

Form No.
GWS-25

**OFFICE OF THE STATE ENGINEER
COLORADO DIVISION OF WATER RESOURCES**

818 Centennial Bldg., 1313 Sherman St., Denver, Colorado 80203
(303) 866-3581

WELL PERMIT NUMBER 226919
DIV. 1 WD 8 DES. BASIN MD

APPLICANT

DENISE MANCHESTER
1832 WOODMOOR DR STE 200
MONUMENT, CO 80132-9065

(719) 488-0515

APPROVED WELL LOCATION

EL PASO COUNTY
SE 1/4 NW 1/4 Section 15
Township 11 S Range 66 W Sixth P.M.

DISTANCES FROM SECTION LINES

2540 Ft. from North Section Line
1520 Ft. from West Section Line

PERMIT TO USE AN EXISTING 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 assure the applicant 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) This well is recorded and permit approved in accordance with CRS 37-92-602(5) for historic use as indicated herein and described in CRS 37-92-602(1)(b), being a well producing 15 GPM and used for ordinary household purposes inside 1 single family dwelling(s), fire protection, the watering of domestic animals and poultry, and the irrigation of not more than 4500 square feet of home gardens and lawns.
- 4) The date of first beneficial use, as claimed by the applicant, is August 31, 1955.

M.J. 06/27/00

APPROVED
MTT

Hal D. Simpson
State Engineer

Robin B. Paine
By

Receipt No. 0460402

DATE ISSUED **JUN 30 2000**

EXPIRATION DATE **N/A**

FORM NO. GWS-12 10/89

STATE OF COLORADO
OFFICE OF THE STATE ENGINEER
818 Centennial Bldg., 1313 Sherman St., Denver, Colorado 80203
(303) 866-3581

For Office Use only

PERMIT NUMBER
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21

FOR INSTRUCTIONS SEE REVERSE SIDE

MAY 09 2000

REGISTRATION OF EXISTING WELL

WATER RESOURCES
STATE ENGINEER
COLO.

1. WELL OWNER

NAME(S) Denise Manchester
Mailing Address 1832 Woodmoor Dr., Ste. 200
City, St. Zip Monument, CO 80132-9065
Phone (719) 488-0515

Receipt No. Invoice # 468482
5/9/00 - 2:07:22 PM
Cashier 10: 02
\$ 68.00
Check Purchase- #4588

2. WELL LOCATION: COUNTY El Paso OWNER'S WELL DESIGNATION N/A

18045 North State Highway 83, CO
(Address) (City) (State) (Zip)

SE 1/4 of the NW 1/4, Sec. 15 Twp. 11 N. or S., Range 66 E. or W. 6th P.M.

Distances from Section Lines 2540 Ft. from N. or S. Line, 1520 Ft. from E. or W. Line.

3. The well has historically been used for the following purpose(s): Domestic, lawn & garden irrigation, domestic livestock. See attached Affidavit of R. D. Lavelett.

4. Water from the well was first used beneficially by the original owner for the above described purpose(s) on August 19 55.

5. The total depth of this well is 200± feet.

6. The pumping rate is fifteen (15) gallons per minute.

7. The average annual amount of water diverted is one (1) acre feet.

8. The land area of home lawn and garden irrigated from this well is: 4500 Acre or Square feet, located within the (Number)

~~described as:~~ south 200 feet of the SE 1/4, NW 1/4, Section 15, Twp 11S, R 66W of 6th PM
(Legal Description)

~~El Paso~~ El Paso County, Colorado ~~Block~~ Block Filing/Unit

I (we) have read the statements made herein, know the contents thereof, and state that they are true to my (our) knowledge. [Pursuant to Section 24-4-104 (13)(a) C.R.S., the making of false statements herein constitutes perjury in the second degree and is punishable as a Class 1 misdemeanor.]

