



JACOBSON-WESTERGARD & ASSOCIATES, INC.
Consulting Engineers & Land Surveyors

105 South 6th Street
Estherville IA 51334
Phone (712) 362-2647

REPORT ON

**ANNEXATION OF ADDITIONAL LANDS
INTO
DRAINAGE DISTRICT NO. 51
POCAHONTAS COUNTY**

TRUSTEES: Pocahontas County Board of Supervisors

Peter Seehusen
Clarence Siepker
Kyle Smith
Brent Aden
Louis Stauter

Nita Hinrickson, County Auditor
Bryan Rahn, Drainage Administrator



I hereby certify that this engineering document was prepared by me or under my direct personal supervision and that I am a duly licensed Professional Engineer under the laws of the State of Iowa.

Collin Klingbeil

Date 4/21/25

Collin J. Klingbeil, P.E.

License number 24741

My license renewal date is December 31, 2025

Pages or sheets covered by this seal: ALL

I. INTRODUCTION / HISTORY

This annexation report is being completed for Pocahontas County Drainage District No. 51 (DD51). The Pocahontas County Board of Supervisors, acting as trustees for DD51, have appointed Jacobson-Westergard & Associates, Inc. as engineer to investigate lands benefited by DD51 that are not currently included in the district.

II. DETERMINATION OF LANDS TO BE ANNEXED

Under Iowa Code, the principal requirement for the annexation of additional lands into a drainage district is that they be materially benefitted by the district. Iowa Code does not define what constitutes “material” benefit. In general terms, a material amount is something large enough to matter, to be worth noting, or to be otherwise significant. Without further definition, determining the level of benefit which meets the “material” threshold is subjective. As such, professional judgment on the part of the appointed engineer is needed to determine whether benefit meets the threshold of being material.

“Benefit” from a drainage district facility is only loosely defined in Iowa Code. Specific benefits listed include those received in providing an outlet to lands, bringing an outlet closer to lands, or relieving the lands from overflow and protecting the lands from damage by erosion.

We have researched the history of the drainage district, studied topographic data and historical aerial imagery, studied storm sewer locations, soil maps, etc. to determine what (if any) lands are materially benefited by the facilities of DD51 but are not currently in the district. Lands were investigated in regard to relation, elevation, and condition of drainage with reference to DD51.

A. Lands within Rolfe

There are a large number of tracts/lots within the incorporated limits of Rolfe that that drain into DD51 but are not currently included in any assessment schedule of DD51. These lands utilize one or more of the facilities of DD51 which were constructed for the purpose of draining excess waters from the land. These lands use the drainage facilities of DD51 as a stormwater system. There are additional storm sewers in Rolfe that are not facilities of DD51 that carry excess waters to the facilities of DD51.

The facilities of DD51 benefit the lands in Rolfe in that they carry away excess waters that may otherwise cause flooding of lands, streets, and structures. This is of particular importance in town where impervious surfaces (streets, roofs, driveways, sidewalks, gravel/paved lots) limit the ability of water to soak into the ground. The facilities of DD51 are conducive to public health, safety, welfare, and convenience.

It is our opinion that the lands within the incorporated limits of Rolfe that that drain into DD51, but are not currently included in DD51, are materially benefited and we recommend they be annexed into the district.

B. Other Lands

There are other lands we have found to be materially benefited by one or more of the facilities of DD51. These generally include lands that appear to have been included in the district in the past but are currently not included on any existing assessment schedule. For some parcels, we speculate that as parcel splits occurred the assessment schedules were not always updated

accordingly. It is questionable whether annexation is legally required for these parcels, but for clarity and transparency we recommend they go through the annexation process to be once again included in the district moving forward.

We also have found additional lands that are not currently in the district but are materially benefited in that an improved and closer outlet is provided for drainage of all, or in part, surface and/or subsurface drainage of excess waters from the land by the existing facilities of DD51. These facilities were designed for this purpose.

It is this engineer's opinion that a total of **52.00 acres** of land are materially benefited by the facilities of DD51 and should be annexed into the district.

A table of the parcels we are recommending for annexation into DD51 is enclosed, as are plat maps of lands recommended for annexation, and elevation maps.

III. CONCLUSIONS / RECOMMENDATIONS

We recommend that the Pocahontas County Board of Supervisors, acting as trustees for DD51, proceed with the annexation of the above lands. We consider the annexation of these lands to be feasible, practicable, and for the public good.

We recommend that the trustees tentatively approve this report and set a date for a public hearing. All parties having an interest in the lands proposed to be annexed have the right to receive notice. At such hearing, the trustees will review the Engineer's annexation report. They will then approve the report, modify and approve the report, or reject the report. Any land annexed will be included in the reclassification. This will ensure that all property owners will pay the appropriate share of the cost for improvements and future maintenance.

Sincerely,

JACOBSON-WESTERGARD & ASSOCIATES, INC.

Collin J. Klingbeil, P.E.

