

STATE OF IDAHO  
DEPARTMENT OF WATER RESOURCES

RECEIVED

MAY 15 2025

DEPT. OF WATER RESOURCES  
EASTERN REGION

## 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? |
|---------------------------------|-----------------------------------------|------------------------------|-----------------------|------------------------------|------------------------------|
| 35-13473 <u>OK</u>              | Yes <input checked="" type="checkbox"/> | Yes <input type="checkbox"/> |                       | Yes <input type="checkbox"/> | Yes <input type="checkbox"/> |
| <u>35-13473</u> <u>35-14923</u> | Yes <input type="checkbox"/>            | Yes <input type="checkbox"/> |                       | Yes <input type="checkbox"/> | Yes <input type="checkbox"/> |
|                                 | Yes <input type="checkbox"/>            | Yes <input type="checkbox"/> |                       | Yes <input type="checkbox"/> | Yes <input type="checkbox"/> |
|                                 | Yes <input type="checkbox"/>            | Yes <input type="checkbox"/> |                       | Yes <input type="checkbox"/> | Yes <input type="checkbox"/> |

2. Previous Owner's Name: Dennis L. Walker  
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): Brian Rowlan and Jessica Rowlan  
New owner(s) as listed on the conveyance document Name connector ☐ and ☒ or

2146 W 850 S Sterling ID 83262  
Mailing address City State Zip

208-360-9661 rowlan-11@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: 2017
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: B. K. R. L. 1-14-25  
Signature of new owner/claimant Title, if applicable Date  
 Brian Rowlan  
 Print name
- Signature: Jessica R. L. 1-14-25  
Signature of new owner/claimant Title, if applicable Date  
 Jessica Rowlan  
 Print name

Received by JB Date 5/15/2025 For IDWR Office Use Only: Receipt No. E050864 Receipt Amt. \$125. - (75. for this \$25. - app)  
 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 JB Approved by JB Processed by JB Date 6/5/2025

DAS

WARRANTY DEED

FOR VALUE RECEIVED, Dennis Walker and Ruby Walker of Pingree, Bingham County, State of Idaho, the Grantors, do hereby grant, bargain, sell, and convey unto Brian Rowlan and Jessica Rowlan of 2146 West 850 South, Sterling, Idaho, the Grantees, the following described premises to-wit:

The NE¼ of Section of Section 15, Township 3 South, Range 32 E.B.M., Bingham County, Idaho.

Together with Easement Access to an Irrigation Pump as described in the following property:

Commencing at the Northeast corner of said Section 15; Thence N 89° 28' 06" W 1854.07 feet along the Northerly line of said Section; Thence S 00° 31' 54" W 1325.75 feet to the Point of Beginning; Thence S 87° 28' 27" E 20.00 feet; Thence S 02° 31' 33" W 38.90 feet; Thence N 89° 25' 14" W 20.01 feet; Thence N 02° 31' 33" E 39.58 feet to the Point of Beginning.

Together with an Easement Access over the property as described in the following property:

A 20 foot wide Access Easement that is 10 foot each side of the following described center line; Commencing at the Northeast corner of said Section 15; Thence N 89° 28' 06" W 1838.76 feet along the Northerly line of said Section to the Point of Beginning of said center line; Thence S 00° 42' 28" W 932.84 feet; Thence S 02° 08' 06" W 330.98 feet; Thence S 84° 29' 25" W 46.13 feet; Thence S 71° 02' 55" W 13.97 feet; Thence S 40° 58' 04" W 13.59 feet; Thence S 12° 48' 59" W 14.11 feet; Thence S 17° 30' 04" E 71.44 feet to the Point of Terminus of said center line.

TOGETHER WITH all singular the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining, including all water, water rights, ditch and ditch rights.

SUBJECT TO general taxes and assessments for 2018 and thereafter, all existing patent reservations, easements, rights of ways, protective and restrictive covenants, zoning ordinances and applicable building codes, laws and regulations.

