



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

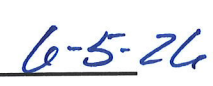
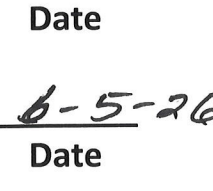
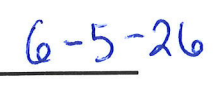
105 South 6th Street
Estherville IA 51334
Phone (712) 362-2647

APPRAISERS' REPORT

JOINT DRAINAGE DISTRICT NO. 61 BRANCH 399 WEST OPEN DITCH DICKINSON COUNTY, IOWA

ENGINEER: Jacobson-Westergard & Associates, Inc.
105 South 6th Street
Estherville, IA 51334

APPRAISERS:

 Melvin Wernimont	 Date
 Douglas Pringnitz	 Date
 Collin Klingbeil, P.E.	 Date

Project Number: E24106

The appraisers are:

1. Collin Klingbeil, P.E.
2. Melvin Wernimont
3. Douglas Pringnitz

This Appraisal Report is in accordance with Iowa Administrative Code Sections 468.24 and 468.25. Pursuant to our appointment we have examined the areas necessary for acquisition and have placed a value on the area proposed to be taken for right-of-way (ROW). We note that under Iowa Code Section 468.152, the landowner will continue to have beneficial use of the lands within the ROW but outside the open ditch channel. Additionally, under Iowa Code 27.2, the ROW to be acquired will be exempt from property taxes and drainage district assessments.

West of 320th Ave we are proposing a ROW width of 90 feet in width, from the north ROW line of 230th Street extending northward. This area is expected to encompass the new open ditch channel plus a corridor for access for future maintenance.

When spread and leveled, spoils from the open ditch will extend beyond the permanent ROW boundary. Compensation for this has been included in our recommendations. With the project, topsoil stripping and respread is planned, which will result in 8-inches of topsoil being spread over the spoils.

Parcel ID	Deedholder	S-T-R	Legal Description	Est. Land Lost to Channel (ac)	Total Area ROW to be Acquired (ac)	Recommended Compensation
1211300003	VANNESS, MARY ELLEN TRUSTEE,%COTTON GRAVE FARM MGT	11-98-35	SW SW	2.20	3.15	\$53,081.00
1211300004		11-98-35	25.08 AC OF SE SW	0.71	1.14	\$18,130.00
LANDOWNER TOTAL						<u>\$71,211.00</u>
1210400004	FELDMAN, GREGORY EARL	10-98-35	SE SE	1.97	2.64	<u>\$39,274.00</u>
TOTAL COMPENSATION RECOMMENDED FOR ROW ACQUISITION						<u>\$110,485.00</u>

Joint Drainage District No. 61
Branch 399 West
Right-of-Way Acquisition Map

Section 10 & 11 of Lloyd Township
Dickinson County, Iowa