9. Name/Title (Please type or print) Denise Manchester Signature Denise Manchester Date 4-28-00

6 Acres SW/SE/NW
Map ✓
my Lot ✓
SBS ✓
WV ✓
CWC ✓
WA ✓

FOR OFFICE USE ONLY
Map 51-N
Elevation 7460

State Engineer Court Case No. Div. | By Co. WD 8 Basin MD Use

LOCATION: SE1/4 OF NW1/4 OF SEC. 15, T.11S., R.66W. (2540 NSL, 1520 WSL)

Ground Elevation: 7460

Number of Acres: 6

AQUIFER	ELEVATION		NET SAND	DEPTH TO		ANNUAL APPROP A-F	STATUS
	BOT.	TOP		BOT.	TOP		
UPPER DAWSON	6466	7350	442.1	994	110	5.31	NNT
LOWER DAWSON	----	----	----	----	----	----	----
DENVER	5659	6449	559.9	1801	1011	5.71	NNT
UPPER ARAPAHOE	5120	5602	255.1	2340	1858	2.60	NT
LOWER ARAPAHOE	----	----	----	----	----	----	----
LARAMIE-FOX HILLS	4403	4705	205.7	3057	2755	1.85	NT

note: E indicates location is at aquifer boundary and values may be more approximate.

- Late Registration Field Inspection -

COLORADO DIVISION OF WATER RESOURCES FIELD INSPECTION REPORT

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Please complete this form in INK

DN. 1 WD 08
DATE OF INSPECTION: 6-13-00

appl. receipt no(s). 4160402 JUN 21 2000

WA STATE ENGINEER
COLORADO

APPLICANT: Denise Manchester person contacted if not applicant: _____

ADDRESS: 1832 Woodmoor Dr. St 200 W.C. name & phone #: Denise Miller

Monument, Co 80132-9065 (303) 489-3003

phone: (719) 488-0515

EXISTING WELL LOCATION: SE 114, NW 114, Sec. 15, Twp. 11S, Rng. 66W, 6 P.M.;

DIST. 2540 from (N) S sec. line, 1520 from E (W) sec. line; County EL PASO

(if repl., give dist. & dir. to new well site -- _____)

circle type of existing well: DRILLED HAND DUG, SPRING WELL, GALLERY WELL, GRAVEL PIT, OTHER _____

how many other wells are located on this parcel? None use? _____

are they registered? permit/case #(s)? _____

EST. DATE WELL CONSTRUCTED est. Aug 1955 DATE OF FIRST USE Aug 1955 EST. PUMPING RATE 15 ^{est.} gpm

TOTAL # OF ACRES IN THIS TRACT/PARCEL 5.95 ACRES

additional subd/parcel info.: notes + bounds + description consisting of 5.95 acres

USE OF WELL:

- household use in (indicate how many) 1 single family dwelling(s)
- watering of poultry and/or domestic animals ("domestic animals" would include a few cows, horses, etc.)
- watering of livestock on a farm or ranch - approx. how many head? _____
- is this a feed lot? _____; how many head? _____
- (it is important to specify estimated historic lawn/garden irr.) irr. 45,000 ^{square feet} / acre of lawn and/or garden see AFFIDAVIT attached
- fire protection
- commercial - drinking & san. only? (write details in "comments" section)
- other (write details in "comments" section)

yes / no WERE THE USES CHECKED ABOVE INITIATED PRIOR TO MAY 8, 1972?
NOTE: IF ANY CHANGE IN THE HISTORIC USE OF THIS WELL HAS OCCURRED SINCE MAY 8, 1972, please indicate the date(s) the use changed, and discuss this change/and/or expansion of the current/proposed use in the "comments" section of this form

(if completing inspection for NON-EXEMPT USES, use comments section below (include case #, # acres irr. if applicable, etc.))

signed: Denise Miller dated: 6/13/00

additional comments and/or information: I believe this well + property are located in Division 2, Dist 10. It is located just south of the intersection of US Hwy #105 and #83.

AFFIDAVIT OF R.D. LAVELETT

RECEIVED

MAY 09 2000

State of Colorado)
County of El Paso)

WATER RESOURCES
STATE ENGINEER
COLO.

