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January 23, 2023

Board of Trustees  
Pigeon Creek Drainage District  
C/O Frank Moran  
25843 Old Lincoln Highway  
Crescent, Iowa 51526

Board of Trustees  
Honey Creek Drainage District  
C/O Bob Hansen  
2158 Westridge Drive  
Missouri Valley, Iowa 51555

RE: Amendment 2 to Reclassification Report  
Pigeon Creek Drainage District No. 2  
Honey Creek Drainage District No. 6  
Pottawattamie County  
Project No.: 0A1.123942

Dear Board Members:

The Commissioners Reports for Reclassification of Pigeon Creek DD 2 Sub 3 and Honey Creek DD 6 were filed in in the fall of 2022. An amendment for Pigeon Creek was filed December 27, 2022, adding lands to make the two separate schedules identical. No Amendment 1 exists for Honey Creek, we have numbered this Amendment 2 as all changes herein discussed are identical for both districts.

We have spoken with a handful of landowners in the past few weeks. One of those calls brought up borrow areas spread throughout the benefited lands. The commission intended that all borrow areas and permanently wet areas be reduced to \$0 assessment. It was also intended that all district ROW be removed from the assessed area as prescribed by Iowa law.

After the conversation with the landowner, we reviewed the underlying data and found that the borrow, wetland and ROW assessments were not removed. We wish to submit the attached schedules listing the parcels where such adjustments were intended, and the reduced classification for each of those parcels.

The ROW for Pigeon Creek and Honey Creek Main Ditches, along with the inactive Sub 2 and Sub 3 ROW were removed appropriately. Sac Drainage Ditch and the recent Branch 1 Open Ditch system were not removed. The attached schedules show revised acres for those lands where ROW have been removed, along with an indication of which facility owns that ROW. The acres for borrow areas and wetland areas have not been reduced, however no assessment will be assigned for those areas.

The revised assessment and acre totals are as follows:

Schedule	Revised Acres	Revised Assessment
North Schedule	3,746.38 ac	\$3,651,947.63
South Schedule	10,658.43 ac	\$9,308,803.14
<b>Revised Totals</b>	<b>14,404.81 ac</b>	<b>\$12,960,750.77</b>

Amendment #2 to Reclass Report

January 23, 2023

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The reduced acres include a portion of the Branch 1 open ditch which have not yet been acquired by the district. An appraiser's report for the purchase of those lands will be filed with the Pigeon Creek Trustees following this hearing.

