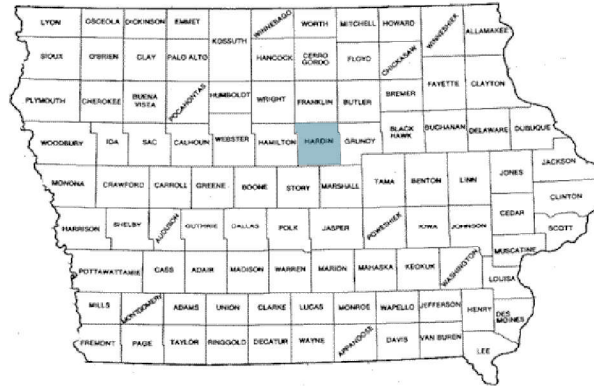


**HARDIN COUNTY, IOWA**

**2025**



# **RECLASSIFICATION COMMISSION REPORT FOR DRAINAGE DISTRICT 9 HARDIN COUNTY, IOWA**



## **CLAPSADDLE-GARBER ASSOCIATES OFFICE LOCATIONS**

16 East Main Street, PO Box 754 | Marshalltown, IA 50158  
5106 Nordic Drive | Cedar Falls, IA 50613  
739 Park Avenue | Ackley, IA 50601

**Project Office**  
739 Park Avenue  
Ackley, IA. 50601  
Phone: 641-847-3273  
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# **Reclassification Commission Report for Drainage District 9 Hardin County, Iowa**

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# **Reclassification Commission Report for Drainage District 9 Hardin County, Iowa**

- 1.0 INTRODUCTION - The District Trustees appointed a Reclassification Commission to reclassify and split the lands within the district boundaries of Drainage District 9 for the Upper Main, Lower Main, Lateral 1, Lateral 2, Lateral 3, Lateral 4, Lateral 5, Lateral 6, and Lateral 7 tiles. For reference, the Certificates of Oath of Commissioners are included in Appendix A. This action by the District Trustees was based on splitting the district Main tile into 2 separate branches with different discharge locations by installing a separate Main tile outlet for the upstream stretches of the Main tile. This report will summarize the background information gathered and the evaluation process used by the Commissioners to reclassify said lands and present the resulting reclassification.

2.0 BACKGROUND INFORMATION - In addition to reviewing lands within the district, the Reclassification Commission also looked at the following supporting documents supplied by Clapsaddle Garber Associates:

- Existing classification for Drainage District 9 from the Hardin County Drainage Clerk.
- Soil Surveys from USDA website.
- Map of District Boundaries and Facilities from the Hardin County Drainage Clerk.
- Aerial/Tract Maps from the Hardin County GIS website.
- Recorded Boundary Surveys from the Hardin County Recorder's office.
- LIDAR elevation data.

Using the above information, the Reclassification Commission gathered the following background information:

- 2.1 Boundary Generation - This step involved generation of the ground surface boundaries between the Upper Main, Lower Main, Lateral 1, Lateral 2, Lateral 3, Lateral 4, Lateral 5, Lateral 6, and Lateral 7 tiles of the district based on the location of the Upper Main tile outlet. Using CADD, LIDAR elevation data, and Maps of District Boundaries, the internal boundaries were determined for the Upper Main, Lower Main, Lateral 1, Lateral 2, Lateral 3, Lateral 4, Lateral 5, Lateral 6, and Lateral 7 tiles of the district.
- 2.2 Tract Verification - This step involved verification that each tract number from the existing classification was within the existing District boundary and was appropriately sized (i.e. 40 acres or less according to recognized or legal divisions).
- 2.3 Acreage Verification - This step involved verification of the acreages contained within the existing classification for Drainage District 9. For the tracts that previously had acreages stated and were totally contained within the existing District boundary, the acreage was compared to that available from the GIS website or recorded boundary surveys and corrected as deemed necessary.
- 2.4 Acreage Generation - This step involved generation of the acreages for all the remaining tracts (i.e. those without acreages previously stated in the existing classification, those created in the Tract Verification process above or those that were not totally contained within the mapped District 9 boundaries). For lands whose tracts were partially contained within the mapped District 9 boundaries, the acreage was measured from a composite overlay of the maps of District boundaries with the linework from the GIS website. For reference, copies of the Boundary Maps for Drainage District 9 are included in Appendices B, C, D, E, F, G, H, I, and J respectively.
- 2.5 Soils Type Determination - This step involved differentiation of the soil types based on their properties (i.e. very poorly drained, poorly drained, well drained, and excessively well drained), and the percentage of each within each tract. This was measured from a composite overlay of the soil surveys with linework from the GIS website.

- 2.6 Proximity Determination - This step involved determination of the proximity or distance to the District facilities (i.e. Upper Main, Lower Main, and Lateral tiles). All distances were measured from the approximate centroid of each tract along the shortest straight-line route to the District facilities. This was measured from a composite overlay of the maps of District facilities with linework from the GIS website.
- 3.0 EVALUATIONS - Using the above background information, the Reclassification Commission evaluated and determined benefits using the following method:
- 3.1 Soil Factor - This factor was calculated as an indication of the "need" for the District facilities based upon the natural soil and topography characteristics for each tract. It was the weighted total of the soil types after placing the following percentage values upon each soil type:
- Very Poorly Drained = 85%
  - Poorly Drained = 55%
  - Well Drained = 10%
  - Excessively Well Drained = 0%
- These percentages were based upon the Reclassification Commission's determination that the Excessively Well Drained soils typically do not need the District facilities to be productive, Well Drained soils typically need very little of the District facilities to be productive, and the Poorly Drained along with Very Poorly Drained soils typically rely heavily on the District facilities to be productive.
- 3.2 Facility Proximity Factor - This factor was calculated as an indication of "availability" of the district facilities (Upper Main, Lower Main, and Lateral tiles) based upon the distance of each tract from said facilities. Since there was a large range in the distances measuring:
- 197± feet to 3,911± feet for Upper Main Tile
  - 80± feet to 3,473± feet for Lower Main Tile
  - 25± feet to 3,911± feet for Lateral 1 Tile
  - 55± feet to 892± feet for Lateral 2 Tile
  - 1± foot to 1,871± feet for Lateral 3 Tile
  - 143± feet to 3,661± feet for Lateral 4 Tile
  - 34± feet to 2,426± feet for Lateral 5 Tile
  - 86± feet to 1,596± feet for Lateral 6 Tile
  - 29± feet to 862± feet for Lateral 7 Tile
- This factor was necessary to compare the tract distances relative to each other. Therefore, the tract which had the farthest measured distance received a Facility Proximity Factor of 10 and the tract which had the closest measured distance received a Facility Proximity Factor of 100. All other tracts received a Facility Proximity Factor calculated in proportion to this range based upon their measured distance.
- 3.3 Combined Factor - This factor was the composite of the above two factors (i.e. Soil Factor and Facility Proximity Factor). The Combined Factor was calculated as follows:

$$\text{Facility Proximity Factor} \times \text{Soil Factor}$$

Once the Combined Factor was determined, it was used as an indication of benefit received (i.e. the tract with the highest Combined Factor was the closest to the District facilities and had the soils in most need of the District facilities).

- 3.4 % Benefit - This is the benefit each tract receives using the Combined Factor based on a scale of 100 (i.e. the highest Combined Factor is 100 and all other Combined Factors are calculated in ratio to such).
- 3.5 Units Assessed - This combines the amount of benefit along with the land area that is benefitted. For each tract this is calculated as:
- $$\% \text{ Benefit} \times \text{Number of Acres} \times 100$$
- 3.6 % Units Assessed - This is the percentage of units assessed for each tract as a portion of the total units assessed for the District facility. Unlike the % Benefit which was a percentage comparing each tract to the most benefitted tract, the % Units Assessed compares each tract to the total of the District facility.
- 3.7 Percent Levy - This is an indication of the levy amount necessary to pay for a project. For this report, it is at 100%, but will be adjusted as needed in the future by the Drainage Clerk to pay for future bills.
- 3.8 Assessment for Project (entire tract basis) - This is the amount that each tract must pay in total to cover 100% of the levy. It is important to note that it has been calculated using a sample cost of \$100,000 each for Upper and Lower Main and \$50,000 each Laterals 1-7. For each tract this is calculated as:
- $$\% \text{ Units Assessed} \times \$50,000$$
- 3.9 Assessment for Project (per acre basis) - This is the amount that each tract must pay per acre to cover 100% of the levy. Although this was not used in an active role by the Reclassification Commission, some landowners find it to be valuable information. It is important to note that it is calculated using a sample cost of \$100,000 each for the Upper and Lower Main and \$50,000 each Laterals 1-7. For each tract this is calculated as:

$$\text{Assessment for Project (entire tract basis)} / \text{Number of Acres}$$

- 4.0 EXCEPTIONS: - With any process there are inevitably exceptions, and this reclassification was no different. While the above method was used for the majority of the tracts, the following are exceptions to the above process:
- 4.1 For tract numbers which are highly irregular in shape (i.e. long narrow pieces of land), that have had the soils highly disturbed (i.e. do not have accurate soil maps available), and by Iowa Code are liable for the costs of District facilities crossing them, Proximity and Soil Factors were not calculated. Instead, the average Combined Factor for all the other tract numbers was used. The only tract numbers to which this applies are roadways along with current and former railroads and are highlighted pink on the reclassification sheets contained in the appendices (i.e. tract numbers 28 and 29).
- 5.0 CONCLUSION: - Using all the above, the Reclassification Commission generated reclassification sheets for the Upper Main, Lower Main, Lateral 1, Lateral 2, Lateral 3, Lateral 4, Lateral 5, Lateral 6, and Lateral 7 tiles. For reference, copies are included in Appendices B, C, D, E, F, G, H, I, and J respectively. It is recommended moving forward that the District Trustees, should take action to accomplish the following:
- Approve the Reclassification Commission Report.
  - If some of the Laterals only serve a handful of landowners, consider abandonment of the same if desired by landowners.
  - Hold the required hearing.
  - Adopt the Reclassification Commission Report as the basis for all current and future repairs and improvements.