Encl. Annexation Plat Map
 Table of Lands Recommended for Annexation
 Elevation Maps

DRAINAGE DISTRICT NO. 51
POCAHONTAS COUNTY
ANNEXATION



PROJECT No. E23062
 BY: COLLIN KLINGBEIL
 DATE: 4/9/2025

PARCEL ID	DEEDHOLDER	S-T-R	LEGAL DESCRIPTION	LANDS TO BE ANNEXED (AC)
0805402002	APIF - Iowa, LLC	5-92-31	LOT 1 FIRST ADD BLK 1	0.30
0805180002	Boeckholt, Raymond Eldon, Boeckholt, Kelly Jo	5-92-31	LOT 81'X132'-37' W OF NE COR LOT 3 FOURTH ADD BLK 24	0.19
0805180005	Boeckholt, Raymond Eldon, Boeckholt, Kelly Jo	5-92-31	N 1/2 ALLEY S OF W PT LOT 3 FOURTH ADD BLK 24	0.03
0805103004	Dewey, Guy Anthony, Dewey, Connie May	5-92-31	PILOT CREEK ADD LOT 9	0.26
0805103005	Duitscher, Daniel W, Duitscher, Nancy S	5-92-31	PILOT CREEK ADD LOT 10	0.35
0805103006	Duitscher, Daniel W, Duitscher, Nancy S	5-92-31	PILOT CREEK ADD LOT 11	0.27
0805103007	Duitscher, Daniel W, Duitscher, Nancy S	5-92-31	PILOT CREEK ADD LOT 12	0.24
0805103008	Duitscher, Daniel W, Duitscher, Nancy S	5-92-31	S 132' OF VAC ST BETWEEN BLKS 17&18 & LOT	0.40
0805257003	Farmers Cooperative Co Of Bradgate	5-92-31	W 50'X70'S OF ELM ST & W OF RY THIRD ADD BLK 12	0.08
0805258004	Farmers Cooperative Co Of Bradgate	5-92-31	PARCEL 1 30' STRIP N & E OF RY PARCEL #2 LOTS 7 &	0.51
0805258009	Farmers Cooperative Co Of Bradgate	5-92-31	N 66' OL 5	0.22
0805258012	Farmers Cooperative Co Of Bradgate	5-92-31	S 199' OL 5 OL 5	0.29
0805326006	Farmers Cooperative Co Of Bradgate	5-92-31	LOT 152'WIDE-355' E OF NW COR LOT 12 AUD PLAT	1.17
0805326007	Farmers Cooperative Co Of Bradgate	5-92-31	LOT IN CENT PT LOT 12 AUD PLAT	4.13
0805327003	Farmers Cooperative Co Of Bradgate	5-92-31	S PT E PT NE SW S OF RY	13.92
0805401001	Farmers Cooperative Co Of Bradgate	5-92-31	LOT IN NE PT LOT 12 AUD PLAT URBAN REV 2022-	2.99
0805302002	Ferguson, Linda E, Ferguson, Donald R	5-92-31	BAL NW SW	0.90
0805351001	Ferguson, Linda E, Ferguson, Donald R	5-92-31	BAL SW SW	1.90
0805156019	Gleason, Westley E, Gleason, Sarah A	5-92-31	LOT 19 SUNSET HILL ADD BLK 1	0.10
0805156020	Gleason, Westley E, Gleason, Sarah A	5-92-31	LOT 20 SUNSET HILL ADD BLK 1	0.08
0805156021	Gleason, Westley E, Gleason, Sarah A	5-92-31	LOT 21 SUNSET HILL ADD BLK 1	0.08
0805156022	Gleason, Westley E, Gleason, Sarah A	5-92-31	LOT 22 SUNSET HILL ADD BLK 1	0.08
0805254013	Guaman, Liberato Dutan, Zaruma, Maria Nicolaza Caguana	5-92-31	E PT LOT 7 & E PT LOT 8 BLK 5	0.20
0805181021	Hawks, Diana Louise	5-92-31	LOT 32 1/2' X 106'- 178' N SE COR OL 2 THIRD ADD	0.08
0805254004	IAT 12, LLC	5-92-31	W 1/2 LOT 5 BLK 5	0.10
0805254006	IAT 12, LLC	5-92-31	W 1/2 LOT 6 EX STRIP 18'X35' IN SE COR BLK 5	0.09

