



Real People. Real Solutions.

Engineer's Report: Annexation

Joint Drainage District No. 113-123

Cerro Gordo & Hancock Counties, Iowa

Filed: March 4, 2024

Submitted by:

Bolton & Menk, Inc.
1609 U.S. Hwy 18 East
Algona, IA 50511
P: 515-395-3140

Proj. No. P13.115567

ENGINEER'S REPORT

ANNEXATION

JOINT DRAINAGE DISTRICT NO. 113-123

CERRO GORDO & HANCOCK COUNTIES, IOWA

2024

The Joint Cerro Gordo County and Hancock County Board of Supervisors, acting as Trustees for Drainage Joint District No. 113-123 have found that contiguous lands that are not currently assigned to Joint Drainage District No. 113-123 within Cerro Gordo and Hancock Counties are benefited by the facilities of the Joint District. The Boards have directed Bolton & Menk 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 facilities of Joint Drainage District No. 113-123. 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 or that the same are then receiving benefit or will be benefited by a repair or improvement to said district as contemplated in Section 468.126, it may adopt, with or without a petition from owners of the proposed annexed lands, a resolution of necessity for the annexation of such additional land..."

During the course of the Engineer's investigation, each parcel under consideration for annexation was reviewed for benefit by consulting past district plans and plats, USGS topographic maps, LiDAR elevation data and USDA soil survey maps. The parcels were investigated in regard to relation, elevation, and condition of drainage with reference to Joint Drainage District No. 113-123 all as required by law. We have attached to this report a Digital Elevation Model (DEM) with flow paths and an aerial photo showing the flow of water into the existing district. From this investigation, a new plat was prepared showing the parcels benefited and recommended for annexation.

Based on the information available to the engineer, it is recommended that the Joint Board of Supervisors consider annexation of the parcels described herein and shown on the attached plat into Joint Drainage District No. 113-123. Each listed parcel is materially benefited by the drainage district in that surface and/or subsurface drainage flows from these parcels are discharged through the facilities of the district. All landowners within the watershed boundary have the opportunity to tile their property to the district facilities to improve their drainage and make their property better adapted for the purpose for which it is being used, thereby increasing its property value.

Each forty-acre tract or subdivide thereof recommended for annexation is listed along with the owner(s) of record, parcel number, legal description, and approximate benefited acres within the parcel.

It is proposed that 3.41 acres of benefited land in Hancock County be annexed into Joint Drainage District No. 113-123. Annexation of the parcels recommended above is considered feasible, expedient, and for the public good. It is therefore recommended that the Joint Board of Supervisors acting as trustees for Joint Drainage District No. 113-123 take appropriate steps to accomplish the following:

- 1) Tentatively approve this report.
- 2) Notify all landowners to be annexed.
- 3) Hold the required public hearing.
- 4) Annex to the district the lands determined to be benefited.

I hereby certify that this plan, specification, or report was prepared by me or under my personal supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Iowa. My Registration Renewal Date is December 31, 2025.



Tyler A. Conley

Date: March 4, 2024








Iowa Professional Reg. No. 25044

**PARCELS RECOMMENDED FOR ANNEXATION
JOINT DRAINAGE DISTRICT NO. 113-123
CERRO GORDO & HANCOCK COUNTIES, IOWA**

Hancock County Deedholder(s)	Parcel Number	Legal Description	Benefited Acres
CONCORD, LLC	0813351000	SW SW EXC CEM 13 96 23	3.41

