D	D	D	D									

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3. **Delivery System Diagram**: Indicate all major components and distances between components. Indicate weir size/ditch size/pipe diameter (inside), as applicable. Use the space provided or ☒ see attached.



Scale: 1" = _____

☒ Copy of USGS Quadrangle attached showing location(s) of point(s) of diversion and place(s) of use (**required**)
☐ Aerial photo attached (required for irrigation of 10+ acres)
☒ Photo of diversion and system attached

4.

Well or Diversion Identification No.*	Motor Make	Hp	Motor Serial No.	Pump Make	Pump Serial No. or Discharge Size
#1		50			
#2		50			

**Code to correspond with no. on map and aerial photo*

D. FLOW MEASUREMENTS

1.

Measurement Equipment	Type	Make	Model No.	Serial No.	Size	Calib. Date
Insertion Paddlewheel Flow Sensor		SeaMetric	IP11x/21x			

2. **Measurements:** _____

See Section F below.

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E. NARRATIVE/REMARKS/COMMENTS

See attached narrative titled "Field Investigation for Reinstatement of Lapsed Permit 22-13478.

Has the permit holder met all conditions of permit approval, including any mitigation requirements and/or measuring device installation requirements? ☒ Yes ☐ No If no, what must be done to meet the permit requirements?

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MAY 12 2023

Form 219 07/11

F. FLOW CALCULATIONS ☐ Additional computation sheets attached

Measured Method:

$$CFS = \frac{8.814 \times Hp \times \text{pump efficiency}}{\text{pumping water level} + (\text{pressure} \times 2.31) + \text{friction}}$$

$$\frac{8.814 \times 50 \times .60}{100 + (55 \times 2.31) + 10} = 1.11 \text{ CFS}$$

G. VOLUME CALCULATIONS

1. Volume Calculations for Irrigation:

$V_{I.R}$ = (Acres Irrigated) x (Irrigation Requirement) = _____

$V_{D.R}$ = [Diversion Rate (cfs)] x (Days in Irrigation Season) x 1.9835 = _____

V = Smaller of $V_{I.R.}$ and $V_{D.R.}$ = _____

2. Volume Calculations for Other Uses:
NA

PROFESSIONAL ENGINEER REGISTERED 3909 12/16/2021 STATE OF IDAHO DAVID R. TUTHILL, JR.

H. RECOMMENDATIONS

1. Recommended Amounts

Beneficial Use	Period of Use From	Period of Use To	Rate of Diversion Q (cfs)	Annual Volume V (afa)
Domestic	1/1	12/31	0.50	
		Totals:	0.50	

2. Recommended Amendments

☒ Change P.D. as reflected on page 1 ☐ Add P.D. as reflected on page 1 ☐ None
☐ Change P.U. as reflected on page 1 ☐ Add P.U. as reflected on page 1 ☐ Other

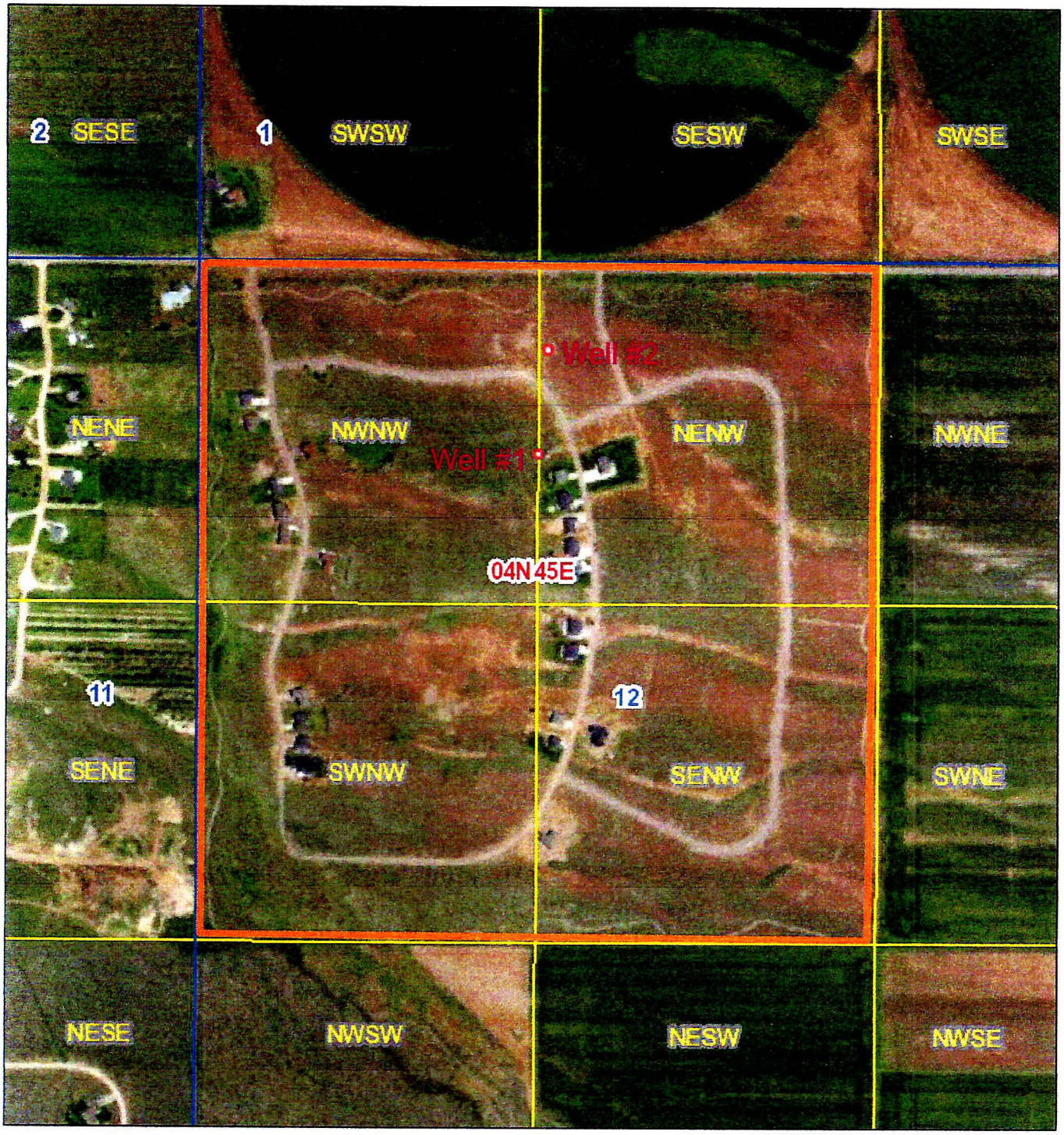
I. AUTHENTICATION

Field Examiner's Signature Ernest M. Carlsen Date 12/14/2021

Reviewer David R. Tuthill, Jr. Date 12/16/2021 SEAL Above

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MAY 12 2023

Lapsed permit 22-13478



12/13/2021, 2:08:42 PM

1:9,028

0 0.05 0.1 0.2 mi

0 0.07 0.15 0.3 km

Override 1

Override 1

Counties

Quarter Quarter

Section

Township/Range

Idaho Outline

Idaho Mask

Created by NRCS from 1:24,000 scale USGS topographic maps., Idaho Department of Water Resources, Maxar

Maxar | Created by NRCS from 1:24,000 scale USGS topographic maps. | Idaho Department of Water Resources | USDA,Natural Resources Conservation Services | Esri, HERE, iPC |

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Idaho Department of Water Resources
MAY 12 2023

FIELD INVESTIGATION FOR REINSTATING LAPSED PERMIT 22-13478

Examiner: Ernest Carlsen ernie@idahowaterengineering.com
(208) 523-4514

On November 12, 2021, I conducted a field investigation to assess the extent of development and beneficial use authorized by Permit 22-13478 before the Department's action lapsing the permit on April 8, 2011. The Water Systems Operator for the domestic water system at Ironwood Subdivision, Allen Wilder, assisted me during the investigation.

The permit allowed the diversion of 0.5 CFS for in-house domestic use for the 113 homes sites platted for Ironwood Subdivision, 2.5 miles southeast of Driggs. Drawing No. 1 of Appendix A, titled Ironwood PUD Phase II, Record Drawings and dated July 2008, shows a plat of the 113 residential lots in the subdivision.

Allen and I initially went to the Well Control Building ("Pump House"). Inside the Pump House, the six-inch diameter mainlines from the two domestic wells converge into a six-inch diameter pipe that connects to the subdivision's buried distribution system. A SeaMetrics propeller meter measures the volume of water delivered, and a display module, pictured in Figure 1, shows the total gallons. Four pressure tanks maintain an inline pressure of 55 PSI. Drawings 1 & 2 of Appendix B, titled The Ironwood Domestic Supply Water System, show the location of the Pump House and both domestic wells in the subdivision, and Drawing 4 shows the layout of the piping system inside the Pump House.

Both domestic wells are visible from the Pump House. Well No. 1, pictured in the foreground of Figure 2, is 20 feet west of the Pump House, seen in the background. The Well ID Tag welded to the casing shows No. D0048803. Well No. 2, similar in construction to No. 1, is approximately 400 north of the Pump House. The Well Driller Report on file with IDWR indicates this well has Well ID Tag No D0048996, which isn't on the well's casing. Figure 3 shows this well with the Pump House in the background.

Next, we drove around the subdivision, confirming the domestic water system is stubbed into all the lots. Allen pointed out each lot has three pipe stubs marking the location for connecting to the domestic, irrigation/fire, and community sewer. The stub for domestic water is located next to a property line for the lot. Figure 4 is a close-up photo of a pipe stub. Figure 5 shows the three pipe stubs lined up on a lot.

The title page of Appendix A, dated September 2008, lists Allen Wilder as the Operator. This Confirms he served in that position for at least 2.5 years before permit 22-13478 was lapsed by IDWR. When he started as Operator, he remembers both domestic wells were in operation. The community sewer line and separate water distribution systems for the in-house domestic and irrigation/fire were installed and stubbed into the 113 lots. Documents supporting his recollection include Figure 6, the Well Driller's Report for Well No. 2, dated October 26, 2007, and the as-built drawings of Appendices A and B, dated September 2008 and July 2008, respectively. The subdivision's roads completed with seven new homes built in the northwest corner is shown in Figure 7, an aerial photo dated August 19, 2009.

To date, a small percentage of the lots have homes as seen in Figure 8 an aerial photo dated October 2021. To satisfy the in-house water demands of the residents, Allen currently uses one well which repressurizes the system in a few seconds. Instead of conducting an open discharge measurement of the two wells, Appendix C contains a pump test conducted on Well No.2, performed by Pump Tech Company of Idaho Falls on July 14, 2010. The test lasted 24 hours and revealed the well produced 455-

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MAY 12 2023

458 gallons per minute while maintaining a constant water level of 90.81 ft., with a drawdown of 14.87 ft. Indications are Well No.1 was not pump tested because of trouble lowering a transducer into the well.. However, the two wells are likely similarly constructed, as illustrated in Drawing No. 3 of Appendix B, and both wells have 50 Hp submersible pumps. Using IDWR's equation for theoretical pump flow with a pumping level of 100 ft, pump efficiency of 60%, and friction equivalent to 10% of pumping level each well could produce 1.11 cfs., twice the permitted flow rate.

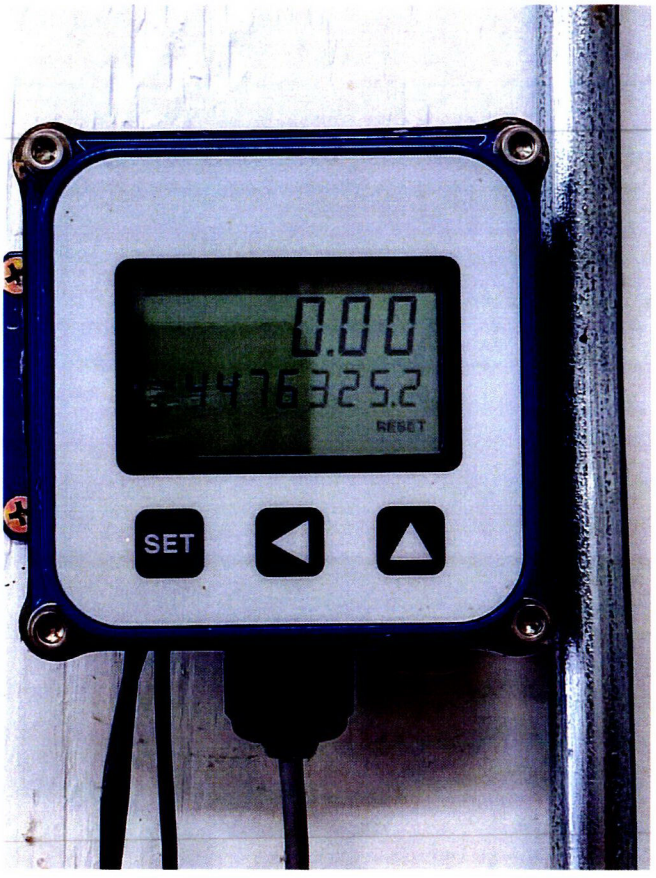


Figure 1: Component of SeaMetrics flow meter



Figure 2: Well No. 1

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Figure 3: Well No. 2



Figure 4: Lot stub for domestic water service



Figure 5: Three pipe stub on residential lot

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MAY 12 2023

Form 238-7
6/07

pm

IDAHO DEPARTMENT OF WATER RESOURCES
WELL DRILLER'S REPORT

22

1. WELL TAG NO. D 0048916
Drilling Permit No.
Water right or injection well #: 22-13478

2. OWNER:
Name: John Faulkner Const. % Ironwood Sub
Address: P.O. Box 145
City: Victor State: Idaho Zip: 83455

3. WELL LOCATION:
Twp: 4 North ☒ or South ☐ Rge: 45 East ☒ or West ☐
Sec: 13 1/4 NW 1/4 NW 1/4
Gov't Lot: County: Teton
Lat: ° (Deg. and Decimal minutes)
Long: ° (Deg. and Decimal minutes)
Address of Well Site: 50 East 900 South
City: Driggs
Lot: Blk: Sub. Name: Iron wood

4. USE:
☒ Domestic ☒ Municipal ☐ Monitor ☐ Irrigation ☐ Thermal ☐ Injection
☐ Other

5. TYPE OF WORK:
☒ New well ☐ Replacement well ☐ Modify existing well
☐ Abandonment ☐ Other

6. DRILL METHOD:
☒ Air Rotary ☐ Mud Rotary ☐ Cable ☐ Other

7. SEALING PROCEDURES:

Seal Material	From (ft)	To (ft)	Quantity (sacks or ft³)	Placement method(pump/poured etc.)
Neat Cement	0'	65'	2½ yds	over Bore Temp Casing

8. CASING/LINER:

Diameter (inches)	From (ft)	To (ft)	Gauge/ Schedule	Material	Casing	Liner	Threaded	Welded
8"	+1	201', 339"		Steel	☒	☐	☐	☐
					☐	☐	☐	☐
					☐	☐	☐	☐
					☐	☐	☐	☐

Was drive shoe used? ☒ Y ☐ N Shoe Depth(s): 201'

9. PERFORATIONS/SCREENS:
Perforations ☐ Y ☒ N Method:
Manufactured screen ☒ Y ☐ N Type: Stainless Steel wire wrap (Valley)
Method of installation: Screwed with Drill Steel Thread in Bottom of Screen

From (ft)	To (ft)	Slot size	Number ft	Diameter (nominal)	Material	Gauge or Schedule
197'	201'	.030"	36'	8" Tele	Stainless Steel	

Length of Headpipe: 2' Length of Tailpipe: 2'
Packer ☒ Y ☐ N Type: Triple K Packer

10. FILTER PACK:

Filter Material	From (ft)	To (ft)	Quantity (lbs or ft³)	Placement method

11. FLOWING ARTESIAN:
Flowing Artesian? ☐ Y ☒ N Artesian Pressure (PSIG):
Describe control device:

12. STATIC WATER LEVEL and WELL TESTS:
Depth first water encountered (ft.): 85' Static water level (ft.): 85'
Water temp. (°F): Bottom hole temp. (°F):
Describe access port:
Well test: Test method:

Drawdown (feet)	Discharge or yield (gpm)	Test duration (Hr/min)

Pump ☐ Bailer ☐ Air ☐ Flowing artesian ☐
Water quality test or comments:

13. LITHOLOGIC LOG and/or repairs or abandonment:

Bore Dia (in)	From (ft)	To (ft)	Remarks, lithology or description of repairs or abandonment, water temp	Water Y	Water N
12"	0	65'	Clay Sand Gravel		K
8"	65'	85	Sand + Gravel		K
8"	85'	200'	Sand + Gravel	K	
8"	200'	330'	Sand Gravel Clay Seams	K	
8"	330	930'	Clay Gravel	K	