PARCEL ID	DEEDHOLDER	S-T-R	LEGAL DESCRIPTION	LANDS TO BE ANNEXED (AC)
0805152002	Ives, Jeffrey, Ives, Rebecca	5-92-31	E 80' OF N 100' LOT 1 THIRD ADD BLK 21	0.18
0805152006	Ives, Jeffrey, Ives, Rebecca	5-92-31	E 37' W 52' N 119' & S 19' N 119' E 80' LOT 1 BLK 21	0.14
0805262007	Jeff's Lawn and Snow Care LLC	5-92-31	N 30' LOT 22 & N 30' LOT 23 N 30' LOT 24 BLK 14	0.05
0805156008	Jenney, Teddy J, Jenney, Brenda L	5-92-31	LOT 4 SUNSET HILL ADD BLK 1	0.10
0805156009	Jenney, Teddy J, Jenney, Brenda L	5-92-31	LOT 3 SUNSET HILL ADD BLK 1	0.08
0805156010	Jenney, Teddy J, Jenney, Brenda L	5-92-31	LOT 2 SUNSET HILL ADD BLK 1	0.08
0805156011	Jenney, Teddy J, Jenney, Brenda L	5-92-31	LOT 1 SUNSET HILL ADD BLK 1	0.08
0805153001	Jergens, Michael C	5-92-31	N 100' LOT 2 THIRD ADD BLK 22	0.33
0805104006	Johnson, Lynn L	5-92-31	PILOT CREEK ADD LOT 6	0.25
0805104012	Johnson, Lynn L	5-92-31	BAL VAC ST BETWEEN BLKS 16 & 17 THIRD ADD	0.37
0805104013	Johnson, Lynn L	5-92-31	E 152' S 132 BLK 17 THIRD ADDITION	0.46
0805258008	Johnson, Lynn L	5-92-31	LOT 4 BLK 6	0.20
0805152007	Kerns' Enterprises LLC	5-92-31	PARCEL A BLK 21 THIRD ADD	0.07
0805152008	Kerns' Enterprises LLC	5-92-31	PARCEL B BLK 21 THIRD ADD	0.16
0805152009	Kerns' Enterprises LLC	5-92-31	PARCEL C BLK 21 3RD ADD	0.01
0805152010	Kerns' Enterprises LLC	5-92-31	PARCEL D BLK 21 THIRD ADD	0.02
0805254010	Kerns' Enterprises LLC	5-92-31	W PT LOT 2 FOURTH ADD BLK 23	0.34
0805158007	Knutson, Sheldon	5-92-31	LOT 5 SUNSET HILL ADD BLK 4	0.08
0805158008	Knutson, Sheldon	5-92-31	LOT 4 SUNSET HILL ADD BLK 4	0.10
0805158009	Knutson, Sheldon	5-92-31	LOT 3 SUNSET HILL ADD BLK 4	0.08
0805158010	Knutson, Sheldon	5-92-31	LOT 2 SUNSET HILL ADD BLK 4	0.08
0805158011	Knutson, Sheldon	5-92-31	LOT 1 SUNSET HILL ADD BLK 4	0.08
0805158001	Kuchenreuther Irrevocable Trust Agreement, Alan Lee and Arlis Rae	5-92-31	LOT 11 SUNSET HILL ADD BLK 4	0.02
0805158002	Kuchenreuther Irrevocable Trust Agreement, Alan Lee and Arlis Rae	5-92-31	LOT 10 SUNSET HILL ADD BLK 4	0.03
0805158003	Kuchenreuther Irrevocable Trust Agreement, Alan Lee and Arlis Rae	5-92-31	LOT 9 SUNSET HILL ADD BLK 4	0.04
0805158004	Kuchenreuther Irrevocable Trust Agreement, Alan Lee and Arlis Rae	5-92-31	LOT 8 SUNSET HILL ADD BLK 4	0.05
0805158005	Kuchenreuther Irrevocable Trust Agreement, Alan Lee and Arlis Rae	5-92-31	LOT 7 SUNSET HILL ADD BLK 4	0.06
0805158006	Kuchenreuther Irrevocable Trust Agreement, Alan Lee and Arlis Rae	5-92-31	LOT 6 SUNSET HILL ADD BLK 4	0.08

