

**2018
VIEWERS' REPORT**

**POLK COUNTY DITCH NO. 80
IMPROVEMENT**

**FILED WITH THE BOARD OF MANAGERS,
SAND HILL RIVER WATERSHED DISTRICT
JULY 3, 2018**

REVISED ON AUGUST 23, 2018

ADOPTED ON: August 23, 2018
DBW

**Board of Managers
Sand Hill River Watershed District
Report of the Viewers – Polk County Ditch No. 80 - Improvement**

The undersigned viewers appointed to view all matters relating to the above named project report as follows:

That we subscribed to an oath as required by law to faithfully perform our duties.

We have reported the benefits and damages to the state, counties, and municipalities from the proposed drainage project. The property within the jurisdiction of a municipality, whether owned by the municipality or by private parties, was assessed as benefits and damages to the municipality (MSA 103E.315, Sub. 2).

That we have determined whether or not benefits or damages accrue to any public roads or streets (MSA 103E.315, Sub. 3).

That we have determined whether or not benefits or damages accrue to railroads or other utilities including benefits on damages to property used for railways or other utility purposes (MSA 103E.315, Sub. 4).

That we have examined the basis of benefits for all property within the watershed and we used as a basis for determining benefits the following criteria: (1) an increase in the value of property as a result of constructing the improvement project; (2) an increase in the potential for agricultural production as a result of constructing the improvement project; or (3) an increased value of the property as a result of a potential different land use (MSA 103E.315, Sub. 5).

That we have examined project features to determine if there are benefits for the proposed project as an outlet (MSA 103E.315, Sub. 6).

That we have evaluated the project to determine if project features increase drainage capacity and if so, where and how benefits should be assigned (MSA 103E.315, Sub. 7).

That we have examined all project features to determine location and extent of damages (MSA 103E.315, Sub. 8).

That in accordance with MSA 103E.321 we have indicated in tabular form each lot, 40-acre tract and fractional tract under separate ownership that is benefited or damaged. Attached herewith as Exhibit 1.

That we have described each lot or block under separate ownership that is benefited or damaged (MSA 103E.321, Sub. 1(1)).

That we have provided that names of the owners as they appear on the current tax records of the county or counties and their addresses (MSA 103E.321, Sub. 1(2)).

That we have shown the number of acres in each tract or lot (MSA 103E.321, Sub. 1(3)).

That we found no acres added to a tract or lot by the proposed drainage of public waters (MSA 103E.321, Sub. 1(4)).

That we found no damage to riparian rights (MSA 103E.321, Sub. 1(5)).

That we found no acres or increase in value of acres to a tract or lot by proposed drainage of public waters, wetlands or other areas not currently being cultivated (MSA 103E.321, Sub. 1(7)).

That we found no acres or amount of benefits being assessed for drainage of areas which before the drainage benefits could be realized would require a public waters work permit to work in public waters under section 103G.245 to excavate or fill a navigable water body under United States Code, title 33, section 403, or a permit to discharge into waters of the United States under United States Code, title 33, section 1344 (MSA 103E.321, Sub. 1(8)).

That we found no acres or amount of benefits being assessed for drainage of areas that would be considered conversion of a wetland under United States Code, title 16, section 3821, if the area was placed in agricultural production (MSA 103E. 321, Sub. 1(9)).

That pursuant to MSA 103E.321, Sub. 2, Benefits and damages statement, we have reviewed the value of each 40-acre tract of land or fraction thereof, and that the benefits and damages listed in this report should, in our opinion, accurately reflect the increase or decrease in the value of said tracts.