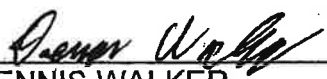
EXCEPTING AND EXCLUDING THEREFROM the following described property:

Commencing at the Northeast corner of said Section 15; Thence N 89° 28' 06" W 1734.45 feet along the Northerly line of said Section; Thence S 00° 31' 54" W 958.59 feet to the Point of Beginning; Thence S 00° 42' 28" W 919.51 feet; Thence S 87° 22' 32" E 60.60 feet; Thence S 54° 48' 39" E 14.27 feet; Thence S 04° 24' 38" E 27.02 feet; Thence S 84° 47' 18" E 22.59 feet; Thence S 02° 02' 20" W 382.03 feet; Thence S 54° 11' 35" W 41.98 feet; Thence N 89° 25' 14" W 135.77 feet; Thence N 11° 50' 08" W 21.31 feet; Thence N 88° 56' 50" W 276.59 feet; Thence N 00° 31' 54" E 1341.92 feet; Thence S 89° 28' 06" E 366.47 feet to the Point of Beginning.

Parcel contains 12.20 Acres

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantees, their heirs and assigns forever. And the said Grantors do hereby covenant to and with the said Grantees, that they are the owners in fee simple of said premises; that said premises are free from all encumbrances and that they will warrant and defend the same from all lawful claims whatsoever.

DATED AND SIGNED this 25 day of September, 2017.

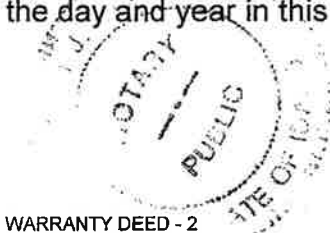
  
DENNIS WALKER

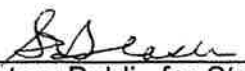
  
RUBY WALKER

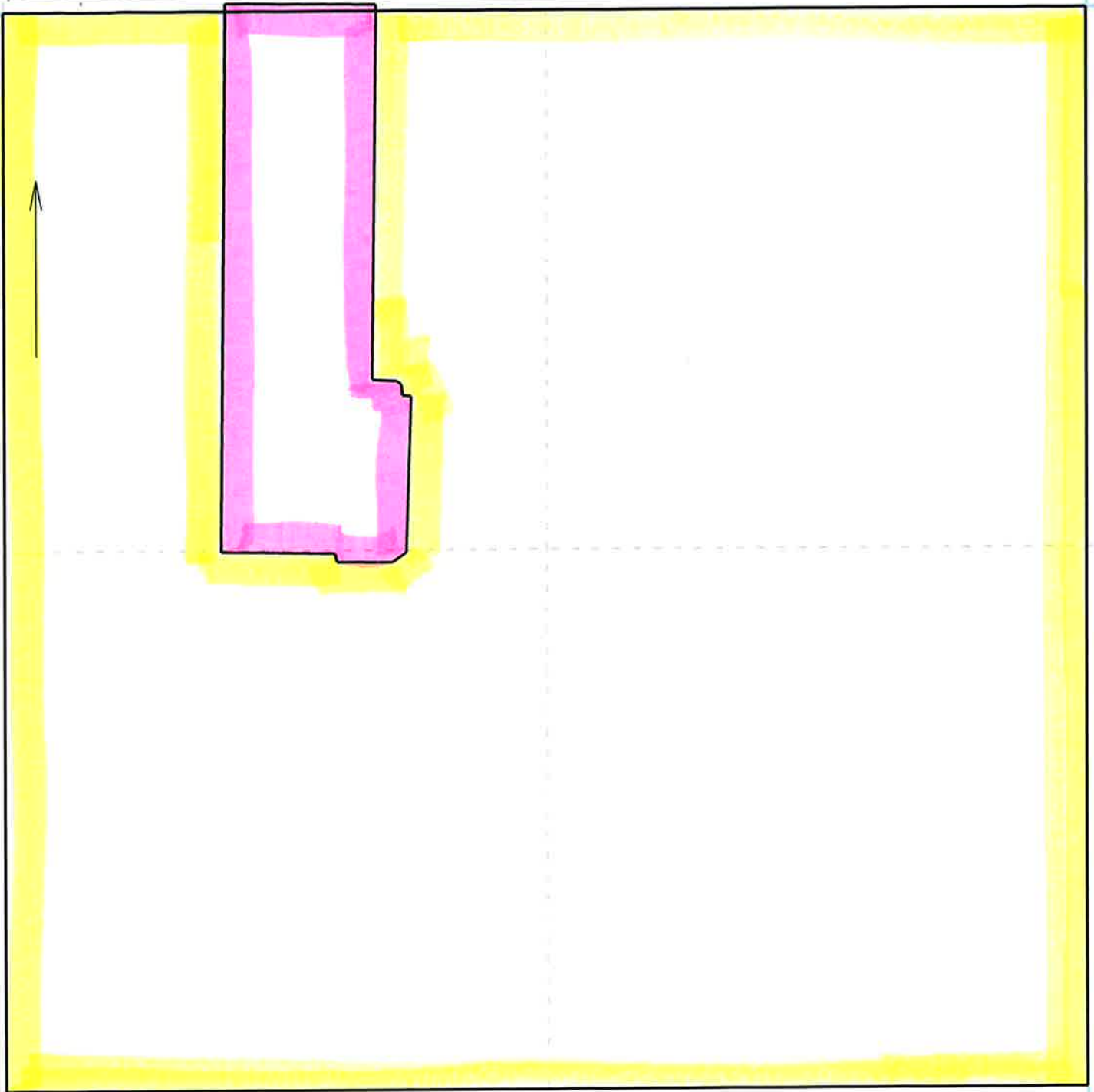
STATE OF IDAHO )  
                              ) ss.  
County of Bingham )

