

SURVEYOR'S OFFICE

Hamilton County

Kenton C. Ward, Surveyor

Phone (317) 776-8495

Fax (317) 776-9628

Suite 188

One Hamilton County Square

Noblesville, Indiana 46060-2230

February 9, 2005

To: Hamilton County Drainage Board

Re: Harmon Clark Drain, West Oak Industrial Park Arm

Attached is a petition filed by L. Dale Hinshaw, Hinshaw Services along with a non-enforcement request, plans, calculations, quantity summary and assessment roll for the West Oak Industrial Park Arm, Harmon Clark Drain to be located in Washington Township. I have reviewed the submittals and petition and have found each to be in proper form.

I have made a personal inspection of the land described in the petition. Upon doing so, I believe that the drain is practicable, will improve the public health, benefit a public highway and be of public utility and that the costs, damages and expenses of the proposed drain will probably be less than the benefits accruing to the owners of land likely to be benefited. The drain will consist of the following:

6" SSD	3,023 ft	15" RCP	173 ft	27" RCP	399 ft
12" RCP	118 ft	24" RCP	81 ft	30" RCP	380 ft

The pipe lengths listed above are as shown on the plans for West Oak Industrial Park by Weihe Engineers, Inc. dated April 14, 2004 with last revision date June 4, 2004.

The total length of new tile shall be 4,174 feet. The 635 feet of original drain between Sta. 6+50 and 0+15 shall be vacated. This proposal will add an additional 3,539 feet to the drains total length.

The temporary swale from Structures 212, 211 and 210 will not become part of the regulated drain. The drainage from these structures will be taken into the lake proposed with Kensington Carriage Homes at Oak Trace. Any additional pipe installed will be picked up as regulated drain when the plans are finalized for Kensington Carriage Homes.

The retention pond (lake) located in Common Area "A" is to be considered part of the regulated drain. The inlet, outlet and banks will be maintained as part of the regulated drain. The maintenance of the pond (lake), such as mowing and aquatic vegetation, will be the responsibility of the property owner. The Board will also retain jurisdiction for ensuring the storage volume for which the lake was designed will be retained. Thereby, allowing no fill or easement encroachments.

The subsurface drains (SSD) to be part of the regulated drain are those located under the curbs. Only the main SSD lines which are located within the easement (right of way) are to be maintained as regulated drain. Laterals for individual lots will not be considered part of the regulated drain.

I have reviewed the plans and believe the drain will benefit each lot equally. Therefore, I recommend each lot be assessed equally. I also believe that no damages will result to landowners by the construction of this drain. I recommend a maintenance assessment of \$35.00 per acre for common areas and commercial lots with a \$75.00 minimum and \$10.00 per acre for roadways, with a \$25.00 minimum. With this assessment the total annual assessment for this drain/this section will be \$1,176.88.

The petitioner has submitted surety for the proposed drain at this time. Surety shall be submitted prior to the approval of the Hamilton County Board of Commissioners/commencement of construction. The sureties, which are in the form of a Performance Bond, are as follows:

Agent: Bond Safeguard Insurance Company
Date: June 4, 2004
Number: 5012452
For: Storm Sewer System
Amount: \$67,870.00

Parcels assess for this drain may be assessed for the Wheeler & Beals or Cool Creek Drains at sometime in the future.

I believe that this drain meets the requirements for Urban Drain Classification as set out in IC 36-9-27-67 to 69. Therefore, this drain shall be designated as an Urban Drain.

I recommend that upon approval of the above proposed drain that the Board also approve the attached non-enforcement request. The request is for the reduction of the regulated drain easement to those easement widths as shown on the survey for West Oak Industrial Park as recorded in the office of the Hamilton County Recorder as instrument number 200400044585. The easement widths are shown on Exhibit A of the drainage easement agreement to be recorded along with the non-enforcement request.

I recommend the Board set a hearing for this proposed drain for March 28, 2005.

Sincerely,



Kenton C. Ward
Hamilton County Surveyor

KCW/llm

(Revised 12/2002)

STATE OF INDIANA)
)
COUNTY OF HAMILTON)

TO: HAMILTON COUNTY DRAINAGE BOARD
% Hamilton County Surveyor
One Hamilton County Square, Suite 188
Noblesville, IN. 46060-2230

In the matter of Westoak Industrial Park Subdivision,
Section Harmon Clark Legal Drain Petition.

Petitioner is the owner of all lots in the land affected by the proposed new regulated drain. The drainage will affect various lots in Westoak Industrial Park a subdivision in Hamilton County, Indiana. The general route of such drainage shall be in existing easements and along public roads as shown in the plans on file in the Surveyor's Office.

Petitioner believes that the cost, damages and expenses of the proposed improvement will be less than the benefits which will result to the owners of the land likely to be benefitted thereby. Petitioner believes the proposed improvements will:

- (a) improve public health
- (b) benefit a public street
- (c) be of public utility

Petitioner agrees to pay the cost of construction of the drainage system and requests periodic maintenance assessments by the Board thereafter.


The Petitioner also agrees to the following:

1. To provide the Drainage Board a Performance Bond for the portion of the drainage system which will be made a regulated drain. The bond will be in the amount of 100% of the Engineer's estimate. The bond will be in effect until construction of 100% of the system is completed and so certified by the Engineer.
2. The Petitioner shall retain an Engineer throughout the construction phase. At completion of the project the Petitioner's Engineer shall certify that the drainage system which is to be maintained as a regulated drain has been constructed as per construction plans.
3. The Petitioner agrees to request in writing to the County Surveyor any changes from the approved plan and must receive written authorization from the County Surveyor prior to implementation of the change. All

changes shall be documented and given to the Surveyor to be placed in the Drain file.

4. The Petitioner shall instruct his Engineer to provide a reproducible print on a 24" x 36" mylar of the final design of the Drainage System. This shall be submitted to the County Surveyor prior to the release of the Performance Bond.
5. The Petitioner shall comply with the Erosion Control Plan as specified on the construction plans. Failure to comply with the Erosion Control Plan shall be determined by the Board as being an obstruction to the drainage system. The County Surveyor shall immediately install or repair the needed measures at Petitioners cost as per IC 36-9-27-46.

The Petitioner further requests that the Drain be classified as an Urban Drain as per IC 36-9-27-69(d).


Signed

Wayne Beverage
Printed Name


Signed

L. DALE HINSHAW
Printed Name

RECORDED OWNER(S) OF LAND INVOLVED

Date 5.17.04



Proposal

15215 Stony Creek Way • Noblesville, IN 46060 • 317-776-2966 • Fax: 317-776-3050

Submitted To: Dale Hinshaw

DATE: May 28, 2004

Job Name: Westoak Industrial Park

Engineer: Weihe Engineer's

Location: W. 169th and Oak Ridge Road

We hereby submit our proposal for: **Westoak Industrial Park**

Bid Package:

SUB-TOTAL

EARTHWORK.....	\$	125,431.00
SANITARY SEWER.....	\$	60,191.00
STORM SEWER.....	\$	65,870.00
SUBSURFACE DRAIN.....	\$	18,853.00
WATERLINE.....	\$	50,077.00
LIME STABILIZATION.....	\$	17,579.00
Total =	\$	338,001.00

Alternate #1 - Asphalt Paving - \$112,949.00

Alternate #2 - Concrete Curbs - \$18,879.00

- Note 1: Bid does not include utility relocation.
- Note 2: Bid does not include any permits, performance bonds, or fees unless otherwise stated.
- Note 3: Bid does include sanitary, water maintenance bonds.
- Note 4: Bid does not include any testing or geotechnical services.
- Note 5: Utilities conduits can be installed for an additional \$6.50 plus the cost of the conduit per linear trench foot.
- Note 6: Soft areas in proposed subgrade which require undercutting shall be performed at additional cost.
- Note 7: Bid does not include any abnormal dewatering which would constitute a pump larger than 3 inches.
- Note 8: Bid does not include Temporary or Permanent Seeding.
- Note 9: Bid does not include Clearing, Chipping or Grinding.
- Note 10: Bid does not include any bush hogging of vegetation to facilitate construction staking.
- Note 11: Bid does not include temporary lot pad seeding.
- Note 12: Bid does not include any additional cost due to obstructions encountered during boring operations.
- Note 13: Bid does not include flushing and or videotaping of sanitary or storm sewer.
- Note 14: Bid does not include 4" lateral drain to each lot.
- Note 15: Bid does not include removal of existing drain tile.
- Note 16: Bid is based on plans dated 4/14/04 with last revision date of 5/27/04.

We hereby propose to furnish labor and materials - complete in accordance with the above specifications for the sum of: **Three Hundred Thirty-Eight Thousand One Dollar (\$ 338,001.00).**

With payment to be made as follows: Monthly

All material is guaranteed to be as specified. All work is to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders and will become an extra charge over and above the original estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by workmen's compensation insurance.

NOTE: This proposal may be withdrawn by us if not accepted within 30 days.