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NOV 29 2007
Department of Water Resources
Eastern Region

Completed Depth (Measurable): 201'
Date Started: 10-17-07 Date Completed: 10-26-07

14. DRILLER'S CERTIFICATION:
I/We certify that all minimum well construction standards were complied with at the time the rig was removed.
Company Name: Depaoli Drilling Co. No: 518
*Principal Driller: Date: 10-26-07
*Driller: Date: 10-26-07
*Operator II: Date:
Operator I: Date:
* Signature of Principal Driller and rig operator are required

Figure 6: Well Driller's Report for Well No. 2

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MAY 12 2023



Figure 7: Google Earth aerial photo dated 8/19/2009



Figure 8: Google Earth aerial photo dated 10/2021

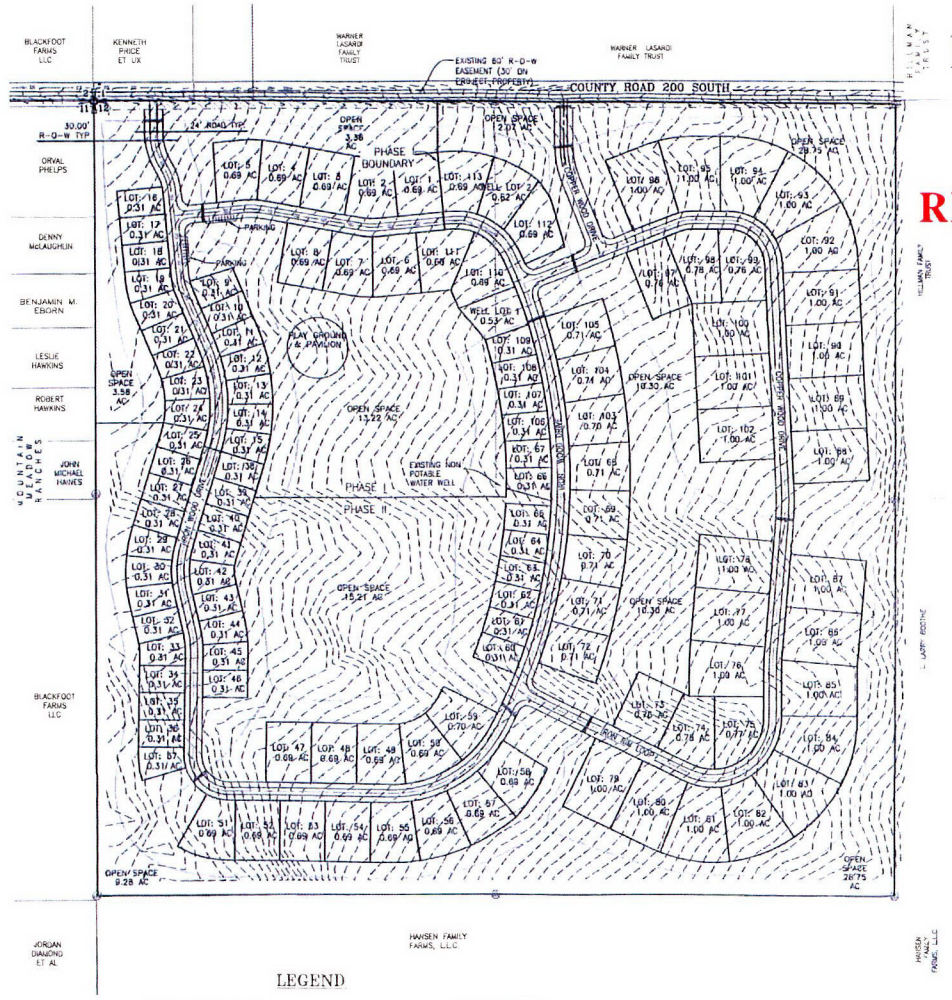
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APPENDIX A

07-25-41

IMPROVEMENT PLANS
FOR
IRON WOOD PUD
PHASE II
DRIGGS, IDAHO

RECORD DRAWINGS



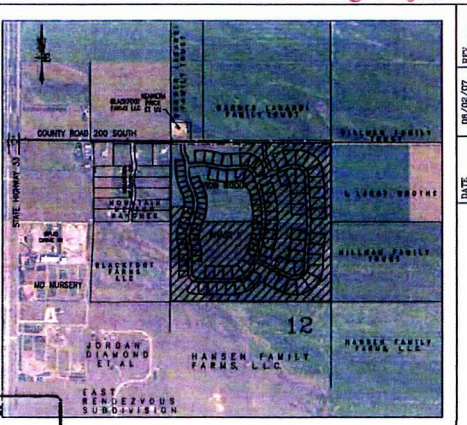
PHASE 1 OVERVIEW
SCALE: 1" = 200'

NOTE TO CONTRACTOR:
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WATER SERVICE CONNECTION SHALL INCLUDE A CURB STOP BUT SHALL NOT INCLUDE WATER METER OR A METER BOX. TRACER WIRE SHALL BE INSTALLED ON ALL SERVICE CONNECTIONS.

CONTRACTOR: SHALL CONTACT DIG LINE AT 1-800-[illegible] FOR UTILITY LOCATES BEFORE BEGINNING ANY CONSTRUCTION.

PLANS & SPECIFICATIONS REVIEW
Environmental Engineer
These plans and/or specifications have been reviewed for compliance with the Idaho Dept. of Environmental Quality regulations. This review does not relieve the owner, engineer, or the contractor of the responsibility to design or construct these facilities in compliance with all current applicable federal, state, [illegible] rules, regulations, or ordinances. Refer to Letter [illegible] dated 8/12/08 from Idaho Falls.
Plans and/or specifications must be resubmitted for review if construction is not initiated on or before [illegible]



VICINITY MAP
SCALE: 1" = 1000'
Section 12, T4N, R45E
Teton County

RECEIVED
AUG 07 2008
DEQ-IDAHO FALLS

DRAWING INDEX

1	COVER SHEET & INDEX
2	OVERALL SITE & COMPOSITE UTILITY PLANS
	STREET AND WATERLINE PLAN & PROFILES:
3	IRON WOOD DRIVE SOUTH 0+00 TO 13+00
4	IRON WOOD DRIVE SOUTH 13+00 TO 23+50
5	IRON WOOD DRIVE NORTH 0+00 TO 9+50
6	IRON WOOD DRIVE NORTH 9+50 TO 18+00
7	IRON RIM LOOP NORTH 0+00 TO 9+50
8	IRON RIM LOOP NORTH 9+50 TO 18+00
9	IRON RIM LOOP SOUTH 0+00 TO 9+50
10	IRON RIM LOOP SOUTH 9+50 TO 18+50
	SANITARY SEWER & FIRE PROTECTION PLAN & PROFILES
11	SEWER LINE STA 0+00 TO 13+50 (IRON WOOD SOUTH)
12	SEWER LINE STA 13+50 TO 23+50 (IRON WOOD SOUTH)
13	SEWER LINE STA 0+00 TO 9+50 (IRON WOOD NORTH)
14	SEWER LINE STA 9+50 TO 18+00 (IRON WOOD NORTH)
15	SEWER LINE STA 0+00 TO 9+50 (IRON RIM LOOP SOUTH)
16	SEWER LINE STA 9+50 TO 18+00 (IRON RIM LOOP SOUTH)
17	SEWER LINE STA 0+00 TO 9+50 (IRON RIM LOOP NORTH
18	SEWER LINE STA 9+50 TO 18+00 (IRON RIM LOOP SOUTH)
19	UTILITY DETAILS
20	UTILITY DETAILS

Prepared by
Nelson Engineering
Driggs, Idaho
JULY, 2008

PROFESSIONAL ENGINEER REGISTERED 11324 STATE OF IDAHO JR SMITH
8/5/08

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AUG 07 2008

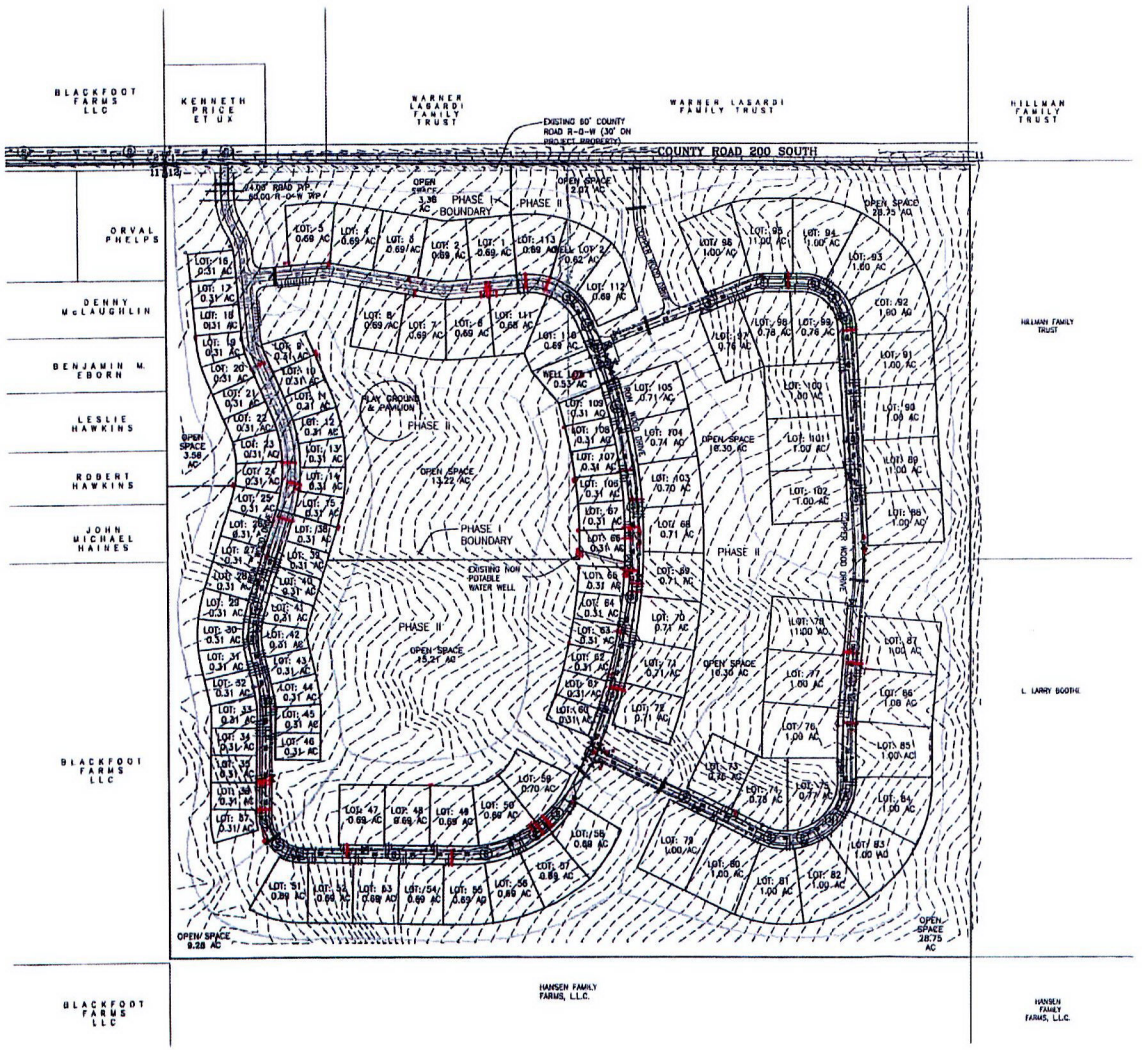
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30 N. 1ST EAST, DRIGGS IDAHO 354-2087

DRAWING TITLE: COVER SHEET
JOB TITLE: IRON WOOD PUD PHASE II IMPROVEMENT PLANS DRIGGS, IDAHO
DRAWING NO: 1
JOB NO: 05-369-1

SCANNED
MAY 12 2023



PHASE 2 SITEPLAN
SCALE: 1" = 400'

LEGEND

- PROPERTY BOUNDARY LINE
- LOT LINE
- STREET CENTERLINE
- PROPOSED UTILITY EASEMENT
- PROPOSED 8" SDR35 PVC SANITARY SEWER MAIN
- PROPOSED 48" SANITARY SEWER MANHOLE
- PROPOSED SEWER SERVICE
- PROPOSED 8" IRRIGATION & FIRE LINE
- PROPOSED 8" WATER MAIN
- PROPOSED FIRE HYDRANT
- PROPOSED WATER SERVICE & METER
- EXISTING BURIED TELEPHONE
- PROPOSED POWER JUNCTION VAULT
- EXISTING CONTOUR - 1 FOOT INTERVALS
- EXISTING CONTOUR - 5 FOOT INTERVALS
- PROPOSED CONTOUR - 1 FOOT INTERVALS
- PROPOSED CONTOUR - 5 FOOT INTERVALS
- FUTURE LOT LINE
- FUTURE 8" IRRIGATION & FIRE LINE
- FUTURE 8" SDR35 PVC SANITARY SEWER MAIN
- FUTURE 6" WATER MAIN
- CROSSWALK STRIPING
- EXISTING POWER POLE
- BLOWOFF HYDRANT

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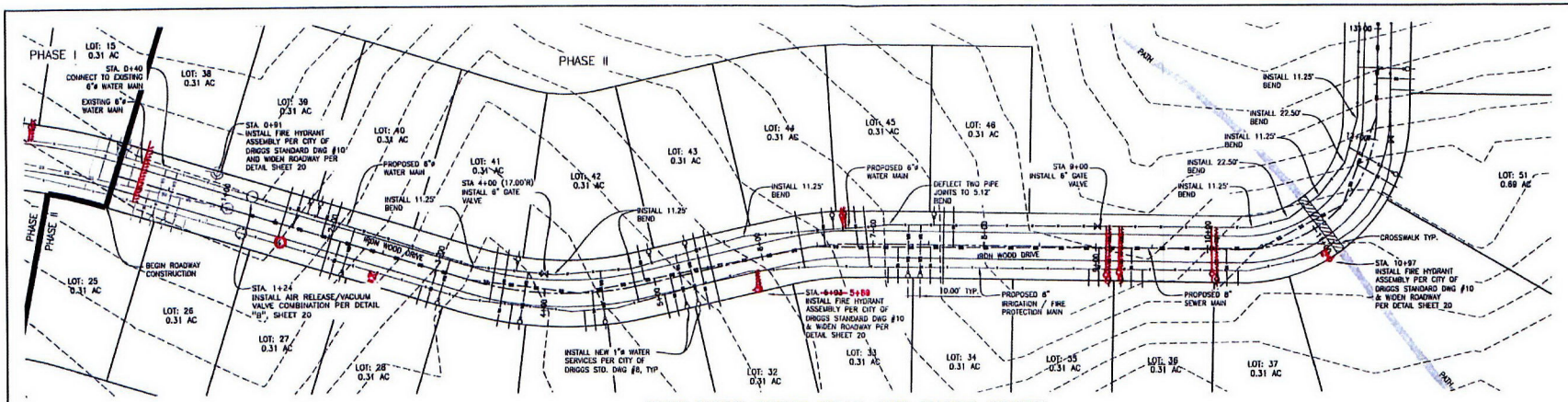
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JOB TITLE: IRON WOOD PUD PHASE II IMPROVEMENT PLAN DRIGGS, IDAHO

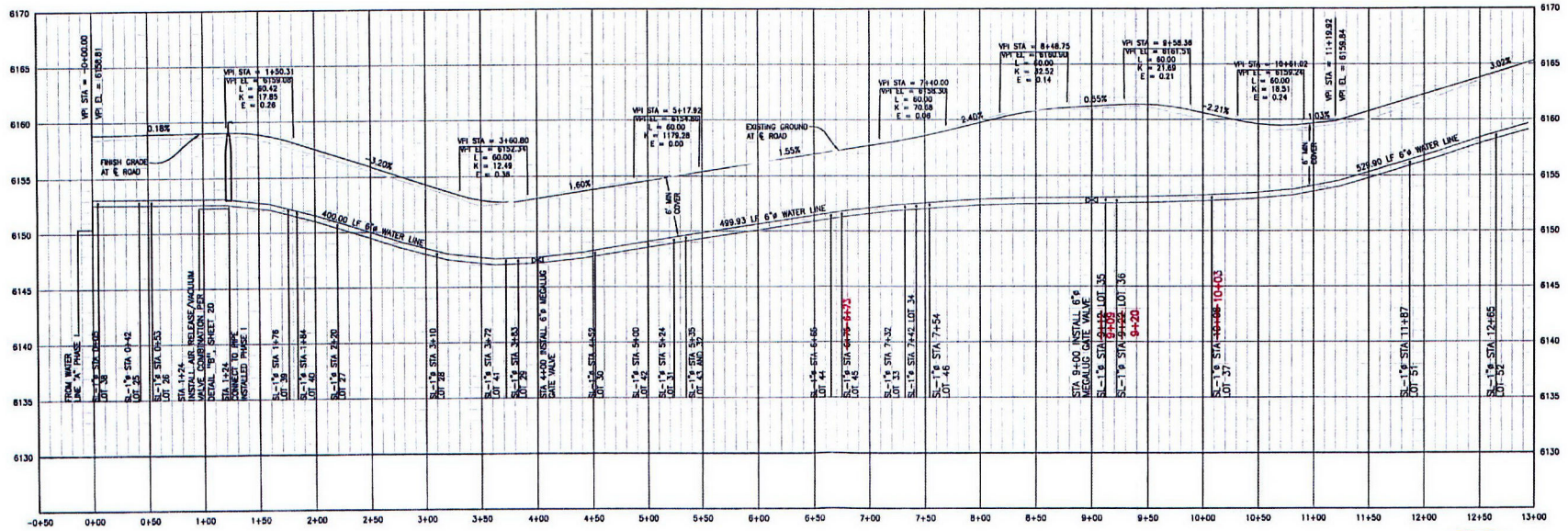
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JOB NO 05-369D-01

RECEIVED MAY 12 2023.



