



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

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REPORT ON

**ANNEXATION OF ADDITIONAL LANDS
INTO
EMMET COUNTY DRAINAGE DISTRICT NO. 29**

TRUSTEES: Emmet County Board of Supervisors

Jeff Quastad
Todd Glasnapp
Tim Schumacher
John Pluth
Lisa Hansen

Heidi Goebel, County Auditor

JWA PROJECT NO: E23102



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.

Collin Klingbeil

Date April 3, 2024

Collin J. Klingbeil, P.E.
License number 24741

My license renewal date is December 31, 2025

Pages or sheets covered by this seal: ALL

I. INTRODUCTION / HISTORY

This annexation report is being completed for Emmet County Drainage District No. 29 (DD29). The Emmet County Board of Supervisors has appointed Jacobson-Westergard & Associates, Inc. as engineer to investigate lands benefited by DD29 that are not currently included in the district.

II. DETERMINATION OF LANDS TO BE ANNEXED

We have researched the history of the drainage district, studied topographic and historical aerial photos to locate private tile systems, etc. to determine the area materially benefited by the facilities of DD29. The benefits derived are material in that the surface and/or subsurface drainage of excess waters from the land is provided for all or in part by the existing facilities of DD29. These facilities were designed for this purpose.

We note that Drainage District No. 22 (DD22) outlets into Lateral D tile of DD29. These lands benefit from both Lateral D tile and the Main Open Ditch of DD29. We are therefore recommending annexing the lands of DD22 into DD29.

It is this engineer's opinion that 78 parcels totaling approximately 549.41 acres of land are materially benefited by the facilities of Drainage District No. 29 and should be annexed into the district.

A table of the parcels we are recommending for annexation into DD29 is enclosed, as is a map of lands recommended for annexation.

III. CONCLUSIONS / RECOMMENDATIONS

We recommend that the trustees for DD29 proceed with annexation of the above lands. We consider the annexation of these lands to be feasible, practicable, and for the public good.

We recommend that the trustees tentatively approve this report and set a date for a public hearing. All parties having an interest in the lands proposed to be annexed have the right to receive notice. At such hearing, the trustees will review the Engineer's annexation report. They will then approve the report, modify and approve the report, or reject the report. Any land annexed will be included in the reclassification. This will ensure that all property owners will pay the appropriate share of the cost for improvements and future maintenance.

Sincerely,

JACOBSON-WESTERGARD & ASSOCIATES, INC.



Collin J. Klingbeil, P.E.



**EMMET COUNTY
DRAINAGE DISTRICT No. 29
ANNEXATION**

PROJECT No. E23102
BY: COLLEEN KLINGBEIL
DATE: 3/28/2024

PARCEL ID	S-T-R	LEGAL DESCRIPTION	DEEDHOLDER	LANDS TO BE ANNEXED (AC)
022010005	20 100 33	PT NW NW	AHRENS, DARLO	4.20
012430006	24 100 34	PT NW SW	CHRISTENSEN, JACK L & JUDY K	3.40
020720002	7 100 33	PT NW NE LYING E OF M&ST L RR R-O-W	CLARK, NEIL M & NANCY S ETAL	4.30
020720004	7 100 33	PT SW NE LYING E OF M&ST L RR R-O-W	CLARK, NEIL M & NANCY S ETAL	27.00
020720005	7 100 33	SE NE	CLARK, NEIL M & NANCY S ETAL	16.70
0124501001	24 100 34	TR IN NE	DAHL, BRAXTON	6.47
0207326003	7 100 33	S 48' LOTS 1 THRU 5 BLK 2 & 1/2 ADJ ALLEY (HUNTINGTON)	DAHINA, KATHLEEN M	0.37
0207326004	7 100 33	N 70' LOTS 12 THRU 16 BLK 2 & ADJ ALLEYS (HUNTINGTON)	DAHINA, KATHLEEN M	0.46
0207351002	7 100 33	LOTS 5 & 6 BLK 9 (HUNTINGTON)	DOMEK, LEO	0.15
0207351007	7 100 33	N 110' LOTS 1 2 & 3 & ALL LOT 4 BLK 9 (HUNTINGTON)	DOMEK, LEO J & LOUANNE K	0.28
0207326002	7 100 33	N 93 1/3' LOTS 1-5 BLK 2 & E1/2 ALLEY & N1/2 4TH ST (HUNTINGTON)	DOMEK, MARTIN J & REBECCA L	0.66
0230100005	30 100 33	TR IN NE NW	ENERSON, ARVIN	4.49
0230200005	30 100 33	TR IN N1/2 NE1/4	ENERSON, ARVIN	7.20
0218300005	18 100 33	PT OF W1/2 SW1/4	ENERSON, ARVIN K REV TRUST	4.61
0230200001	30 100 33	NW NE EX TRACT	ENERSON, ARVIN K REV TRUST	37.50
0220300001	20 100 33	NW SW	FLJ FARM	10.90
0125200007	25 100 34	TR IN E1/2 NE1/4	HANSEN, MARLYN	1.30
0125200009	25 100 34	TR IN NW NE	HANSEN, MARLYN	2.10
0220100006	20 100 33	PT NW NW	HELGEN, HENRY W FAMILY TRUST	0.60
0111200007	11 100 34	TR IN E 1/2 NE	IOWA DEPT OF NATURAL RESOURCES	1.50
0207376004	7 100 33	LOTS 4 THRU 23 EX N 105' OF E 1/2 LOT 23 BLK 8 (HUNTINGTON)	JENSEN, ROY D & BERNIECE A	2.33
0207378002	7 100 33	LOTS 1 THRU 8 BLK 11 (HUNTINGTON)	JENSEN, ROY D & BERNIECE A	1.67
0207351001	7 100 33	LOTS 9 THRU 20 BLK 9 & ADJ ALLEY (HUNTINGTON)	JOHNSON, DENNIS W & JUDITH H	1.37
0207351008	7 100 33	LOTS 7 & 8 BLK 9 (HUNTINGTON)	JOHNSON, DENNIS W & JUDITH H	0.14
0207352002	7 100 33	LOTS 4-5-6 BLK 10 (HUNTINGTON)	JOHNSON, DENNIS W & JUDITH H	0.58

