



**BOLTON
& MENK**

Real People. Real Solutions.

Engineer's Report of
Annexation
Drainage District No. 168
Pocahontas County, Iowa
2021

Submitted by:

Bolton & Menk, Inc.
218 11th St SW Plaza
Spencer, IA 51301
P: 712-580-5075

**ENGINEER'S REPORT OF ANNEXATION
DRAINAGE DISTRICT NO. 168
POCAHONTAS COUNTY, IOWA
2021**

Bolton & Menk, Inc. has been appointed to complete the recommended annexation of benefited lands not now included in Drainage District No. 168. During the course of the investigation the engineer reviewed each parcel under consideration for benefit. Extensive drainage district records on file in the County Auditor's office and publicly available aerial photographs, land surface elevations and soils information were reviewed and utilized to determine the elevation and condition of drainage with relation to Drainage District No. 168.

Based on the information available to the engineer it is recommended that the Board of Supervisors consider annexation of the parcels described herein, totaling approximately 3,820.18 acres. Each parcel listed is materially benefited by Drainage District No. 168 in that surface and/or subsurface drainage waters flowing from these parcels are removed, all or in part, from the lands of the district by facilities of the district. All the parcels proposed for annexation also materially benefit by having an outlet brought closer via the facilities of the district. Listed for each forty acre or smaller parcel being considered for annexation are the owner(s) of record, the legal description and, for rural tracts, the approximate number of benefited acres within the parcel. Actual benefited acres in each parcel will be established at the time the lands are classified. Benefiting state and county road rights-of-way which adjoin the annexed parcels, will also be made eligible for assessment by this action.

Annexation of the lands recommended herein is considered feasible, practicable and for the public good. It is therefore recommended that the Board of Supervisors of Pocahontas County take appropriate steps to accomplish the following:

- 1) Tentatively approve this report.
- 2) Subject to qualified legal guidance, schedule and give formal notice of and conduct the required public hearing or hearings as needed.
- 3) Annex to Drainage District No. 168 the lands ultimately determined to be benefited.

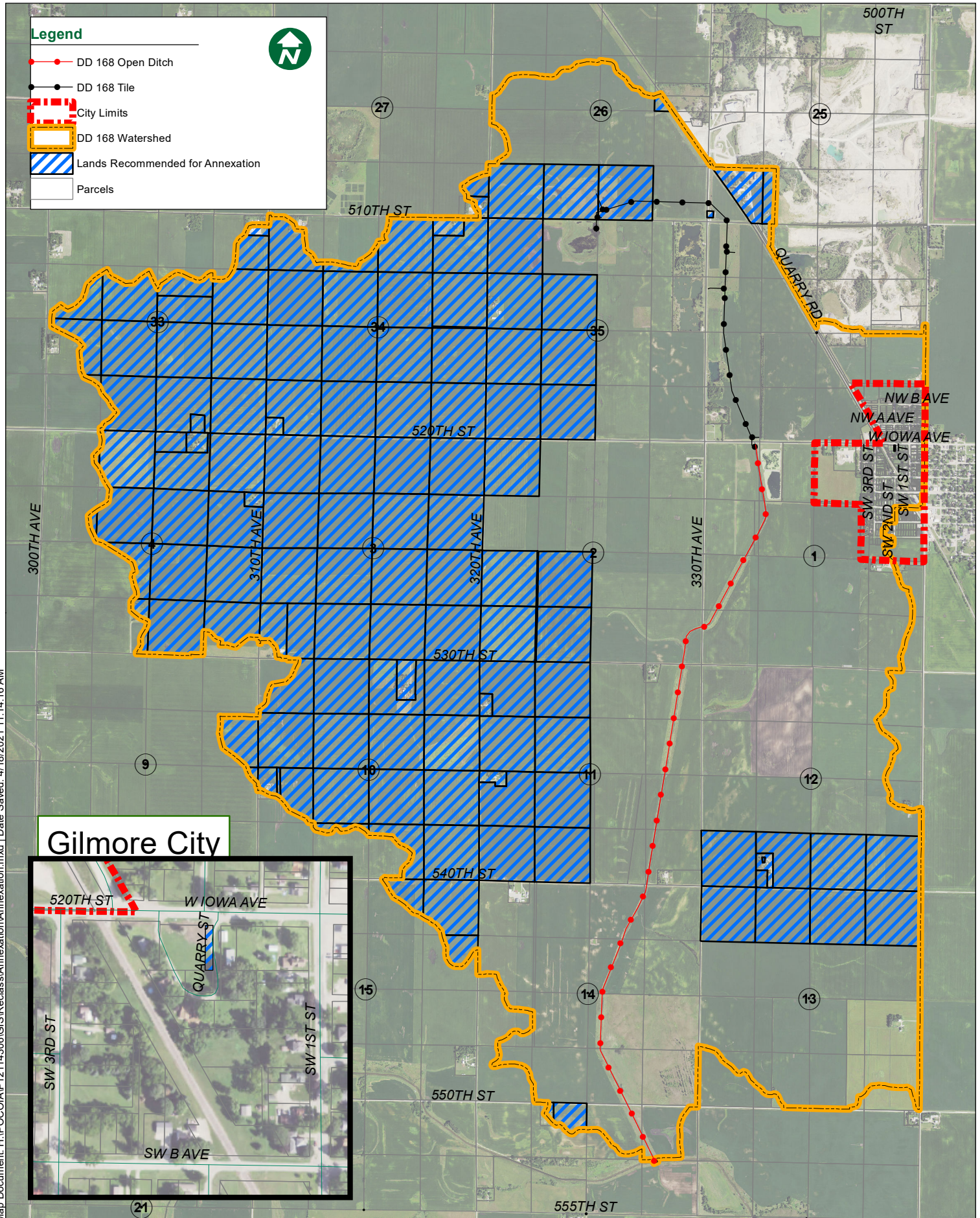
Respectfully submitted,
Bolton & Menk, Inc.