BOND SAFEGUARD INSURANCE COMPANY
Lombard, IL 60148

HCDB-2004-00051 SUBDIVISION PERFORMANCE BOND

BOND #5012452

KNOW ALL MEN BY THESE PRESENTS, That we, west Oak Investments, LLC, 4946 Riley Mews, Carmel, IN 46033, as Principal, and Bond Safeguard Insurance Company, 1919 S. Highland Avenue, Bldg. A-Suite 300, Lombard, IL 60148, as Surety, are held and firmly bound unto Hamilton County Commissioners, One Hamilton Square, Noblesville, IN 46060 as Owner, in the sum of ****Sixty Seven Thousand Eight Hundred Seventy and 00/100**Dollars (\$67,870.00)**, for payment of which we firmly bind ourselves, our heirs, executors, administrators, and assigns.

THE CONDITION OF THIS BOND is such that if the said Principal shall complete the construction of Storm Water System for the West Oak Industrial Park Subdivision, according to the approved plans and specifications on file with the Hamilton County Commissioners and the Hamilton County Surveyors Office, then this obligation is null and void, otherwise to remain in full force and effect.

IN WITNESS WHEREOF, we have hereunto set our hands and seal this 4th Day of June, 2004.

West Oak Investments, LLC

By: *D. Dale Hinshaw, M.G.P.*

Bond Safeguard Insurance Company

By: *Deborah M. Roth*
Deborah M. Roth, Attorney-in-Fact

American Contracting Services, Inc.
7393 Business Center Drive, Suite 200
Avon, IN 46123
(317) 272-4861

POWER OF ATTORNEY
Bond Safeguard

AO 29221
INSURANCE COMPANY



KNOW ALL MEN BY THESE PRESENTS, that **BOND SAFEGUARD INSURANCE COMPANY**, an Illinois Corporation with its principal office in Lombard, Illinois, does hereby constitute and appoint: Anthony George Balzano, Deborah Mary Roth, Jacqueline Demeter, James Boylan, Karen Reigers

its true and lawful Attorney(s)-In-Fact to make, execute, seal and deliver for, and on its behalf as surety, any and all bonds, undertakings or other writings obligatory in nature of a bond.

This authority is made under and by the authority of a resolution which was passed by the Board of Directors of **BOND SAFEGUARD INSURANCE COMPANY** on the 7th day of November, 2001 as follows:

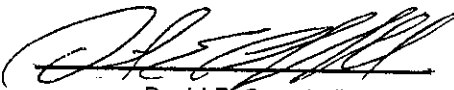
Resolved, that the President of the Company is hereby authorized to appoint and empower any representative of the Company or other person or persons as Attorney-In-Fact to execute on behalf of the Company any bonds, undertakings, policies, contracts of indemnity or other writings obligatory in nature of a bond not to exceed \$500,000.00, Five Hundred Thousand Dollars, which the Company might execute through its duly elected officers, and affix the seal of the Company thereto. Any said execution of such documents by an Attorney-In-Fact shall be as binding upon the Company as if they had been duly executed and acknowledged by the regularly elected officers of the Company. Any Attorney-In-Fact, so appointed, may be removed for good cause and the authority so granted may be revoked as specified in the Power of Attorney.

Resolved, that the signature of the President and the seal of the Company may be affixed by facsimile on any power of attorney granted, and the signature of the Vice President, and the seal of the Company may be affixed by facsimile to any certificate of any such power and any such power or certificate bearing such facsimile signature and seal shall be valid and binding on the Company. Any such power so executed and sealed and certificate so executed and sealed shall, with respect to any bond or undertaking to which it is attached, continue to be valid and binding on the Company.

IN WITNESS THEREOF, **BOND SAFEGUARD INSURANCE COMPANY** has caused this instrument to be signed by its President, and its Corporate Seal to be affixed this 7th day of November, 2001.



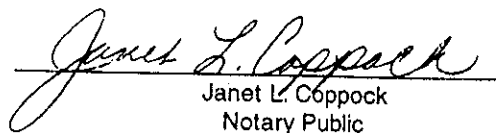
BOND SAFEGUARD INSURANCE COMPANY

BY 
David E. Campbell
President

ACKNOWLEDGEMENT

On this 7th day of November, 2001, before me, personally came David E. Campbell to me known, who being duly sworn, did depose and say that he is the President of **BOND SAFEGUARD INSURANCE COMPANY**, the corporation described in and which executed the above instrument; that he executed said instrument on behalf of the corporation by authority of his office under the By-laws of said corporation.





Janet L. Coppock
Notary Public

CERTIFICATE

I, the undersigned, Secretary of **BOND SAFEGUARD INSURANCE COMPANY**, An Illinois Insurance Company, DO HEREBY CERTIFY that the original Power of Attorney of which the foregoing is a true and correct copy, is in full force and effect and has not been revoked and the resolutions as set forth are now in force.

Signed and Sealed at Lombard, Illinois this 4th Day of June, 2004




Donald D. Buchanan
Secretary

FINDINGS AND ORDER

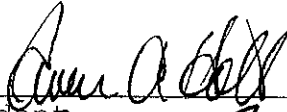
CONCERNING THE MAINTENANCE OF THE

Harmon Clark Drain, West Oak Industrial Park Arm

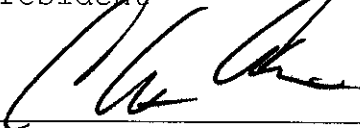
On this **28th day of March 2005**, the Hamilton County Drainage Board has held a hearing on the Maintenance Report and Schedule of Assessments of the **Harmon Clark Drain, West Oak Industrial Park Arm**

Evidence has been heard. Objections were presented and considered. The Board then adopted the original/amended Schedule of Assessments. The Board now finds that the annual maintenance assessment will be less than the benefits to the landowners and issues this order declaring that this Maintenance Fund be established.

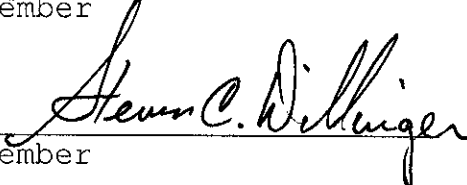
HAMILTON COUNTY DRAINAGE BOARD




President



Member



Member

Attest: 

STATE OF INDIANA)
) ss:
COUNTY OF HAMILTON)

BEFORE THE HAMILTON COUNTY
DRAINAGE BOARD
NOBLESVILLE, INDIANA

IN THE MATTER OF THE
RECONSTRUCTION OF THE
Harmon Clark Drain, West Oak Industrial Park Arm

FINDINGS AND ORDER FOR RECONSTRUCTION

The matter of the proposed Reconstruction of the **Harmon Clark Drain, West Oak Industrial Park Arm** came before the Hamilton County Drainage Board for hearing **on March 28, 2005**, on the Reconstruction Report consisting of the report and the Schedule of Damages and Assessments. The Board also received and considered the written objection of an owner of certain lands affected by the proposed Reconstruction, said owner being:

Evidence was heard on the Reconstruction Report and on the aforementioned objections.

The Board, having considered the evidence and objections, and, upon motion duly made, seconded and unanimously carried, did find and determine that the costs, damages and expenses of the proposed Reconstruction will be less than the benefits accruing to the owners of all land benefited by the Reconstruction.


The Board having considered the evidence and objections, upon motion duly made, seconded and unanimously carried, did adopt the Schedule of Assessments as proposed, subject to amendment after inspection of the subject drain as it relates to the lands of any owners which may have been erroneously included or omitted from the Schedule of Assessments.

The Board further finds that it has jurisdiction of these proceedings and that all required notices have been duly given or published as required by law.

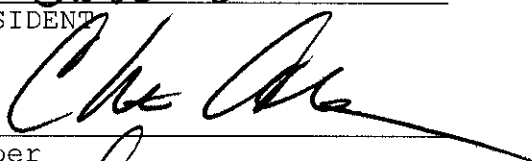
Wherefore, it is ORDERED, that the proposed Reconstruction of the **Harmon Clark Drain, West Oak Industrial Park Arm** be and is hereby declared established.

Thereafter, the Board made inspection for the purpose of determining whether or not the lands of any owners had been erroneously included or excluded from the Schedule of Assessments. The Board finds on the basis of the reports and findings at this hearing as follows:


HAMILTON COUNTY DRAINAGE BOARD



PRESIDENT



Member



Member

ATTEST:


Executive Secretary


CERTIFICATE OF COMPLETION AND COMPLIANCE

To: Hamilton County Surveyor

RE: **Westoak Industrial Park**

I hereby certify that:

1. I am a Registered Land Surveyor or Engineer in the State of Indiana.
2. I am familiar with the plans and specifications for the above referenced subdivision.
3. I personally observed and supervised the completion of the drainage facilities for the above referenced subdivision.
4. The drainage facilities within the above referenced subdivision to the best of my knowledge, information and belief have been installed and completed in conformity with all plans and specifications.

