

MEMORANDUM

April 23, 2025

Water Right 95-2174 & 95-7049

Author: Natalie Steading 

Subject: Water Right Ownership

This memo serves as a record for the ownership of water rights 95-2174 & 95-7049. On April 14th 2025 and sent out a letter requesting the chain of title for the water rights (see file). On April 17th & 22nd, James Wood contacted me for clarification on what documents he would need to connect to Lakeside Real Estate (Lakeside) for these water rights. He said Lakeside never owned the property so there wouldn't be anything connecting them to himself. I told him I would look into it.

On April 23, 2025, I went through the deed that was sent in for the ownership change from Roy Armstrong to Lakeside during the adjudication. In plotting out the property per page 6 of Lakeside's deed (attached), I found that the property James Wood owns was indeed excluded from the sale to Lakeside, and that the ownership should have been split at that time. The water rights have since been decreed.

I spoke to Mr. Wood later in the afternoon and informed him of the mishap. I let him know in order to move forward with the current ownership change, the Department will need a quitclaim deed from Lakeside for that specific portion of the water right that is on its property, and that the deed should include the irrigated acreage and the property's legal description, and that it is highly recommended that Lakeside specify the water right numbers in the deed. Once the additional quitclaim and remain fee to split the water rights are received, I will proceed with the ownership change.

Followed up with an email to Mr. Wood.

✓ ✓ ✓ ✓
Lots 33, 34, 35 and 36, LAWRENCE PARK, according to the plat recorded in Book "B" of Plats at Page 79, records of Kootenai County, Idaho.

Parcel 6:

✓ ✓ ✓ ✓
Lots 1, 2, 3, and 4, Block 1, ORCHARD LANDS, according to the plat recorded in Book "B" of Plats at Page 149, records of Kootenai County, Idaho.

TOGETHER WITH that portion of the vacated street which attaches by operation of law.

Parcel 7:

Intentionally deleted

Parcel 8:

✓ ✓ ✓ ✓
A parcel of land being a portion of Tract 5, Block 1 and Tracts 4, 5 and 6, Block 2 of Orchard Lands, according to the plat thereof, recorded in Book B of Plats at Page 149 together with that portion of the vacated right-of-way per Instrument Number 630407. Said parcel is a portion of the property described in parcel "C" of the Lot Line Adjustment Deed and Agreement recorded under Instrument Number 2658340000, records of Kootenai County, Idaho, situate in the Southwest quarter of Section 33, Township 51 North, Range 4 West, Boise Meridian, Kootenai County, Idaho, described as follows:

COMMENCING at the West Quarter corner of said Section 33 from which the Southwest corner of said Section 33 bears South 01°08'46" West a distance of 2646.41 feet; thence

South 88°45'41" East along the North line of said Southwest Quarter, a distance of 1067.39 feet to the TRUE POINT OF BEGINNING; thence

Continuing South 88°45'41" East along the North line of said Southwest Quarter a distance of 252.61 feet to the Northeast corner of the original parcel "C" per Instrument Number 2658340000; thence

Leaving said North line, South 01°05'30" West, a distance of 1324.78 feet to a point on the centerline of the vacated right-of-way; thence

Along said centerline of the vacated right-of-way, South 88°46'22" East, a distance of 353.38 feet; thence Leaving said centerline South 01°10'40" West, a distance of 745.38 feet to the angle point in the South line of Block 2 per the plat of Orchard Lands; thence