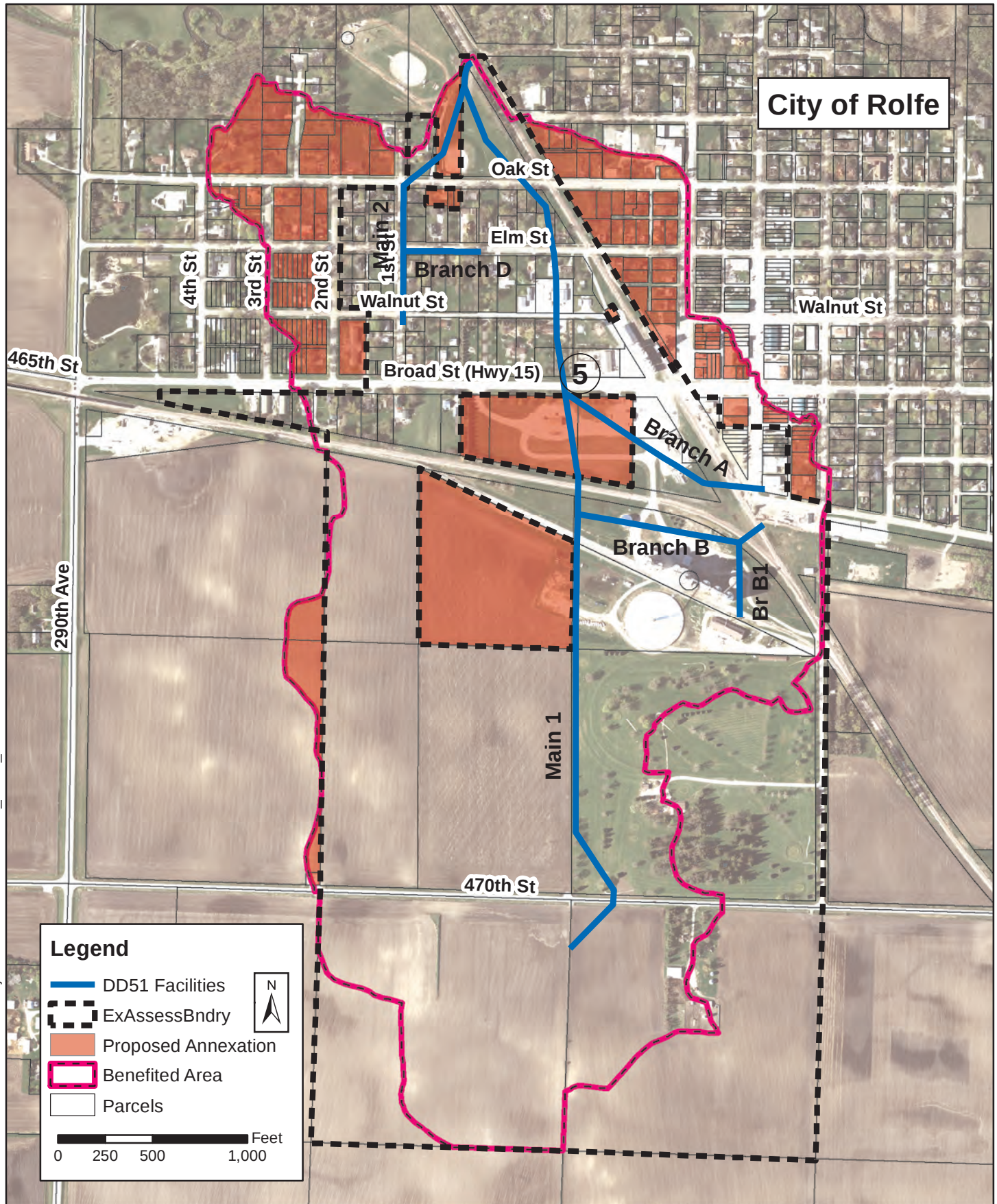
PARCEL ID	DEEDHOLDER	S-T-R	LEGAL DESCRIPTION	LANDS TO BE ANNEXED (AC)
0805158012	Kuchenreuther Irrevocable Trust Agreement, Alan Lee and Arlis Rae	5-92-31	N 1/2 ALLEY S OF LOT 6 TO 11 INCL SUNSET HILL ADD BLK 4	0.01
0805254005	Lee, Norman, Lee, Angela	5-92-31	E 1/2 LOT 5 BLK 5	0.10
0805254007	Lee, Norman, Lee, Angela	5-92-31	STRIP 18'X35' IN SE COR W 1/2 LOT 6 & E 1/2 LOT 6	0.11
0805153002	Leeper, Casey J, Leeper, Victoria M	5-92-31	S 184' LOT 2 THIRD ADD BLK 22	0.60
0805254012	Maccani, Philip J	5-92-31	W PT LOT 7 & W PT LOT 8 BLK 5	0.20
0805156001	MacKenzie, Dennis R, MacKenzie, Janyce L	5-92-31	LOT 11 SUNSET HILL ADD BLK 1	0.08
0805156002	MacKenzie, Dennis R, MacKenzie, Janyce L	5-92-31	LOT 10 SUNSET HILL ADD BLK 1	0.08
0805156003	MacKenzie, Dennis R, MacKenzie, Janyce L	5-92-31	LOT 9 SUNSET HILL ADD BLK 1	0.08
0805156012	MacKenzie, Dennis R, MacKenzie, Janyce L	5-92-31	LOT 12 SUNSET HILL ADD BLK 1	0.08
0805156013	MacKenzie, Dennis R, MacKenzie, Janyce L	5-92-31	LOT 13 SUNSET HILL ADD BLK 1	0.08
0805156014	MacKenzie, Dennis R, MacKenzie, Janyce L	5-92-31	LOT 14 SUNSET HILL ADD BLK 1	0.08
0805156015	MacKenzie, Dennis R, MacKenzie, Janyce L	5-92-31	LOT 15 SUNSET HILL ADD BLK 1	0.08
0805104004	Marine, Michael A, Marine, Madonna M	5-92-31	PILOT CREEK ADD LOT 4	0.22
0805104011	Marine, Michael A, Marine, Madonna M	5-92-31	LOT 5 & PT VAC ST E OF LOT 5 THIRD ADD BLK 17	0.29
0805254011	Martinez, Hector I	5-92-31	E PT LOT 2 FOURTH ADD BLK 23	0.20
0805158013	McCartan, Susan	5-92-31	BAL OF ALLEY IN BLK 4 SUNSET HILL ADD	0.02
0805158019	McCartan, Susan	5-92-31	LOT 16 SUNSET HILL ADD BLK 4	0.07
0805158020	McCartan, Susan	5-92-31	LOT 17 SUNSET HILL ADD BLK 4	0.08
0805158021	McCartan, Susan	5-92-31	W 25' LOT 18 SUNSET HILL ADD BLK 4	0.08
0805403024	Milligan, Martin S, Milligan, Phyllis A	5-92-31	LOT 7 BLK 15	0.07
0805403025	Milligan, Martin S, Milligan, Phyllis A	5-92-31	LOT 8 BLK 15	0.06
0805403026	Milligan, Martin S, Milligan, Phyllis A	5-92-31	LOT 9 BLK 15	0.06
0805403030	Milligan, Martin S, Milligan, Phyllis A	5-92-31	NE 1/4 FIRST ADD BLK 2	0.32
0805403040	Milligan, Martin S, Milligan, Phyllis A	5-92-31	LOT 11 BLK 15	0.16
0805254015	Mision Evangelica Monte Sion	5-92-31	E PT LOT 3 & E PT LOT 4 BLK 5	0.20
0805180001	Morey, Janice I	5-92-31	W PT LOT 3 FOURTH ADD BLK 24	0.25
0805180003	Morey, Janice I	5-92-31	E 37' LOT 3 FOURTH ADD BLK 24	0.08
0805180004	Morey, Janice I	5-92-31	LOT 30'X132' E OF LOT 3 & N 1/2 ALLEY S OF LOT 3 &	0.07
0805258001	Mowry, Urilda	5-92-31	OL 6 FOURTH ADD	0.16
0805258007	Munson, Glenn, Munson, Sarah	5-92-31	LOT 3 BLK 6	0.20
0805351002	Northern Natural Gas Company	5-92-31	LOT 75X100 IN SE COR SW NW AUD PLAT	0.08
0805180006	Orwig, Aaron F, Orwig, Sonia	5-92-31	LOT 4 FOURTH ADD BLK 24	0.44
0805251003	Orwig, Aaron F, Orwig, Sonia	5-92-31	W 1/2 LOT 5 FOURTH ADD BLK 24	0.20
0805251004	Orwig, Aaron F, Orwig, Sonia	5-92-31	E 1/2 LOT 5 BLK 24 FOURTH ADD	0.20

