



ORIGINAL PERMIT APPLICANT(S)

MATTHEW HERSHBERGER

APPROVED WELL LOCATION

Water Division: 2 Water District: 13
 Designated Basin: N/A
 Management District: N/A
 County: CUSTER
 Parcel Name: LAPIN CREEK RANCH
 Lot: 4 Block: Filing:
 Physical Address: N/A
 NW 1/4 NE 1/4 Section 34 Township 23.0 S Range 71.0 W Sixth P.M.

AUTHORIZED AGENT

ARKANSAS VALLEY DRILLING (MOORE, SUMMER)

Well to be constructed on specified tract of land

PERMIT TO CONSTRUCT A NEW WELL

ISSUANCE OF THIS PERMIT DOES NOT CONFER A WATER RIGHT

CONDITIONS OF APPROVAL

- 1) This well shall be used in such a way as to cause no material injury to existing water rights. The issuance of this permit does not ensure that no injury will occur to another vested water right or preclude another owner of a vested water right from seeking relief in a civil court action.
- 2) The construction of this well shall be in compliance with the Water Well Construction Rules 2 CCR 402-2, unless approval of a variance has been granted by the State Board of Examiners of Water Well Construction and Pump Installation Contractors in accordance with Rule 18.
- 3) Approved pursuant to CRS 37-92-602(3)(b)(II)(A) as the only well on a tract of land of 37.03 acres described as Lot 4, Lapin Creek Ranch division of land, Custer County.
- 4) The use of groundwater from this well is limited to fire protection, ordinary household purposes inside not more than three (3) single family dwellings, the watering of poultry, domestic animals and livestock on a farm or ranch and the irrigation of not more than one (1) acre of home gardens and lawns.
- 5) The pumping rate of this well shall not exceed 15 GPM.
- 6) The return flow from the use of this well must be through an individual wastewater disposal system of the non-evaporative type where the water is returned to the same stream system in which the well is located.
- 7) Pursuant to Rule 6.2.3 of the Water Well Construction Rules, the well construction contractor shall submit the as-built well location on work reports required by Rule 17.1 within 60 days of completion of the well. The measured location must be accurate to 200 feet of the actual location. The location information must include a GPS location (UTM coordinates) pursuant to the Division of Water Resources' guidelines.

NOTE: This permit will expire on the expiration date unless the well is constructed by that date. A Well Construction and Yield Estimate Report (GWS-31) must be submitted to the Division of Water Resources to verify the well has been constructed. An extension of the expiration date may be available. Contact the DWR for additional information or refer to the extension request form (GWS-64) available at: dwr.colorado.gov

NOTE: This parcel is located in the NW 1/4 of the NE 1/4, the SW 1/4 of the NE 1/4, the NE 1/4 of the NW 1/4 and the SE 1/4 of the NW 1/4 of Section 34, Township 23 South, Range 71 West of the Sixth Principal Meridian. The well may be constructed anywhere on the parcel.

Issued By GEOFFREY DAVIS

Date Issued: 5/19/2022
 Expiration Date: 5/19/2024

RECEIVED
04/08/2022
Water Resources
State Engineer
COLO

RESIDENTIAL Note: also use this form to apply for livestock watering

Water Well Permit Application

Review form instructions prior to completing form.
Hand completed forms must be completed in black or blue ink or typed.

1. Applicant Information

Name(s) HERSHBERGER, MATTHEW
C/O ARKANSAS VALLEY DRILLING
Mailing Address: 600 CANON RIDGE ROAD
City: CANON CITY State: CO Zip code: 81212
Telephone (w/area code) (719)276-6874 E-mail TLJBGRS@AOL.COM

2. Type Of Application (check applicable boxes)

- Construct new well Change source (aquifer)
 Replace existing well Reapplication (expired permit)
 Use existing well Rooftop precip. collection
 Change or increase use Other: _____

3. Refer To (if applicable)

Well permit # _____ Water Court case # _____
Designated Basin Determination # _____ Well name or # _____

4. Location Of Proposed Well (Important! See Instructions)

County: CUSTER NW 1/4 of the NE 1/4
Section: 34 Township: N or S Range E or W Principal Meridian 6TH
23 71
Distance of well from section lines (section lines are typically not property lines)
_____ Ft. from N S _____ Ft. from E W
For replacement wells only-distance and direction from old to new well
_____ feet _____ Direction
Well location address(include City,State,Zip) _____ Check if well address is same as in line 1.

