

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 BEAR RIVER BASIN WATER SYSTEM

CIVIL CASE NUMBER: 79576

Claim ID: 13-285

Date Received: 8/23/24

Receipt No: P001215

Claim Fee: 52.00 By: MB

RECEIVED

AUG 23 2024

NOTICE OF CLAIM TO A WATER RIGHT
ACQUIRED UNDER STATE LAW

IDWR/Preston

Please type or print clearly

1. Name of claimant(s) Eric Beachell Phone 208-540-0134
Mailing address 12080 Tiresias Wy Rancho Cordova CA 95742
Street or Box City State Zip
Email address (optional) beach876@hotmail.com
2. Date of priority: (Only one per claim) 04/01/1958 (Explain priority date selected in Remarks)
Month/Day/Year (YYYY)
3. Source of water supply (Check one) Ground Water () or Other (☒) (a) Thorn Hollow Creek
which is tributary to (b) Worm Creek
4. a. Location of point of diversion is: Township _____, Range _____, Section _____,
_____ 1/4 of _____ 1/4, Govt. Lot _____, BM, County of Franklin
Parcel no. RP01765.00
Additional points of diversion, if any: _____
If available, GPS Coordinates 42.118161,-111.868489
b. If instream flow, beginning point of claimed instream flow is:
Township _____, Range _____, Section _____, _____ 1/4 of _____ 1/4,
Govt. Lot _____, BM, County of _____
Ending point is: Township _____, Range _____, Section _____, _____ 1/4 of _____ 1/4,
Govt. Lot _____, BM, County of _____
5. Description of existing diversion works (dams, reservoirs, ditches, wells, pumps, pipelines, headgates, etc.),
including the dates of any changes or enlargements in use, the dimensions of the diversion works as
constructed and as enlarged and the depth of each well.
Pipeline installed on my property, Parcel#RP05415.00. Clair Bosen sold this parcel to my parents
in 2014. He told them they have water rights that go with this lot. But didn't give them the info.
See attached Deeds for Line of ownership to me.

6. Water is claimed for the following purposes:

(dates are inclusive MM-DD) (cfs) (acre-feet)

For Irrigation purposes from April to Nov amount .05 or 1.30 acres

For _____ purposes from _____ to _____ amount _____ or _____

For _____ purposes from _____ to _____ amount _____ or _____

For _____ purposes from _____ to _____ amount _____ or _____

7. Total quantity claimed (a) .05 (cfs) and/or (b) 1.30 acres (acre-feet)

8. Non-irrigation uses; describe fully (e.g., Domestic: Give number of households served; Stockwater: Type and number of livestock, etc.) _____

9. Description of place of use:

- a. If water is for irrigation, indicate acreage in each subdivision in the tabulation below.
- b. If water is used for other purposes, place a symbol of use (example: D for Domestic) in the corresponding place of use below. See instructions for standard symbols.

TWP	RGE	SEC	NE				NW				SW				SE				Totals
			NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	

Parcel no(s) RP05415.00 Total number of acres irrigated 1.30

10. In which county(ies) are lands listed above as place of use located? Franklin

11. Do you own the property listed above as place of use? Yes (☒) No ()
If your answer is No, describe in Remarks below the authority you have to claim this water right.

12. Describe any other water rights used at the same place and for the same purposes as described above.
_____ or None ()

13. Remarks (Include an explanation of the priority date selected):

Currently Vacant land, plans to divide and build on.

My parcel's GPS-42.118161,-111.874551

Name of claimant(s) Eric Beachell Claim ID _____

Scale: 2 inches equals 1 mile See Attached MAP

[illegible]

Claim ID _____

14. Basis of claim (Check one) Beneficial Use () Posted Notice () License () Permit () Decree (☒)

Court _____ Decree Date _____ Plaintiff v. Defendant _____

If applicable provide IDWR Water Right Number 13-285

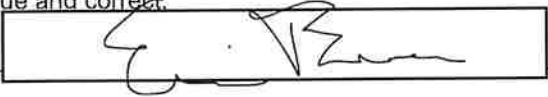
15. **Signature(s)**

(a.) By signing below, I/We acknowledge that I/We have received, read and understand the form entitled "How you will receive notices in the Bear River Basin Water System Adjudication."

(b.) I/We do (☒) do not () wish to receive and pay a small annual fee for monthly copies of the docket sheet.

Number of attachments: 9

For Individuals: I/We do solemnly swear or affirm under penalty of perjury that the statements contained in the foregoing document are true and correct.

