



**BOLTON  
& MENK**

Real People. Real Solutions.

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September 30, 2021

Pocahontas County Auditor's Office  
Attn: Kalista Herr, Drainage Deputy  
99 Court Sq  
Ste 7  
Pocahontas, IA 50574

RE: Approximate Assessment Distributions  
Proposed Tile Improvements  
Drainage District No. 56 Main 2  
Project No.: 0P1123316

Dear Board Members:

As per your direction we have prepared a preliminary classification showing the approximate distribution of project costs estimated for each of the proposed tile drain improvements that are recommended in the engineer's report for Drainage District No. 56 Main 2.

We wish to emphasize that this work has been done for the landowners to use as a tool for planning purposes only. We offer the following disclaimer statement and ask that it accompany all distributions and displays of the approximate assessments.

**DISCLAIMER**

*Many variables are involved in the calculation of a drainage district benefit classification. The approximate assessments presented are estimates of how an experienced benefit commission would spread the engineer's estimated cost of the designated proposed facility to the benefited lands. This is not the product of a duly appointed benefit commission. This is not a part of the engineer's report. This should not be relied upon to be accurate for any individual parcel or farm. The intended purpose is to show the approximate general relative distribution of benefits for planning purposes of the landowners. No guarantee is intended, made or implied by the preparers of these approximate assessment maps*

