

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

RECEIVED

JUL 11 2024

NOTICE OF CHANGE IN WATER RIGHT OWNERSHIP

DEPT. OF WATER RESOURCES
EASTERN REGION

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.

→ Parcel # RPR 422 5003515

Water Right/Claim No.	Split?	Leased to Water Supply Bank?	Water Right/Claim No.	Split?	Leased to Water Supply Bank?
29-13581 OK	Yes ☐	Yes ☐	29-13612 OK	Yes ☐	Yes ☐
29-13588 OK	Yes ☐	Yes ☐	29-13618 OK	Yes ☐	Yes ☐
29-13594 OK	Yes ☐	Yes ☐		Yes ☐	Yes ☐
29-13600 OK	Yes ☐	Yes ☐		Yes ☐	Yes ☐
29-13606 OK	Yes ☐	Yes ☐		Yes ☐	Yes ☐

2. Previous Owner's Name: Brett Prather / AMANDA PRATHER
Name of current water right holder/claimant

3. New Owner(s)/Claimant(s): Justin S. Tobias
New owner(s) as listed on the conveyance document

1020 N. 3650 W.
Mailing address

801-648-4888
Telephone

Ogden UT 84404
City State Zip
Grinfixer@tobiasdental.com
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: 6-28-2024
6. Do you own the land identified as the water right place of use? Yes ☒ No ☐
 o If no, attach evidence that written notice of the change of water right ownership has been delivered to the landowner of record.

7. This form must be signed and submitted with the following **REQUIRED** items:
- ☒ A copy of the conveyance document – warranty deed, quitclaim deed, court decree, contract of sale, etc. The conveyance document must include a legal description of the property or description of the water right(s) if no land is conveyed.
 - ☒ Plat map, survey map or aerial photograph which clearly shows the place of use and point of diversion for each water right and/or claim listed above (if necessary to clarify division of water rights or complex property descriptions).
 - ☒ Filing fee (see instructions for further explanation):
 - ☒ \$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.

SUPPORT DATA

IN FILE # 29-13581

8. Signature: [Signature] Owner 7-2-2024
 Signature of new owner/claimant Title, if applicable Date
Justin S. Tobias
 Print name

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

For IDWR Office Use Only:

Received by JB Date 7/11/2024 Receipt No. E050225 Receipt Amt. \$ 175.-
 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 JB Processed by JB Date 7/11/2024

21415418

OFFICIAL RECORD BKS 985
BANNOCK COUNTY IDAHO

RECORDED AT REQUEST OF
FEE 5 DEPUTY MA

Matthew

S Baker

21415418

2014 NOV 21 P 12:54

RECORD OF SURVEY FOR JEFF HARRIS

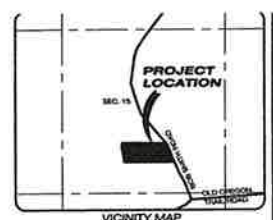
PREPARED BY SUMMIT LAND SURVEYING/MATHEW S BAKER

LOCATED IN THE S1/2 OF SEC 15, T9S, R 37E, BM

RECORDED IN RECORD OF SURVEYS

BOOK 985

RECORD OF SURVEY FOR
JEFF HARRIS
LOCATED IN THE S 1/2 OF SECTION 15, TOWNSHIP 9 SOUTH,
RANGE 37 EAST, B.M., BANNOCK COUNTY, IDAHO



- VICINITY MAP**
- LEGEND**
- SECTION CORNER AS NOTED
- 1/4 CORNER AS NOTED
- FOUND 1/2 INCH REBAR W/YELLOW PLASTIC CAP STAMPED PLS #3 SEE NOS. INST. NO. 20227796 & 20202960
- FOUND 1/2 INCH REBAR W/YELLOW PLASTIC CAP STAMPED PLS 2343 SEE NOS. INST. NO. 20202960
- SET 1/2 INCH BY 24 INCH REBAR WITH PLASTIC CAP STAMPED (PLS 15 SEE 15023)
- CALCULATED POINT NOTHING FOUND ON SET
- SURVEYED BOUNDARY LINE
- SECTION LINE
- BOB SMITH ROAD CENTERLINE PER RECORD OF SURVEY INST. NO. 20227796
- WEST R/W LINE OF WEST BOB SMITH ROAD PER RECORD OF SURVEY INST. NO. 20227796
- 100 FOOT WIDE WATER LINE EASEMENT SEE DEED INST. NO. 20207346

