

**IN THE DISTRICT COURT OF THE FIFTH JUDICIAL DISTRICT OF THE STATE OF IDAHO,
IN AND FOR THE COUNTY OF TWIN FALLS**

IN RE THE GENERAL ADJUDICATION
OF RIGHTS TO THE USE OF WATER FROM
THE CLARK FORK-PEND OREILLE RIVER
BASIN WATER SYSTEM

CIVIL CASE NUMBER: 69576

Ident. Number: 96-8811
Date Received: 6/26/24
Receipt No: N044792
Claim Fee: \$117.00
Received By: YMB

RECEIVED
JUN 26 2024
IDWR / NORTH

**NOTICE OF CLAIM TO A WATER RIGHT
ACQUIRED UNDER STATE LAW**

1. Name of Claimant(s)

BEAR CLAW WATER SYSTEM, LLC
C/O HAWLEY TROXELL ENNIS & HAWLEY
877 MAIN ST SUITE 200
ATTN: BRIAN L BALLARD
BOISE ID 83701-1617

Phone: (208) 388-4868

2. Date of Priority: 8/9/1994

3. Source:
GROUND WATER

Trib. to:

4. Point of Diversion:

Township	Range	Section	¼ of ¼ of ¼	Lot	County	Type
55N	03E	20	NW SW		BONNER	

5. Description of diverting works:

6. Water is used for the following purposes:

Purpose	From	To	C.F.S.	(or)	A.F.A
DOMESTIC	1/01	12/31	0.05		9
IRRIGATION	3/15	11/15	0.05		22.5

7. Total Quantity Appropriated is:

0.05 C.F.S. and/or 31.5 A.F.A.

8. Non-irrigation uses:

9. Place of use:

IRRIGATION within BONNER County

Township	Range	Section	¼	of	¼	Lot	Acres
55N	03E	20	NE		SW		5
55N	03E	20	NW		SW		5
55N	03E	20	SW		SW		1
55N	03E	20	SE		SW		1

Total Acres = 12

DOMESTIC same as IRRIGATION

10. Do you own the property listed above as place of use? No

If your answer is no, describe in remarks below the authority you have to claim this water right.

Undersigned is acting as attorney at law on behalf of the claimant; claimant is the current owner and operator of the Bear Claw Subdivision water system, a community water system; claimant's sole member is the James E. White Trusts, U.S. Bank N.A., Trustee, the current owner of Lot22A, one of the places of use in Bear Claw Subdivision.

11. Other Water Rights Used:

12. Remarks:

Priority Date Explanation:

Domestic use is for 15 homes within the Bear Claw Subdivision and does not include lawn, garden, landscape, or other types of irrigation.

13. Basis of Claim: License

14. Signature(s)

(a.) By signing below, I/We acknowledge that I/We have received, read and understand the form entitled "How you will receive notice in the CLARK FORK-PEND OREILLE River Basin Adjudication." (b.) I/We do _____ do not __X__ wish to receive and pay a small annual fee for monthly copies of the docket sheet.

Number of attachments: The attachments (pages 1 – 8, circled number upper right corner) show the Plat and Re-Plat for Bear Claw Subdivision, the general layout of the water system, and a map showing actual use Lots, as prepared by Marty Lowell, the designated Licensed Operator. The yellow highlighted page 1 Replat of Lots 16 & 22 shows the location of the exiting well site, and the location of the future well site. Page 8 of the attachments is a map showing green highlighted Lots with actual water use.

For Organizations:

I do solemnly swear or affirm under penalty of perjury that I am, and I have signed the foregoing document in the space below as the

_____ of _____
Agents Title (please print) Name of Organization (please print)

and that the statements contained in the foregoing document are true and correct.

Signature of Authorized Agent _____ Date _____

Printed Name of Authorized Agent _____

15. Notice of appearance:

Notice is hereby given that I, BRIAN L BALLARD will be acting as attorney at law of behalf of the claimant signing above, and that all notices required by law to be mailed by the director to the claimant signing above should be mailed to me at the address listed below.