PARCEL ID	DEEDHOLDER	S-T-R	LEGAL DESCRIPTION	LANDS TO BE ANNEXED (AC)
0805251008	Orwig, Aaron F, Orwig, Sonia	5-92-31	VAC ALLEY BETWEEN LOTS 2 & 5 BLK 24 4TH ADD	0.06
0805251009	Orwig, Aaron F, Orwig, Sonia	5-92-31	LOT 2 FOURTH ADD BLK 24	0.13
0805153005	Pedersen, Gary L, Pedersen, Lori J	5-92-31	E 1/2 S 1/2 LOT 1 THIRD ADD BLK 22	0.23
0805158014	Pederson, Trina	5-92-31	ALLEY N OF BAL OF LOT 18 SUNSET HILL ADD BLK 4	0.05
0805158022	Pederson, Trina	5-92-31	BAL LOT 18 SUNSET HILL ADD BLK 4	0.32
0805176001	Pentico, James J	5-92-31	W 1/2 BLK 16 THIRD ADD	0.99
0805176004	Pentico, James J	5-92-31	SE 1/4 BLK 16 THIRD ADD	0.40
0805152004	Pike, Twyla Starr Jenney	5-92-31	S 165' OF LOT 1 & S 165' OF ALLEY W OF LOT 1 THIRD	0.19
0805251010	Pratt, Lana	5-92-31	LOT 1 FOURTH ADD BLK 24	0.49
0805403031	Price, John C	5-92-31	SE 1/4 FIRST ADD BLK 2	0.38
0805179001	Reyes, Elda M, Moreno, Elda	5-92-31	W 1/2 THIRD ADD BLK 13	0.93
0805262018	Rolfe State Bank	5-92-31	LOT 5 BLK 14	0.03
0805262019	Rolfe State Bank	5-92-31	LOT 6 & ALLEY S OF LOT 6 & N 66' LOTS 7-12 INCL BLK	0.22
0805128002	Rolfe, City Of	5-92-31	W PT OF S 33' OF LOT 6 AUD PLAT	0.07
0805128004	Rolfe, City Of	5-92-31	BAL OL 2 THIRD ADD	1.42
0805251005	Rolfe, City Of	5-92-31	LOTS 2,3,5,6,7&8 & ALLEY BET 2&6-3&7& E &W THRU	0.44
0805251007	Rolfe, City Of	5-92-31	LOT 4 SECOND ADD BLK 11	0.17
0805254001	Rolfe, City Of	5-92-31	LOT C OF 1 FOURTH ADD BLK 23	0.42
0805254002	Rolfe, City Of	5-92-31	LOT B OF 1 FOURTH ADD BLK 23	0.28
0805254003	Rolfe, City Of	5-92-31	LOT A OF 1 FOURTH ADD BLK 23	0.20
0805262010	Rolfe, City Of	5-92-31	E 73' LOT 15 BLK 14	0.04
0805262011	Rolfe, City Of	5-92-31	E 73' LOT 16 BLK 14	0.04
0805262022	Rolfe, City Of	5-92-31	LOT 21 BLK 14	0.07
0805262023	Rolfe, City Of	5-92-31	BAL LOT 20 BLK 14	0.07
0805262026	Rolfe, City Of	5-92-31	W 16' S 66' LOT 8 & S 66' LOT 9 BLK 14	0.06
0805262029	Rolfe, City Of	5-92-31	LOTS A & B OF LOT 7 LOTS A & B OF LOT 8 BLK 14	0.04
0805156004	Sailor, Barbara Kane	5-92-31	LOT 8 SUNSET HILL ADD BLK 1	0.08
0805156005	Sailor, Barbara Kane	5-92-31	LOT 7 SUNSET HILL ADD BLK 1	0.08
0805156006	Sailor, Barbara Kane	5-92-31	LOT 6 SUNSET HILL ADD BLK 1	0.08
0805156007	Sailor, Barbara Kane	5-92-31	LOT 5 SUNSET HILL ADD BLK 1	0.08
0805104003	Sandvig, Jerry Lee	5-92-31	PILOT CREEK ADD LOT 3	0.02
0805262005	Sauter, Jeremy J, Sauter, Marian P	5-92-31	W 55' LOT 17 BLK 14	0.03
0805262006	Sauter, Jeremy J, Sauter, Marian P	5-92-31	W 55' LOT 18 BLK 14	0.03
0805262012	Sauter, Jeremy J, Sauter, Marian P	5-92-31	E 77' LOT 17 BLK 14	0.04
0805262013	Sauter, Jeremy J, Sauter, Marian P	5-92-31	E 77' LOT 18 BLK 14	0.04