I hereby certify that this plan, specification or report was prepared by me or under my direct supervision, and that I am a duly Licensed Professional Engineer under the laws of the State of Iowa. My renewal date is December 31, 2022.

By: Jacob Hagan
Jacob Hagan, P.E.
License No. 25738

Date: 4/20/21



**LANDS RECOMMENDED FOR ANNEXATION
DRAINAGE DISTRICT NO. 168
POCAHONTAS COUNTY, IOWA
2021**

Deedholder(s)	S-T-R	Parcel Number	Legal Description	Benefited Area (ac)
Gilmore City Parcels				
Bell, Debra Lynn	0-0-0	1201229003	25' STRIP E OF LOT ^ LIME RIDGE LEA ADD	0.08
			Gilmore City Total	<u>0.08</u>
Rural Parcels				
Almond, Marvin L Almond, Debra S	11-91-31	1211300001	4.39 AC TR IN NW COR NW SW	4.19
Almquist, James Almquist, Andrea Bringolf, JoAnn Schulz, Andrea Almquist Schulz	33-92-31	0833400001	NW SE	40.00
Almquist, James Almquist, Andrea Bringolf, JoAnn Schulz, Andrea Almquist Schulz	33-92-31	0833200003	S 19.51 AC SW NE	19.51
Applegate, Terry Applegate, Todd Applegate Living Trust, Harvey and Carol	4-91-31	1204100001	NW NW	1.0
Applegate, Terry Applegate, Todd Applegate Living Trust, Harvey and Carol	4-91-31	1204100003	SW NW	2.4
Behrendsen, Dean W Behrendsen, Sandra	33-92-31	0833300004	SE SW	34.2
Behrendsen, Dean W Behrendsen, Sandra	33-92-31	0833300002	NE SW	39.81
Behrendsen, Dean W Behrendsen, Sandra	33-92-31	0833300005	NW SW(EXC 3.46 AC TR - 377' S NW COR)	20.9
Behrendsen, Dean W Behrendsen, Sandra D	34-92-31	0834100003	SW NW	38.82
Behrendsen, John M Behrendsen, Shawn M	33-92-31	0833200005	SE NE	36.3
Behrendsen, John M Behrendsen, Shawn M	33-92-31	0833200006	NE NE(EXC 6.65 AC TR NE COR)	13.8
Behrendsen, Virgil E c/o John Behrendsen Behrendsen, Donna J c/o John Behrendsen	33-92-31	0833200007	6.65 AC TR-NE COR NE NE	2.9
Benjamin Trust, Rick	3-91-31	1203400001	NW SE	40.00
Benjamin Trust, Rick	3-91-31	1203400003	SW SE	39.00
Benjamin Trust, Rick	3-91-31	1203400004	SE SE	38.00
Benjamin Trust, Rick	3-91-31	1203400002	NE SE	39.00