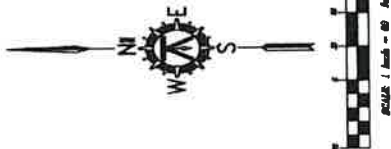
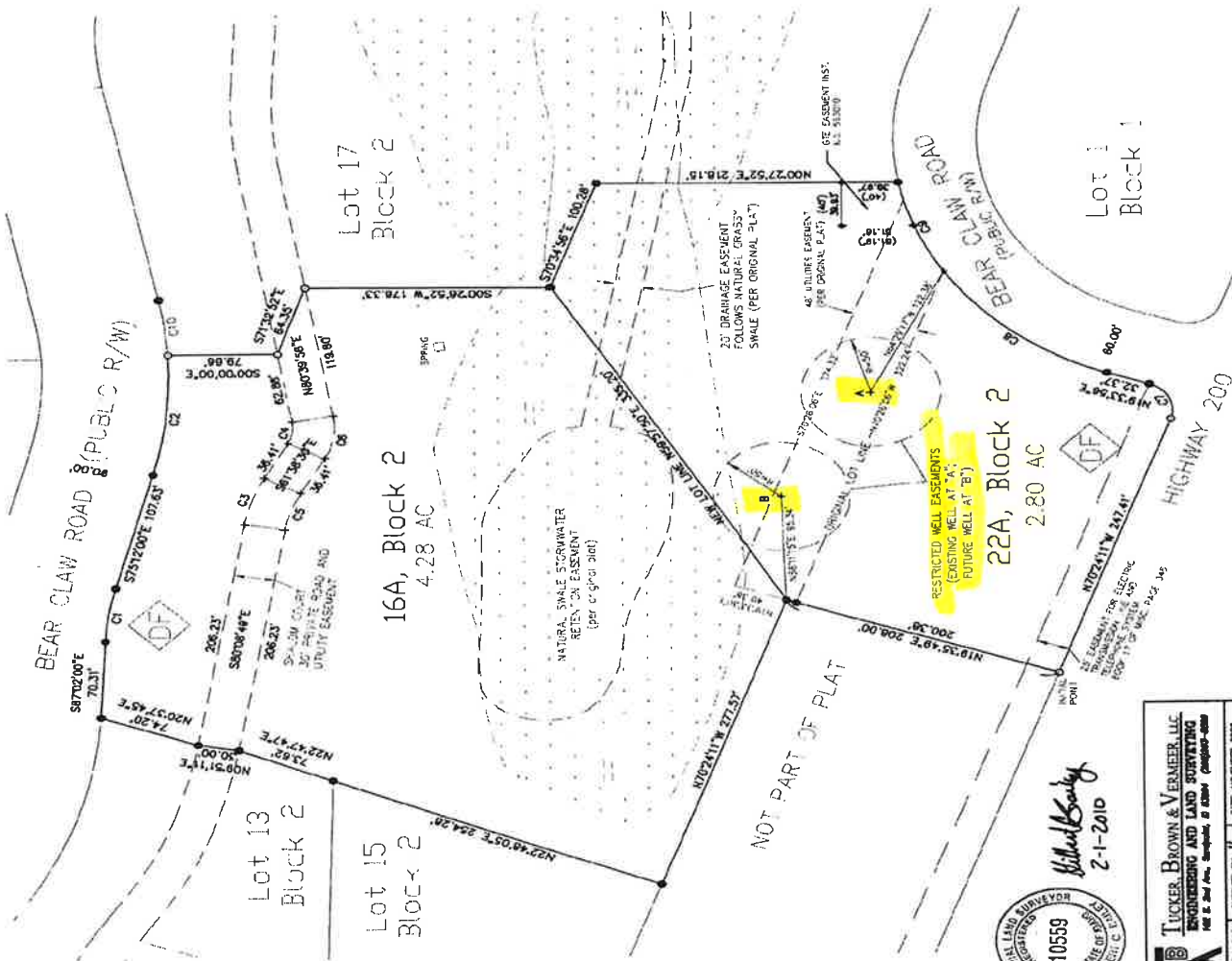
Signature:  _____

Date: June 24, 2024

Address: HAWLEY TROXELL
877 MAIN ST SUITE 200
PO BOX 1617
BOISE ID 83701-1617

RE-PLAT OF LOTS 16 & 22, BLOCK 2, BEAR CLAW SUBDIVISION

LOCATED IN SECTION 20, TOWNSHIP 55 NORTH, RANGE 3 EAST,
BOISE MERIDIAN, BONNER COUNTY, IDAHO



LEGEND

- SET A 5/8\"
- A 5/8\"
- ◆ A 3/4\"
- + CALCULATED POINT
- ◇ PHD APPROVED TEST HOLE LOCATION PER ORIGINAL PLAT

BASIS OF BEARING

THE BEARINGS SHOWN HEREIN ARE BASED ON THE PLAT OF BEAR CLAW SUBDIVISION, BOOK 3 PLATS, PAGE 12A, RECORDS OF BONNER COUNTY, IDAHO

NOTE: WETLANDS SKETCHED FROM NATIONAL WETLANDS INVENTORY SHAPE FILE(S).