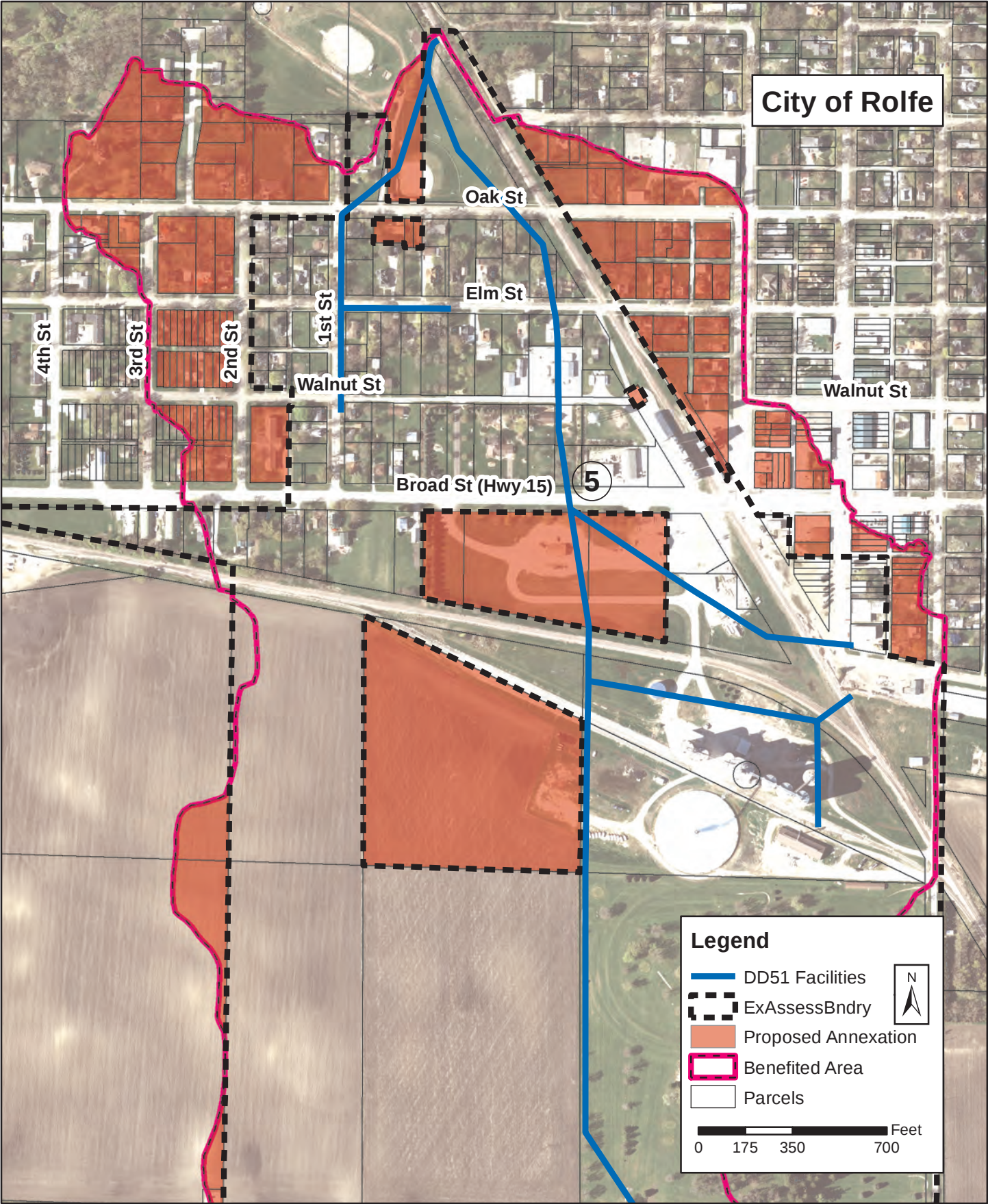
PARCEL ID	DEEDHOLDER	S-T-R	LEGAL DESCRIPTION	LANDS TO BE ANNEXED (AC)
0805262001	Schnetter, Joe W	5-92-31	W 40' LOT 13 BLK 14	0.02
0805262002	Schnetter, Joe W	5-92-31	W 40' LOT 14 BLK 14	0.02
0805262003	Schnetter, Joe W	5-92-31	W 59' LOT 15 BLK 14	0.03
0805262004	Schnetter, Joe W	5-92-31	W 59' LOT 16 BLK 14	0.03
0805262009	Schnetter, Joe W	5-92-31	LOT 13 & 14 EXCEPT W 40' BLK 14	0.09
0805153009	Stewart, Brent	5-92-31	E 1/2 N 1/2 LOT 1 THIRD ADD BLK 22	0.23
0805254014	Stewart, Brent Lee, Stewart, Shelby Ruth	5-92-31	W PT LOT 3 & W PT LOT 4 BLK 5	0.20
0805101004	Stewart, Corey M, Stewart, Ashley C	5-92-31	BAL LOT 9 AUD PLAT	0.50
0805103001	Stewart, Corey M, Stewart, Ashley C	5-92-31	ALL BLK 18 THIRD ADD	1.66
0805176005	Thierry, Norman C, Thierry, Russell J	5-92-31	E 132' OF N 152' BLK 16 THIRD ADDTN	0.22
0805254008	Thompson, Aloha, Cabrido, Cheyenne, Thompson-Cabrido, Cheyenne	5-92-31	LOT 1 BLK 5	0.20
0805254009	Thompson, Aloha, Cabrido, Cheyenne, Thompson-Cabrido, Cheyenne	5-92-31	LOT 2 BLK 5	0.20
0805180007	Thompson, Gary	5-92-31	S PT ALLEY BETWEEN LOTS 3 & 4 BLK 24 FOURTH ADD	0.04
0805156016	United Bank of Iowa	5-92-31	LOT 16 SUNSET HILL ADD BLK 1	0.08
0805156017	United Bank of Iowa	5-92-31	LOT 17 SUNSET HILL ADD BLK 1	0.08
0805156018	United Bank of Iowa	5-92-31	LOT 18 SUNSET HILL ADD BLK 1	0.08
0805262015	United Bank of Iowa	5-92-31	LOT 2 BLK 14	0.01
0805262017	United Bank of Iowa	5-92-31	S 20' LOT 4 BLK 14	0.02
0805262030	United Bank of Iowa	5-92-31	LOT 3 BLK 14	0.02
0805262031	United Bank of Iowa	5-92-31	N 2' LOT 4 BLK 14	0.01
0805258002	VanDeVoorde, Cheryl Ann, Fitzgerald, Jeannette E, Viers, Donna K	5-92-31	LOT 5 BLK 6	0.20
0805258003	VanDeVoorde, Cheryl Ann, Fitzgerald, Jeannette E, Viers, Donna K	5-92-31	LOT 6 BLK 6	0.20
0805181004	Vansickel, Joanne M	5-92-31	LOT 90'X115.5'IN S CENT PT OL 2 THIRD ADD	0.24
0805181020	Vansickel, Joanne M	5-92-31	LOT 32 1/2 'X106'- 178' N 34.5' W OF SE COR OL2	0.08
0805262008	Vigdal, Joshua, Vigdal, Jonathon	5-92-31	CENT 45' LOTS 22, 23 & 24 BLK 14	0.07
0805262020	Vigdal, Joshua, Vigdal, Jonathon	5-92-31	W 2' S 57' OF LOT 22 S 57'OF LOTS 23 & 24 BLK 14	0.06
0805262021	Vigdal, Joshua, Vigdal, Jonathon	5-92-31	E 20' OF S 57' OF LOT 22 BLK 14	0.03
0805403002	Wagner, Dennis D	5-92-31	LOT 14 BLK 15	0.01
0805403038	Wagner, Dennis D	5-92-31	W 51' LOT 6 BLK 15	0.02
0805402003	Wagner, Robert D, Wagner, Sheryl L	5-92-31	LOT 2 FIRST ADD BLK 1	0.16
0805403003	Wagner, Robert D, Wagner, Sheryl L	5-92-31	LOT 15 BLK 15	0.03