## CERTIFICATE

Lee Gallentine, a Professional Engineer of the State of Iowa, hereby certify:

That I, along with the other reclassification commissioners for Drainage District No. 9, have personally examined and inspected lands within the Drainage District, have reviewed original maps of the Drainage District, aerial maps of the lands within the Drainage District, and soil maps showing soil types for the lands within the Drainage District.

That I, along with the other reclassification commissioners for Hardin County Drainage District No. 9, completed the reclassification of the lands within the Drainage District. Said reclassification has fixed the percentages of benefits in tracts according to the recognized and legal divisions of 40 acres or less using a graduated scale of benefits, numbered according to the benefit to be received, with the lands receiving the greatest benefit marked on a scale of 100 and those benefited in a less degree marked with such percentage of one hundred as the benefit received is in proportion to.

That I, along with the other reclassification commissioners for Hardin County Drainage District No. 9, performed said reclassification in accordance with Chapter 468, Code of Iowa, to the best of my ability, skill, and judgment. The attached list is the final determination of reclassification and assessment for each tract of land in the Drainage District 9 for all repairs and future improvements to the facilities in the Drainage District. That this report is a true and correct transcript of said reclassification of lands and apportionments of benefits made by said reclassification commission.

	<p>I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Land Surveyor under the laws of the State of Iowa.</p> <p>, PE Lee O. Gallentine, P.E.</p> <p>DATE: <u>Jan 29, 2025</u> License Number: 15745</p> <p>My License Renewal Date is December 31, 2026</p> <p>Page or sheets covered by this seal: <u>As shown on Table of Contents</u></p>
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## CERTIFICATE


Chuck Walters, a resident freeholder of Hardin County, Iowa, hereby certify:

That I, along with the other reclassification commissioners for Drainage District No. 9, have personally examined and inspected lands within the Drainage District, have reviewed original maps of the Drainage District, aerial maps of the lands within the Drainage District, and soil maps showing soil types for the lands within the Drainage District.

That I, along with the other reclassification commissioners for Hardin County Drainage District No. 9, completed the reclassification of the lands within the Drainage District. Said reclassification has fixed the percentages of benefits in tracts according to the recognized and legal divisions of 40 acres or less using a graduated scale of benefits, numbered according to the benefit to be received, with the lands receiving the greatest benefit marked on a scale of 100 and those benefited in a less degree marked with such percentage of one hundred as the benefit received is in proportion to.

That I, along with the other reclassification commissioners for Hardin County Drainage District No. 9, performed said reclassification in accordance with Chapter 468, Code of Iowa, to the best of my ability, skill, and judgment. The attached list is the final determination of reclassification and assessment for each tract of land in Drainage District No. 9 for all repairs and future improvements to the facilities in the Drainage District. That this report is a true and correct transcript of said reclassification of lands and apportionments of benefits made by said reclassification commission.

COMMISSIONER:

 Date: 1-20-25  
\_\_\_\_\_  
Chuck Walters  
34122 230th Street  
Eldora, IA 50627

## CERTIFICATE


Dennis Friest, a resident freeholder of Hardin County, Iowa, hereby certify:

That I, along with the other reclassification commissioners for Drainage District No. 9, have personally examined and inspected lands within the Drainage District, have reviewed original maps of the Drainage District, aerial maps of the lands within the Drainage District, and soil maps showing soil types for the lands within the Drainage District.

That I, along with the other reclassification commissioners for Hardin County Drainage District No. 9, completed the reclassification of the lands within the Drainage District. Said reclassification has fixed the percentages of benefits in tracts according to the recognized and legal divisions of 40 acres or less using a graduated scale of benefits, numbered according to the benefit to be received, with the lands receiving the greatest benefit marked on a scale of 100 and those benefited in a less degree marked with such percentage of one hundred as the benefit received is in proportion to.

That I, along with the other reclassification commissioners for Hardin County Drainage District No. 9, performed said reclassification in accordance with Chapter 468, Code of Iowa, to the best of my ability, skill, and judgment. The attached list is the final determination of reclassification and assessment for each tract of land in Drainage District No. 9 for all repairs and future improvements to the facilities in the Drainage District. That this report is a true and correct transcript of said reclassification of lands and apportionments of benefits made by said reclassification commission.

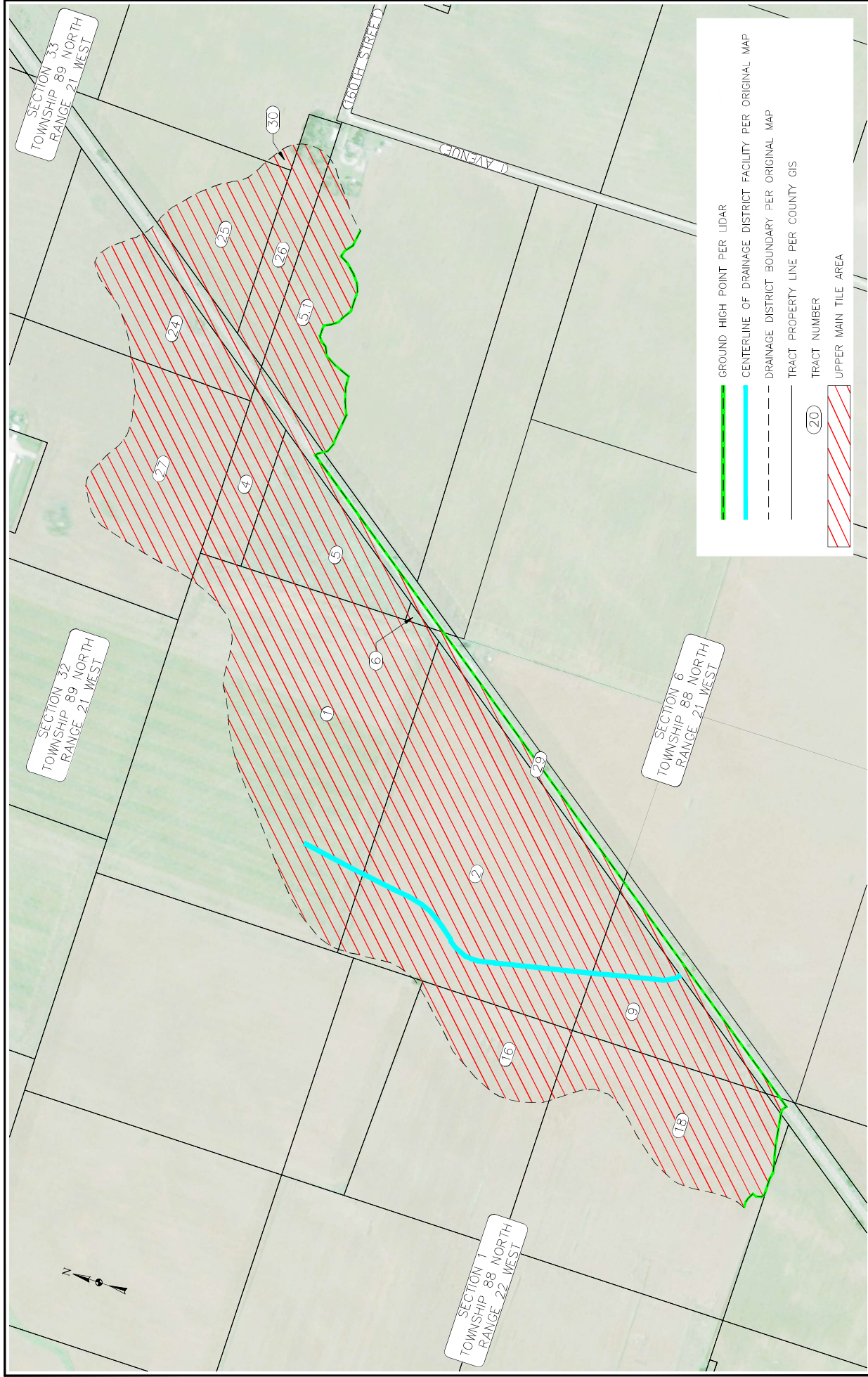
COMMISSIONER:

 Date: 1/20/25

Dennis Friest

14263 County Hwy D-65

Radcliffe, IA 50230



PROJECT NO. 21521		SHEET NO. 1	
DESIGNED: JDS		DATE: 5/15/2020	
DRAWN: JDS		DATE: 5/15/2020	
CHECKED: JDS		DATE: 5/15/2020	
APPROVED: JDS		DATE: 5/15/2020	
CGA		D.D. 9 RECLASSIFICATION	
CGA		HARDIN COUNTY, IOWA	
CGA		UPPER MAIN TILE	
CGA		BOUNDARY MAP	

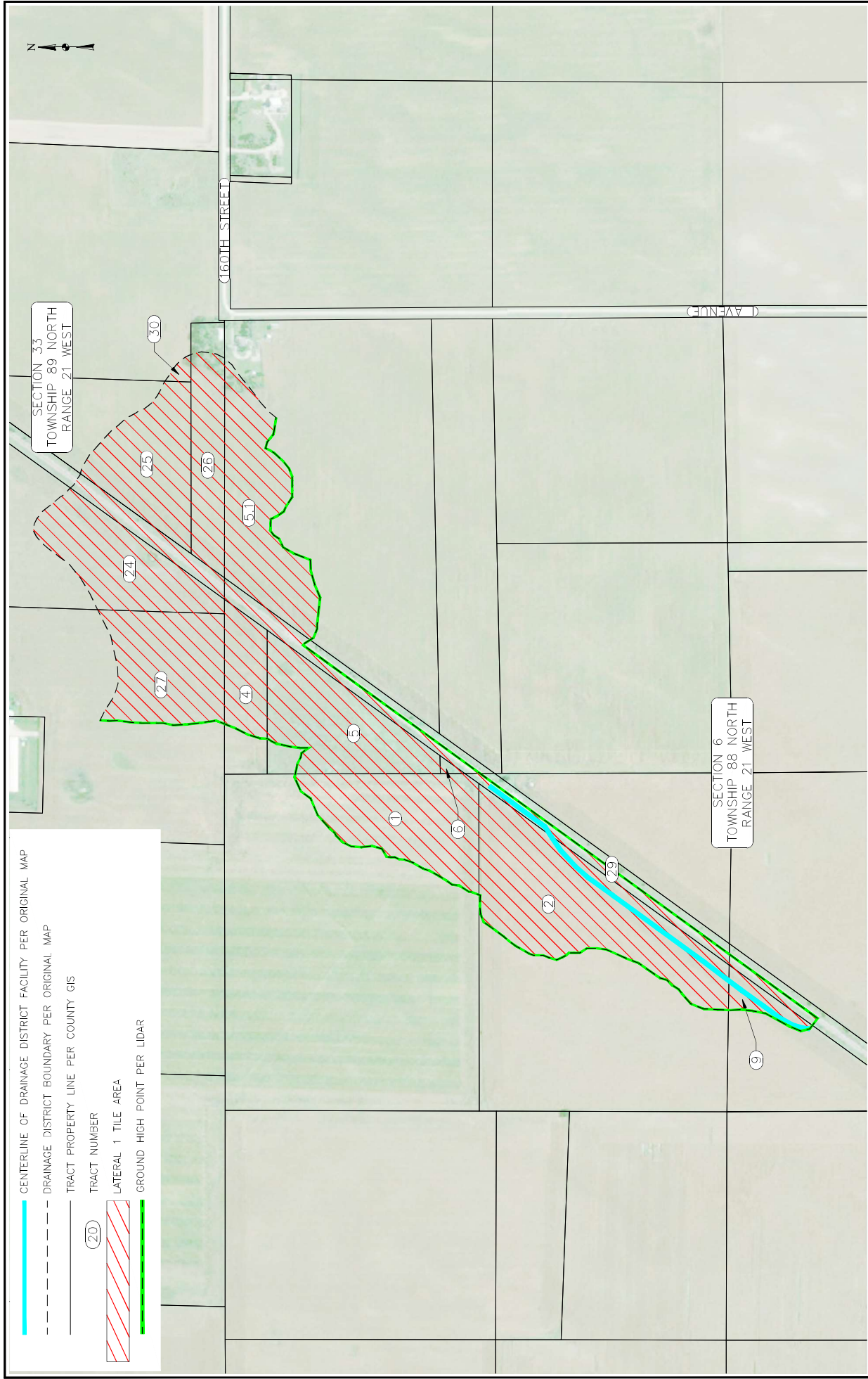
Tract	Taxing District	Parcel	Entity	Sec-Twp-Rng	Legal	Acres	% Benefit	Units Assessed	% Units Assessed	Percent of Levy	Assessment for Project (entire tract basis)	Assessment for Project (per acre basis)
1		882106100001	Ioerger, George M	6-88-21	N63.88A NW FRL EX R.R.	34.00	56.42%	1918.38	20.847%	100	\$20,847.18	\$613.15
2		882106100002	Roberts, Tom & Sheryl - Trust	6-88-21	S64A NW FRL N & W OF R.R.	43.84	57.54%	2522.59	27.413%	100	\$27,413.17	\$625.30
4		882106200001	Ioerger, Westhenry W	6-88-21	N5A NW NE W OF RR	5.00	58.83%	294.15	3.197%	100	\$3,196.57	\$639.31
5		882106200002	Clark, Byron J Clark, Loraine C	6-88-21	N74A NE FRL EX R.R. & EX 5.15A IN NW CORNER <i>W OF R.R.</i>	10.35	37.85%	391.72	4.257%	100	\$4,256.80	\$411.29
5.1		882106200002	Clark, Byron J Clark, Loraine C	6-88-21	N74A NE FRL EX R.R. & EX 5.15A IN NW CORNER <i>E OF R.R.</i>	10.43	19.22%	200.49	2.179%	100	\$2,178.70	\$208.89
6		882106200003	Clark, Byron J Clark, Loraine C	6-88-21	S20.28A N 1/2 NE FRL EX R.R. <i>W OF R.R.</i>	0.16	61.61%	9.86	0.107%	100	\$107.12	\$669.48
9		882106300001	Roberts, Tom & Sheryl - Trust	6-88-21	N 1/2 SW FRL N & W OF R.R.	11.19	100.00%	1119.00	12.160%	100	\$12,160.24	\$1,086.71
16		882201200005	Sailer, Ronald G	1-88-22	S29A SE NE	7.00	56.36%	394.54	4.288%	100	\$4,287.53	\$612.50
18		882201400004	Sailer, Ronald G	1-88-22	NE SE EX R.R.	14.57	65.32%	951.78	10.343%	100	\$10,343.02	\$709.88
24		892133300004	Ioerger, Westhenry W	33-89-21	SE SW W OF RR	7.00	23.07%	161.51	1.755%	100	\$1,755.16	\$250.74
25		892133300005	Clark, Byron J	33-89-21	E 1/2 SW E OF R.R. EX TRACT	7.71	14.81%	114.17	1.241%	100	\$1,240.70	\$160.92
26		892133300006	Clark, Byron J Clark, Loraine C	33-89-21	COM S1/4 COR THENCE W1120.75' NE237.17' E1374.5' S192' W393' TO BEG	4.98	15.81%	78.75	0.856%	100	\$855.82	\$171.85
27		892133300008	Ioerger, Westhenry W	33-89-21	SW SW EX 4.65 A TR	16.00	40.19%	643.08	6.988%	100	\$6,988.40	\$436.77
29		32	Midwestern Railroad Properties			9.08	43.99%	399.36	4.340%	100	\$4,339.84	\$478.06
30		892133400004	Clark, Byron J	33-89-21	SW SE EX TRACT	0.31	8.83%	2.74	0.030%	100	\$29.75	\$95.97
					<b>Averages</b>			<b>613.47</b>				<b>\$478.06</b>
					<b>Totals</b>	<b>181.62</b>			<b>100.000%</b>		<b>\$100,000.00</b>	