Signature:  Date: 9-20-04

Type or Print Name: **Patrick C. Sheehan, P.E.**

Business Address: **10505 N. College Avenue**

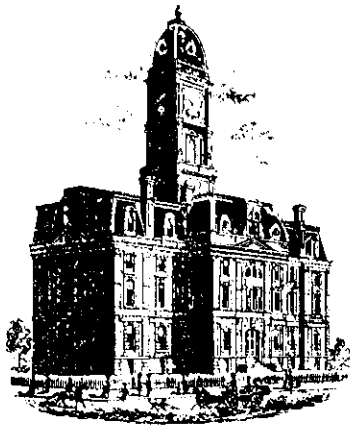
Indianapolis, IN 46280

Telephone Number: **317-846-6611**

SEAL

INDIANA REGISTRATION NUMBER

P.E. # 9500338



SURVEYOR'S OFFICE

Hamilton County

Kenton C. Ward, Surveyor

Phone (317) 776-8495

Fax (317) 776-9628

Suite 188

One Hamilton County Square

Noblesville, Indiana 46060-2230

To: Hamilton County Drainage Board

May 5, 2005

Re: Harmon Clark: Westoak Industrial Park

Attached are as-builts, certificate of completion & compliance, and other information for Westoak Industrial Park. An inspection of the drainage facilities for this section has been made and the facilities were found to be complete and acceptable.

During construction, changes were made to the drain, which will alter the plans submitted with my report for this drain-dated February 9, 2005. The report was approved by the Board at the hearing held March 28, 2005. (See Drainage Board Minutes Book 8)

The changes are as follows:

Structure:	Length:	Size	Material:	Up Invert:	Dn Invert	Grade:
208-207	25	24	RCP	891.52	891.41	0.44
207-206	29	24	RCP	891.41	891.25	0.55
206-205	27	24	RCP	891.25	890.75	1.85
205-201	399	27	RCP	890.75	892.08	0.67
203-202	29	12	RCP	892.93	892.65	0.97
202-201	42	12	RCP	892.65	892.08	1.35
201-200	298	30	RCP	888.43	886.5	0.52
220-219	173	15	RCP	891.94	886.5	3.14
706B-EX.1	82	30	RCP	886.15	885.7	0.55
212-211	29	12	RCP	892.18	891.97	0.72
211-210	28	12	RCP	891.97	891.65	1.14

6" SSD Streets:

South Park Dr.	1454.5

TotalX2: 2909

RCP Pipe Totals:

12	128
15	173
24	81
27	399
30	380

Total: 1161

The length of the drain due to the changes described above is now **4,070 feet**.

The non-enforcement was approved by the Board at its meeting on March 28, 2005 and recorded under instrument #2005-00019737.

The following sureties were guaranteed by Bond Safeguard Insurance Company and released by the Board on its meeting October 25, 2004.

Bond-LC No: 5012452

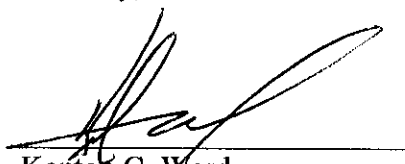
Insured For: Storm Sewers

Amount: \$67,870.00

Issue Date: June 4, 2004

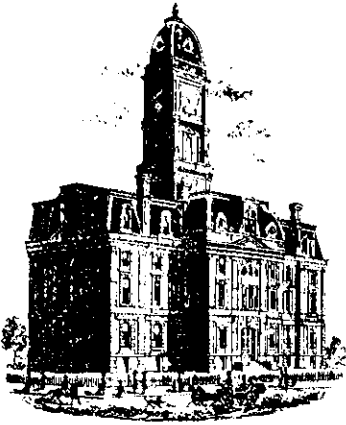
I recommend the Board approve the drain's construction as complete and acceptable.

Sincerely,

A handwritten signature in black ink, appearing to read 'K. Ward', is written over a horizontal line.

Kenton C. Ward,
Hamilton County Surveyor

KCW/slm



Kenton C. Ward, Surveyor

Phone (317) 776-8495

Fax (317) 776-9628

Suite 188

One Hamilton County Square

Noblesville, Indiana 46060-2230

Map Correction-Field Verification

Drain Number: #106

Drain Length: N/A

Drain Name: Harmon Clark: Southoak
Ind. Park

Change +/-: N/A

Date: 5-5-2005

New Length: N/A

Verified By: JLL : Asbuilts

Notes & Sketch:

The sub-surface drains under the curb in Southoak Ind. Park are 4" in size. This was not reflected on the Asbuilts for this development but was shown on the asbuilts for Westoak Ind. Park. This was also confirmed by Jerry Liston - the inspector on site.

Suzanne L. Mills
GIS Specialist

CONSTRUCTION PLANS FOR WESTOAK INDUSTRIAL PARK WESTFIELD, IN

INDEX

SHEET NO.	DESCRIPTION
1	TITLE SHEET
2	DEMOLITION PLAN
2A-2B	ALTA / SURVEY / TOPOGRAPHIC INVESTIGATION
3	DEVELOPMENT PLAN
3A	DEVELOPMENT PLAN
4-5	STREET PLAN & PROFILE
6,6A	STORM SEWER PLAN & PROFILE
7	SANITARY SEWER PLAN & PROFILE
8	SANITARY SEWER DETAILS
9	SANITARY SEWER SPECIFICATIONS
10	EROSION CONTROL PLAN
11	EROSION CONTROL PLAN
12,12A	DETAILS- HAMILTON COUNTY & WESTFIELD
13	SPECIFICATIONS
14	SPECIFICATIONS
15	WATER MAIN PLAN
16	WATER SPECIFICATIONS

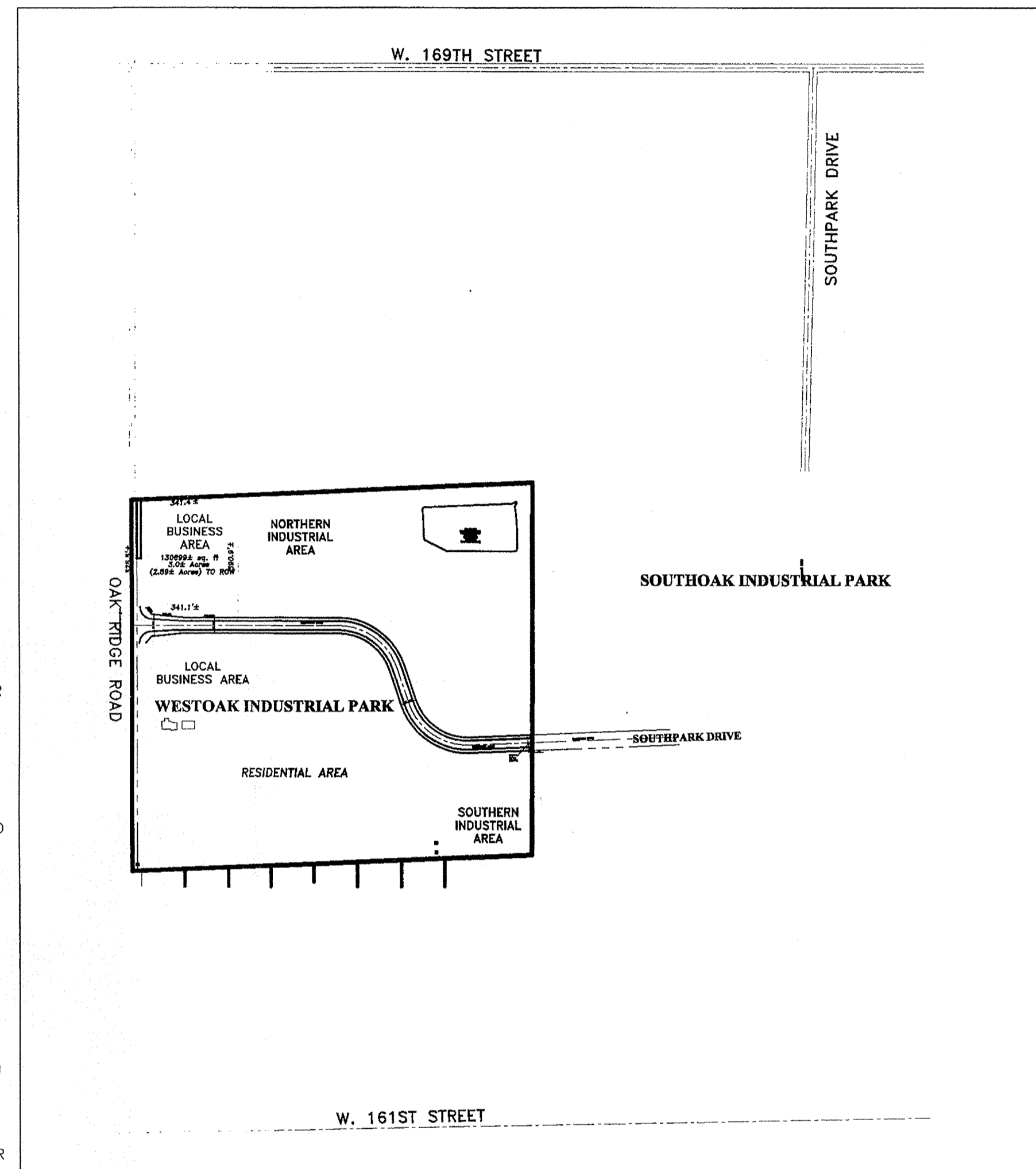
REVISIONS

SHEET NO.	DESCRIPTION	DATE
ALL	REVISIONS PER T.A.C. REVIEW	5/12/04
ALL	REVISIONS PER CLIENT	5/27/04
3,12,12A	REVISIONS PER HCSO	6/4/04
ALL	FINAL CONSTRUCTION SET	6/4/04
1,3,6,7,15	SANITARY, STORM, AND WATER ASBUILTS	9/9/04

