



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

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## ***COMMISSIONERS' REPORT***

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# **WINNEBAGO COUNTY DRAINAGE DISTRICT NO. 89**

Main & Lateral 1, 2 & 4 Tile  
Lateral 8 & 7 Tile  
Lateral 3 Tile  
Lateral 5, 5A & 5B Tile  
Lateral 6 & 6B Tile

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### **TRUSTEES: Winnebago County Boards of Supervisors**

Terry Durby  
Bill Jensvold  
Susan Smith

Karla Weiss, County Auditor  
Kris Oswald, Drainage Administrator

**Commissioners:** Tim Missal  
Harlan Nyhus  
Collin J. Klingbeil, PE


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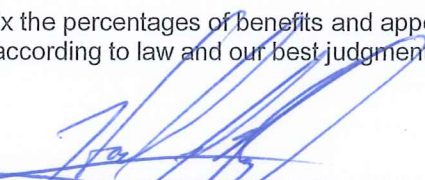
**JW PROJECT E22104**

**COMMISSIONERS' OATH  
FOR RECLASSIFICATION OF  
WINNEBAGO COUNTY DRAINAGE DISTRICT NO. 89**

In accordance with Section 468.38 of the Code of Iowa, we are resident freeholders of Winnebago County in which Drainage District No. 89 is located. We are not living within, nor interested in any lands included in said district, nor related to any party whose land is affected thereby.

We agree to perform the duties of classification of said lands, fix the percentages of benefits and apportion and assess the costs and expenses of constructing the said repair according to law and our best judgment, skill and ability.

Signed   
Tim Missal

Signed   
Harlan Nyhus

Date 2/15/24

Date 2/15/24

In accordance with Section 468.38 of the Code of Iowa, I am a Licensed Civil Engineer in the State of Iowa (License #24741).

I agree to perform the duties of classification of said lands, fix the percentages of benefits and apportion and assess the costs and expenses of constructing the said improvement according to law and my best judgment, skill and ability.

Signed   
Collin J. Klingbeil, PE

Date 2/15/24

**REPORT OF COMMISSION FOR CLASSIFICATION OF LANDS BENEFITED  
BY THE  
Main Tile & Laterals' 1, 2, 3, 4, 5, 5A, 5B, 6, 6B, 7, & 8 Tile  
IN  
WINNEBAGO COUNTY DRAINAGE DISTRICT NO. 89**

Dear Trustees:

Pursuant to your action appointing the undersigned as commissioners to inspect and classify lands that are drained by the facilities of Winnebago County Drainage District No. 89, we, as commissioners, subscribed to oath to perform said duty and proceeded to examine the drainage system and the lands the system was designed to serve.

Drainage District No. 89 was established in 1919. A Main Tile and several laterals were constructed as part of the original improvements. We note that the original **Laterals 6A and 8 tile** have been plugged and abandoned as part of a Natural Resources Conservation Service (NRCS) wetland restoration project and are thus not included in this reclassification.

We also note that **Lateral 9 tile** is located completely within county road right-of-way (ROW) and according to Iowa Code Winnebago County Secondary Roads is responsible for the cost of repairs, therefore a schedule for Lateral 9 is not necessary.

Finally, we split the original Main Tile into two segments, for better equitability for future repairs and/or improvements. The upper segment was named **Lateral 8 tile**, not to be confused with the original Lateral 8 tile that has been plugged and abandoned.

The following five (5) schedules were developed for levying the costs of future repairs and improvements:

1. Main, Lateral 1, Lateral 2, and Lateral 4 Tile
2. Lateral 8 and 7 Tile
3. Lateral 3 Tile
4. Lateral 5, 5A, and 5B Tile
5. Lateral 6 and 6B Tile

Classification is required to be equitably based on benefit received from the district facility. As such, each tract of land has been inspected and classified on a graduated scale of one hundred (100) as per Iowa Code Section 468.39, where the parcel with highest benefit is marked 100 and the remaining parcels are marked as a percentage in proportion to the highest benefiting parcel.

Benefits of a drainage district facility may include, but are not limited to, providing an outlet for the drainage of said lands, bringing an outlet closer, relieving the lands from overflow, and protecting and relieving the lands from damage by erosion.

In order to quantify benefits we considered several factors. The combination of all the benefit factors for a particular tract determines its overall benefit. A general description of the factors considered is included below.

- **Land Area:** the more land area in a particular tract that utilizes a district facility, the more benefit the tract receives from said facility.

- **Soil Type:** looks at the need for drainage based on the soil type of the land and its corresponding characteristics in relation to drainage. The soils that would benefit the most from drainage in an agricultural setting are generally those that are frequently flooded/ponded, are poorly drained, and would be prime farmland if drained. Conversely, soils that are naturally well drained have less of a need for supplemental drainage and thus have a lower benefit from a drainage district facility.
- **Distance from the Facility:** looks at how far the parcel is away from the district facility. The distance is determined based on topography and how water would flow, not as a straight line distance. Lands closest to the district facility have the advantage of ease of access, whereas lands further from the facility must utilize a much more substantial system (private or district) to utilize the facility.
- **Use of the Facility:** looks at how much of a district facility is used in draining the land. In other words, for a district tile/ditch one (1) mile in length, lands whose water flows through the entire length of tile/ditch should pay more than lands near the downstream end of the tile whose water only flows through a fraction of the length of the system.
- **Generation of Runoff:** looks at how much surface runoff is generated on the land from a rainstorm. The more runoff generated, the higher the benefit. Cropland generates less runoff than paved surfaces such as roads, and thus has a lower runoff factor than gravel or paved roads.
- **Adjustment Factor:** Iowa Code 468.40 requires that for state-owned wetlands the benefits cannot consider any benefit realized if the wetland were drained or converted to another land use. The restored wetland areas on publicly owned ground still benefit from the facilities of DD89. When the water level exceeds the permanent pool elevation water enters the tile system through an intake. Additionally, there are also still areas of public land that have operational tile systems, some of which were installed as part of the wetland restoration projects. However, we acknowledge the benefit is less than it would be for agricultural lands. We therefore have applied an adjustment factor of 0.8 (20% reduction) to these public lands. We have also applied an adjustment factor of 0.7 (30% reduction) to the timberland in the W ½ SW ¼ of Section 22. The land has been forested since at least the 1930's and is extremely unlikely to ever be farmed. It is also not tiled nor ever expected to be tiled.