Respectfully submitted,

Eddie Bernhardson _____

Dennis Olsen _____

Edwin Johnson _____

Viewers

Dated _____

SAND HILL RIVER WATERSHED DISTRICT
POLK COUNTY DITCH NO. 80 - VIEWERS' REPORT
EXHIBIT NO. 1 - BENEFITS

AUGUST 23, 2018

| Parcel | Owner | Sec. Twp. Rge. | Description | Acres | Benefit Acres | Benefit Rate | Total Benefit |
|-------------|---|----------------------|---|--------|------------------|-----------------|------------------|
| 55.00148.00 | LAWRENCE & ELAINE M RICARD ETAL, LIFE ESTATE 18580 400TH ST SW BELTRAMI MN 56517 | 30 148 45 | E2 SW4 & LOTS 3 & 4 | 147.12 | 147.12 | \$600 | \$88,272.00 |
| 55.00149.00 | PATRICIA A GUSTAFSON ETAL, LIFE ESTATE 37361 180TH AVE SW BELTRAMI MN 56517 | 30 148 45 | W2 SE4 & NE4 (EX. 6.86 A IN N2 NE4) | 233.14 | 173.00 | \$600 | \$103,800.00 |
| 55.00150.00 | ALVIN & EVELYN VON HOLDT 226 FAIRFAX ROAD HOYT LAKES MN 55750 | 30 148 45 | E2 SE4 | 80.00 | 80.00 | \$600 | \$48,000.00 |
| 55.00151.00 | LARRY C WALTERS TRUSTEE 2751 PALMER WASILLA HWY WASILLA AK 99654 | 30 148 45 | E2 NW4 & LOTS 1 & 2 (EX. R/W) | 143.82 | 128.48 | \$600 | \$77,088.00 |
| 55.00152.00 | ALVIN & EVELYN VON HOLDT 226 FAIRFAX ROAD HOYT LAKES MN 55750 | 31 148 45 | NE4 | 160.00 | 146.00 | \$600 | \$87,600.00 |
| 55.00153.00 | LAWRENCE & ELAINE M RICARD TRUSTEES 18580 400TH ST SW BELTRAMI MN 56517 | 31 148 45 | E2 SW4 & LOTS 3 & 4 & SE4 (EX E 24 RDS) | 289.20 | 289.20 | \$600 | \$173,520.00 |
| 55.00155.00 | CLIFFORD M HANSON INC PO BOX 71 ADA MN 56510 | 31 148 45 | SE4 NW4 & LOT 2 | 75.82 | 75.82 | \$600 | \$45,492.00 |
| 55.00156.00 | LARRY C WALTERS TRUSTEE 2751 PALMER WASILLA HWY WASILLA AK 99654 | 31 148 45 | NE4 NW4 & LOT 1 | 75.30 | 75.30 | \$600 | \$45,180.00 |
| 62.00098.00 | ELINOR QUAM TRUSTEE 1201 ALEXANDER ST CROOKSTON MN 56716 | 25 148 46 | NW4 & W2 NE4 | 240.00 | 180.00 | \$600 | \$108,000.00 |
| 62.00099.00 | LARRY C WALTERS TRUSTEE 2751 PALMER WASILLA HWY WASILLA AK 99654 | 25 148 46 | E2 NE4 | 80.00 | 60.00 | \$600 | \$36,000.00 |
| 62.00100.00 | PAUL TOLLEFSON 28241 230TH AVE SW CROOKSTON MN 56716 | 25 148 46 | S2 | 320.00 | 320.00 | \$600 | \$192,000.00 |
| 62.00101.00 | WAYNE A DIEKRAGER 1002 19TH ST NE ROCHESTER MN 55906 | 26 148 46 | N2 | 320.00 | 0.00 | \$600 | \$0.00 |