CURVE	LENGTH	RADIUS	CHORD	BEARING	CHORD	SET
C1	46.27	240.00	161.70	N 45° 00' 00\"	161.70	11
C2	46.27	240.00	161.70	S 45° 00' 00\"	161.70	11
C3	46.27	240.00	161.70	N 45° 00' 00\"	161.70	11
C4	46.27	240.00	161.70	S 45° 00' 00\"	161.70	11
C5	46.27	240.00	161.70	N 45° 00' 00\"	161.70	11
C6	46.27	240.00	161.70	S 45° 00' 00\"	161.70	11
C7	46.27	240.00	161.70	N 45° 00' 00\"	161.70	11
C8	46.27	240.00	161.70	S 45° 00' 00\"	161.70	11
C9	46.27	240.00	161.70	N 45° 00' 00\"	161.70	11
C10	46.27	240.00	161.70	S 45° 00' 00\"	161.70	11
C11	46.27	240.00	161.70	N 45° 00' 00\"	161.70	11
C12	46.27	240.00	161.70	S 45° 00' 00\"	161.70	11
C13	46.27	240.00	161.70	N 45° 00' 00\"	161.70	11
C14	46.27	240.00	161.70	S 45° 00' 00\"	161.70	11
C15	46.27	240.00	161.70	N 45° 00' 00\"	161.70	11
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C82	46.27	240.00	161.70	S 45° 00' 00\"	161.70	11
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C100	46.27	240.00	161.70	S 45° 00' 00\"	161.70	11

RECORD EASEMENTS / RESTRICTIONS
INST. NO. BENEFICIARY AND/OR DESCRIPTION
473440 NORTHERN LIGHTS / ELECTRICAL DISTRIBUTION (BLANKET)
488109 COVENANTS, CONDITIONS & RESTRICTIONS (ORIGINAL PLAT)
508716 AMENDMENT TO CC&R'S
642856 AMENDMENT TO CC&R'S
772789 N. IDAHO RURAL ELEC. RETIRE. ASSO. (1945 BLANKET)

Tucker, Brown & Vermeer, LLC
ENGINEERING AND LAND SURVEYING
10559
2-1-2010
DATE: 2-1-2010
CHECKED BY: [Signature]
DATE: 2-1-2010
FOR THE WHITE ESTATE

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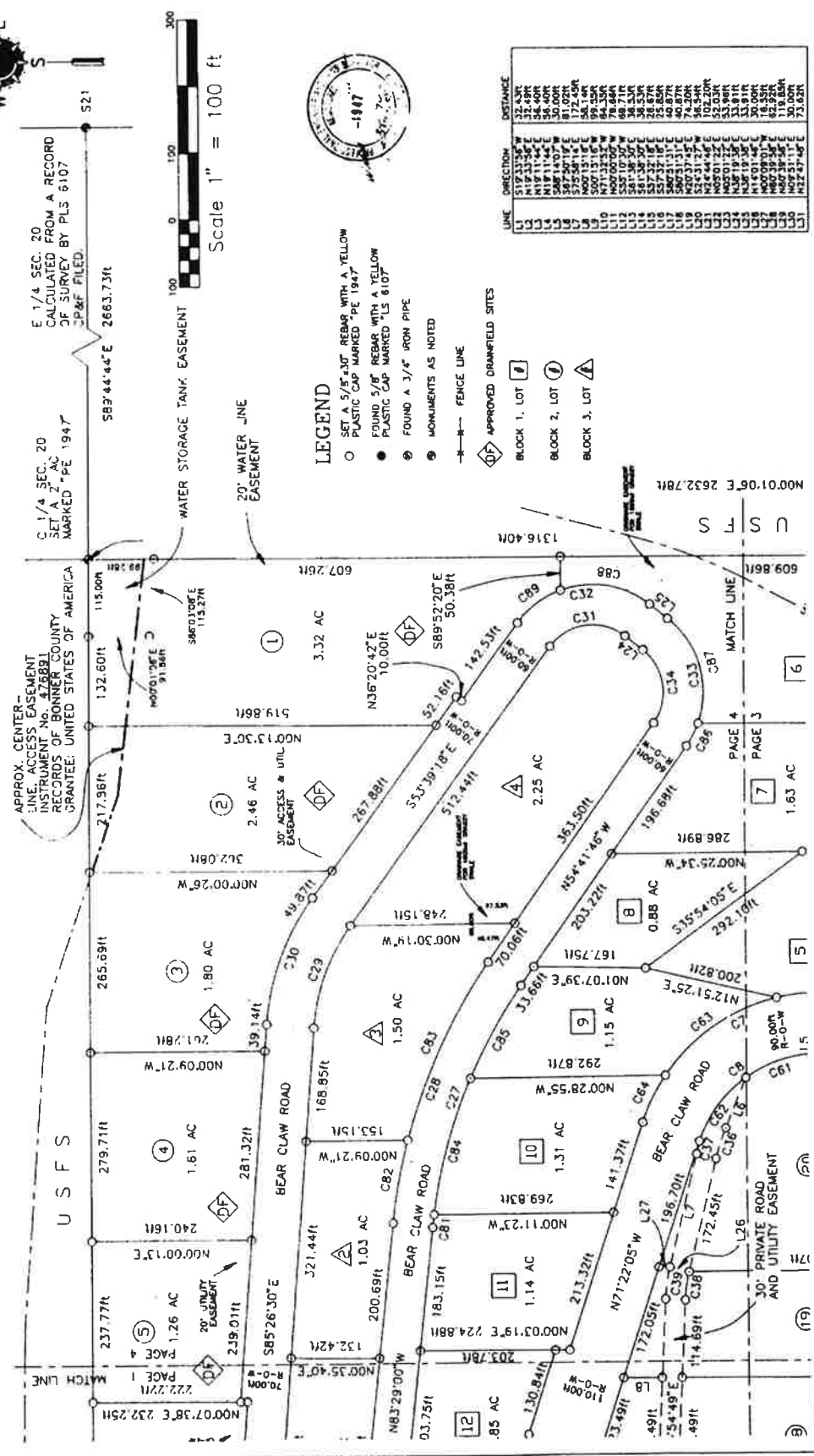
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BEAR CLAW SUBDIVISION

