



Real People. Real Solutions.

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Bolton-Menk.com

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

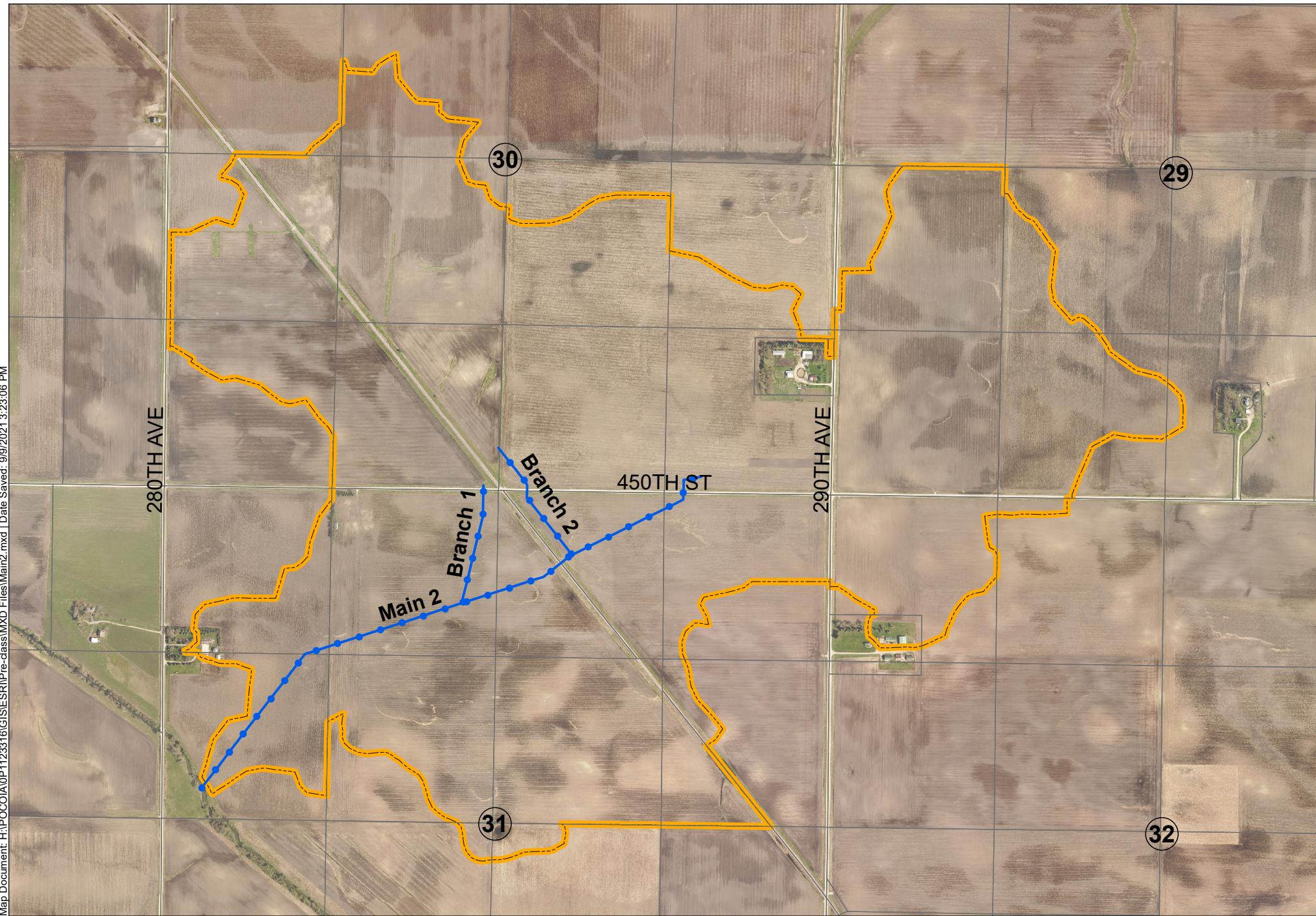
Sincerely,

Bolton & Menk, Inc.

A handwritten signature in blue ink that reads 'Collin Klingbeil'.

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, POCOHONTAS COUNTY, IOWA

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

Deedholder	Parcel Number	Legal		Sec-Twp-Rng	2021 PROPOSED IMPROVEMENTS			COMBINED BENEFITS		
		Description	Sec-Twp-Rng		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'		30-93-31	2,761.15		-	6.0	2,761.15	4.6%
		N SE COR								
Duitscher, Daniel W	0430400005	SE SE (EXC TR 436.9' X 581.42'-789.5'		30-93-31	38,632.74		-	30.88	38,632.74	64.4%
		N SE COR SE SE								
Marine, Betty L,										
Kemna, Bette Jo,	0430100003	SW NW	30-93-31		40.57	41.24	-	0.9	81.81	0.1%
Kemna, Timothy										
Marine, Betty L,										
Kemna, Bette Jo,	0430300001	NW SW	30-93-31		3,035.26	3,323.93	-	30.5	6,359.19	10.6%
Kemna, Timothy										
Marine, Betty L,										
Kemna, Bette Jo,	0431200002	NW NE E OF RR	31-93-31		31,093.33	-	4,442.74	18.8	35,536.07	59.3%
Kemna, Timothy										
Marine, Betty L,										
Kemna, Bette Jo,	0431200003	NE NE	31-93-31		39,118.71	-	-	23.6	39,118.71	65.2%
Kemna, Timothy										
Marine, Betty L,										
Kemna, Bette Jo,	0431200006	SE NE E OF RY	31-93-31		2,518.33	-	-	2.13	2,518.33	4.2%
Kemna, Timothy										

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

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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,	0431200005	SE NE W OF RY	31-93-31	6,409.24	-	-	9.47	6,409.24	10.7%
Martin-Bextine,									
Barbara D									
Munson, Sarah Marie,									
Sindt, Stephanie	0430300003	SW SW	30-93-31	4,500.55	5,567.13	-	15.70	10,067.68	16.8%
Munson, Munson,									
Gabriel									
Munson, Sarah Marie,									
Sindt, Stephanie	0430300004	SE SW	30-93-31	21,862.05	23,021.79	15,076.12	34.82	59,959.96	100.0%
Munson, Munson,									
Gabriel									
Munson, Sarah Marie,									
Sindt, Stephanie	0431100001	NW NW	31-93-31	9,648.32	-	-	14.35	9,648.32	16.1%
Munson, Munson,									
Gabriel									
Munson, Sarah Marie,									
Sindt, Stephanie	0431100003	SW NW	31-93-31	7,818.32	-	-	18.3	7,818.32	13.0%
Munson, Munson,									
Gabriel									
Olerich, Jon F & Helen M	0431400001	NW SE	31-93-31	740.67	-	-	3.1	740.67	1.2%
Rittgers, Donald E	0430100004	SE NW	30-93-31	980.78	994.28	-	12.4	1,975.06	3.3%
Rittgers, Donald E	0430300002	NE SW	30-93-31	4,528.22	3,641.15	1,796.19	36.82	9,965.56	16.6%
Rittgers, Donald E & Beatrice A	0429300001	NW SW	29-93-31	33,936.43	-	-	31.9	33,936.43	56.6%
Rittgers, Donald E & Beatrice A	0429300003	SW SW	29-93-31	44,145.42	-	-	37.25	44,145.42	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	
			Totals	553,000	58,000	63,000	625.40	674,000	