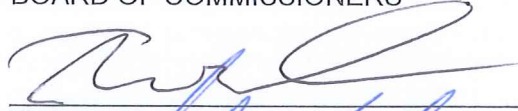
We hereby submit our report, in tabulated form setting forth:

1. Parcel Number
2. The names of the owners as shown by the transfer books of the auditor's office
3. Section – Township – Range
4. Legal description
5. Benefited Acres
6. Benefit Units, calculated benefit units based on our classification. Can be considered a conceptual assessment dollar amount assuming the sum of all assessments in the schedule is equal to the levy. The proportionality will not change with any amount levied against the assessment schedule.
7. The classification of benefits derived relative to a 100% benefit assigned to the tract having the greatest benefit
8. Percent of Total Benefit

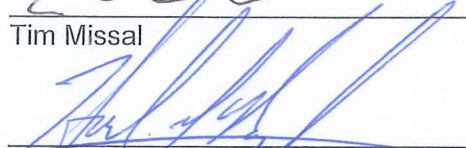
It is the recommendation of the commissioners that this report be adopted.

Respectfully submitted,

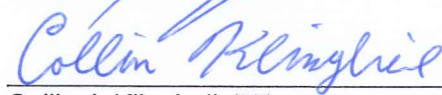
BOARD OF COMMISSIONERS



\_\_\_\_\_  
Tim Missal



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Harlan Nyhus

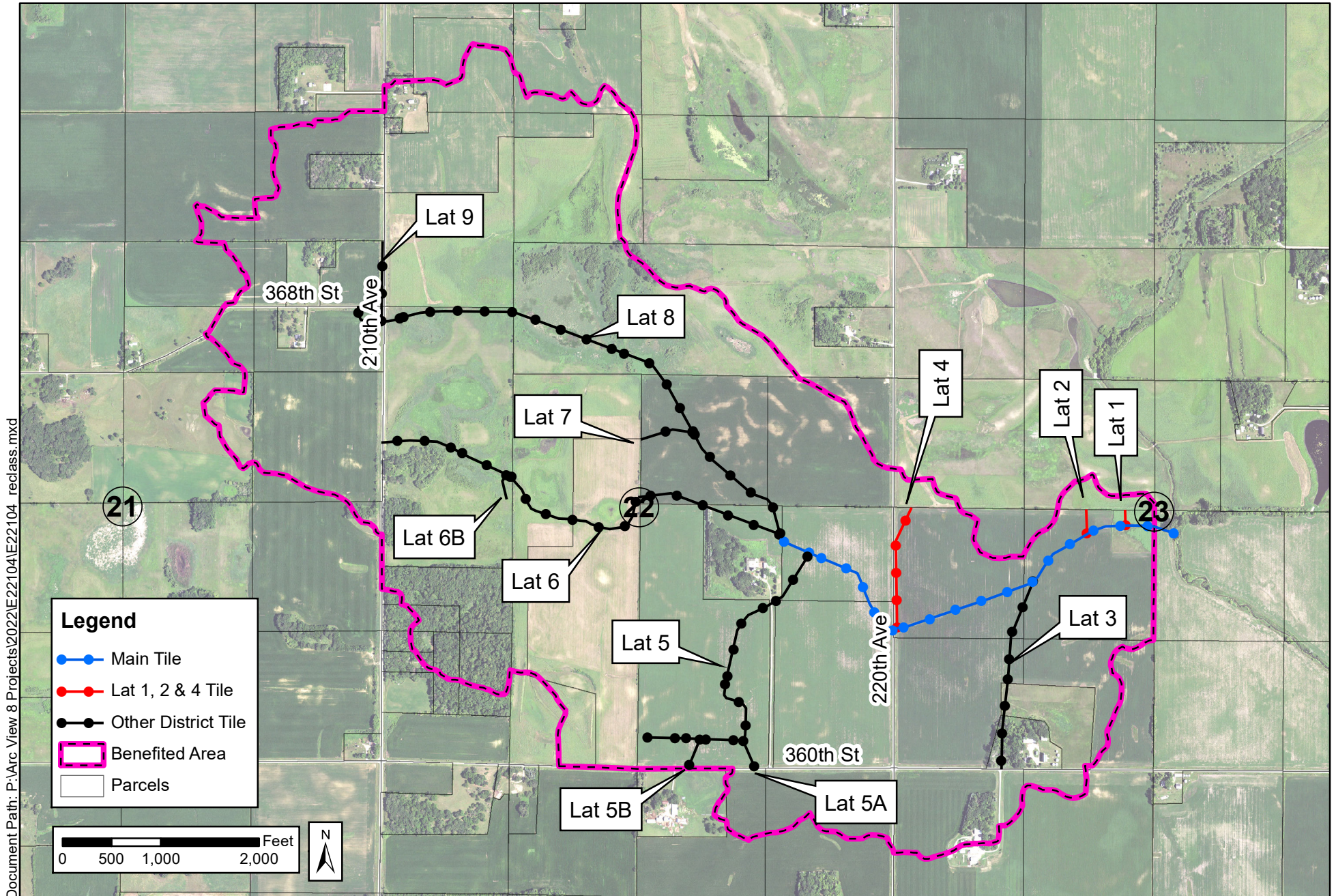


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Collin J. Klingbeil, PE

Date: Feb. 15, 2024

# Drainage District No. 89 Main, Lat 1, Lat 2, and Lat 4 Tile Benefited Lands Map

Winnebago County, Iowa



DRAINAGE DISTRICT NO. 89  
RECLASSIFICATION OF LANDS FOR DRAINAGE BENEFITS

PARCEL NO.	NAME OF OWNER	LOCATION		AREA BENEFITED (ACRES)	BENEFIT UNITS	CLASS (% OF MAX)	PERCENT OF TOTAL (%)
		SECTION	LEGAL DESC.				
1221200008	BENSON AARON P	21-98-23	SW NE	6.60	231.74	1.58%	0.23%
1222300601	BENSON JANE E	22-98-23	S 1/2 NW SW	13.60	824.97	5.63%	0.82%
1222300602	BENSON JANE E	22-98-23	E 10 A OF N 25 A SW SW	6.80	151.60	1.03%	0.15%
1222300603	BENSON JANE E	22-98-23	E 5 A OF W 15 A OF N 25 A SW SW	2.70	76.26	0.52%	0.08%
1222300604	BENSON JANE E	22-98-23	COM AT SW COR NW SW TH E 48 RDS TH N 16.5 RDS TH W 48 RDS TH S 16.5 RDS	2.90	182.58	1.25%	0.18%
1215300014	BROWER ANDREW	15-98-23	PARCEL "C" BEING A PART OF SW1/4 DESC BY PLAT DOC 2021- 1682	3.80	256.87	1.75%	0.26%
1223100003	BUFFINGTON BRUCE L ETAL	23-98-23	SW NW	3.40	345.71	2.36%	0.35%
1223100004	BUFFINGTON BRUCE L ETAL	23-98-23	SE NW	4.50	165.60	1.13%	0.17%
1222200003	FC SEVERSON FARMS LLC	22-98-23	SW NE	40.00	4,107.27	28.01%	4.11%
1222200004	FC SEVERSON FARMS LLC	22-98-23	SE NE	29.40	3,106.16	21.18%	3.11%
1222300003	GANNON LINDA L	22-98-23	N 1/2 OF W 32 RDS OF 25 RDS SW SW	1.10	78.84	0.54%	0.08%
1221200006	HAUGE TERRY A & VIRGINIA	21-98-23	A TR IN S1/2 NE NE BEG 661' S & 776.7' W OF NE COR TH S 4*25' W 422' TH N	2.61	163.04	1.11%	0.16%
1215300008	HOLTAN VALERE ETAL	15-98-23	NE SW EX TR 470 X 470 DESC BY PLAT DOC # 001077 ACCESS EASEMENT DEED DOC # 2016- 1925	5.00	250.10	1.71%	0.25%
1215300011	HOLTAN VALERE ETAL	15-98-23	SE SW EX PLAT DOC 2017-1722 CONT 34.58 ACRES ACCESS EASEMENT DEED DOC # 2016- 1925	5.42	302.06	2.06%	0.30%
1215300002	HOLTAN VALERE G & SANDY L	15-98-23	NW SW EX TR IN NW COR ACCESS EASEMENT DEED DOC # 2016-1925	10.60	659.10	4.49%	0.66%