A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 20,
TOWNSHIP 55 NORTH, RANGE 3 EAST, BOISE MERIDIAN, BONNER COUNTY, IDAHO



NORTHEAST
PORTION

TUCKER ENGINEERING CONSULTANTS

617 CHURCH ST.
SANDPOINT, ID. 83864
(208) 263-8558

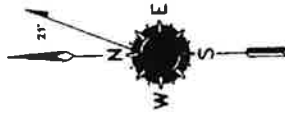
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BEAR CLAW SUBDIVISION

A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 20,
TOWNSHIP 55 NORTH RANGE 3 EAST, BOISE MERIDIAN, BONNER COUNTY, IDAHO

Scale $1'' = 100\text{ ft}$ 

LEGEND

- SET A 5/8" ± 10" REBAR WITH A YELLOW PLASTIC CAP MARKED "PE 1947"
- FOUND 5/8" REBAR WITH A YELLOW PLASTIC CAP MARKED "LS 6107"
- FOUND A 3/4" IRON PIPE

● MONUMENTS AS NOTED

 FENCE LINE

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APPROVED DRA

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BLOCK 2, LOT 11

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Block 3, CWI $\Delta\Delta$

S 1/4 SEC. 20
CALCULATED FROM A RECORD
OF SURVEY BY PLS 6107

[illegible]

529

TUCKER ENGINEERING CONSULTANTS

617 CHURCH ST.
SANDPOINT, ID, 83864
(208) 263-8958

SOUTHEAST
PORTION

PAGE 3 OF 5

4

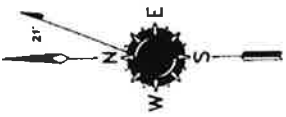
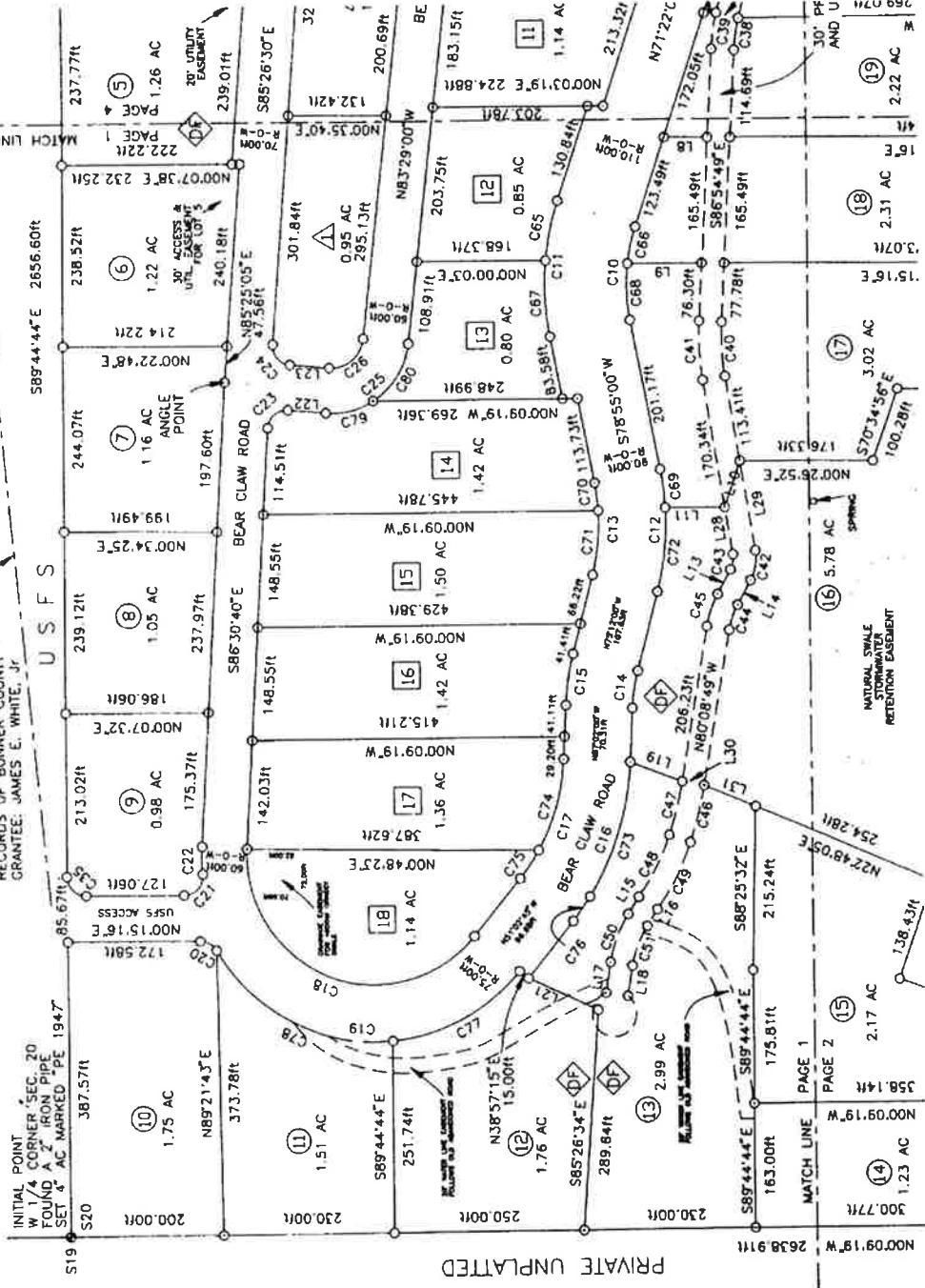
5-12

