

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

RECEIVED

NOV 17 2023

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 #7 of the instructions.

Water Right/Claim No.	Split?	Leased to Water Supply Bank?	Water Right/Claim No.	Split?	Leased to Water Supply Bank?
63-34381	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: Richard Burgo & Rachel B. Burgo

Name of current water right holder/claimant

3. New Owner(s)/Claimant(s): Stanislav & Victoria Shkolnik

New owner(s) as listed on the conveyance document

Name connector ☒ and ☐ or

1715 S. Grand Fork Way Unit 204

Meridian

ID

83642

Mailing address

City

State

Zip

360-449-2448

stan_moldova@yahoo.com

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: 10/16/2023

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):
- o \$25 per *undivided* water right.
 - o \$100 per *split* water right.
 - o 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: Stanislav Shkolnik **Owner** 11/07/23

Signature of new owner/claimant

Title, if applicable

Date

Stanislav Shkolnik

Print name

Victoria Shkolnik

Signature: Victoria Shkolnik **Owner** 11/07/23

Signature of new owner/claimant

Title, if applicable

Date

Victoria Shkolnik

Print name

Received by KU Date 11.17.23 For IDWR Office Use Only: Receipt No. C117367 Receipt Amt. \$100

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 _____

2023-033414

RECORDED

10/16/2023 10:44 AM

CHRIS YAMAMOTO
CANYON COUNTY RECORDER

Pgs=3 JWINSLOW

\$15.00

TYPE: DEED

TITLEONE BOISE

ELECTRONICALLY RECORDED



TitleOne
a title & escrow co.

Order Number: 23486208

COPY

Warranty Deed

For value received,

Richard Burgo and Rachel B. Burgo, husband and wife

the grantor, does hereby grant, bargain, sell, and convey unto

Stanislav Shkolnik and Victoria Shkolnik, husband and wife

whose current address is 1715 S. Grand Fork Way Unit 204 Meridian, ID 83642

the grantee, the following described premises, in Canyon County, Idaho, to wit:

See Exhibit A, attached hereto and incorporated herein.

To have and to hold the said premises, with their appurtenances unto the said Grantee, its heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that Grantor is the owner in fee simple of said premises; that they are free from all encumbrances except those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee; and subject to all existing patent reservations, easements, right(s) of way, protective covenants, zoning ordinances, and applicable building codes, laws and regulations, general taxes and assessments, including irrigation and utility assessments (if any) for the current year, which are not due and payable, and that Grantor will warrant and defend the same from all lawful claims whatsoever. Whenever the context so requires, the singular number includes the plural.

Remainder of page intentionally left blank.

EXHIBIT A
LEGAL DESCRIPTION OF THE PREMISES

Lot 3 in Block 1 of Dirt Road Ranch Subdivision, according to the official plat thereof, filed in Book 55 of Plats at Page(s) 16, official records of Canyon County, Idaho.

COPY

PLAT OF DIRT RANCH SUBDIVISION

REPLAT OF LOT 2, BLOCK 1 RUSTIC ACRES SUBDIVISION (BK 37 OF PLATS, PG 37, CCR)
SITUATE IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 36,
TOWNSHIP 5 NORTH, RANGE 2 WEST, BOISE MERIDIAN
COUNTY OF CANYON, STATE OF IDAHO
2022

PLAT BOOK _____ PAGE _____
RECORDER'S CERTIFICATE

NOTES:

1. THIS DEVELOPMENT RECOGNIZES SECTION 22-4503 OF IDAHO CODE, RIGHT TO FARM ACT, WHICH STATES, "NO AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF SHALL BE OR BECOME A NUISANCE, PRIVATE OR PUBLIC, BY ANY CHANGED CONDITIONS IN OR ABOUT THE SURROUNDING NONAGRICULTURAL ACTIVITIES AFTER IT HAS BEEN IN OPERATION FOR MORE THAN ONE (1) YEAR, WHEN THE OPERATION, FACILITY OR EXPANSION WAS NOT A NUISANCE AT THE TIME IT BEGAN OR WAS CONSTRUCTED. THE PROVISIONS OF THIS SECTION SHALL NOT APPLY WHEN A NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF AN AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF."
2. MAINTENANCE OF ANY IRRIGATION PIPE, DRAINAGE PIPE, OR DITCH CROSSING A LOT IS THE RESPONSIBILITY OF THE LOT OWNER UNLESS SUCH RESPONSIBILITY IS ASSUMED BY AN IRRIGATION OR DRAINAGE ENTITY OR DISTRICT.
3. THE SUBDIVIDER SHALL COMPLY WITH IDAHO CODE 31-3805 WITH REGARD TO IRRIGATION AND WATER RIGHTS. LOTS IN THIS SUBDIVISION WILL BE ENTITLED TO IRRIGATION WATER RIGHTS AND WILL BE OBLIGATED FOR ASSESSMENTS FROM FARMER'S UNION DITCH CO. LTD.
4. LOT 1, BLOCK 1 HAS AN EXISTING WELL AND SEPTIC SYSTEM. LOTS 2 AND 3, BLOCK 1 SHALL HAVE INDIVIDUAL WELLS FOR DOMESTIC WATER AND INDIVIDUAL SEPTIC SYSTEMS FOR SEWAGE DISPOSAL. AT THE TIME OF DEVELOPMENT OF LOTS 2 AND 3 THE RESPECTIVE OWNERS OF SAID LOTS SHALL BE RESPONSIBLE FOR OBTAINING APPROVAL OF SOUTHWEST DISTRICT HEALTH FOR THEIR INDIVIDUAL WELLS AND SEPTIC SYSTEMS.
5. LOT 1, BLOCK 1 SHALL CONTINUE TO RECEIVE ACCESS TO WILLIS ROAD VIA THE PRIVATE DRIVE SHOWN HEREON AS RUSTIC COURT. LOTS 2 AND 3, BLOCK 1 SHALL TAKE ACCESS DIRECTLY FROM BLESSINGER ROAD.
6. BUILDING SETBACKS SHALL CONFORM TO THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF ISSUANCE OF A BUILDING PERMIT. NO PERMANENT STRUCTURES SHALL BE PLACED WITHIN 70.00-FEET OF ANY SECTION LINE OR QUARTER SECTION LINE.

EASEMENT NOTES:

1. UTILITY EASEMENTS SHOWN OR DESIGNATED HEREON ARE APPURTENANT TO THE LOTS SHOWN HEREON AND ARE FOR INSTALLATION, MAINTENANCE, OPERATION, AND USE OF PUBLIC AND PRIVATE UTILITIES, DRAINAGE, AND IRRIGATION.
2. ALL EASEMENTS SHOWN HEREON ARE PARALLEL WITH THE LINES THAT THEY ARE DIMENSIONED FROM UNLESS OTHERWISE NOTED.
3. SEE INSTRUMENT NO. 200013056, ORCC FOR EXISTING INGRESS/EGRESS EASEMENT.
4. SEE INSTRUMENT NO. 200638196, ORCC FOR EXISTING PRIVATE EASEMENT AND PRIVATE ROAD MAINTENANCE AGREEMENT.
5. LOTS 2 AND 3 OF BLOCK 1 SHALL TAKE ACCESS TO BLESSINGER ROAD VIA A SINGLE SHARED DRIVEWAY ACCESS LOCATED ON THE LOT LINE COMMON TO SAID LOTS WITHIN THE PRIVATE DRIVEWAY EASEMENT SHOWN HEREON. SAID EASEMENT SHALL BENEFIT BOTH LOTS 2 AND 3 OF BLOCK 1 FOR THE PURPOSE OF INGRESS/EGRESS. NO OTHER ACCESS TO BLESSINGER ROAD IS PERMITTED.

SURVEYOR'S NARRATIVE:

1. THE PURPOSE OF THIS SURVEY IS TO SUBDIVIDE THE LAND SHOWN HEREON IN ACCORDANCE WITH IDAHO CODE RELATING TO PLATS AND SURVEYS.
2. THE BOUNDARY LINES SHOWN HERE WERE ESTABLISHED BY HOLDING THE MONUMENTS FOUND REPRESENTING THE GOVERNMENT CORNERS ALONG ALIQUOT SECTION LINES, AND BY HOLDING THE MONUMENTS FOUND REPRESENTING THE CORNERS OF RUSTIC ACRES SUBDIVISION (BK 37 OF PLATS, PAGE 37, CCR).