Tract	Taxing District	Parcel	Entity	Sec-Twp-Rng	Legal	Acres	% Benefit	Units Assessed	% Units Assessed	Percent of Levy	Assessment for Project [entire tract basis]	Assessment for Project [per acre basis]
3		882106100003	Roberts, Tom & Sheryl - Trust	6-88-21	S64.47A NW FRL S & E R.R.	15.16	34.09%	516.81	3.275%	100	\$3,274.76	\$216.01
5.1		882106200002	Clark, Byron J Clark, Loraine C	6-88-21	N74A NE FRL EX R.R. & EX 5.15A IN NW CORNER <b>E O F R.R.</b>	22.22	7.82%	173.83	1.102%	100	\$1,101.50	\$49.57
6.1		882106200003	Clark, Byron J Clark, Loraine C	6-88-21	S20.28A N 1/2 NE FRL EX R.R. <b>E O F R.R.</b>	11.96	13.77%	164.73	1.044%	100	\$1,043.83	\$87.28
7		882106200004	Clark, Byron J Clark, Loraine C	6-88-21	SW NE	40.00	27.61%	1104.25	6.997%	100	\$6,997.13	\$174.93
8		882106200005	Clark, Byron J Clark, Loraine C	6-88-21	SE NE	16	15.13%	242.08	1.534%	100	\$1,533.96	\$95.87
10		882106300002	Roberts, Tom & Sheryl - Trust	6-88-21	N 1/2 SW FRL S & E R.R.	44.31	100.00%	4431.00	28.077%	100	\$28,077.19	\$633.65
11		882106300003	Roberts, Tom & Sheryl - Trust	6-88-21	S 1/2 SW FRL	45.00	68.24%	3070.86	19.459%	100	\$19,458.62	\$432.41
12		882106400001	Roberts, Tom & Sheryl - Trust	6-88-21	W35A NW SE	35.00	37.81%	1323.52	8.387%	100	\$8,386.56	\$239.62
13		882106400002	Wood, Lois	6-88-21	E 10A W 1/2 SE	4.00	20.90%	83.61	0.530%	100	\$529.80	\$132.45
14		882106400003	Wood, Lois	6-88-21	NE SE	4.00	16.08%	64.33	0.408%	100	\$407.64	\$101.91
15		882106400004	Roberts, Tom & Sheryl - Trust	6-88-21	W35A SW SE	17.00	40.24%	684.00	4.334%	100	\$4,334.16	\$254.95
17		882201400003	Almar Ag Farms	1-88-22	SW SE EX N45' W66RD	5.00	69.25%	346.23	2.194%	100	\$2,193.88	\$438.78
18		882201400004	Sailer, Ronald G	1-88-22	NE SE EX R.R.	0.43	64.44%	27.71	0.176%	100	\$175.57	\$408.50
19		882201400005	Almar Ag Farms	1-88-22	SE SE W OF RR	17.63	59.34%	1046.22	6.629%	100	\$6,629.38	\$376.03
20		882201400006	Bowell, Stephen J Bowell, Julie M	1-88-22	COM SE COR W620.6' BEG W345.25' NE612.92' S506.43' TO BEG	1.67	36.03%	60.16	0.381%	100	\$381.22	\$228.28
21		882201400007	Roberts, Tom & Sheryl - Trust	1-88-22	SE SE E OF R.R. EX TRACT	12.70	67.70%	859.83	5.448%	100	\$5,448.33	\$429.00
22		882212200001	Almar Ag Farms	12-88-22	NW NE EX RR	2.00	83.17%	166.33	1.054%	100	\$1,053.97	\$526.99
23		882212200002	Almar Ag Farms	12-88-22	NE NE EX RR <b>W O F R.R.</b>	0.71	84.26%	59.83	0.379%	100	\$379.09	\$533.93
23.1		882212200002	Almar Ag Farms	12-88-22	NE NE EX RR <b>E O F R.R.</b>	9.29	75.00%	696.72	4.415%	100	\$4,414.80	\$475.22
28		13	Buckeye Township Roads			3.24	48.47%	157.23	0.996%	100	\$996.31	\$307.12
29		32	Midwestern Railroad Properties			10.36	48.47%	502.21	3.182%	100	\$3,182.28	\$307.12
					<b>Averages</b>			<b>751.50</b>				<b>\$307.12</b>
					<b>Totals</b>	<b>317.69</b>			<b>100.000%</b>		<b>\$100,000.00</b>	

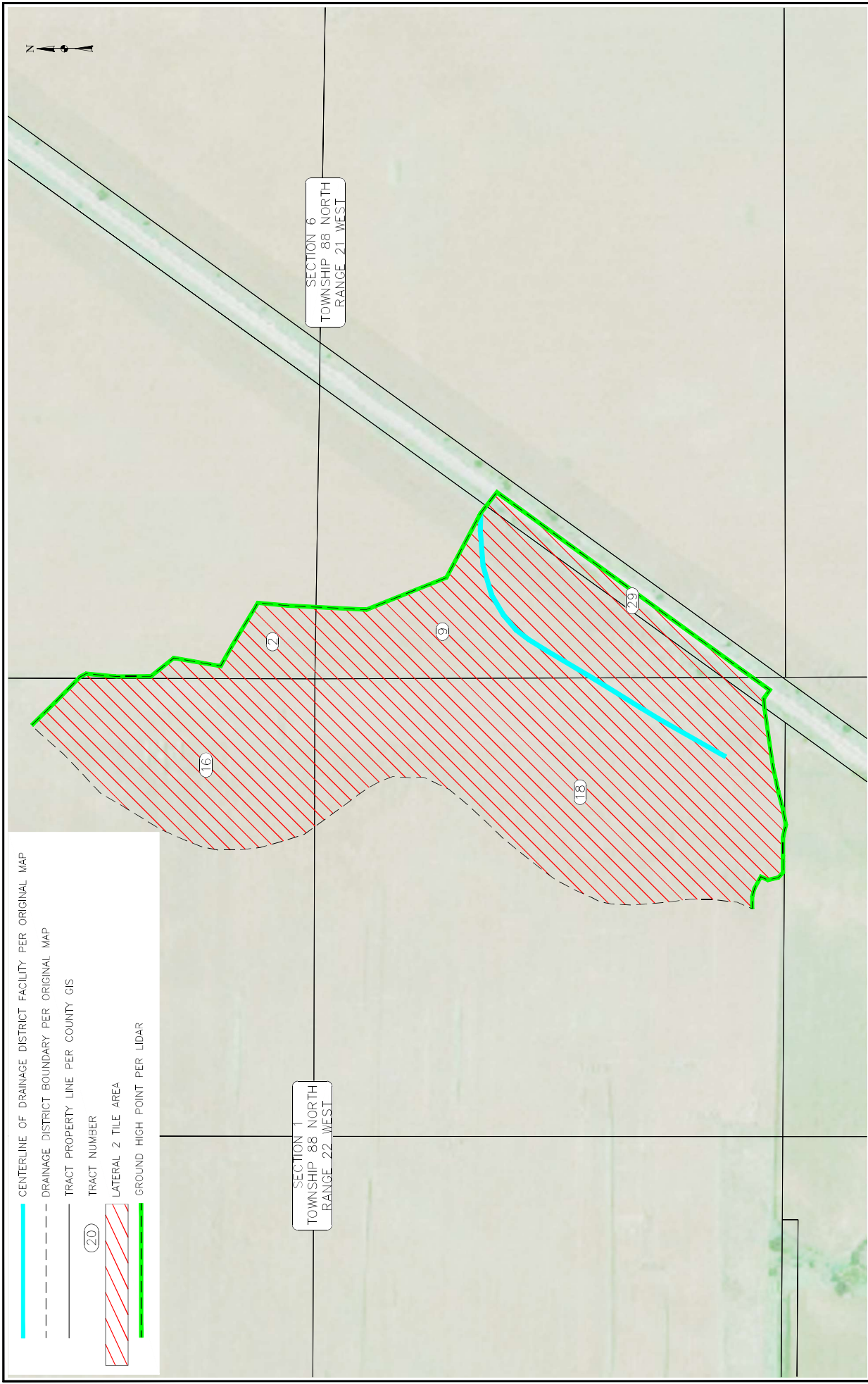




GRAPHIC SCALE		PROJECT NO.	
0	500'	2024	2024
D.D. 9 RECLASSIFICATION		LATERAL 1 TILE	
HARDIN COUNTY, IOWA		BOUNDARY MAP	
DESIGNED BY		DATE	
DRAWN BY		DATE	
CHECKED BY		DATE	
APPROVED BY		DATE	

