

ENGINEER'S REPORT FOR ANNEXATION

DRAINAGE DISTRICT NO. 26 OSCEOLA COUNTY, IOWA

JANUARY 2017
PROJECT NO. 14-17364

REPORT FOR:
Drainage District No. 26
Osceola County
Iowa

FROM:
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ISG
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The logo for ISG, consisting of the letters 'ISG' in a bold, sans-serif font, centered within a dark gray square.

ENGINEER'S REPORT


FOR

ANNEXATION

DRAINAGE DISTRICT NO. 26

OSCEOLA COUNTY, IOWA

PROJECT NO. 14-17364

	<p>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.</p> <p><i>Ivan D. Droessler</i> <i>1/20/2017</i></p> <hr/> <p>Ivan D. Droessler, P.E. Date</p> <p>License No.: 11837</p> <p>My License Renewal Date is December 31, 2017</p>
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**ISG
1725 NORTH LAKE AVENUE
STORM LAKE, IOWA 50588**

**ENGINEER'S REPORT FOR
ANNEXATION
DRAINAGE DISTRICT NO. 26
OSCEOLA COUNTY, IOWA**

On February 25, 2016, the Osceola County Board of Supervisors, acting as Trustees for Drainage District No. 26, found that additional lands contiguous to the District appeared to be benefited by the facilities of the District. The Board adopted a Resolution of Necessity and appointed I+S Group (ISG) to investigate and report on the location and extent of the benefited lands which are not currently assessed in the District but drain to the open ditch of Drainage District No. 26. Section 468.119 of the Iowa Code states "...if the board becomes convinced that additional lands contiguous to the district, and without regard to county boundaries, are benefited by the improvement to said district as contemplated in Section 468.126, the Board may adopt with or without a petition from owners of the proposed annexed lands, a resolution of necessity for annexation of such additional land."

Our investigation found there to be 202.0 acres of farm land and 1.15 acres of right-of-way for county roads that drain into the Main Tile of Drainage District No. 26 that are not assessed for benefit by Drainage District No. 26.

During the course of the Engineer's investigation, each parcel under consideration was reviewed for benefit in the field by consulting past district plans and plats, aerials photography, USGS topographic maps and USDA soil survey maps. The parcels were investigated in regard to relation, elevation and condition of drainage with reference to Drainage District 26, all as required by law. From this investigation, a new plat was made showing the parcels benefited and recommended for annexation.

Based on the information available to the Engineer, it is recommended that the Board of Supervisors consider annexation of the parcels described herein and shown on the attached plat. Each parcel listed is benefited by Drainage District No. 26 in that surface and/or subsurface drainage from these parcels is discharged through the facilities of the District.

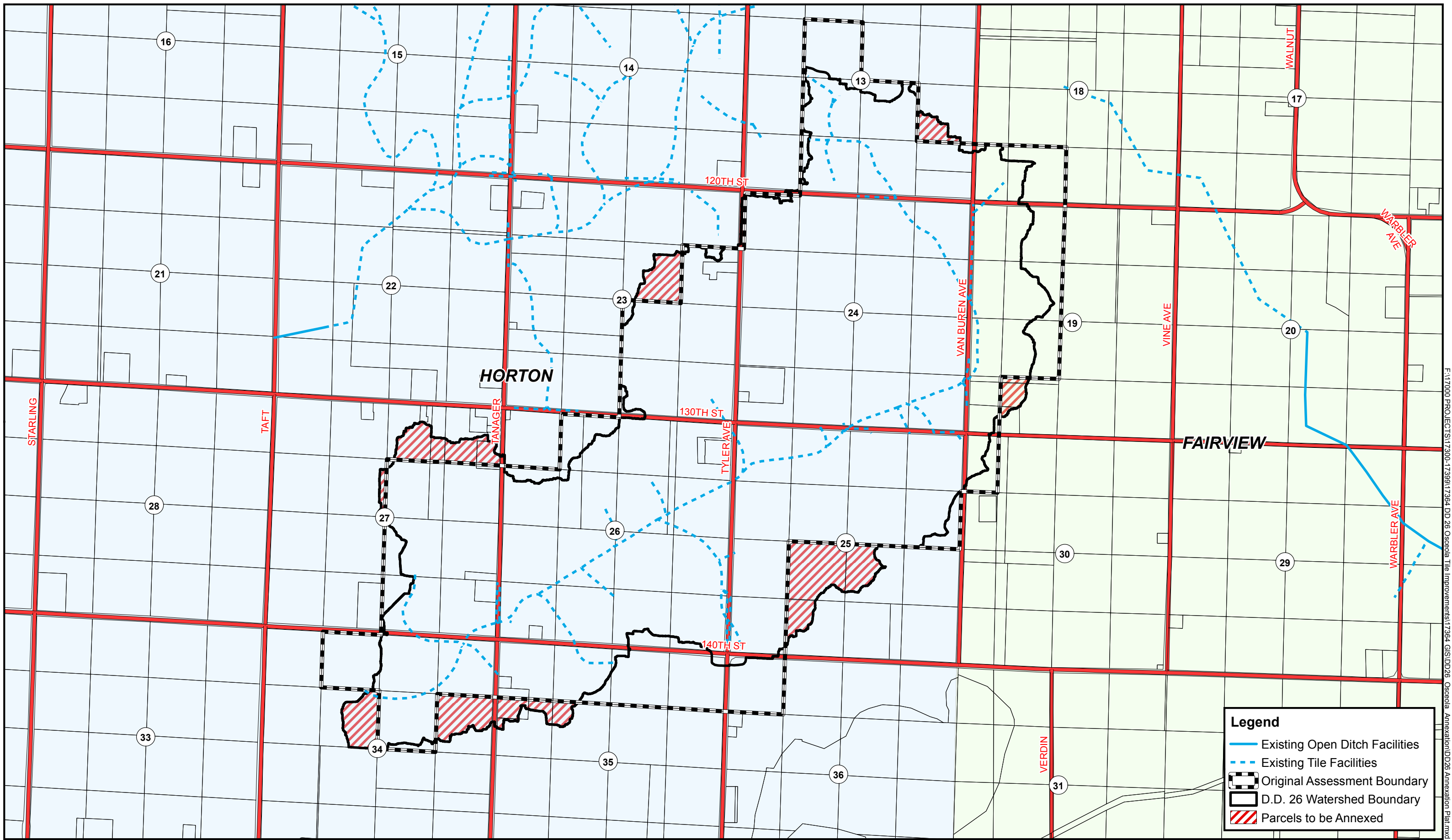
Each forty acre tract or subdivide recommended for annexation is listed in Appendix B along with the owner(s) of record, the legal description, and the approximate number of benefited