**LANDS RECOMMENDED FOR ANNEXATION
DRAINAGE DISTRICT NO. 168
POCAHONTAS COUNTY, IOWA
2021**

Deedholder(s)	S-T-R	Parcel Number	Legal Description	Benefited Area (ac)
Boeckholt, Wilmer Boeckholt, Betty	4-91-31	1204200007	N 325' E470' SE NE	3.26
Borland II, William L Borland, Mary Jo	12-91-31	1212300005	4 AC IN W PT SE SW	3.86
Bringolf, Joann G Et Al	33-92-31	0833200002	N 20.49 AC SW NE	13.9
Buske, Brian K Buske, Lisa J	34-92-31	0834300003	S 418' W 418' SW SW	2.98
Butterfield Family Partnership	10-91-31	1210100004	SE NW	40.00
Butterfield Family Partnership	10-91-31	1210200003	SW NE	40.00
Butterfield Family Partnership	10-91-31	1210200004	SE NE	39.00
Callon, Heather Callon, Michael	35-92-31	0835100004	SE NW	40.00
Christensen, Merle Christensen, Melvin Roe, D				
Christensen, Janice M	34-92-31	0834200004	NE NE(EXC W 724' N 435')	30.96
Christensen, Merle D Christensen, Melvin B Roe, Debra G Christensen, Alan H Callon	35-92-31	0835100003	SW NW	38.64
Christensen, Merle D Christensen, Melvin B Roe, Debra G Christensen, Alan H Callon	35-92-31	0835300001	NW SW	38.64
Christensen, Merle D Christensen, Melvin B Roe, Debra G Christensen, Alan H Callon	35-92-31	0835300002	NE SW	40.00
Christensen, Merle D Christensen, Melvin B Roe, Debra G Christensen, Alan H Callon	34-92-31	0834200005	SE NE(EXC S .50 AC)	38.14
Corn Belt Power Cooperative	25-92-31	0825300004	LOT 150X150 IN SW PT SW SW	0.45
Dodd, David V	11-91-31	1211100004	SW NW	39.00
Dodd, David V	11-91-31	1211100005	SE NW	40.00
Dodd, David V Dodd, Jason Dodd, Tyler	11-91-31	1211300002	NW SW(EXC 4.39 AC TR IN NW COR)	34.81
Dodd, David V Dodd, Jason Dodd, Tyler	11-91-31	1211300005	PARCEL1 SE SW	38.86
Dodd, David V Dodd, Jason Dodd, Tyler	11-91-31	1211300004	SW SW	37.64
Dodd, David V Dodd, Jason Dodd, Tyler	11-91-31	1211300003	PARCEL 1 NE SW	40.18
Dornath Trust, Marvin and Janet	9-91-31	1209400002	NE SE	1.7
Dunn, Mark T Dunn, Terri L	33-92-31	0833400002	NE SE	38.63
Dunn, Steven J Dunn, Christine M	34-92-31	0834300001	NW SW	38.64