Benefit units can be viewed as a dollar assessment amount for a theoretical levy of \$100,000. Actual assessments are proportionately adjusted based on the total amount actually levied.

DRAINAGE DISTRICT NO. 89  
 RECLASSIFICATION OF LANDS FOR DRAINAGE BENEFITS

PARCEL NO.	NAME OF OWNER	LOCATION		AREA BENEFITED (ACRES)	BENEFIT UNITS	CLASS (% OF MAX)	PERCENT OF TOTAL (%)
		SECTION	LEGAL DESC.				
1215300009	HOLTAN VALERE G & SANDY L	15-98-23	SW SW EX A TR 443.2' E & W BY 387.3' N & S IN NW COR SW SW EX A TRACT DESC IN DOC 2017-1722 CONT 35.05 ACRES ACCESS EASEMENT DEED DOC # 2016-1925	18.26	1,387.40	9.46%	1.39%
1215300010	IOWA DEPT OF NATURAL RESOURCES	22-98-23	PART OF THE SW SW SECTION 15 & PART OF NW NW DESC BY PLAT DOC 2017-1722 ACCESS EASEMENT DEED DOC # 2016-1925	36.05	4,672.40	31.86%	4.67%
1215300012	IOWA DEPT OF NATURAL RESOURCES	15-98-23	A PART OF THE SE1/4 OF THE SW1/4 AND A PART OF THE SW SE DESC BY PLAT IN DOC # 2017-1722 EX THAT PART IN THE SW OF THE SE & N1/2 SW SE ACCESS EASEMENT DEED DOC # 2016-1925	34.58	3,859.04	26.32%	3.86%
1222300011	IOWA DEPT OF NATURAL RESOURCES	22-98-23	E 1/2 SW 1/4 AND SE 1/4 NW 1/4 EX FOR WRP EASEMENT RECORDED IN DOC 2017-1198 AND EX ROW DESC IN DOC 2018-1172	61.90	5,127.61	34.97%	5.13%
1222300012	IOWA DEPT OF NATURAL RESOURCES	22-98-23	E 1/2 SW 1/4 AND SE 1/4 NW 1/4 WRP EASEMENT RECORDED IN DOC 2017-1198 AND ROW DESC IN DOC 2018-1172	46.70	5,435.96	37.07%	5.44%
1223300001	JOHNSON ALAN T & LINDA A	23-98-23	NW SW	33.60	4,635.30	31.61%	4.64%
1223300002	JOHNSON ALAN T & LINDA A	23-98-23	NE SW	38.40	2,098.23	14.31%	2.10%

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		SECTION	LEGAL DESC.	(ACRES)		(% OF MAX)	(%)
1223300005	JOHNSON ALAN T & LINDA A	23-98-23	SW SW EX PART OF PARCEL "C" & "D" DESC BY PLAT DOC # 2021-1397	32.80	4,302.33	29.34%	4.30%
1223300008	JOHNSON ALAN T & LINDA A	23-98-23	SE SW EX PART OF PARCEL "C" & "D" DESC BY PLAT DOC # 2021-1397	14.20	643.17	4.39%	0.64%
1222400006	JOHNSON IVAN L REVOC TRUST & PHYLLIS M REVOC TRUST	22-98-23	SE1/4 OF EX A TR CONT 44.37 A DESC IN BK 268 PG 33	111.63	14,663.96	100.00%	14.66%
1222400008	JOHNSON IVAN L TRUST & PHYLLIS M TRUST	22-98-23	E 24.26 A OF NE SE DESC IN BK 303 PG 420	24.26	4,139.38	28.23%	4.14%
1216400005	KEHM JOHN	16-98-23	COM SE COR SE SE TH N 540' ALONG E LINE TO BEG TH 760' E & W BY	5.70	301.67	2.06%	0.30%
1227200007	KINGLAND JOHN & MICHELLE	27-98-23	TR IN NW NE DESC IN BK 268 PG 55 PLAT IN BK 5 PG 55	0.50	48.37	0.33%	0.05%
1223300006	KNUDTSON JOSEPH R & BRIANA C	23-98-23	PARCEL "C" IN S1/2 SW1/4 DESC BY PLAT DOC # 2021-1397	6.92	506.03	3.45%	0.51%
1223300007	KNUDTSON JOSEPH R & BRIANA C	23-98-23	PARCEL "D" IN S1/2 SW1/4 DESC BY PLAT DOC # 2021-1397	11.53	845.68	5.77%	0.85%
1227200004	MILLER DIANE	27-98-23	NE NE	17.80	2,067.92	14.10%	2.07%
1227200008	MILLER DIANE	27-98-23	NW NE EX A TR CONT 14.25 A DESC IN PLAT BK 5 PG 40	5.80	599.51	4.09%	0.60%
1221200002	MILLER JOSH	21-98-23	N1/2 NE NE COM 498' W OF NE COR TH S 266' TH W 156' TH S 397.65' TH W 343' TH	5.93	513.31	3.50%	0.51%
1226100001	NELSON DAVID J	26-98-23	NW NW	21.70	1,090.37	7.44%	1.09%
1226100005	NELSON DAVID J	26-98-23	NE NW	2.80	151.21	1.03%	0.15%
1216400003	QUAD H FARMS LLC & HOLLAND SHARON K	16-98-23	SW SE	3.60	215.86	1.47%	0.22%

Benefit units can be viewed as a dollar assessment amount for a theoretical levy of \$100,000. Actual assessments are proportionately adjusted based on the total amount actually levied.

