

Application for a Permit to Use Groundwater



Oregon Water Resources Department
725 Summer Street NE, Suite A
Salem, Oregon 97301-1266
(503) 986-0900
www.wrd.state.or.us

Water-Use Permit Application Processing

1. Completeness Determination

The Department evaluates whether the application and accompanying map contain all of the information required under OAR 690-310-0040 and OAR 690-310-0050 (www.oregon.gov/owrd/law). The Department also determines whether the proposed use is prohibited by statute. If the Department determines that the application is incomplete, all fees have not been paid, or the use is prohibited by statute, the application and all fees submitted are returned to the applicant.

2. Initial Review

The Department reviews the application to determine whether water is available during the period requested, whether the proposed use is restricted or limited by rule or statute, and whether other issues may preclude approval of or restrict the proposed use. An Initial Review (IR) containing preliminary determinations is mailed to the applicant. The applicant has 14 days from the mailing date to withdraw the application from further processing and receive a refund of all fees paid minus \$260. The applicant may put the application on hold for up to 180 days and may request additional time if necessary.

3. Public Notice

Within 7 days of the mailing of the initial review, the Department gives public notice of the application in the weekly notice published by the Department at www.oregon.gov/owrd. The public comment period is 30 days from publication in the weekly notice.

4. Proposed Final Order Issued

The Department reviews any comments received, including comments from other state agencies related to the protection of sensitive, threatened or endangered fish species. Within 60 days of completion of the IR, the Department issues a Proposed Final Order (PFO) explaining the proposed decision to deny or approve the application. A PFO proposing approval of an application will include a draft permit, and may request additional information or outstanding fees required prior to permit issuance.

5. Public Notice

Within 7 days of issuing the PFO, the Department gives public notice in the weekly notice. Notice includes information about the application and the PFO. Protest must be received by the Department within 45 days after publication of the PFO in the weekly notice. Anyone may file a protest. The protest filing fee is \$410 for the applicant and \$810 for non-applicants. Protests are filed on approximately 10% of Proposed Final Orders. If a protest is filed, the Department will attempt to settle the protest but will schedule a contested case hearing if necessary.

6. Final Order Issued

If no protests are filed, the Department issues a Final Order consistent with the PFO. If the application is approved, a permit is issued that specifies the details of the authorized use and any terms, limitations or conditions that the Department deems appropriate.

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Application for a Permit to Use Groundwater



Oregon Water Resources Department
 725 Summer Street NE, Suite A
 Salem, Oregon 97301-1266
 (503) 986-0900
 www.wrd.state.or.us

SECTION 1: APPLICANT INFORMATION AND SIGNATURE

Applicant Information

NAME <i>Thomas Moellman</i>		PHONE (HM)	
PHONE (WK) <i>916-500-8287</i>	CELL <i>same</i>	FAX	
ADDRESS <i>160 Lower wolf creek RD</i>			
CITY <i>Wolf Creek</i>	STATE <i>OR</i>	ZIP <i>97497</i>	E-MAIL* <i>Moellmansmineralex@live.com</i>

Organization Information - *ADDITIONAL OWNER*

NAME <i>Andy Sandine</i>		PHONE		FAX
ADDRESS <i>160 Lower wolf creek RD</i>			CELL <i>530-277-8036</i>	
CITY <i>Wolf Creek</i>	STATE <i>OR</i>	ZIP <i>97497</i>	E-MAIL* <i>Sandinelime@SBCglobal.net</i>	

Agent Information - The agent is authorized to represent the applicant in all matters relating to this application.

AGENT / BUSINESS NAME		PHONE		FAX
ADDRESS			CELL	
CITY	STATE	ZIP	E-MAIL*	

Note: Attach multiple copies as needed

* By providing an e-mail address, consent is given to receive all correspondence from the Department electronically. (Paper copies of the final order documents will also be mailed.)

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By my signature below I confirm that I understand:

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- I am asking to use water specifically as described in this application.
- Evaluation of this application will be based on information provided in the application. SALEM, OR
- I cannot use water legally until the Water Resources Department issues a permit.
- Oregon law requires that a permit be issued before beginning construction of any proposed well, unless the use is exempt. Acceptance of this application does not guarantee a permit will be issued.
- If I get a permit, I must not waste water.
- If development of the water use is not according to the terms of the permit, the permit can be cancelled.
- The water use must be compatible with local comprehensive land-use plans.
- Even if the Department issues a permit, I may have to stop using water to allow senior water-right holders to get water to which they are entitled.

I (we) affirm that the information contained in this application is true and accurate.

[Signature]
 Applicant Signature

Andy Sandine / OWNER *9-1-17*
 Print Name and title if applicable Date

[Signature]
 Applicant Signature

Tom Moellman / OWNER *9/3/17*
 Print Name and title if applicable Date

For Department Use		
App. No. <i>6-18566</i>	Permit No. _____	Date _____

SECTION 2: PROPERTY OWNERSHIP

Please indicate if you own all the lands associated with the project from which the water is to be diverted, conveyed, and used.

- Yes
 - There are no encumbrances.
 - This land is encumbered by easements, rights of way, roads or other encumbrances.
- No
 - I have a recorded easement or written authorization permitting access.
 - I do not currently have written authorization or easement permitting access.
 - Written authorization or an easement is not necessary, because the only affected lands I do not own are state-owned submersible lands, and this application is for irrigation and/or domestic use only (ORS 274.040).
 - Water is to be diverted, conveyed, and/or used only on federal lands.

List the names and mailing addresses of all affected landowners (*attach additional sheets if necessary*).