**LANDS RECOMMENDED FOR ANNEXATION
DRAINAGE DISTRICT NO. 168
POCAHONTAS COUNTY, IOWA
2021**

Deedholder(s)	S-T-R	Parcel Number	Legal Description	Benefited Area (ac)
Dunn, Steven J Dunn, Christine M	34-92-31	0834300004	SW SW(EXC S 418' W 418')	33.61
Finical, Karen	23-91-31	1223100003	NE NW(EX LOT 319.75' X555.15' NW PT)	10.8
Frerk, Daniel J Frerk, Diane J	10-91-31	1210300006	W 461.59' N 755.00' NW SW	6.1
Frerk, Daniel J Frerk, Diane J	10-91-31	1210300008	E 79' W 540.59' N 755' NW SW	1.3
Frey, Scott R Revocable Trust	12-91-31	1212300003	SW SW	37.65
Frey, Scott R Revocable Trust	12-91-31	1212300006	SE SW(EXC TRACTS IN SW PT)	34.63
Hutchinson Marital Trust, Daryl Dean Hutchinson Revocable Trust, Jeanne E	12-91-31	1212400004	SE SE	37.43
Hutchinson Marital Trust, Daryl Dean Hutchinson Revocable Trust, Jeanne E	12-91-31	1212400003	SW SE	38.64
Lange, Michael E Lange, Lori J	34-92-31	0834200003	W 724' N 435' NE NE	6.69
Malone, Cathy L	3-91-31	1203200004	SE NE	39.00
Malone, Cathy L	3-91-31	1203200002	NE NE	38.38
Malone, Cathy L	3-91-31	1203200001	NW NE	39.42
Malone, Cathy L	3-91-31	1203200003	SW NE	40.00
McCartan Family Trust	33-92-31	0833100004	SE NW	31.1
McCartan Family Trust	33-92-31	0833100003	SW NW	15.2
Moline Brothers Farms LLC	34-92-31	0834300005	SE SW	38.30
Moline Brothers Farms LLC	34-92-31	0834300002	NE SW	40.00
Naeve, Byron % Lorna Naeve	25-92-31	0825300006	SW SW N OF RY	20.74
Parris Irrevocable Trust, Tianna Kayla Parris Irrevocable Trust, Celine Sienna	4-91-31	1204100004	SE NW	37.6
Parris Irrevocable Trust, Tianna Kayla Parris Irrevocable Trust, Celine Sienna	4-91-31	1204200005	SW NE	40.00
Parris Irrevocable Trust, Tianna Kayla Parris Irrevocable Trust, Celine Sienna	4-91-31	1204400001	NW SE	40.00
Parris Irrevocable Trust, Tianna Kayla Parris Irrevocable Trust, Celine Sienna	4-91-31	1204400003	SW SE	39.00

**LANDS RECOMMENDED FOR ANNEXATION
DRAINAGE DISTRICT NO. 168
POCAHONTAS COUNTY, IOWA
2021**

Deedholder(s)	S-T-R	Parcel Number	Legal Description	Benefited Area (ac)
Parris Irrevocable Trust, Tianna Kayla Parris Irrevocable Trust, Celine Sienna	4-91-31	1204200008	SE NE (EX N 325' E 470')	35.74
Parris Irrevocable Trust, Tianna Kayla Parris Irrevocable Trust, Celine Sienna	4-91-31	1204300004	SE SW	6.6
Parris Irrevocable Trust, Tianna Kayla Parris Irrevocable Trust, Celine Sienna	4-91-31	1204300002	NE SW	16.2
Ricklefs Living Trust, Virgil L Ricklefs, Virgil L Ricklefs, Dennis	33-92-31	0833400005	SW SE(EXC 3.21 AC TR -842' E SW COR)	35.52
Ricklefs Living Trust, Virgil L Ricklefs, Virgil L Ricklefs, Dennis	33-92-31	0833400004	SE SE	36.81
Ricklefs, Dennis Ricklefs, Donna	33-92-31	0833400006	3.21 AC TR-842' E SW COR SW SE	2.78
Ripperger, James L Ripperger, Ronda L	35-92-31	0835100001	NW NW	37.65
Ripperger, James L Ripperger, Ronda L	35-92-31	0835300003	SW SW	36.96
Ripperger, James L Ripperger, Ronda L	35-92-31	0835300004	SE SW	38.34
Ripperger, James L Ripperger, Ronda Lyn	27-92-31	0827400005	E 700' S 525' SE SE	3.4
Ripperger, James L Ripperger, Ronda L	27-92-31	0827400004	SE SE(EXC E 700' S 525')	5.8
Ripperger, James L Ripperger, Ronda L	11-91-31	1211100002	NW NW(EXC S 536' W 310')	34.60
Ripperger, James L Ripperger, Ronda L	11-91-31	1211100003	NE NW	39.00
Royland Inc	2-91-31	1202100001	NW NW	38.48
Rush Farms LLC Rush Iowa Family Farm Living Trust	13-91-31	1213200001	NW NE	38.64
Rush Farms LLC Rush Iowa Family Farm Living Trust	13-91-31	1213100002	NE NW	38.64
Rush Farms LLC Rush Iowa Family Farm Living Trust	13-91-31	1213200002	NE NE	37.44
Rush Farms LLC Rush Iowa Family Farm Living Trust	13-91-31	1213100001	NW NW	37.64
Schneider Revocable Trust, Jeffry J	23-91-31	1223100002	LOT 319.75'X555.15' NW PT NE NW	1.5