Optional: GPS well location information in UTM format. GPS unit settings are as follows:

Format must be UTM
 Zone 12 or Zone 13 Easting _____
Units must be meters Northing _____
Datum must be NAD 83 Remember to set Datum to NAD83
Unit must be set to true north
Was GPS unit checked for above? Yes

5. Parcel On Which Well Will Be Located

(You must attach a current ded for the subject parcel)

A. You must check and complete one of the following

- Subdivision Name LAPIN CREEK RANCH
Lot 4 Block _____ Filing/Unit _____
 County exemption (attach copy of county approval & survey)
Name/# _____ Lot # _____
 Parcel less than 35 acres, not in a subdivision attach a deed with metes
& bounds description recorded prior to June 1, 1972, and current deed
 Mining claim (attach copy of deed or survey) Name/# _____
 Square 40 acre parcel as described in item 4
 Parcel of 35 or more acres (attach metes & bounds description or survey)
 Other (attach metes & bounds description or survey)

B. # of acres in parcel 37.03 C. Are you the owner of this parcel ?
 Yes No

D. Will this be the only well on this parcel ? Yes No (if no- list other wells)

E. State Parcel ID# (optional)

6. Use Of Well (check applicable boxes)

See instructions to determine use(s) for which you may qualify

- A. Ordinary household use in one single-family dwelling
(no outside use)
 B. Ordinary household use in 1 to 3 single-family dwellings
Number of dwellings 1
 Home garden/lawn irrigation, not exceed one acre
area irrigated 1 sq. ft. 1 acre
 Domestic animal watering--(non-commercial)
 C. Livestock watering (on farm/ranch/range/pasture)

7. Well Data (proposed)

Maximum pumping rate _____ Annual amount to be withdrawn _____
15 gpm 1 acre-feet
Total Depth _____ feet Aquifer _____

8. Water Supplier

Is this parcel within boundaries of a water service area ? YES NO
If yes, Provide name of supplier : _____

9. Type Of Sewage System

- Septic tank/ absorption leach field
 Central system District name _____
 Vault Location sewage to be hauled to _____
 Other (explain) _____

10. Proposed Well Driller License #(optional):

11. Sign or Enter Name of Applicant(s) Or Authorized Agent

The making of false statements herein constitutes perjury in the second degree, which is punishable as a class 1 misdemeanor pursuant to C.R.S. 24-4-104 (13)(a). I have read the statements herein, know the contents thereof and state that they are true to my knowledge.
Sign or enter name(s) of person(s) submitting application _____ Date (mm/dd/yyyy) 4/5/2022
SUMMER MOORE

If signing print name and title

Office Use Only

USGS map name _____ DWR map no. _____ Surface elev. _____

Receipt area only

AQUAMAP

10020363

WR

CWCB

TOPO

MYLAR

SB5

DIV _____ WD _____ BA _____ MD _____

ARKANSAS VALLEY DRILLING

500 Canon Ridge Road
Cherry City, Colorado 81112
TEL: 807-542-2100

DATE: 04-05-2022

COLORADO DIVISION OF WATER RESOURCES
DEPARTMENT OF NATURAL RESOURCES
1313 SHERMAN STREET, ROOM 818
DENVER, COLORADO. 80203

Attention: Permit Technician
Please accept this as authorization for Jack Zubak and Zubak to act in My/Our
behalf to obtain a water well drilling permit.

Lot 4 Block _____, Range _____
Section _____ TWP _____

Subdivision: _____, County of Custer, Colorado

Northing: _____
Easting: _____

Please contact Jack Zubak at 719-275-3669 or E-mail: Jack.Zubak@colorado.gov for any
additional information or corrections required.

Thank You,

Signed: Matthew G. Hersberger E-mail: Matthew.Hersberger@construction.net

Printed Name: Matthew G. Hersberger Phone #: 719-216-9545

Address: 500 Canon Ridge Road, Canon City, Colorado, 81112, 719-275-3669

245160 4/4/2022 3:28 PM

Kelley Camper

1 of 2 R\$15 D\$117.50 N\$0 S\$3 M\$0 E\$0

Custer County Clerk



Order No.: 330-F04083-22

FNTC

Doc Fee: \$117.50

GENERAL WARRANTY DEED**THIS DEED**, Made this 25th day of March, 2022, between**McReynolds Revocable Trust**

of the County of Ouray and State of COLORADO, grantor, and

Matthew Hershberger and John Mark Miller and Danny Ray Miller and Andy J. Miller

whose legal address is 1805 Wild Bill Blvd., Westcliffe, CO 81252

of the County of Custer and State of COLORADO, grantees:

WITNESS, That the grantor, for and in consideration of the sum of **One Million One Hundred Seventy-Five Thousand And No/100 Dollars (\$1,175,000.00)**, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm, unto the grantees, their heirs and assigns forever, all the real property together with improvements, if any, situate, lying and being in the County of Custer, State of COLORADO, described as follows:

Lots 1, 2, 3, 4, 5, 6, 7, 8 and 9, Lapin Creek Ranch according to the recorded plat

County of Custer
State of Colorado

also known by street and number as TBD Airport Road, Westcliffe, CO 81252

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of the grantor, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances.