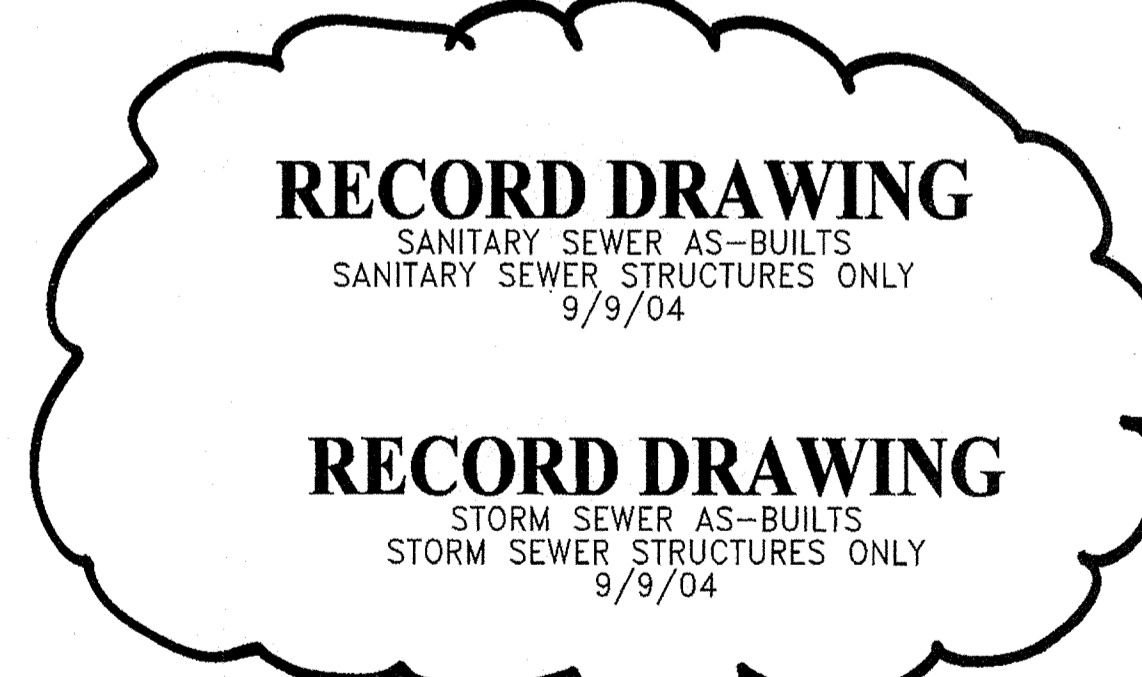
GENERAL NOTES

- 1) THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING, OR VERIFYING THAT ALL PERMITS AND APPROVALS ARE OBTAINED FROM THE RESPECTIVE CITY, COUNTY, AND STATE AGENCIES PRIOR TO STARTING CONSTRUCTION.
- 2) IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES IN THE VICINITY OF THE CONSTRUCTION AREA PRIOR TO STARTING CONSTRUCTION.
- 3) IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO NOTIFY AND COORDINATE CONSTRUCTION WITH ALL RESPECTIVE UTILITIES.
- 4) ALL QUANTITIES GIVEN ON THESE PRINTS, VERBALLY OR IN THE SCOPE OF WORK SECTION ARE ESTIMATES AND SHALL BE CONFIRMED BY THE BIDDING CONTRACTORS.
- 5) OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) STANDARDS FOR EXCAVATIONS; FINAL RULE 29 CFR PART 1926, SUBPART "P" APPLIES TO ALL EXCAVATIONS EXCEEDING FIVE (5) FEET IN DEPTH.
- 6) IN ADDITION, EXCAVATION EXCEEDING TWENTY (20) FEET IN DEPTH REQUIRE THE DESIGN OF A TRENCH SAFETY SYSTEM BY A REGISTERED PROFESSIONAL ENGINEER.
- 7) IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER AND CONTRACTOR TO MAINTAIN QUALITY CONTROL THROUGHOUT THIS PROJECT.
- 8) TEMPORARY TRAFFIC CONTROL DURING CONSTRUCTION TO CONFORM TO APPLICABLE LOCAL STANDARDS.
- 9) THE ENGINEER AND/OR OWNER DISCLAIM ANY ROLE IN THE CONSTRUCTION MEANS AND METHODS ASSOCIATED WITH THE PROJECT AS SET FORTH IN THESE PLANS.
- 10) ANY FIELD TILES ENCOUNTERED DURING EXCAVATION SHALL BE REPAIRED AND CONNECTED TO NEW STORM SEWERS AND POSITIVE DRAINAGE PRESERVED.
- 12) THE SITE DOES NOT LIE IN A SPECIAL FLOOD HAZARD AREA AS ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY - NATIONAL FLOOD INSURANCE PROGRAM, WHEN PLOTTED BY SCALE ON FLOOD INSURANCE RATE MAP #180083 0015 C, DATED MARCH 11, 1983.
- 13) BEARINGS, DIMENSIONS AND EASEMENTS ARE SHOWN FOR REFERENCE ONLY. SEE RECORD SURVEYS & PLAT FOR EXACT INFORMATION.
- 14) THE SITE DOES NOT CONTAIN A WETLANDS AS ESTABLISHED BY THE U.S. DEPARTMENT OF THE INTERIOR FISH AND WILDLIFE SERVICE, WESTFIELD, INDIANA, NATIONAL WETLANDS INVENTORY MAP DATED 1989.

DESIGN DATA: 4/4/04
TOTAL ACREAGE - 35.13± ACRES
STREET LENGTH: 1488.26'



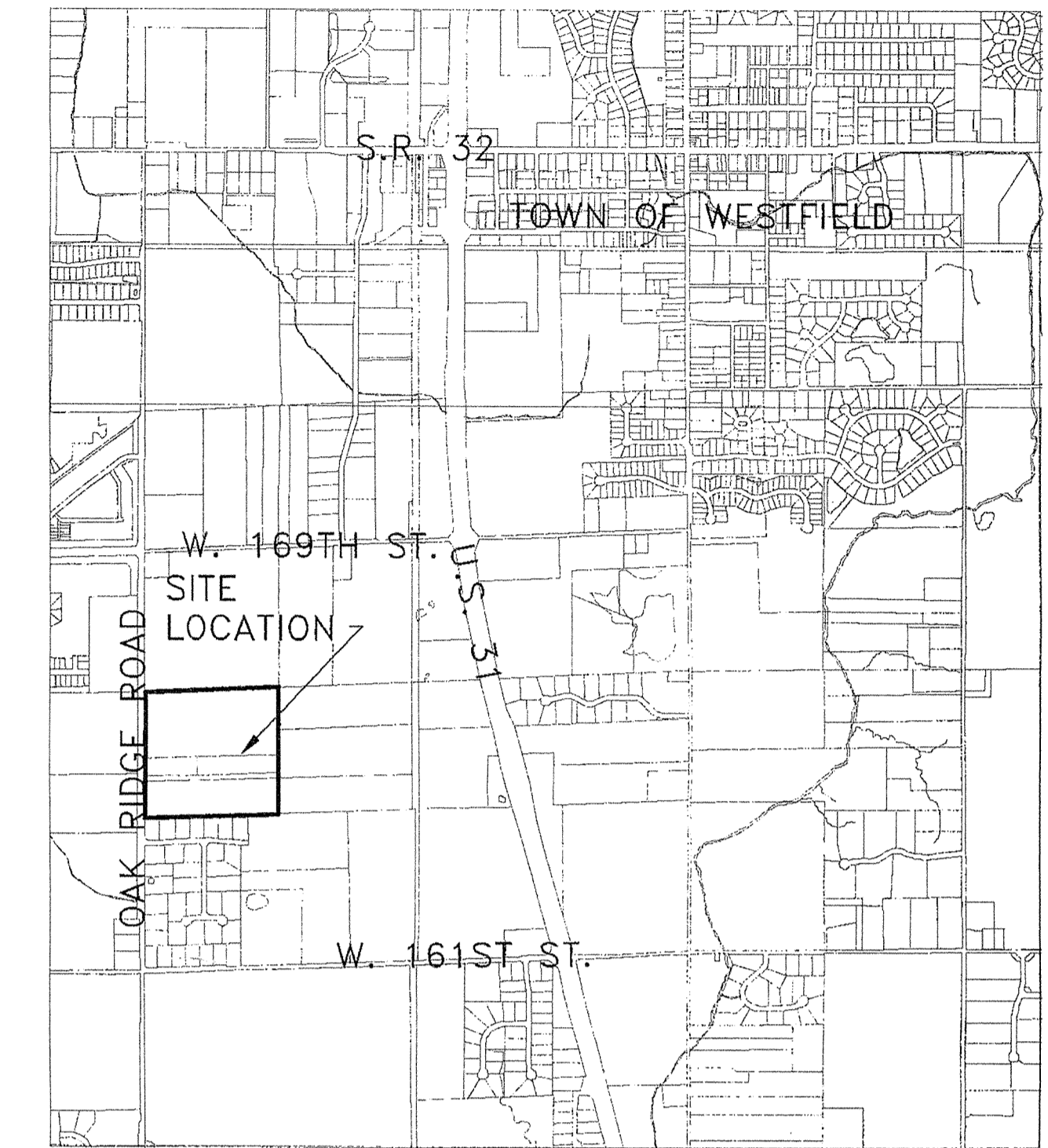
SITE LOCATION MAP NO SCALE



BENCHMARKS

V 42
1.8 MILES SOUTH ALONG THE CHICAGO, INDIANAPOLIS AND LOUISVILLE RAILWAY FROM THE STATION AT WESTFIELD, HAMILTON COUNTY, 6-1/2 RAILS SOUTH OF CULVERT B 165.1, IN THE NORTHEAST ANGLE OF A GRAVEL-ROAD CROSSING, 9 YARDS EAST OF THE EAST RAIL, 6 YARDS NORTH OF THE CENTERLINE OF THE ROAD, AND ABOUT 3 FEET HIGHER THAN THE RAIL. A STANDARD DISK, STAMPED V 42 1934 AND SET IN THE TOP OF A CONCRETE POST PROJECTING ONE-HALF FOOT ABOVE GROUND. (In NE Quadrant of 156th Street & Monon RR)
Elevation - 885.00 (NGVD 1929)