**LANDS RECOMMENDED FOR ANNEXATION
DRAINAGE DISTRICT NO. 168
POCAHONTAS COUNTY, IOWA
2021**

Deedholder(s)	S-T-R	Parcel Number	Legal Description	Benefited Area (ac)
Shelgren, Edward D Shelgren, Judith K	34-92-31	0834400001	NW SE	40.00
Shelgren, Edward D Shelgren, Judith K	34-92-31	0834400003	SW SE	38.40
Shelgren, Edward D Shelgren, Judith K	34-92-31	0834400004	SE SE	36.99
Shelgren, Edward D Shelgren, Judith K	34-92-31	0834400002	NE SE	38.64
Shelgren, James F	34-92-31	0834200002	SW NE	40.00
Shelgren, Judith K	26-92-31	0826300004	SE SW	39.00
Shelgren, Judith K	26-92-31	0826300003	SW SW	38.00
Shelgren, Valinda S	26-92-31	0826400002	SW SE	39.00
Shelgren, Valinda S	26-92-31	0826200005	SE NE W OF RY	2.1
Shelgren, Valinda S Shelgren, Valinda	4-91-31	1204400002	NE SE	39.00
Shelgren, Valinda S Shelgren, Valinda	4-91-31	1204400004	SE SE	27.3
Siefken, Pauline	11-91-31	1211100001	S 536' W 310' NW NW	3.40
Smith, Dale E Smith, Waneeta R	2-91-31	1202300002	W 20.39' NE SW	0.44
Smith, Dale E Smith, Waneeta R	2-91-31	1202300001	NW SW	39.20
Smith, Dale E Smith, Waneeta R	2-91-31	1202300004	SW SW	38.33
Smith, Dale E Smith, Waneeta R	2-91-31	1202300005	W 20.39' SE SW	0.55
Sorensen, Larry N Sorensen, Karen K	12-91-31	1212300004	LOT 59 X 114 W CENT PT SE SW	0.15
Spaulding Trust Agreement of 2013, Lavern	3-91-31	1203100004	SE NW	40.00
Spaulding Trust Agreement of 2013, Lavern	4-91-31	1204200001	W 743.2' N 471' NW NE	6.84
Spaulding Trust Agreement of 2013, Lavern	3-91-31	1203100002	NE NW	39.64
Spaulding Trust Agreement of 2013, Lavern	4-91-31	1204100002	NE NW	37.9
Spaulding Trust Agreement of 2013, Lavern	3-91-31	1203100003	SW NW	39.00
Spaulding Trust Agreement of 2013, Lavern	3-91-31	1203100001	NW NW	38.79
Spaulding Trust Agreement of 2013, Lavern Spaulding Trust Agreement of 2013, Maureen	3-91-31	1203300005	SE SW	39.00

