



**BOLTON  
& MENK**

Real People. Real Solutions.

Report of

# Classification Commission

## Drainage District No. 46

## Worth County, Iowa

2022

**Submitted by:**

Bolton & Menk, Inc.

300 W McKinley St #1528

Jefferson, IA 50129

P: 515-386-4101

Report  
of  
Classification Commission  
Drainage District No. 46  
Worth County, Iowa  
A14.119355  
2022

# Report of Classification Commission

## Appendix

Appendix: DD 46 Lateral No. 9 Tile

Appendix: Upper DD 46 Lateral No. 9 Tile

Appendix: Main Open Ditch Annexed Lands

Appendix: Lateral No. 18 Tile Annexed Lands

**REPORT OF CLASSIFICATION COMMISSION  
CLASSIFICATION OF BENEFITS FOR  
DRAINAGE DISTRICT NO. 46  
WORTH COUNTY, IOWA  
2022**

We, Bruce Burdick and Merlin Bartz, landowners in Worth County, and Jacob L. Hagan, engineer are the commissioners duly appointed to classify lands to Drainage District No. 46 in Worth County, Iowa. Pursuant to our appointment we have examined every annexed parcel within the district and as recommended in the engineer's report on file in the office of the County Auditor. Each ¼-¼ section or smaller tract of land annexed to the district has been classified and the percentages of benefit each parcel derives from the district facilities have been determined.

We recommend and report two assessment schedules herein all to be used for all future maintenance and other costs of each of the separate facilities as may arise. Set beside the new schedules is a basis cost. This basis cost is assumed and should not be considered as the cost of a repair. We have apportioned this basis to the lands determined to be benefited by each named facility.

Lands in Section 11 of Silver Lake Township were tiled into Drainage District No. 46 Lateral No. 18 and were annexed into the district.

The Upper Lateral No. 9 Tile schedule is a one-time schedule to be used for the 2021 improvement project only. All future repairs shall be levied on the Lateral No. 9 Tile schedule.

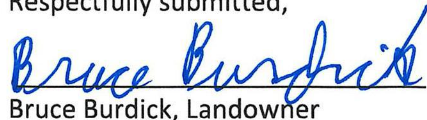
<u>New Schedule</u>	<u>Basis Cost</u>
Lateral No. 9 Tile	\$100,000
Upper Lateral No. 9 Tile	\$200,000
Main Open Ditch Annexed Lands	
Lateral No. 18 Tile Annexed Lands	

Accordingly, we herewith submit our report. The schedule presents in tabular form for each benefited parcel:

- 1) The names of the owners thereof as shown on the transfer books in the Auditor's office.
- 2) The parcel section, number, and description.
- 3) The number of benefited acres.
- 4) The classification or percentage of benefits derived relative to a 100% benefit assigned to the tract having the greatest benefit.