Tract	Taxing District	Parcel	Entity	Sec-Twp-Rng	Legal	Acres	% Benefit	Units Assessed	% Units Assessed	Percent of Levy	Assessment for Project (entire tract basis)	Assessment for Project (per acre basis)
1		882106100001	Ioerger, George M	6-88-21	N63.88A NW FRL EX R.R.	9.48	64.23%	608.88	13.375%	100	\$6,687.44	\$705.43
2		882106100002	Roberts, Tom & Sheryl - Trust	6-88-21	S64A NW FRL N & W OF R.R.	16.85	56.12%	945.63	20.772%	100	\$10,386.01	\$616.38
4		882106200001	Ioerger, Westhenry W	6-88-21	N5A NW NE W OF RR	3.70	76.69%	283.74	6.233%	100	\$3,116.41	\$842.27
5		882106200002	Clark, Byron J Clark, Loraine C	6-88-21	N74A NE FRL EX R.R. & EX 5.15A IN NW CORNER <i>W OF R.R.</i>	9.65	52.09%	502.66	11.042%	100	\$5,520.80	\$572.10
5.1		882106200002	Clark, Byron J Clark, Loraine C	6-88-21	N74A NE FRL EX R.R. & EX 5.15A IN NW CORNER <i>E OF R.R.</i>	10.43	39.80%	415.07	9.118%	100	\$4,558.83	\$437.09
6		882106200003	Clark, Byron J Clark, Loraine C	6-88-21	S20.28A N 1/2 NE FRL EX R.R. <i>W OF R.R.</i>	0.16	93.93%	15.03	0.330%	100	\$165.06	\$1,031.63
9		882106300001	Roberts, Tom & Sheryl - Trust	6-88-21	N 1/2 SW FRL N & W OF R.R.	1.46	100.00%	146.00	3.207%	100	\$1,603.54	\$1,098.32
24		882133300004	Ioerger, Westhenry W	33-89-21	SE SW W OF RR	7.00	37.50%	262.48	5.766%	100	\$2,882.89	\$411.84
25		882133300005	Clark, Byron J	33-89-21	E 1/2 SW E OF R.R. EX TRACT	7.71	29.86%	230.21	5.057%	100	\$2,528.46	\$327.95
26		882133300006	Clark, Byron J Clark, Loraine C	33-89-21	COM S1/4 COR THENCE W1120.75' NE237.17' E1374.5' S192' W993' TO BEG	4.98	34.80%	173.29	3.807%	100	\$1,903.30	\$382.19
3		882133300008	Ioerger, Westhenry W	33-89-21	SW SW EX 4.65 A TR	9.68	55.21%	534.42	11.739%	100	\$5,869.67	\$606.37
29		32	Midwestern Railroad Properties			7.97	54.18%	431.90	9.487%	100	\$4,743.58	\$595.10
30		882133400004	Clark, Byron J	33-89-21	SW SE EX TRACT	0.31	9.99%	3.10	0.068%	100	\$34.00	\$109.68
					<b>Averages</b>			<b>350.19</b>				<b>\$595.10</b>
					<b>Totals</b>	<b>89.38</b>			<b>100.000%</b>		<b>\$50,000.00</b>	





CENTERLINE OF DRAINAGE DISTRICT FACILITY PER ORIGINAL MAP

DRAINAGE DISTRICT BOUNDARY PER ORIGINAL MAP

TRACT PROPERTY LINE PER COUNTY GIS

TRACT NUMBER

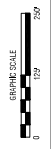
TRACT 20

LATERAL 2 TILE AREA

GROUND HIGH POINT PER LIDAR

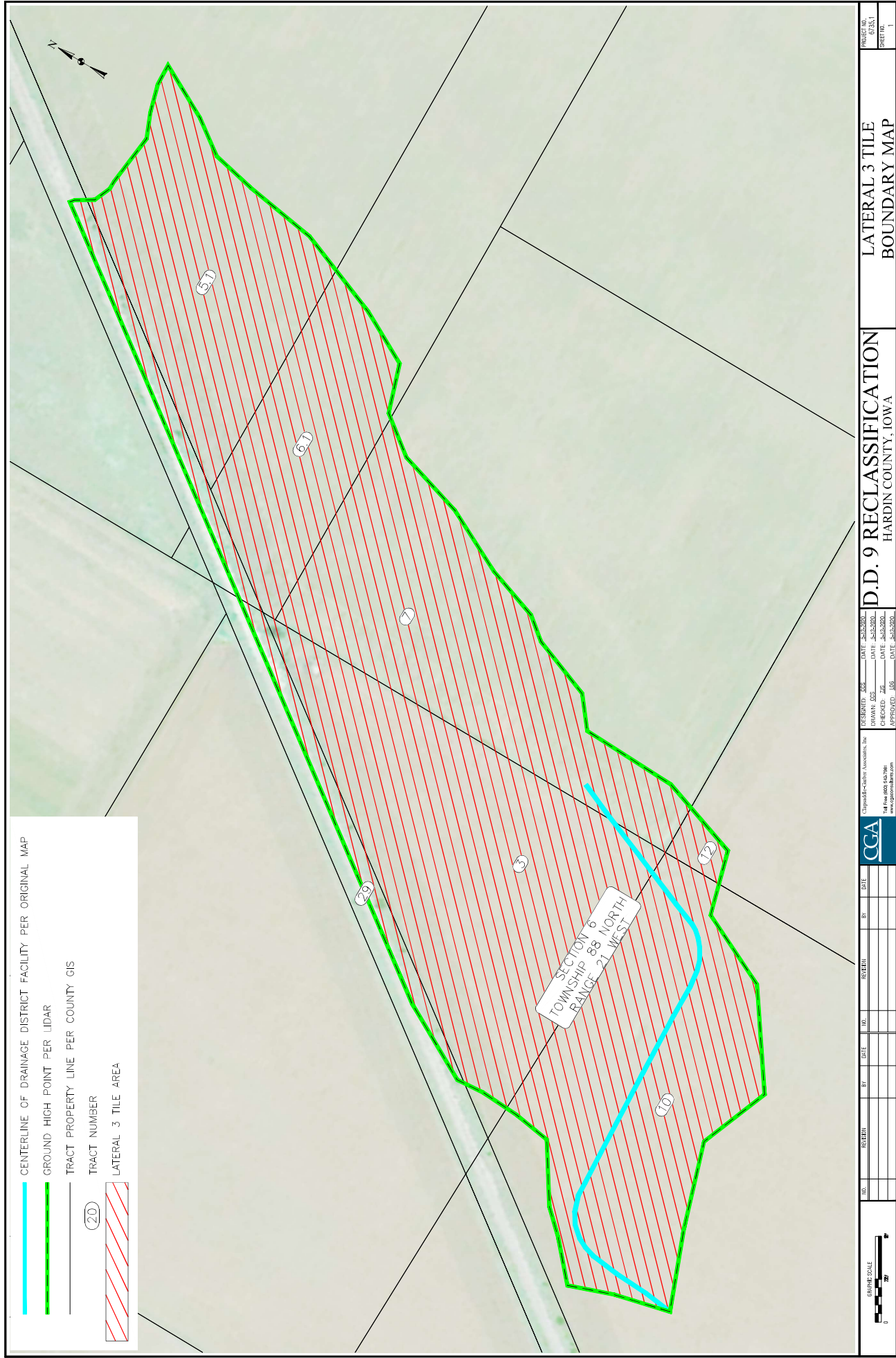
SECTION 1  
TOWNSHIP 88 NORTH  
RANGE 22 WEST