DRAINAGE DISTRICT NO. 89  
 RECLASSIFICATION OF LANDS FOR DRAINAGE BENEFITS

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		SECTION	LEGAL DESC.				
1216400004	QUAD H FARMS LLC & HOLLAND SHARON K	16-98-23	SE SE EX TR COM SE COR CONT 6.11 A MORE OR LESS	26.90	1,827.99	12.47%	1.83%
1221200001	RILEY DIANNE A & FRANK W	21-98-23	N 1/2 NW NE	2.50	129.31	0.88%	0.13%
1221200003	RILEY DIANNE A & FRANK W	21-98-23	N1/2 NE NE EX COM 498' W OF NE COR TH S 266' TH W 156' TH S 397.65' TH	12.27	989.92	6.75%	0.99%
1221200005	RILEY DIANNE A & FRANK W	21-98-23	10.5 A S OF RD S 1/2 NW NE	4.60	416.26	2.84%	0.42%
1221200007	RILEY DIANNE A & FRANK W	21-98-23	S1/2 NE NE EX A TR IN S1/2 NE NE BEG 661' S & 776.7' W OF NE COR TH	15.67	1,614.46	11.01%	1.61%
1221200009	RILEY DIANNE A & FRANK W	21-98-23	SE NE	34.40	2,417.02	16.48%	2.42%
1221400002	RILEY DIANNE A & FRANK W	21-98-23	E 41.25A N 1/2 SE	1.20	87.21	0.59%	0.09%
1222400007	SEGERSTROM DEREK SCOTT & REBECCA LEE	22-98-23	A TR IN SE1/4 DESC BY METES & BDS IN BK 268 PG 33 EX TR DESC IN BK 303 PG 420	20.11	3,259.51	22.23%	3.26%
1222300004	THOMPSON DAVID O & ROSEMARY E	22-98-23	S 1/2 OF W 32 RDS OF N 25 RDS SW SW	0.50	15.01	0.10%	0.02%
1215300003	VANHOOSER SALLY A	15-98-23	A TR OF LAND DESC AS COM AT NW COR OF SW TH S ALONG SEC LINE 1386.6' TO	0.65	32.01	0.22%	0.03%
1222100003	WINNEBAGO COUNTY	22-98-23	SW NW & S 1/2 NW NW & N 1/2 NW SW SUBJECT TO WRP EASMENT PLAT #2010-	76.97	8,380.71	57.15%	8.38%
1222200002	WINNEBAGO COUNTY	22-98-23	N 1/2 NE & NE NW	63.50	9,130.84	62.27%	9.13%
0000000003	WINNEBAGO COUNTY SECONDARY ROADS			25.89	3,493.14		3.49%
			TOTAL	958.25	100,000.00		100.00%

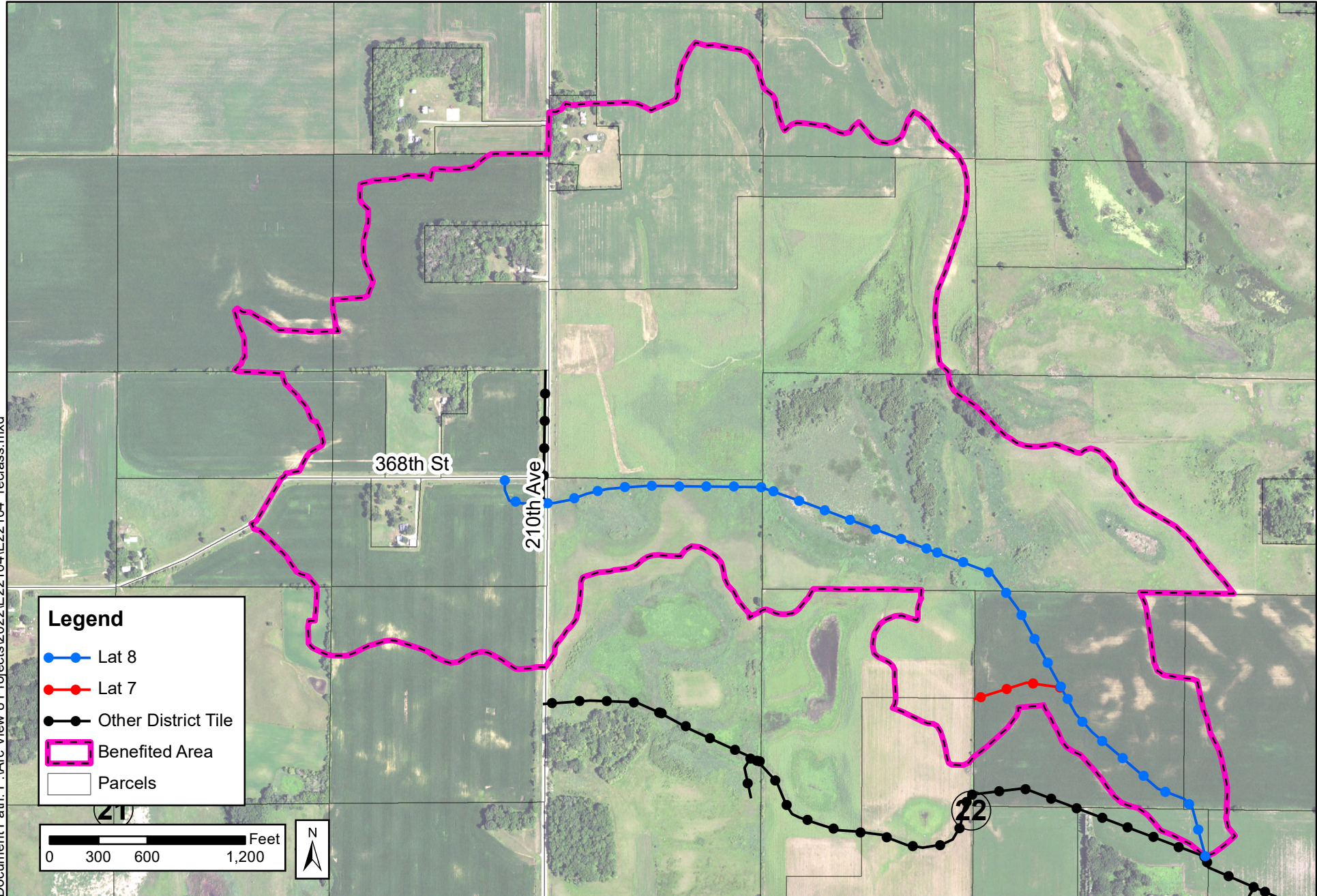
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# Drainage District No. 89

## Lateral 8 and 7 Tile

### Benefited Lands Map

Winnebago County, Iowa



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DRAINAGE DISTRICT NO. 89  
RECLASSIFICATION OF LANDS FOR DRAINAGE BENEFITS