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

Respectfully submitted,

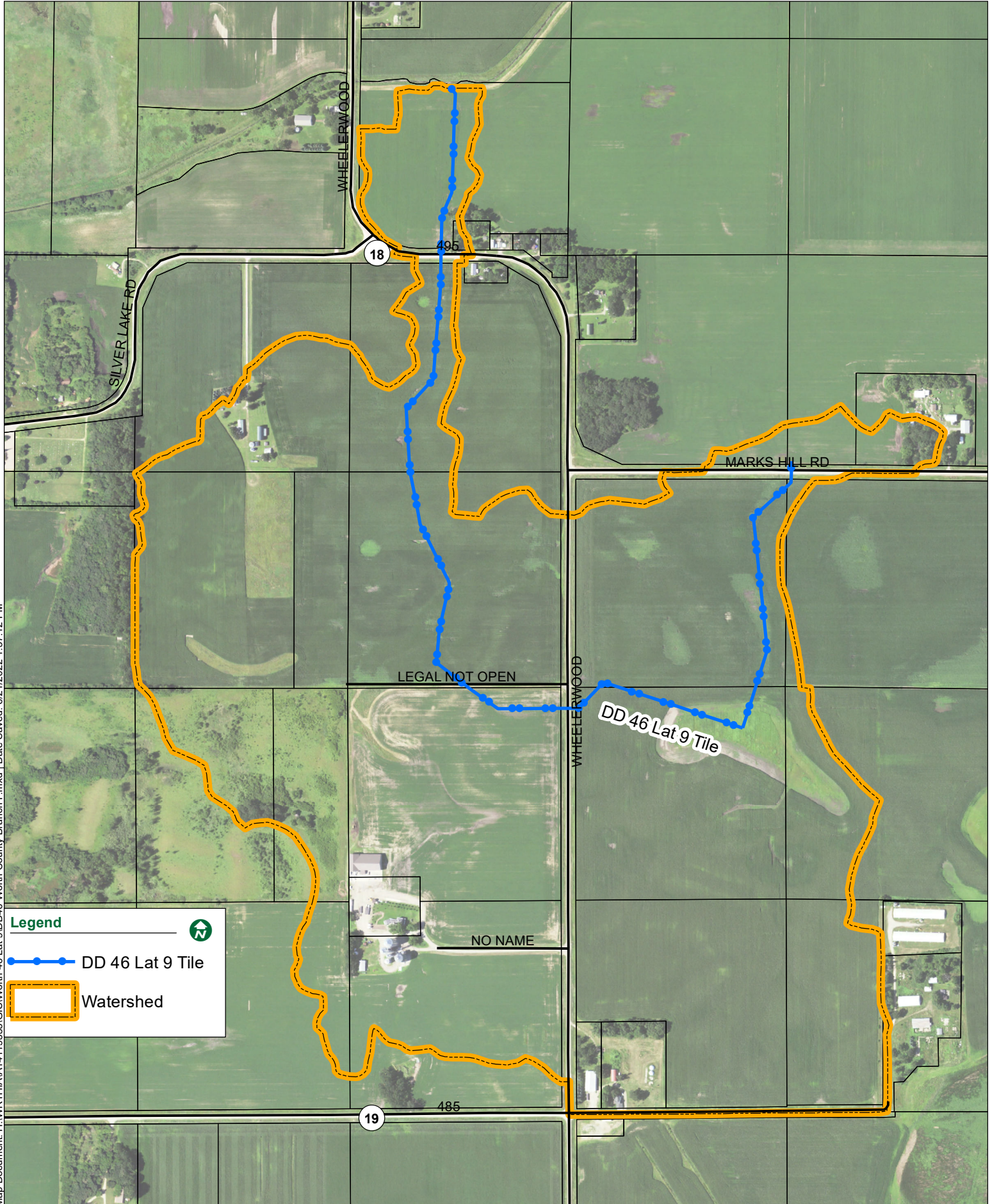
  
Bruce Burdick, Landowner

  
Merlin Bartz, Landowner

  
Jacob L. Hagan, P.E.  
Iowa Registration No. 25738

  
Date 4-19-2022

## Appendix: DD 46 Lateral No. 9 Tile



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**LATERAL NO. 9 TILE BENEFITED AREA  
DRAINAGE DISTRICT NO. 46  
WORTH COUNTY, IA**