Sincerely,

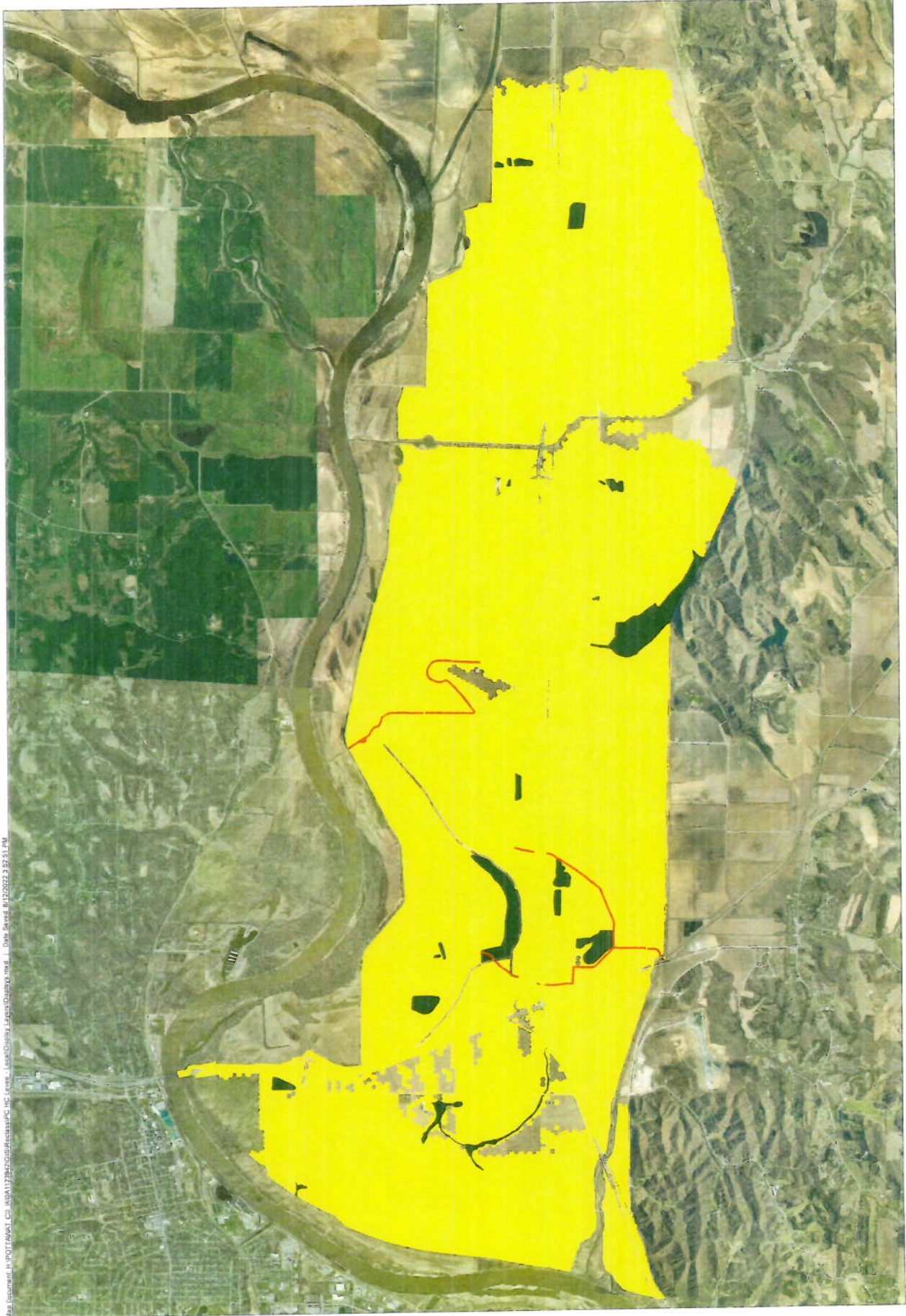
**Bolton & Menk, Inc.**



**Jonathan P. Rosengren, P.E.**

Project Manager

Encl: Map of Adjustments  
North Schedule Revisions  
South Schedule Revisions



Map Document: H:\POT\ANAT\_CD\_INVA\1284702\B\RebasAPC\_HC\_Lenve\_Lenve\01\area\_Lexus\02\area.mxd Date Saved: 8/12/2022 3:52:31 PM

Amendment 2

North Levee Schedule

<u>Landowner</u>	<u>Parcel No.</u>	<u>S-T-R</u>	<u>Legal Description</u>	<u>Ben Ac</u>	<u>Class</u>	<u>Assess</u>	<u>Reduction</u>
BROWN, RICHARD G- MARGARET A	7744221200012	21-77-44	PT SW NE & PT LT 4 A SE NE COMM 132.44' N SE COR TH N130' NW1011.87' W1470.89'S532.34' E2423.72' TOPOB (PARCELS B)	23.7	8.38	\$ 1,136.80	\$ 1,790.55
MANDER, KEITH E- CHARLOTTE	7744223000004	22-77-44	SW SW & W16.5' S1/2 SE SW EXC COMM 16.5'E SW COR SE SW TH W156.5' N311.14'E156.5' S311.14' TOPOB	33.94	6.76	\$ 916.29	\$ 2,661.92
MANDER, KEITH E- CHARLOTTE	7744223000001	22-77-44	NW SW EXC RR	35.61	39.18	\$ 5,313.45	\$ 121.43
WEST, MARTY GARY	7744223000007	22-77-44	PT S1/2 SW COMM SE COR SW SW TH W140' N311.14' E280' S311.14' W140' TO POB (PARCELS A)	2	2	\$ 271.44	\$ 2.71
<b>Total Reduction</b>						<b>\$ 4,576.61</b>	