PARCEL NO.	NAME OF OWNER	LOCATION		AREA BENEFITED	BENEFIT UNITS	CLASS	PERCENT OF TOTAL
		SECTION	LEGAL DESC.	(ACRES)		(% OF MAX)	(%)
1221200008	BENSON AARON P	21-98-23	SW NE	1.00	124.24	0.59%	0.12%
1215300014	BROWER ANDREW	15-98-23	PARCEL "C" BEING A PART OF SW1/4 DESC BY PLAT DOC 2021-1682	3.80	446.51	2.11%	0.45%
1222200003	FC SEVERSON FARMS LLC	22-98-23	SW NE	28.50	3,736.48	17.64%	3.74%
1222200004	FC SEVERSON FARMS LLC	22-98-23	SE NE	3.50	180.27	0.85%	0.18%
1221200006	HAUGE TERRY A & VIRGINIA	21-98-23	A TR IN S1/2 NE NE BEG 661' S & 776.7' W OF NE COR TH S 4*25' W 422' TH N	2.61	849.35	4.01%	0.85%
1215300008	HOLTAN VALERE ETAL	15-98-23	NE SW EX TR 470 X 470 DESC BY PLAT DOC # 001077 ACCESS EASEMENT DEED DOC # 2016-1925	5.00	509.70	2.41%	0.51%
1215300011	HOLTAN VALERE ETAL	15-98-23	SE SW EX PLAT DOC 2017-1722 CONT 34.58 ACRES ACCESS EASEMENT DEED DOC # 2016-1925	5.42	626.57	2.96%	0.63%
1215300002	HOLTAN VALERE G & SANDY L	15-98-23	NW SW EX TR IN NW COR ACCESS EASEMENT DEED DOC # 2016-1925	10.60	1,236.61	5.84%	1.24%
1215300009	HOLTAN VALERE G & SANDY L	15-98-23	SW SW EX A TR 443.2' E & W BY 387.3' N & S IN NW COR SW SW EX A TRACT DESC IN DOC 2017-1722 CONT 35.05 ACRES ACCESS EASEMENT DEED DOC # 2016-1925	18.26	2,774.30	13.10%	2.77%
1215300010	IOWA DEPT OF NATURAL RESOURCES	22-98-23	PART OF THE SW SW SECTION 15 & PART OF NW NW DESC BY PLAT DOC 2017-1722 ACCESS EASEMENT DEED DOC # 2016-1925	36.05	10,808.70	51.03%	10.81%

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		SECTION	LEGAL DESC.	(ACRES)		(% OF MAX)	(%)
1215300012	IOWA DEPT OF NATURAL RESOURCES	15-98-23	A PART OF THE SE1/4 OF THE SW1/4 AND A PART OF THE SW SE DESC BY PLAT IN DOC # 2017-1722 EX THAT PART IN THE SW OF THE SE & N1/2 SW SE ACCESS EASEMENT DEED DOC # 2016-1925	30.30	7,786.10	36.76%	7.79%
1222300011	IOWA DEPT OF NATURAL RESOURCES	22-98-23	E 1/2 SW 1/4 AND SE 1/4 NW 1/4 EX FOR WRP EASEMENT RECORDED IN DOC 2017-1198 AND EX ROW DESC IN DOC 2018-1172	2.60	271.17	1.28%	0.27%
1222300012	IOWA DEPT OF NATURAL RESOURCES	22-98-23	E 1/2 SW 1/4 AND SE 1/4 NW 1/4 WRP EASEMENT RECORDED IN DOC 2017-1198 AND ROW DESC IN DOC 2018-1172	8.40	1,476.37	6.97%	1.48%
1222400008	JOHNSON IVAN L TRUST & PHYLLIS M TRUST	22-98-23	E 24.26 A OF NE SE DESC IN BK 303 PG 420	0.70	38.70	0.18%	0.04%
1216400005	KEHM JOHN	16-98-23	COM SE COR SE SE TH N 540' ALONG E LINE TO BEG TH 760' E & W BY	5.70	1,431.08	6.76%	1.43%
1221200002	MILLER JOSH	21-98-23	N1/2 NE NE COM 498' W OF NE COR TH S 266' TH W 156' TH S 397.65' TH W 343' TH	5.93	2,481.91	11.72%	2.48%
1216400003	QUAD H FARMS LLC & HOLLAND SHARON K	16-98-23	SW SE	3.60	1,001.17	4.73%	1.00%
1216400004	QUAD H FARMS LLC & HOLLAND SHARON K	16-98-23	SE SE EX TR COM SE COR CONT 6.11 A MORE OR LESS	26.90	8,737.80	41.25%	8.74%
1221200001	RILEY DIANNE A & FRANK W	21-98-23	N 1/2 NW NE	2.50	618.73	2.92%	0.62%

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		SECTION	LEGAL DESC.	(ACRES)		(% OF MAX)	(%)
1221200003	RILEY DIANNE A & FRANK W	21-98-23	N1/2 NE NE EX COM 498' W OF NE COR TH S 266' TH W 156' TH S 397.65' TH	12.27	4,999.28	23.60%	5.00%
1221200005	RILEY DIANNE A & FRANK W	21-98-23	10.5 A S OF RD S 1/2 NW NE	4.60	2,109.25	9.96%	2.11%
1221200007	RILEY DIANNE A & FRANK W	21-98-23	S1/2 NE NE EX A TR IN S1/2 NE NE BEG 661' S & 776.7' W OF NE COR TH	15.67	8,569.72	40.46%	8.57%
1221200009	RILEY DIANNE A & FRANK W	21-98-23	SE NE	12.20	2,867.34	13.54%	2.87%
1222400007	SEGERSTROM DEREK SCOTT & REBECCA LEE	22-98-23	A TR IN SE1/4 DESC BY METES & BDS IN BK 268 PG 33 EX TR DESC IN BK 303 PG 420	1.60	183.40	0.87%	0.18%
1215300003	VANHOOSER SALLY A	15-98-23	A TR OF LAND DESC AS COM AT NW COR OF SW TH S ALONG SEC LINE 1386.6' TO	0.65	55.87	0.26%	0.06%
1222100003	WINNEBAGO COUNTY	22-98-23	SW NW & S 1/2 NW NW & N 1/2 NW SW SUBJECT TO WRP EASMENT PLAT #2010-	17.50	9,438.87	44.56%	9.44%
1222200002	WINNEBAGO COUNTY	22-98-23	N 1/2 NE & NE NW	63.50	21,180.58	100.00%	21.18%
0000000003	WINNEBAGO COUNTY SECONDARY ROADS			9.99	5,459.93		5.46%
			TOTAL	339.35	100,000.00		100.00%