<b>Deedholder(s)</b>	<b>Parcel Number</b>	<b>S-T-R</b>	<b>Legal Description</b>	<b>Benefited Area (ac)</b>	<b>Class. (%)</b>	<b>Assessment (\$)</b>
DRESS FAMILY INVESTMENTS LLC	0219200002	19-100-21	NE NE HARTLAND	37.46	84.60%	\$17,328.61
DRESS FAMILY INVESTMENTS LLC	0219200006	19-100-21	SE NE EXC PAR HA*	31.47	17.36%	\$3,555.85
DRESS FAMILY INVESTMENTS LLC	0220100001	20-100-22	NW NW HARTLAND	11.1	27.23%	\$5,577.52
DRESS FAMILY INVESTMENTS LLC	0220100007	20-100-22	SW NW EXC PAR HA*	16	13.07%	\$2,677.13
KELSO, JOHN	0220100009	20-100-22	PAR. IN SW NW	0.4	0.09%	\$18.43
MOHAMED, SUE ANN & MOHAMED M	0219200011	19-100-21	PAR IN SE NE EXC*	4.88	0.86%	\$176.15
RUGLAND, ARCHIE C. 1/2 & ARLOW A C TST UND 1/4	0218200004	18-100-21	PT. SE NE EXC.	12.9	7.77%	\$1,591.53
RUGLAND, ARCHIE C. 1/2 & ARLOW A C TST UND 1/4	0218400007	18-100-21	NE SE EX. PAR.	1.5	2.85%	\$583.77
RUGLAND, ARCHIE C. 2/3 & ARLOW A C TRST UND1/6	0219200009	19-100-21	SW NE EX PAR	26.3	5.98%	\$1,224.88
RUGLAND, ARCHIE C. 2/3 & ARLOW A C TRST UND1/6	0218400005	18-100-21	SE SE	35.2	100.00%	\$20,482.99
RUGLAND, ARCHIE C. 2/3 & ARLOW A C TRST UND1/6	0219100005	19-100-21	SE NW	5.5	0.76%	\$155.67
RUGLAND, ARCHIE C. 2/3 & ARLOW A C TRST UND1/6	0219200007	19-100-21	NW NE EX PAR	37.5	50.09%	\$10,259.93
RUGLAND, ARLOW A. C. TRUST & JULIE A. TRUST	0217300005	17-100-21	NW SW A/K/A PARCEL"B" EXC PARCEL "A"	2.8	8.48%	\$1,736.96
RUGLAND, KRISTOFFER & ADDIE	0219200008	19-100-21	PARCELS IN SW NE &NW NE	3.6	1.33%	272.42
RUGLAND, KRISTOFFER M.	0217300003	17-100-21	SW SW A/K/A PARCEL"C"	1.2	2.09%	\$428.09
RUGLAND, KRISTOFFER M.	0219200010	19-100-21	W 196' OF W 595' OFS 560' OF SE NE	1.6	0.34%	\$69.64
SHUPE, BRYAN R. & BRADLY W.	0218300003	18-100-21	NE SW	15	10.73%	\$2,197.82
SHUPE, BRYAN R. & BRADLY W.	0218300008	18-100-21	SE SW EX. E 1/4	29	14.35%	\$2,939.31