Temporary benchmark at site
The eastmost bonnet bolt of a fire hydrant on the west side of Oak Ridge Road, south of the entrance to Oak Trace Elementary School.
Elevation - 906.49



SITE MAP NO SCALE

PLANS PREPARED FOR:

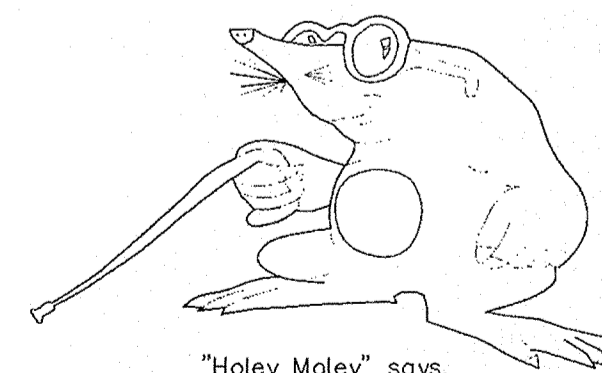
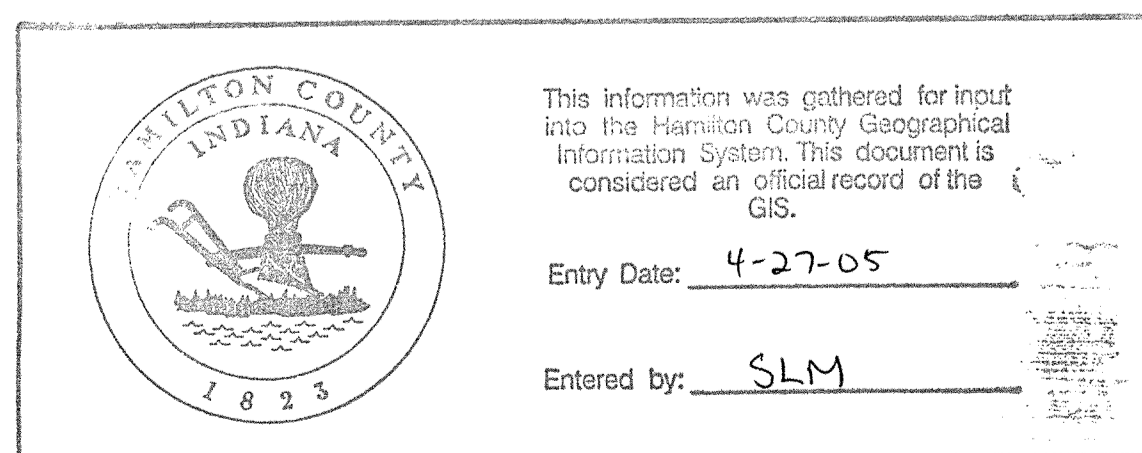
DALE HINSHAW
12443 Charing Cross Road
Carmel, IN 46032
TELEPHONE: (317) 846-9795
CONTACT PERSON: DALE HINSHAW

PLANS PREPARED BY:

WEIHE ENGINEERS, INC.
10505 N. COLLEGE AVE.
INDIANAPOLIS, IN 46280
TELEPHONE: (317) 846-6611
CONTACT PERSON: ERIC CARTER

OPERATING AUTHORITIES:

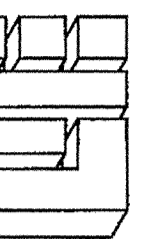
Westfield Community Development 130 Penn Street Westfield, IN 46074 317-896-5577	Westfield Utilities and Street Department 2706 East 171st Street Westfield, IN 46074 317-896-5452	Westfield Fire Department 17535 Dartown Road Westfield, IN 46074 317-896-2704
Hamilton County Health Dept. 1 Hamilton Co. Square, Suite 30 Noblesville, IN 46060 317-776-8500	Hamilton County Highway Dept. 1700 South 10th Street Noblesville, IN 46060 317-773-770	Hamilton Co. Soil & Water Conservation Dist. 1108 South 9th Street Noblesville, IN 46060 317-773-1406
Hamilton County Surveyor's Office 1 Hamilton Co. Square, Suite 146 Noblesville, IN 46060 317-776-9626	Westfield Gas 606 West Park Street Westfield, IN 46074 317-896-2581	SBC 5858 North College Indianapolis, Indiana 46220 317-252-4227
Cingery/PSI P.O. Box 312/100 Mill Creek Road Noblesville, IN 46060 1-800-521-2232	Insight Cablevision 15229 Stone Creek Way Noblesville, IN 46060 317-776-0660	



"Holey Moley" says,
"DON'T DIG BLIND!"
Call Monday through Friday? AM to 5 PM
1-800-362-5544 428-5020
Westfield, Indiana Outside Indiana
PER INDIANA STATE LAW IS-69-1991, IT IS AGAINST THE LAW TO EXCAVATE WITHOUT NOTIFYING THE UNDERGROUND LOCATION SERVICE TWO (2) WORKING DAYS BEFORE COMMENCING WORK.

WEIHE ENGINEERS, INC.

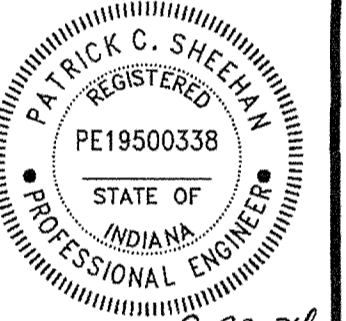
10505 NORTH COLLEGE AVENUE
INDIANAPOLIS, IN 46280
(317) 846-6611 FAX: (317) 846-0846
TOLL-FREE: (800) 452-6468



ALLAN R. WEIHE
REGISTERED CIVIL ENGINEER
REGISTERED LAND SURVEYOR
PRESIDENT

CIVIL ENGINEERS • LAND SURVEYORS • LAND PLANNERS • LANDSCAPE ARCHITECTS

PROJECT NO.	DATE	BY	REVISIONS
0309221016	9/19/04	JAB	T.C. REVIEW
	9/27/04	EC	CLIENT - REMOVED
	6/4/04	EC	TEMPORARY SWALE AND DETAILS
	9/9/04	JAB	PREPARED FOR CONSTRUCTION
			SANITARY, STORM, AND WATER ASBUILTS



