



ORIGINAL PERMIT APPLICANT(S)

ALLAN BRAIN

APPROVED WELL LOCATION

Water Division: 2 Water District: 12
 Designated Basin: N/A
 Management District: N/A
 County: CUSTER
 Parcel Name: EAGLE SPRINGS RANCH (FILING: 2)
 Lot: 30 Block: Filing: 2
 Physical Address: 1115 EAGLES GATE RD WESTCLIFFE, CO 81252
 SW 1/4 SE 1/4 Section 13 Township 22.0 S Range 71.0 W Sixth P.M.
 Well to be constructed on specified tract of land

AUTHORIZED AGENT

ARKANSAS VALLEY DRILLING (MOORE, SUMMER)

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 35.85 acres described as Lot 30, Filing 2, Eagle Springs 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 SW 1/4 of the SE 1/4, the SE 1/4 of the SE 1/4, the NE 1/4 of the SE 1/4 and the NW 1/4 of the SE 1/4 of Section 13, Township 22 South, Range 71 West of the Sixth Principal Meridian. The well may be constructed anywhere on the parcel.

Issued By GEOFFREY DAVIS

Date Issued: 10/22/2021

Expiration Date: 10/22/2023

RCVD DWR
09/30/2021

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) BRAIN, ALLAN
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
- Replace existing well
- Use existing well
- Change or increase use
- Change source (aquifer)
- Reapplication (expired permit)
- Rooftop precip. collection
- 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 SW 1/4 of the SE 1/4
Section: Township: N or S Range E or W Principal Meridian
13 22 71 6TH
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 476410
Units must be meters Northing 4220423
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 EAGLE SPRINGS RANCH
Lot 30 Block _____ Filing/Unit 2
- 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 35.85 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 15 gpm Annual amount to be withdrawn 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) 9/27/2021

SUMMER MOORE

If signing print name and title

Office Use Only

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

Receipt area only

10015715

AQUAMAP

WR

CWCB

TOPO

MYLAR

SB5

DIV _____ WD _____ BA _____ MD _____

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

Attention: **PERMIT TECHNICIAN**

Please accept this as authorization for Todd Moore / Wayne Holstine to act on my/our behalf to obtain a water well drilling permit on:

Date: 2021-09-08

Name: Allan Brain

Telephone: 7192803418

E-Mail: acbrains4life@gmail.com

Lot- 30	Block-	Filing- 2	Acres- 35.85
Subdivision:	Eagle Springs	Ranch	
Section- 13	Township- 22S	Range- 71W	PM - 6th
County of:	Custer	State of Colorado	
UTMs : Northing-	4220423	Easting-	476410

Arkansas Valley Drilling, Inc. Wayne Holstine or Todd Moore

Please contact Wayne Holstine at 719-276-8574 or Todd Moore at 719-371-2289 for information or corrections.

Please contact Arkansas Valley Drilling @ 719-276-6847 / tljbgrs@aol.com for payment of emergency re-drill permit application fees.
 Address: 600 Canon Ridge Road, Canon City, Colorado. 81212
 E-Mail: tljbgrs@aol.com

Thank You,

*** UTM's Are Approximate
 Request Open Permit**

Signature: _____

Allan Brain

DOC FEE: \$0.00

QUIT CLAIM DEED

THIS DEED is dated **May 6, 2021**, and is made between **Daniel J. Van Zalen and Karen Van Zalen** (whether one, or more than one), the "Grantor", whose mailing address is **320 S Central Ave., Inverness, Florida 34452**, and **Allan John Brain and Christina Lynn Brain**, as joint tenants (whether one, or more than one), the "Grantee," whose mailing address is **103 Yucca Lane, Westcliffe, Colorado 81252**.