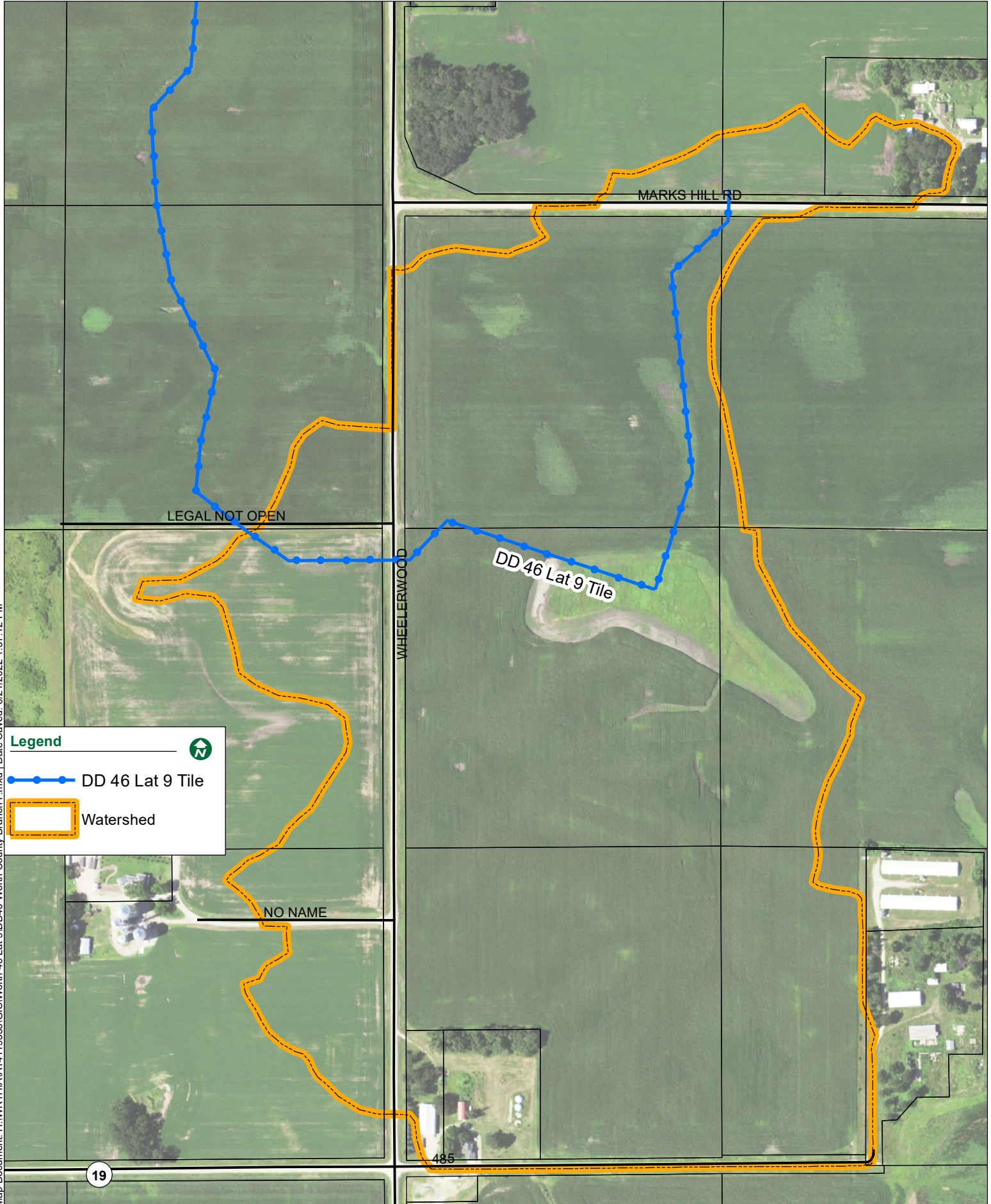
**LATERAL NO. 9 TILE BENEFITED AREA  
DRAINAGE DISTRICT NO. 46  
WORTH COUNTY, IA**

<b>Deedholder(s)</b>	<b>Parcel Number</b>	<b>S-T-R</b>	<b>Legal Description</b>	<b>Benefited Area (ac)</b>	<b>Class. (%)</b>	<b>Assessment (\$)</b>
SHUPE, BRYAN R. & BRADLY W.	0218300009	18-100-21	E 1/4 SE SW	10	14.16%	\$2,900.39
SHUPE, BRYAN R. & BRADLY W.	0218400002	18-100-21	NW SE EX. PAR.	12.9	15.70%	\$3,215.83
SHUPE, BRYAN R. & BRADLY W.	0218400003	18-100-21	SW SE	36.1	63.90%	\$13,088.63
SHUPE, RONALD & HILLMAN, WANDA	0218200005	18-100-21	PAR. IN SW NE	0.3	0.12%	\$24.58
THOMPSON, JASON L. & LAURA L.	0217300006	17-100-21	PARCEL "A" IN NW SW	3.1	4.55%	\$931.98
YOST, DONALD A & JULIE J	0219100002	19-100-21	NE NW EX PAR HAR*	9.9	9.28%	\$1,900.82
YOST, DONALD A & JULIE J	0219100003	19-100-21	PAR IN NE NW HAR*	11.5	8.97%	\$1,837.32
WORTH COUNTY SECONDARY ROADS				12.5		\$4,823.75
<b>Total</b>				<b>369.71</b>		<b>\$100,000.00</b>



## Appendix: Upper DD 46 Lateral No. 9 Tile

Note: This schedule shall only be used for the improvement of the Upper Tile completed in 2021.