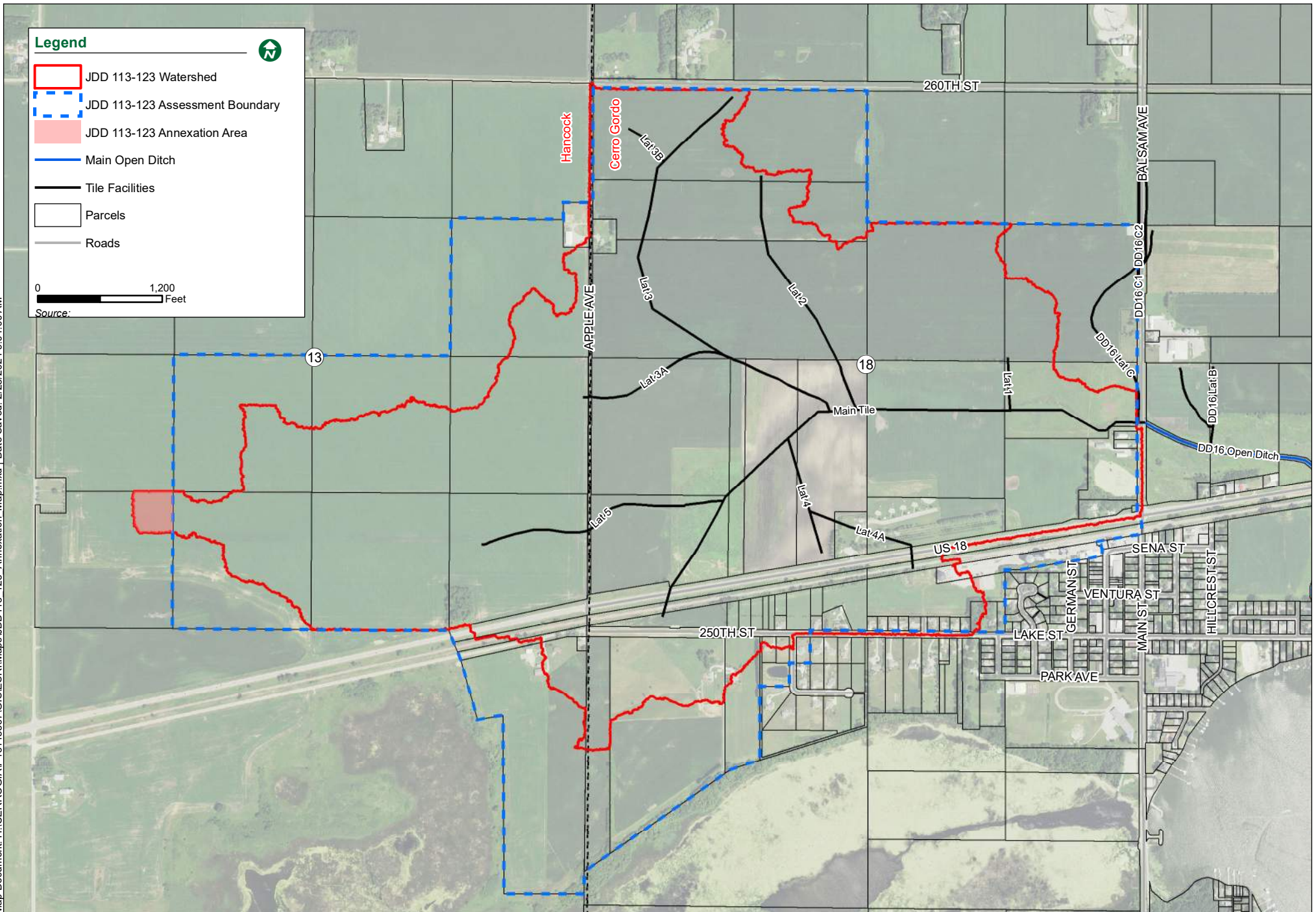
Total Recommended Hancock County Annexation Area 3.41 Ac