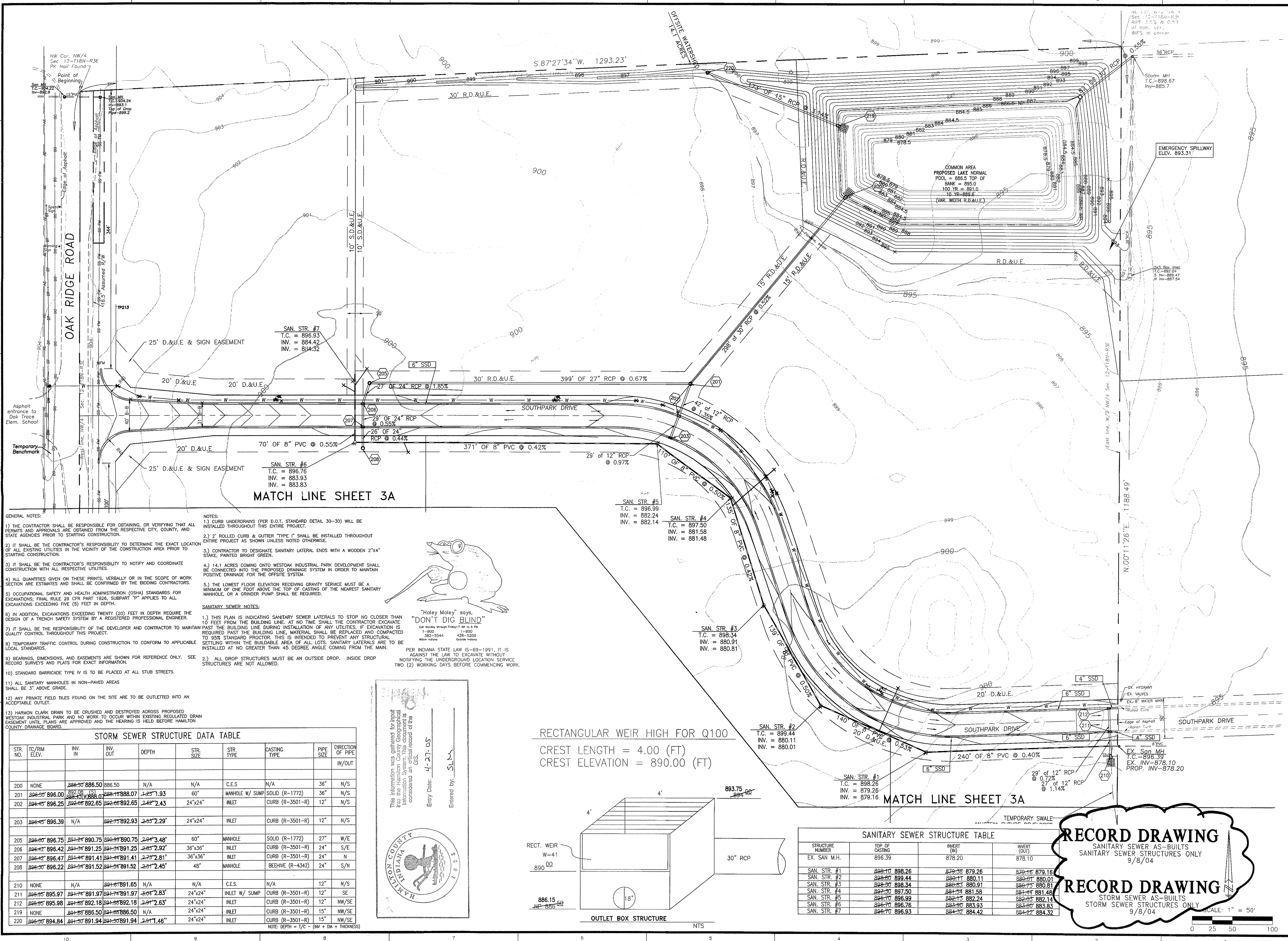
9-20-04
PATRICK C. SHEEHAN P.E. 19500338

WESTOAK INDUSTRIAL PARK

DALE HINSHAW

TITLE SHEET

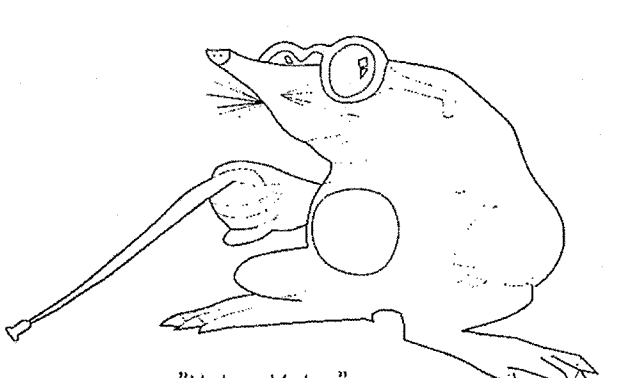
SHEET NO. **1**
PROJECT NO. W03-0922



- GENERAL NOTES:**
- 1) THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING OR VERIFYING THAT ALL PERMITS AND APPROVALS ARE OBTAINED FROM THE RESPECTIVE CITY, COUNTY, AND STATE AGENCIES PRIOR TO STARTING CONSTRUCTION.
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 - 11) ALL SANITARY MANHOLES IN NON-PAVED AREAS SHALL BE 3" ABOVE GRADE.
 - 12) ANY PRIVATE FIELD TILES FOUND ON THE SITE ARE TO BE OUTLETTED INTO AN ACCEPTABLE OUTLET.
 - 13) HARMON CLARK DRAIN TO BE CRUSHED AND DESTROYED ACROSS PROPOSED WESTOAK INDUSTRIAL PARK AND NO WORK TO OCCUR WITHIN EXISTING REGULATED DRAIN EASEMENT UNTIL PLANS ARE APPROVED AND THE HEARING IS HELD BEFORE HAMILTON COUNTY DRAINAGE BOARD.

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 - 2) 2" ROLLED CURB & GUTTER TYPE I" SHALL BE INSTALLED THROUGHOUT ENTIRE PROJECT AS SHOWN UNLESS NOTED OTHERWISE.
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 - 4) 14.1 ACRES COMING ONTO WESTOAK INDUSTRIAL PARK DEVELOPMENT SHALL BE CONNECTED INTO THE PROPOSED DRAINAGE SYSTEM IN ORDER TO MAINTAIN POSITIVE DRAINAGE FOR THE OFFSITE SYSTEM.
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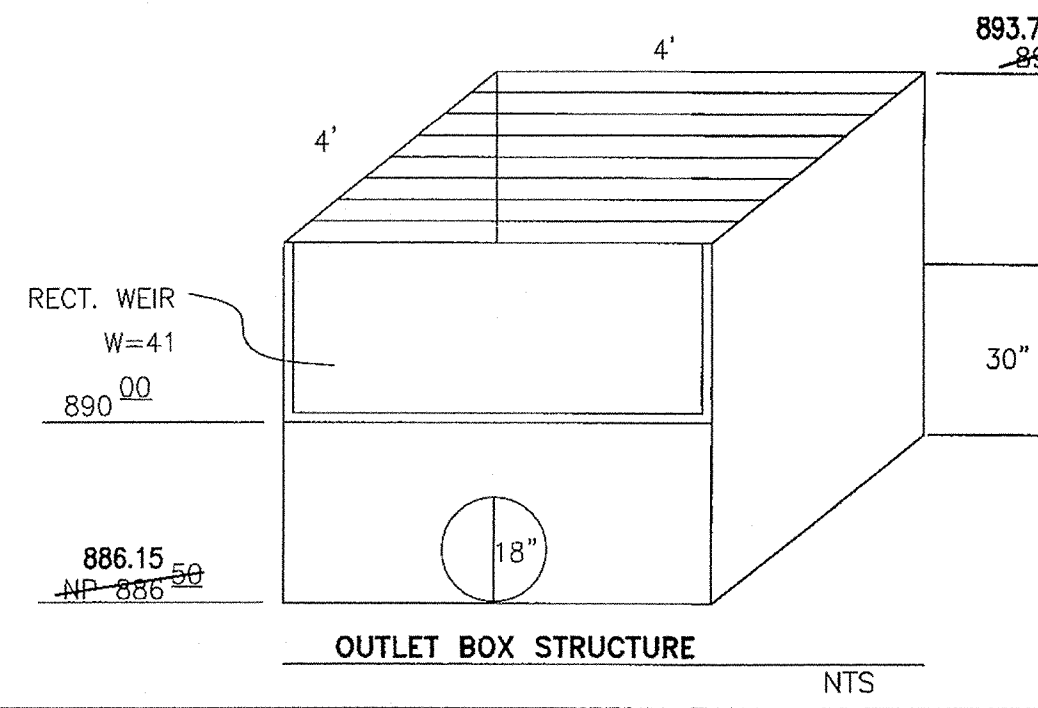


PER INDIANA STATE LAW 15-69-1991, IT IS AGAINST THE LAW TO EXCAVATE WITHOUT NOTIFYING THE UNDERGROUND LOCATION SERVICE TWO (2) WORKING DAYS BEFORE COMMENCING WORK.

STR. NO.	TC/RIM ELEV.	INV. IN	INV. OUT	DEPTH	STR. SIZE	STR. TYPE	CASTING TYPE	PIPE SIZE	DIRECTION OF PIPE
200	NONE	886.50	886.50	N/A	N/A	C.E.S.	N/A	36"	N/S
201	896.00	886.07	888.07	2' 1.93'	60"	MANHOLE W/ SUMP	SOLID (R-1772)	36"	N/S
202	896.25	892.65	892.65	2' 2.43'	24"x24"	INLET	CURB (R-3501-R)	12"	N/S
203	896.39	N/A	892.93	2' 5.29'	24"x24"	INLET	CURB (R-3501-R)	12"	N/S
205	896.75	890.75	890.75	2' 3.48'	60"	MANHOLE	SOLID (R-1772)	27"	W/E
206	896.42	891.25	891.25	2' 3.92'	36"x36"	INLET	CURB (R-3501-R)	24"	S/E
207	896.47	891.41	891.41	2' 3.81'	36"x36"	INLET	CURB (R-3501-R)	24"	N
208	896.22	891.52	891.52	2' 3.45'	48"	MANHOLE	BEEHIVE (R-4342)	24"	S/N
210	NONE	N/A	891.65	N/A	N/A	C.E.S.	N/A	12"	N/S
211	895.97	891.97	891.97	2' 2.83'	24"x24"	INLET W/ SUMP	CURB (R-3501-R)	12"	SE
212	895.98	892.18	892.18	2' 2.63'	24"x24"	INLET	CURB (R-3501-R)	24"	NW/SE
219	NONE	N/A	886.50	N/A	24"x24"	INLET	CURB (R-3501-R)	15"	NW/SE
220	894.84	891.94	891.94	2' 1.46"	24"x24"	INLET	CURB (R-3501-R)	15"	NW/SE