You must provide the legal description of: 1. The property from which the water is to be diverted, 2. Any property crossed by the proposed ditch, canal or other work, and 3. Any property on which the water is to be used as depicted on the map.

SECTION 3: WELL DEVELOPMENT

WELL NO.	NAME OF NEAREST SURFACE WATER	IF LESS THAN 1 MILE:	
		DISTANCE TO NEAREST SURFACE WATER	ELEVATION CHANGE BETWEEN NEAREST SURFACE WATER AND WELL HEAD
JOSE 60212	wolf creek	1761'	40'

Please provide any information for your existing or proposed well(s) that you believe may be helpful in evaluating your application. For existing wells, describe any previous alteration(s) or repair(s) not documented in the attached well log or other materials (*attach additional sheets if necessary*).

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6-18-16

SECTION 3: WELL DEVELOPMENT, CONTINUED

Total maximum rate requested: _____ (each well will be evaluated at the maximum rate unless you indicate well-specific rates and annual volumes in the table below).

The table below must be completed for each source to be evaluated or the application will be returned. If this is an existing well, the information may be found on the applicable well log. *(If a well log is available, please submit it in addition to completing the table.)* If this is a proposed well, or well-modification, consider consulting with a licensed well driller, geologist, or certified water right examiner to obtain the necessary information.

OWNER'S WELL NAME OR NO.	PROPOSED	EXISTING	WELL ID (WELL TAG) NO.* OR WELL LOG ID**	FLOWING ARTESIAN	CASING DIAMETER	CASING INTERVALS (IN FEET)	PERFORATED OR SCREENED INTERVALS (IN FEET)	SEAL INTERVALS (IN FEET)	MOST RECENT STATIC WATER LEVEL & DATE (IN FEET)	PROPOSED USE			
										SOURCE AQUIFER***	TOTAL WELL DEPTH	WELL-SPECIFIC RATE (GPM)	ANNUAL VOLUME (ACRE-FEET)
JOSE 60212	<input type="checkbox"/>	<input checked="" type="checkbox"/>	126467	<input type="checkbox"/>	6"	2-58	360-420	0-58	10 8-15-17	granite	420	25	11.2014
	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>									
	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>									
	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>									
	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>									
	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>									
	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>									
	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>									

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* Licensed drillers are required to attach a Department-supplied Well Tag, with a unique Well ID or Well Tag Number to all new or newly altered wells. Landowners can request a Well ID for existing wells that do not have one. The Well ID is intended to serve as a unique identification number for each well.
 ** A well log ID (e.g. MARI 1234) is assigned by the Department to each log in the agency's well log database. A separate well log is required for each subsequent alteration of the well.
 *** Source aquifer examples: Troutdale Formation, gravel and sand, alluvium, basalt, bedrock, etc.

SECTION 4: WATER USE

USE	PERIOD OF USE
irrigation	year round

8-30-2017
 Per Ivan Gall at the SW regional meeting on 8-29-2017 - do not put use as "nursery" but instead "irrigation" with period as "year round" even though Basin Plan designates Irrigation Season as April 1 - Oct 31^{over}

FEET)

For irrigation use only:

Please indicate the number of primary and supplemental acres

Primary: 4 Acres Supplemental: _____

If you listed supplemental acres, list the Permit or Certificate number: _____

Indicate the maximum total number of acre-feet you expect to use in an irrigation season: 11.2

- If the use is **municipal or quasi-municipal**, attach Form M
- If the use is **domestic**, indicate the number of households: _____
 Exempt Uses: Please note that 15,000 gallons per day for single or group domestic purposes and 5,000 gallons per day for a single industrial or commercial purpose are exempt from permitting requirements.
- If the use is **mining**, describe what is being mined and the method(s) of extraction (attach additional sheets if necessary): _____

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SECTION 5: WATER MANAGEMENT

A. Diversion and Conveyance

What equipment will you use to pump water from your well(s)?

Pump (give horsepower and type): 5hp Goulds Submersible well pump

Other means (describe): _____

Provide a description of the proposed means of diversion, construction, and operation of the diversion works and conveyance of water. pump water into holding tanks with a pressure tank attachment

B. Application Method

What equipment and method of application will be used? (e.g., drip, wheel line, high-pressure sprinkler) (attach additional sheets if necessary) installed jet pump after holding tanks into

Buried pvc with attached drip lines with flow and pressure regulators.

C. Conservation

Please describe why the amount of water requested is needed and measures you propose to: prevent waste; measure the amount of water diverted; prevent damage to aquatic life and riparian habitat, prevent the discharge of contaminated water to a surface stream; prevent adverse impact to public uses of affected surface waters (attach additional sheets if necessary).

These will be no waste water
Due to Drip systems and French drainage a meter will be placed on
subterranean Placed at each building. There will be system
no impact on aquatic life or riparian habitat. No public uses will be affected.

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SECTION 6: STORAGE OF GROUNDWATER IN A RESERVOIR

If you would like to store groundwater in a reservoir, complete this section (if more than one reservoir, reproduce this section for each reservoir).

Reservoir name: _____ Acreage inundated by reservoir: _____

Use(s):

Volume of Reservoir (acre-feet): _____ Dam height (feet, if excavated, write "zero"): _____

Note: If the dam height is greater than or equal to 10.0' above land surface AND the reservoir will store 9.2 acre feet or more, engineered plans and specifications must be approved prior to storage of water.

SECTION 7: USE OF STORED GROUNDWATER FROM THE RESERVOIR

If you would like to use stored groundwater from the reservoir, complete this section (if more than one reservoir, reproduce this section for each reservoir).