I, R.D. Lavelett, after being sworn and upon oath, state as follows:

1. I am currently a resident of Grand Junction, Colorado and I reside at 583 Placer Street, Grand Junction, CO 81504. I make this affidavit freely and from my own personal knowledge.

2. In approximately 1955, my wife Norma and I constructed a residence on an approximate five acre parcel of property located in northern El Paso County, Colorado. The property was a portion of the Southeast 1/4 of the Northwest 1/4, Section 15, Township 11 South, Range 66 West of the 6th P.M. The exact legal description of the property is described on the warranty deed which is attached to this Affidavit as Exhibit A. The approximate location of the home and well within the property are depicted on the Improvement Location Certificate dated May 22, 1985, a copy of which is attached to this Affidavit as Exhibit B.

3. In 1955, when we constructed our home upon the property, we also drilled a well which was used to provide water service to our residence and property. As I recall, the well was drilled by a Mr. Stewart and was approximately 200 feet deep. Starting in 1955, we used the well for our in-house domestic uses as well as the following outside uses: (1) irrigation of approximately 3000 square feet of lawn, (2) irrigation of a large garden (approximately 1500 square feet, (3) watering of domestic livestock, including a milk cow, one or two calves and chickens.

4. With one exception, we continuously used the well for all of the purposes described in the above paragraph 3 for thirty years - from 1955 when we drilled the well until 1985 when we sold the home and property to Denise Manchester. The one exception was that for the approximate last ten years we lived on the property (from approximately 1975 through 1985), we did not have a milk cow.

Dated this 1 day of ^{MAY 9000}~~April~~, 2000.

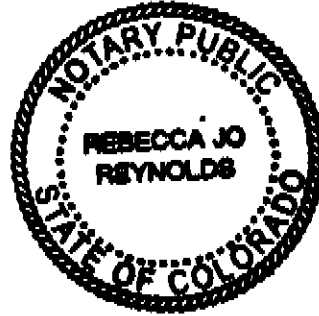
R. D. Lavelett
R. D. Lavelett

ACKNOWLEDGMENT

The foregoing Affidavit was acknowledged before me this 1 day of ^{May}~~April~~, 2000 by R. D. Lavelett. RDR

Rebecca Jo Reynolds
Notary Public

2-7-2004
My Commission Expires



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WATER RESOURCES
STATE ENGINEER
COLO.



Not for record this _____ day of _____ A.D. 19____ of _____
Kurtis W. Schmitt
El Paso County Clerk & Recorder

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MAY 09 2005

WATER RESOURCES
STATE ENGINEER
COLO.

Warranty Deed

KNOW ALL MEN BY THESE PRESENTS, That Ralph D. Lavelett and Norma B. Lavelett

of the County of EL PASO and State of Colorado for the

consideration of One hundred nineteen thousand

or \$119,000.00 dollars to hand paid hereby sell and convey to

Emrick H. Manchester and Douglas T. Manchester

whose legal address is (including road or street address if applicable) 18045 Hwy. 83 Colorado Springs,

Colorado 80908

in joint tenancy of the County of El Paso and State of Colorado

the following Real Property situated in the County of El Paso

and State of Colorado, to wit:

South 200 feet of Southeast quarter of the Northwest quarter of
Sec. 15 in Township 11, South Range 66, West of the 6th P.M. in
El Paso County, Colorado, except that portion thereof conveyed to the Department
of Highways, State of Colorado, in Grant Recorded in Book 2052 at Page 690.

DF
11-90

MAY 8 1985
11-90

with all its appurtenances and warrant (if the title to the same, subject to

Easements, Restrictions, Reservations, Rights of way, if any, Covenants of Record,
and the General Taxes for the Current and Subsequent Years.