NOTE: DEPTH = T/C - (INV + DA + THICKNESS)

RECTANGULAR WEIR HIGH FOR Q100
CREST LENGTH = 4.00 (FT)
CREST ELEVATION = 890.00 (FT)



STRUCTURE NUMBER	TOP OF CASTING	INVERT (IN)	INVERT (OUT)
EX. SAN. M.H.	896.39	878.20	878.10
SAN. STR. #1	896.26	879.26	879.16
SAN. STR. #2	899.44	880.11	880.01
SAN. STR. #3	898.34	880.91	880.75
SAN. STR. #4	897.50	881.58	881.44
SAN. STR. #5	896.99	882.24	882.05
SAN. STR. #6	896.76	883.93	883.80
SAN. STR. #7	896.93	884.42	884.27

RECORD DRAWING
SANITARY SEWER AS-BUILTS
SANITARY SEWER STRUCTURES ONLY
9/8/04

RECORD DRAWING
STORM SEWER AS-BUILTS
STORM SEWER STRUCTURES ONLY
9/8/04

SCALE: 1" = 50'

WEIHE ENGINEERS, INC.
1065 NORTH COLLEGE AVENUE
INDIANAPOLIS, INDIANA 46280
(317) 846-6611 FAX: (317) 843-0546
TOLL-FREE: (800) 452-6468

ALLAN H. WEIHE
REGISTERED CIVIL ENGINEER
REGISTERED LAND SURVEYOR
PRESIDENT

CIVIL ENGINEERS • LAND SURVEYORS • LAND PLANNERS • LANDSCAPE ARCHITECTS

PROJECT NO.: W03-0922
DATE: 5/18/04
BY: JAB
CHECKED BY: EAC
DATE: 6/4/04
DRAWN BY: JAB
DATE: 9/9/04
DATE: 4/17/04

REVISIONS PER T.A.C. REVIEW: 5/18/04
REVISIONS PER CLIENT - REMOVED: 5/27/04
REVISIONS TO 100 YR AND DETAILS: 6/4/04
REVISIONS TO 100 YR AND WATER ASSULTS: 9/9/04

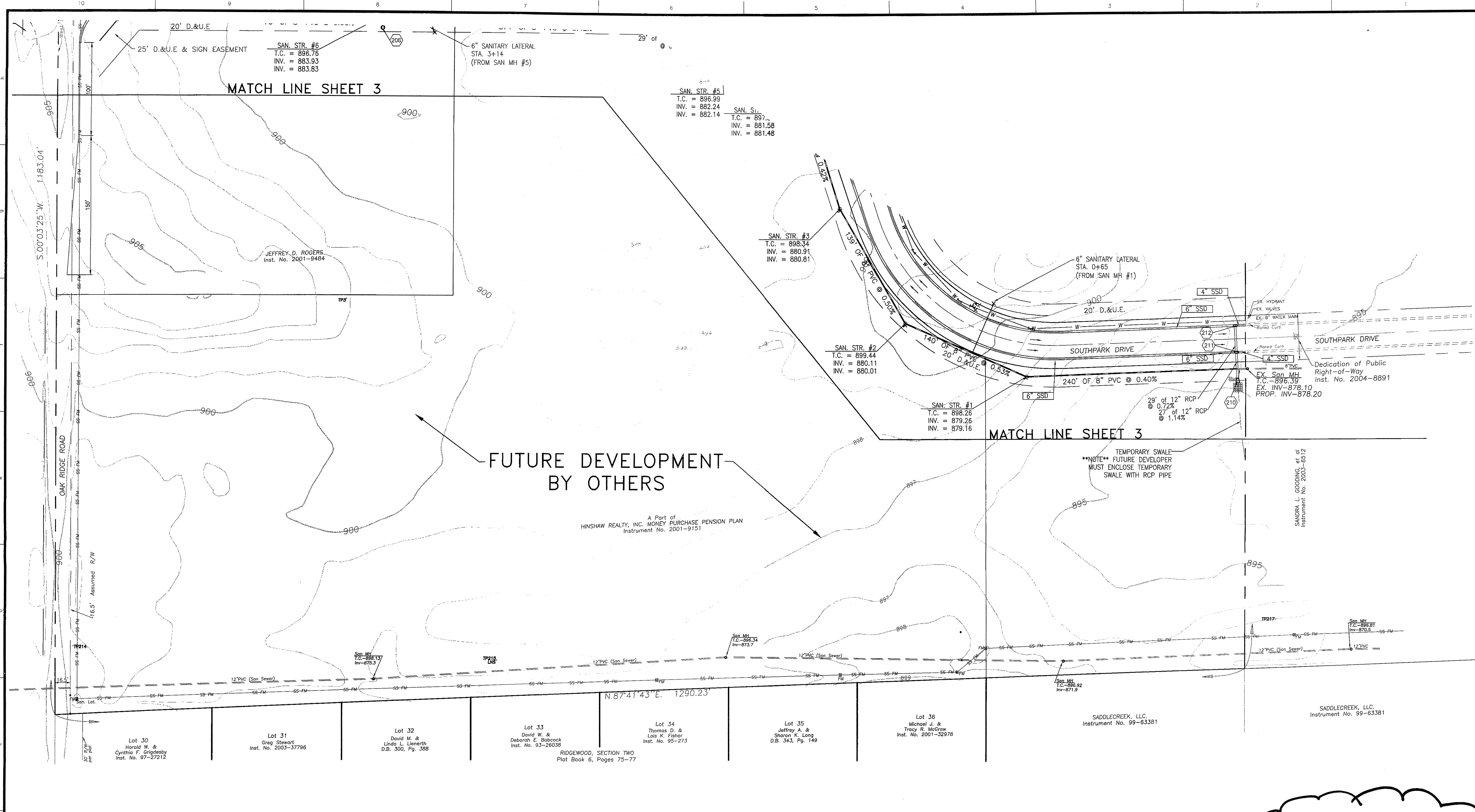
PATRICK C. SHEEHAN
REGISTERED PROFESSIONAL ENGINEER
STATE OF INDIANA
PE19500338

9-20-04
PATRICK C. SHEEHAN P.E. 19500338

WESTOAK INDUSTRIAL PARK
DALE HINSHAW
DEVELOPMENT PLAN

PREPARED FOR: SHEET NO. **3**
PROJECT NO. **W03-0922**

LOCATION: N:\0303\W030922\CONTRACT\DWG\030922REV.dwg
DATE PLOTTED: 11/15/2004 2:23pm
PLOTTED BY: cshive



MATCH LINE SHEET 3

MATCH LINE SHEET 3

FUTURE DEVELOPMENT BY OTHERS

A Part of HINSHAW REALTY, INC. MONEY PURCHASE PENSION PLAN Instrument No. 2001-9151

Dedication of Public Right-of-Way Inst. No. 2004-8891


SANDRA L. GOODING, et al Instrument No. 2003-6512

SADDLECREEK, LLC. Instrument No. 99-63381

RIDGEWOOD, SECTION TWO Plat Book 6, Pages 75-77

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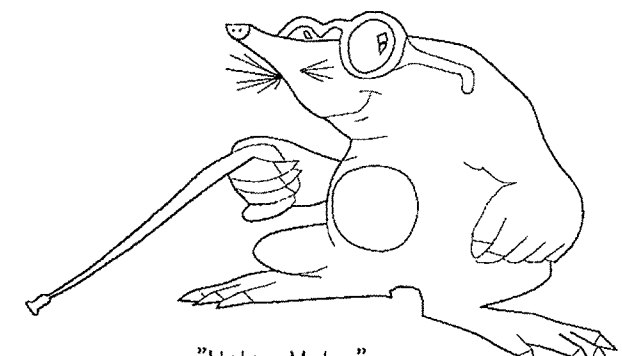
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This information was gathered for input into the Hamilton County Geographical Information System. This document is considered an official record of the GIS.

Entry Date: 4-27-05

Entered by: SLM



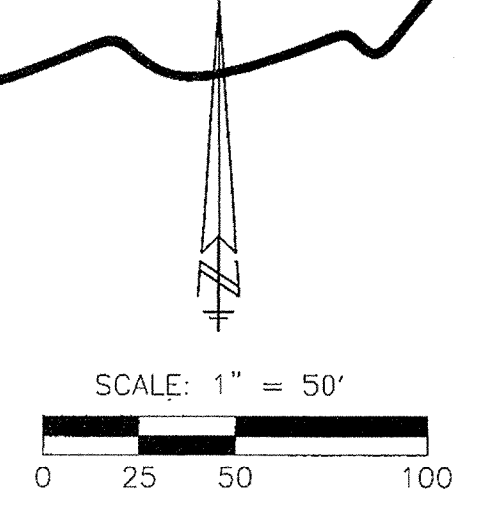
"Holey Moley" says, "DON'T DIG BLIND!"

Call Monday through Friday 7 AM to 6 PM
 1-800-382-5544
 428-3200
 Outside Indiana

PER INDIANA STATE LAW 15-69-1991, IT IS AGAINST THE LAW TO EXCAVATE WITHOUT NOTIFYING THE UNDERGROUND LOCATION SERVICE TWO (2) WORKING DAYS BEFORE COMMENCING WORK.