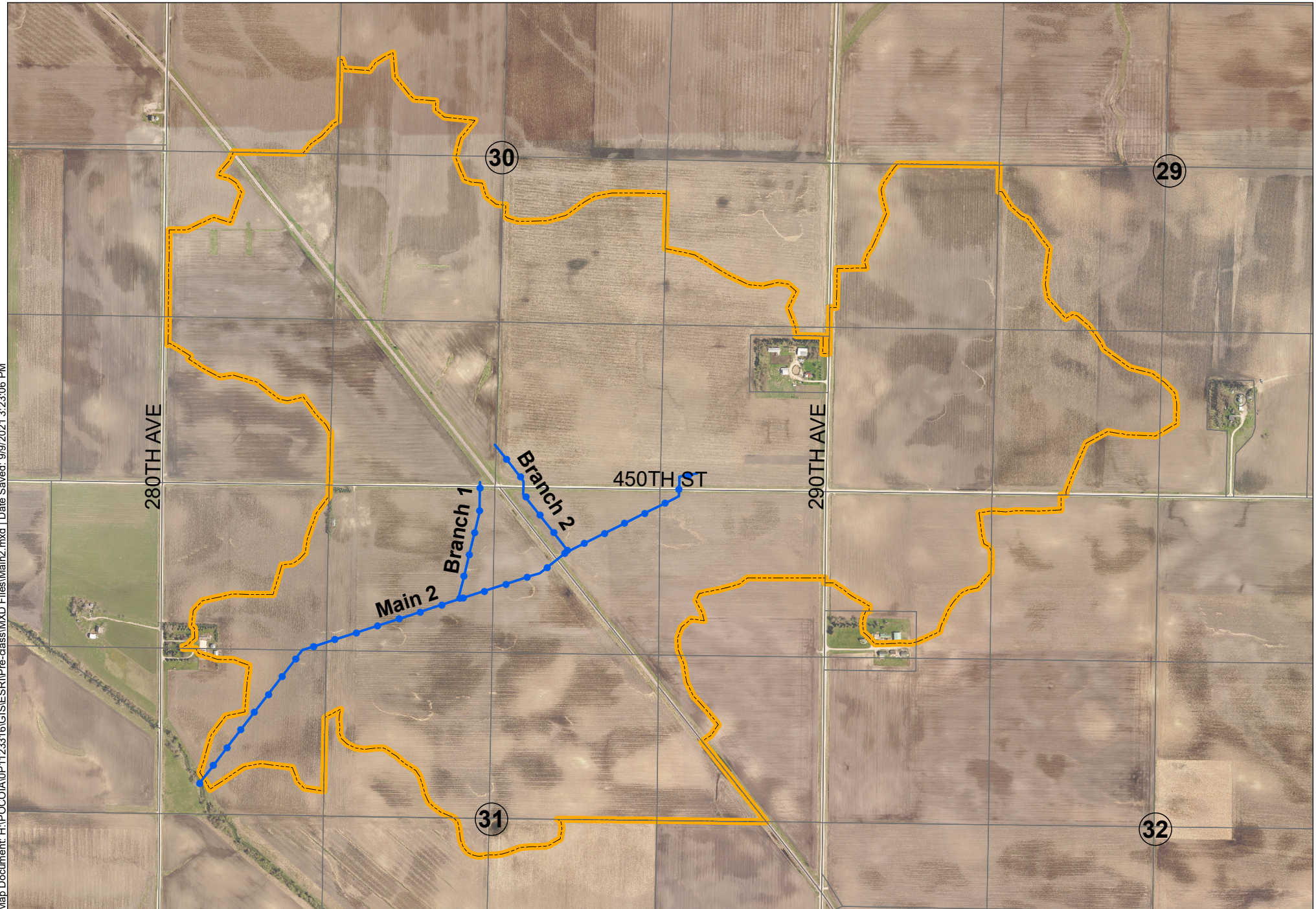
Sincerely,

**Bolton & Menk, Inc.**

**Collin Klingbeil, P.E.**  
Project Engineer

Encl: Benefited Lands Map  
Combined Benefits Distribution Table  
Combined Benefits Distribution Map  
Main 2 Tile Distribution Map  
Branch 1 Tile Distribution Map  
Branch 2 Tile Distribution Map







**PRELIMINARY COMBINED BENEFITS SCHEDULE**  
**DRAINAGE DISTRICT NO. 56 MAIN 2, POCAHONTAS COUNTY, IOWA**

\*\*Dollars shown are approximate. Final assessments will be based on actual project costs, annexation, and a classification commission\*\*

Deedholder	Parcel Number	Legal Description	Sec-Twp-Rng	2021 PROPOSED IMPROVEMENTS			COMBINED BENEFITS		
				Main 2 Tile	Branch 1	Branch 2	Benefited Acres	Combined Assess. (\$)	Class (%)
Duitscher, Daniel W	0430400001	NW SE	30-93-31	31,165.81	-	3,960.76	28.14	35,126.57	58.6%
Duitscher, Daniel W	0430400002	SW SE	30-93-31	33,256.23	-	22,556.42	38.33	55,812.65	93.1%
Duitscher, Daniel W	0430400003	NE SE	30-93-31	10,017.61	-	-	10.22	10,017.61	16.7%
Duitscher, Daniel W	0430400004	TR 436.9'X 581.42'- 789.5' N SE COR	30-93-31	2,761.15	-	-	6.0	2,761.15	4.6%
Duitscher, Daniel W	0430400005	SE SE (EXC TR 436.9' X 581.42'-789.5' N SE COR SE SE	30-93-31	38,632.74	-	-	30.88	38,632.74	64.4%
Marine, Betty L, Kemna, Bette Jo, Kemna, Timothy	0430100003	SW NW	30-93-31	40.57	41.24	-	0.9	81.81	0.1%
Marine, Betty L, Kemna, Bette Jo, Kemna, Timothy	0430300001	NW SW	30-93-31	3,035.26	3,323.93	-	30.5	6,359.19	10.6%
Marine, Betty L, Kemna, Bette Jo, Kemna, Timothy	0431200002	NW NE E OF RR	31-93-31	31,093.33	-	4,442.74	18.8	35,536.07	59.3%
Marine, Betty L, Kemna, Bette Jo, Kemna, Timothy	0431200003	NE NE	31-93-31	39,118.71	-	-	23.6	39,118.71	65.2%
Marine, Betty L, Kemna, Bette Jo, Kemna, Timothy	0431200006	SE NE E OF RY	31-93-31	2,518.33	-	-	2.13	2,518.33	4.2%