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the grantees, their heirs and assigns forever. And the grantor, for himself, his heirs and personal representatives, does covenant, grant, bargain and agree to and with the grantees, their heirs and assigns, that at the time of the sealing and delivery of these presents, he is well seized of the premises above conveyed, has good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and has good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form as aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments, encumbrances and restrictions of whatever kind or nature soever, except for taxes for the current year, a lien but not yet due and payable, subject to statutory exceptions as defined in CRS 38-30-113, revised.

The grantor shall and will **WARRANT AND FOREVER DEFEND** the above bargained premises in the quiet and peaceable possession of the grantees, their heirs and assigns, against all and every person or persons lawfully claiming the whole or any part thereof.

The singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

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2 of 2 R\$15 D\$117.50 N\$0 S\$3 M\$0 E\$0

Kelley Camper
Custer County Clerk

GENERAL WARRANTY DEED

(continued)

IN WITNESS WHEREOF, the grantor has executed this deed on the date set forth above.

GRANTOR:

McReynolds Revocable Trust

BY: Lawrence L. McReynolds, Trustee
Lawrence L. McReynolds, Trustee

STATE OF Colorado

COUNTY OF Montrose

The foregoing instrument was acknowledged before me this 25 day of March, 2022, by the McReynolds Revocable Trust by Lawrence L. McReynolds, Trustee.

CWC
Notary Public

My Commission Expires: _____

(SEAL)

CLAUDINE WERNER
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 19934011785
MY COMMISSION EXPIRES AUGUST 27, 2026



Parcel Summary

Parcel Number 0010237151
Location Address WET MOUNTAIN TRL #800
Brief Tax Description Lot 4 Lapin Creek Ranch
 (Note: The Description above is not to be used on legal documents.)
Tax District Rural Custer County (District 016)
Levy Rate 66.087
Property Usage
Acreage 37.03

[View Map](#)

Owner Information

[HERSHBERGER MATTHEW & MILLER JOHN MARK & MILLER DANNY RAY & MILLER ANDY J](#)
 1805 WILD BILL BLVD
 WESCLIFFE CO 81252

Current Appraised Values

Assessed Year	2022
Land Value	\$779.00
Building Value	\$0.00
Extra Features Value	\$0.00
Total Value	\$779.00

Current Assessed Values

Assessed Year	2022
Land Value	\$210.00
Building Value	\$0.00
Extra Features Value	\$0.00
Total Value	\$210.00

Land Information

Land Use	Square Feet	Acres
Lapin Creek Ranch	0	37.03

Sales

Sale Date	Sale Price	Recording Number	Instrument	Qualified
3/25/2022	\$1,175,000	245160	WARRANTY DEED(WD)	False
3/25/2022	\$0	245159	WARRANTY DEED(WD)	False

Recent Sales In Area

Sale date range:

From:

05/19/2019

To:

05/19/2022

Sales by Subdivision

1500

Feet



Sales by Distance

No data available for the following modules: Historical Values, Buildings, Miscellaneous, Sketches.