Signed and delivered this 29th day of May 1985

Ralph D. Lavelett
Norma B. Lavelett

STATE OF COLORADO } ss
County of EL PASO

The foregoing instrument was acknowledged before me

this 29th day of May 1985

by Ralph D. Lavelett and Norma B. Lavelett



Linda H. Miller
NOTARY PUBLIC

STATE OF _____ } ss
County of _____

The foregoing instrument was acknowledged before me

this _____ day of _____ 19____

by _____ as _____ President

and _____ as _____ Secretary of

_____ a corporation.

Witness my hand and official seal.
My commission expires _____

NOTARY PUBLIC

* IN JOINT TENANCY IS NOT COVERED
BY THIS FORM FOR BETWEEN PARTNERS.

EXHIBIT A

RECEIVED
MAY 09 2000

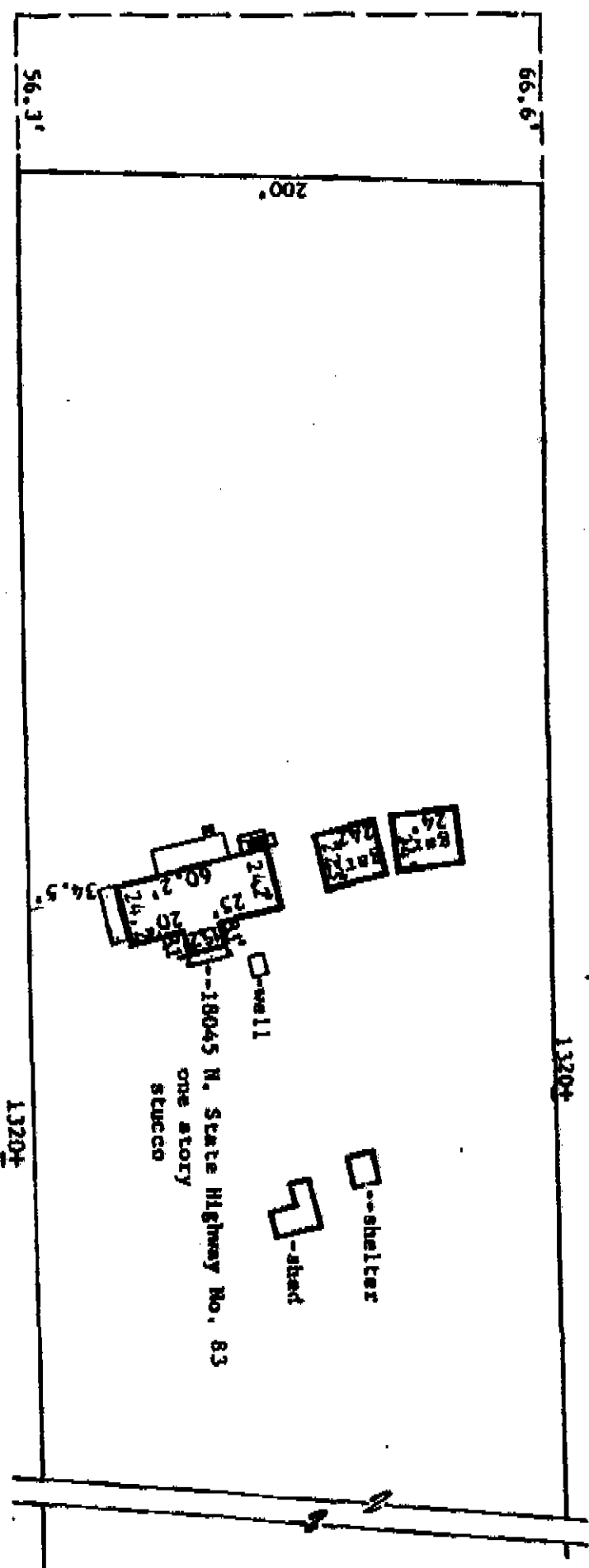
WATER RESOURCES
STATE ENGINEER
COLO

Improvement Location Certificate
Simonson Surveying
Colorado Springs, Colorado

EXHIBIT B
PAGE 1

STATE HIGHWAY

NO. 83



I hereby certify that this improvement location certificate was prepared for the mortgage lender* and the title or improvement survey plat, and that it is not to be relied upon for the establishment of fence, building, or other improvements on the above described parcel on this date, except utility connections, are entirely within the are no encroachments upon the described premises by improvements on any adjoining premises, except as indicated easement crossing or burdening any part of said parcel, except as noted.