489180

BEAR CLAW SUBDIVISION

A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 55 NORTH, RANGE 3 EAST, BOISE MERIDIAN, BONNER COUNTY, IDAHO

APPROX. CENTER-LINE ACCESS EASEMENT, INST. 477546 RECORDS OF BONNER COUNTY GRANTEE: JAMES E. WHITE, JR



Scale 1" = 100 ft

LEGEND

- SET A 5/8" x 30" REBAR WITH A YELLOW PLASTIC CAP MARKED "PE 1947"
- FOUND 5/8" REBAR WITH A YELLOW PLASTIC CAP MARKED "LS 8107"
- FOUND A 3/4" IRON PIPE
- MONUMENTS AS NOTED
- FENCE LINE
- ◇ APPROVED DRAINFIELD SITES
- BLOCK 1, LOT 1
- BLOCK 2, LOT 1
- BLOCK 3, LOT 1



CLIMATE	LENGTH	DELTA	REMARKS
1	1.0	1.0	1.0
2	1.0	1.0	1.0
3	1.0	1.0	1.0
4	1.0	1.0	1.0
5	1.0	1.0	1.0
6	1.0	1.0	1.0
7	1.0	1.0	1.0
8	1.0	1.0	1.0
9	1.0	1.0	1.0
10	1.0	1.0	1.0
11	1.0	1.0	1.0
12	1.0	1.0	1.0
13	1.0	1.0	1.0
14	1.0	1.0	1.0
15	1.0	1.0	1.0
16	1.0	1.0	1.0
17	1.0	1.0	1.0
18	1.0	1.0	1.0
19	1.0	1.0	1.0

NORTHWEST PORTION

BASIS OF BEARING

THE BEARINGS SHOWN HEREON ARE BASED ON THE SECTION 20 BREAK DOWN BY PLS 8107 AS RECORDED ON INSTRUMENT NO. 383328 RECORDS OF BONNER COUNTY, IDAHO