Annual volume (acre-feet): _____

USE OF STORED GROUNDWATER	PERIOD OF USE

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SECTION 8: PROJECT SCHEDULE

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Date construction will begin: 9/1/17

Date construction will be completed: 9/1/22 SALEM, OR

Date beneficial water use will begin: _____ when permit issued

SECTION 9: WITHIN A DISTRICT

Check here if the point of diversion or place of use are located within or served by an irrigation or other water district.

Irrigation District Name	Address	
City	State	Zip

SECTION 10: REMARKS

Use this space to clarify any information you have provided in the application (attach additional sheets if necessary).

Date _____

(For staff use only)



Oregon Water Resources Department
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WE ARE RETURNING YOUR APPLICATION FOR THE FOLLOWING REASON(S):

- SECTION 1: _____
- SECTION 2: _____
- SECTION 3: _____
- SECTION 4: _____
- SECTION 5: _____
- SECTION 6: _____
- SECTION 7: _____
- SECTION 8: _____
- SECTION 9: _____
- Land Use Information Form _____
- Provide the legal description of: (1) the property from which the water is to be diverted, (2) any property crossed by the proposed ditch, canal or other work, and (3) any property on which the water is to be used as depicted on the map.
- Fees _____

MAP

- Permanent quality and drawn in ink
- Even map scale not less than 4" = 1 mile (example: 1" = 400 ft, 1" = 1320 ft, etc.)
- North Directional Symbol
- Township, Range, Section, Quarter/Quarter, Tax Lots
- Reference corner on map
- Location of each well, and/or dam if applicable, by reference to a recognized public land survey corner (distances north/south and east/west). Each well must be identified by a unique name and/or number.
- Indicate the area of use by Quarter/Quarter and tax lot clearly identified
- Number of acres per Quarter/Quarter and hatching to indicate area of use if for primary irrigation, supplemental irrigation, or nursery
- Location of main canals, ditches, pipelines or flumes (if well is outside of the area of use)
- Other _____

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Land Use Information Form



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NOTE TO APPLICANTS

In order for your application to be processed by the Water Resources Department (WRD), this Land Use Information Form **must be completed by a local government planning official in the jurisdiction(s) where your water right will be used and developed.** The planning official may choose to complete the form while you wait, or return the receipt stub to you. Applications received by WRD without the Land Use Form or the receipt stub will be returned to you. Please be aware that **your application will not be approved without land use approval.**

This form is NOT required if:

- 1) Water is to be diverted, conveyed, **and/or** used only on federal lands; **OR**
- 2) The application is for a water right transfer, allocation of conserved water, exchange, permit amendment, or ground water registration modification, **and all** of the following apply:
 - a) The existing and proposed water use is located entirely within lands zoned for exclusive farm-use or within an irrigation district;
 - b) The application involves a change in place of use only;
 - c) The change does not involve the placement or modification of structures, including but not limited to water diversion, impoundment, distribution facilities, water wells and well houses; **and**
 - d) The application involves irrigation water uses only.

NOTE TO LOCAL GOVERNMENTS

The person presenting the attached Land Use Information Form is applying for or modifying a water right. The Water Resources Department (WRD) requires its applicants to obtain land-use information to be sure the water rights do not result in land uses that are incompatible with your comprehensive plan. Please complete the form or detach the receipt stub and return it to the applicant for inclusion in their water right application. You will receive notice once the applicant formally submits his or her request to the WRD. The notice will give more information about WRD's water rights process and provide additional comment opportunities. You will have 30 days from the date of the notice to complete the land-use form and return it to the WRD. If no land-use information is received from you within that 30-day period, the WRD may presume the land use associated with the proposed water right is compatible with your comprehensive plan. Your attention to this request for information is greatly appreciated by the Water Resources Department. If you have any questions concerning this form, please contact the WRD's Customer Service Group at 503-986-0801.

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SEP 20 2019

Application # G-18566

Attachment 2: Land Use Information Form

JOCO - PLANNING

For Local Government Use Only

The following section must be completed by a planning official from each county and city listed unless the project will be located entirely within the city limits. In that case, only the city planning agency must complete this form. This deals only with the local land use plan. Do not include approval for activities such as building or grading permits.

Please check the appropriate box below and provide the requested information

- Land uses to be served by the proposed water uses (including proposed construction) are allowed outright or are not regulated by your comprehensive plan. Cite applicable ordinance section(s): **JOSEPHINE COUNTY CODE SECTION 19.63.020.F.1**
- Land uses to be served by the proposed water uses (including proposed construction) involve discretionary land use approvals as listed in the table below. (Please attach documentation of applicable land use approvals which have already been obtained. Record of Action/land use decision and accompanying findings are sufficient.) **If approvals have been obtained but all appeal periods have not ended, check "Being pursued."**

Type of Land Use Approval Needed (e.g., plan amendments, rezones, conditional-use permits, etc.)	Cite Most Significant, Applicable Plan Policies & Ordinance Section References	Land Use Approval:	
		<input type="checkbox"/> Obtained <input type="checkbox"/> Denied	<input type="checkbox"/> Being Pursued <input type="checkbox"/> Not Being Pursued
		<input type="checkbox"/> Obtained <input type="checkbox"/> Denied	<input type="checkbox"/> Being Pursued <input type="checkbox"/> Not Being Pursued
		<input type="checkbox"/> Obtained <input type="checkbox"/> Denied	<input type="checkbox"/> Being Pursued <input type="checkbox"/> Not Being Pursued
		<input type="checkbox"/> Obtained <input type="checkbox"/> Denied	<input type="checkbox"/> Being Pursued <input type="checkbox"/> Not Being Pursued
		<input type="checkbox"/> Obtained <input type="checkbox"/> Denied	<input type="checkbox"/> Being Pursued <input type="checkbox"/> Not Being Pursued
		<input type="checkbox"/> Obtained <input type="checkbox"/> Denied	<input type="checkbox"/> Being Pursued <input type="checkbox"/> Not Being Pursued

Local governments are invited to express special land use concerns or make recommendations to the Water Resources Department regarding this proposed use of water below, or on a separate sheet.