REFERENCE DOCUMENTS:

- (R1): RUSTIC ACRES SUBDIVISION (BK 37 OF PLATS, PAGE 37, CCR)
(R2): RECORD OF SURVEY INST. NO. 2020-068597, CCR
(R3): RECORD OF SURVEY INST. NO. 2019-000016, CCR
(R4): RECORD OF SURVEY INST. NO. 200530864, CCR
(R5): RECORD OF SURVEY INST. NO. 200336270, CCR

LEGEND

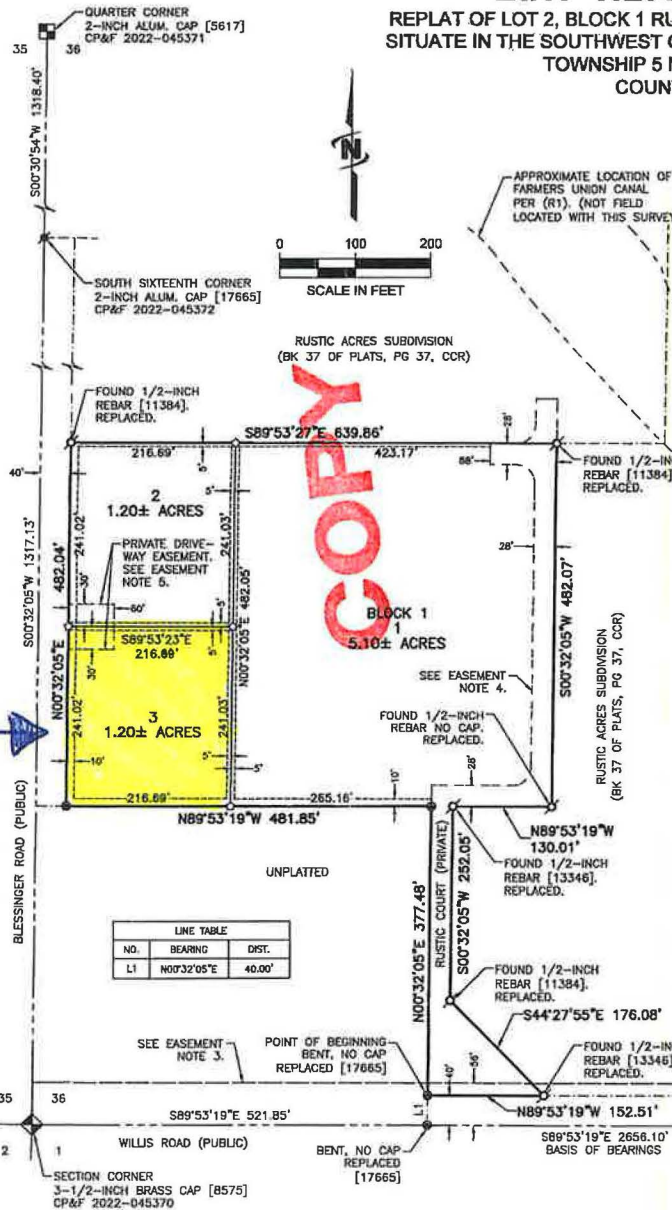
- SUBDIVISION BOUNDARY LINE
- LOT LINE
- RIGHT-OF-WAY LINE
- SECTION LINE
- CENTER LINE
- ADJACENT PROPERTY LINE
- TIE LINE
- UTILITY EASEMENT LINE
- INGRESS/EGRESS EASEMENT LINE
- INGRESS/EGRESS EASEMENT LINE PER (R1)
- PRIVATE DRIVEWAY EASEMENT
- PUBLIC RIGHT-OF-WAY PER (R1)
- ◆ - SECTION CORNER
- ◆ - QUARTER SECTION CORNER
- ☆ - SET 1/2-INCH x 24-INCH REBAR WITH PLASTIC CAP MARKED "JUB PLS 17665"
- ☆ - SET 5/8-INCH x 24-INCH REBAR WITH PLASTIC CAP MARKED "JUB PLS 17665"
- - FOUND 1/2-INCH REBAR AS NOTED
- - FOUND 5/8-INCH REBAR AS NOTED
- - FOUND MONUMENT AS NOTED
- - DIMENSION POINT - NOT SET OR FOUND
- C# - CURVE COURSE NUMBER (TYPICAL)
- L# - LINE COURSE NUMBER (TYPICAL)
- # - LOT NUMBER (TYPICAL)
- #### - PLS NUMBER FOUND ON MONUMENT
- CCR - CANYON COUNTY RECORDS
- ORCC - OFFICIAL RECORDS OF CANYON COUNTY