TUCKER ENGINEERING CONSULTANTS

617 CHURCH ST.
SANDPOINT, ID. 83864
(208) 263-4538



5

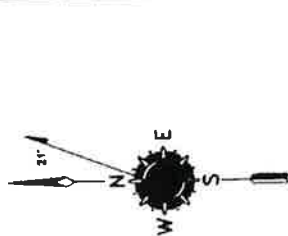
5-126

189180

5-126

BEAR CLAW SUBDIVISION

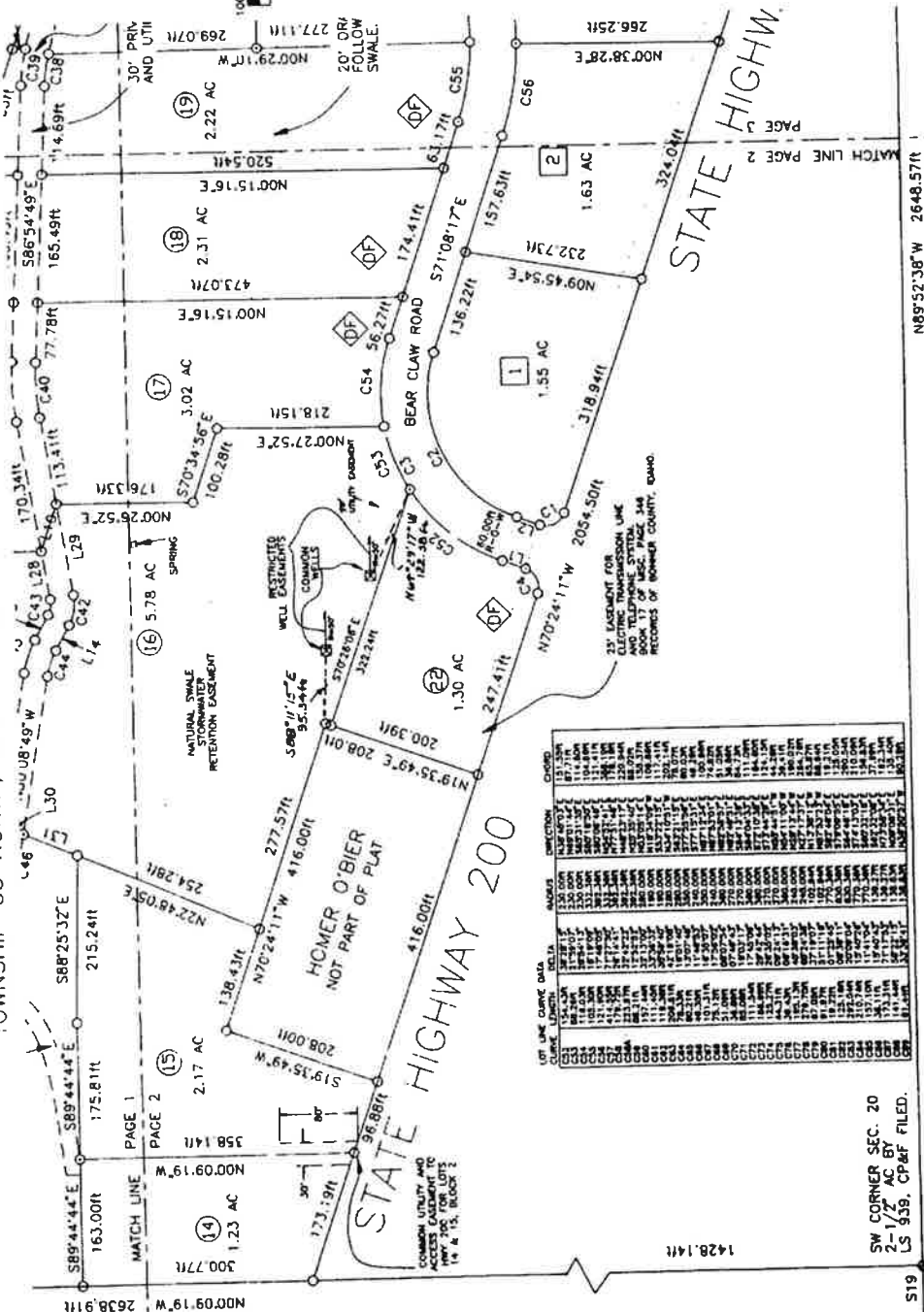
A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 20,
TOWNSHIP 55 NORTH, RANGE 3 EAST, BOISE MERIDIAN, BONNER COUNTY, IDAHO



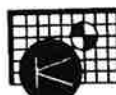
Scale 1" = 100 ft

LEGEND

- SET A 5/8" X 30" REBAR WITH A YELLOW PLASTIC CAP MARKED "PE 1947"
- FOUND 5/8" REBAR WITH A YELLOW PLASTIC CAP MARKED "LS 6107"
- FOUND A 3/4" IRON PIPE
- MONUMENTS AS NOTED
- FENCE LINE
- ◇ APPROVED DRAINFIELD SITES
- BLOCK 1, LOT 1
- BLOCK 2, LOT 1
- △ BLOCK 3, LOT 1



LOT	AREA	ACRES	PERCENT
1	1.55	1.55	1.55
2	1.63	1.63	1.63
3	1.55	1.55	1.55
4	1.55	1.55	1.55
5	1.55	1.55	1.55
6	1.55	1.55	1.55
7	1.55	1.55	1.55
8	1.55	1.55	1.55
9	1.55	1.55	1.55
10	1.55	1.55	1.55
11	1.55	1.55	1.55
12	1.55	1.55	1.55
13	1.55	1.55	1.55
14	1.55	1.55	1.55
15	1.55	1.55	1.55
16	1.55	1.55	1.55
17	1.55	1.55	1.55
18	1.55	1.55	1.55
19	1.55	1.55	1.55



TUCKER ENGINEERING CONSULTANTS
617 CHURCH ST.
SANDPOINT, ID. 83864
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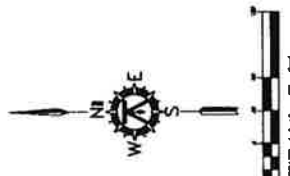
SOUTHWEST
PORTION

SW CORNER SEC. 20
2-1/2 AC BY
LS 938, CP&F FILED.