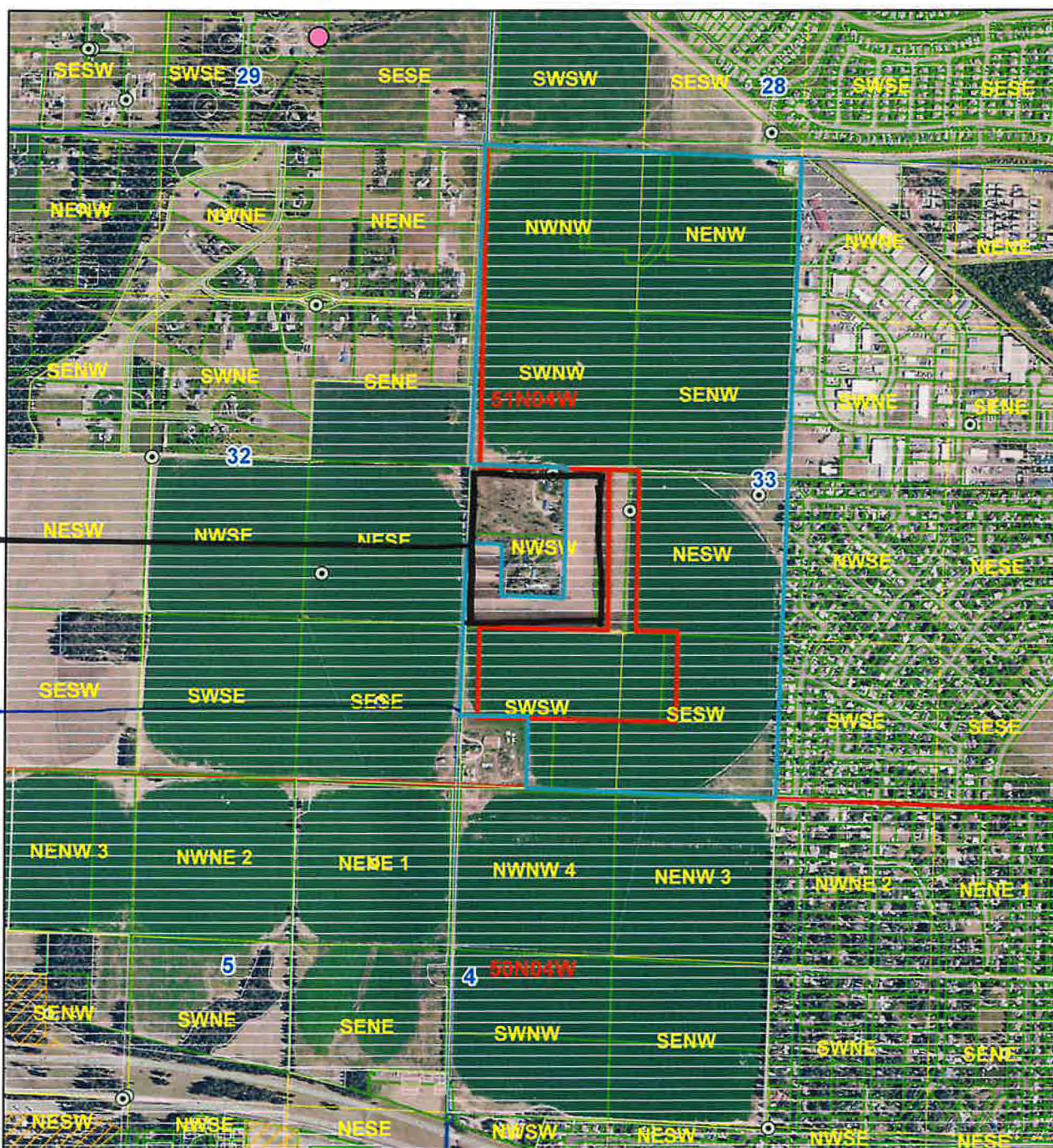
Along said South line of Block 2, North 88°46'45" West, a distance of 1649.23 to the intersection with the East right-of-way of Huetter Road; thence

Along said East right-of-way, North 01°08'46" East, a distance of 745.57 to the Intersection with the centerline of the vacated right-of-way; thence

Leaving said East right-of-way along the centerline of the vacated right-of-way, South 88°46'22" East, a distance of 1062.89 feet; thence

Leaving said centerline North 00°15'35" East, a distance of 1325.01 feet to the TRUE POINT OF BEGINNING.

Property mapped out in red



Legend

Water Right POU

Parcels

95-2174.dxf Polyline

<all other values>

Cad Renderer

Continuous, 7, 25