\*Branch 1, ROW removed  
 \*\*Sac Ditch ROW removed

Amendment 2

South Levee Schedule

<u>Landowner</u>	<u>Parcel No.</u>	<u>S-T-R</u>	<u>Legal Description</u>	<u>Ben Ac</u>	<u>Class</u>	<u>Assess</u>	<u>Reduction</u>
ADAMS, DARLENE	764402300003	2-76-44	HONEY CRK LAKE LT 1	10.5	2.53	\$ 648.83	\$ 246.97
JOHANNES TRUST	764433300002	33-76-44	NE SW	35.8	3.75	\$ 960.34	\$ 533.35
ART CAMENZIND FARMS LLC	764433300004	33-76-44	SE SW	39.7	11.01	\$ 2,822.40	\$ 120.23
ART CAMENZIND FARMS LLC	764427100004	27-76-44	COMM 1306.64' E 1615.99' S NW COR TH NE ALONG C/L CRK 269.12' SLY 293.72' SWLY 327.51' N415.34' TO POB	2.36*	0.72	\$ 185.57	\$ 3.89
BARTA, JACK TRUST	764427100002	27-76-44	GOVT LT 4 N OF HWY & PT SW NW N OF HWY & S OLD PIGEON CRK EXC RR	13.15*	3.93	\$ 1,007.15	\$ 107.31
BARTA, JACK TRUST	764422400001	22-76-44	N1667.76' G/L 3 E1/2 SW1/4 & N1667.76' ACCRE G/L 3 SE1/4 W OF RD	102.91*	32.98	\$ 8,452.85	\$ 559.02
BARTA, JACK TRUST	764427100003	27-76-44	PT G/L 3 SE SW & ACCRE G/L 3 SE1/4 W OF RD EXC N1667.76' & ACCRE G/L 1, 2 & 3 N1/2 N1/2 27-76-44 NE NW	138.12*	20.92	\$ 5,361.21	\$ 4,955.92
BENJAMES PTSP NO 2	764416100002	16-76-44	NE NW	37.83**	8.78	\$ 2,249.88	\$ 122.65
BOSTWICK, LARRY E	764403100003	3-76-44	TRI NE COR NE NW	4.7	0.57	\$ 145.72	\$ 110.56
C. D R INVESTMENTS LLC	764404200005	4-76-44	PT N1/2 NE1/4 COMM NW COR NE NE TH E180.64' S33' SELY 486.87' NW 77.38' WLY ALONG C/L CRK 970.69' NE 493.97' E 391.58' TO POB (PARCELS A & B)	7.3	1.22	\$ 311.73	\$ 42.45
CHRISTENSEN, EDWARD-CHRISTINE	764410100006	10-76-44	LT O ACCRE TO H C LAKE S1/2 NE GOVT LT 2 EXC N326.7' W 400' SE NW	70.38	16.42	\$ 4,209.35	\$ 3,419.57
CRESCENT IOWA FARM LLC	764427200004	27-76-44	PT G/L 1 E CO RD & N OF MORMAN BRIDGE RD & CRK	5.05*	0.94	\$ 240.29	\$ 71.62
CRESCENT IOWA FARM LLC	764422400002	22-76-44	ACCRE G/L 7 E1/2 SE E OF RD	15.82*	4.46	\$ 1,142.38	\$ 12.78
CRESCENT IOWA FARM LLC	764422400003	22-76-44	G/L 7 E1/2 SE	31.8*	6.71	\$ 1,719.85	\$ 6.59