IRON WOOD DRIVE ROAD AND WATER SOUTH



STATION 0+00 TO 13+00

SCALE: HORIZ. 1" = 100'
VERT. 1" = 10'

CONTRACTOR NOTE:

CAUTION: UNDERGROUND UTILITY LOCATIONS ARE NOT GUARANTEED, NOR IS THERE ANY GUARANTEE THAT ALL EXISTING UTILITIES (WHETHER FUNCTIONAL OR ABANDONED) WITHIN THE PROJECT AREA ARE SHOWN ON THESE DRAWINGS. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL UNDERGROUND UTILITIES BEFORE STARTING WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGE RESULTING FROM CONTRACTORS WORK.

NOTES:

1. 6"ø WATER LINE DUCTILE IRON CLASS 50 OR HDPE SDR-17 OR PVC (C900)
2. DEFLECT PIPE JOINTS TO MAX. OF 2° PER JOINT OR BEND PIPE TO FOLLOW CURVATURE AS NEEDED

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PROFESSIONAL ENGINEER
REGISTERED
11324
STATE OF IDAHO
JR SMITH

RECORD DRAWING

MAY 12 2023

SIGNED

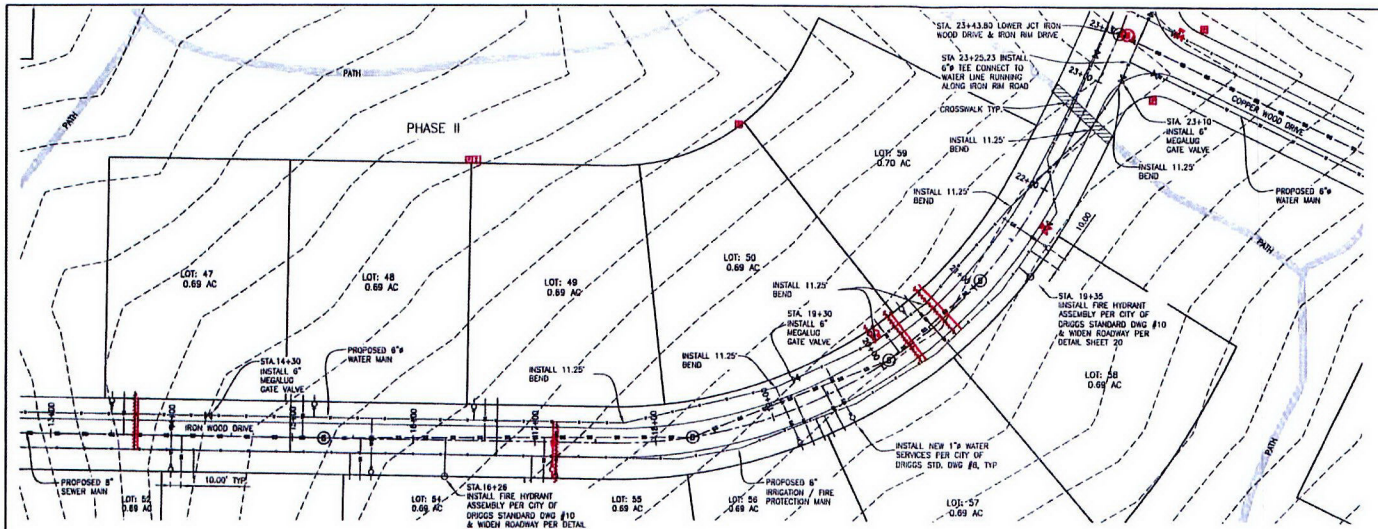
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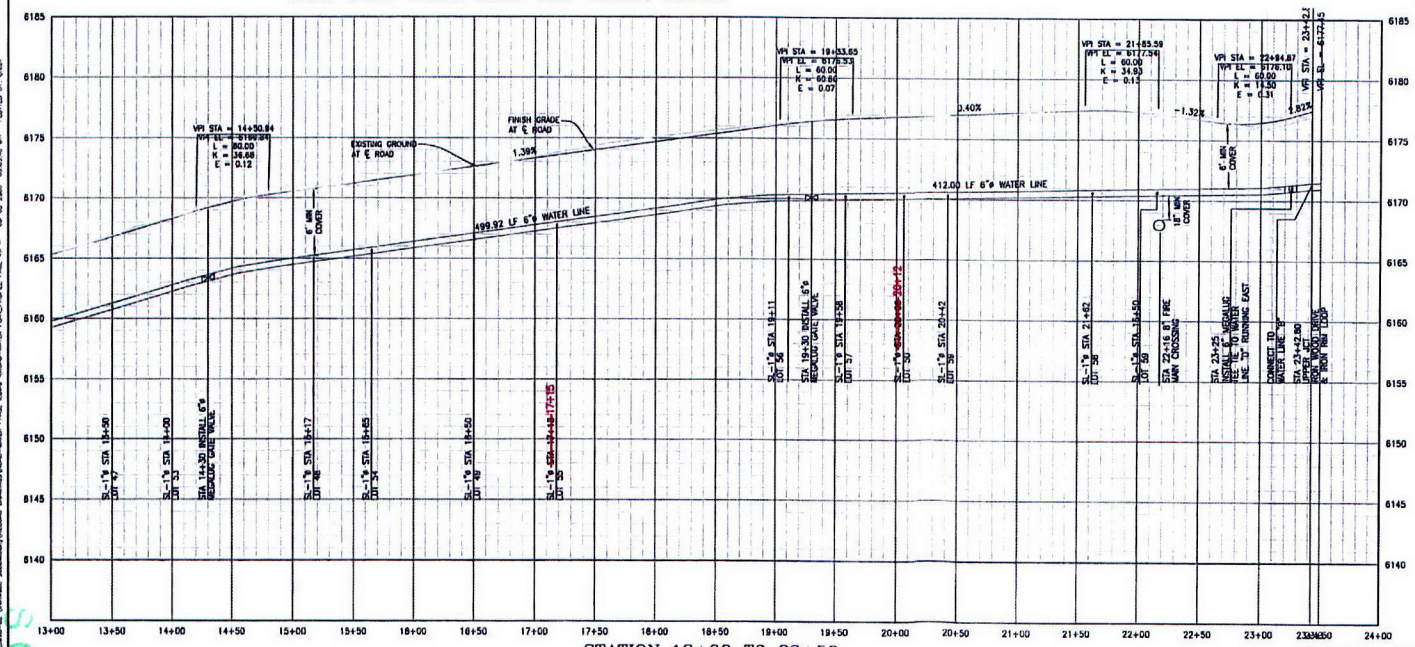
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PLAN & PROFILE
STA 0+00 TO 13+00

JOB TITLE: IRON WOOD PUD
PHASE II IMPROVEMENT PLANS
DRIGGS, IDAHO

DRAWING NO 3
JOB NO 05-369D-01



IRON WOOD DRIVE ROAD AND WATER SOUTH



STATION 13+00 TO 23+50

SCALE: HORIZ. 1" = 100'
VERT. 1" = 10'

SCALE: HORIZ. 1" = 100'

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NOTES:
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2. DEFLECT PIPE JOINTS TO MAX. OF 2° PER JOINT OR BEND PIPE TO FOLLOW CURVATURE AS NEEDED

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STATE OF IDAHO
JR SMITH

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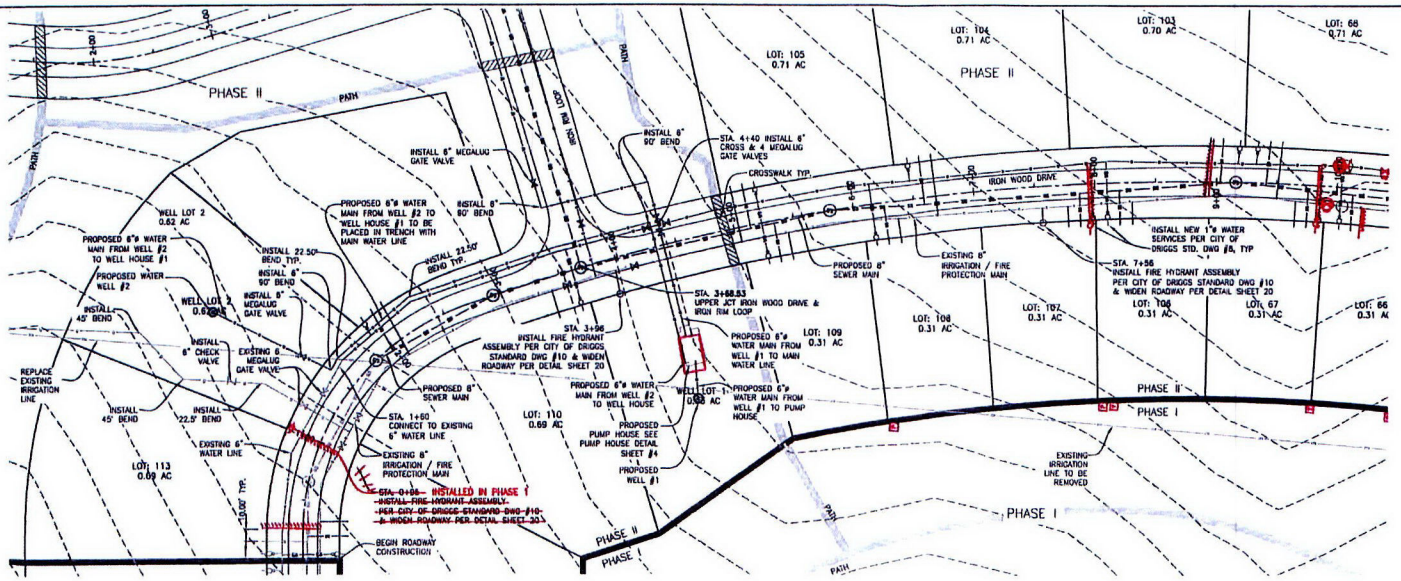
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JOB TITLE: IRON WOOD P.U.D. PHASE II IMPROVEMENT PLAN DRIGGS, IDAHO

DRAWING NO 4
JOB NO 05-369D-01

S:\Projects\369-05 (Norwood Subdivision)\WOOD DRIVE\IRON WOOD PHASE 1&2\ENG DRWG\IRON WOOD-WATER PHASE 1&2 ENG DRWG-WATER PLAN_PROFILE PAGE 4.dwg - Jul 08, 2008 09:05:48 am - PLOTTED BY: steve

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MAY 12 2023



CONTRACTOR NOTE:

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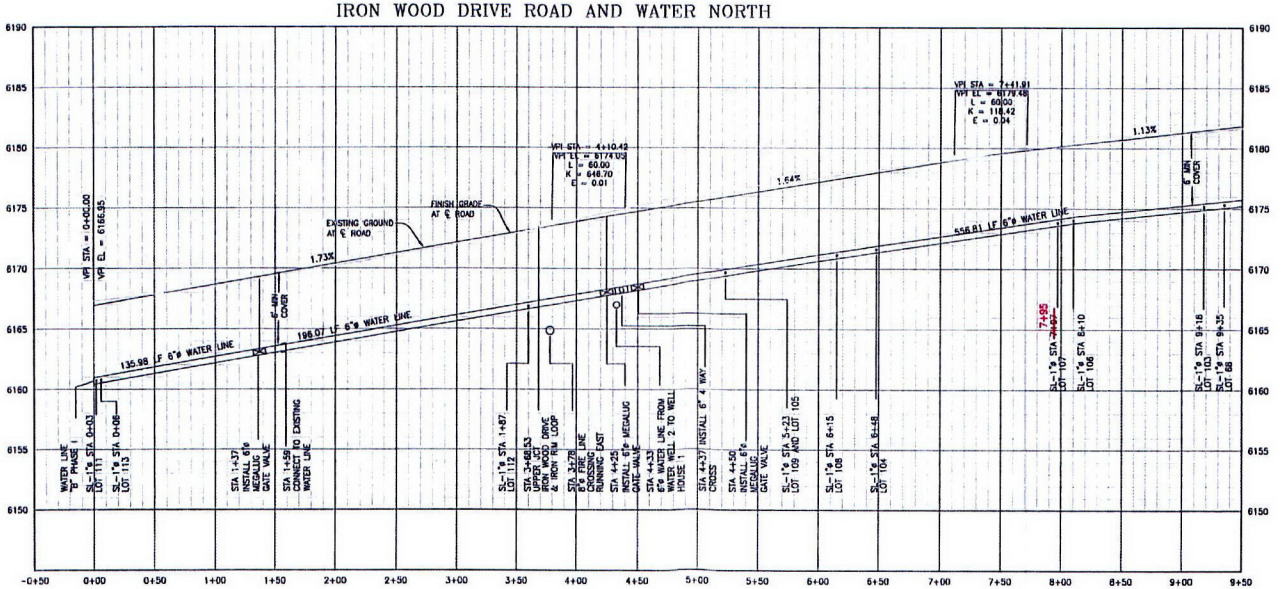
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NOTES:

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IRON WOOD DRIVE ROAD AND WATER NORTH



STATION 0+00 TO 9+50

SCALE: HORIZ. 1" = 100'
VERT. 1" = 10'

RECORD DRAWING

PROFESSIONAL ENGINEER REGISTERED 11324 9/5/08 STATE OF IDAHO JR SMITH

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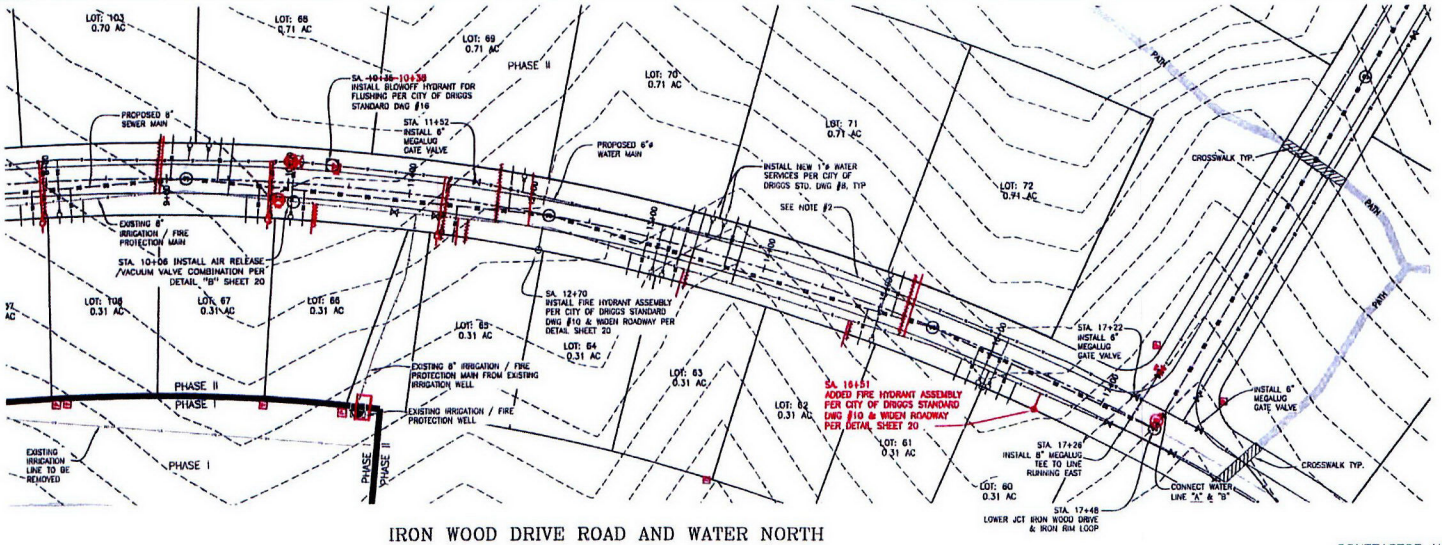
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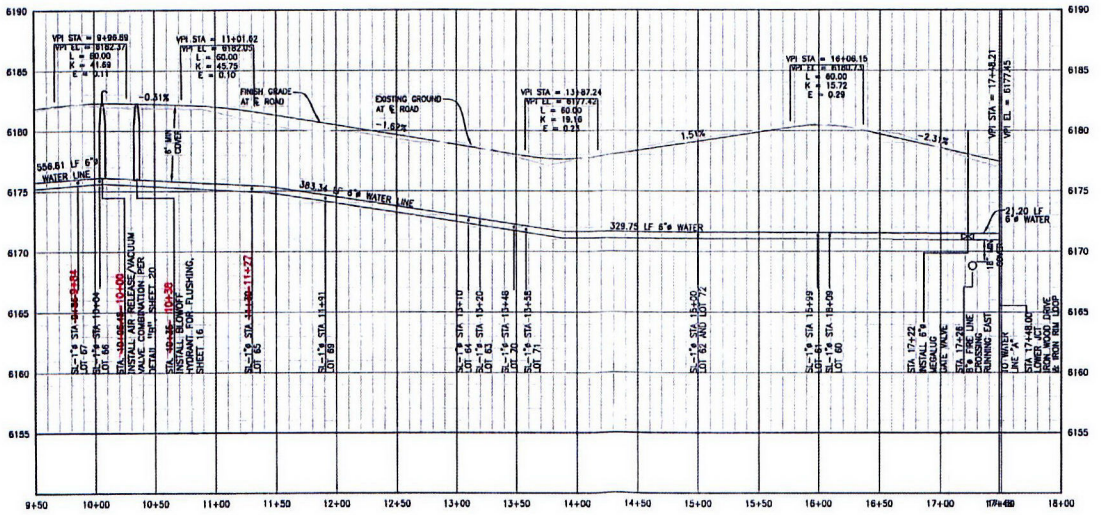
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JOB NO 05-369D-01