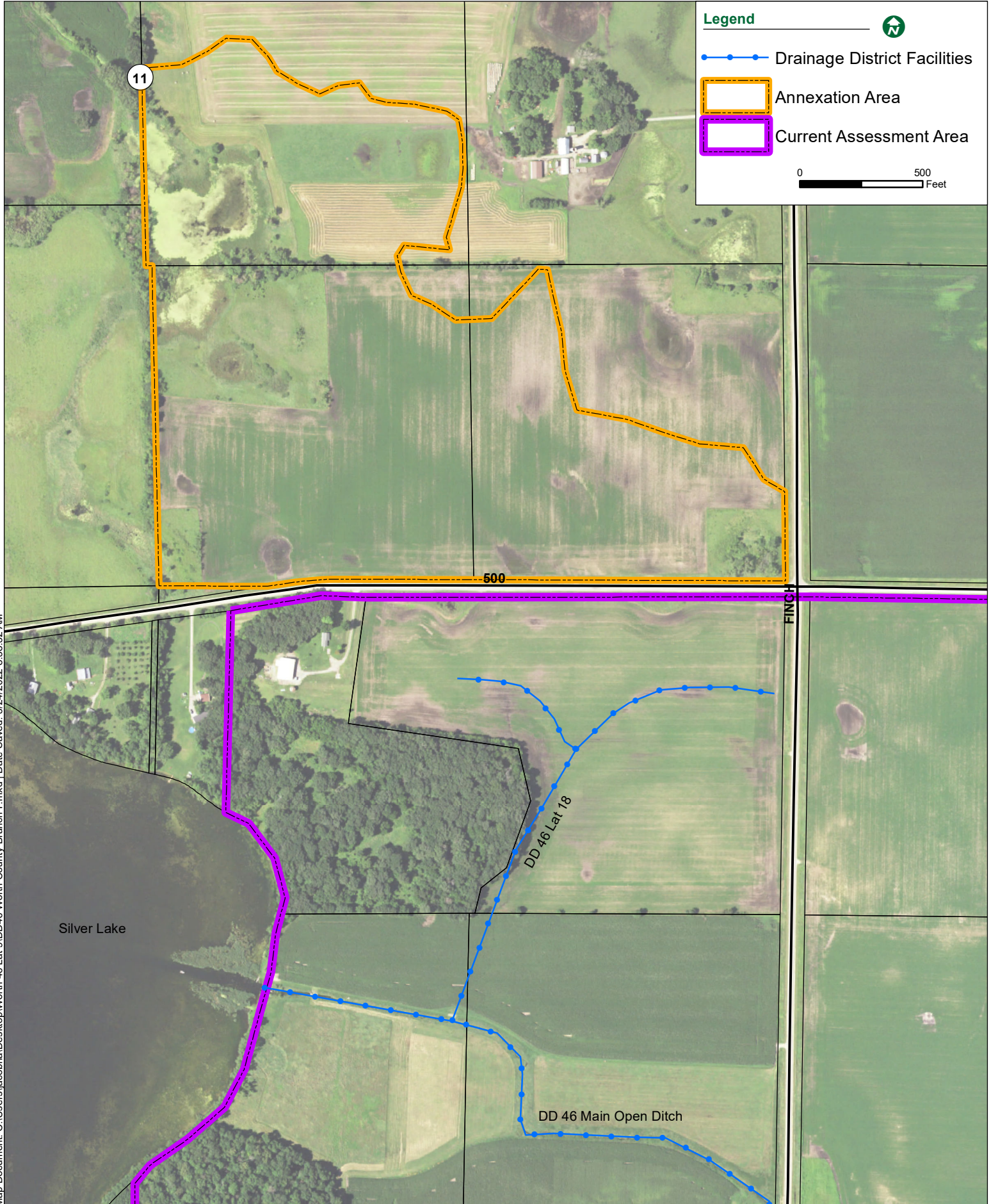


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**UPPER LATERAL NO. 9 BENEFITED AREA  
ONE TIME SCHEDULE- 2021 IMPROVEMENT WORK ONLY  
DRAINAGE DISTRICT NO. 46  
WORTH COUNTY, IA**