May 22, 1985

LEGAL DESCRIPTION

The South 200 feet of the Southeast Quarter of the Northwest Quarter of Section 15 in Township 11 South, Range that portion conveyed to the Department of Highways, State of Colorado, in Grant recorded in Book 2052 at Page

RECEIVED

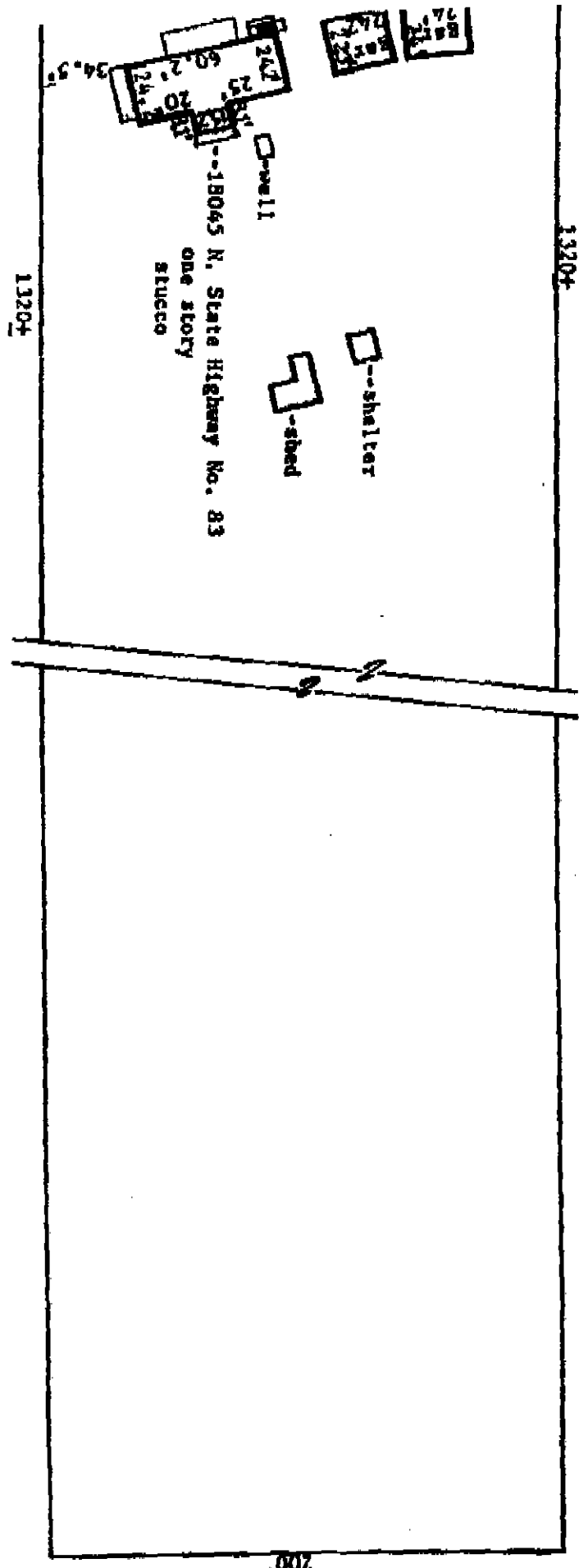
MAY 09 2000

WALTER H. SIMONSON
STATE ENGINEER
COLORADO

Improvement Location Certificate

Simonson Surveying

Colorado Springs, Colorado



This was prepared for the mortgage lender and the title insurance company, that it is not a land survey plat
 and upon for the establishment of fence, building, or other future improvement lines. I further certify that
 the, except utility connections, are entirely within the boundaries of the parcel, except as shown, that there
 are no signs or any adjoining premises, except as indicated, and that there is no apparent evidence or sign of any
 improvement as noted.

LEGAL DESCRIPTION

18045 N 04-1-1-11

EXHIBIT
B
P. 2