



**BOLTON  
& MENK**

Real People. Real Solutions.

Engineer's Report for

# Annexation

## Drainage District No. 18

## Worth County, Iowa

2017

**Submitted by:**

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

# Certification

Engineer's Report

for

Annexation

Drainage District No. 18

Worth County, Iowa

P12.108902

2017



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, 2018.

By:

*Jonathan P. Rosengren*

Jonathan P. Rosengren, P.E.

License No. 21661

Date:

*February 20, 2017*



**ENGINEER'S REPORT  
ANNEXATION  
DRAINAGE DISTRICT NO. 18  
WORTH COUNTY, IOWA  
2017**

The Worth County Board of Supervisors has appointed Bolton & Menk, Inc. as engineer to investigate and recommend the annexation of benefited lands not now included in Drainage District No. 18. With this report is a map of the 1,417-acre watershed that is tributary to the facilities of DD 18. That map shows the area of land now assessed for benefits from the DD 18 facilities and the 190 acres now recommended for annexation.

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 the several facilities of Drainage District No. 18. It is this engineer's opinion that all of the land areas shown in blue hatching on the included map, totaling approximately 190 acres, are tributary to the existing DD 18 facilities and are materially benefited by the facilities of Drainage District No. 18.

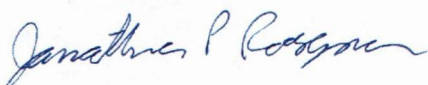
The benefits derived are material in that the surface and/or subsurface drainage of excess waters from each parcel is discharged through and removed by existing DD 18 facilities, which were designed in part to receive and pass said excess waters through Drainage District No. 18 and to discharge them to the improved outlet of DD 7 in Section 33 which is tributary to the Drainage District No. 23 Main Open Ditch. Each parcel of the watershed is also materially benefited by the improved drainage outlet brought closer by the establishment, construction and maintenance of the facilities of Drainage District No. 18.

Based on the information available to the engineer it is recommended that the board of supervisors pursue the annexation of the several benefiting parcels described herein. Listed for each forty acre or smaller parcel being recommended for annexation are the owner(s) of record, the legal description and 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 county road rights-of-way which adjoin the annexed parcels, will also be made eligible for assessment by this action. A schedule of lands benefited by the existing DD 18 facilities and recommended for annexation is included with this report.

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 Worth 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. 18 the lands ultimately determined to be benefited.

Respectfully submitted,  
Bolton & Menk, Inc.



Jonathan P. Rosengren, P.E.  
Senior Project Engineer

**LANDS RECOMMENDED FOR ANNEXATION  
DRAINAGE DISTRICT NO. 18  
WORTH COUNTY, IOWA  
2017**

Deedholder(s)	S-T-R	Parcel Number	Legal Description	Benefited Area (ac)
<b>Rural Parcels</b>				
ABBEY, ROBERT GENE TST UND 1/2 & VALEDA F. TRUST UND 1/2	31-99-22	0531100004	NE NW	5.89
	31-99-22	0531200002	NW NE EX. PAR.	2.04
	31-99-22	0531200002	NW NE EX. PAR.	8.06
EVANS, BETTY J	32-99-22	0532400004	NE SE ?	4.45
EVANS, ERIC A. & LORI A.	32-99-22	0532200003	SW NE	16.26
LANGFALD, RONALD & ARDIS <i>Dwight Contract</i>	31-99-22	0531200001	PARCEL IN NW NE	2.84
LEONARD, JULIE ANN & ANDERSON, JAMES ALLEN	32-99-22	0532100004	SE NW	10.12
OLSON, EDWARD E. & JULIA & LEILA	30-99-22	0530300004	SE SW	17.74
	30-99-22	0530300002	NE SW	2.64
	30-99-22	0530400001	NW SE EXC. PAR.	18.96
RAMSEY, NORMA M <i>Family Trust</i>	33-99-22	0533200004	NE NE	5.63
SWANSON, DEREK & JAMIE	30-99-22	0530200006	PAR IN NE NE EXC PAR	1.88
TENOLD, ARLYN & JUDITH REVOCABLE TRUST	29-99-22	0529100004	PT NE NW BRISTOL	4.47
VETTER, EMILY ET AL 1/2 & JONES FAMILY TRUST 1/2	30-99-22	0530200007	NE NE EX PARS	30.25
<b>Rural Parcels Total</b>				<u><u>131.25 Ac</u></u>