NAME NORA SCHWARTZ		TITLE: PLANNER
SIGNATURE <i>Nora Schwartz</i>	PHONE: 541-474-5417	DATE: 9-26-19
GOVERNMENT ENTITY JOSEPHINE COUNTY		

Note to local government representative: Please complete this form or sign the receipt below and return it to the applicant. If you sign the receipt, you will have 30 days from the Water Resources Department's notice date to return the completed Land Use Information Form or WRD may presume the land use associated with the proposed use of water is compatible with local comprehensive plans.



Receipt for Request for Land Use Information

Applicant name: _____

City or County: _____ Staff contact: _____

Signature: _____ Phone: _____ Date: _____

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Land Use Information Form
Page 1 of 3

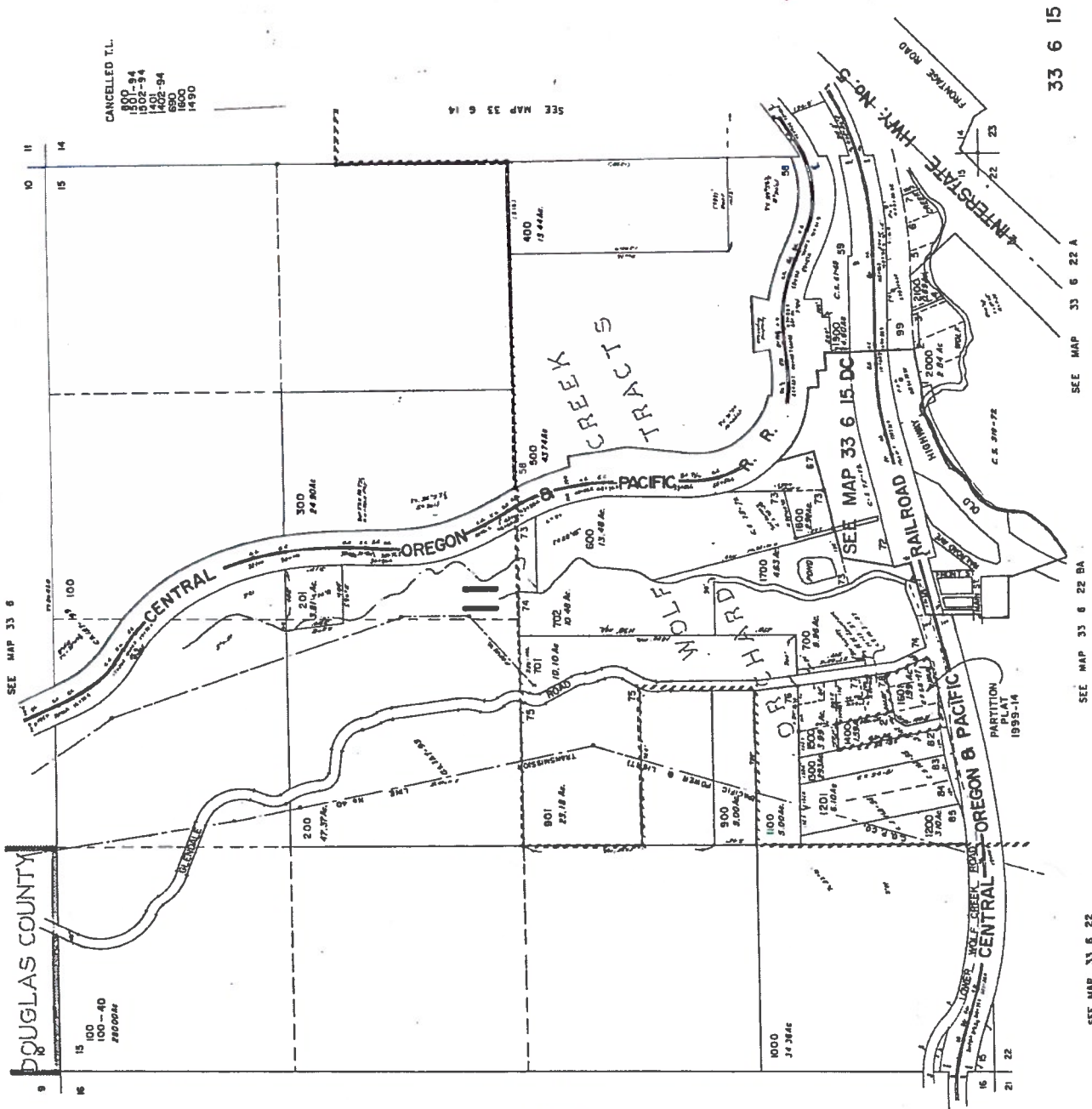
NOV 13 2019

OWRD

SECTION 15 T.33S. R.6W. W. M.
JOSEPHINE COUNTY

1" = 400'

This map was prepared for
assessment purpose only.