S19
S30 S29

RE-PLAT OF LOTS 16 & 22, BLOCK 2, BEAR CLAW SUBDIVISION

LOCATED IN SECTION 20, TOWNSHIP 55 NORTH, RANGE 3 EAST,
BOISE MERIDIAN. BONNER COUNTY, IDAHO



LEGEND

- ① SET A 5/8"X30" REBAR WITH A YELLOW PLASTIC CAP MARKED "BAILY PLS 10059"
- A 5/8" REBAR BY PE/15 1947 PER THE ORIGINAL PLAT
- ◆ A 3/4" REBAR & AC BY PLS 8018
- + CALCULATED POINT
- : PHD APPROVED TEST HOLE LOCATION PER ORIGINAL PLAT

BASIS OF BEARING

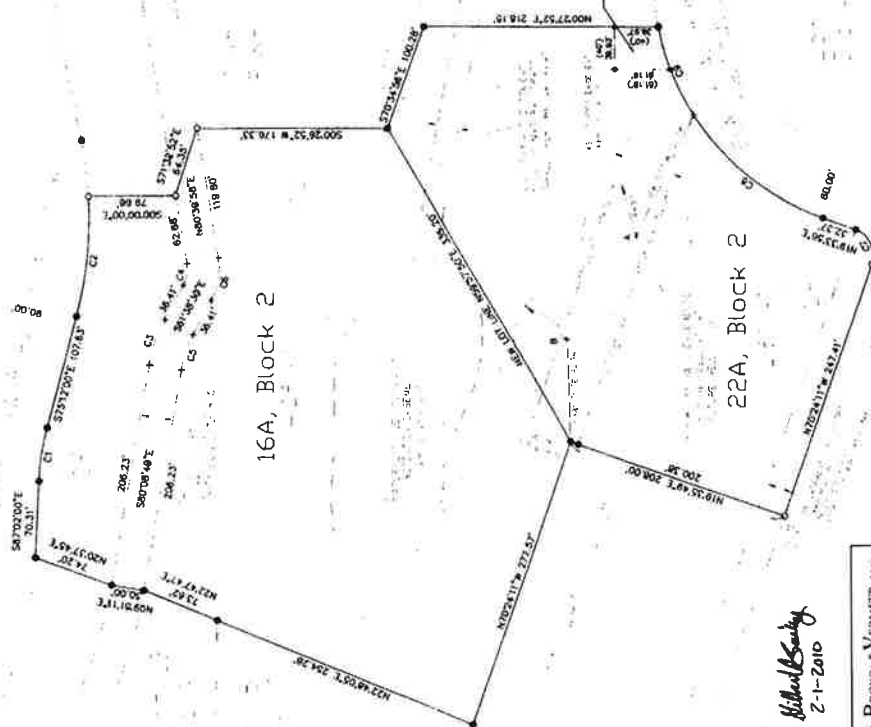
THE BEARINGS SHOWN HEREON ARE BASED ON THE
PLAY OF BEAR CLAW SUBDIVISION, BOOK 5 OF PLATS,
PAGE 128, RECORDS OF BONNER COUNTY, IDAHO

NOTE: WETLANDS SHEPCHED FROM NATIONAL WETLANDS INVENTORY SHAPE FILE(S).

QWRY	UNITS	EXPENSE	QWRY TARI	QWRY DATE
1	98.87	245.00	881727000	48.68
2	111.54	300.00	981567337	44.00
3	145.11	126.26	917257219	44.81
4	20.72	21.44	288226381	20.36
5	20.72	198.39	472232319	30.82
6	35.92	198.39	588282002	38.78
7	50.36	51.44	981125231	35.37
8	154.50	238.00	548717319	15.81
9	88.28	250.00	587314459	87.21

RECORD EASEMENTS / RESTRICTIONS

RECORD EASEMENTS / RESTRICTIONS	SEMI-ANNUAL AND/OR DESCRIPTION
INST. NO.	NORTHERN LIGHTS / ELECTRICAL DISTRIBUTION (BLANKET)
177173449	COVENANTS, CONDITIONS & RESTRICTIONS (ORIGINAL PLAT)
4888100	AMENDMENT TO COAR'S
5008746	AMENDMENT TO COAR'S
0828556	N. IOWA RURAL ELEC. REHAB. ASSO. (1945 BLANKET)
7772780	