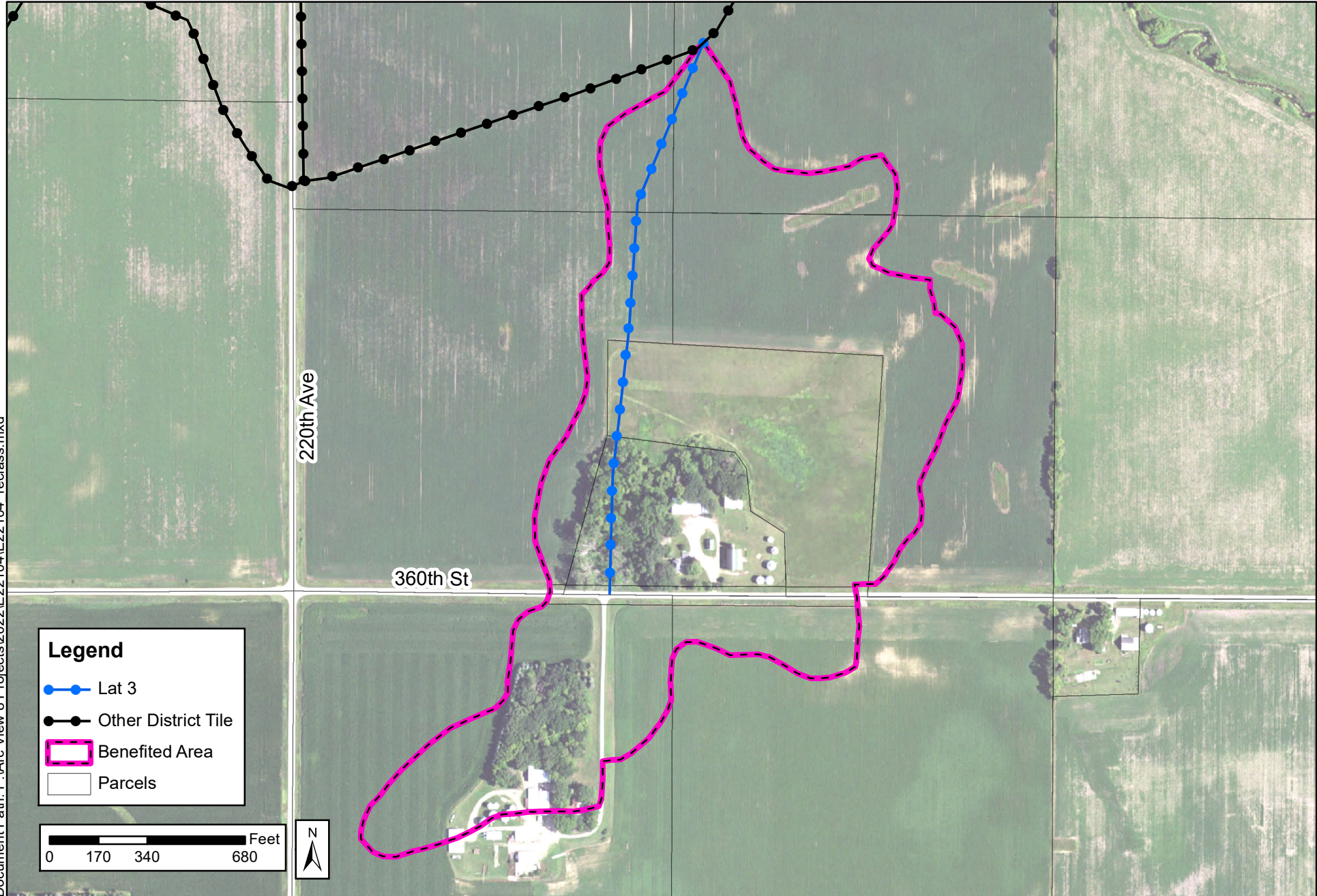
Benefit units can be viewed as a dollar assessment amount for a theoretical levy of \$100,000. Actual assessments are proportionately adjusted based on the total amount actually levied.

# Drainage District No. 89

## Lateral 3 Tile

### Benefited Lands Map

Winnebago County, Iowa



DRAINAGE DISTRICT NO. 89  
RECLASSIFICATION OF LANDS FOR DRAINAGE BENEFITS

PARCEL NO.	NAME OF OWNER	LOCATION		AREA BENEFITED (ACRES)	BENEFIT UNITS	CLASS (% OF MAX)	PERCENT OF TOTAL (%)
		SECTION	LEGAL DESC.				
1223300001	JOHNSON ALAN T & LINDA A	23-98-23	NW SW	2.00	350.46	14.76%	3.50%
1223300002	JOHNSON ALAN T & LINDA A	23-98-23	NE SW	4.80	522.26	21.99%	5.22%
1223300005	JOHNSON ALAN T & LINDA A	23-98-23	SW SW EX PART OF PARCEL "C" & "D" DESC BY PLAT DOC # 2021- 1397	5.20	1,128.16	47.50%	11.28%
1223300008	JOHNSON ALAN T & LINDA A	23-98-23	SE SW EX PART OF PARCEL "C" & "D" DESC BY PLAT DOC # 2021- 1397	12.70	1,460.88	61.51%	14.61%
1223300006	KNUDTSON JOSEPH R & BRIANA C	23-98-23	PARCEL "C" IN S1/2 SW1/4 DESC BY PLAT DOC # 2021-1397	6.92	1,704.80	71.78%	17.05%
1223300007	KNUDTSON JOSEPH R & BRIANA C	23-98-23	PARCEL "D" IN S1/2 SW1/4 DESC BY PLAT DOC # 2021-1397	11.53	2,374.97	100.00%	23.75%
1226100001	NELSON DAVID J	26-98-23	NW NW	11.70	1,780.97	74.99%	17.81%
1226100005	NELSON DAVID J	26-98-23	NE NW	2.80	306.97	12.93%	3.07%
0000000003	WINNEBAGO COUNTY SECONDARY ROADS			1.62	370.53		3.71%
			TOTAL	59.27	10,000.00		100.00%