TOWNSHIP 5 NORTH
TOWNSHIP 4 NORTH



J-U-B ENGINEERS, INC.
2760 West Exarston Lane, Suite 400, Meridian, ID 83642-5752
P 208 376 7330 W www.jub.com
JOB No. 10-22-013

SHEET 1 OF 3



Place of use
Point of
diversion =
domestic well
to be drilled
in 2023

PLAT OF
DIRT ROAD RANCH SUBDIVISION

PLAT BOOK _____ PAGE _____

COPY

APPROVAL OF SOUTHWEST DISTRICT HEALTH DEPARTMENT

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13 HAVE BEEN SATISFIED. THE SANITARY RESTRICTIONS MAY BE RE-IMPOSED, IN ACCORDANCE WITH SECTION 50-1326, IDAHO CODE, BY THE ISSUANCE OF A CERTIFICATE OF DISAPPROVAL.

SOUTHWEST DISTRICT HEALTH DEPARTMENT

DATE

APPROVAL OF CANYON COUNTY HIGHWAY DISTRICT NO. 4

CANYON COUNTY HIGHWAY DISTRICT NO. 4 DOES HEREBY ACCEPT THIS PLAT IN ACCORDANCE WITH THE PROVISIONS OF IDAHO CODE SECTION 50-1312. PRIVATE STREETS DEPICTED ON THIS PLAT ARE NOT MAINTAINED BY OR UNDER THE JURISDICTION OF THE HIGHWAY DISTRICT. THERE IS NO LEGAL OBLIGATION OR ASSURANCES THAT THE PRIVATE STREETS WILL BE ACCEPTED AS PUBLIC STREETS IN THE FUTURE.

CHAIRMAN

DATE

APPROVAL OF CANYON COUNTY COMMISSIONERS

ACCEPTED AND APPROVED THIS _____ DAY OF _____, 2022, BY THE CANYON COUNTY COMMISSIONERS, COUNTY OF CANYON, STATE OF IDAHO.

CHAIRMAN

CERTIFICATE OF COUNTY SURVEYOR

I, THE UNDERSIGNED, PROFESSIONAL LAND SURVEYOR FOR CANYON COUNTY, IDAHO, DO HEREBY CERTIFY THAT I HAVE CHECKED THIS PLAT AND FIND THAT IT COMPLIES WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND VAGABONDS: SURVEYS


CANYON COUNTY SURVEYOR UNDER ID 50-1305 9/9/22
DAVID R. KINZER PE/PLS 1657 DATE

CERTIFICATE OF COUNTY TREASURER

I, THE UNDERSIGNED, COUNTY TREASURER IN AND FOR THE COUNTY OF CANYON, STATE OF IDAHO, PER REQUIREMENTS OF IDAHO CODE 50-1308, DO HEREBY CERTIFY THAT ANY AND ALL CURRENT AND/OR DELINQUENT COUNTY PROPERTY TAXES FOR THE PROPERTY INCLUDED IN THIS PROPOSED SUBDIVISION HAVE BEEN PAID IN FULL. THIS CERTIFICATE IS VALID FOR THE NEXT THIRTY (30) DAYS ONLY.

CANYON COUNTY TREASURER

DATE



7/9/2022



J-U-B ENGINEERS, INC.