\* Branch 1 ROW removed

\*\* Sac Ditch ROW removed

Amendment 2

South Levee Schedule

<u>Landowner</u>	<u>Parcel No.</u>	<u>S-T-R</u>	<u>Legal Description</u>	<u>Ben:Ac</u>	<u>Class</u>	<u>Assess</u>	<u>Reduction</u>
CULLEN, DENNIS J	764431200003	31-76-44	PT E1/2 NE PT NW NE & PT GOVT LTS 2 & 3 COMM SE COR NE NE TH S10' (AKA N10' SE NE) W1317.95' S1565.68' W300' N2430' TO S ROW I-680 TH ELY542.25' SELY1166.54' S354.89' TO POB	35.6	3.56	\$ 912.35	\$ 1,111.01
DILTS BROTHERS LLC	764433100004	33-76-44	N528' E825' SW NW & N620.01' W659.24' SE NW (INCLUDES PARCEL A)	15.8	0.85	\$ 218.81	\$ 265.18
DILTS, CLIFFORD D TRUST	764434100003	34-76-44	SW NW	5	0.17	\$ 43.47	\$ 29.07
DILTS, ELLEN R TRUST	764433100006	32,33-76-44	SW NW SEC 33 EXC N528' E825' & EXC COMM 286.42' E NW COR TH E40' S124.57' W40' N121.4' TO POB & 32- 76-44 PT SE NE COMM NE COR TH S435.6' W364.77' N435.6' E366.39' TO POB (PARCEL C)	18.7	0.7	\$ 178.60	\$ 216.53
DILTS, ELLEN R TRUST	764433300001	33-76-44	NW SW	33.4	4.3	\$ 1,101.93	\$ 281.56
E L CLARK FARMS LLC	764422100004	22-76-44	GOVT LT 2 SE NW SW OF DRAINAGE DITCH 22-76-44	8.83*	1.87	\$ 480.25	\$ 111.99
E L CLARK FARMS LLC	764422100005	22-76-44	ACCRE GOVT LT 2 W OF RD & GOVT LT 2 EX SW OF DRAINAGE DITCH 22-76-44	33.5*	12.03	\$ 3,081.88	\$ 128.02
E L CLARK FARMS LLC	764409300001	9-76-44	NW SW	29.73**	5.4	\$ 1,384.44	\$ 383.06
E L CLARK FARMS LLC	764409300003	9-76-44	SW SW	36.84**	8.14	\$ 2,087.10	\$ 107.46
E L CLARK FARMS LLC	764416100001	16-76-44	NW NW	36.06**	8.73	\$ 2,236.22	\$ 183.41
FROST, GARY TRUST	764417100001	17-76-44	ACCRE TO G/L 1 & 2	117.96**	36.47	\$ 9,345.47	\$ 430.24
FROST, GARY TRUST	764417200003	17-76-44	G/L 1 EXC COMM 1034.18'S & 144.88'W OF NE COR SECT 17 TH W55.41' N112.81' E52.91' S112.17' TO POB	65.57**	13.2	\$ 3,382.69	\$ 307.18
FROST, MARGARET TRUST	764408400003	8-76-44	SE SE	38.9	9.07	\$ 2,324.34	\$ 5.65

South Levee Schedule

\*Branch 1 ROW removed  
\*\*Sac Ditch ROW removed

Amendment 2

<u>Landowner</u>	<u>Parcel No.</u>	<u>S-T-R</u>	<u>Legal Description</u>	<u>Ben Ac</u>	<u>Class</u>	<u>Assess</u>	<u>Reduction</u>
GENERAL SALES- INVESTMENT PTSP	764428100002	28-76-44	G/LTS 3 & 4 & ACCRE N1/2 NW EXC COMM 1898' N & 1450' W CENTER SEC TH NW987.14' SW765.64' SE661.15' E716.04' TO POB	24.18*	14.58	\$ 3,735.29	\$ 7.52
GENERAL SALES- INVESTMENT PTSP	764421100004	21-76-44	G/L 1 N1/2 NW EXC COMM 491.9' S 660.72' W NE COR NE NW TH W94.02' S86.28' E61.48' N31.27' E31.99' N54.58' TO POB	36.2	9.76	\$ 2,502.49	\$ 482.76
GENERAL SALES- INVESTMENT PTSP	764421400001	21-76-44	G/L 3 NE SW & W1/2 SE	57.7	8.45	\$ 2,166.49	\$ 1,762.17
GENERAL SALES- INVESTMENT PTSP	764421200003	21-76-44	G/L 2 SW NE & SE NW	67.8	13.08	\$ 3,353.17	\$ 2,660.27
GENERAL SALES- INVESTMENT PTSP	764421300001	21-76-44	ACCRE TO GOVT LT 3	254.6	93.47	\$23,955.35	\$ 1,672.61
HANSEN, BRIAN W TRUST	764411100005	11-76-44	PT SW NW & W1/2 SW LY W OF RR	6.2	1.25	\$ 319.34	\$ 16.99
HANSEN, BRIAN W TRUST	764410200005	10-76-44	LT M H CLAKE SE NE	20.3	0.14	\$ 36.42	\$ 350.40
HANSEN, BRIAN W TRUST	764410400002	10-76-44	GOVT LT 4 SE NE & NE SE	56.4	11.58	\$ 2,968.42	\$ 301.25
HENNINGSEN LAND LLC	764427200003	27-76-44	G/L 1 N MORMAN BRIDGE RD W CO RD & SELV GOVT MEANDER LINE N1/2 NE	8.74*	2.28	\$ 584.39	\$ 4.91
HOLLENBECK, SCOTT	764422100001	22-76-44	GOVT LT 1 EXC RR & EXC N OR RD W1/2 NW EXC S1Y1545'	15.36*	3.65	\$ 934.69	\$ 154.66
PETERSON, ALAN WILLIAM	764409300002	9-76-44	NE SW	21.1**	3.46	\$ 887.38	\$ 167.42
PETERSON, ALAN WILLIAM	764409300004	9-76-44	SE SW	33.02**	6.21	\$ 1,591.54	\$ 246.06
POTTAWATTAMIE COUNTY	764402300007	2-76-44	LT J H CLAKE	11.6	0.08	\$ 21.41	\$ 146.45