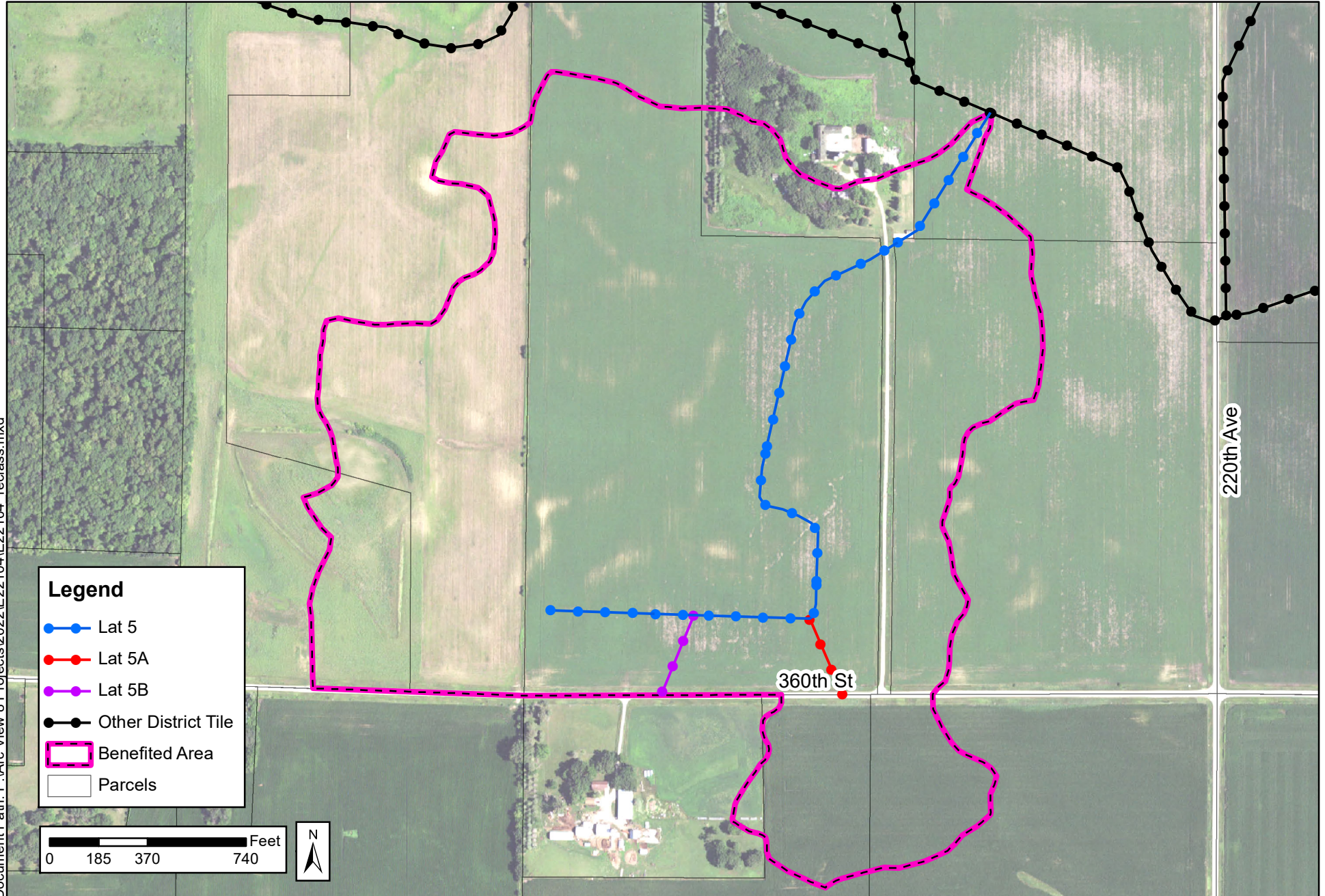
Benefit units can be viewed as a dollar assessment amount for a theoretical levy of \$10,000. Actual assessments are proportionately adjusted based on the total amount actually levied.



# Drainage District No. 89 Lateral 5, 5A, and 5B Tile Benefited Lands Map

Winnebago County, Iowa

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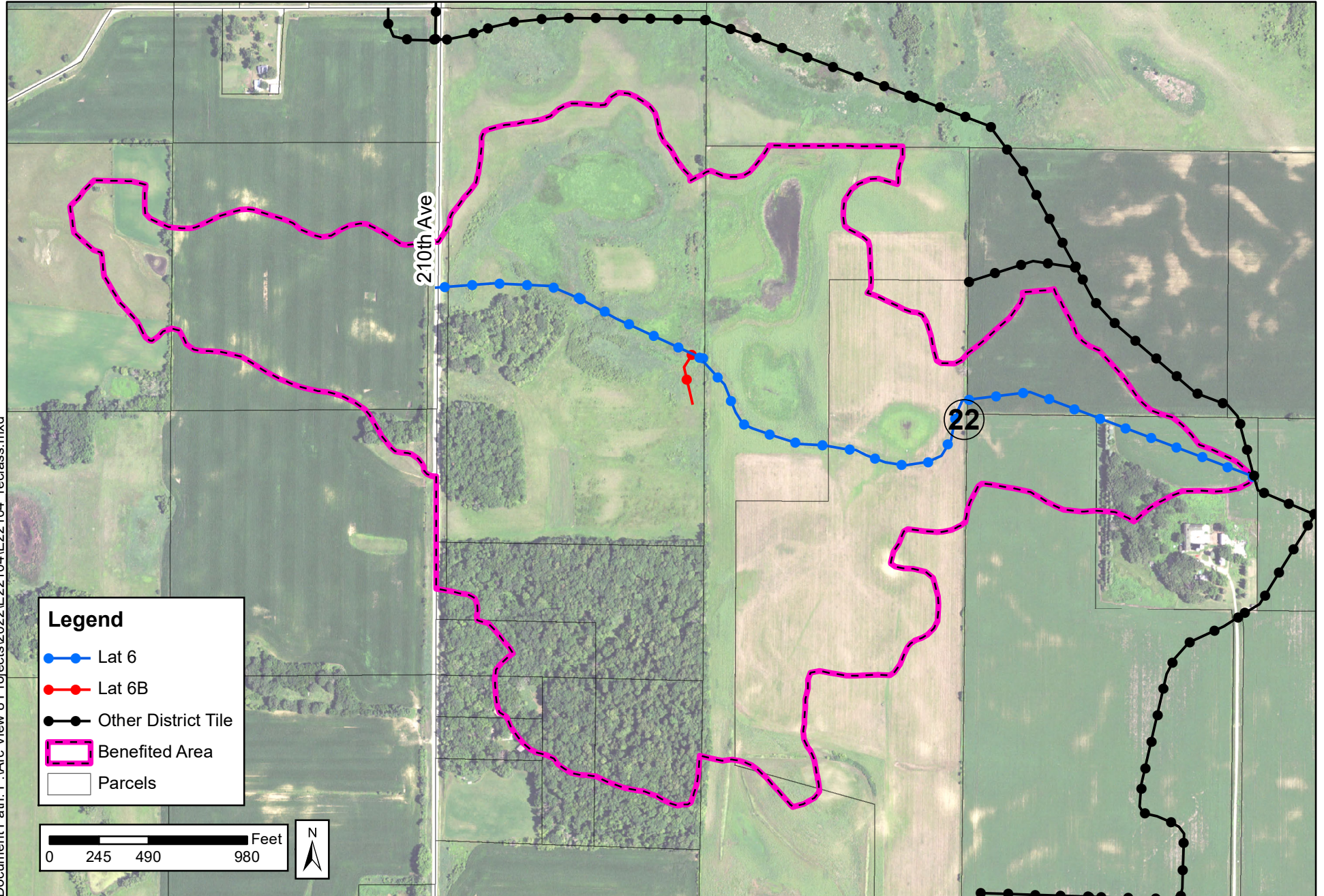
DRAINAGE DISTRICT NO. 89  
RECLASSIFICATION OF LANDS FOR DRAINAGE BENEFITS