WITNESS, that the Grantor, for and in consideration of the sum of \$10.00 and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, does hereby remise, release, sell and QUITCLAIM unto the Grantee (not in tenancy in common, but in joint tenancy), and the Grantee's heirs and assigns, forever, all the right, title, interest, claim and demand which the Grantor has in and to the real property, together with any improvements thereon, located in the County of **Custer** and State of **Colorado**, described as follows:

Lot 30, Eagle Springs Ranch Filing No. 2, County of Custer, State of Colorado
also known by street address as: **Lot 30 Eagle Springs Rd, Westcliffe, CO 81252**
and assessor's schedule or parcel no.: **0010180345**

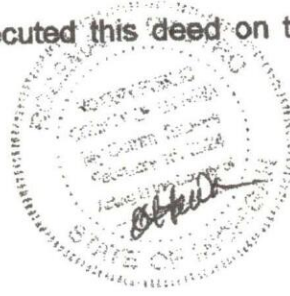
with all appurtenances.

TO HAVE AND TO HOLD the same, together with all and singular the appurtenances and privileges thereunto belonging, or in anywise thereunto appertaining, and all the estate, right, title, interest and claim whatsoever of the Grantor, either in law or equity, to the only proper use, benefit and behoof of the Grantee, and the Grantee's heirs and assigns, forever.

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

Daniel J. Van Zalen
Daniel J. Van Zalen

Karen Van Zalen
Karen Van Zalen



ROSEMARY CASTRO
Notary Public, State of Michigan
County of Ottawa
My Commission Expires Feb. 16, 2024
Acting in the County of Ottawa

STATE OF Michigan
COUNTY OF Ottawa

SS.

The foregoing instrument was acknowledged, subscribed and sworn to before me this the 3 day of May, 2021, by Daniel J. Van Zalen and Karen Van Zalen.

Rosemary Castro
Notary Public

My Commission Expires: 2-16-2024





Custer County, CO

Parcel Summary

Parcel Number 0010180345
Location Address EAGLES GATE RD # 1115
Brief Tax Description LOT 30 EAGLE SPRINGS RANCH FILING 2
(Note: The Description above is not to be used on legal documents.)
Tax District Rural Custer County (District 016)
Levy Rate 65.324
Property Usage
Acreage 35.85

[View Map](#)

Owner Information

BRAIN ALLAN JOHN &; CHRISTINA LYNN
 103 YUCCA LANE
 WESTCLIFFE CO 81252

Current Appraised Values

Assessed Year	2021
Land Value	\$10,296.00
Building Value	\$0.00
Extra Features Value	\$0.00
Total Value	\$10,296.00

Current Assessed Values

Assessed Year	2021
Land Value	\$2,990.00
Building Value	\$0.00
Extra Features Value	\$0.00
Total Value	\$2,990.00

Historical Values

	2020 Certified Value	2019 Certified Value	2018 Certified Value	2017 Certified Value
Land Value	\$9,668	\$9,668	\$9,312	\$9,312
Building Value	\$0	\$0	\$0	\$0
Extra Features Value	\$0	\$0	\$0	\$0
Total Value	\$9,668	\$9,668	\$9,312	\$9,312

Total Taxes: \$182.82

Land Information

Land Use	Square Feet	Acres
	0	35.85

Sales

Sale Date	Sale Price	Recording Number	Instrument	Qualified
5/6/2021	\$100,137	241735	QUIT CLAIM JOINT(QJ)	True
4/1/2021	\$99,500	241321	WARRANTY JOINT TEN(WJ)	True

Recent Sales In Area

Sale date range:

From:

10/22/2018

To:

10/22/2021

1500

Feet



Sales by Distance

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

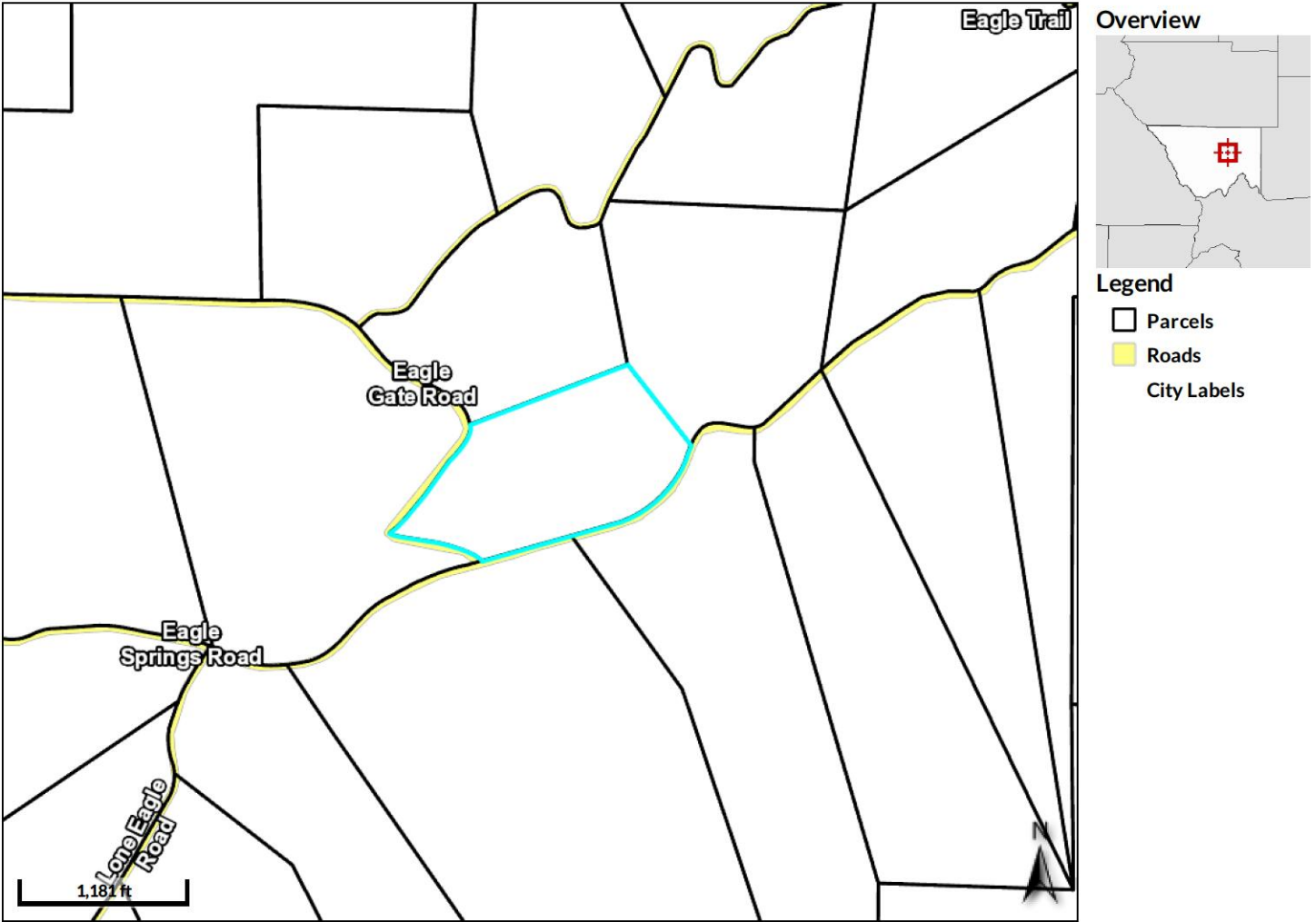
The Custer County Property Assessor's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation. The assessment information is from the last certified taxroll. All data is subject to change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

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Version 2.3.154



Parcel ID	0010180345	Physical Address	EAGLES GATE RD # 1115	Land Value	\$	Last 2 Sales			
Acres	35.85	Mailing Address	BRAIN ALLAN JOHN &; CHRISTINA LYNN	Building Value	\$	Date	Price	Reason	Qual
Property Class	n/a	Address	103 YUCCALANE	Misc Value	\$	5/6/2021	\$100137	n/a	Q
Taxing District	016		WESTCLIFFE CO 81252	Total Value	\$10,296	4/1/2021	\$99500	n/a	Q
				Taxes Value	\$				

Date created: 10/22/2021
 Last Data Uploaded: 10/22/2021 1:54:14 AM



STATE OF
COLORADO

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

Permit Application for Allan Brain

1 message

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

Mon, Sep 27, 2021 at 11:50 AM



Brain, Allan.pdf
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