\*Branch 1 ROW removed  
\*\*Sac Ditch ROW removed

Amendment 2

South Levee Schedule

Landowner	Parcel No.	S-I-R	Legal Description	Ben Ac	Class	Assess	Reduction
POTTAWATTAMIE COUNTY	764422100003	22-76-44	G/L 1 W 1/2 NW 5 OF DITCH EXC RR	34.53*	3.73	\$ 956.01	\$ 1,494.46
PRICKETT, WESLEY R- MEGAN L	764428100001	21,28-76-44	PT ACCRE G/L 4 NW NW & PT ACCRE G/L 3 SW SW COMM 1880' N & 1450' W LY OF CENTER OF SEC 28 TH NWLY987' SWLY765' SELY661' ELY716' TO POB	13.5	2.08	\$ 534.02	\$ 449.42
REID, RUTH	764428200006	28-76-44	PT G/L 2 NW NE COMM 1672.57' N 392.18' SE SW COR NE 1/4 TH NE 421' SE 351.66' SW 242.61' NW 289.47' TO POB (PARCEL A)	1.76*	0.37	\$ 95.30	\$ 9.97
REID, RUTH	764428200007	28-76-44	PT G/L 2 NW NE COMM 1672.57' N 681.65' SE LY SW COR NE 1/4 TH NE 242.61' SE 83.34' SW 200' NW 75.26' TO POB (PARCEL B)	0.26*	0.06	\$ 15.99	\$ 2.88
RESPELIERS, J SR-M TRUST	764433400004	33-76-44	N10 AC NE SE	4.5	0.5	\$ 127.55	\$ 42.00
RESPELIERS, J SR-M TRUST	764433400002	33-76-44	S 1/2 NW SE	7.2	0.35	\$ 89.37	\$ 127.85
RESPELIERS, J SR-M TRUST	764433400001	33-76-44	N 1/2 NW SE	20	3.57	\$ 914.02	\$ 60.93
RESPELIERS, J SR-M TRUST	764433200005	33-76-44	SE NE EXC COMM 641.36' W 116.32' S NE COR TH E 60.72' S 60' W 110' N 60' E 49.28' TO POB	36.3	5.87	\$ 1,505.57	\$ 126.59
RESPELIERS, J SR-M TRUST	764433400003	33-76-44	SW SE	38.6	8.65	\$ 2,216.73	\$ 36.02
RESPELIERS, JOHN J TRUST	764433400005	33-76-44	S 1/2 S 3/4 AC NE SE	1.3	0.1	\$ 26.15	\$ 15.65
RESPELIERS, JOHN J TRUST	764428200004	28-76-44	ACCRE G/L 1 E 1/2 NE W OF RR EXC I-29	26.57*	12.42	\$ 3,182.45	\$ 90.67
RIEF, RONALD E	764428300001	28-76-44	NW SW	36.8	11.87	\$ 3,043.09	\$ 1,063.07
RIEF, RONALD E	764429400002	29-76-44	NE SE	40	16.24	\$ 4,163.01	\$ 597.29
RIEF, RONALD E	764428100003	28-76-44	S 1/2 AC NE SE	58.9	18.41	\$ 4,718.58	\$ 1,426.43
RIEF, RONALD E	764429200004	29-76-44	GOVT LT 2 & ACCRE S 1/2 NE	60.2	32.52	\$ 8,335.35	\$ 777.55
RIVER LAND BEEF-PORK	764427300005	27-76-44	PT SW SW COMM SW COR TH E 797.77' NWLY 1304.39' S 1023.8' TO POB (PARCEL B)	6.9	0.92	\$ 235.79	\$ 47.30