PARCEL ID	DEEDHOLDER	S-T-R	LEGAL DESCRIPTION	LANDS TO BE ANNEXED (AC)
0805403004	Wagner, Robert D, Wagner, Sheryl L	5-92-31	LOT 16 BLK 15	0.06
0805403005	Wagner, Robert D, Wagner, Sheryl L	5-92-31	LOT 17 BLK 15	0.07
0805403006	Wagner, Robert D, Wagner, Sheryl L	5-92-31	LOT 18 BLK 15	0.07
0805153010	Wellik, Jon J, Wellik, Melinda L	5-92-31	W 1/2 LOT 1 THIRD ADD BLK 22	0.46
0805403037	Welter, Matt E	5-92-31	E 81' LOT 5 BLK 15	0.01
0805403039	Welter, Matt E	5-92-31	E 81' LOT 6 BLK 15	0.03
0805258005	Welter, Matthew	5-92-31	LOT 1 BLK 6	0.20
0805258006	Welter, Matthew	5-92-31	LOT 2 BLK 6	0.20
0805262024	Windy Pines, Inc	5-92-31	W 2' OF ALLEY E OF LOT 19 ALL LOT 19 & E 2' OF S 24'	0.07
0805262025	Windy Pines, Inc	5-92-31	S 66' LOTS 10-12 INC BLK 14	0.10
TOTAL				52.00

