

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

RECEIVED

FEB 22 2022

WATER RESOURCES
WESTERN REGION

NOTICE OF CHANGE IN WATER RIGHT OWNERSHIP

1. List the numbers of all water rights and/or adjudication claim records to be changed. If you only acquired a portion of the water right or adjudication claim, check "Yes" in the "Split?" column. If the water right is leased to the Water Supply Bank, check "Yes". If you are not sure if the water right is leased to the Water Supply Bank, see #7 of the instructions.

Water Right/Claim No.	Split?	Leased to Water Supply Bank?	Water Right/Claim No.	Split?	Leased to Water Supply Bank?
63-34772	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: Points Ranch LLC

Name of current water right holder/claimant

3. New Owner(s)/Claimant(s): Thomas and Kari Points

New owner(s) as listed on the conveyance document

Name connector ☒ and ☐ or

26598 Gail Lane

Middleton

ID

83644

Mailing address

City

State

Zip

(208) 830-9679

Email

pointsranch@gmail.com

4. If the water rights and/or adjudication claims were split, how did the division occur?

NA ☐ 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: 3/9/2021

6. Do you own the land identified as the water right place of use? Yes ☒ No ☐

o If no, attach evidence that written notice of the change of water right ownership has been delivered to the landowner of record.

7. This form must be signed and submitted with the following **REQUIRED** items:

A ☒ 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.

B ☒ 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.

NA ☐ If water right(s) are leased to the Water Supply Bank AND there are multiple owners, a Lessor Designation form is required.

☐ If water right(s) are leased to the Water Supply Bank, the individual owner or designated lessor must complete, sign and submit an IRS Form W-9.

8. Signature: [Signature]

Signature of new owner/claimant

Title, if applicable

Date

Thomas Points

Print name

Signature: [Signature]

Signature of new owner/claimant

Title, if applicable

Date

Kari Points

Print name

For IDWR Office Use Only:

Received by LE Date 02/22/2022

Receipt No. WOS0140

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 DM

Processed by DM

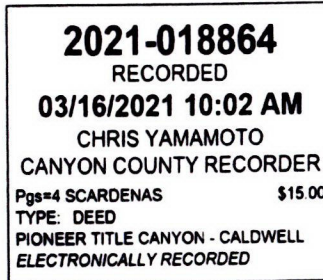
Date 4-27-23

QUITCLAIM DEED

FOR VALUE RECEIVED, _____ Points Ranch, LLC _____ does hereby convey, release, remise
* husband and wife
and forever quit claim unto _____ THOMAS AND KARI POINTS _____ whose current address is:
26598 Gail Lane, Middleton, ID 83644, for Parcel R23772011 or Lot 4A in parcels of land being a portion
of Tracts 19 and 38, Lansing Heights Subdivision, Canyon County, Idaho shown on the plat recorded in
Canyon County as Instrument No 2019-021179.

The following described premises:

See Attachment A



2021-016979

RECORDED

03/09/2021 11:40 AM



00594267202100169790040043

CHRIS YAMAMOTO
CANYON COUNTY RECORDER
Pgs=4 SCARDENAS \$15.00
DEED
TOM AND KARI POINTS

TO HAVE AND TO HOLD the said premises, unto the said grantees, heirs and assigns forever.

Date: 3/9/21

By: _____

By: _____

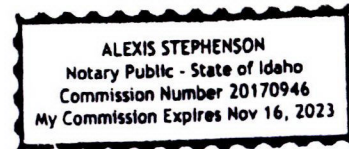
[2 Points Ranch, LLC]

[Owners: THOMAS AND KARI POINTS]

State of Idaho, County of Canyon

This record was acknowledged before me on 3/9/21 by
Thomas & Kari Points

Signature of notary public Alexis Stephenson
Commission Expires: 11/14/23



Attachment A:

Legal description of Parcel 4A.

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add
*re-recorded to ~~XX~~ marital status

QUITCLAIM DEED

FOR VALUE RECEIVED, _____ Points Ranch, LLC _____ does hereby convey, release, remise
* husband and wife
and forever quit claim unto _____ THOMAS AND KARI POINTS _____ whose current address is:
26598 Gail Lane, Middleton, ID 83644, for Parcel R23772011 or Lot 4A in parcels of land being a portion
of Tracts 19 and 38 , Lansing Heights Subdivision, Canyon County, Idaho shown on the plat recorded in
Canyon County as Instrument No 2019-021179.