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IRON WOOD DRIVE ROAD AND WATER NORTH



STATION 9+50 TO 18+00

SCALE: HORIZ. 1" = 100'
VERT. 1" = 10'

CONTRACTOR NOTE;

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NOTES:
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2. DEFLECT PIPE JOINTS TO MAX. OF 2° PER JOINT OR BEND PIPE TO FOLLOW CURVATURE AS NEEDED



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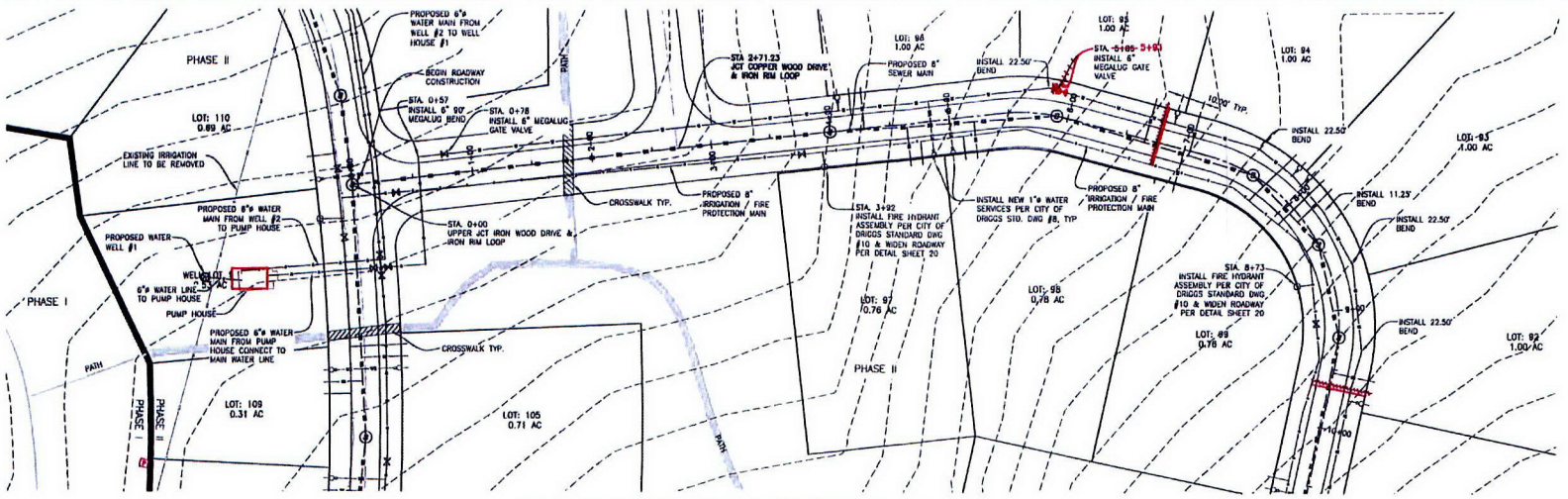
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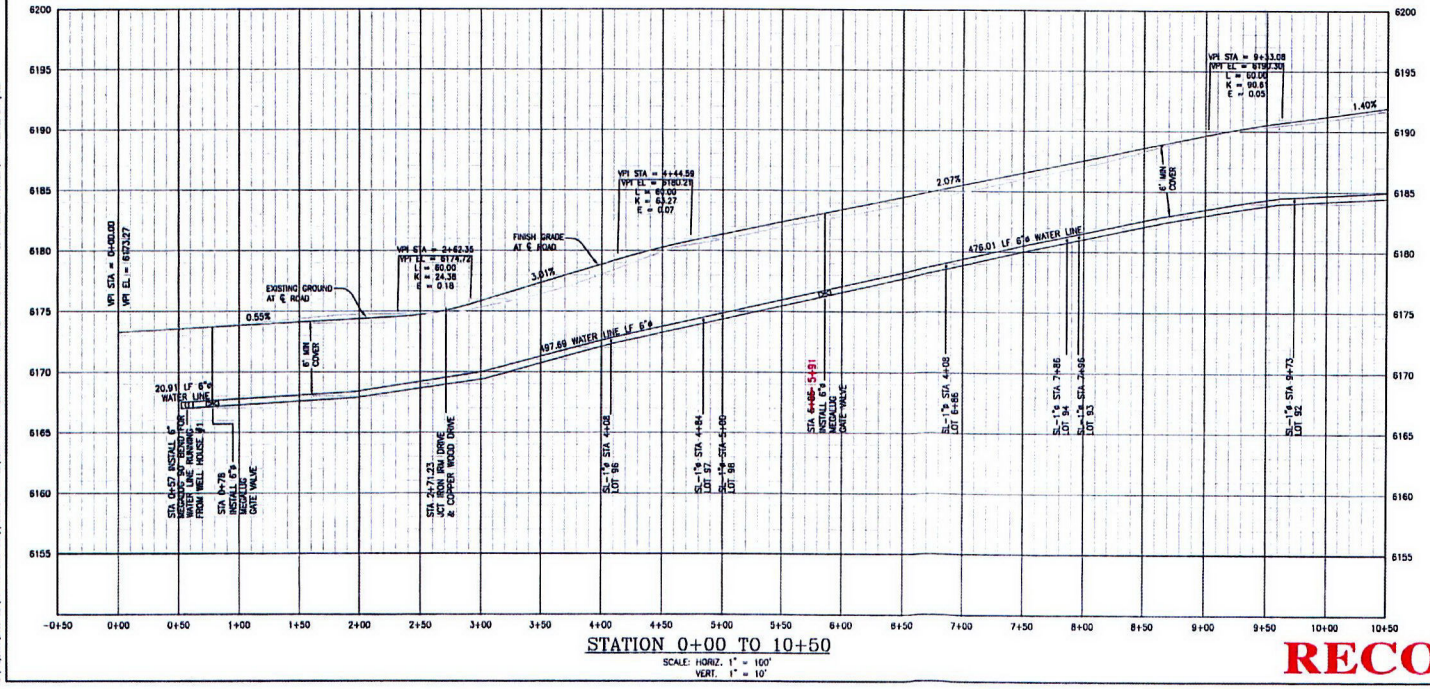
DRAWING NO 6

JOB NO 05-369D-01

SCANNED MAY 12 2023



IRON RIM LOOP ROAD AND WATER NORTH



STATION 0+00 TO 10+50

SCALE: HORIZ. 1" = 100'
VERT. 1" = 10'

CONTRACTOR NOTE:

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PROFESSIONAL ENGINEER REGISTERED 11324 STATE OF IDAHO JR SMITH 8/5/08

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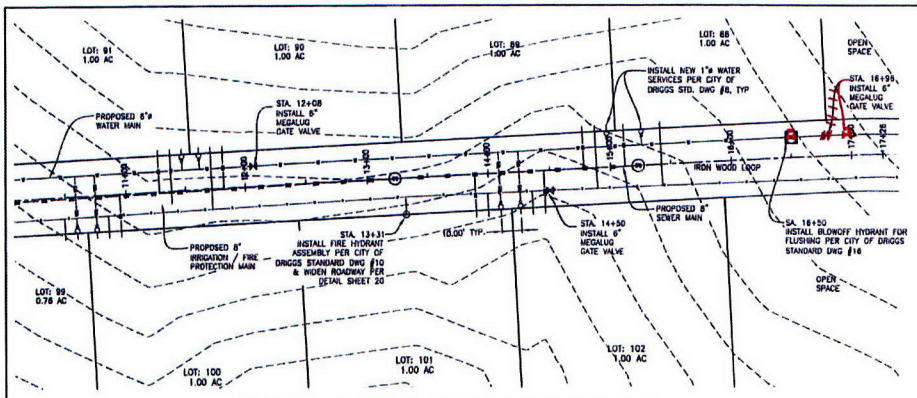
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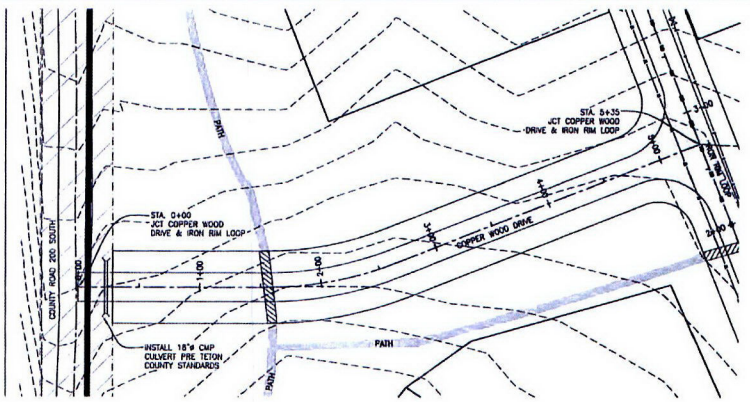
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SCANNED MAY 12 2023



IRON RIM LOOP ROAD AND WATER NORTH

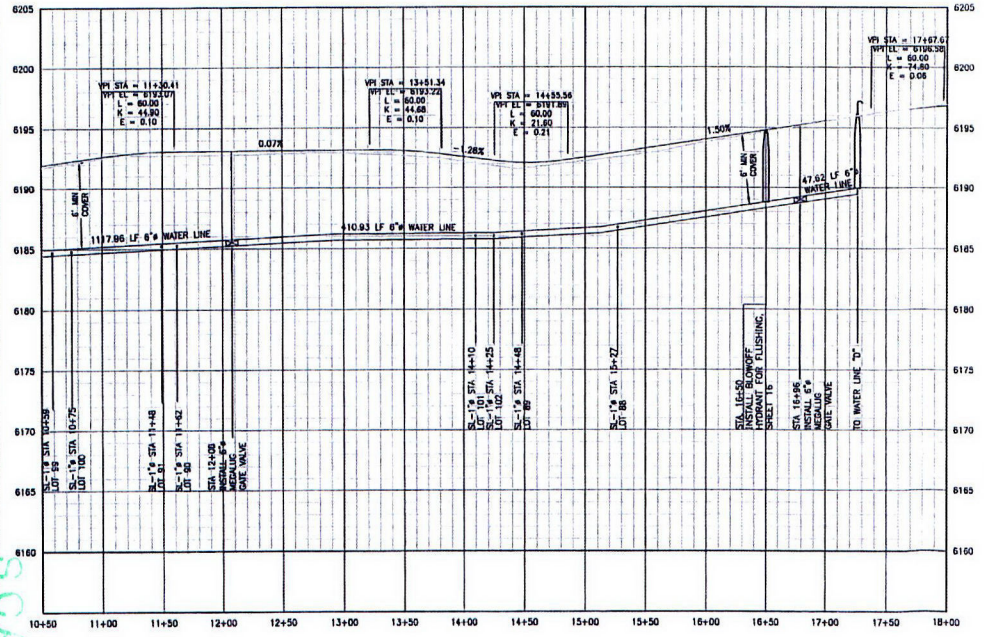


COPPER WOOD DRIVE ROAD AND WATER

SCALE: HORIZ. 1" = 100'

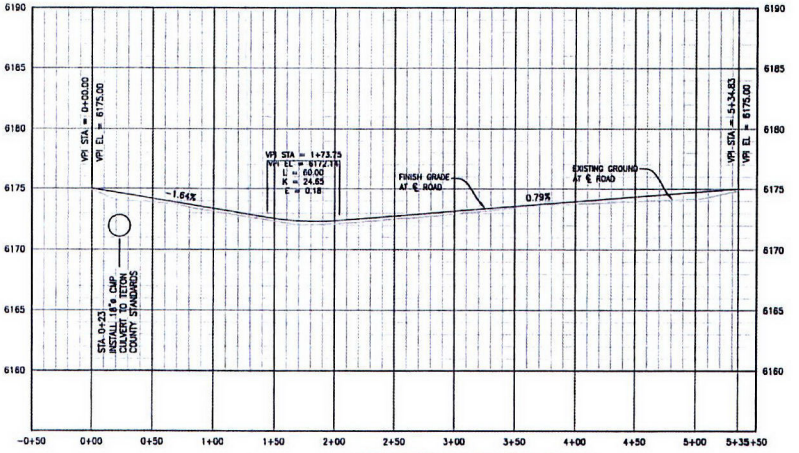
NOTES:
1. 6"ø WATER LINE DUCTILE IRON CLASS 50 OR HDPE SDR-17 OR PVC (C900)
2. DEFLECT PIPE JOINTS TO MAX. OF 2° PER JOINT OR BEND PIPE TO FOLLOW CURVATURE AS NEEDED

SCALE: HORIZ. 1" = 100'



STATION 10+50 TO 18+00

SCALE: HORIZ. 1" = 100'
VERT. 1" = 10'



STATION 0+00 TO 5+50

SCALE: HORIZ. 1" = 100'
VERT. 1" = 10'

CONTRACTOR NOTE:
CAUTION: UNDERGROUND UTILITY LOCATIONS ARE NOT GUARANTEED, NOR IS THERE ANY GUARANTEE THAT ALL EXISTING UTILITIES (WHETHER FUNCTIONAL OR ABANDONED) WITHIN THE PROJECT AREA ARE SHOWN ON THESE DRAWINGS. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL UNDERGROUND UTILITIES BEFORE STARTING WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGE RESULTING FROM CONTRACTORS WORK.