SAND HILL RIVER WATERSHED DISTRICT
POLK COUNTY DITCH NO. 80 - VIEWERS' REPORT
EXHIBIT NO. 1 - BENEFITS

AUGUST 23, 2018

| Parcel | Owner | Sec. Twp. Rge. | Description | Acres | Benefit Acres | Benefit Rate | Total Benefit |
|-------------|--|----------------------|--------------------------|--------|------------------|-----------------|------------------|
| 62.00102.00 | MATTHEW LENZ 21924 410TH ST SW BELTRAMI MN 56517-9504 | 26 148 46 | SW4 | 160.00 | 160.00 | \$600 | \$96,000.00 |
| 62.00102.01 | HARRIET OLSON FAMILY LLLP 3105 BLUEGRASS RD CHASKA MN 55318 | 26 148 46 | SE4 | 160.00 | 160.00 | \$600 | \$96,000.00 |
| 62.00103.00 | MARY LYNN ANDERSON 1871 SILVER BELL RD APT 104 EAGAN MN 55122-1181 | 27 148 46 | SW4 | 160.00 | 0.00 | \$600 | \$0.00 |
| 62.00104.00 | ELAINE TOLLEFSON 821 ALEXANDER ST CROOKSTON MN 56716-2504 | 27 148 46 | S2 NW4 (EX N2 N2 S2 NW4) | 60.00 | 0.00 | \$600 | \$0.00 |
| 62.00104.02 | PAUL C & MACHELLE J ENGELSTAD 800 BAKKEN AVE SE FERTILE MN 56540 | 27 148 46 | S2 NE4 | 80.00 | 0.00 | \$600 | \$0.00 |
| 62.00106.01 | ERIC SOLHEIM 29545 ST HWY 102 SW CROOKSTON MN 56716 | 27 148 46 | N2 SE4 | 80.00 | 0.00 | \$600 | \$0.00 |
| 62.00135.01 | BRIAN R GULLEKSON & WENDY A NELSON-GULLEKSON 18632 410TH ST SW BELTRAMI MN 56517-9532 | 35 148 46 | SW4 NE4 | 40.00 | 40.00 | \$600 | \$24,000.00 |
| 62.00137.00 | BRENT E & BRIAN R GULLEKSON 18632 410TH ST SW BELTRAMI MN 56517-9532 | 35 148 46 | N2 NE4 & NW4 | 240.00 | 140.00 | \$600 | \$84,000.00 |
| 62.00138.00 | BRIAN R GULLEKSON & WENDY A NELSON-GULLEKSON 18632 410TH ST SW BELTRAMI MN 56517-9532 | 35 148 46 | SE4 NE4 | 40.00 | 40.00 | \$600 | \$24,000.00 |
| 62.00141.00 | PATRICIA K TAYLOR 15137 430TH ST SW FERTILE MN 56540 | 36 148 46 | E2 SE4 | 80.00 | 80.00 | \$600 | \$48,000.00 |
| 62.00142.00 | CLIFFORD HANSON INC PO BOX 71 ADA MN 56510 | 36 148 46 | SW4 SE4 | 40.00 | 40.00 | \$600 | \$24,000.00 |
| 62.00143.00 | CLIFFORD M HANSON INC PO BOX 71 ADA MN 56510 | 36 148 46 | S2 NE4 & NW4 SE4 | 120.00 | 120.00 | \$600 | \$72,000.00 |
| 62.00144.00 | LARRY C WALTERS TRUSTEE 2751 PALMER WASILLA HWY WASILLA AK 99654 | 36 148 46 | N2 NE4 | 80.00 | 80.00 | \$600 | \$48,000.00 |

SAND HILL RIVER WATERSHED DISTRICT
 POLK COUNTY DITCH NO. 80 - VIEWERS' REPORT
 EXHIBIT NO. 1 - BENEFITS

AUGUST 23, 2018

| Parcel | Owner | Sec. | Twp. Rge. | Description | Acres | Benefit Acres | Benefit Rate | Total Benefit |
|-------------|--|-----------------|--------------|-------------|--------|------------------|-----------------|------------------|
| 62.00145.00 | PAUL C & MACHELLE J ENGELSTAD 800 BAKKEN AVE SE FERTILE MN 56540 | 36 148 46 | NW4 | | 160.00 | 160.00 | \$600 | \$96,000.00 |
| Total: | | | | | | 2,694.92 | | \$1,616,952.00 |