SECTION 6  
TOWNSHIP 88 NORTH  
RANGE 21 WEST

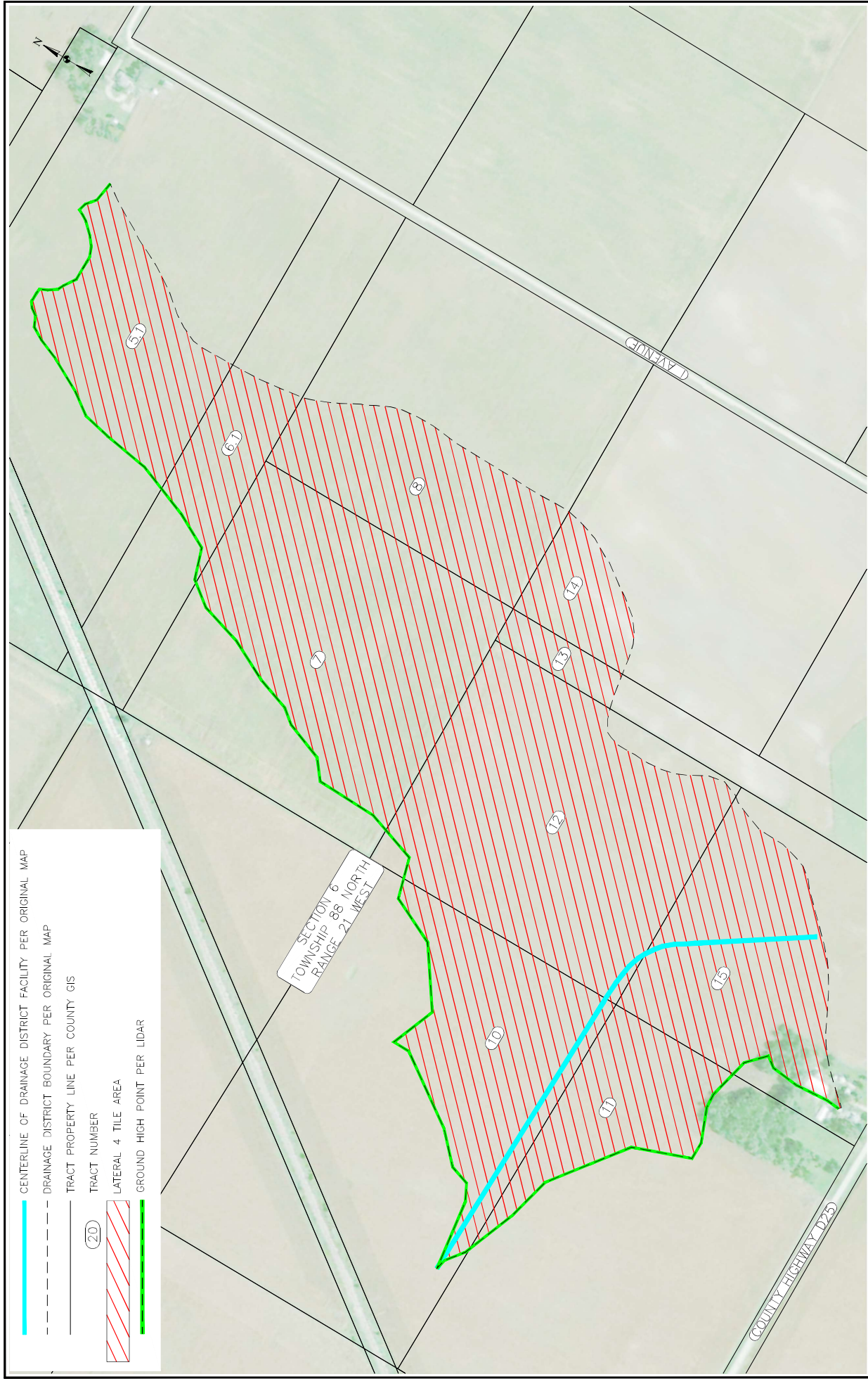


GRAPHIC SCALE 0 125 250'				CGA Chapman-Guthrie Associates, Inc. 1414 First Street, Suite 200 Hartsville, MD 21043 www.chapman-guthrie.com				DESIGNED: JDS DATE: 8/15/2020 DRAWN: JDS DATE: 8/15/2020 CHECKED: JDS DATE: 8/15/2020 APPROVED: JDS DATE: 8/15/2020				D.D. 9 RECLASSIFICATION HARDIN COUNTY, IOWA				LATERAL 2 TILE BOUNDARY MAP				PROJECT NO. 2024				SHEET NO. 1			
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Tract	Taxing District	Parcel	Entity	Sec-Twp-Rng	Legal	Acres	% Benefit	Units Assessed	% Units Assessed	Percent of Levy	Assessment for Project (entire tract basis)	Assessment for Project (per acre basis)
2		882106100002	Roberts, Tom & Sheryl - Trust	6-88-21	S64A NW FRL N & W OF R.R.	1.32	28.67%	37.84	2.488%	100	\$1,243.85	\$942.31
9		882106300001	Roberts, Tom & Sheryl - Trust	6-88-21	N 1/2 SW FRL N & W OF R.R.	6.77	100.00%	677.00	44.506%	100	\$22,252.75	\$3,286.96
16		882201200005	Sailer, Ronald G	1-88-22	S29A SE NE	6.63	5.65%	37.43	2.460%	100	\$1,230.19	\$185.55
18		882201400004	Sailer, Ronald G	1-88-22	NE SE EX R.R.	14.57	49.28%	718.08	47.206%	100	\$23,602.92	\$1,619.97
29		32	Midwestern Railroad Properties			1.11	45.90%	50.82	3.341%	100	\$1,670.29	\$1,508.70
					<b>Averages</b>			<b>304.23</b>				<b>\$1,508.70</b>
					<b>Totals</b>	<b>30.40</b>			<b>100.000%</b>		<b>\$50,000.00</b>	



Tract	Taxing District	Parcel	Entity	Sec-Twp-Rng	Legal	Acres	% Benefit	Units Assessed	% Units Assessed	Percent of Levy	Assessment for Project [entire tract basis]	Assessment for Project [per acre basis]
3		882106100003	Roberts, Tom & Sheryl - Trust	6-88-21	S64.47A NW FRL S & E R.R.	14.99	43.69%	654.97	23.445%	100	\$11,722.57	\$782.03
5.1		882106200002	Clark, Byron J Clark, Loraine C	6-88-21	N74A NE FRL EX R.R. & EX 5.15A IN NW CORNER <i>E OF R.R.</i>	9.00	7.93%	71.41	2.556%	100	\$1,278.13	\$142.01
6.1		882106200003	Clark, Byron J Clark, Loraine C	6-88-21	S20.28A N 1/2 NE FRL EX R.R. <i>E OF R.R.</i>	6.04	23.55%	142.21	5.091%	100	\$2,545.32	\$421.41
7		882106200004	Clark, Byron J Clark, Loraine C	6-88-21	SW NE	11.32	39.62%	448.48	16.054%	100	\$8,026.76	\$709.08
10		882106300002	Roberts, Tom & Sheryl - Trust	6-88-21	N 1/2 SW FRL S & E R.R.	12.80	100.00%	1280.00	45.818%	100	\$22,909.17	\$1,789.78
12		882106400001	Roberts, Tom & Sheryl - Trust	6-88-21	W35A NW SE	0.49	90.10%	44.15	1.580%	100	\$790.13	\$1,612.50
29		32	Midwestern Railroad Properties			3.00	50.81%	152.42	5.456%	100	\$2,727.92	\$909.47
					<b>Averages</b>			<b>399.09</b>				<b>\$909.47</b>
					<b>Totals</b>	<b>57.64</b>			<b>100.000%</b>		<b>\$50,000.00</b>	

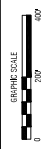


- CENTERLINE OF DRAINAGE DISTRICT FACILITY PER ORIGINAL MAP
- DRAINAGE DISTRICT BOUNDARY PER ORIGINAL MAP
- TRACT PROPERTY LINE PER COUNTY GIS
- 20 TRACT NUMBER
- LATERAL 4 TILE AREA
- GROUND HIGH POINT PER LIDAR

SECTION 6  
TOWNSHIP 88 NORTH  
RANGE 21 WEST

COUNTY HIGHWAY D24

COUNTY HIGHWAY D23



NO.	DATE	BY	REVISION	NO.	DATE	BY	REVISION



Chapman-Gilbert Associates, Inc.  
1414 First Street, Suite 200  
Hartsville, MD 21043

DESIGNED: JDS DATE: 3/25/2020  
DRAWN: JDS DATE: 3/25/2020  
CHECKED: JDS DATE: 3/25/2020  
APPROVED: JDS DATE: 3/25/2020