On this \_\_\_\_ day of September, 2017, before me, the undersigned, a notary public in and for said state, personally appeared DENNIS WALKER and RUBY WALKER, known to me to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.



  
Notary Public for State of Idaho  
Residing at: Blackfoot  
My commission expires: 12/04/2018



Rowlan Property exception \*this matching Parcel info\*

5/15/2025

Scale: 1 inch= 360 feet

File:

Tract 1: 160.0000 Acres, Closure: n00.0000e 0.00 ft. (1/999999), Perimeter=10560 ft.  
Tract 2: 12.1964 Acres, Closure: n50.3801w 0.01 ft. (1/430808), Perimeter=3610 ft.

01 /ne,ne,15,3s,32e  
02 s0w 2640.00  
03 s90w 2640.00  
04 n0e 2640.00  
05 n90e 2640.00  
06 @0  
07 /ne,15,3s,32e  
08 /n89.2806w 1734.45  
09 s00.4228w 919.51  
10 s87.2232e 60.60  
11 s54.4839e 14.27  
12 s04.2438e 27.02  
13 s84.4718e 22.59

14 s02.0220w 382.03  
15 s54.1135w 41.98  
16 n89.2514w 135.77  
17 n11.5008w 21.31  
18 n88.5650w 276.59  
19 n00.3154e 1341.92  
20 s89.2806e 366.47



IDAHO DEPARTMENT OF  
**WATER RESOURCES**

Eastern Region • 900 N Skyline Drive, Suite A • Idaho Falls, ID 83402-1718

Phone: 208-525-7161 • Fax: 208-525-7177 • Email: [easterninfo@idwr.idaho.gov](mailto:easterninfo@idwr.idaho.gov) • Web: [idwr.idaho.gov](http://idwr.idaho.gov)

**Governor Brad Little**

**Director Mathew Weaver**

June 05, 2025

BRIAN ROWLAN  
2146 W 850 S  
STERLING ID 83210-1565

Re: Change in Water Right Ownership: 35-13473 (Split into 35-13473 and 35-14923)

Dear Water Right Holder(s):

The Department of Water Resources (Department) acknowledges the receipt of correspondence changing ownership of a portion of the above referenced water right(s) to you. The Department has modified its records based on the information received and has enclosed a computer-generated report for you.

**Your portion of each water right(s) has a specified point of diversion, nature of use and place of use. If you plan to change the authorized point of diversion, nature of use, or place of use, including adding a new point of diversion, you must file an Application for Transfer of Water Right.** If you do not plan to change any elements of your water right, then no further action is required at this time.

The portion of the water right retained by the original right holder retains the original water right number. The Department is sending the original right holder a copy of this letter and a computer-generated report showing the changes to the original water right.

Updating the ownership record for a water right does not reconfirm the validity of the right. When processing a Notice of Change in Water Right Ownership, the Department does not review the history of water use to determine if the right has been forfeited or deliberately abandoned through five years or more of non-use. To read more about water right forfeiture, including how to protect a water right from forfeiture, please see Idaho Code §§ 42-222 and 42-223.

Please note, water right owners are required to report any change of water right ownership and any change of mailing address to the Department within 120 days of the change. Reporting forms are available from any office of the Department, or from the Department's website.

If you have any questions concerning the enclosed information, please contact me at (208) 497-3787.