SAND HILL RIVER WATERSHED DISTRICT
POLK COUNTY DITCH NO. 80 - VIEWERS' REPORT
EXHIBIT NO. 1 - DAMAGES

AUGUST 23, 2018

| Parcel | Owner | Sec. Twp. Rge. | Description | Permanent Right of Way | | | | Temporary Right of Way | | | | Total Damages |
|-------------|---|----------------------|--|------------------------|------------------|---------|-------------|------------------------|---------|------------|-------------|------------------|
| | | | | Acres | Per Acre Rate | Damages | Acres | Per Acre Rate | Damages | | | |
| 55.00148.00 | LAWRENCE & ELAINE M RICARD ETAL, LIFE ESTATE 18580 400TH ST SW BELTRAMI MN 56517 | 30 | E2 SW4 & LOTS 3 & 4 | 147.12 | 2.064 | \$3,000 | \$6,192.00 | 5.507 | \$300 | \$1,652.10 | \$7,844.10 | |
| | | 148 | | | | | | | | | | |
| | | 45 | | | | | | | | | | |
| 55.00149.00 | PATRICIA A GUSTAFSON ETAL, LIFE ESTATE 37361 180TH AVE SW BELTRAMI MN 56517 | 30 | W2 SE4 & NE4 (EX. 6.86 A IN N2 NE4) | 233.14 | 2.797 | \$3,000 | \$8,391.00 | 7.460 | \$300 | \$2,238.00 | \$10,629.00 | |
| 55.00150.00 | ALVIN & EVELYN VON HOLDT 226 FAIRFAX ROAD HOYT LAKES MN 55750 | 30 | E2 SE4 | 80.00 | 0.932 | \$3,000 | \$2,796.00 | 2.485 | \$300 | \$745.50 | \$3,541.50 | |
| | | 148 | | | | | | | | | | |
| | | 45 | | | | | | | | | | |
| 55.00151.00 | LARRY C WALTERS TRUSTEE 2751 PALMER WASILLA HWY WASILLA AK 99654 | 30 | E2 NW4 & LOTS 1 & 2 (EX. R/W) | 143.82 | 2.062 | \$3,000 | \$6,186.00 | 5.496 | \$300 | \$1,648.80 | \$7,834.80 | |
| 55.00152.00 | ALVIN & EVELYN VON HOLDT 226 FAIRFAX ROAD HOYT LAKES MN 55750 | 31 | NE4 | 160.00 | 0.000 | \$3,000 | \$0.00 | 0.000 | \$300 | \$0.00 | \$0.00 | |
| | | 148 | | | | | | | | | | |
| | | 45 | | | | | | | | | | |
| 55.00153.00 | LAWRENCE & ELAINE M RICARD TRUSTEES 18580 400TH ST SW BELTRAMI MN 56517 | 31 | E2 SW4 & LOTS 3 & 4 & SE4 (EX E 24 RDS) | 289.20 | 0.000 | \$3,000 | \$0.00 | 0.000 | \$300 | \$0.00 | \$0.00 | |
| 55.00155.00 | CLIFFORD M HANSON INC PO BOX 71 ADA MN 56510 | 31 | SE4 NW4 & LOT 2 | 75.82 | 0.000 | \$3,000 | \$0.00 | 0.000 | \$300 | \$0.00 | \$0.00 | |
| | | 148 | | | | | | | | | | |
| | | 45 | | | | | | | | | | |
| 55.00156.00 | LARRY C WALTERS TRUSTEE 2751 PALMER WASILLA HWY WASILLA AK 99654 | 31 | NE4 NW4 & LOT 1 | 75.30 | 0.000 | \$3,000 | \$0.00 | 0.000 | \$300 | \$0.00 | \$0.00 | |
| 62.00098.00 | ELINOR QUAM TRUSTEE 1201 ALEXANDER ST CROOKSTON MN 56716 | 25 | NW4 & W2 NE4 | 240.00 | 3.472 | \$3,000 | \$10,416.00 | 9.019 | \$300 | \$2,705.70 | \$13,121.70 | |
| | | 148 | | | | | | | | | | |
| | | 46 | | | | | | | | | | |
| 62.00099.00 | LARRY C WALTERS TRUSTEE 2751 PALMER WASILLA HWY WASILLA AK 99654 | 25 | E2 NE4 | 80.00 | 1.155 | \$3,000 | \$3,465.00 | 3.001 | \$300 | \$900.30 | \$4,365.30 | |
| 62.00100.00 | PAUL TOLLEFSON 28241 230TH AVE SW CROOKSTON MN 56716 | 25 | S2 | 320.00 | 9.044 | \$3,000 | \$27,132.00 | 17.505 | \$300 | \$5,251.50 | \$32,383.50 | |
| | | 148 | | | | | | | | | | |
| | | 46 | | | | | | | | | | |
| 62.00101.00 | WAYNE A DIEKRAGER 1002 19TH ST NE ROCHESTER MN 55906 | 26 | N2 | 320.00 | 5.859 | \$3,000 | \$17,577.00 | 11.838 | \$300 | \$3,551.40 | \$21,128.40 | |
| | | 148 | | | | | | | | | | |
| | | 46 | | | | | | | | | | |

