

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

RECEIVED

MAR 20 2024

NOTICE OF CHANGE IN WATER RIGHT OWNERSHIP

DEPT. OF WATER RESOURCES

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?
63-34647	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: RYAN HEUSER BERLSCHNEIDER FAMILY TRUST DATED JULY 10, 2012
Name of current water right holder/claimant

3. New Owner(s)/Claimant(s): JONATHAN BERLSCHNEIDER AND JENNIFER BERLSCHNEIDER, TRUSTEES OF THE
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or

3072 N. SUNNY MEADOW LN
Mailing address

EAGLE ID 83616
City State Zip

415-385-3588
Telephone

jon.bergschneider@gmail.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: DECEMBER 30, 2020

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: [Signature] TRUSTEE 3/20/2024
Signature of new owner/claimant Title, if applicable Date
JONATHAN BERLSCHNEIDER
Print name

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

Print name

For IDWR Office Use Only:

Received by KM Date 3-20-24 Receipt No. 2117991 Receipt Amt. \$25-

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 AW Date 3/21/24

ELECTRONICALLY RECORDED - DO NOT
REMOVE THE COUNTY STAMPED FIRST
PAGE AS IT IS NOW INCORPORATED AS
PART OF THE ORIGINAL DOCUMENT.

ADA COUNTY RECORDER Phil McGrane
BOISE IDAHO Pgs=2 CHE FOWLER
FIRST AMERICAN TITLE INSURANCE COMPANY

2021-001677
01/05/2021 01:07 PM
\$15.00

AFTER RECORDING MAIL TO:

The Bergschneider Family Trust
23 La Fond Lane
Orinda, CA 94563

WARRANTY DEED

File No.: 4102-3625773 (PC)

Date: **December 29, 2020**

For Value Received, **Ryan Heuser, Trustee for the Ryan Heuser Revocable Trust dated 1/20/2004**, hereinafter referred to as Grantor, does hereby grant, bargain, sell and convey unto **Jonathan Bergschneider and Jennifer Bergschneider, Trustees of The Bergschneider Family Trust dated July 10, 2012**, hereinafter referred to as Grantee, whose current address is **23 La Fond Lane, Orinda, CA 94563**, the following described premises, situated in **Ada County, Idaho**, to wit:

LEGAL DESCRIPTION: Real property in the County of Ada, State of Idaho, described as follows:

Lot 5 in Block 1 of HONEY CREEK SUBDIVISION, according to the plat thereof, filed in Book 79 of Plats at Pages 8543 and 8544, Records of Ada County, Idaho.

APN: **R3720200500**

TO HAVE AND TO HOLD the said premises, with their appurtenances, unto 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.

APN: R3720200500

Warranty Deed
- continued

File No.: 4102-3625773 (PC)
Date: 12/29/2020

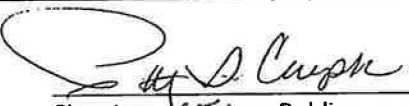
The Ryan Heuser Revocable Trust



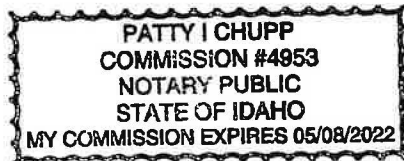
Ryan Heuser, Trustee

STATE OF Idaho)
COUNTY OF Ada)
SS.

This record was acknowledged before me on 12/30/2020 by Ryan Heuser as trustee of the Ryan Heuser Revocable Trust .



Signature of Notary Public
My Commission Expires: 5/8/22



C. 1/4 CORNER
SECTION 32
T. 5 N., R. 1 E.B.M.
C.P. & P. # 9854883

E. 1/4 CORNER
SECTION 32
T. 5 N., R. 1 E.B.M.
C.P. & P. # 9782755

HONEY CREEK SUBDIVISION

LOCATED IN THE SOUTHEAST 1/4 OF
SECTION 32
T. 5 N., R. 1 E.B.M.
ADA COUNTY, IDAHO
2000



ROAD CURVE TABLE

C-#	CHORD BEARING	CHORD DISTANCE	ARC DISTANCE	RADIUS	CENTRAL ANGLE
C-1	N41°01'22"W	64.88'	70.81'	80.00'	80°54'32"
C-2	N41°01'22"W	129.77'	141.21'	100.00'	80°54'32"
C-3	N44°31'48"E	141.88'	157.42'	100.00'	90°11'48"

ROAD LINE TABLE

L-#	BEARING	DISTANCE
L-1	N00°34'06"W	87.05'
L-2	N81°28'39"W	143.20'
L-3	N00°34'06"W	589.42'
L-4	N89°37'45"E	368.00'
L-5	N81°28'39"E	253.79'