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				Main 2 Tile	Branch 1	Branch 2	Benefited Acres	Combined Assess. (\$)	Class (%)
Marine, Betty L, Marine, Michael A, & Madonna M	0432100002	NE NW	32-93-31	1,055.21	-	-	1.2	1,055.21	1.8%
Marine, Betty L, Marine, Michael A, Marine, Madonna M	0432100005	NW NW(EXC 6.25 AC TR SW COR)	32-93-31	24,265.75	-	-	24.77	24,265.75	40.5%
Marine, Betty L, Marine, Michael A, Marine, Madonna M	0432100006	6.25 AC TR SW COR NW NW	32-93-31	1,520.93	-	-	2.4	1,520.93	2.5%
Martin, Gwendolyn M, Martin, Bradley D, Martin, Brian D, Martin-Bextine, Barbara D	0431100002	NE NW	31-93-31	36,874.78	11,747.32	-	38.9	48,622.10	81.1%
Martin, Gwendolyn M, Martin, Bradley D, Martin, Brian D, Martin-Bextine, Barbara D	0431100004	SE NW	31-93-31	21,284.76	-	-	29.6	21,284.76	35.5%
Martin, Gwendolyn M, Martin, Bradley D, Martin, Brian D, Martin-Bextine, Barbara D	0431200001	NW NE W OF RY	31-93-31	23,943.26	945.72	-	15.9	24,888.98	41.5%
Martin, Gwendolyn M, Martin, Bradley D, Martin, Brian D, Martin-Bextine, Barbara D	0431200004	SW NE	31-93-31	27,040.07	-	-	39.51	27,040.07	45.1%



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				Main 2 Tile	Branch 1	Branch 2	Benefited Acres	Combined Assess. (\$)	Class (%)
Martin, Gwendolyn M, Martin, Bradley D, Martin, Brian D, Martin-Bextine, Barbara D Munson, Sarah Marie, Sindt, Stephanie Munson, Munson, Gabriel Munson, Sarah Marie, Sindt, Stephanie Munson, Munson, Gabriel Munson, Sarah Marie, Sindt, Stephanie Munson, Munson, Gabriel Munson, Sarah Marie, Sindt, Stephanie Munson, Munson, Gabriel Olerich, Jon F & Helen M Rittgers, Donald E Rittgers, Donald E Rittgers, Donald E & Beatrice A Rittgers, Donald E & Beatrice A	0431200005      0430300003      0430300004      0431100001      0431100003      0431400001  0430100004 0430300002 0429300001 0429300003	SE NE W OF RY      SW SW      SE SW      NW NW      SW NW      NW SE  SE NW NE SW NW SW SW SW	31-93-31      30-93-31      30-93-31      31-93-31      31-93-31      31-93-31  30-93-31 30-93-31 29-93-31 29-93-31	6,409.24      4,500.55      21,862.05      9,648.32      7,818.32      740.67  980.78 4,528.22 33,936.43 44,145.42	-      5,567.13      -      -      -  994.28 3,641.15 - -	-      -      -      -      -      -      -      -      -	9.47      15.70      34.82      14.35      18.3      3.1  12.4 36.82 31.9 37.25	6,409.24      10,067.68      59,959.96      9,648.32      740.67  1,975.06 9,965.56 33,936.43 44,145.42	10.7%      16.8%      100.0%      16.1%      13.0%      1.2%  3.3% 16.6% 56.6% 73.6%

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				Main 2 Tile	Branch 1	Branch 2	Benefited Acres	Combined Assess. (\$)	Class (%)
Wagner Family Farms LLC	0431300002	NE SW	31-93-31	565.63	-	-	1.5	565.63	0.9%
Zaugg Farms LLC, Martin & Doris	0429300002	PARCEL B NE SW	29-93-31	11,852.46	-	-	9.3	11,852.46	19.8%
Zaugg Farms LLC, Martin & Doris	0429300004	PARCEL B SE SW	29-93-31	28,313.84	-	-	29.06	28,313.84	47.2%
Zaugg Farms LLC, Martin & Doris	0429400009	PARCEL B SW SE	29-93-31	426.30	-	-	0.98	426.30	0.7%
Union Pacific Railroad	Railroad			31,025.70	5,985.15	12,983.44	15.37	49,994.29	
Pocahontas County Secondary Roads	County			18,621.57	2,732.29	2,184.33	13.29	23,538.19	
<b>Totals</b>				<b>553,000</b>	<b>58,000</b>	<b>63,000</b>	<b>625.40</b>	<b>674,000</b>	