SURVEYOR'S CERTIFICATE

I, MATTHEW S. BAKER, A DULY LICENSED LAND SURVEYOR IN THE STATE OF IDAHO, HEREBY CERTIFY THAT THIS RECORD OF SURVEY CORRECTLY REPRESENTS A SURVEY MADE UNDER MY DIRECTION OF THE LANDS SHOWN HEREON IN CONFORMANCE WITH THE REQUIREMENTS OF CHAPTER NINETEEN, TITLE FIFTY-FIVE OF THE IDAHO CODE.

Matthew S. Baker
MATTHEW S. BAKER
13023
11-21-14
DATE

COUNTY RECORDERS CERTIFICATE

I, ROBERT POLK, COUNTY RECORDER, DO HEREBY CERTIFY THAT THIS RECORD OF SURVEY WAS FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF THE COUNTY OF BANNOCK, IDAHO, ON THIS 11th DAY OF NOV, 2014, AT 11:54 A.M. AT THE REQUEST OF MATTHEW S. BAKER, SUMMIT LAND SURVEYING AND WAS DULY RECORDED IN RECORD OF SURVEYS BOOK 485.

24415418
INSTRUMENT NO.

Robert Polk, County Recorder
ROBERT POLK, COUNTY RECORDER

RECORD OF SURVEY FOR
JEFF HARRIS
LOCATED IN THE S 1/2 OF SECTION 15, TOWNSHIP 9 SOUTH,
RANGE 37 EAST, B.M., BANNOCK COUNTY, IDAHO

SUMMIT LAND SURVEYING
FOUNDED IN 1980 PHONE (208) 360-1111 FAX (208) 360-1112
SERVED BY: M. BAKER DRAWN BY: M. BAKER
JOHN LAMOT SCALE: TWO" = 100' FEET
BEARING LOCATION TELEPHONE: (208) 360-1111 ADDRESS: 1000 W. 1000 S. BOYD, IDAHO 83402
DATE OF FIELD WORK: NOV. 2014 DATE OF OFFICE WORK: NOV. 2014
PAGE TWO

BOUNDARY DESCRIPTION (PARCEL 10A)

A PARCEL OF LAND LOCATED IN A PORTION OF THE SOUTH 1/2 OF SECTION 15, TOWNSHIP 9 SOUTH, RANGE 37 EAST, B.M., BANNOCK COUNTY, IDAHO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH 1/4 CORNER OF SAID SECTION 15, MARKED BY A 3 INCH BANNOCK COUNTY BRASS CAP MONUMENT AS DESCRIBED IN CORNER PERPETUATION INST. NO. 96017529, THENCE NORTH 89°56'00" EAST, ALONG THE SOUTH BOUNDARY LINE OF SAID SECTION 15, (RANGE OF BEARINGS ASSUMED NORTH 89°56'00" EAST BETWEEN THE SOUTH 1/4 CORNER AND THE SOUTHEAST CORNER OF SECTION 15, SEE RECORD OF SURVEY INST. NO. 20111048, 20202960 AND 20227796, A DISTANCE OF 381.98 FEET, THENCE NORTH 22°42'24" WEST, ALONG THE WESTERLY BOUNDARY LINE OF RECORD OF SURVEY INST. NO. 20227796, A DISTANCE OF 184.60 FEET TO A FOUND 1/2 INCH REBAR W/PLASTIC CAP STAMPED PLS 2341, THENCE NORTH 0°26'28" EAST, ALONG THE WEST BOUNDARY LINE OF SAID SURVEY, A DISTANCE OF 323.28 FEET TO A FOUND 1/2 INCH REBAR W/PLASTIC CAP STAMPED PLS 2341 BEING A POINT ON THE SOUTHWEST CORNER OF RECORD OF SURVEY INST. NO. 20227796, THENCE ALONG THE WESTERLY BOUNDARY LINE OF SAID RECORD OF SURVEY FOR THE NEXT FOUR (4) COURSES:

1. CONTINUING NORTH 0°26'28" EAST A DISTANCE OF 77.57 FEET TO A FOUND 1/2 INCH REBAR W/PLASTIC CAP STAMPED PLS 842,
2. NORTH 28°04'04" WEST A DISTANCE OF 749.74 FEET TO A FOUND 1/2 INCH REBAR W/PLASTIC CAP STAMPED PLS 842,
3. NORTH 10°07'04" WEST A DISTANCE OF 511.32 FEET TO A FOUND 1/2 INCH REBAR W/PLASTIC CAP STAMPED PLS 842,
4. NORTH 10°15'54" WEST A DISTANCE OF 43.46 FEET TO A SET 1/2 INCH REBAR W/PLASTIC CAP STAMPED PLS 13023, BEING THE POINT OF BEGINNING.

THENCE CONTINUING ALONG THE WESTERLY BOUNDARY LINE OF SAID RECORD OF SURVEY FOR THE NEXT TWO (2) COURSES:

1. CONTINUING NORTH 10°15'54" WEST A DISTANCE OF 227.32 FEET TO A FOUND 1/2 INCH REBAR W/PLASTIC CAP STAMPED PLS 842,
2. NORTH 02°15'00" EAST A DISTANCE OF 81.32 FEET TO THE NORTHWEST CORNER OF SAID RECORD OF SURVEY BEING MARKED BY A 1/2 INCH REBAR W/PLASTIC CAP STAMPED PLS 842.

THENCE NORTH 89°56'00" EAST, ALONG THE NORTH BOUNDARY LINE OF SAID RECORD OF SURVEY, A DISTANCE OF 681.25 FEET TO A POINT ON THE CENTER LINE OF BOB SMITH ROAD, THE NORTHEAST CORNER OF SAID RECORD OF SURVEY, BEING A POINT OF NON-TANGENCY OF A 1083.10 FOOT RADIUS CURVE WHOSE CENTER BEARS NORTH 78°49'45" EAST.

THENCE ALONG THE CENTER LINE OF BOB SMITH ROAD AND THE EASTERLY BOUNDARY LINE OF SAID SURVEY FOR THE NEXT TWO (2) COURSES:

1. FOLLOWING SAID CURVE IN A COUNTER CLOCK WISE DIRECTION FOR AN ARC DISTANCE OF 243.92 FEET, THROUGH A CENTRAL ANGLE OF 32°54'13" (THE CHORD OF SAID CURVE BEARS SOUTH 17°37'25" EAST A DISTANCE OF 243.40 FEET TO A POINT OF TANGENCY,
2. SOUTH 24°04'30" EAST A DISTANCE OF 79.88 FEET,

THENCE SOUTH 89°56'00" WEST A DISTANCE OF 748.82 TO THE POINT OF BEGINNING.

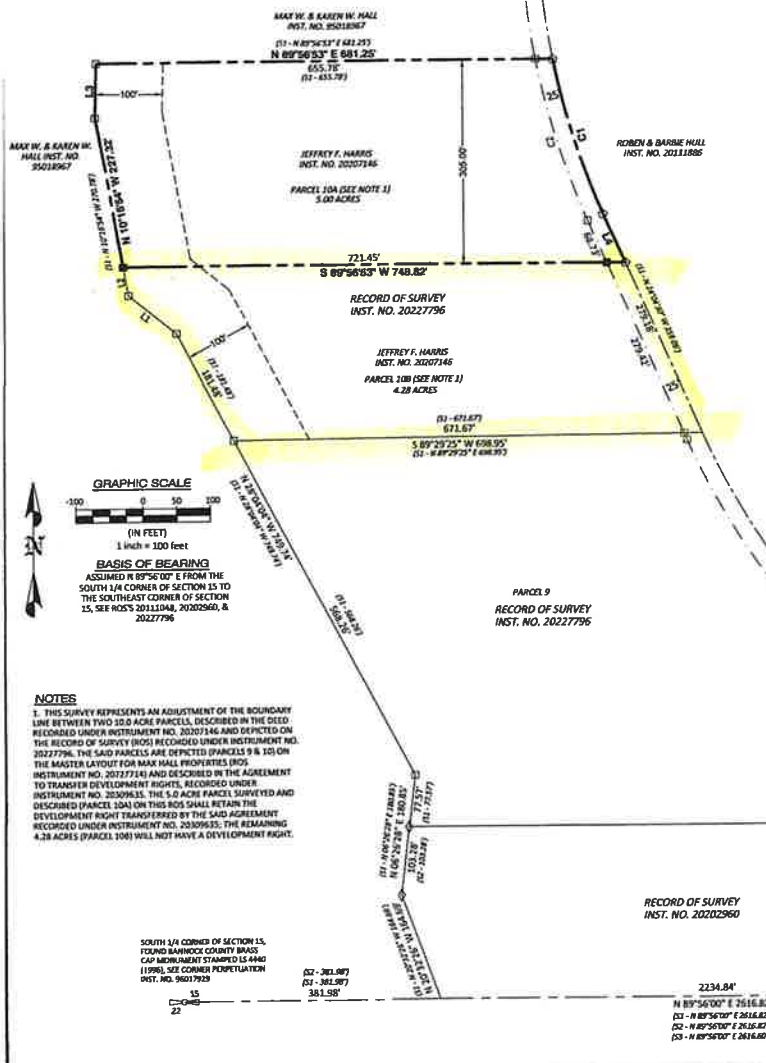
CONTAINING 3.00 ACRES MORE OR LESS.