\*Branch 1 ROW removed

\*\*Sac Ditch ROW removed



Amendment 2

South Levee Schedule

<u>Landowner</u>	<u>Parcel No.</u>	<u>S-T-R</u>	<u>Legal Description</u>	<u>Ben Ac</u>	<u>Class</u>	<u>Assess.</u>	<u>Reduction</u>
RIVER LAND BEEF- PORK	764434100001	34-76-44	NW NW W OF I-29	22.1	1.09	\$ 279.53	\$ 94.60
ROHAN, MARY PATRICIA TRUST	764410200004	10-76-44	LT N ACCRE TO H C LAKE SW NE & NW SE	9.4	0.02	\$ 5.83	\$ 171.49
ROHAN, MARY PATRICIA TRUST	764410400001	10-76-44	GOVT LT 3 NW SE	37.6	7.57	\$ 1,940.43	\$ 388.13
SCHNACK, KENNETH LEE-JAN C	764411100001	10,11-76-44	LT K H C LAKE 10-76-44 NE NE & 11-76-44 NW NW	14.1	0	\$ -	\$ 267.73
SCHNACK, KENNETH LEE-JAN C	764410200002	10,11-76-44	LT L H & C LAKE 10-76-44 N1/2 NE & 11-76-44 NW NW	25.4	1.77	\$ 453.54	\$ 895.18
SCHNACK, KENNETH LEE-JAN C	764402300002	2-76-44	H C LAKE LT H	30.2	9.08	\$ 2,326.19	\$ 771.10
SCHNACK, KENNETH LEE-JAN C	764403200001	3-76-44	NW NE	33.31	7.99	\$ 2,047.32	\$ 512.56
SCHNACK, KENNETH LEE-JAN C	764410100002	10-76-44	NE NW	39.1	11.32	\$ 2,902.27	\$ 195.73
SCHNACK, KENNETH LEE-JAN C	764410200001	10-76-44	GOVT LT 1 N1/2 NE	51.1	15.6	\$ 3,998.36	\$ 146.18
SONDGEROTH, THEODORE-JOAN	764428200001	28-76-44	ACCRE G/L 2 W1/2 NE COMM NW COR NW NE TH E1333.08' S1406.9' TO C/L RD NWLY668.47' NE233.62' NW434.97' SW440.85' NW389.21' N948.12' TO POB	23.17*	1.4	\$ 358.64	\$ 614.00
SUMMY, KELLY E TRUST	764416400003	16-76-44	W300' NE SE	8.8	0	\$ -	\$ 335.11
SUMMY, MARTY N- RACHEL K	764422300001	22-76-44	G/L 4 NW SW EXC RR	38.5	7.01	\$ 1,797.77	\$ 1,238.36
SUMMY, MARTY N- RACHEL K	764427100001	22-76-44	ACCRE G/L 4 (8 ACRES) & 27-76-44 ACCRE TO G/L LT 4 W1/2 NW (46.887 ACRES)	50.36*	26.19	\$ 6,713.07	\$ 188.70
<u>Landowner</u>	<u>Parcel No.</u>	<u>S-T-R</u>	<u>Legal Description</u>	<u>Ben Ac</u>	<u>Class</u>	<u>Assess</u>	<u>Reduction</u>
ULRICH, EMIL- MARTHA	754406200002	6-75-43	NE NE GOVT LT 1	5.7	1.27	\$ 324.66	\$ 2.68

South Levee Schedule

\*Branch 1 ROW removed  
\*\*Sac Ditch ROW removed

Amendment 2

ULRICH, LARRY	754405100001	5-75-44	W213' LT 4 SUB GOVT LTS 1 & 2 NW NW	18.2	2.9	\$ 743.36	\$ 186.19
ULRICH, LARRY	764431400004	31-76-44	G/L 4 SE SE	18.9	5.68	\$ 1,456.39	\$ 3.18
VALLIER, LORANE A- MARY LOU	764421400005	21-76-44	PT G/L 4 E1/2 SE W OF LEVEE (WETLANDS) FOR 1991 ASSESSMENT	8.4	0	\$ -	\$ 202.93
VALLIER, LORANE A- MARY LOU	764421400002	21,28-76-44	NE NE W OF DIKE & PT SW SE W OF LEVEE 21-76-44	3.2	0	\$ -	\$ 76.27
VALLIER, LORANE A- MARY LOU	764421200002	21-76-44	S1/2 NW NE	19.56*	4.85	\$ 1,242.42	\$ 4.25
WILLIAMS, RANDY J	764421200004	21-76-44	NE NE W OF I-29	23.82*	7.57	\$ 1,940.06	\$ 164.85
			<b>Total Reduction</b>			<b>\$</b>	<b>\$ 34,674.04</b>

\*Branch 1 ROW removed  
 \*\*Sac Ditch ROW removed