PARCEL ID	S-T-R	LEGAL DESCRIPTION	DEEDHOLDER	LANDS TO BE ANNEXED (AC)
0207352003	7 100 33	LOTS 1-2-3 BLK 10 (HUNTINGTON)	JOHNSON, DENNIS W & JUDITH H	0.65
0207378003	7 100 33	E 1/2 BROADWAY W LOTS 6-8 BLK 11 & PT ALLEY S BLK 11 & W LOTS 6-8 BLK 11 HUNTINGTON	JOHNSON, DENNIS W & JUDITH H	0.15
0207377003	7 100 33	LOTS 6-7-8 BLK 7 (HUNTINGTON)	KAHLER OF IOWA L C	0.15
0207377004	7 100 33	LOTS 1 THRU 5 BLK 7 (HUNTINGTON)	KAHLER OF IOWA L C	0.46
0207377005	7 100 33	LOTS 11 THRU 16 BLK 7 (HUNTINGTON)	KAHLER OF IOWA L C	0.54
0207377006	7 100 33	LOTS 1 & 2 BLK 12 & ADJ VACATED STREET (HUNTINGTON)	KAHLER OF IOWA L C	0.54
0207377007	7 100 33	LOTS 9 & 10 BLK 7 (HUNTINGTON)	KAHLER OF IOWA L C	0.14
0207379001	7 100 33	PT SW 1/4	KAHLER OF IOWA L C	5.20
0207501001	7 100 33	TR IN W 1/2 NE 1/4	KAHLER OF IOWA L C	4.59
0207501002	7 100 33	TR IN NW SE	KAHLER OF IOWA L C	0.56
0207501003	7 100 33	TR IN SE SW 7 100 33 (HU NE SW	KAHLER OF IOWA L C	10.08
0229300002	29 100 33		KLINGBEIL, DORIS E	26.80
0229400001	29 100 33	NW SE	KLINGBEIL, JEAN TR 1/2, KLINGBEIL, JOHN E JR TRUST 1/2	27.00
0229400003	29 100 33	SW SE	KLINGBEIL, JEAN TR 1/2, KLINGBEIL, JOHN E JR TRUST 1/2	5.80
0207326006	7 100 33	TR SO OF LOTS 12-16 BLK 2 & E 1/2 ALLEY HUNTINGTON	LANGE, STEVEN	0.34
0207326005	7 100 33	S 70' LOTS 12 THRU 16 BLK 2 & E 1/2 ALLEY HUNTINGTON	LANGE, STEVEN H & JANICE R	0.37
0218100011	18 100 33	E PT SW NW	LØVE, WENDY	13.08
0125100002	25 100 34	PT NE NW (W OF RR)	MADISON, ELDON & JOAN 2/3, MADISON, GERALD E & JANELLE A 1/3	5.50
0125200001	25 100 34	PT NW NE (W OF RR)	MADISON, ELDON & JOAN 2/3, MADISON, GERALD E & JANELLE A 1/3	2.58
0207328005	7 100 33	LOTS 1 THRU 3 & LOT 19 BLK 5 (HUNTINGTON)	MAHIN, STEVEN D & SUSANNE M	0.60
0207376005	7 100 33	LOTS 3 & N 105' OF E 1/2 LOT 23 BLK 8 (HUNTINGTON)	MAHIN, STEVEN D & SUSANNE M	0.14
0230400002	30 100 33	NE SE	NAC FAMILY TR	24.30
0113400007	13 100 34	TR IN SE SE	NEMETHY, NICHOLAS A	3.04
0111200006	11 100 34	PT EAST PT SE NE	NYGAARD, SARA A, NYGAARD, ORVIS J	1.70