| | | | | Permanent Right of Way | | | | Temporary Right of Way | | | | |
|-------------|--|----------------------|--------------------------|------------------------|-------|------------------|-------------|------------------------|------------------|------------|------------------|--|
| Parcel | Owner | Sec. Twp. Rge. | Description | Acres | Acres | Per Acre Rate | Damages | Acres | Per Acre Rate | Damages | Total Damages | |
| 62.00102.00 | MATTHEW LENZ 21924 410TH ST SW BELTRAMI MN 56517-9504 | 26 148 46 | SW4 | 160.00 | 5.543 | \$3,000 | \$16,629.00 | 11.400 | \$300 | \$3,420.00 | \$20,049.00 | |
| 62.00102.01 | HARRIET OLSON FAMILY LLLP 3105 BLUEGRASS RD CHASKA MN 55318 | 26 148 46 | SE4 | 160.00 | 5.597 | \$3,000 | \$16,791.00 | 11.504 | \$300 | \$3,451.20 | \$20,242.20 | |
| 62.00103.00 | MARY LYNN ANDERSON 1871 SILVER BELL RD APT 104 EAGAN MN 55122-1181 | 27 148 46 | SW4 | 160.00 | 0.722 | \$3,000 | \$2,166.00 | 1.322 | \$300 | \$396.60 | \$2,562.60 | |
| 62.00104.00 | ELAINE TOLLEFSON 821 ALEXANDER ST CROOKSTON MN 56716-2504 | 27 148 46 | S2 NW4 (EX N2 N2 S2 NW4) | 60.00 | 0.535 | \$3,000 | \$1,605.00 | 1.322 | \$300 | \$396.60 | \$2,001.60 | |
| 62.00104.02 | PAUL C & MACHELLE J ENGELSTAD 800 BAKKEN AVE SE FERTILE MN 56540 | 27 148 46 | S2 NE4 | 80.00 | 2.821 | \$3,000 | \$8,463.00 | 6.978 | \$300 | \$2,093.40 | \$10,556.40 | |
| 62.00106.01 | ERIC SOLHEIM 29545 ST HWY 102 SW CROOKSTON MN 56716 | 27 148 46 | N2 SE4 | 80.00 | 3.810 | \$3,000 | \$11,430.00 | 6.982 | \$300 | \$2,094.60 | \$13,524.60 | |
| 62.00135.01 | BRIAN R GULLEKSON & WENDY A NELSON-GULLEKSON 18632 410TH ST SW BELTRAMI MN 56517-9532 | 35 148 46 | SW4 NE4 | 40.00 | 0.000 | \$3,000 | \$0.00 | 0.000 | \$300 | \$0.00 | \$0.00 | |
| 62.00137.00 | BRENT E & BRIAN R GULLEKSON 18632 410TH ST SW BELTRAMI MN 56517-9532 | 35 148 46 | N2 NE4 & NW4 | 240.00 | 0.000 | \$3,000 | \$0.00 | 0.000 | \$300 | \$0.00 | \$0.00 | |
| 62.00138.00 | BRIAN R GULLEKSON & WENDY A NELSON-GULLEKSON 18632 410TH ST SW BELTRAMI MN 56517-9532 | 35 148 46 | SE4 NE4 | 40.00 | 0.000 | \$3,000 | \$0.00 | 0.000 | \$300 | \$0.00 | \$0.00 | |
| 62.00141.00 | PATRICIA K TAYLOR 15137 430TH ST SW FERTILE MN 56540 | 36 148 46 | E2 SE4 | 80.00 | 0.000 | \$3,000 | \$0.00 | 0.000 | \$300 | \$0.00 | \$0.00 | |
| 62.00142.00 | CLIFFORD HANSON INC PO BOX 71 ADA MN 56510 | 36 148 46 | SW4 SE4 | 40.00 | 0.000 | \$3,000 | \$0.00 | 0.000 | \$300 | \$0.00 | \$0.00 | |
| 62.00143.00 | CLIFFORD M HANSON INC PO BOX 71 ADA MN 56510 | 36 148 46 | S2 NE4 & NW4 SE4 | 120.00 | 0.000 | \$3,000 | \$0.00 | 0.000 | \$300 | \$0.00 | \$0.00 | |
| 62.00144.00 | LARRY C WALTERS TRUSTEE 2751 PALMER WASILLA HWY WASILLA AK 99654 | 36 148 46 | N2 NE4 | 80.00 | 4.734 | \$3,000 | \$14,202.00 | 5.992 | \$300 | \$1,797.60 | \$15,999.60 | |