NUMBER	DELTA ANGLE	ARC LENGTH	TANGENT	RADIUS	CHORD DIRECTION	CHORD LENGTH
C1	12°54'13"	243.92	122.48	1083.10	S 17°37'25" E	243.40
C2	12°54'13"	243.92	122.48	1083.10	S 17°37'25" E	243.40
C3	17°07'25"	254.46	127.79	1108.10	S 17°29'43" E	253.92

NUMBER	DIRECTION	DISTANCE
L1	N 50°30'24" W	51.12
L2	N 50°30'24" W	51.12
L3	N 30°15'04" W	43.40
L4	N 01°19'00" E	81.32
L5	N 01°19'00" E	81.32
L6	S 14°31'30" E	79.88

REFERENCE DOCUMENTS

- (S1 -) BEARING AND DISTANCE PER RECORD OF SURVEY INST. NO. 20227796
- (S2 -) BEARING AND DISTANCE PER RECORD OF SURVEY INST. NO. 20202960
- (S3 -) BEARING AND DISTANCE PER RECORD OF SURVEY INST. NO. 20111048



NOTES

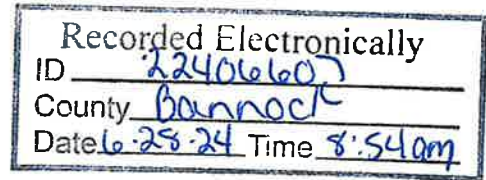
1. THIS SURVEY REPRESENTS AN ADJUSTMENT OF THE BOUNDARY LINE BETWEEN TWO 15.0 ACRE PARCELS, DESCRIBED IN THE DEED RECORDED UNDER INSTRUMENT NO. 20207346 AND DEPICTED ON THE RECORD OF SURVEY (NOS) RECORDED UNDER INSTRUMENT NO. 20227796. THE SAID PARCELS ARE DEPICTED (PARCELS 9 & 10) ON THE MASTER LAYOUT FOR MAX HALL PROPERTIES (NOS) TO TRANSFER DEVELOPMENT RIGHTS, RECORDED UNDER INSTRUMENT NO. 20227796 AND DESCRIBED IN THE AGREEMENT INSTRUMENT NO. 20309635. THE 5.0 ACRE PARCEL SURVEYED AND DESCRIBED (PARCEL 10A) ON THIS NOS SHALL RETAIN THE DEVELOPMENT RIGHT TRANSFERRED BY THE SAID AGREEMENT RECORDED UNDER INSTRUMENT NO. 20309635; THE REMAINING 4.28 ACRES (PARCEL 10B) WILL NOT HAVE A DEVELOPMENT RIGHT.