PARCEL ID	S-T-R	LEGAL DESCRIPTION	DEEDHOLDER	LANDS TO BE ANNEXED (AC)
0124400002	24 100 34	PT NW SE	OPHEIM & HOFFMAN LP	7.79
0124400003	24 100 34	PT NW SE	OPHEIM & HOFFMAN LP	4.82
0207302001	7 100 33	LOTS 1 THRU 16 BLK 3 (HUNTINGTON)	OPHEIM, AARON M	3.50
0207303001	7 100 33	LOTS 1 THRU 24 BLK 4 (HUNTINGTON)	OPHEIM, AARON M	3.11
0207326001	7 100 33	LOTS 6 THRU 11 BLK 2 (HUNTINGTON)	OPHEIM, AARON M	1.46
0207327001	7 100 33	UNNUMBERED LOT -PARK- BLK 1 (HUNTINGTON)	OPHEIM, AARON M	0.37
0207327002	7 100 33	LOTS 1 THRU 17 BLK 1 (HUNTINGTON)	OPHEIM, AARON M	3.25
0207328004	7 100 33	LOTS 4 THRU 18 BLK 5 (HUNTINGTON)	OPHEIM, AARON M	1.98
0112200001	12 100 34	FR NW NE	OPHEIM, DALE C & LUJANN J TRUST	2.50
0112200003	12 100 34	SW NE	OPHEIM, DALE C & LUJANN J TRUST	18.70
0207100001	7 100 33	FR NW NW	OPHEIM, DALE C & LUJANN J TRUST	2.10
0207100003	7 100 33	FR SW NW	OPHEIM, DALE C & LUJANN J TRUST	19.60
0207351006	7 100 33	LOTS 21,23 & 24 BLK 9 & ADJ ALLEY HUNTINGTON	PAYNE, NANCY	0.44
0207351004	7 100 33	SO 20' LOTS 1-2-3 BLK 9 HUNTINGTON	PAYNE, NANCY L	0.03
0207351005	7 100 33	LOT 22 BLK 9 & E 1/2 OF ALLEY 7 100 33 (HUNTINGTON)	PAYNE, NANCY L	0.14
0124200003	24 100 34	PT E1/2 NE LYING W OF VACATED RR	ROHLIN, PHYLLIS REV TRUST, ROHLIN, ROY REV TRUST	28.73
0124200009	24 100 34	PT SW NE	ROHLIN, PHYLLIS REV TRUST, ROHLIN, ROY REV TRUST	30.28
0218100010	18 100 33	W 802.44' SW NW EX SM TR	ROSBURG, KEITH R & NANCY C	19.17
0124100005	24 100 34	E PT SW NW	ROSBURG, RICHARD & BETTY REV.TR	9.75
0124100006	24 100 34	PT OF SE NW	ROSBURG, RICHARD & BETTY REV TR	30.52
0218400003	18 100 33	NE SE	ROSENDAHL, JAMES E	3.30
0207329002	7 100 33	LOTS 15 THRU 18 BLK 6 (HUNTINGTON)	ROSS, RODNEY F & KATHRYN P	0.26
0207329003	7 100 33	LOTS 19 & 20 BLK 6 (HUNTINGTON)	ROSS, RODNEY F & KATHRYN P	0.21
0124100007	24 100 34	PT OF SE NW	SIDES, SAMUEL OLEY	8.48
0124100004	24 100 34	W PT SW NW	SONSTEGARD FAMILY FARMS	27.44
0114200003	14 100 34	PT SW NE	U S A	15.70
0114400001	14 100 34	PT NW SE	U S A	16.06
0114400008	14 100 34	TR N 1/2 SW SE	U S A	2.35
0114400009	14 100 34	SW SE EX TR	U S A	12.78

TOTAL: 549.41

Drainage District No. 29 Annexation Map

Emmet County, Iowa



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