The following described premises:

See Attachment A



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2021-016979

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CHRIS YAMAMOTO

CANYON COUNTY RECORDER

Pgs=4 SCARDENAS

\$15.00

DEED

TOM AND KARI POINTS

TO HAVE AND TO HOLD the said premises, unto the said grantees, heirs and assigns forever.

Date: 3/9/21

By: _____

By: _____

[2 Points Ranch, LLC]

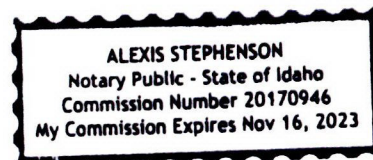
[Owners: THOMAS AND KARI POINTS]

State of Idaho, County of Canyon

This record was acknowledged before me on 3/9/21 by
Thomas & Kari Points

Signature of notary public Alexis Stephenson

Commission Expires: 11/16/23



Attachment A:

Legal description of Parcel 4A.

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Sawtooth Land Surveying, LLC

2030 S. Washington Ave.
Emmett, ID 83617
P: (208) 398-8104
F: (208) 398-8105

1044 Northwest Blvd., Ste. G
Coeur d'Alene, ID 83814
P: (208) 714-4544
F: (208) 292-4453

141 1st Avenue East
Jerome, ID 83338
P: (208) 329-5303
F: (208) 324-3821

Parcel 4A Legal Description

A parcel of land being a portion of Parcel 4 of Record of Survey Instrument No. 1996021743, and also being a portion of Lansing Heights Estates, Book 12, Page 8, Canyon County Records, located in the SE1/4 NE1/4 of Section 21, Township 5 North, Range 2 West of the Boise Meridian, Canyon County, Idaho, more particularly described as follows:

COMMENCING at the E1/4 corner of said Section 21, marked by a 1936 G.L.O. brass cap, from which the S1/16 corner common to Sections 21 and 22, marked by a 5/8 inch rebar/cap PLS 944, bears South 00°33'25" West, 1320.30 feet;

Thence North 89°23'48" West, coincident with the north line of the NE1/4 SE1/4 of said Section 21, a distance of 266.31 feet to a 5/8 inch rebar/cap PLS 10561 and the **POINT OF BEGINNING**;

Thence continuing North 89°23'48" West, coincident with said north line, 395.18 feet to a 1/2 inch rebar/cap illegible;

Thence North 00°35'29" East, coincident with the prolongation of the west line and the west line of said Parcel 4 of Record of Survey Instrument No. 1996021743, a distance of 542.74 feet to an angle point on said west line, marked by a 1/2 inch rebar/cap 3627;

Thence North 68°04'01" East, coincident with said west line, 30.31 feet to an angle point on said west line, marked by a 1/2 inch rebar/cap 3627;

Thence South 82°30'36" East, 88.34 feet to a 5/8 inch rebar/cap PLS 10561;

Thence South 58°47'55" East, 33.63 feet to a 5/8 inch rebar/cap PLS 10561;

Thence South 38°12'07" East, 34.71 feet to a 5/8 inch rebar/cap PLS 10561;

Thence South 21°06'58" East, 93.86 feet to a 5/8 inch rebar/cap PLS 10561;

Thence South 82°23'47" East, 139.63 feet to a 5/8 inch rebar/cap PLS 10561;

Thence North 81°23'12" East, 49.93 feet to a 5/8 inch rebar/cap PLS 10561;

Thence South 10°33'14" East, 244.94 feet to a 5/8 inch rebar/cap PLS 10561;

Thence South 00°07'03" West, 92.43 feet to a 5/8 inch rebar/cap PLS 10561;

Thence South 31°15'42" West, 82.14 feet to the **POINT OF BEGINNING**.

The above described parcel contains 4.446 acres, more or less.