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PROFESSIONAL ENGINEER REGISTERED 11324 STATE OF IDAHO JR SMITH

RECORD DRAWING

DATE	08/08/07
SURVEYED	ME
ENGINEERED	RS
DRAWN	SBU
CHECKED	
APPROVED	
REV.	7/10/08

NELSON ENGINEERING
30 N. 1ST EAST, DRIGGS IDAHO 354-2087

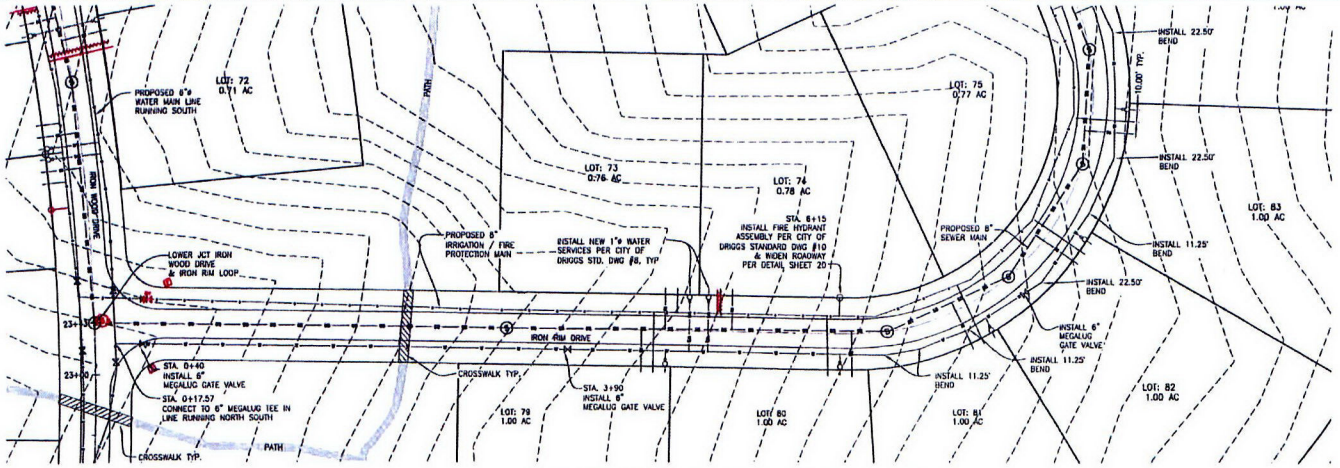
DRAWING TITLE
IRON RIM & COPPER WOOD ROAD & WATER PLAN & PROFILE
STA 10+50 TO 18+00 & STA 0+00 TO 5+50

JOB TITLE
IRON WOOD P.U.D.
PHASE II IMPROVEMENT PLAN
DRIGGS, IDAHO

DRAWING NO 8
JOB NO 05-369D-01

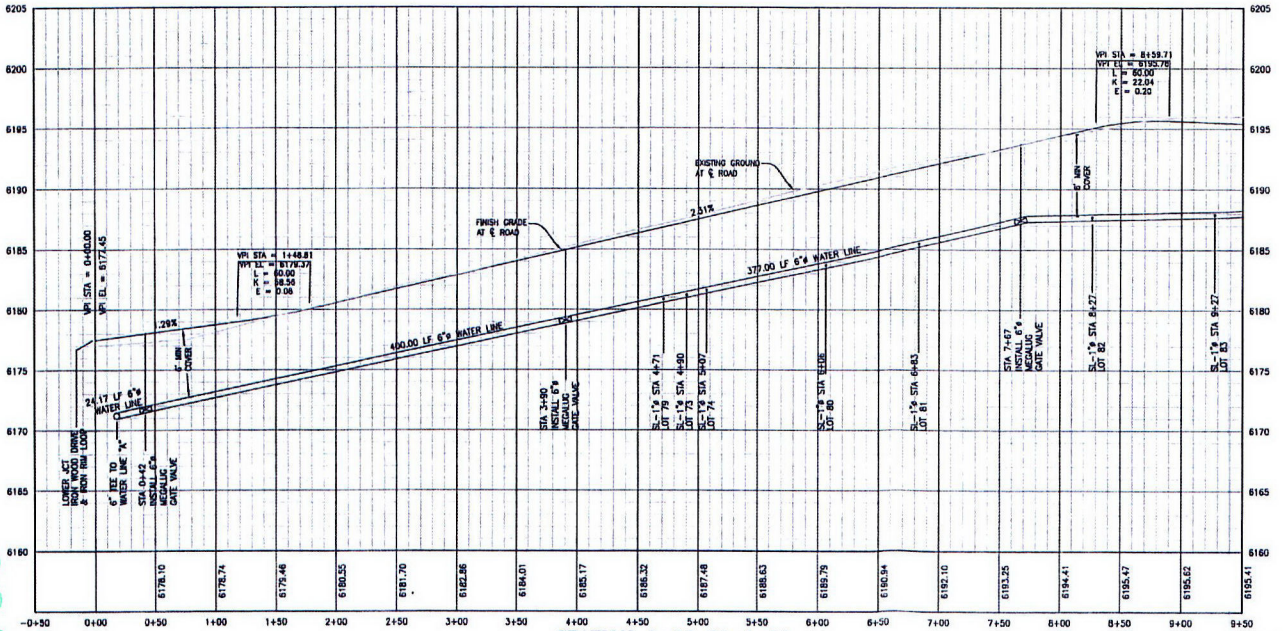
S:\Proj\2005\369D-01 (Ironwood Subdivision)\WORKING DRAWINGS\ROAD-WATER PHASE II.DWG <ROAD-WATER P-P SHT 8> - Jul 08, 2008 01:26:36 pm PLOTTED BY: dpeer

SCANNED MAY 12 2023



IRON RIM LOOP ROAD AND WATER SOUTH

SCALE: HORIZ. 1" = 100'



STATION 0+00 TO 9+50

SCALE: HORIZ. 1" = 100'
VERT. 1" = 10'

CONTRACTOR NOTE:

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NOTES:
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2. DEFLECT PIPE JOINTS TO MAX. OF 5° PER JOINT OR BEND PIPE TO FOLLOW CURVATURE AS NEEDED

PROFESSIONAL ENGINEER
REGISTERED
11324
STATE OF IDAHO
JR SMITH

RECORD DRAWING

DATE	06/06/07	REV. 7/10/08
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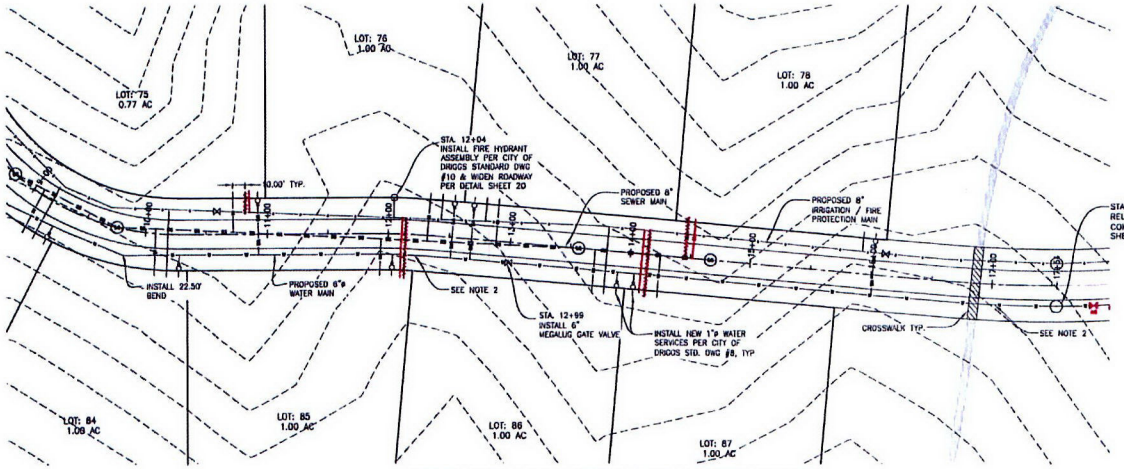
NELSON ENGINEERING
30 N. 1ST EAST, DRIGGS IDA[illegible] (208) 354-2087

DRAWING TITLE: IRON RIM LOOP ROAD & WATER SOUTH
PLAN & PROFILE 0+00 TO 9+50

JOB TITLE: IRON WOOD P.U.D.
PHASE II IMPROVEMENT PLAN
DRIGGS, IDAHO

DRAWING NO: 9
JOB NO: 05-369D-01

SCANNED
MAY 12 2023

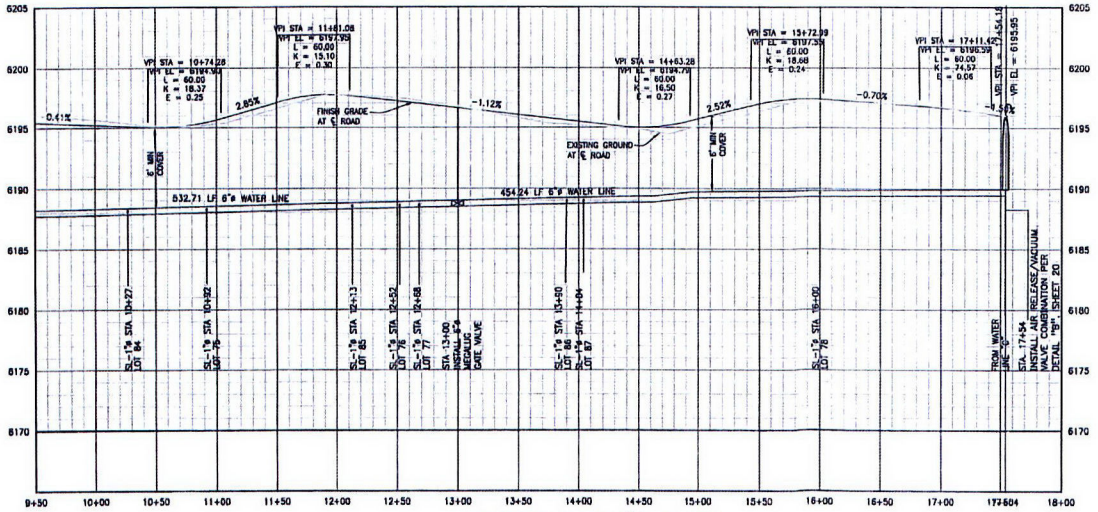


IRON RIM LOOP ROAD AND WATER SOUTH

SCALE: HORIZ. 1" = 100'

CONTRACTOR NOTE:

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STATION 9+50 TO 18+00

SCALE: HORIZ. 1" = 100'
VERT. 1" = 10'

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PROFESSIONAL ENGINEER
REGISTERED
11324
STATE OF IDAHO
JR SMITH
5/5/08

RECORD DRAWING

SCANNED MAY 12 2023

DATE	08/05/07	REV. 7/10/08
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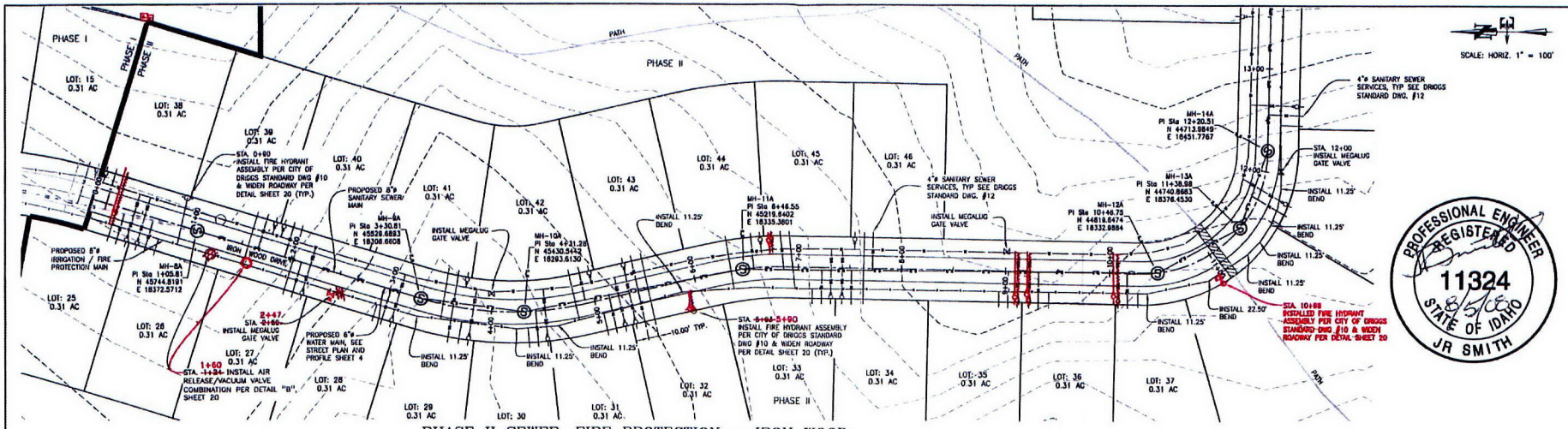
NELSON ENGINEERING
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DRAWING TITLE: IRON RIM LOOP ROAD & WATER SOUTH PLAN & PROFILE [redacted]+50 TO 18+00

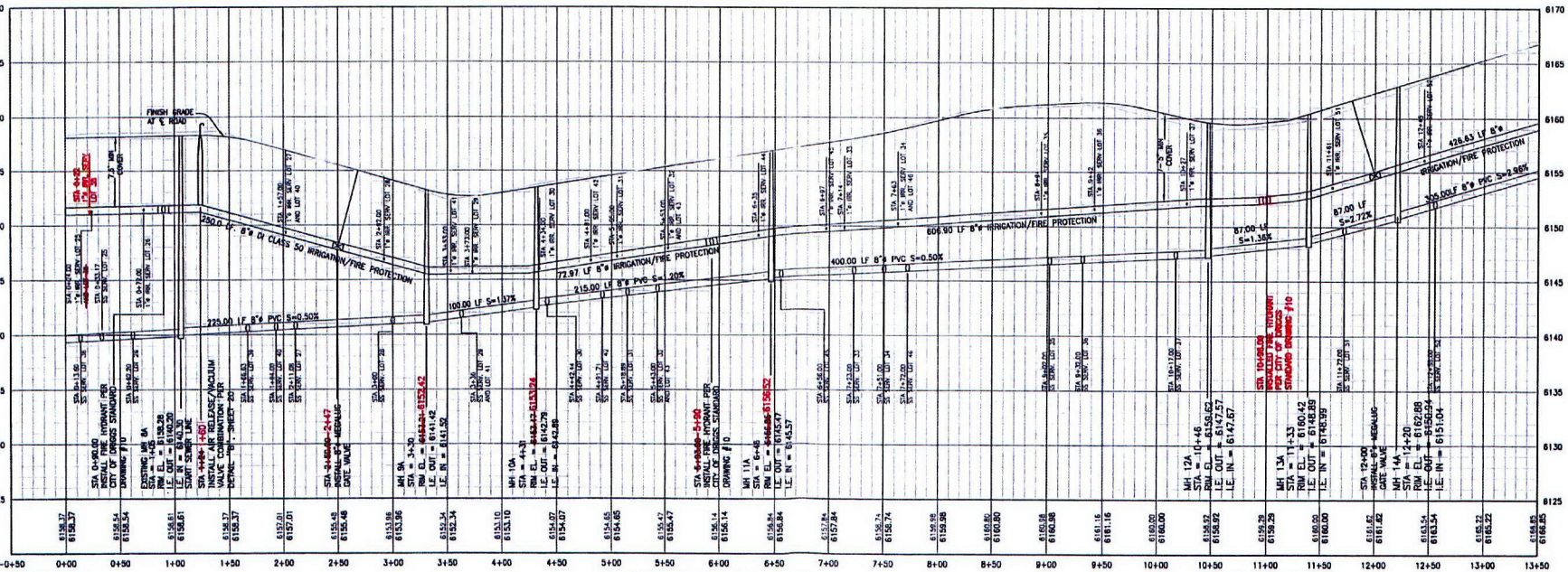
JOB TITLE: IRON WOOD P.U.D. PHASE II IMPROVEMENT PLAN DRIGGS, IDAHO

DRAWING NO 10

JOB NO 05-369D-01



PHASE II SEWER, FIRE PROTECTION – IRON WOOD



STATION 0+00 TO 11+00

SCALE: HORIZ. 1" = 100'
VERT. 1" = 10'

CONTRACTOR NOTE:

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RECORD DRAWING

NOTES:

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PROFESSIONAL ENGINEER REGISTERED 11324 8/5/08 STATE OF IDAHO JR SMITH