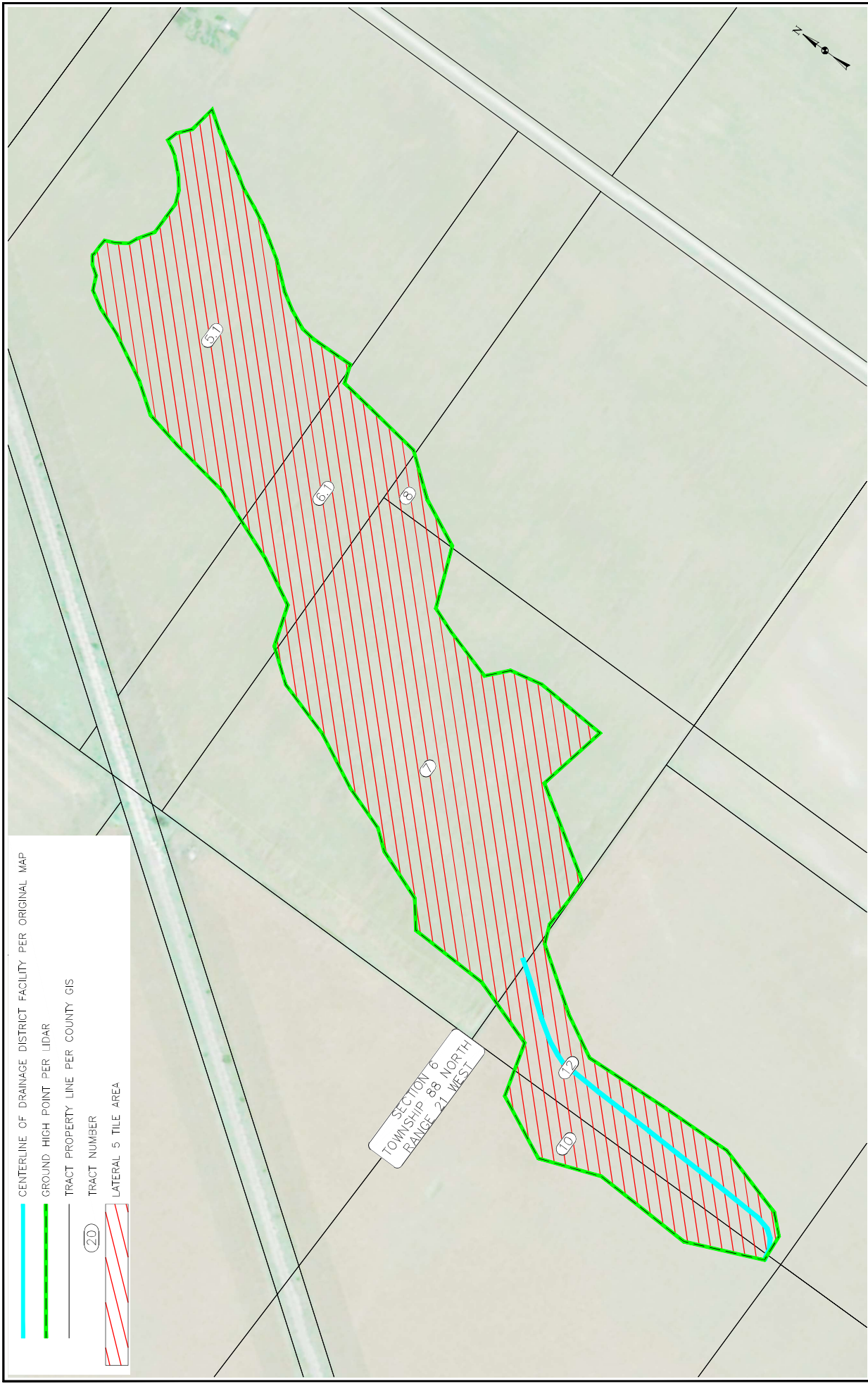
**D.D. 9 RECLASSIFICATION**  
HARDIN COUNTY, IOWA

**LATERAL 4 TILE**  
**BOUNDARY MAP**

PROJECT NO.: 20241  
SHEET NO.: 1



Tract	Taxing District	Parcel	Entity	Sec-Twp-Rng	Legal	Acres	% Benefit	Units Assessed	% Units Assessed	Percent of Levy	Assessment for Project (entire tract basis)	Assessment for Project (per acre basis)
5.1		8821062000002	Clark, Byron J Clark, Loraine C	6-88-21	N74A NE FRL EX R.R. & EX 5.15A IN NW CORNER <b>E OF R.R.</b>	13.22	7.29%	96.43	1.327%	100	\$663.60	\$50.20
6.1		8821062000003	Clark, Byron J Clark, Loraine C	6-88-21	S20.28A N 1/2 NE FRL EX R.R. <b>E OF R.R.</b>	5.92	14.51%	85.88	1.182%	100	\$590.98	\$99.83
7		8821062000004	Clark, Byron J Clark, Loraine C	6-88-21	SW NE	28.67	33.26%	953.63	13.125%	100	\$6,562.39	\$228.89
8		8821062000005	Clark, Byron J Clark, Loraine C	6-88-21	SE NE	16	28.70%	459.16	6.319%	100	\$3,159.73	\$197.48
10		8821063000002	Roberts, Tom & Sheryl - Trust	6-88-21	<b>N 1/2 SW FRL S &amp; E R.R.</b>	17.82	100.00%	1782.00	24.526%	100	\$12,262.81	\$688.15
11		8821063000003	Roberts, Tom & Sheryl - Trust	6-88-21	S 1/2 SW FRL	10.34	81.39%	841.58	11.583%	100	\$5,791.29	\$560.09
12		8821064000001	Roberts, Tom & Sheryl - Trust	6-88-21	W35A NW SE	34.51	49.94%	1723.44	23.720%	100	\$11,859.84	\$343.66
13		8821064000002	Wood, Lois	6-88-21	E 10A W 1/2 SE	4.00	34.62%	138.46	1.906%	100	\$952.84	\$238.21
14		8821064000003	Wood, Lois	6-88-21	NE SE	4.00	29.42%	117.69	1.620%	100	\$809.85	\$202.46
15		8821064000004	Roberts, Tom & Sheryl - Trust	6-88-21	W35A SW SE	15.76	67.74%	1067.60	14.693%	100	\$7,346.68	\$466.16
					<b>Averages</b>			<b>726.59</b>				<b>\$307.51</b>
					<b>Totals</b>	<b>150.24</b>			<b>100.000%</b>		<b>\$50,000.00</b>	



CENTERLINE OF DRAINAGE DISTRICT FACILITY PER ORIGINAL MAP

GROUND HIGH POINT PER LIDAR

TRACT PROPERTY LINE PER COUNTY GIS

TRACT NUMBER

LATERAL 5 TILE AREA

SECTION 8  
TOWNSHIP 88 NORTH  
RANGE 21 WEST

GRAPHIC SCALE

0

150'

300'

DATE	BY	DATE	BY	DATE	BY

CGA

Chapman-Gilbert Associates, Inc.  
1414 First Street, Suite 200  
Des Moines, Iowa 50319  
515.281.1111

DESIGNED: JDS

DATE: 3/25/2020

CHECKED: JDS

DATE: 3/25/2020

APPROVED: JDS

DATE: 3/25/2020

D.D. 9 RECLASSIFICATION

HARDIN COUNTY, IOWA

LATERAL 5 TILE

BOUNDARY MAP

PROJECT NO.

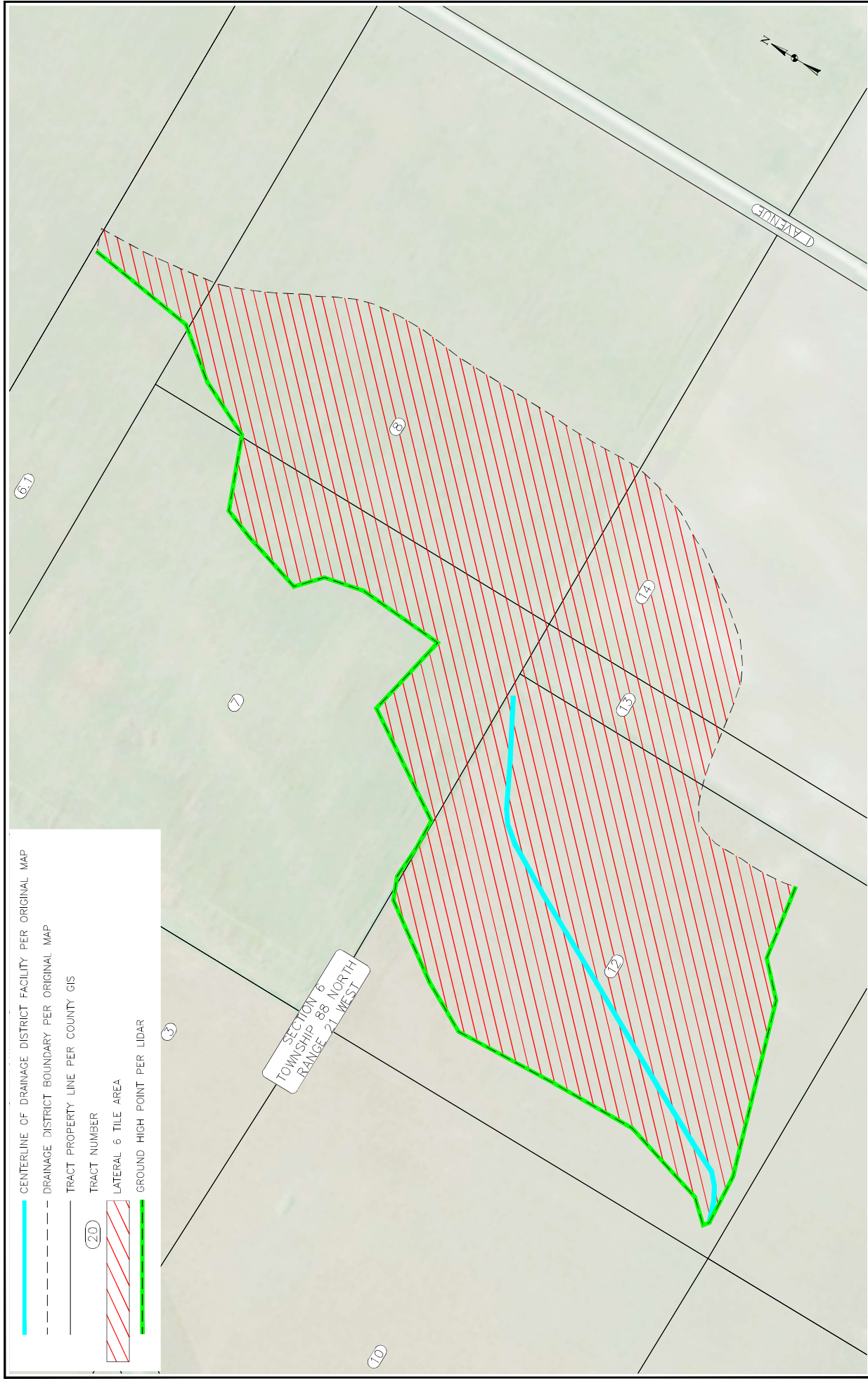
21521

SHEET NO.