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TOGETHER WITH

A 30.00 wide easement for ingress/egress and utilities, over/across and under, a portion of vacated E. Gilbert Road, Certificate of Abandonment and Vacation Instrument No. 2019-005515, being a portion of Lansing Heights Estates, Book 12, Page 8, Canyon County Records, located in the NE1/4 SE1/4 of Section 21, Township 5 North, Range 2 West of the Boise Meridian, Canyon County, Idaho, more particularly described as follows:

COMMENCING at the E1/4 corner of said Section 21, marked by a 1936 G.L.O. brass cap, from which the S1/16 corner common to Sections 21 and 22, marked by a 5/8 inch rebar/cap PLS 944, bears South 00°33'25" West, 1320.30 feet;

Thence North 89°23'48" West, coincident with the north line of the NE1/4 SE1/4 of said Section 21, a distance of 305.79 feet to a 5/8 inch rebar/cap PLS 6901 and the **POINT OF BEGINNING**;

Thence South 00°33'25" West, parallel with the east line of said NE1/4 SE1/4, a distance of 30.00 feet to a 5/8 inch rebar/cap PLS 10561;

Thence North 89°23'48" West, parallel with and offset 30.00 feet south of said north line of the NE1/4 SE1/4, a distance of 301.20 feet to a 5/8 inch rebar/cap PLS 10561 and the beginning of a non-tangent curve to the left;

Thence 64.90 feet along the arc of said curve to the left, having a radius of 65.00 feet, a central angle of 57°12'13", and being subtended by a chord bearing of North 60°34'37" West, 62.23 feet to said north line of the NE1/4 SE1/4, marked by a 1/2 inch rebar/cap illegible;

Thence South 89°23'48" East, coincident with said north line of the NE1/4 SE1/4, a distance of 355.70 feet to the **POINT OF BEGINNING**.

SUBJECT TO

An easement for emergency access, over and across a portion of Parcel 4 of Record of Survey Instrument No. 1996021743, and also being a portion of Tract 38 of Lansing Heights Estates, Book 12, Page 8, Canyon County Records, located in the NE1/4 SE1/4 of Section 21, Township 5 North, Range 2 West of the Boise Meridian, Canyon County, Idaho, more particularly described as follows:

COMMENCING at the E1/4 corner of said Section 21, marked by a 1936 G.L.O. brass cap, from which the S1/16 corner common to Sections 21 and 22, marked by a 5/8 inch rebar/cap PLS 944, bears South 00°33'25" West, 1320.30 feet;

Thence North 89°23'48" West, coincident with the north line of the NE1/4 SE1/4 of said Section 21, a distance of 661.49 feet to a 1/2 inch rebar/cap illegible;

Thence North 00°35'29" East, coincident with the prolongation of and the west line of said Parcel 4 of Record of Survey Instrument No. 1996021743, a distance of 542.74 feet to an angle point on said west line, marked by a 1/2 inch rebar/cap illegible;

Thence North 68°04'01" East, coincident with said west line, 30.31 feet to an angle point on said west line, marked by a 1/2 inch rebar/cap illegible and the **POINT OF BEGINNING**;

Thence South 82°30'36" East, 88.34 feet to a 5/8 inch rebar/cap PLS 10561;

Thence South 58°47'55" East, 33.63 feet to a 5/8 inch rebar/cap PLS 10561;

Thence South 38°12'07" East, 34.71 feet to a 5/8 inch rebar/cap PLS 10561;

Thence South 21°06'58" East, 76.09 feet;

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Thence South 68°53'02" West, 45.00 feet;

Thence South 21°06'58" East, 30.00 feet;

Thence North 68°53'02" East, 120.00 feet;

Thence North 21°06'58" West, 30.00 feet;

Thence South 68°53'02" West, 45.00 feet;

Thence North 21°06'58" West, 80.59 feet;

Thence North 38°12'07" West, 44.66 feet;

Thence North 58°47'55" West, 45.38 feet;

Thence North 82°30'36" West, 96.42 feet to the north line of said Parcel 4;

Thence North 89°17'43" West, coincident with said north line, 1.84 feet to the northwest corner of said Parcel 4, marked by a 1/2 inch rebar/cap PLS 3627;

Thence South 00°35'29" West, coincident with the west line of said Parcel 4, a distance of 30.00 feet to the **POINT OF BEGINNING**.

BASIS OF BEARING for this description is South 00°33'25" West between the E1/4 of Section 21 and the S1/16 corner common to Sections 21 and 22, located in T. 5 N., R. 2 W., B.M., Canyon County, Idaho.