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DRAINAGE DISTRICT NO. 18  
WORTH COUNTY, IOWA  
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Deedholder(s)	S-T-R	Parcel Number	Legal Description	Benefited Area (ac)
<b>Joice City Limits</b>				
ANDERSON, ELLEN	29-99-22	0529426008	JOICE PAR. IN NE SE	0.24
	29-99-22	0529426007	JOICE PAR. IN NE SE	0.24
ARNESON, CURTIS & DILLA	28-99-29	0528313004	JOICE J & A SUB-DIV. LOT 4,BLK. 1	0.23
BUTLER, BRENT A & HEATHER J	28-99-22	0528309001	JOICE: ORIGINAL TOWN - JOICE BLOCK:12 LOT:1 & 2	0.32
CARTER, ROGER L. & LYNDA P.	29-99-22	0529426001	JOICE PAR. IN NE SE	1.00
DE VRIES, DAVID M. & SANDRA M.	28-99-22	0528309002	JOICE ORIG. LOTS 3 & 4,BLK. 12	0.32
FUNK, CHRISTEN A.	28-99-33	0528309004	JOICE ORIG. LOTS 11 & 12,BLK. 12	0.32
GESME, MARILYN	29-99-22	0529426006	JOICE PAR. IN NE SE	0.24
HEAGEL, CHAD C. & GLORIA I.	28-99-27	0528313006	JOICE J & A SUB-DIV. LOT10, BLK. 1	0.23
HEINTZMAN, JON & MELISSA	28-99-27	0528351004	JOICE J & A SUB-DIV. LOT 4,BLK. 2	0.12
HOLT, MARILYN	29-99-22	0529426003	JOICE: PAR 91'X 140' IN NE SE	0.29
JORTH, RANDY R & CINDY J	28-99-23	0528313010	JOICE: JORTH & ANDERSON SUB BLOCK:1 LOT:6	0.24
	28-99-24	0528313009	JOICE J & A SUB-DIV. LOT 7,BLK. 1	0.23

*Knudtson, Kevin  
Brooke*

**LANDS RECOMMENDED FOR ANNEXATION  
DRAINAGE DISTRICT NO. 18  
WORTH COUNTY, IOWA  
2017**

Deedholder(s)	S-T-R	Parcel Number	Legal Description	Benefited Area (ac)
<b>Joice City Limits</b>				
LIEN, MARDENE S.	28-99-27	0528313011	JOICE JORTH & ANDERSON SUB BLOCK:1 LOT:LOTS 1 & 2	0.46
LUEDTKE, DEANNA L REVOCABLE TRUST	28-99-22	0528309003	JOICE: ORIGINAL TOWN - JOICE BLOCK:12 LOT:5 & 6	0.32
MOE, DAVID R. & CAROL P.C.	28-99-22	0528351003	JOICE J & A SUB-DIV. LOT 3,BLK. 2	0.24
	28-99-22	0528351002	JOICE J & A SUB-DIV. LOT 2BLK. 2	0.24
	28-99-22	0528351001	JOICE J & A SUBDIV. LOT 1,BLK 2	0.24
PETERSON, KEVIN L	28-99-30	0528313003	JOICE: JORTH & ANDERSON SUB BLOCK:1 LOT:3	0.23
PETERSON, LARRY D & KATHRYN A	29-99-22	0529426004	JOICE PAR IN E 1/2 SE	0.48
POLEY, GARFIELD E. & DEBRA J.	29-99-22	0529426005	JOICE PT. E 1/2 SE	0.54
SELL, JAMES E. & JUDY A.	28-99-31	0528309006	JOICE ORIG. LOTS 8 & 9,BLK. 12, EX. W 4 1/2'	0.31
SHAFFER, RICHARD J & JAYNE	28-99-28	0528313005	JOICE: JORTH & ANDERSON SUB BLOCK:1 LOT:5	0.24
SMITH, JEREMY L & LIEN, CARRIE S	28-99-30	0528309007	JOICE ORIG. LOT 7, BLK. 12	0.16
TENOLD, ARLYN & JUDITH REVOCABLE TRUST	29-99-22	0529426002	JOICE NE SE EXC PARS	35.53
	29-99-22	0529200010	JOICE SE NE EX PAR	14.89
	29-99-22	0529200004	JOICE SE PT NW NE	0.49

*Contract  
H.O. and  
Road  
Lorri*

**LANDS RECOMMENDED FOR ANNEXATION  
DRAINAGE DISTRICT NO. 18  
WORTH COUNTY, IOWA  
2017**

Deedholder(s)	S-T-R	Parcel Number	Legal Description	Benefited Area (ac)
<b>Joice City Limits</b>				
THORSON, CRAIG A.	28-99-26	0528313007	JOICE J & A SUB-DIV. LOT 9, BLK. 1	0.23
VONHAGEN, DENNIS D.	28-99-32	0528309005	JOICE ORIG. W 4 1/2' LOT 9 & ALL LOT 10, BLK. 12	0.18
WONSMOS, JOHN H. & JUDITH V.	28-99-25	0528313008	JOICE J & A SUB-DIV. LOT 8, BLK. 1	0.23
City of Joice	28-99-27	0529426009 ✓		0.00
<b>Joice City Limits Total</b>				<u><u>59.03 Ac</u></u>