1

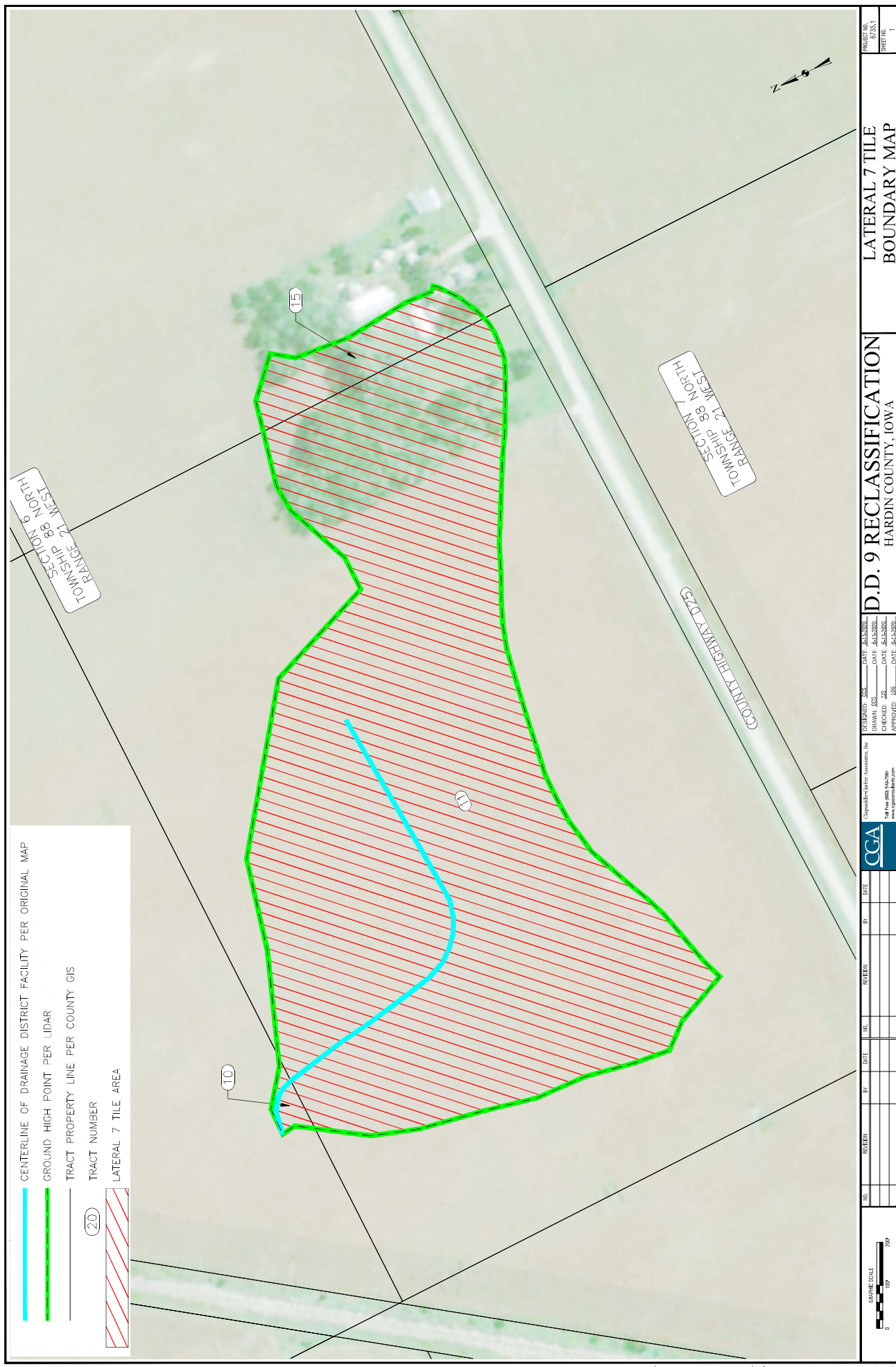
Tract	Taxing District	Parcel	Entity	Sec-Twp-Rng	Legal	Acres	% Benefit	Units Assessed	% Units Assessed	Percent of Levy	Assessment for Project (entire tract basis)	Assessment for Project (per acre basis)
5.1		8821062000002	Clark, Byron J Clark, Loraine C	6-88-21	N74A NE FRL EX R.R. & EX 5.15A IN NW CORNER <b>E OF R.R.</b>	13.22	8.12%	107.28	5.183%	100	\$2,591.62	\$196.04
6.1		8821062000003	Clark, Byron J Clark, Loraine C	6-88-21	S20.28A N 1/2 NE FRL EX R.R. <b>E OF R.R.</b>	5.15	23.14%	119.15	5.756%	100	\$2,878.23	\$558.88
7		8821062000004	Clark, Byron J Clark, Loraine C	6-88-21	SW NE	21.31	51.40%	1095.27	52.917%	100	\$26,458.39	\$1,241.59
8		8821062000005	Clark, Byron J Clark, Loraine C	6-88-21	SE NE	0.59	15.20%	8.97	0.433%	100	\$216.64	\$387.19
10		8821063000002	Roberts, Tom & Sheryl - Trust	6-88-21	N 1/2 SW FRL S & E R.R.	2.99	100.00%	299.00	14.446%	100	\$7,222.93	\$2,415.70
12		8821064000001	Roberts, Tom & Sheryl - Trust	6-88-21	W35A NW SE	6.05	72.75%	440.13	21.264%	100	\$10,632.19	\$1,757.39
					<b>Averages</b>			<b>344.97</b>				<b>\$1,089.46</b>
					<b>Totals</b>	<b>49.31</b>			<b>100.000%</b>		<b>\$50,000.00</b>	





GRAPHIC SCALE		PROJECT NO.	
0	125'	2024	2024
CGA		D.D. 9 RECLASSIFICATION	
Thompson-Carter Associates, Inc.		HARDIN COUNTY, IOWA	
DATE: 08/15/2024		LATERAL 6 TILE	
DRAWN: JES		BOUNDARY MAP	
CHECKED: JES		SHEET NO.	
DATE: 08/15/2024		1	
DATE: 08/15/2024			

Tract	Taxing District	Parcel	Entity	Sec-Twp-Rng	Legal	Acres	% Benefit	Units Assessed	% Units Assessed	Percent of Levy	Assessment for Project (entire tract basis)	Assessment for Project (per acre basis)
6.1		8821062000003	Clark, Byron J Clark, Lorraine C	6-88-21	S20.28A N 1/2 NE FRL EX R.R. E OF R.R.	0.77	3.67%	2.82	0.062%	100	\$30.95	\$40.20
7		8821062000004	Clark, Byron J Clark, Lorraine C	6-88-21	SW NE	7.36	100.00%	736.00	16.133%	100	\$8,086.58	\$1,096.00
8		8821062000005	Clark, Byron J Clark, Lorraine C	6-88-21	SE NE	15.41	64.85%	999.41	21.907%	100	\$10,953.58	\$710.81
12		8821064000001	Roberts, Tom & Sheryl - Trust	6-88-21	W35A NW SE	23.98	97.31%	2333.44	51.149%	100	\$25,574.58	\$1,066.50
13		8821064000002	Wood, Lois	6-88-21	E 10A W 1/2 SE	4.00	65.72%	262.86	5.762%	100	\$2,880.96	\$720.24
14		8821064000003	Wood, Lois	6-88-21	NE SE	4.00	56.87%	227.50	4.987%	100	\$2,493.36	\$623.34
					<b>Averages</b>			<b>760.34</b>				<b>\$709.51</b>
					<b>Totals</b>	<b>55.52</b>			<b>100.000%</b>		<b>\$50,000.00</b>	



Tract	Taxing District	Parcel	Entity	Sec-Twp-Rng	Legal	Acres	% Benefit	Units Assessed	% Units Assessed	Percent of Levy	Assessment for Project (entire tract basis)	Assessment for Project (per acre basis)
10		8821063000002	Roberts, Tom & Sheryl - Trust	6-88-21	N 1/2 SW FRL S & E R.R.	0.19	100.00%	19.00	1.626%	100	\$813.10	\$4,279.49
11		8821063000003	Roberts, Tom & Sheryl - Trust	6-88-21	S 1/2 SW FRL	26.66	43.04%	1147.51	98.216%	100	\$49,107.79	\$1,842.00
15		8821064000004	Roberts, Tom & Sheryl - Trust	6-88-21	W35A SW SE	1.24	1.49%	1.85	0.158%	100	\$79.11	\$63.80
					<b>Averages</b>			<b>389.45</b>				<b>\$2,061.76</b>
					<b>Totals</b>	<b>28.09</b>			<b>100.000%</b>		<b>\$50,000.00</b>	