Signature of Claimant (s)  Date: August 23, 2024

Date: _____

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

_____ of _____
Agent's 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 _____

16. **Notice of Appearance:**

Notice is hereby given that I, (please print) _____, will be acting as attorney at law on 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 _____

Address _____

Name of claimant(s) Eric Beachell Claim ID _____

Water Right Report : 13-285(Decreed/Active)

Water Right Owners

Owner Type	Name	Address	City	State	Postal Code
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Current Owner	BOSEN, CLAIR D	PO BOX 468	PRESTON	ID	83263
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Water Right Status

Priority Date : 4/1/1958

Basis : Decreed

Status : Active

Water Source

Source	Source Qualifier	Tributary	Tributary Qualifier
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THORN HOLLOW CREEK		WORM CREEK	
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Points Of Diversion (Location)

Source	Township	Range	Section	Govt. Lot	QQQ	QQ	Q	County	Diversion Type
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THORN HOLLOW CREEK	15S	39E	14	0				NE SW FRANKLIN	
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Water Uses

Beneficial Use	From	To	Diversion Rate	Volume
IRRIGATION	4/01	11/01	1.76 CFS	308.00 AFA
IRRIGATION STORAGE	4/01	11/01		8.00 AFA
TOTAL			1.76 CFS	308.00 AFA

Places of Use

[Full Data View](#)
[Paged View](#)

Place of Use Legal Description : IRRIGATION (FRANKLIN county)

Township	Range	Section	Lot	QQQ	QQ	Q	Acres
15S	39E	14			NE	SW	29
15S	39E	14			NW	SW	8
15S	39E	23			NW	NE	24
15S	39E	23			SW	NE	17
15S	39E	23			NE	NW	10

Irrigation Totals

Total Acres Acre Limit

88.00

Dates

Licensed Date :
 Decreed Date : 5/21/1981
 Permit Proof Due Date :
 Permit Proof Made Date :
 Permit Approved Date :
 Permit Moratorium Expiration Date :
 Enlargement Use Priority Date :
 Enlargement Statute Priority Date :
 Application Received Date :
 Protest Deadline Date :

Other Information

State or Federal :
 Water District Number : TBD
 Generic Max Rate Per Acre : 0
 Generic Max Volume Per Acre : 0
 Civil Case Number :
 Decree Plaintiff :
 Decree Defendant :
 Swan Falls Trust or Nontrust :
 Swan Falls Dismissed :
 DLE Act Number :
 Cary Act Number :
 Mitigation Plan: False

262712 1.5

AFTER RECORDING MAIL TO:

Recorded in the name of
James O. Peacock
Time 5:19 P Amount \$116.25

GCT 1 4 2014

SHARIA T. GEDDES, RECORDER
By *[Signature]* Deputy
Franklin County, Idaho

Space Above This Line for Recorder's Use Only

WARRANTY DEED

For Value Received,
The Clair D. and Viola L. Bosen Family Trust

hereinafter called the Grantor(s), hereby grants, bargains, sells and conveys unto
James O Peacock and Juanita Beechell, husband and wife

hereinafter called the Grantee, whose current address is
397 W 1520 N, Orem, Utah 84057

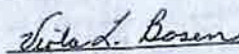
the following described premises, situated in Franklin County, Idaho, to-wit:

Attached Exhibit A

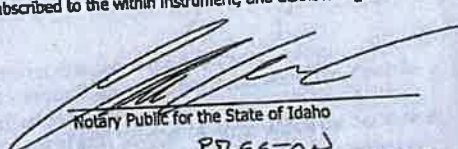
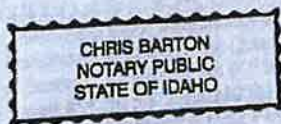
SUBJECT TO all easements, right of ways, covenants, restrictions, reservations, applicable building and zoning ordinances and use regulations and restrictions of record, and payment of accruing present year taxes and assessments as agreed to by parties above.

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.

262712 2-3

Dated: 10-14-2014
Clair D. Bosen, Trustee
Viola L. Bosen, TrusteeSTATE OF Idaho)
COUNTY OF FRANKLIN)

On this OCTOBER 14, 2014 before me, a Notary Public in and for said State,
personally appeared CLAIR D. BOSEN + VIOLA L. BOSEN, 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 IdahoResiding at: PRESTONMy Commission Expires: 11-13-2018



Allen Land Surveying, Inc.
 The Boundary Location Expert
 23 North State • Preston ID • 83263

262712 3-3

276-188 2-3

280180
2-2

Brian J. Allen
 Professional Land Surveyor
 Office 208-852-2839
 Fax 208-852-2849
 Cell 208-703-8465

LEGAL DESCRIPTION

FOR

CLAIR BOSEN



A parcel of land located in the Northwest Quarter of the Southwest Quarter (NW1/4SW1/4) of Section 14, Township 15 South, Range 39 East, Boise Meridian, Franklin County, Idaho, and more particularly described as follows:

Commencing at the West Quarter corner of said Section 14, from which the Southwest corner of Section 14 bears South 00° 03' 03" East;
 Thence South 89° 28' 50" East 290.00 feet along the north boundary of said NW1/4SW1/4 to a 5/8" rebar and cap labeled "A.L.S., PLS 9163" at the northeast corner of the parcel of land described in instrument number 244287, the Point of Beginning;
 Thence South 89° 28' 50" East 290.09 feet along said north boundary to a 5/8" rebar and cap (PLS 7381) at the west right of way line of 100 East Street as shown on the plat of "Country Club Estates Division 4" recorded as instrument number 245349;
 Thence South 00° 03' 05" East 174.80 feet along said right of way line to the beginning of a 20.00 foot radius curve concave to the northwest;
 Thence southwesterly along said curve through a central angle of 90° 34' 15" a distance of 31.62 feet to the point of tangency (chord = South 45° 14' 02" West 28.42 feet), said point being on the north right of way line of 1100 North Street as shown on said Subdivision plat;
 Thence North 89° 28' 50" West 269.89 feet along said right of way line to a 5/8" rebar and cap at the southeast corner of the parcel of land described in instrument number 244287;
 Thence North 00° 03' 03" West 195.00 feet along the east boundary of said parcel to the Point of Beginning.
 Containing approximately 1.30 acres.