22A, Block 2

16A, Block 2

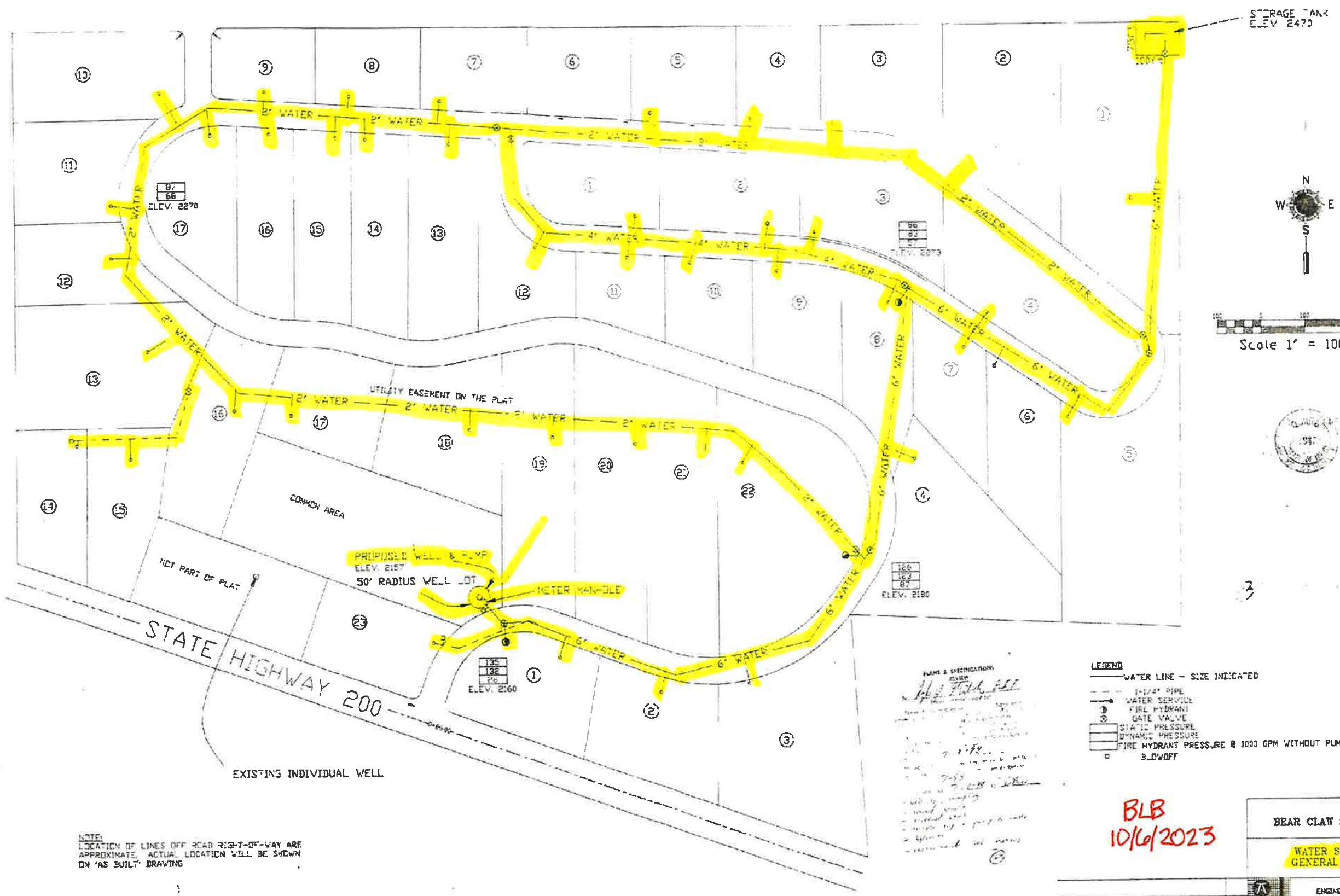


William S. Sizing
7-1-2010

TUCKER, BROWN & VERMIER, LLC
 10000 W. 11TH AVE., SUITE 1000
 DENVER, CO 80202
 TEL: 303.733.1100
 FAX: 303.733.1101
 WWW.TUCKERBROWNVERMIER.COM

(NAME) (ADDRESS) (CITY) (STATE) (ZIP)
 (PHONE) (FAX) (E-MAIL)

B-11 Bear Claw Subdivision, New Water System



Scale 1" = 100 ft



RECEIVED
JUL - 5 1994
194W-020
County of Wayne Field Office

- LEGEND
- WATER LINE - SIZE INDICATED
 - 1-1/2" PIPE
 - WATER SERVICE
 - FIRE HYDRANT
 - GATE VALVE
 - STATIC PRESSURE
 - DYNAMIC PRESSURE
 - FIRE HYDRANT PRESSURE @ 1000 GPM WITHOUT PUMP OPERATING
 - BLOWOFF

BLB
10/6/2023

BEAR CLAW SUBDIVISION
WATER SYSTEM
GENERAL LAYOUT

TUCKER
ENGINEERING CONSULTANTS
617 CHURCH ST.
SANDPIT, MD 21155

QCT	REVISED LAYOUT	6/27/24	HWY.	HWY.	DATE	SCALE	1"=100'
CHECKED	REVISION	DATE	BY	DATE	SCALE	1"=100'	

NOTE:
LOCATION OF LINES OFF ROAD RIGHT-OF-WAY ARE
APPROXIMATE. ACTUAL LOCATION WILL BE SHOWN
ON 'AS BUILT' DRAWING