Legend

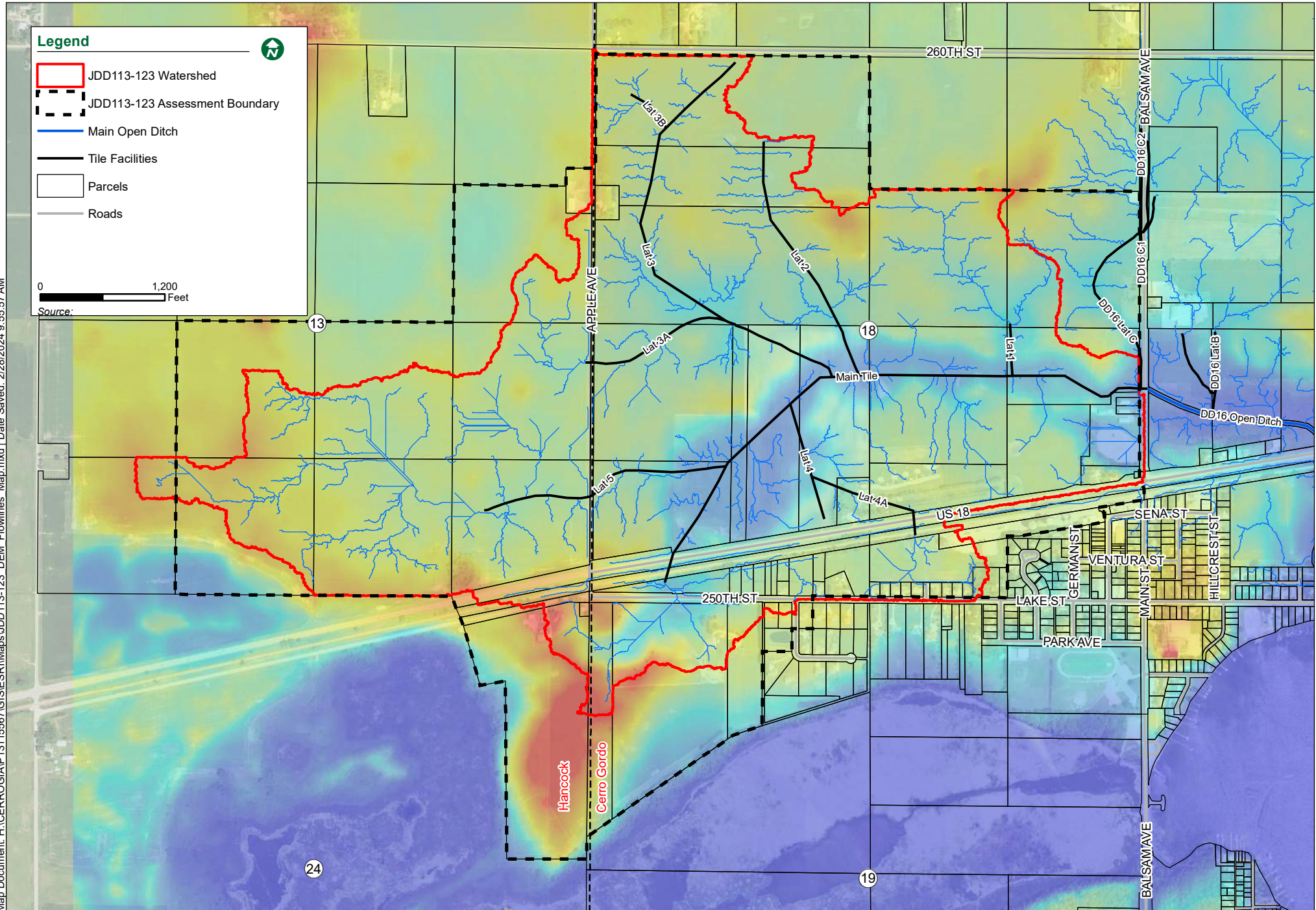
-  JDD 113-123 Watershed
-  JDD 113-123 Assessment Boundary
-  JDD 113-123 Annexation Area
-  Main Open Ditch
-  Tile Facilities
-  Parcels
-  Roads

0 1,200 Feet

Source:



Map Document: H:\CERROGORDO\GIS\ESRI\Maps\JDD113_123_Annexation_Map.mxd | Date Saved: 2/28/2024 9:04:00 AM



Map Document: H:\CERROGORDO\GIS\ESRI\Maps\JDD113-123_DEM_Flowlines_Map.mxd | Date Saved: 2/28/2024 9:55:57 AM