SOUTH 1/4 CORNER OF SECTION 15, FOUND BANNOCK COUNTY BRASS CAP MONUMENT STAMPED (S 1500) (1998), SEE CORNER PERPETUATION INST. NO. 96017529

RECORD OF SURVEY
INST. NO. 20202960

2234.84'
N 89°56'00" E 7516.82'
(S1 - N 89°56'00" E 2616.82')
(S2 - N 89°56'00" E 2616.82')
(S3 - N 89°56'00" E 2616.82')

SOUTHEAST CORNER OF SECTION 15, FOUND BANNOCK COUNTY BRASS CAP MONUMENT STAMPED (1998), SEE CORNER PERPETUATION INST. NO. 96017529



WARRANTY DEED

Order No.: 640060AM

FOR VALUE RECEIVED

Brett Prather and Amanda Prather, husband and wife

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

Justin S Tobias, a married person

whose current address is:

1020 N 3650 W

Marriott-Slaterville City, UT 84404

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

A parcel of land located in the South 1/2 of Section 15, Township 9 South, Range 37 East of Boise Meridian, Bannock County, Idaho, described as follows:

Commencing at the South 1/4 corner of Section 15, being described as shown in Bannock County Instrument Number 96017929; thence North 89°56'00" East, along the South line of Section 15, a distance of 381.98 feet to an existing property line; thence North 20°32'26" West, along the existing property line, a distance of 222.76 feet; thence North 6°26'28" East, a distance of 180.85 feet; thence North 28°04'04" West a distance of 568.26 feet to the true point of beginning; thence continuing North 28°04'04" West a distance of 181.48 feet; thence North 50°50'24" West a distance of 91.12 feet; thence North 10°16'54" West a distance of 270.78 feet; thence North 1°19'00" East a distance of 81.32 feet; thence North 89°56'23" East a distance of 681.25 feet to the center line of West Bob Smith Road being a point of non-tangency with a 1083.09 foot radius curve in which the center bears North 78°49'41" East; thence Southeasterly following the said 1083.09 foot radius curve and the center line of West Bob Smith Road through a central angle of 12°54'11" an arc distance of 243.91 feet (the chord of which bears South 17°37'24" East a distance of 243.40 feet) to the end of the curve and a point of tangency; thence South 24°04'30" East, following said centerline, a distance of 359.06 feet; thence South 89°29'25" West, leaving said centerline, a distance of 698.95 feet to the point of beginning.

Excepting therefrom:

A parcel of land located in a portion of the South 1/2 of Section 15, Township 9 South, Range 37 East, Boise Meridian, Bannock County, Idaho, described as follows:

COMMENCING at the South 1/4 corner of said Section 15, marked by a 3" Bannock County Brass Cap monument as described in corner perpetuation Instrument No. 96017929; Thence North 89°56'00" East, along the South boundary line of said Section 15, (Basis of bearing assumed North 89°56'00" East between the South 1/4 corner and the Southeast corner of Section 15, see Record of Survey's Instrument No.'s 20111048, 20202960 and 20227796), a distance of 381.98 feet; Thence North 20°32'26" West, along the Westerly boundary line of Record of Survey Instrument No. 20202960, a distance of 164.69 feet to a found 1/2" rebar with plastic cap stamped PELS 2341;

Thence North 06°26'28" East, along the West boundary line of said Survey, a distance of 103.28 feet to a found ½" rebar with plastic cap stamped PLS 2341 being a point on the Southwest corner of Record of Survey Instrument No. 20227796;

Thence along the Westerly boundary line of said Record of Survey for the next four (4) courses:

1) Continuing North 06°26'28" East a distance of 77.57 feet to a found ½" rebar with plastic cap stamped PLS 843;

2) North 28°04'04" West a distance of 749.74 feet to a found ½" rebar with plastic cap stamped PLS 843

3) North 50°50'24" West a distance of 91.12 feet to a found ½" rebar with plastic cap stamped PLS 843

4) North 10°16'54" West a distance of 43.46 feet to a set ½" rebar with plastic cap stamped LS 13023, being the POINT OF BEGINNING.