SEE MAP 33 6 14

SEE MAP 33 6

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NOV 13 2019
OWRD

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SEP 20 2019
IOCO - PLANNING

SEE MAP 33 6 22 A

SEE MAP 33 6 22 BA

SEE MAP 33 6 22

Minimum Requirements Checklist

Minimum Requirements (OAR 690-310-0040, OAR 690-310-0050 & ORS 537.615)

Include this checklist with the application

Check that each of the following items is included. The application will be returned if all required items are not included. If you have questions, please call the Water Rights Customer Service Group at (503) 986-0900.

- SECTION 1: applicant information and signature
- SECTION 2: property ownership
- SECTION 3: well development
- SECTION 4: water use
- SECTION 5: water management
- SECTION 6: storage of groundwater in a reservoir
- SECTION 7: use of stored groundwater from the reservoir
- SECTION 8: project schedule
- SECTION 9: within a district
- SECTION 10: remarks

1340
350
520

2210
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SALEM, OR

Attachments:

- Land Use Information Form with approval and signature of local Planning Department (*must be an original*) or signed receipt
- Provide the legal description of: (1) the property from which the water is to be diverted, (2) any property crossed by the proposed ditch, canal or other work, and (3) any property on which the water is to be used as depicted on the map. Example: A copy of the deed, land sales contract or title insurance policy.
- Fees - Amount enclosed: \$ 2210
See the Department's Fee Schedule at www.oregon.gov/owrd or call (503) 986-0900.

Provide a map and check that each of the following items is included:

- Permanent quality and drawn in ink
- Even map scale not less than 4" = 1 mile (example: 1" = 400 ft, 1" = 1320 ft, etc.)
- North Directional Symbol
- Township, Range, Section, Quarter/Quarter, Tax Lots
- Reference corner on map
- Location of each well, and/or dam if applicable, by reference to a recognized public land survey corner (distances north/south and east/west). Each well must be identified by a unique name and/or number.
- Indicate the area of use by Quarter/Quarter and tax lot clearly identified
- Number of acres per Quarter/Quarter and hatching to indicate area of use if for primary irrigation, supplemental irrigation, or nursery
- Location of main canals, ditches, pipelines or flumes (if well is outside of the area of use)

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SALEM, OR

STATE OF OREGON
WATER SUPPLY WELL REPORT
 (as required by ORS 537.765 & OAR 690-205-0210)

JOSE 60212
8/23/2017

WELL I.D. LABEL# I 126467
 START CARD # 1035784
 ORIGINAL LOG #

(1) LAND OWNER Owner Well I.D. _____
 First Name TOM Last Name MOELLMAN
 Company _____
 Address 6828 COPPER GLEN CIRCLE
 City ROSEVILLE State CA Zip 95678

(2) TYPE OF WORK New Well Deepening Conversion
 Alteration (complete 2a & 10) Abandonment (complete 5a)

(2a) PRE-ALTERATION
 Dia + From To Gauge Stl Plstc Wld Thrd
 Casing: _____
 Material From To Amt sacks/lbs
 Seal: _____

(3) DRILL METHOD
 Rotary Air Rotary Mud Cable Auger Cable Mud
 Reverse Rotary Other _____

(4) PROPOSED USE Domestic Irrigation Community
 Industrial/ Commercial Livestock Dewatering
 Thermal Injection Other _____

(5) BORE HOLE CONSTRUCTION Special Standard (Attach copy)
 Depth of Completed Well 420.00 ft.
BORE HOLE **SEAL** sacks/lbs

Dia	From	To	Material	From	To	Amt	lbs
10	0	58	Bentonite	0	58	24	S
6	58	420				Calculated	26
						Calculated	

How seal placed: Method A B C D E
 Other POURED
 Backfill placed from _____ ft. to _____ ft. Material _____
 Filter pack from _____ ft. to _____ ft. Material _____ Size _____
 Explosives used: Yes Type _____ Amount _____

(5a) ABANDONMENT USING UNHYDRATED BENTONITE
 Proposed Amount _____ Actual Amount _____

(6) CASING/LINER

Casing	Liner	Dia	+	From	To	Gauge	Stl	Plstc	Wld	Thrd
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	6	<input checked="" type="checkbox"/>	2	58	.250	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	4	<input type="checkbox"/>	5	420	sch40	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

 Shoe Inside Outside Other Location of shoe(s) 58
 Temp casing Yes Dia _____ From + _____ To _____

(7) PERFORATIONS/SCREENS
 Perforations Method saw cut
 Screens Type _____ Material _____

Perf/ Screen	Casing/ Liner	Dia	From	To	Scrn/slot width	Slot length	# of slots	Tele/ pipe size
Perf	Liner	4	360	420	.1	5	102	

(8) WELL TESTS: Minimum testing time is 1 hour
 Pump Bailer Air Flowing Artesian

Yield gal/min	Drawdown	Drill stem/Pump depth	Duration (hr)
30		420	2

 Temperature 56 °F Lab analysis Yes By _____
 Water quality concerns? Yes (describe below) TDS amount 98 ppm

From	To	Description	Amount	Units

(9) LOCATION OF WELL (legal description)
 County JOSEPHINE Twp 33.00 S N/S Range 6.00 W E/W WM
 Sec 15 NW 1/4 of the SE 1/4 Tax Lot 1700
 Tax Map Number _____ Lot _____
 Lat _____ " or 42.70075253 DMS or DD
 Long _____ " or -123.39572755 DMS or DD
 Street address of well Nearest address
160 LOWER WOLF CREEK RD. NW WOLF CREEK, OR 97497

(10) STATIC WATER LEVEL

Existing Well / Pre-Alteration	Date	SWL (psi)	+ SWL (ft)
Completed Well	8/15/2017		10

 Flowing Artesian? Dry Hole?
WATER BEARING ZONES Depth water was first found 246.00