Sincerely,

Jonie Bailly  
Technical Records Specialist 1

Enclosure(s)

cc: DENNIS L WALKER  
ROCKY MOUNTIAN ENVIRONMENTAL  
WATER DISTRICT 120  
BINGHAM GROUND WATER DISTRICT



IDAHO DEPARTMENT OF  
**WATER RESOURCES**

Eastern Region • 900 N Skyline Drive, Suite A • Idaho Falls, ID 83402-1718

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**Governor Brad Little**

**Director Mathew Weaver**

May 14, 2025

BRIAN ROWLAN  
JESSICA ROWLAN  
2146 W 850 S  
STERLING ID 83262

RE: Change in Ownership Water Right No. 35-13473

Dear Sir/Madam:

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

Our review of your notice indicates that additional information is required before we can process the change. The information required is indicated below:

\*\*\*\* **Evidence of Ownership/Filing Fee:** According to the evidence of ownership received and the place of use of the water right, a split is required. The deed received has an exception of 12.20 acres which is within the boundary of the place of use of the water right. Please provide additional evidence of ownership or the additional filing fee to split the water right. The additional filing fee would be \$75.00. The fee for an ownership change split is \$100.00 per water right

Because the Department cannot process the ownership change without proper documentation/fees, we will hold any action on your notice pending receipt of the necessary information/fees. If we do not receive the necessary information/fees within 30 days we will return your notice and all attachments and your notice will not be processed.

Please note that Section 42-248, Idaho Code, requires you or the owner of this water right to maintain current ownership and address records on file with the department. Forms to file a change of ownership of a water right and/or a change in the address of the water right owner are available from any department office, or at the department's website at: [www.idwr.idaho.gov](http://www.idwr.idaho.gov).

Please feel free to contact the Department if you have any questions.

Sincerely,

Jonie Baily  
Technical Records Specialist

ec: Rocky Mountain Environmental

IDAHO DEPARTMENT OF WATER RESOURCES  
Proof Report

5/15/2025

Water Right 35-13473

**Owner Type**      **Name and Address**  
Current Owner      DENNIS L WALKER  
2035 W 200 S  
PINGREE, ID 83262  
(208) 684-4600

**Priority Date:** 11/3/1952  
**Basis:** Decreed  
**Status:** Active

**Source**      **Tributary**  
GROUND WATER

| <b>Beneficial Use</b> | <b>From</b>            | <b>To</b> | <b>Diversion Rate</b> | <b>Volume</b> |
|-----------------------|------------------------|-----------|-----------------------|---------------|
| IRRIGATION            | 04/01                  | 10/31     | 1.650 CFS             | 624.0 AF      |
|                       | <b>Total Diversion</b> |           | 1.650 CFS             | 624.0 AF      |

**Source and Point(s) of Diversion:**  
GROUND WATER      SWNENW      Sec. 15, Twp 03S, Rge 32E, BINGHAM County  
GROUND WATER      SENWNE      Sec. 15, Twp 03S, Rge 32E, BINGHAM County

**Place Of Use:**  
IRRIGATION within BINGHAM County

|     |     |     | NE   | NW   | SW   | SE   |    |    |    |    |    |    |    |    |    |    |    |    |        |  |  |
|-----|-----|-----|------|------|------|------|----|----|----|----|----|----|----|----|----|----|----|----|--------|--|--|
| Twp | Rng | Sec | NE   | NW   | SW   | SE   | NE | NW | SW | SE | NE | NW | SW | SE | NE | NW | SW | SE | Totals |  |  |
| 03S | 32E | 15  | 40.0 | 36.0 | 40.0 | 40.0 |    |    |    |    |    |    |    |    |    |    |    |    | 156.0  |  |  |

POU Total Acres: 156.0

**Conditions of Approval:**

1. C18 THIS PARTIAL DECREE IS SUBJECT TO SUCH GENERAL PROVISIONS NECESSARY FOR THE DEFINITION OF THE RIGHTS OR FOR THE EFFICIENT ADMINISTRATION OF THE WATER RIGHTS AS MAY BE ULTIMATELY DETERMINED BY THE COURT AT A POINT IN TIME NO LATER THAN THE ENTRY OF A FINAL UNIFIED DECREE. SECTION 42-1412(6), IDAHO CODE.
2. USE OF THIS RIGHT WITH RIGHT NO. 35-02276B AND 35-13474 IS LIMITED TO A TOTAL COMBINED DIVERSION RATE OF 3.34 CFS.

# Idaho Department of Water Resources



## Legend

-  Brian and Jessica Rowlan RP0085003
-  Dennis and Ruby Walker RP0085004
-  POU 35-13473
-  Parcels
-  Township/Range
-  Sections
-  QQ