2260 West Excursion Lane, Suite 400, Meridian, ID 83642-5752
p 208 376 7330 w www.jub.com



ADDENDUM # 2 (All addendums shall be numbered sequentially.)
RE-11 ADDENDUM

**JANUARY 2023
EDITION**

THIS IS A LEGALLY BINDING CONTRACT, READ THE ENTIRE DOCUMENT, INCLUDING ANY ATTACHMENTS.
 IF YOU HAVE ANY QUESTIONS, CONSULT YOUR ATTORNEY AND/OR ACCOUNTANT BEFORE SIGNING.



Today's Date: 10/05/2023

This is an **ADDENDUM** to the ☒ Purchase and Sale Agreement ☐ Other _____
 ("Addendum" means that the information below is added material for the agreement {such as lists or descriptions} and/or means the form is being used to change, correct or revise the agreement {such as modification, addition or deletion of a term}).

AGREEMENT DATED: 09/22/2023 **ID #** Shkolnik-Blessinger

ADDRESS: TBD Blessinger Rd. **Star** Star **ID** 83669

BUYER(S): Stanislav Shkolnik Victoria Shkolnik

SELLER(S): Richard Burgo Rachel Burgo

The undersigned parties hereby agree as follows:

Counter Offer 2 Line One to be changed to reflect.

1. Included: Ground water irrigation rights sufficient to irrigate a minimum of 1 acres, maximum of 1.2 acres. Ground water rights in addition to the .50/acre right allowed with the proposed domestic well to come from irrigation water right 63-34381. Exact amounts to be determined by the Idaho Department of Water Resources after closing.

COPY

To the extent the terms of this ADDENDUM modify or conflict with any provisions of the Purchase and Sale Agreement including all prior Addendums or Counter Offers, these terms shall control. **All other terms of the Purchase and Sale Agreement including all prior Addendums or Counter Offers not modified by this ADDENDUM shall remain the same.** Upon its execution by both parties, this agreement is made an integral part of the aforementioned Agreement.

BUYER: Stanislav Shkolnik **Date:** 10/06/2023

BUYER: Victoria Shkolnik **Date:** 10/06/2023

SELLER: Richard Burgo **Date:** 10/05/23

SELLER: Rachel Burgo **Date:** 10/05/23

Mansfield, Debra

From: Mansfield, Debra
Sent: Wednesday, December 13, 2023 9:14 AM
To: IdwrPayable
Subject: Refund - KT Properties LLC

TO: Sascha Marston, Susan Steed

FROM: Debra Mansfield

DATE: December 13, 2023

RE: Refund: Notice Of Change In Water Right Ownership

STANISLAV SHKOLNIK & VICTORIA SHKOLNIK submitted a Notice Of Change In Water Right Ownership but did not want to proceed after they found out that they would only receive .003 CFS of stockwater from the split of water right 63-34381. The applicants requested a cancellation of the ownership change.

Please issue a refund of \$100.00 to:

KT PROPERTIES, LLC
3094 market rd
Homedale, ID 83628

RECEIPT #

C117367

Thank you,

Debra Mansfield | Technical Records Specialist 1
IDWR – State Office
322 E Front St, Boise ID 83702-7371
(208) 287-4921 | Debra.Mansfield@idwr.idaho.gov

Debra Mansfield | Technical Records Specialist 1
IDWR – State Office
322 E Front St, Boise ID 83702-7371
(208) 287-4921 | Debra.Mansfield@idwr.idaho.gov



IDAHO DEPARTMENT OF
WATER RESOURCES

322 E Front Street, Suite 648, Boise ID 83702 • PO Box 83720, Boise ID 83720-0098
Phone: 208-287-4800 • Fax: 208-287-6700 • Email: idwrinfo@idwr.idaho.gov • Website: idwr.idaho.gov

Governor Brad Little

Director Mathew Weaver

December 13, 2023

STANISLAV SHKOLNIK
VICTORIA SHKOLNIK
1715 S GRAND FORK WAY APT 204
MERIDIAN ID 83642-5685

RE: Notice of Change in Ownership for Water Right No(s): **63-34381**

Dear Interested Parties:

The Idaho Department of Water Resources (Department) received a Notice of Change in Water Right Ownership (Notice) from you on November 17, 2023 to split water right 63-34381.