Drainage District No. 51
Annexation Plat, 1 of 2
Pocahontas County, Iowa

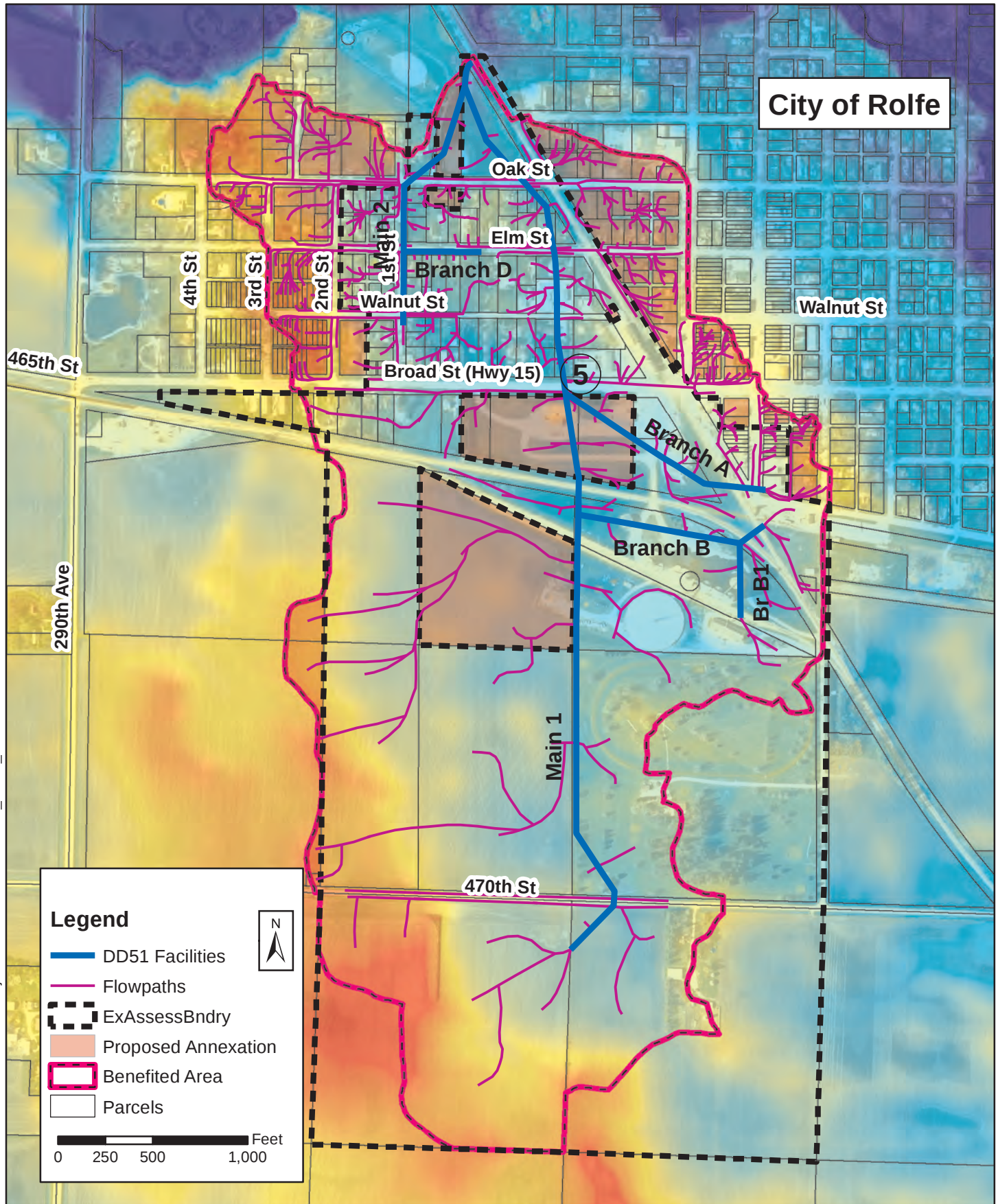


Drainage District No. 51
Annexation Plat, 2 of 2
Pocahontas County, Iowa



Drainage District No. 51 Elevation Map, 1 of 2

Pocahontas County, Iowa



Drainage District No. 51
Elevation Map, 2 of 2
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