DATE	06/02/07	REV. 7/10/08
SURVEYED	RE	
ENGINEERED	RS	
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APPROVED		

NELSON ENGINEERING
30 N. 1ST EAST, DRIGGS IDAHO (208) 354-2067

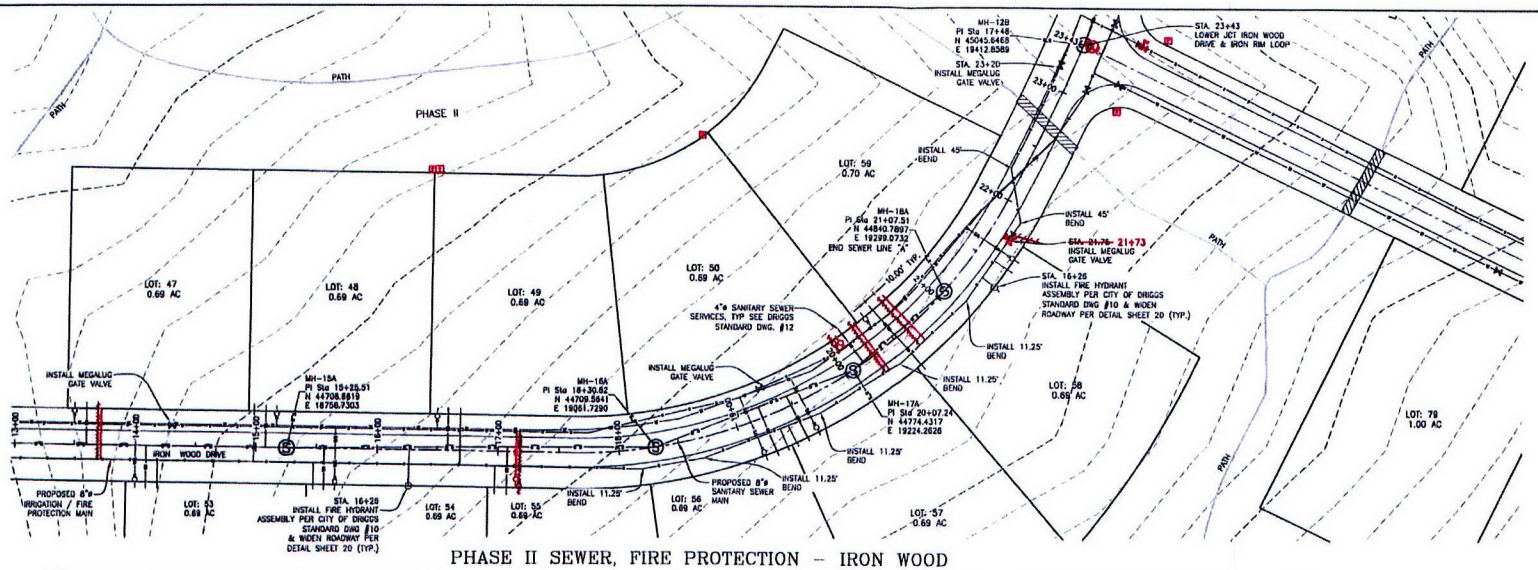
DRAWING TITLE: IRON WOOD SEWER & FIRE PROTECTION PLAN & PROFILE 0+00 TO 13+50

JOB TITLE: IRON WOOD P.U.D. PHASE II IMPROVEMENTS PLANS DRIGGS, IDAHO

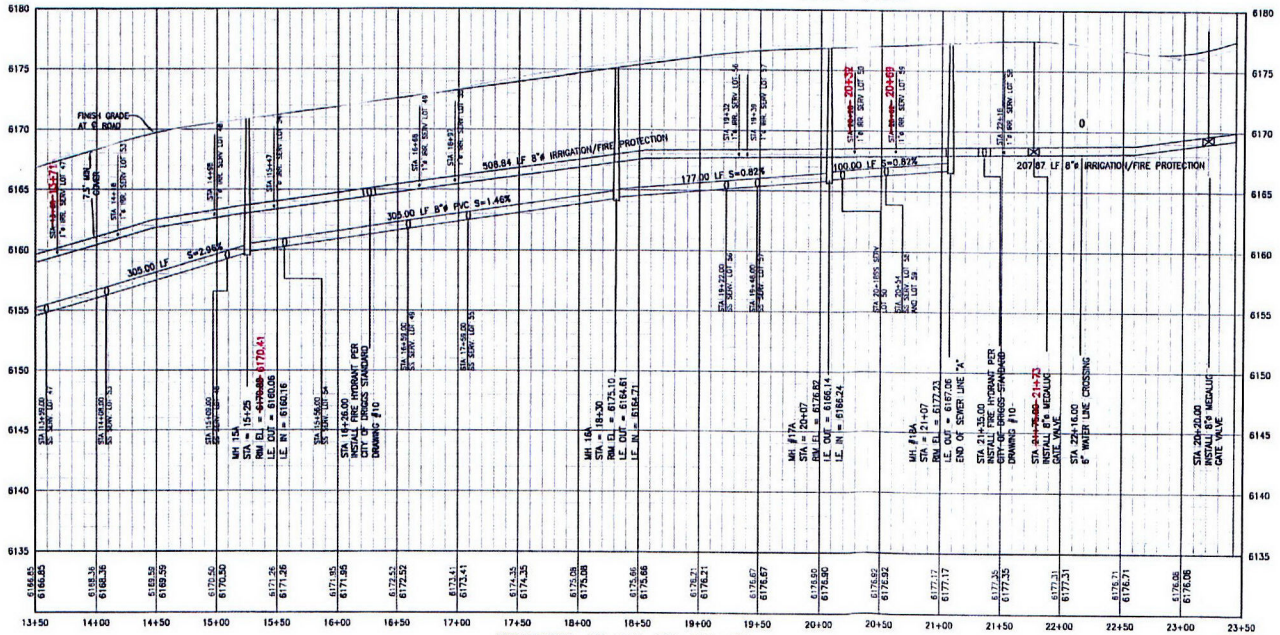
DRAWING NO 11

JOB NO 05-369D-01

SCANNED MAY 12 2023



PHASE II SEWER, FIRE PROTECTION – IRON WOOD



STATION 13+50 TO 23+50

SCALE: HORIZ. 1" = 100'
VERT. 1" = 10'

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PROFESSIONAL ENGINEER REGISTERED 11324 STATE OF IDAHO JR SMITH 8/5/08

RECORD DRAWING

NELSON ENGINEERING
30 N. 1ST EAST, DRIGGS IDAHO (208) 354-2087

	DATE	REV.
SURVEYED	08/02/07	7/10/08
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DRAWN	RB	
CHECKED	SBJ	
APPROVED		

DRAWING TITLE: IRON WOOD SEWER & FIRE PROTECTION PLAN & PROFILE STA 13+50 - 23+50

JOB TITLE: IRON WOOD P.U.D. PHASE II IMPROVEMENT PLAN DRIGGS, IDAHO

DRAWING NO 12 | JOB NO 05-369D-01

SCANNED MAY 12 2023

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APR 22 2010
DEQ IDAHO FALLS

jeb\05-369D-01

April 21, 2010

Mr. William Teuscher, PE
Idaho DEQ
900 N. Skyline Drive
Idaho Falls, ID 83402

Subject: "As-Constructed" Drawings for Ironwood Development, Domestic Supply Water System, **06-12-41**

Dear Mr. Teuscher:

Enclosed are the Record Drawings for the Ironwood Development – Domestic Supply Water System in Teton County, Idaho. Your file number for this project is 06-12-41.

Please include Louis Simonet, Teton County Engineer in your approval correspondence.

If you have any questions, please call me at 354-2087.

Respectfully,

Jamie E Boos, PE
Nelson Engineering

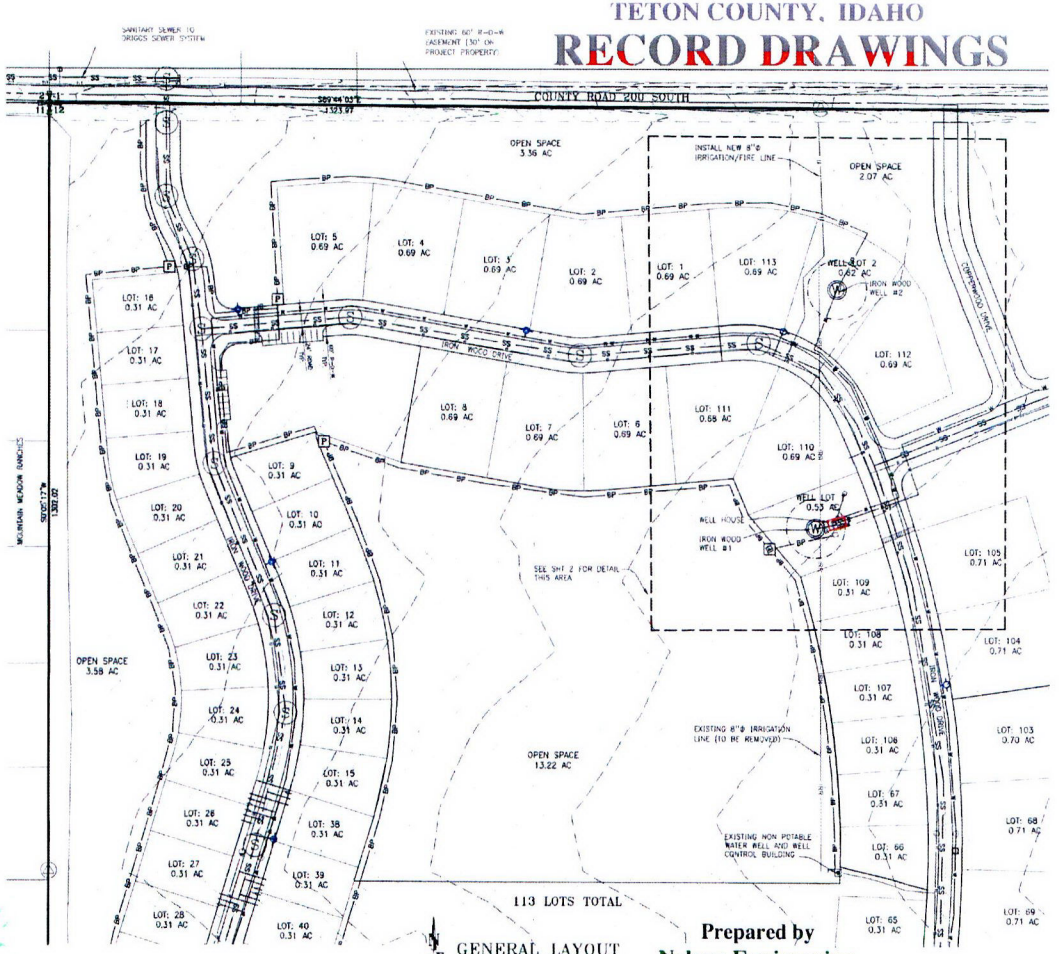
CC:
Louis Simonet
Teton County
150 Courthouse Drive
Driggs, ID 83422

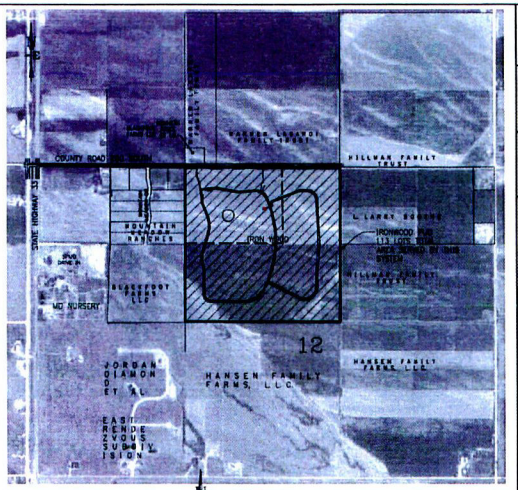
Jason Newitt

SCANNED
MAY 12 2023

CONTRACTOR:
SHALL CONTACT DIG LINE AT 1-800-342-1585 FOR UTILITY LOCATES BEFORE BEGINNING ANY CONSTRUCTION

IMPROVEMENT PLANS
FOR
IRON WOOD
DOMESTIC SUPPLY WATER SYSTEM
TETON COUNTY, IDAHO
RECORD DRAWINGS





VICINITY MAP
SCALE: 1" = 1000'
Section 12, T4N, R43E
Teton County, Idaho

OWNERSHIP:

IRONWOOD PUD HOMEOWNERS ASSOCIATION

OPERATOR:
WILDER SYSTEM SOLUTIONS
ALAN WILDER
PO BOX 359
TETONIA, ID 83452

(208) 456-2287
TOWLDR@IDA.NET

PROJECT LEGEND

- PROPERTY BOUNDARY LINE
- LOT LINE
- PROPOSED DOMESTIC WATER SUPPLY LINE
- PROPOSED 8" IRRIGATION & FIRE LINE
- PROPOSED FIRE HYDRANT
- PROPOSED POWER JUNCTION VAULT
- PROPOSED SANITARY SEWER MAIN
- PROPOSED MAIN FIRE PROTECTION/IRRIGATION LINE
- UNDERGROUND POWER (FALL RIVER ELECTRIC)
- EXISTING IRRIGATION LINE
- EXISTING CONTOUR - 1 FOOT INTERVALS
- EXISTING CONTOUR - 5 FOOT INTERVALS
- PROPOSED CONTOUR - 1 FOOT INTERVALS
- PROPOSED CONTOUR - 5 FOOT INTERVALS
- EXISTING POWER POLE
- PROPOSED GATE VALVES
- PROPOSED CHECK VALVE
- FIRE HYDRANT

DRAWING INDEX

1	COVER SHEET & INDEX
2	WELL CONTROL BUILDING SITE PLAN
3	SUBMERSIBLE PUMP/WELL DETAILS NOTE
4	PUMP HOUSE DETAILS
5	DETAILS
6	WELL CONTROL BUILDING - ELEVATIONS & DETAILS
7	WELL CONTROL BUILDING - FRAMING DETAILS

NOTES:
1) 8" IRRIGATION AND FIRE WATER LINE PER PHASE I & II IMPROVEMENT PLANS.
2) ORTHOMETRIC ELEVATIONS DERIVED FROM WGS 84 COORD. SYSTEM.
3) THERE ARE NO 100 YR FLOODPLAINS WITHIN 500 FT OF THIS PROPERTY.
4) GEOLOGICAL FORMATIONS: TOPSOIL, GRAVEL, SANDY GRAVEL W/ SCANT LAYERS OF CLAYEY GRAVEL TO 200'+.
5) THERE ARE NO SIGNIFICANT SOURCES OF POLLUTION TO THE WATER SUPPLY OF THIS SUBDIVISION.
6) SEE IRONWOOD PUD IMPROVEMENT PLANS FOR PHASE II FOR FULL DELIVERY LINE LAYOUT AND DESIGN.

PROFESSIONAL ENGINEER REGISTERED 12578 4/21/10 STATE OF IDAHO JAMIE E. BOOS

Prepared by
Nelson Engineering
Driggs, Idaho
SEPTEMBER, 2008

RECORD DRAWING

NELSON ENGINEERING
30 N 1ST EAST, DRIGGS IDAHO (208) 354-2087

DATE	5/22/07	REV 08/27/07
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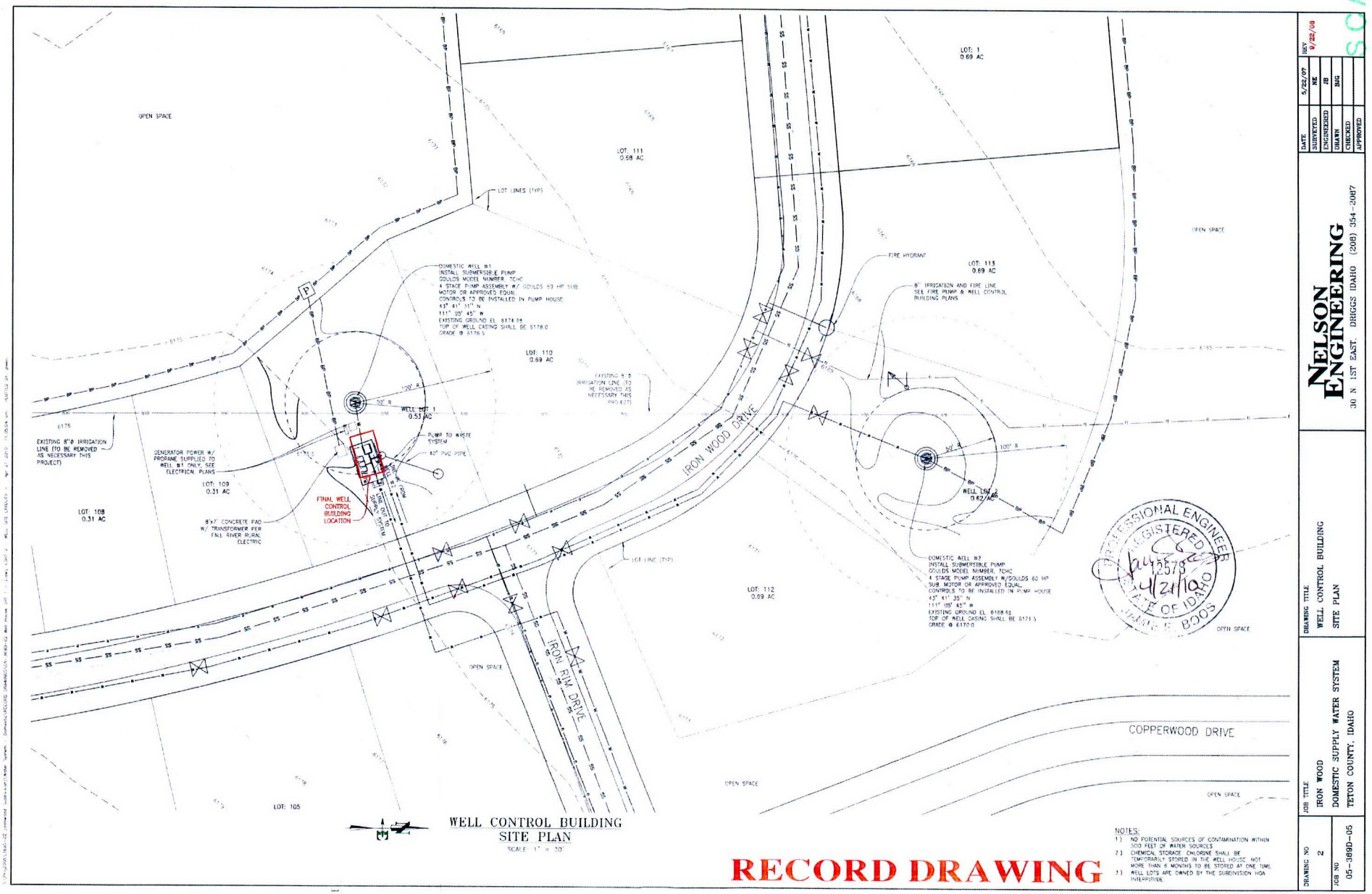
DRAWING TITLE: COVER SHEET

JOB TITLE: IRON WOOD DOMESTIC SUPPLY WATER SYSTEM TETON COUNTY, IDAHO

DRAWING NO 1

JOB NO 05-389D-05

SCANNED MAY 12 2023



WELL CONTROL BUILDING
SITE PLAN
SCALE: 1" = 30'

NOTES:
1.) NO POTENTIAL SOURCES OF CONTAMINATION WITHIN 300 FEET OF WATER SOURCES.
2.) CHEMICAL STORAGE: CHLORINE SHALL BE TEMPORARILY STORED IN THE WELL HOUSE, NOT MORE THAN 6 MONTHS TO BE STORED AT ONE TIME.
3.) WELL LOTS ARE OWNED BY THE SUBDIVISION HOA INTERPRITOR.