SWL Date	From	To	Est Flow	SWL (psi)	+ SWL (ft)
8/15/2017	246	248	25		10
8/15/2017	378	379	5		10

(11) WELL LOG Ground Elevation _____

Material	From	To
brown clay	0	4
decomposed granite	4	52
granite (hard)	52	246
granite (WB)	246	248
granite (hard)	248	378
granite (WB)	378	379
granite (hard)	379	420

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Date Started 8/14/2017 Completed 8/15/2017
(unbonded) Water Well Constructor Certification
 I certify that the work I performed on the construction, deepening, alteration, or abandonment of this well is in compliance with Oregon water supply well construction standards. Materials used and information reported above are true to the best of my knowledge and belief.
 License Number 1878 Date 8/23/2017
 Signed KERRY SCHATTKERK (E-filed)

(bonded) Water Well Constructor Certification
 I accept responsibility for the construction, deepening, alteration, or abandonment work performed on this well during the construction dates reported above. All work performed during this time is in compliance with Oregon water supply well construction standards. This report is true to the best of my knowledge and belief.
 License Number 1284 Date 8/23/2017
 Signed DOUG P SCHATTKERK (E-filed)
 Contact Info (optional) Southern Oregon Water Wells 541-672-7834

1



After recording return to:
Tom Moellman
6828 Copper Glen Circle
Roseville, CA 95678

Until a change is requested all tax
statements shall be sent to the
following address:
Tom Moellman
6828 Copper Glen Circle
Roseville, CA 95678

File No.: 7151-2892502 (vb)
Date: June 30, 2017

THIS SPACE RESERVED FOR RECORDER'S USE

JOSEPHINE COUNTY OFFICIAL RECORDS
RHIANNON HENKELS, COUNTY CLERK **2017-009080**
DED-WRD 07/07/2017 11:39 AM
Cnt=1 Pgs=3 Stn=0 JEDWARDS
\$10.00 \$15.00 \$20.00 \$11.00 \$5.00 **\$61.00**

I, Rhiannon Henkels, County Clerk, certify that the within
document was received and duly recorded in the official
records of Josephine County.

Col. -

STATUTORY WARRANTY DEED

Wolf Creek Rural Fire Protection District, Grantor, conveys and warrants to **Tom Moellman, as to an undivided 50% interest and Andy Sandine and Jennifer Sandine, as tenants by the entirety, as to an undivided 50% interest**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

Subject to:

1. The **2017-2018** Taxes, a lien not yet payable.
2. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$250,000.00**. (Here comply with requirements of ORS 93.030)

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SALEM, OR

3

APN: R300266

Statutory Warranty Deed
- continued

File No.: 7151-2892502 (vb)

EXHIBIT A

LEGAL DESCRIPTION: Real property in the County of Josephine, State of Oregon, described as follows:

A portion of Tracts 72 and 73 of WOLF CREEK ORCHARD TRACTS, in Josephine County, Oregon, according to the official plat thereof, recorded in Volume 1, Page 2E of plat records, more particularly described as follows: Beginning at the point of intersection of the centerline of the Tunnel Creek Culvert with the Northerly right of way line of the Southern Pacific Railroad; thence North 76°06'00" East, 101.1 feet to a railroad property marker; thence North 19°38'00" West, 100 feet to a railroad property marker; thence North 9°27'00" East, 300.2 feet to the line between Tracts 72 and 73 of Wolf Creek Orchard Tracts; thence North 76°06'00" East, 155 feet; thence North 13°54'00" West, 1103 feet to the centerline of Tunnel Creek; thence following the thread of the stream Southerly to the point of beginning. LESS AND EXCEPT that portion of the above described tract contained within the presently established roadways. ALSO LESS AND EXCEPT that portion conveyed to Josephine County, a political subdivision of the State of Oregon, in Document No. 85-09693, Official Records of Josephine County, Oregon.

NOTE: This Legal Description was created prior to January 1, 2008.

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First American

Owner's Policy of Title Insurance

ISSUED BY

First American Title Insurance Company

POLICY NUMBER

2892502

Schedule A

Name and Address of Title Insurance Company:

First American Title Insurance Company, 1 First American Way, Santa Ana, CA 92707.

File No.: 7151-2892502

Address Reference: 160 Lower Wolf Creek Road, Wolf Creek, OR 97497
Amount of Insurance: \$250,000.00

Premium: \$619.00

Date of Policy: July 07, 2017 at 11:39 a.m.

1. Name of Insured:

Tom Moellman and Andy Sandine and Jennifer Sandine

2. The estate or interest in the Land that is insured by this policy is:

Fee Simple

3. Title is vested in:

Tom Moellman, as to an undivided 50% interest and Andy Sandine and Jennifer Sandine, as tenants by the entirety, as to an undivided 50% interest

4. The Land referred to in this policy is described as follows:

See Exhibit "A" attached hereto and made a part hereof.

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First American

Schedule B

Owner's Policy of Title Insurance

ISSUED BY

First American Title Insurance Company

POLICY NUMBER

2892502

EXCEPTIONS FROM COVERAGE

File No.: 7151-2892502

This policy does not insure against loss or damage, and the Company will not pay costs, attorneys' fees, or expenses that arise by reason of:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records; proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.
2. Facts, rights, interests or claims which are not shown by the public records but which could be ascertained by an inspection of the land or by making inquiry of persons in possession thereof.
3. Easements, or claims of easement, not shown by the public records; reservations or exceptions in patents or in Acts authorizing the issuance thereof; water rights, claims or title to water.
4. Any encroachment (of existing improvements located on the subject land onto adjoining land or of existing improvements located on adjoining land onto the subject land), encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the subject land.
5. Any lien, or right to a lien, for services, labor, material, equipment rental or workers compensation heretofore or hereafter furnished, imposed by law and not shown by the public records.