**LANDS RECOMMENDED FOR ANNEXATION
DRAINAGE DISTRICT NO. 168
POCAHONTAS COUNTY, IOWA
2021**

Deedholder(s)	S-T-R	Parcel Number	Legal Description	Benefited Area (ac)
Spaulding Trust Agreement of 2013, Lavern Spaulding Trust Agreement of 2013, Maureen	3-91-31	1203300001	NW SW	39.00
Spaulding Trust Agreement of 2013, Lavern Spaulding Trust Agreement of 2013, Maureen	4-91-31	1204200003	NW NE(EXC W 1253.9' N 471')	27.94
Spaulding Trust Agreement of 2013, Lavern Spaulding Trust Agreement of 2013, Maureen	4-91-31	1204200004	NE NE	38.99
Spaulding Trust Agreement of 2013, Lavern Spaulding Trust Agreement of 2013, Maureen	3-91-31	1203300004	E 1/2 SW SW	19.50
Spaulding Trust Agreement of 2013, Lavern Spaulding Trust Agreement of 2013, Maureen	3-91-31	1203300003	W 1/2 SW SW	15.3
Spaulding Trust Agreement of 2013, Lavern Spaulding Trust Agreement of 2013, Maureen	3-91-31	1203300002	NE SW	40.00
Sullivan, Pamela K et al	2-91-31	1202300006	SE SW(EXC W 20.39')	38.77
Sullivan, Pamela K et al	2-91-31	1202300003	NE SW(EXC W 20.39')	39.76
Summers, Paul A	4-91-31	1204200002	LOT 510.7'X459.3'- 743.2' E NW COR NW NE	4.72
Topliff Farms Inc	15-91-31	1215200004	SE NE	11.0
Topliff Farms Inc	15-91-31	1215200002	NE NE	35.3
Topliff Farms Inc	15-91-31	1215200001	NW NE	11.8
Trexel, Donald	10-91-31	1210200006	10 AC TR-657.41' E OF NW COR NW NE	9.66
Trexel, Donald	10-91-31	1210200002	NE NE	38.00
Trexel, Donald	10-91-31	1210200005	NW NE(EXC 10 AC TR- 657.41' E OF NW COR)	29.34
Trexel, Donald	10-91-31	1210100002	NE NW	39.00
Van Alstine, Margaret Et Al	25-92-31	0825300007	SE SW	9.2
Villa Village Mobile Home Park LLC	10-91-31	1210300004	SE SW	5.0
Villa Village Mobile Home Park LLC	10-91-31	1210100003	SW NW	39.00
Villa Village Mobile Home Park LLC	10-91-31	1210100001	NW NW	25.2
Villa Village Mobile Home Park LLC	10-91-31	1210400003	SW SE	19.3
Villa Village Mobile Home Park LLC	10-91-31	1210400004	SE SE	37.64
Villa Village Mobile Home Park LLC	10-91-31	1210400002	NE SE	39.00
Villa Village Mobile Home Park LLC	10-91-31	1210300002	NE SW	40.00
Villa Village Mobile Home Park LLC	10-91-31	1210400001	NW SE	40.00

**LANDS RECOMMENDED FOR ANNEXATION
DRAINAGE DISTRICT NO. 168
POCAHONTAS COUNTY, IOWA
2021**

Deedholder(s)	S-T-R	Parcel Number	Legal Description	Benefited Area (ac)
Villa Village Mobile Home Park LLC	10-91-31	1210300007	NW SW (EXC W 540.59' N 755.00')	19.8
White, John Walter	34-92-31	0834200001	NW NE	36.2
Whitmore, Mardella D Living Trust	9-91-31	1209200004	SE NE	20.4
Winkleblack, William J and Jeanette S Inter Vivos Trust	34-92-31	0834100001	NW NW	25.4
Winkleblack, William J and Jeanette S Inter Vivos Trust	34-92-31	0834100004	SE NW	39.85
Winkleblack, William J and Jeanette S Inter Vivos Trust	34-92-31	0834100002	NE NW	7.9
Rural Total				3,820.10 AC
TOTALS				3,820.18 AC