Thence continuing along the Westerly boundary line of said Record of Survey for the next two (2):

1) Continuing North 10°16'54" West a distance of 227.32 feet to a found ½" rebar with plastic cap stamped PLS 843;

2) North 01°19'00" East a distance of 81.32 feet to the Northwest corner of said Record of Survey being marked by a ½" rebar with plastic cap stamped PLS 843;

Thence North 89°56'53" East, along the North boundary line of said Record of Survey, a distance of 681.25 feet to a point on the center line of Bob Smith Road, the Northeast corner of said

Record of Survey, being a point of non-tangency of a 1083.10 foot radius curve whose center bears North 78°49'41" East;

Thence along the center line of Bob Smith Road and the Easterly boundary line of said Survey for the next two (2) courses;

1) Following said curve in a counter clock-wise direction for an arc distance of 243.92 feet, through a central angle of 12°54'11" (The chord of said curve bears South 17°37'25" East a distance of 243.40 feet) to a point of tangency;

2) South 24°04'30" East a distance of 79.88 feet;

Thence South 89°56'53" West a distance of 748.82 to the POINT OF BEGINNING.

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

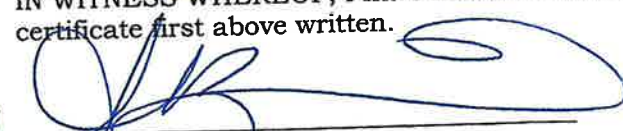
Dated: June 25, 2024


Brett Prather

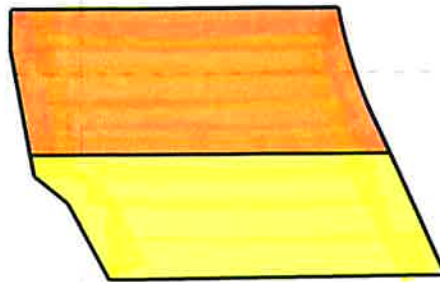

Amanda Prather

State of Idaho } ss
County of Bannock }

On this 27 day of June, 2024, before me, the undersigned a Notary Public in and for said state, personally appeared Brett Prather and Amanda Prather, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same. IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.


Notary Public for the State of Idaho
Residing at: Chubbuck
Commission Expires: 1-8-30





Parcel
Excepting therefrom

SWSE

29-13581, 29-13588, 29-13594, 29-13600, 29-13606, 29-13612, 29-13618

Section 15 Township 9 South
Range 37 East

29-13581, 29-13588, 29-13594, 29-13600, 29-13606, 29-13612, 29-13618 7/11/2024

Scale: 1 inch= 400 feet

File: tobias.ndp

Tract 1: 9.2755 Acres (404039 Sq. Feet), Closure: s08.0318e 0.11 ft. (1/23740), Perimeter=2608 ft.
Tract 2: 4.9922 Acres (217462 Sq. Feet), Closure: s23.5514e 0.89 ft. (1/2321), Perimeter=2062 ft.

01 /se,sw,15,9s,37e
02 /n89.5600e 381.98
03 /n20.3226w 222.76
04 /n6.2628e 180.85
05 /n28.0404w 568.26
06 n28.0404w 181.48
07 n50.5024w 91.12
08 n10.1654w 270.78
09 n1.1900e 81.32
10 n89.5623e 681.25
11 Lt, r=1083.09, delta=017.3724, arc=243.91, chord=s17.3724e 243.39
12 s24.0430e 359.06
13 s89.2925w 698.95
14 @0
15 /n89.5600e 381.98
16 /n20.3226w 222.76
17 /n06.2628e 103.28
18 /n06.2628e 77.57

19 /n28.0404w 749.74
20 /n50.5024w 91.12
21 /n10.1654w 43.46
22 n10.1654w 227.32
23 n01.1900e 81.32
24 n89.5653e 681.25
25 Lt, r=1083.10, delta=012.5411, arc=243.92, chord=s17.3725e 243.40
26 s24.0430e 78.99
27 s89.5653w 748.82



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 Mathew Weaver

July 11, 2024

JUSTIN TOBIAS
1020 N 3650 W
OGDEN UT 84404-8848

Re: Change in Ownership for Water Right No(s): 29-13581, 29-13588, 29-13594, 29-13600, 29-13606, 29-13612, 29-13618

Dear Water Right Holder(s):

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

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

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

If you have any questions concerning the enclosed information, please contact me at (208) 497-3787.

Sincerely,

Jonie Baily
Technical Records Specialist 1

Enclosure(s)

cc: WATER DISTRICT 29

July 8, 2024

1- Looking to transfer all
water rights associated
with vacant lot
RPR 4225003515.

I was told there
were "7" water rights.
Could be more?

Thanks.

JUSTIN.

801-648-4888

* West Bob Smith Creek