

Holliday, Michael

From: Holliday, Michael
Sent: Thursday, October 2, 2025 11:32 AM
To: 'luke@waterlawidaho.com'
Subject: RE: Ironwood HOA transfer
Attachments: ironwood(0001).pdf

Good morning, Luke.

Although the transfer was withdrawn, I remembered that the HOA also sought an ownership change. The ownership change has been processed. Attached are the water right reports and maps for both Ironwood Land LLC and Ironwood HOA Inc. Let me know if you have questions.

Michael

From: luke@waterlawidaho.com <luke@waterlawidaho.com>
Sent: Wednesday, September 10, 2025 3:38 PM
To: Holliday, Michael <Michael.Holliday@idwr.idaho.gov>
Subject: RE: Ironwood HOA transfer

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Michael,

It looks like you are correct. Those for lots were conveyed away prior to execution of the deeds that I provided. I think it will be easiest to remove those four lots, like what I did with the others for which we could not get a deed. Let me know your thoughts.

Thanks,



Confidentiality Notice: The information contained in this e-mail and any accompanying attachments, all of which may be confidential and/or privileged, is intended only for use by the person or entity to whom it is addressed. If you are not the intended recipient, any unauthorized use, disclosure, or copying of this e-mail and its contents is strictly prohibited and may be unlawful. If you are not the intended recipient, please immediately notify me by return email and delete the original message and all copies from your system. Thank you.

IDAHO DEPARTMENT OF WATER RESOURCES
Proof Report

10/2/2025

Water Right 22-13808

<u>Owner Type</u>	<u>Name and Address</u>
Current Owner	IRONWOOD LAND LLC 1245 E BRICKYARD RD STE 70 SALT LAKE CTY, UT 84106-2599

Priority Date: 10/31/1977

Basis: Decreed

Status: Active

<u>Source</u>	<u>Tributary</u>
GROUND WATER	

<u>Beneficial Use</u>	<u>From</u>	<u>To</u>	<u>Diversion Rate</u>	<u>Volume</u>
IRRIGATION	04/01	11/01	0.140 CFS	21.3 AF
	<u>Total Diversion</u>		0.140 CFS	21.3 AF

<u>Source and Point(s) of Diversion:</u>		
GROUND WATER	SWNENW	Sec. 12, Twp 04N, Rge 45E, TETON County

<u>Place Of Use:</u>		
<u>IRRIGATION within TETON County</u>		
T04N R45E S12	NWNW	3.7
T04N R45E S12	SWNW	3.4
	POU Total Acres	7.10

Conditions of Approval:

1. E11 Use of this right is combined with water from Garden Water Co.
2. C03 Right includes accomplished change in point of diversion pursuant to Section 42-1425, Idaho Code.
3. This right is a split from former right 22-7264 .
4. T19 Pursuant to Idaho Code § 42-1412(6), this water right is subject to such general provisions necessary for the definition of the rights or for the efficient administration of water rights as determined by the Snake River Basin Adjudication court in the final unified decree entered 08/26/2014.

<u>Comments:</u>		
1	jcrabtre	12/21/2007 OWNERSHIP CHANGE

IDAHO DEPARTMENT OF WATER RESOURCES
Proof Report

10/2/2025

SPLIT BY OWNERSHIP CHANGE FROM 22-7264

2 mholliday 9/9/2025 POU
Updated Shape for WaterUseCode 01

3 mholliday 9/9/2025 POU
Updated Pls

4 CHenman 9/16/2025 Transferred Right
This is now an approved transfer. Transfer Number = 90050

5 mholliday 10/2/2025 ownership change
Transfer 90050 was approved on 9/16/25 but was withdrawn prior to it becoming a final order. However, the ownership change sought in the transfer was able to be processed in part. The 7.1 acres identified in right 22-13808 is the portion of the right that lacked the documentation needed to update the ownership. Split right 22-14676 is the portion of parent right 22-13808 for which ownership was updated.

Dates and Other Information:

Decreed Date: 11/28/2008

State or Federal: S

Water District Number: EXC

Mitigation Plan: False

State of Idaho
Department of Water Resources
Water Right
22-13808



0 0.05 0.1 0.2 Miles

-  Place Of Use Boundary
-  Point of Diversion
-  State Outline
-  Townships
-  PLS Sections
-  Quarter Quarters



IDAHO DEPARTMENT OF WATER RESOURCES
Proof Report

10/2/2025

Water Right 22-14676

<u>Owner Type</u>	<u>Name and Address</u>
Current Owner	IRONWOOD HOMEOWNERS ASSN INC 980 E 800 N STE 102 OREM, UT 84097-4261

Priority Date: 10/31/1977
Basis: Decreed
Status: Active

<u>Source</u>	<u>Tributary</u>
GROUND WATER	

<u>Beneficial Use</u>	<u>From</u>	<u>To</u>	<u>Diversion Rate</u>	<u>Volume</u>
IRRIGATION	04/01	11/01	1.060 CFS	158.7 AF
	<u>Total Diversion</u>		1.060 CFS	158.7 AF

Source and Point(s) of Diversion:
GROUND WATER SWNENW Sec. 12, Twp 04N, Rge 45E, TETON County

Place Of Use:
IRRIGATION within TETON County

T04N R45E S12	NWNW	35.3
T04N R45E S12	SWNW	17.6
POU Total Acres		52.90

Conditions of Approval:

1. E11 Use of this right is combined with water from Garden Water Co.
2. C03 Right includes accomplished change in point of diversion pursuant to Section 42-1425, Idaho Code.
3. This right is a split from former right 22-7264 .
4. T19 Pursuant to Idaho Code § 42-1412(6), this water right is subject to such general provisions necessary for the definition of the rights or for the efficient administration of water rights as determined by the Snake River Basin Adjudication court in the final unified decree entered 08/26/2014.

Comments:
1 mholliday 9/9/2025 POU
Updated Shape for WaterUseCode 01

IDAHO DEPARTMENT OF WATER RESOURCES
Proof Report

10/2/2025

2	mhollday	9/9/2025	POU
Updated Pls			
3	CHenman	9/16/2025	Transferred Right
This is now an approved transfer. Transfer Number = 90050			
4	mhollday	10/2/2025	POU
Updated Shape for WaterUseCode 01			
5	mhollday	10/2/2025	POU
Updated Pls			

6 mhollday 10/2/2025 ownership change
Transfer 90050 was approved on 9/16/25 but was withdrawn prior to it becoming a final order. However, the ownership change sought in the transfer was able to be processed in part. The 7.1 acres identified in right 22-13808 is the portion of the right that lacked the documentation needed to update the ownership. Split right 22-14676 is the portion of parent right 22-13808 for which ownership was updated.

The POU shape, conditions, and quantities have been changed to reflect the water right as it existed prior to the approval of transfer 90050.

Dates and Other Information:

Decreed Date: 11/28/2008
State or Federal: S
Water District Number: EXC
Mitigation Plan: False

State of Idaho
Department of Water Resources
Water Right
22-14676



0 0.075 0.15 0.3 Miles

- Place Of Use Boundary
- Point of Diversion
- State Outline
- Townships
- PLS Sections
- Quarter Quarters