RECORD DRAWING

NELSON ENGINEERING
30 N 1ST EAST, DRIGGS IDAHO (208) 354-2087

	DATE	REV
SUBMITTED	5/22/09	4/22/09
ENGINEERED	ME	
DRAWN	JB	
CHECKED	BJG	
APPROVED		

DRAWING TITLE: WELL CONTROL BUILDING
SITE PLAN

JOB TITLE: IRON WOOD
DOMESTIC SUPPLY WATER SYSTEM
TETON COUNTY, IDAHO

DRAWING NO 2
JOB NO 05-389D-05

SCANNED
MAY 12 2023

WELL NOTES:

1) WELL SHALL HAVE MINIMUM OF TWO (2) INCHES ON ALL SIDES OF THE CASING AND SHALL BE SEALED WITH CONCRETE GROUT TO A DEPTH OF NOT GREATER THAN ONE HUNDRED (100) FEET AND NOT LESS THAN SIXTY (60) FEET, CONCRETE GROUT SHALL CONSIST OF EQUAL PARTS OF CEMENT CONFORMING TO AWWA A100 SECTION 7, AND SAND, WITH NOT MORE THAN SIX GALLONS OF WATER PER 94 POUNDS OF MAY BE USED FOR OPENINGS LARGER THEN 1 1/2 INCHES.

2) ALL TOOLS, BITS, PIPE AND OTHER MATERIALS TO BE INSERTED IN THE BOREHOLE SHALL BE CLEANED AND DISINFECTED IN ACCORDANCE WITH THE WELL CONSTRUCTION STANDARDS.

3) ALL WATER QUALITY TESTING WILL NEED TO BE COMPLETED PER IDAPA 58.01.08.503.11. INFORMATION TO BE SUPPLIED TO IDAHO DEPARTMENT OF ENVIRONMENTAL QUALITY UPON WELL COMPLETION AND PRIOR TO USE AS DRINKING WATER:
- A) COPY OF ALL WELL LOGS
- B) RESULTS OF TEST PUMPING
- C) AS CONSTRUCTED PLANS SHOWING:
  - I) ANNULAR SEAL DEPTH
  - II) SEALANT MATERIAL
  - III) CASING PERFORATIONS, SIEVE ANALYSIS USED IN DESIGNING SCREENS
  - IV) PUMP LOCATION
  - V) PERMANENT MEANS FOR MEASURING WATER LEVEL
- D) SAMPLING RESULTS FOR IRON, MANGANESE, CORROSIVITY AND SECONDARY CONTAMINANTS AND ALL OTHER RESULTS REQUIRED BY IDAPA 58.01.08.503.11.

4) ELECTRICAL CABLE SHALL BE FIRMLY ATTACHED TO THE DROP PIPE AT TWENTY-ONE (21) FOOT INTERVALS OR LESS, OR AT EACH COUPLING OR JOINT.

5) EQUIPMENT AND/OR MATERIALS, INCLUDING DRILLING FLUIDS & MUD, USED IN WELL CONSTRUCTION SHALL BE NSF STANDARD 61 APPROVED OR EQUIVALENT.

6) ALL DOWN HOLE MATERIALS SHALL BE CLEANED AND DISINFECTED W/ 500 PPM CHLORINE SOLUTION.

7) STEEL CASING WELDS SHALL PENETRATE THE FULL THICKNESS OF THE CASING WALL.

8) CASING SEAL SHALL BE CONTINUOUSLY PUMPED.

9) SEAL MATERIAL VOLUME SHALL BE CALCULATED TO ENSURE PROPER SEAL IS PLACED.

10) ENGINEER SHALL BE PRESENT FOR A PORTION OF SEAL PLACEMENT.

11) WORK ON WELL SHALL CEASE DURING CURING OF SEAL MATERIAL.

12) GRAVEL PACK SHALL BE WELL ROUNDED PARTICLES, 95% SILICEOUS MATERIAL, THAT ARE SMOOTH AND UNIFORM, FREE FORM FOREIGN MATERIAL, WASHED THEN DISINFECTED IMMEDIATELY PRIOR TO OR DURING PLACEMENT.

13) FILTER PACK SHALL BE DESIGNED FROM AQUIFER FORMATION SIEVE ANALYSIS.

14) DISINFECTION SHALL BE PROVIDED AT COMPLETION OF WORK AFTER PLACEMENT OF PERMANENT PUMP EQUIPMENT.

TEST PUMPING NOTES:

1) WELL SHALL BE DEVELOPED TO REMOVE ANY NATIVE SILT, CLAYS, DRILLING MUD OR FINER FRACTION OF THE GRAVEL PACK.

2) WELL SHALL BE TEST PUMPED AT 450 GPM FOR AT LEAST TWENTY-FOUR (24) HOURS OR WELL MAY BE PUMPED AT ONE HUNDRED FIFTY PERCENT (150%) OF DESIRED YIELD, OR 675 GPM FOR SIX (6) HOURS AFTER DRAWDOWN TREND HAS STABILIZED, AS DETERMINED BY SUPERVISING ENGINEER OR GEOLOGIST IN EITHER CASE, IF THE DRAWDOWN DOES NOT STABILIZE, THE PUMPING WILL CONTINUE FOR AT LEAST 72 CONSECUTIVE HOURS.

3) UPON COMPLETION OF WELL DEVELOPMENT, THE WELL SHALL BE TESTED AND MEASURED FOR SAND PRODUCTION

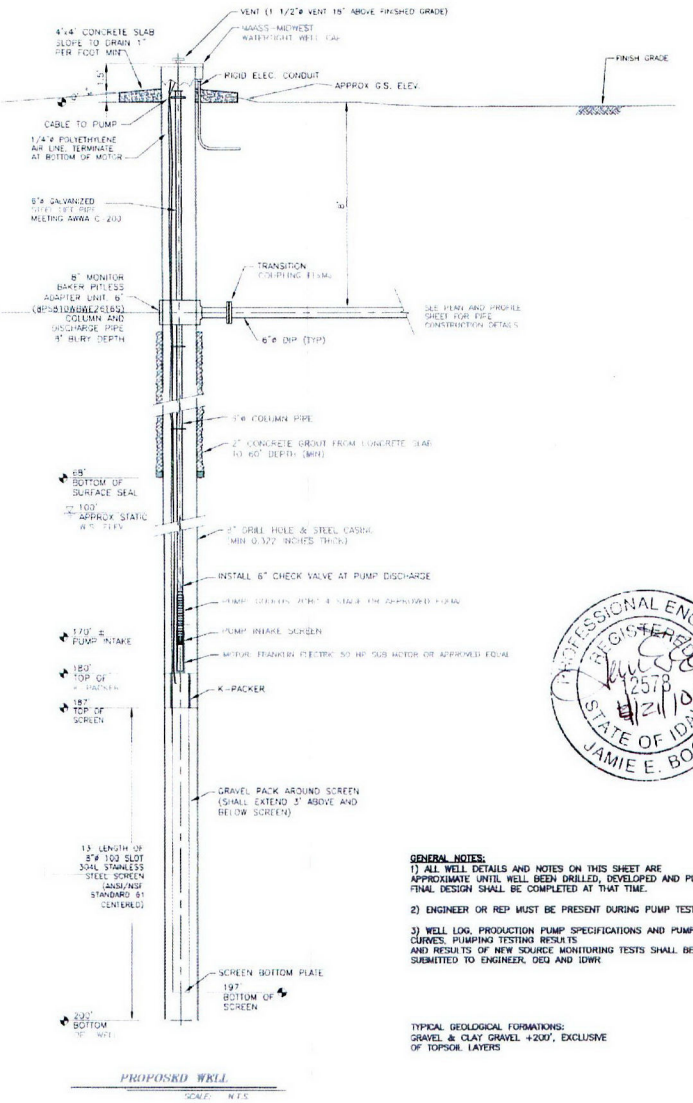
4) FOLLOWING DATA SHALL BE PROVIDED:
- A) STATIC WATER LEVEL PRIOR TO PUMPING
- B) WELL YIELD IN GPM AND DURATION OF PUMP TEST
- C) WATER LEVEL IN THE WELL RECORDED AT REGULAR INTERVALS DURING PUMPING
- D) PROFILE OF WATER LEVEL RECOVERY FROM THE PUMPING LEVEL PROJECTED TO THE ORIGINAL STATIC WATER LEVEL
- E) DEPTH AT WHICH THE TEST PUMP WAS POSITIONED IN THE WELL
- F) TEST PUMP CAPACITY AND HEAD CHARACTERISTICS
- G) SAND PRODUCTION DATA
- H) ANY AVAILABLE RESULTS OF ANALYSIS BASED ON THE DRAWDOWN AND RECOVERY TEST PERTAINING TO AQUIFER PROPERTIES, SUSTAINED YIELD, AND BOUNDARY CONDITIONS AFFECTING DRAWDOWN.

SITE NOTES:

1) HOLES, PITS, EQUIPMENT AND CHEMICALS SHALL BE SAFELY STORED AND FENCE PER OSHA STANDARDS.

2) WELL CONSTRUCTION WASTE AND/OR DEBRIS INCLUDING ANY DRILLING FLUID WASTE SHALL BE DISPOSED OF AT A SANITARY LANDFILL OR OTHER APPROVED SITE.

3.) ALL WELL DRILLING EQUIPMENT MATERIALS AND FLUIDS SHALL BE CLEANED UP AND REMOVED FROM THE SITE UPON COMPLETION OF WORK.



PROPOSED WELL
SCALE: N.T.S.

GENERAL NOTES:
1) ALL WELL DETAILS AND NOTES ON THIS SHEET ARE APPROXIMATE UNTIL WELL BEEN DRILLED, DEVELOPED AND PUMPED. FINAL DESIGN SHALL BE COMPLETED AT THAT TIME.

2) ENGINEER OR REP MUST BE PRESENT DURING PUMP TESTING.

3) WELL LOG, PRODUCTION PUMP SPECIFICATIONS AND PUMPING CURVES, PUMPING TESTING RESULTS AND RESULTS OF NEW SOURCE MONITORING TESTS SHALL BE SUBMITTED TO ENGINEER, DEQ AND IDWR.

TYPICAL GEOLOGICAL FORMATIONS:
GRAVEL & CLAY GRAVEL +200', EXCLUSIVE OF TOPSOIL LAYERS

PROFESSIONAL ENGINEER REGISTERED 12579 STATE OF IDAHO JAMIE E. BOOS 11/21/07

RECORD DRAWING

	DATE	06/22/07	REV. 11/7/07
	SURVEYED	NE	
	ENGINEERED	JB	
	DRAWN	BAG	
	CHECKED		
	APPROVED		

NELSON ENGINEERING
P.O. BOX 1690, JACKSON WYOMING (307) 733-2087

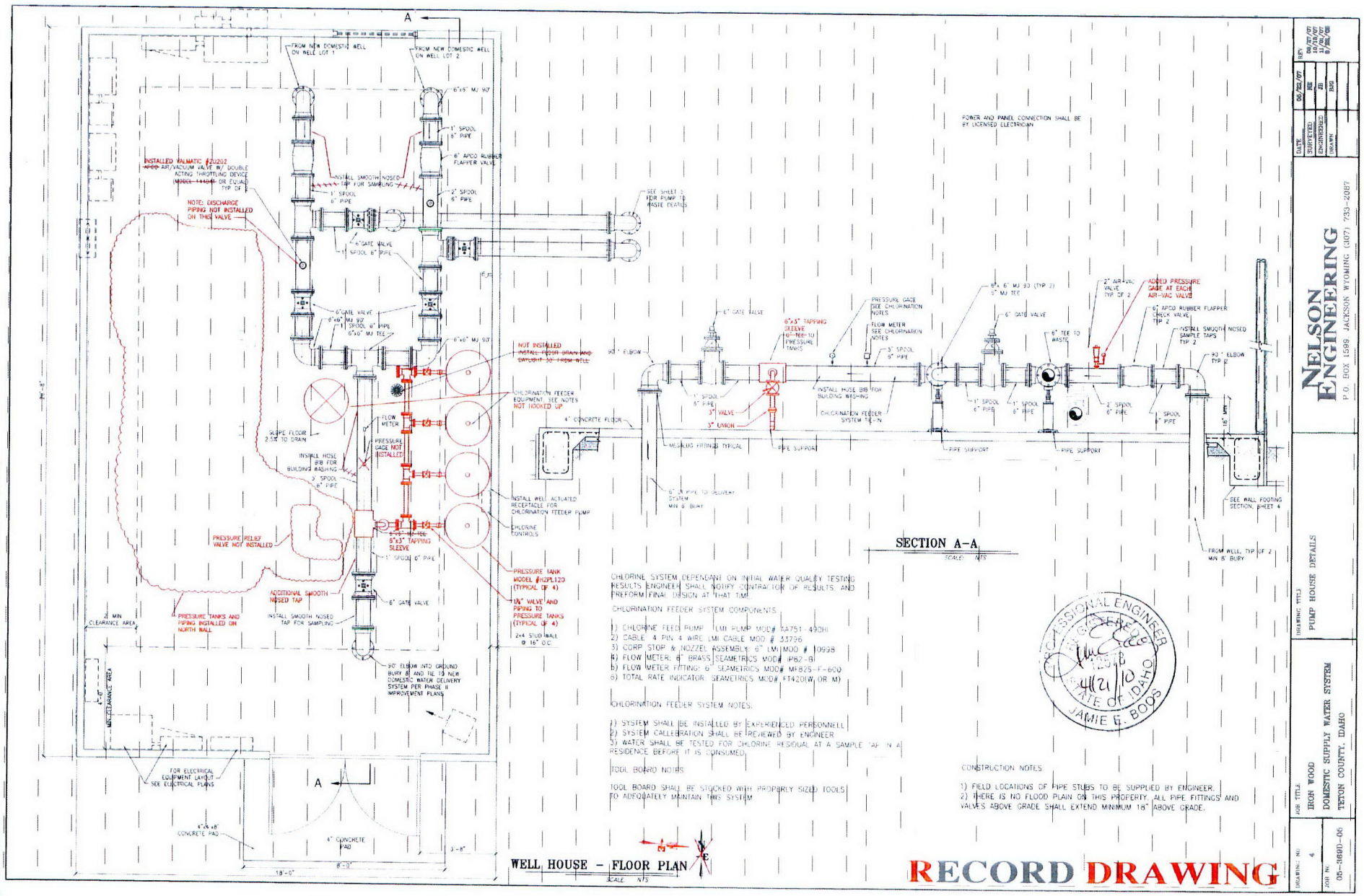
DRAWING TITLE: SUBMERSIBLE PUMP/WELL DETAILS & NOTES

JOB TITLE: IRON WOOD DOMESTIC SUPPLY WATER SYSTEM TETON COUNTY, IDAHO

DRAWING NO: 3

JOB NO: 05-568D-05

SCANNED MAY 12 2023



SECTION A-A

SCALE: N.T.S.

WELL HOUSE - FLOOR PLAN

SCALE: N.T.S.

CHLORINE SYSTEM DEPENDANT ON INITIAL WATER QUALITY TESTING RESULTS. ENGINEER SHALL NOTIFY CONTRACTOR OF RESULTS, AND PREFORM FINAL DESIGN AT THAT TIME.