This exception (#5) is hereby waived without additional cost in accordance with the provisions of the Oregon Title Insurance Rating Manual provision 5.001 A 5 PROVIDED a Lender has been issued a simultaneous title insurance policy on the subject property and to the extent this exception has been eliminated or modified on said Lender's policy.

6. Taxes for the fiscal year 2017-2018 a lien due, but not yet payable.
7. Rights of the public and of governmental bodies in and to that portion of the premises herein described lying below the high water mark of Tunnel Creek and Pond.
8. Any adverse claim based upon the assertion that some portion of said land has been removed from or brought within the boundaries thereof by an avulsive movement of the Tunnel Creek and Pond or has been formed by the process of accretion or reliction or has been created by artificial means or has accreted to such portion so created.
9. The rights of the public in and to that portion of the premises herein described lying within the limits of streets, roads and highways.

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10. Mineral reservation as contained in Deed:
Reserving: 1/8th of all oil and oil rights
Recording Information: April 14, 1947 as Volume 129, Page 107, Deed Records
11. Easement, including terms and provisions contained therein:
Recording Information: August 19, 1949 as Volume 148, Page 1, Deed Records
In Favor of: California Oregon Power Company
For: transmission and distribution of electricity
12. Easement, including terms and provisions contained therein:
Recording Information: August 20, 1954 as Volume 174, Page 140, Deed Records
In Favor of: California Oregon Power Company
For: transmission and distribution of electricity
13. Restrictions, reservations, and conditions, and the right to the maintenance and use of two existing wells and the right to install and maintain pumping facilities with an easement from said wells as fully set forth in a certain deed recorded in July 24, 1956 as Volume 184, Page 561, Deed Records.
14. Deed of Trust and the terms and conditions thereof.
Loan No.:
Grantor/Trustor: Tom Moellman and Andy Sandine and Jennifer Sandine
Grantee/Beneficiary: Wolf Creek Rural Fire Protection District
Trustee: First American Title Company
Amount: \$119,000.00
Dated: June 30, 2017
Recorded: July 07, 2017
Recording Information: 2017-009081

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First American

Exhibit A

ISSUED BY

First American Title Insurance Company

POLICY NUMBER

5011400-2892502

File No.: 7151-2892502

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF Josephine, STATE OF OR, AND IS DESCRIBED AS FOLLOWS:

A portion of Tracts 72 and 73 of WOLF CREEK ORCHARD TRACTS, in Josephine County, Oregon, according to the official plat thereof, recorded in Volume 1, Page 2E of plat records, more particularly described as follows: Beginning at the point of intersection of the centerline of the Tunnel Creek Culvert with the Northerly right of way line of the Southern Pacific Railroad; thence North 76°06'00" East, 101.1 feet to a railroad property marker; thence North 19°38'00" West, 100 feet to a railroad property marker; thence North 9°27'00" East, 300.2 feet to the line between Tracts 72 and 73 of Wolf Creek Orchard Tracts; thence North 76°06'00" East, 155 feet; thence North 13°54'00" West, 1103 feet to the centerline of Tunnel Creek; thence following the thread of the stream Southerly to the point of beginning. LESS AND EXCEPT that portion of the above described tract contained within the presently established roadways. ALSO LESS AND EXCEPT that portion conveyed to Josephine County, a political subdivision of the State of Oregon, in Document No. 85-09693, Official Records of Josephine County, Oregon.

NOTE: This Legal Description was created prior to January 1, 2008.

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Land Use Information Form

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Oregon Water Resources Department
725 Summer Street NE, Suite A
Salem, Oregon 97301-1266
(503) 986-0900
www.wrd.state.or.us

Applicant: Thomas Moellman
First Last

Mailing Address: PO Box 85

Wolf Creek OR 97497 Daytime Phone: 916-500-8287
City State Zip

A. Land and Location

Please include the following information for all tax lots where water will be diverted (taken from its source), conveyed (transported), and/or used or developed. Applicants for municipal use, or irrigation uses within irrigation districts may substitute existing and proposed service-area boundaries for the tax-lot information requested below.

Township	Range	Section	¼ ¼	Tax Lot #	Plan Designation (e.g., Rural Residential/RR-5)	Water to be:			Proposed Land Use:
335	6W	15	00 NWSE	1700	RI	<input checked="" type="checkbox"/> Diverted	<input type="checkbox"/> Conveyed	<input checked="" type="checkbox"/> Used	irrigation
			SWSE			<input type="checkbox"/> Diverted	<input type="checkbox"/> Conveyed	<input type="checkbox"/> Used	
						<input type="checkbox"/> Diverted	<input type="checkbox"/> Conveyed	<input type="checkbox"/> Used	
						<input type="checkbox"/> Diverted	<input type="checkbox"/> Conveyed	<input type="checkbox"/> Used	

List all counties and cities where water is proposed to be diverted, conveyed, and/or used or developed:

160 E. Wolf Creek RD Josephine Wolf Creek RECEIVED BY OWRD
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B. Description of Proposed Use

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Type of application to be filed with the Water Resources Department:

- Permit to Use or Store Water Water Right Transfer Permit Amendment or Ground Water Registration Modification
 Limited Water Use License Allocation of Conserved Water Exchange of Water

Source of water: Reservoir/Pond Ground Water Surface Water (name) _____

Estimated quantity of water needed: 112 cubic feet per second gallons per minute acre-feet

Intended use of water: Irrigation Commercial Industrial Domestic for _____ household(s)
 Municipal Quasi-Municipal Instream Other _____

Briefly describe:

OLCC Growsite + Medical Bump UP + Lawn, Orchard, and vegetable Garden

Note to applicant: If the Land Use Information Form cannot be completed while you wait, please have a local government representative sign the receipt at the bottom of the next page and include it with the application filed with the Water Resources Department. See bottom of Page 3. →

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For Local Government Use Only

The following section must be completed by a planning official from each county and city listed unless the project will be located entirely within the city limits. In that case, only the city planning agency must complete this form. This deals only with the local land-use plan. Do not include approval for activities such as building or grading permits.