On December 05, 2023 the Department sent you a letter explaining that can split .003 CFS of the stockwater portion of the water right to you. The Department asked if you wanted to proceed with that split or if you would like to cancel the split ownership change and pursue new water rights.

The Department spoke with real estate representative Katie Burford regarding this matter on December 12, 2023, and corresponded via email. She has requested the cancellation of the ownership change on behalf of Stanislav & Victoria Shkolnik.

The Department is returning your Notice of Change in Water Right Ownership and the attachments. A refund of \$100 has been requested and will be mailed to Katie Burford under separate cover from the Idaho State Controller's Office.

If you have any questions regarding this matter, please contact me at (208)287-4921.

Sincerely,

Debra Mansfield
Technical Records Specialist 1

Enclosure(s)

Mansfield, Debra

From: Mansfield, Debra
Sent: Wednesday, December 13, 2023 8:55 AM
To: Katie
Subject: RE: Cancellation and refund of Ownership Change for Shkolnik
Attachments: SHKOLNIK return letter.docx

Katie,

Please see the attachment for the Department's return letter for the Notice of Change in Water Right Ownership for water right 63-34381.

Happy Holidays,

Debra Mansfield | Office Specialist II
IDWR - Western Region
2735 W Airport Way, Boise ID 83705
(208) 334-2190 | Debra.Mansfield@idwr.idaho.gov

From: Katie <katiecrandlemire@gmail.com>
Sent: Wednesday, December 13, 2023 8:32 AM
To: Mansfield, Debra <Debra.Mansfield@idwr.idaho.gov>
Cc: stansilav shkolnik <stan_moldova@yahoo.com>
Subject: Re: Cancellation and refund of Ownership Change for Shkolnik

CAUTION: This email originated outside the State of Idaho network. Verify links and attachments BEFORE you click or open, even if you recognize and/or trust the sender. Contact your agency service desk with any concerns.

Thanks Debra!

Yes, that is correct, and you have authorization.

Thank you!

Katie Burford
KT Properties, Inc
Keller Williams Realty Boise
208-861-2555

On Dec 13, 2023, at 8:17 AM, Mansfield, Debra <Debra.Mansfield@idwr.idaho.gov> wrote:

Hello Katie,



IDAHO DEPARTMENT OF
WATER RESOURCES

322 E Front Street, Suite 648, Boise ID 83702 • PO Box 83720, Boise ID 83720-0098
Phone: 208-287-4800 • Fax: 208-287-6700 • Email: idwrinfo@idwr.idaho.gov • Website: idwr.idaho.gov

Governor Brad Little

Director Mathew Weaver

December 06, 2023

STANISLAV SHKOLNIK & VICTORIA SHKOLNIK
1715 S GRAND FORK WAY APT 204
MERIDIAN ID 83642-5685

RE: Change in Ownership for Water Right No(s): **63-34381**

Dear Interested Parties:

The Department of Water Resources (Department) acknowledges receipt of your Notice of Change in Water Right Ownership (Notice).

During the review of splitting water right 63-34381 and looking at the historic use, it was determined that only .003 cfs of the stockwater use is appurtenant to your property. The domestic and irrigation uses are appurtenant to Lot 1, Block 1, Dirt Road Ranch Subdivision. You could, however, file an Application for Permit to include domestic, irrigation and stockwater uses. Before the Department proceeds with splitting the stockwater use, would you like to consider withdrawing the Notice and file an Application for Permit?

Please let the Department know how you would like to proceed within 30 days. If the Department does not hear from you within 30 days, we will move forward with splitting the stockwater use. If you withdraw the Notice, the Department will return you Notice and all attachments and request a full refund. You can respond to this by mailing the response to the address above or emailing to file@idwr.idaho.gov.

If you have any questions regarding this matter, please contact me at (208)287-4921.

Sincerely,

Debra Mansfield
Technical Records Specialist 1

Enclosure(s)