PARCEL NO.	NAME OF OWNER	LOCATION		AREA BENEFITED	BENEFIT UNITS	CLASS	PERCENT OF TOTAL
		SECTION	LEGAL DESC.	(ACRES)		(% OF MAX)	(%)
1222300011	IOWA DEPT OF NATURAL RESOURCES	22-98-23	E 1/2 SW 1/4 AND SE 1/4 NW 1/4 EX FOR WRP EASEMENT RECORDED IN DOC 2017-1198 AND EX ROW DESC IN DOC 2018- 1172	21.90	1,179.77	18.91%	11.80%
1222300012	IOWA DEPT OF NATURAL RESOURCES	22-98-23	E 1/2 SW 1/4 AND SE 1/4 NW 1/4 WRP EASEMENT RECORDED IN DOC 2017-1198 AND ROW DESC IN DOC 2018-1172	6.10	375.33	6.02%	3.75%
1222400006	JOHNSON IVAN L REVOC TRUST & PHYLLIS M REVOC TRUST	22-98-23	SE1/4 OF EX A TR CONT 44.37 A DESC IN BK 268 PG 33	73.60	6,237.96	100.00%	62.38%
1222400008	JOHNSON IVAN L TRUST & PHYLLIS M TRUST	22-98-23	E 24.26 A OF NE SE DESC IN BK 303 PG 420	2.50	159.58	2.56%	1.60%
1227200007	KINGLAND JOHN & MICHELLE	27-98-23	TR IN NW NE DESC IN BK 268 PG 55 PLAT IN BK 5 PG 55	0.50	43.12	0.69%	0.43%
1227200004	MILLER DIANE	27-98-23	NE NE	5.10	525.29	8.42%	5.25%
1227200008	MILLER DIANE	27-98-23	NW NE EX A TR CONT 14.25 A DESC IN PLAT BK 5 PG 40	5.80	574.59	9.21%	5.75%
1222400007	SEGERSTROM DEREK SCOTT & REBECCA LEE	22-98-23	A TR IN SE1/4 DESC BY METES & BDS IN BK 268 PG 33 EX TR DESC IN BK 303 PG 420	7.70	517.28	8.29%	5.17%
0000000003	WINNEBAGO COUNTY SECONDARY ROADS			2.21	387.08		3.87%
			TOTAL	125.41	10,000.00		100.00%

Benefit units can be viewed as a dollar assessment amount for a theoretical levy of \$10,000. Actual assessments are proportionately adjusted based on the total amount actually levied.

# Drainage District No. 89 Lateral 6 and 6B Tile Benefited Lands Map

Winnebago County, Iowa



DRAINAGE DISTRICT NO. 89  
RECLASSIFICATION OF LANDS FOR DRAINAGE BENEFITS

PARCEL NO.	NAME OF OWNER	LOCATION		AREA BENEFITED (ACRES)	BENEFIT UNITS	CLASS (% OF MAX)	PERCENT OF TOTAL (%)
		SECTION	LEGAL DESC.				
1221200008	BENSON AARON P	21-98-23	SW NE	5.60	698.83	3.51%	1.40%
1222300601	BENSON JANE E	22-98-23	S 1/2 NW SW	13.60	1,542.19	7.75%	3.08%
1222300602	BENSON JANE E	22-98-23	E 10 A OF N 25 A SW SW	6.80	239.69	1.20%	0.48%
1222300603	BENSON JANE E	22-98-23	E 5 A OF W 15 A OF N 25 A SW SW	2.70	106.75	0.54%	0.21%
1222300604	BENSON JANE E	22-98-23	COM AT SW COR NW SW TH E 48 RDS TH N 16.5 RDS TH W 48 RDS TH S 16.5 RDS	2.90	283.21	1.42%	0.57%
1222200003	FC SEVERSON FARMS LLC	22-98-23	SW NE	8.10	1,299.52	6.53%	2.60%
1222300003	GANNON LINDA L	22-98-23	N 1/2 OF W 32 RDS OF 25 RDS SW SW	1.10	115.20	0.58%	0.23%
1222300011	IOWA DEPT OF NATURAL RESOURCES	22-98-23	E 1/2 SW 1/4 AND SE 1/4 NW 1/4 EX FOR WRP EASEMENT RECORDED IN DOC 2017- 1198 AND EX ROW DESC IN DOC 2018-1172	37.40	6,096.08	30.64%	12.19%
1222300012	IOWA DEPT OF NATURAL RESOURCES	22-98-23	E 1/2 SW 1/4 AND SE 1/4 NW 1/4 WRP EASEMENT RECORDED IN DOC 2017-1198 AND ROW DESC IN DOC 2018-1172	32.20	9,536.28	47.93%	19.07%
1222400006	JOHNSON IVAN L REVOC TRUST & PHYLLIS M REVOC TRUST	22-98-23	SE1/4 OF EX A TR CONT 44.37 A DESC IN BK 268 PG 33	6.10	864.36	4.34%	1.73%
1221200009	RILEY DIANNE A & FRANK W	21-98-23	SE NE	22.20	7,212.67	36.25%	14.43%
1221400002	RILEY DIANNE A & FRANK W	21-98-23	E 41.25A N 1/2 SE	1.20	336.80	1.69%	0.67%
1222400007	SEGERSTROM DEREK SCOTT & REBECCA LEE	22-98-23	A TR IN SE1/4 DESC BY METES & BDS IN BK 268 PG 33 EX TR DESC IN BK 303 PG 420	6.00	591.28	2.97%	1.18%
1222300004	THOMPSON DAVID O & ROSEMARY E	22-98-23	S 1/2 OF W 32 RDS OF N 25 RDS SW SW	0.50	21.02	0.11%	0.04%
1222100003	WINNEBAGO COUNTY	22-98-23	SW NW & S 1/2 NW NW & N 1/2 NW SW SUBJECT TO WRP EASMENT PLAT #2010-	59.80	19,895.79	100.00%	39.79%
0000000003	WINNEBAGO COUNTY SECONDARY ROADS			3.35	1,160.33		2.32%
			TOTAL	209.55	50,000.00		100.00%

Benefit units can be viewed as a dollar assessment amount for a theoretical levy of \$50,000. Actual assessments are proportionately adjusted based on the total amount actually levied.