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Please check the appropriate box below and provide the requested information

Land uses to be served by the proposed water uses (including proposed construction) are allowed outright and regulated by your comprehensive plan. Cite applicable ordinance section(s):

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Land uses to be served by the proposed water uses (including proposed construction) involve discretionary land use approvals as listed in the table below. (Please attach documentation of applicable land-use approvals which have already been obtained. Record of Action/land-use decision and accompanying findings are sufficient.) **If approvals have been obtained but all appeal periods have not ended, check "Being pursued."**

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Type of Land-Use Approval Needed (e.g., plan amendments, rezones, conditional-use permits, etc.)	Cite Most Significant, Applicable Plan Policies & Ordinance Section References	Land-Use Approval:	
LAND USE PERMITS AS PER RUC SECTION APPLICABLE	62.020.F.1	<input type="checkbox"/> Obtained <input type="checkbox"/> Denied	<input type="checkbox"/> Being Pursued <input checked="" type="checkbox"/> Not Being Pursued
	BCC ORDINANCE 2016-004	<input type="checkbox"/> Obtained <input type="checkbox"/> Denied	<input type="checkbox"/> Being Pursued <input type="checkbox"/> Not Being Pursued
		<input type="checkbox"/> Obtained <input type="checkbox"/> Denied	<input type="checkbox"/> Being Pursued <input type="checkbox"/> Not Being Pursued
		<input type="checkbox"/> Obtained <input type="checkbox"/> Denied	<input type="checkbox"/> Being Pursued <input type="checkbox"/> Not Being Pursued
		<input type="checkbox"/> Obtained <input type="checkbox"/> Denied	<input type="checkbox"/> Being Pursued <input type="checkbox"/> Not Being Pursued

Local governments are invited to express special land-use concerns or make recommendations to the Water Resources Department regarding this proposed use of water below, or on a separate sheet.

SEE RECEIVED
ATTACHED
SEP 5 2017
JO CO - PLANNING

Josephine County Planning
700 NW Dimmick Street
Suite C
Grants Pass, OR 97526

Name: MELISSA OLDER Title: OFFICE MANAGER
 Signature: [Signature] Phone: 541-474-5423 Date: 09/05/17
 Government Entity: JOSEPHINE COUNTY

Note to local government representative: Please complete this form or sign the receipt below and return it to the applicant. If you sign the receipt, you will have 30 days from the Water Resources Department's notice date to return the completed Land Use Information Form or WRD may presume the land use associated with the proposed use of water is compatible with local comprehensive plans.

Receipt for Request for Land Use Information

Applicant name: THOMAS MOELLMAN
 City or County: JOSEPHINE Staff contact: NORA SCHWARTZ
 Signature: [Signature] Phone: 541-474-5421 Date: 8-30-17

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07/07/2017 – 160 Lower Wolf Creek Road/33-06-15, TL 1700 – Thomas Moellman

All uses including production, processing, wholesaling, retailing, laboratory or research activities and all new or expanded structures, including “temporary” structures, **MUST BE REVIEWED BY THIS OFFICE AS A SITE PLAN REVIEW FOR APPROVAL PRIOR TO THE ISSUANCE OF A DEVELOPMENT PERMIT.**

Fences over 7 feet in height are structures and must meet setbacks. Development and Building Safety permits are required. Other types of fences have different restrictions.

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SALEM, OR

G-18566



Oregon Water Resources Department
Apply for a Permit to Appropriate Ground Water and/or Store Ground Water

- [Main](#) [Help](#)
- [Return](#) [Contact Us](#)

Today's Date: Monday, October 9, 2017

Base Application Fee for use of Ground, Surface and optionally Stored Water.		\$1,340.00
Number of proposed cubic feet per second (cfs) to be appropriated. (1 cfs = 448.83 gallons per minute)	0.5	\$350.00
Number of proposed Use's for the appropriated water. (i.e. Irrigation, Supplemental Irrigation, Pond Maintenance, Industrial, Commercial, etc) *	1	
Number of proposed Ground Water points of appropriation. (i.e. number of wells) (include all injection wells, if applicable) **	1	
Number of Acre Feet to be stored in a reservoir/pond from Ground Water.	0	
Number of Acre Feet to be appropriated from reservoir/pond (Only Applies to reservoir/pond constructed under Ground Water Application)	0	
Number of reservoirs.	0	
Permit Recording Fee. ***		\$520.00
* the 1st Water Use is included in the base cost. ** the 1st Ground Water point of appropriation is included in the base cost. *** the Permit Recording Fee is not required when the application is submitted but, must be paid before a permit will be issued. It is fully refundable if a permit is not issued. If the recording fee is not paid prior to issuance of the Final Order, permit issuance will be delayed.	<input type="button" value="Recalculate"/>	
Estimated cost of Permit Application		\$2,210.00

OWRD Fee Schedule

Fee Calculator Version B20170117

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