CHLORINATION FEEDER SYSTEM COMPONENTS:

1) CHLORINE FEED PUMP: LMI PUMP MOD# XA751-491HI
2) CABLE: 4 PIN 4 WIRE LMI CABLE MOD # 33796
3) CORP STOP & NOZZEL ASSEMBLY: 6" LMI MOD # 10998
4) FLOW METER: 6" BRASS SEAMETRICS MOD# IP82-B
5) FLOW METER FITTING: 6" SEAMETRICS MOD# MF82S-F-600
6) TOTAL RATE INDICATOR: SEAMETRICS MOD# FT420(W,OR M)

CHLORINATION FEEDER SYSTEM NOTES:

1) SYSTEM SHALL BE INSTALLED BY EXPERIENCED PERSONNELL
2) SYSTEM CALLEBRATION SHALL BE REVIEWED BY ENGINEER
3) WATER SHALL BE TESTED FOR CHLORINE RESIDUAL AT A SAMPLE TAP IN A RESIDENCE BEFORE IT IS CONSUMED.

TOOL BOARD NOTES:

TOOL BOARD SHALL BE STOCKED WITH PROPERLY SIZED TOOLS TO ADEQUATELY MAINTAIN THIS SYSTEM.

CONSTRUCTION NOTES:

1) FIELD LOCATIONS OF PIPE STUBS TO BE SUPPLIED BY ENGINEER.
2) THERE IS NO FLOOD PLAIN ON THIS PROPERTY. ALL PIPE FITTINGS AND VALVES ABOVE GRADE SHALL EXTEND MINIMUM 18" ABOVE GRADE.

PROFESSIONAL ENGINEER REGISTERED JAMIE E. BOOS STATE OF IDAHO 4/12/10

RECORD DRAWING

REV.	DATE	DRAWN	CHECKED	SURVEYED
08/27/07	08/27/07	JMB	JMB	JMB
10/19/07				
8/28/08				

NELSON ENGINEERING
P.O. BOX 1599 JACKSON WYOMING (307) 733-2087

DRAWING TITLE: PUMP HOUSE DETAILS

FOR TITLE: IRON WOOD DOMESTIC SUPPLY WATER SYSTEM TETON COUNTY, IDAHO

DRAWING NO: 4

JOB NO: 05-3690-06

SCANNED MAY 12 2023

William Teuscher

From: Jamie Boos [jboos@nelsonengineering.net]
Sent: Monday, August 16, 2010 2:38 PM
To: William Teuscher
Cc: 'Barry Cazier'; 'Jayson Newitt'; Alan Wilder
Subject: Ironwood Pump Test
Follow Up Flag: Follow up
Flag Status: Red
Attachments: 20100816 - Well 1 Pump Test.pdf

Willie –

Please see the attached documentation from the Ironwood domestic system well pump test. If there is a formal form for this documentation, please let me know and I will resubmit as such.

The second well is proving difficult in terms of getting a transducer down the well, I will provide that information when we test the second well.

Thanks
Jamie

Jamie E. Boos, PE, CPESC
Project Manager
(208) 201-0129 Cell

NELSON ENGINEERING *since 1964*
Professional Engineers & Land Surveyors

JACKSON, WY • BUFFALO, WY • DRIGGS, ID

30 North First East • Driggs, Idaho 83422
(208) 354-2087 • (208) 354-2089 Fax • nelsonengineering.net

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MAY 12 2023

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05-369-02/Closure Information/jb

August 16, 2010

William Teuscher
Idaho Department of Environmental Quality
900 North Skyline, Suite B
Idaho Falls, ID 83402

RE: Pump Test for Ironwood Subdivision, IDEQ # 06-12-41

Dear Willie-

Please see the attached results for the pump test at Ironwood Subdivision located in Teton County, ID and referenced by IDEQ # 06-12-41. These are the results for the well located at GPS = N43*41.584' W111*05.754' and performed on July 14th, 2010 by PumpTech Company, Inc from Idaho Falls, ID.

From the data and chart created by the time, flow and water level data, it can be seen that the test started at 675 GPM, for 150% of design flow, for an initial water level drop of 25.53 ft. It was then determined that the motor/drive combination would not be able to sustain 675 GPM so it was determined to run the test for 24 hours at 450 GPM, or 100% design flow. Once the flow was dropped to 450 GMP, the water level raised to a drop of 10.64 ft. From that point the water level remained constant through the duration of the test.

Because the well was capable of producing the required flow for the required duration, this pump test documentation should prove as documentation that this well is acceptable for this public water system use.

Please call, 208)354-2087, or email, jboos@nelsonengineering.net if you have any questions or concerns.

Respectfully,

Jamie E Boos, PE

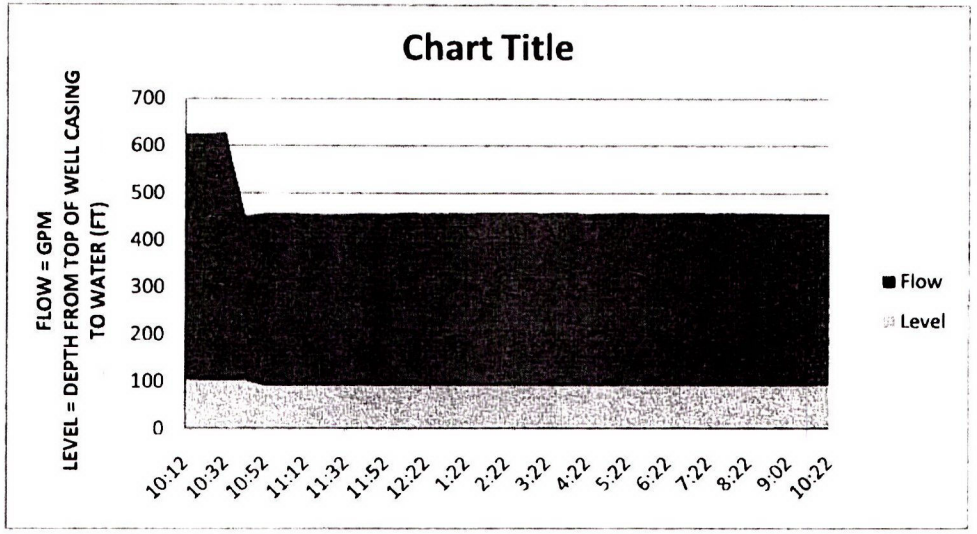
CC:
Jayson Newitt, The Ritchie Group
Alan Wilder, Wilder Systems Solutions
Barry Cazier, PumpTech Company, Inc

SCANNED
MAY 12 2023

Printed on: 8/16/2010

Pump Test performed at Ironwood Subdivision - July 14, 2010
Test performed by PumpTech Company, Inc.

Time	Flow	Level
10:12	625	102.53
10:22	625	101.45
10:32	629	101.81
10:42	451	101.81
10:52	457	91.18
11:02	457	90.81
11:12	456	90.81
11:22	455	90.81
11:32	455	90.81
11:42	457	90.81
11:52	456	90.81
12:12	458	90.81
12:22	457	90.81
12:52	457	90.81
1:22	458	90.81
1:52	458	90.81
2:22	458	90.81
2:52	458	90.81
3:22	457	90.81
3:52	459	90.81
4:22	456	90.81
4:52	457	90.81
5:22	458	90.81
5:52	457	90.81
6:22	457	90.81
6:52	459	90.81
7:22	457	90.81
7:52	458	90.81
8:22	458	90.81
8:52	457	90.81
9:02	456	90.81
10:02	456	90.81
10:22	456	90.81



Nelson Engineering
Driggs, ID

SCANNED
MAY 12 2023

PumpTech Company, Inc.

P.O. Box 51259, Idaho Falls, ID 83405 Phone (208) 529-6868 / Fax (208) 529-4332

"YOUR TOTAL PUMP SUPPLIER"

2nd August 2010

Nelson Engineering
Jamie E Boos
Iron Wood Estates
Flow test results

Jamie,
The following information is what we gathered on the North Well located @ GPS = N43 *41.584' W111*05.754'

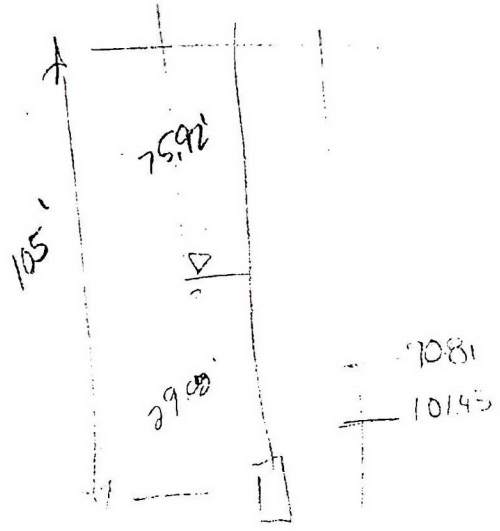
14th July 2010,

Transducer set at 105' bellow the ground level. When we started the transducer read 29.08' above the transducer. This would give us a starting point at 75.92'

10:12 a.m.
- Water level in well 102.53
- GPM 625
- HZ 59.4
- Amps 73.4
- PSI at flow meter 1.2

10:22 a.m.
- Water level in well 101.45
- GPM 625
- HZ 59.4
- Amps 73.4
- PSI at flow meter 1.2

10:32 a.m.
- Water level in well 101.81
- GPM 629
- HZ 59.47
- Amps 73.4



SCANNED
MAY 12 2023

PSI at flow meter 2

10:42 a.m.
Water level in well 101.81
GPM 451
HZ 60
Amps 71.1
PSI at flow meter 1.0

10:52 a.m.
Water level in well 91.18
GPM 457
HZ 45.5
Amps 48.2
PSI at flow meter 2

11:02 a.m.
Water level in well 90.81
GPM 457
HZ 45.5
Amps 48.4
PSI at flow meter 2

11:12 a.m.
Water level in well 90.81
GPM 456
HZ 45.5
Amps 48.4
PSI at flow meter 2

11:22 a.m.
Water level in well 90.81
GPM 455
HZ 45.5
Amps 48.4
PSI at flow meter 2

11:32 a.m.
Water level in well 90.81
GPM 455
HZ 45.5
Amps 48.4
PSI at flow meter 2

SCANNED
MAY 12 2023

11:42 a.m.
Water level in well 90.81
GPM 457
HZ 45.5
Amps 48.4
PSI at flow meter 2

11:52 a.m.
Water level in well 90.81
GPM 456
HZ 45.5
Amps 48.4
PSI at flow meter 2

12:12 p.m.
Water level in well 90.81
GPM 458
HZ 45.5
Amps 48.4
PSI at flow meter 2

12:22 p.m.
Water level in well 90.81
GPM 457
HZ 45.5
Amps 48.4
PSI at flow meter 2

12:52 p.m.
Water level in well 90.81
GPM 457
HZ 45.5
Amps 48.4
PSI at flow meter 2

1:22 p.m.
Water level in well 90.81
GPM 458
HZ 45.5
Amps 48.4
PSI at flow meter 2

1:52 p.m.
Water level in well 90.81

SCANNED
MAY 12 2023

GPM 458
HZ 45.5
Amps 48.4
PSI at flow meter 2

2:22 p.m.
Water level in well 90.81
GPM 458
HZ 45.5
Amps 48.4
PSI at flow meter 2

2:52 p.m.
Water level in well 90.81
GPM 458
HZ 45.5
Amps 48.4
PSI at flow meter 2

3:22 p.m.
Water level in well 90.81
GPM 457
HZ 45.5
Amps 48.4
PSI at flow meter 2

3:52 p.m.
Water level in well 90.81
GPM 459
HZ 45.5
Amps 48.4
PSI at flow meter 2

4:22 p.m.
Water level in well 90.81
GPM 456
HZ 45.5
Amps 48.4
PSI at flow meter 2

4:52 p.m.
Water level in well 90.81
GPM 457
HZ 45.5

SCANNED
MAY 12 2023

Amps 48.4
PSI at flow meter 2

5:22 p.m.
Water level in well 90.81
GPM 458
HZ 45.5
Amps 48.4
PSI at flow meter 2

5:52 p.m.
Water level in well 90.81
GPM 457
HZ 45.5
Amps 48.4
PSI at flow meter 2

6:22 p.m.
Water level in well 90.81
GPM 457
HZ 45.5
Amps 48.4
PSI at flow meter 2

6:52 p.m.
Water level in well 90.81
GPM 459
HZ 45.5
Amps 48.4
PSI at flow meter 2

7:22 p.m.
Water level in well 90.81
GPM 457
HZ 45.5
Amps 48.4
PSI at flow meter 2

7:52 p.m.
Water level in well 90.81
GPM 458
HZ 45.5
Amps 48.4
PSI at flow meter 2

SCANNED
MAY 12 2023

8:22 p.m.
Water level in well 90.81
GPM 458
HZ 45.5
Amps 48.4
PSI at flow meter 2

8:52 p.m.
Water level in well 90.81
GPM 457
HZ 45.5
Amps 48.4
PSI at flow meter 2

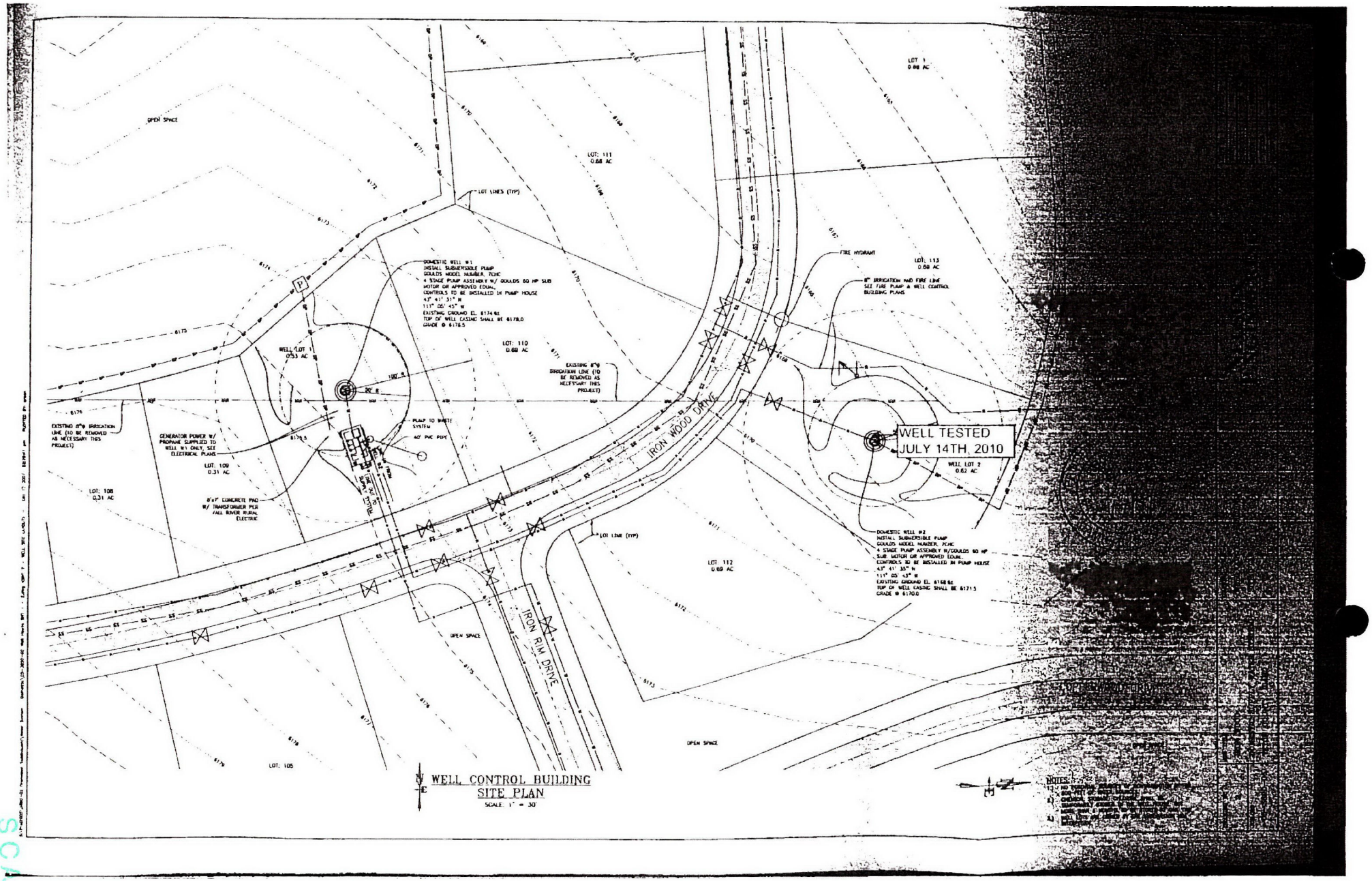
9:02 p.m.
Water level in well 90.81
GPM 456
HZ 45.5
Amps 48.4
PSI at flow meter 2

15th July 2010

10:02 a.m.
Water level in well 90.81
GPM 456
HZ 45.5
Amps 48.4
PSI at flow meter 2

10:22 a.m.
Water level in well 90.81
GPM 456
HZ 45.5
Amps 48.4
PSI at flow meter 2

SCANNED
MAY 12 2023



SCANNED
MAY 17 2023