- LEGEND**
- () INDICATES A RECORD BEARING/DISTANCE THAT VARIES FROM OUR MEASUREMENTS
 - INDICATES A 5/8" X 30" IRON ROD PLACED WITH A YELLOW PLASTIC CAP MARKED P.L.S. 7323
 - INDICATES A 1/2" IRON ROD PLACED WITH A YELLOW PLASTIC CAP MARKED P.L.S. 7323
 - INDICATES A 1/2" IRON ROD FOUND
 - INDICATES A 5/8" IRON ROD FOUND
 - ⊙ INDICATES A BRASS CAP FOUND
 - INDICATES A P.E. NAIL FOUND
 - CALCULATED POSITION (NO MONUMENT SET)
 - RIGHT-OF-WAY (FARMERS UNION CANAL)
 - CENTERLINE/SECTION LINE
 - PRIVATE COMMON USE ROAD & ACCESS EASEMENT
 - BOUNDARY LINE
 - LOT LINE
 - ④ LOT NUMBER
 - SETBACK LINES AS NOTED
 - UTILITY, DRAINAGE, AND IRRIGATION EASEMENT LINE

NOTES

- ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE REGULATIONS IN EFFECT AT THE TIME OF THE RE-SUBDIVISION.
- THE DEVELOPMENT RECOGNIZES SECTION 32-4503 OF THE IDAHO CODE, RIGHT TO FARM ACT, WHICH STATES: "NO AGRICULTURAL OPERATION OR AN AFFIRMANCE TO IT SHALL BE OR BECOME A NUISANCE, PRIVATE OR PUBLIC, BY ANY CHANGED CONDITIONS IN OR ABOUT THE SURROUNDING NONAGRICULTURAL ACTIVITIES AFTER THE SAME HAS BEEN IN OPERATION FOR MORE THAN ONE (1) YEAR WHEN THE OPERATION WAS NOT A NUISANCE AT THE TIME THE OPERATION BEGAN; PROVIDED, THAT THE PROVISIONS OF THIS SECTION SHALL NOT APPLY WHEREVER A NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF ANY AGRICULTURAL OPERATION OR AFFIRMANCE TO IT."
- THE SUBDIVISION SHALL COMPLY WITH IDAHO CODE SECTION 31-3806 CONCERNING IRRIGATION WATER.
- BUILDING SETBACKS AND DIMENSIONAL STANDARDS IN THIS SUBDIVISION SHALL BE IN COMPLIANCE WITH THE BASEL CITY CODE SETBACKS FOR 5-00 LOT-SIZE LOTS.
- IRRIGATION/DRAINAGE WATER SHALL NOT BE IMPEDED BY ANY CONSTRUCTION ON SITE.
- TREATMENT OF DOMESTIC WASTE WILL BE PROVIDED BY INDIVIDUAL SEPTIC TANKS AND DRAINFIELDS CONSTRUCTED IN ACCORDANCE WITH THE CENTRAL DISTRICT HEALTH DEPARTMENT RULES AND REGULATIONS.
- DOMESTIC WATER WILL BE PROVIDED BY INDIVIDUAL WELLS CONSTRUCTED IN ACCORDANCE WITH THE IDAHO WELL CONSTRUCTION STANDARDS.
- ALL LOTS AND CONSTRUCTION SHALL COMPLY IN ALL RESPECTS WITH THE OFFICIAL HEIGHT AND AREA REGULATIONS AS SET FORTH IN SECTION 5-2-4 OF THE BASEL CITY CODE.
- THE LOTS IN THIS DEVELOPMENT MAY NOT BE FURTHER DIVIDED.
- ALL LOTS ARE AREAS OF PRIME AGRICULTURAL SOIL AND ALL LOTS ARE SUITABLE FOR DEVELOPMENT.
- OTHER THAN THE PRIVATE ROAD, ACCESS TO BEACON LIGHT ROAD IS PROHIBITED.
- ALL LOTS HAVE A 10' UTILITY, IRRIGATION AND DRAINAGE EASEMENT ALONG THE PUBLIC STREET RIGHT-OF-WAY PER SECTION 8-10A-8, ADA COUNTY CODE.
- ALL MAINTENANCE ON THE PRIVATE COMMON USE ROAD SHALL BE THE RESPONSIBILITY OF THE HOME OWNERS.
- THE PRIVATE ROAD ACCESS EASEMENT IS FOR INGRESS/EGRESS TO LOTS IN THE SUBDIVISION.
- BUILDING SETBACKS AND DIMENSIONAL STANDARDS IN THIS SUBDIVISION SHALL BE IN COMPLIANCE WITH THE APPLICABLE ZONING REGULATIONS OF ADA COUNTY.
- NO LOT WITHIN THE SUBDIVISION SHALL BE PERMITTED A ONE-TEN DIVISION AND ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE REGULATIONS IN EFFECT AT THE TIME OF THE RE-SUBDIVISION.

SHEET 1 OF 2

Arrow Land Surveying, Inc. (208) 939-7373 Office
(208) 939-7321 Fax Drawings Date: 6-11-20/JBI

S. 1/4 CORNER
SECTION 32
T. 5 N., R. 1 E.B.M.
C.P. & P. # 765986

S.E. CORNER
SECTION 32
T. 5 N., R. 1 E.B.M.
C.P. & P. # 99116736