| Parcel | Owner | Sec. | Twp. Rge. | Description | Acres | Permanent Right of Way | | | Temporary Right of Way | | | Total Damages |
|-------------|--|------|-----------|-------------|--------|------------------------|------------------|--------------|------------------------|------------------|-------------|------------------|
| | | | | | | Acres | Per Acre Rate | Damages | Acres | Per Acre Rate | Damages | |
| 62.00145.00 | PAUL C & MACHELLE J ENGELSTAD 800 BAKKEN AVE SE FERTILE MN 56540 | 36 | 148 | NW4 | 160.00 | 4.734 | \$3,000 | \$14,202.00 | 5.992 | \$300 | \$1,797.60 | \$15,999.60 |
| Total: | | | | | | 55.881 | | \$167,643.00 | 113.803 | | \$34,140.90 | \$201,783.90 |

**EXHIBIT 3 OF VIEWERS' REPORT IN DITCH PROCEEDINGS,
 Showing the Benefits and Damages Resulting to the State of Minnesota and all Counties and other Municipal Corporations
 from the Proposed Drainage System including Benefits and Damages Assessed and Allowed for Bridges and Culverts.**

| Name of Owners | Name of Parts Benefited or Damaged | Description of Parts Benefited or Damaged | Est'd Damage from Const. and Maint. of Bridges, Culverts and Other Work | Estimated Amount of Damages to Roadbed | Estimated Benefits to Part Described | Estimated Benefits of Entire Ditch |
|--------------------------------|------------------------------------|--|---|--|--------------------------------------|------------------------------------|
| Polk County Highway Department | County Hwy. No. 41 | Right of way - Section 30, T148N, R45W (approx. 1.9 ac. x \$600/ac. x 30%) | | | \$342 | |
| | County Hwy. No. 48 | Right of way - Section 26, T148N, R46W (approx. 4.5 ac. x \$600/ac. x 30%) | | | \$810 | |
| Onstad Township | Twp. Rd. 180th Ave. SW | Right of way - Section 30, T148N, R45W (approx. 3.5 ac. x \$600/ac. x 10%) | | | \$210 | \$1,152 |
| | Twp. Rd. 190th Ave. SW | Right of way - Sections 30 & 31, T148N, R45W (approx. 7.5 ac. x \$600/ac. x 10%) | | | \$450 | |
| | Twp. Rd. 390th St. SW | Right of way - Sections 30 & 31, T148N, R45W (approx. 8.0 ac. x \$600/ac. x 10%) | | | \$480 | |
| | Twp. Rd. 400th St. SW | Right of way - Section 31, T148N, R45W (approx. 4.0 ac. x \$600/ac. x 10%) | | | \$240 | |
| Russia Township | Twp. Rd. 190th Ave. SW | Right of way - Sections 25 & 36, T148N, R46W (approx. 7.5 ac. x \$600/ac. x 10%) | | | \$450 | \$1,380 |
| | Twp. Rd. 200th Ave. SW | Right of way - Sections 25 & 26, T148N, R46W (approx. 5.5 ac. x \$600/ac. x 10%) | | | \$330 | |
| | Twp. Rd. 390th St. SW | Right of way - Sections 25, 26, 35 & 36, T148N, R46W (approx. 15.0 ac. x \$600/ac. x 10%) | | | \$900 | |
| | Twp. Rd. 400th St. SW | Right of way - Section 36, T148N, R46W (approx. 2.0 ac. x \$600/ac. x 10%) | | | \$120 | |
| TOTAL: | | | | | | \$4,332 |