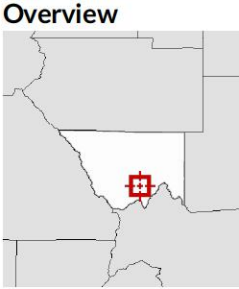
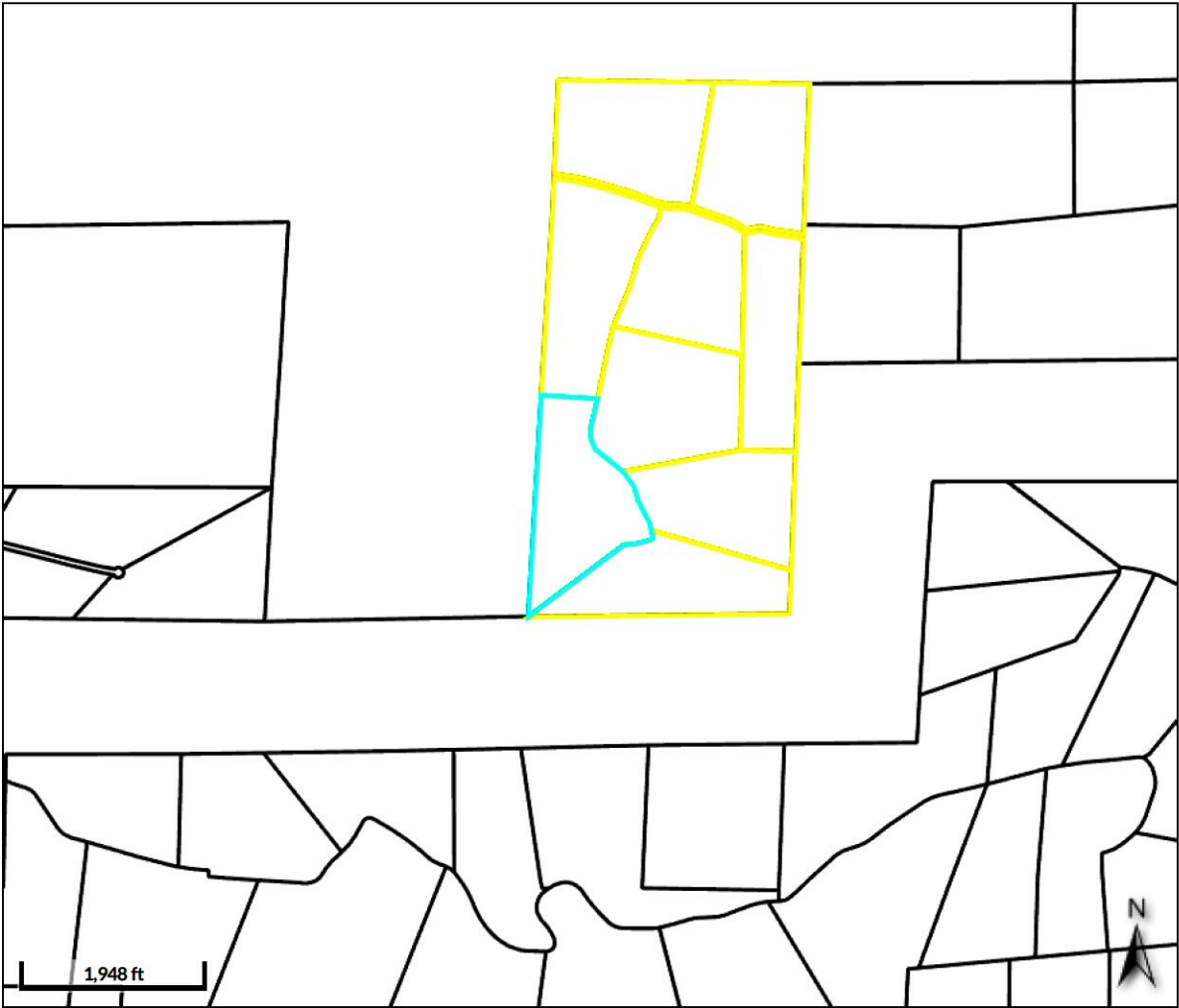
The Custer County Property Assessor's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation. The assessment information is from the last certified taxroll. All data is subject to change before the next certified taxroll.

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[GDPR Privacy Notice](#)

[Last Data Upload: 5/18/2022, 11:46:40 PM](#)



Version 2.3.194



- Legend**
- Parcels
 - Roads
 - City Labels

<p>Parcel ID 0010237151</p> <p>Acres 37.03</p> <p>Property Class n/a</p> <p>Taxing District 016</p>	<p>Physical Address WET MOUNTAIN TRL #800</p> <p>Mailing Address HERSHBERGER MATTHEW & MILLER JOHN MARK & MILLER DANNY RAY & MILLER ANDY J</p> <p>Address 1805 WILD BILL BLVD</p> <p>WESCLIFFE CO 81252</p>	<p>Land Value \$</p> <p>Building Value \$</p> <p>Misc Value \$</p> <p>Total Value \$779</p> <p>Taxes Value \$</p>	<p>Last 2 Sales</p> <table border="0"> <tr> <th>Date</th> <th>Price</th> <th>Reason</th> <th>Qual</th> </tr> <tr> <td>3/25/2022</td> <td>\$1175000</td> <td>n/a</td> <td>U</td> </tr> <tr> <td>3/25/2022</td> <td>0</td> <td>n/a</td> <td>U</td> </tr> </table>	Date	Price	Reason	Qual	3/25/2022	\$1175000	n/a	U	3/25/2022	0	n/a	U
Date	Price	Reason	Qual												
3/25/2022	\$1175000	n/a	U												
3/25/2022	0	n/a	U												

Date created: 5/19/2022
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STATE OF
COLORADO

DWR - DNR, Permitsonline <dnr_dwrpermitsonline@state.co.us>

Permit Application for Matthew Hershberger- Lot 4

1 message

Arkansas Valley Drilling AVD <arkvalleydrill@gmail.com>
To: dwrpermitsonline@state.co.us

Tue, Apr 5, 2022 at 4:13 PM

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