<b>Deedholder(s)</b>	<b>Parcel Number</b>	<b>S-T-R</b>	<b>Legal Description</b>	<b>Benefited Area (ac)</b>	<b>Class. (%)</b>	<b>Assessment (\$)</b>
DRESS FAMILY INVESTMENTS LLC	0219200002	19-100-21	NE NE HARTLAND	37.5	75.86%	\$52,237.98
DRESS FAMILY INVESTMENTS LLC	0219200006	19-100-21	SE NE EXC PAR HA*	31.47	15.73%	\$10,831.84
DRESS FAMILY INVESTMENTS LLC	0220100001	20-100-22	NW NW HARTLAND	11.1	25.85%	\$17,800.58
DRESS FAMILY INVESTMENTS LLC	0220100007	20-100-22	SW NW EXC PAR HA*	16	11.97%	\$8,242.67
KELSO, JOHN	0220100009	20-100-22	PAR. IN SW NW	0.4	0.08%	\$55.09
MOHAMED, SUE ANN & MOHAMED M	0219200011	19-100-21	PAR IN SE NE EXC*	4.88	0.74%	\$509.57
RUGLAND, ARCHIE C. 1/2 & ARLOW A C TST UND 1/4	0218400007	18-100-21	NE SE EX. PAR.	1.5	3.59%	\$2,472.11
RUGLAND, ARCHIE C. 2/3 & ARLOW A C TRST UND1/6	0219200009	19-100-21	SW NE EX PAR	10.6	2.48%	\$1,707.75
RUGLAND, ARCHIE C. 2/3 & ARLOW A C TRST UND1/6	0218400005	18-100-21	SE SE	35.2	100.00%	\$68,861.04
RUGLAND, ARCHIE C. 2/3 & ARLOW A C TRST UND1/6	0219200007	19-100-21	NW NE EX PAR	13.8	12.96%	\$8,924.39
RUGLAND, ARLOW A. C. TRUST & JULIE A. TRUST	0217300005	17-100-21	NW SW A/K/A PARCEL"B" EXC PARCEL "A"	2.8	10.69%	\$7,361.25
RUGLAND, KRISTOFFER M.	0217300003	17-100-21	SW SW A/K/A PARCEL"C"	1.2	2.42%	\$1,666.44
RUGLAND, KRISTOFFER M.	0219200010	19-100-21	W 196' OF W 595' OFS 560' OF SE NE	1.6	0.30%	\$206.58
SHUPE, BRYAN R. & BRADLY W.	0218400003	18-100-21	SW SE	3.8	3.33%	\$2,293.07
THOMPSON, JASON L. & LAURA L.	0217300006	17-100-21	PARCEL "A" IN NW SW	3.1	5.71%	\$3,931.97
WORTH COUNTY SECONDARY ROADS				11.20	18.73%	\$12,897.67
<b>Total</b>				<b>186.15</b>		<b>\$200,000.00</b>