# Lands Recommended for Annexation

Worth County, IA

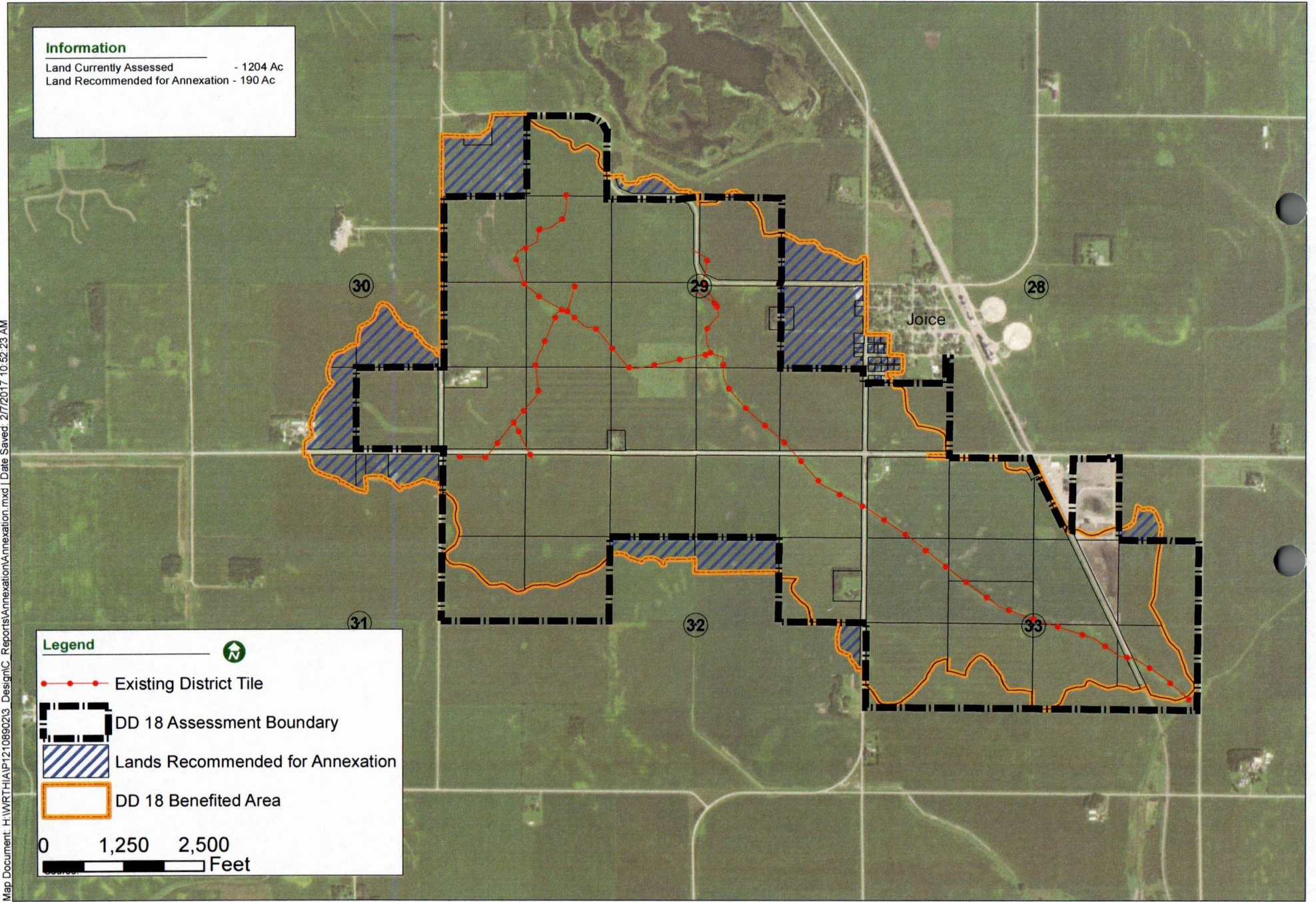
Drainage District No. 18

February 2017



**Information**  
Land Currently Assessed - 1204 Ac  
Land Recommended for Annexation - 190 Ac

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**Legend**

- Existing District Tile
- DD 18 Assessment Boundary
- Lands Recommended for Annexation
- DD 18 Benefited Area

0 1,250 2,500 Feet