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State of Idaho
Department of Water Resources
Water Right License
63-34772

02W



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

0 0.035 0.07 0.14 Miles

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Western Region • 2735 W Airport Way • Boise, ID 83705-5082

Phone: 208-334-2190 • Fax: 208-334-2348 • Email: westerninfo@idwr.idaho.gov • Web: idwr.idaho.gov

Governor Brad Little

Director Gary Spackman

April 27, 2023

THOMAS POINTS & KARI POINTS
26598 GAIL LN
MIDDLETON ID 83644-6127

Re: Change in Ownership for Water Right No(s): **63-34772**

Dear Water Right Holder(s):

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

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

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

If you have any questions concerning the enclosed information, please contact me at (208)605-4620.

Sincerely,

Debra Mansfield
Office Specialist II

Enclosure(s)

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IDAHO DEPARTMENT OF WATER RESOURCES
Proof Report

4/27/2023

Water Right 63-34772

<u>Owner Type</u>	<u>Name and Address</u>
Current Owner	THOMAS POINTS 26598 GAIL LN MIDDLETON, ID 83644-6127 (208) 830-8679
Current Owner	KARI POINTS 26598 GAIL LN MIDDLETON, ID 83644-6127 (208) 830-8679
Original Owner	RALPH MC CLINTOCK PO BOX 250 STAR, ID 83669 (208) 585-2459
Previous Owner	POINTS RANCH LLC 26600 GAIL LN MIDDLETON, ID 83644-5040 (208) 830-8679

Priority Date: 3/6/1990

Basis: License

Status: Active

Source
GROUND WATER

Tributary

<u>Beneficial Use</u>	<u>From</u>	<u>To</u>	<u>Diversion Rate</u>	<u>Volume</u>
IRRIGATION	3/15	11/15	0.040 CFS	11.3 AF
	<u>Total Diversion</u>		0.040 CFS	11.3 AF

Source and Point(s) of Diversion:

GROUND WATER

SENE

Sec. 21, Twp 05N, Rge 02W, CANYON County

Place Of Use:

IRRIGATION within CANYON County

			NE				NW				SW				SE				Totals
Twp	Rng	Sec	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	
05N	02W	21				2.5													2.5

POU Total Acres: 2.5

Conditions of Approval:

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IDAHO DEPARTMENT OF WATER RESOURCES
Proof Report

4/27/2023

1. R32 This right when combined with all other rights shall provide no more than .02 cfs per acre nor more than 4.5 afa per acre for irrigation of the lands above.

Dates and Other Information:

Owner Name Connector: AND/OR
Water District Number: TBD
Mitigation Plan: False

Combined Use Limits:

N/A

SubCase:

N/A

Water Supply Bank:

N/A

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APR 27 2023



Western Region • 2735 W Airport Way • Boise, ID 83705-5082

Phone: 208-334-2190 • Fax: 208-334-2348 • Email: westerninfo@idwr.idaho.gov • Web: idwr.idaho.gov

Governor Brad Little

Director Gary Spackman

April 12, 2023

THOMAS & KARI POINTS
26598 GAIL LN
MIDDLETON ID 83644-6127

RE: Notice of Change in Water Right Ownership for Water Right No(s): **63-34772**

Dear Interested Parties:

The Department of Water Resources (Department) acknowledges receipt of your Notice of Change in Water Right Ownership (Notice). **Please refer to the enclosed copy of your received Notice and supporting documentation while reviewing the requested information below.**

~

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

- Evidence of Water Right Ownership: copy of Deed, Title Policy, Contract of Sale, or other legal document indicating your ownership of the property and/or water rights in question

During our review of the documentation you submitted we found that the Quitclaim Deed does not include any language that conveys the Water Right to you. The deed shows conveyance of the 4A parcel specifically as the tracts of land and does not reference the water rights or any other appurtenances to the property. We will need documentation that includes the water right being conveyed to you through language such as "...the said premises, with their appurtenances" or "...together with any and all water rights used thereon or appurtenant thereto...". Or the deed can reference the Water Rights for the property specifically.

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

Also, please note that permit holders are required to report any change of ownership and/or mailing address to the Department within 120 days of the change. Forms to assign ownership or update your address are available from any office of the Department or on the Department's website.

If you have any questions regarding this matter, please contact me at (208)605-4620.

Sincerely,

Debra Mansfield

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APR 27 2023

Office Specialist II

Enclosure(s)

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APR 27 2023