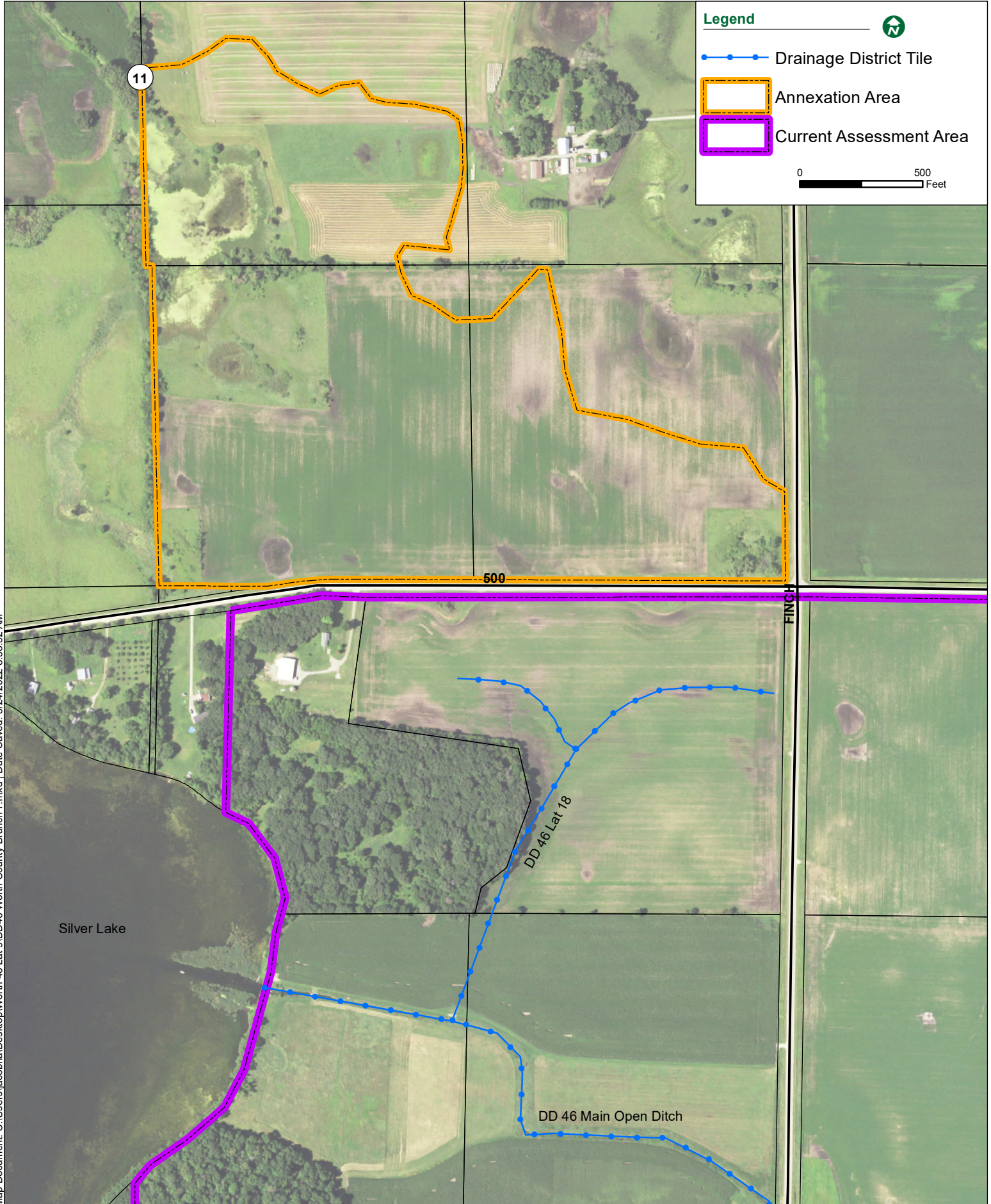
## Appendix: Main Open Ditch Annexed Lands



**MAIN OPEN DITCH ANNEXED LANDS  
DRAINAGE DISTRICT NO. 46  
WORTH COUNTY, IA**

<b>Deedholder(s)</b>	<b>Parcel Number</b>	<b>S-T-R</b>	<b>Legal Description</b>	<b>Benefited Area (ac)</b>	<b>Class. (%)</b>
THOMPSON, SCOTT M	0111400001	11-100-22	NW SE	22.0	21.9%
RUGLAND, ARLOW A TRUST	0111400004	11-100-22	SW SE EX. W 3/4 A.	37.0	43.6%
RUGLAND, ARLOW A TRUST	0111400005	11-100-22	SE SE	21.9	21.8%

## Appendix: Lateral No. 18 Tile Annexed Lands



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Silver Lake

DD 46 Lat 18

DD 46 Main Open Ditch

FINCH

500

11

**Legend**

- Drainage District Tile
- Annexion Area
- Current Assessment Area

0 500 Feet



**LATERAL NO. 18 TILE ANNEXED LANDS  
DRAINAGE DISTRICT NO. 46  
WORTH COUNTY, IA**

<b>Deedholder(s)</b>	<b>Parcel Number</b>	<b>S-T-R</b>	<b>Legal Description</b>	<b>Benefited Area (ac)</b>	<b>Class. (%)</b>
THOMPSON, SCOTT M	0111400001	11-100-22	NW SE	22.0	69.1%
RUGLAND, ARLOW A C TRUST	0111400004	11-100-22	SW SE EX. W 3/4 A.	37.0	137.7%
RUGLAND, ARLOW A C TRUST	0111400005	11-100-22	SE SE	21.9	73.9%