acres within the parcel. Road and drainage ditch right-of-way adjacent to these parcels is also intended to be annexed.

In aggregate, it is proposed that **203.15** acres of benefited land and right-of-way in **eighteen (18)** parcels be annexed to Drainage District 26. Annexation of these lands is considered feasible, expedient and for the public good. It is, therefore, recommended the Board of Supervisors of Osceola County, acting as Trustees for Drainage District 26, take appropriate steps to accomplish the following:

1. Tentatively approve this report
2. Notify all landowners to be annexed and hold the required public hearing.
3. Approve Annexation to the overall Drainage District No. 26, the lands determined to be benefited. Furthermore, approve the addition of lands to the assessment schedule.

APPENDIX A: ANNEXATION PLAT MAPS



Legend

- Existing Open Ditch Facilities
- - - Existing Tile Facilities
- Original Assessment Boundary
- D.D. 26 Watershed Boundary
- Parcels to be Annexed

ISG

0 1,000 2,000 4,000 Feet

1 inch = 2,000 feet

PN: 14-17364

Source:

ISG
Osceola County Assessor
Iowa DNR
USDA NRCS

DD 26 Main Tile
Osceola County, Iowa
Tuesday, January 17, 2017

Annexation Plat

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APPENDIX B: ANNEXATION LIST OF OWNERS

D.D. NO. 26 MAIN TILE
 OSCEOLA COUNTY, IOWA
 ANNEXATION LIST OF OWNERS



LANDOWNER(S)	PIN	SEC.-TWP.	BENEFITED PARCEL	GROSS BENEFIT ACRES	COUNTY ROAD ACRES	NET BENEFIT ACRES
T100N R39W, FAIRVIEW TOWNSHIP						
JACKIE'S FARMS LLC	070011934010	19-100-39	SE1/4 SW1/4 TRACT	2.00		2.0
PEDLEY, MERL & SARAH	070011934020	19-100-39	SE1/4 SW1/4 TRACT	7.00		7.0
PEDLEY, KEITH D & BARBARA J	070011934030	19-100-39	SE1/4 SW1/4 TRACT	1.00		1.0
T100N R40W, HORTON TOWNSHIP						
DAKE, DUANE R	200021341000	13-100-40	NE1/4 SE1/4	10.00		10.0
BREMER DECLARATION OF TRUST, NORBERT D	200022313000	23-100-40	SW1/4 NE1/4	21.00		21.0
AREND REVOCABLE INTER VIVOS TRUST,CLAYTON C-ETAL	200022531000	25-100-40	NE1/4 SW1/4	36.00		36.0
	200022534000	25-100-40	SE1/4 SW1/4 LESS CONSERVATION TR	11.00		11.0
KOOIMA REVOCABLE TRUST, KATHRYN D	200022542000	25-100-40	NW1/4 SE1/4	16.00		16.0
LAVERMAN REVOCABLE TRUST, MARLIN D	200022711040	27-100-40	NE1/4 NE1/4 W/EXC	10.00		10.0
	200022711060	27-100-40	NE1/4 NE1/4 TRACT	6.20	0.20	6.0
	200022712010	27-100-40	E 10 AC NW1/4 NE1/4	4.00		4.0
GLADE IRREVOCABLE TRUST, LOIS B	200022712020	27-100-40	W30 AC NW4 NE4 W/EXC	13.00		13.0
SCHMIDT REVOC TR, DONALD A & MARY LOUISE-6.11 EA	200022724000	27-100-40	SE1/4 NW1/4 (CLINE'S)	3.00		3.0

D.D. NO. 26 MAIN TILE
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 ANNEXATION LIST OF OWNERS



LANDOWNER(S)	PIN	SEC.-TWP.	BENEFITED PARCEL	GROSS BENEFIT ACRES	COUNTY ROAD ACRES	NET BENEFIT ACRES
RUETER REVOCABLE TRUST, MARY CHRISTINE	200023414000	34-100-40	SE1/4 NE1/4	25.40	0.40	25.0
	200023424000	34-100-40	SE1/4 NW1/4	20.00		20.0
WASSMAN FARM CO	200023523010	35-100-40	SW4 NW4 EXC PT PAR A	5.20	0.20	5.0
	200023524000	35-100-40	SE1/4 NW1/4	6.00		6.0
BLOCK, TROY D & MEGGAN M	200023523030	35-100-40		6.35	0.35	6.0
TOTAL SUMMARY				18 PARCELS		NET ACRES = 202.0
						COUNTY SECONDARY ROADS = 1.15
						TOTAL BENEFIT ACRES = 203.15