Return to: Juanita Beachell
1700 N Hwy 91 #3
Preston, ID 83263

876612 1-2
 Recorded at the request of
Juanita Beachell
 Date: 1/15/2019
 JAN 14 2019
 CAMILLE CARTER, Notary Public
 My Comm. Expires 03/11/2022
 Franklin County, Idaho

QUIT CLAIM DEED

For Value received

James Oliver Peacock, deceased, Juanita Beachell Grantor(s),
 do(es) hereby convey, release, remise and forever quit claim unto
Juanita Beachell, Grantee(s),
 the following described premises, to-wit:

legal discription attached

together with their appurtenances.

Dated: 1/14/2019

X Juanita Beachell

X _____

State of Idaho
 County of Franklin

On this 14th day of January, 2019, before me, a Notary Public in and for said State, personally
 appeared Juanita Beachell, 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. In
 witness whereof I have set my hand and affixed my official seal the day and year in this certificate first above written.



Cassilee Carter
 Notary Public State of Idaho
 Residing at: Preston
 Commission Expires: 03/11/2022

Return to: Eric Beachell
12080 Tivoli Way
Rancho Cordova, CA 95742

280150
 1-2
 Recorded at the request of
Juanita Beachell
 Date: 12/11 Amount: \$500
 JAN 21 2020
 CAMILLE LARSEN, RFA 407200
 By C. Olsen Deputy
 I stand for Country, Idaho

QUIT CLAIM DEED

For Value received

Juanita Carol Beachell, Grantor(s),
 do(es) hereby convey, release, remise and forever quit claim unto

Eric Beachell, Grantee(s),
 the following described premises, to-wit:

legal discription attached

together with their appurtenances.

Dated: 1/21/2020

X Juanita Beachell X

State of Idaho
 County of Franklin

On this 21 day of January, 2020, before me, a Notary Public in and for said State, personally appeared Juanita Carol Beachell, 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. In witness whereof I have set my hand and affixed my official seal the day and year in this certificate first above written.



Melanie Olsen
 Notary Public State of ID
 Residing at: Provo, UT
 Commission Expires: 10-4-2022

AFFIDAVIT OF DEATH

STATE OF Idaho
COUNTY OF Franklin

Subscribed by the Notary at
Franklin, Idaho
This 2nd day of January 2019
Notary Public
Chris Barton
Franklin County, Idaho

Juanita Beachell being first duly sworn, on
HIS/HER oath, deposes and says:

That HE/SHE is a resident of the city of Preston,
county of Franklin, state of Idaho
and is competent to make this affidavit:

That HE/SHE is the surviving spouse of
James Oliver Pearce, deceased, that affiant and
James Oliver Pearce, deceased are named as
grantees in certain deeds recorded Oct. 14th, 2014
as Instrument No. 262712, records of Franklin County,
Idaho;

That James Oliver Pearce died the 1st day of
January, 2016 possessed of a community property interest
in the following described real property:

as described in the attached Exhibit "A";

That Juanita Beachell knows of HIS/HER own
knowledge that James Oliver Pearce died the 1st
day of January, 2016 and is named as a deceased person
in a death certificate issued by the State of Florida,
which is filed in the city of Altamonte county of
Seminole, state of Florida

That under provisions of the Idaho Uniform Probate Code (15-
3-102), the said real property described herein has not been
possessed or claimed by anyone except
None, and by virtue of the death of
the decedent being more than three (3) years, that the title
records of Franklin County, Idaho, be amended to show the present
vestee to be Juanita Beachell, whose residence is
located at
1900 N. Hwy 91 #3 Preston, ID 83263

Juanita Beachell

STATE OF IDAHO
COUNTY OF FRANKLIN

On This 2nd day of JANUARY, in the year 2019, before me, a Notary Public
in and for said State, personally appeared Juanita Beachell, 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.

CHRIS BARTON
COMMISSION #35109
NOTARY PUBLIC
STATE OF IDAHO

Notary Public of IDAHO
Residing at FRANKLIN
Commission Expires: 11-12-2024

+

beachell

X

Q

Show search results for beachell



Parcels: BEACHELL ERIC

PIN_1	RP05415.00
OMA	X
Survey	
Survey_Description	
PLATNO	111
OMA_Last_Update	
PIN	RP05415.00
Ngrhd	1
Owner1	BEACHELL ERIC
Owner2	
OwnerStr	12080 TIRESIAS WAY
OwnerCity	RANCHO CORDOVA
OwnerSt	CA

Zoom to

60ft

-111.87242119 Degrees

Google Maps



Imagery ©2024 Airbus, Maxar Technologies, Map data ©2024 100 ft