RECORD DRAWING
 SANITARY SEWER AS-BUILTS
 SANITARY SEWER STRUCTURES ONLY
 9/9/04

RECORD DRAWING
 STORM SEWER AS-BUILTS
 STORM SEWER STRUCTURES ONLY
 9/9/04



WEIHE ENGINEERS, INC.
 1656 NORTH COLLEGE AVENUE
 INDIANAPOLIS, INDIANA 46280
 (317) 846-6611 FAX: (317) 843-0546
 TOLL-FREE (800) 452-4688

ALLAN H. WEIHE
 REGISTERED CIVIL ENGINEER
 REGISTERED LAND SURVEYOR
 PRESIDENT

CIVIL ENGINEERS • LAND SURVEYORS • LAND PLANNERS • LANDSCAPE ARCHITECTS

PROJECT NO.: W03-0922	DATE: 4/14/04
DWG. NAME: UTILITIES	FIELD BY: EAC
DRAWN BY: EAC	CHECKED BY: EAC
DATE: 6/4/04	DATE: 9/9/04

REVISIONS:

NO.	DATE	BY	DESCRIPTION
1	5/19/04	AB	REVISIONS PER TAC REVIEW
2	5/27/04	EAC	REVISIONS PER CLIENT - REMOVED TEMPORARY SWALE VS AND DETAILS PER HAMILTON CO. SURV. OFFICE
3	6/4/04	EAC	REVISIONS PER SANITARY, STORM, AND WATER ASBUILTS

PATRICK C. SHEEHAN
 REGISTERED PROFESSIONAL ENGINEER
 STATE OF INDIANA
 PE19500338
 9-2004
 PATRICK C. SHEEHAN P.E. 19500338

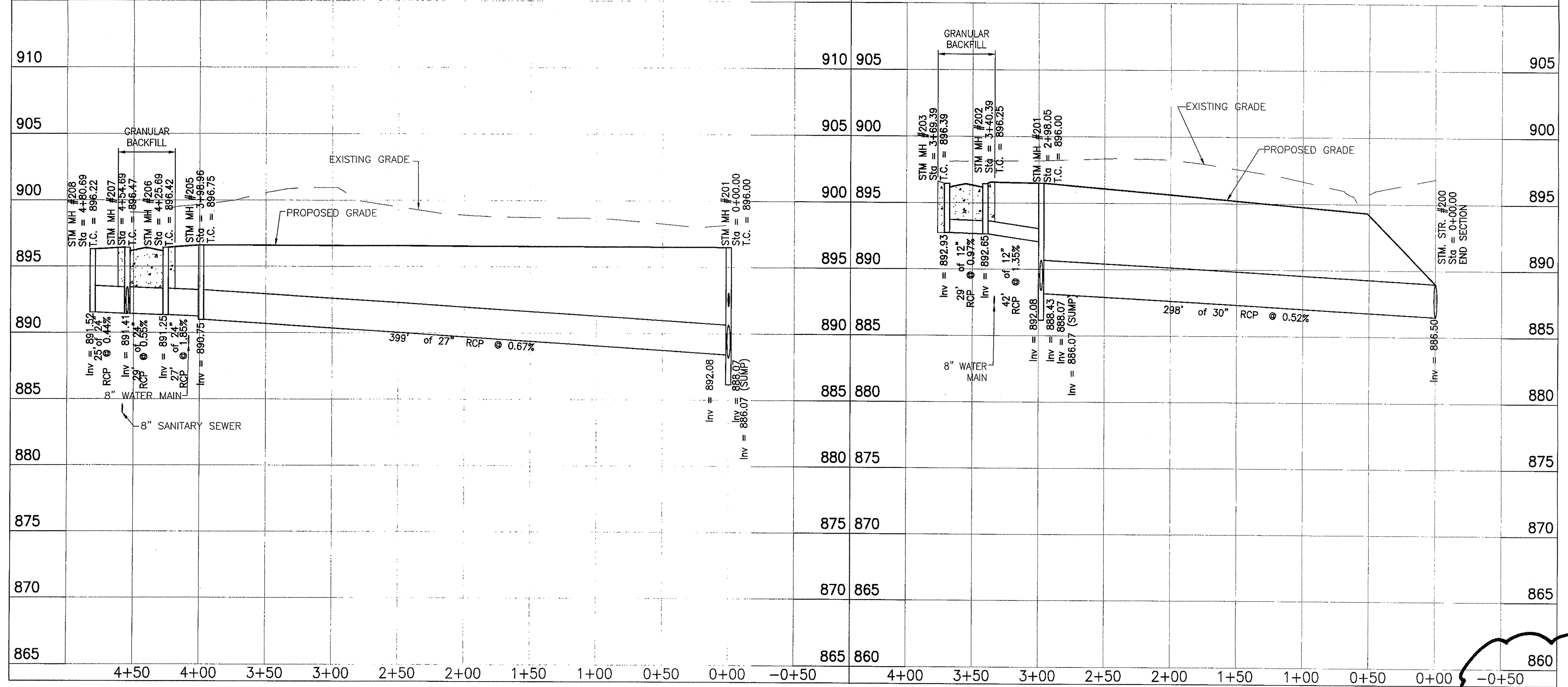
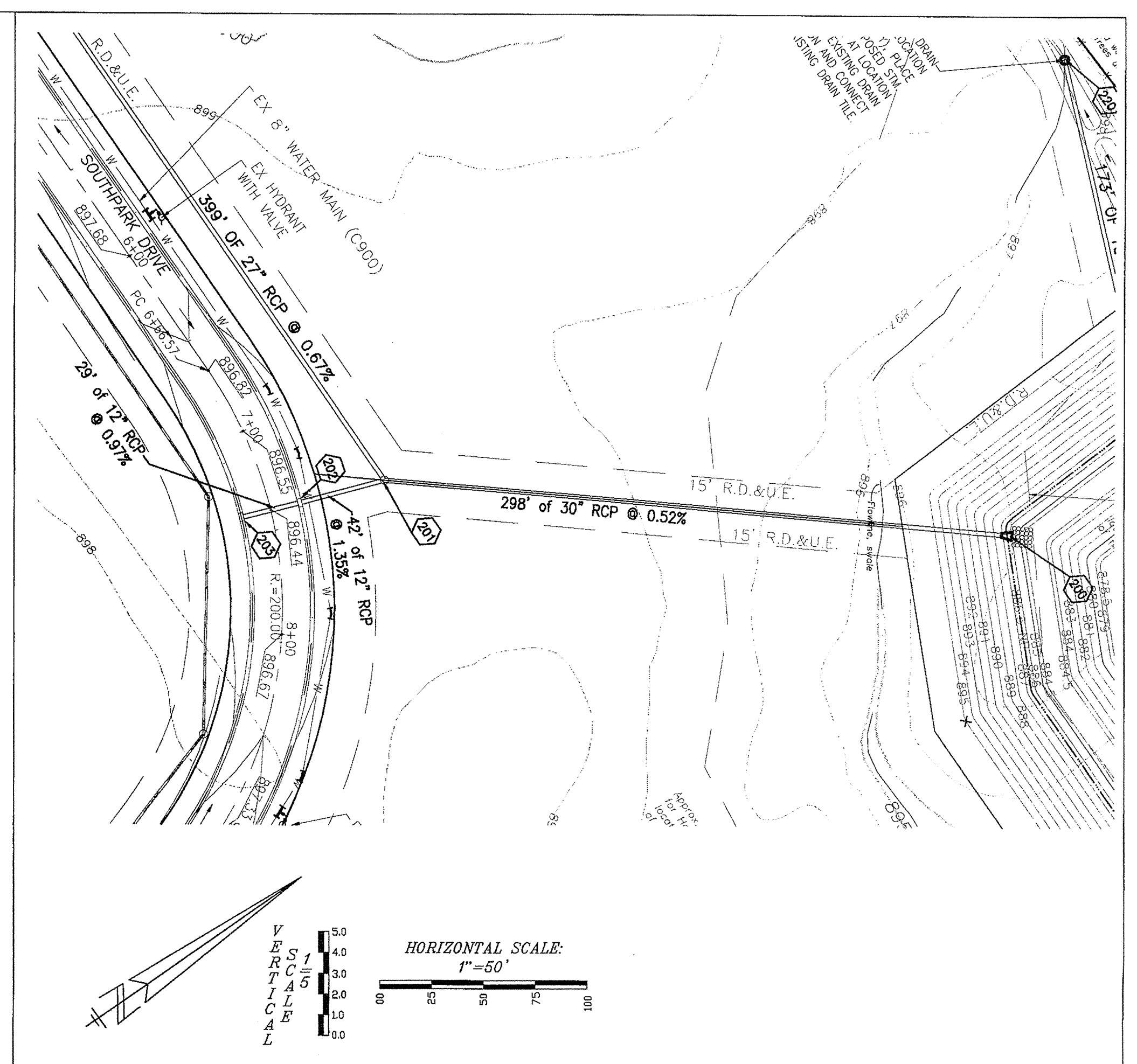
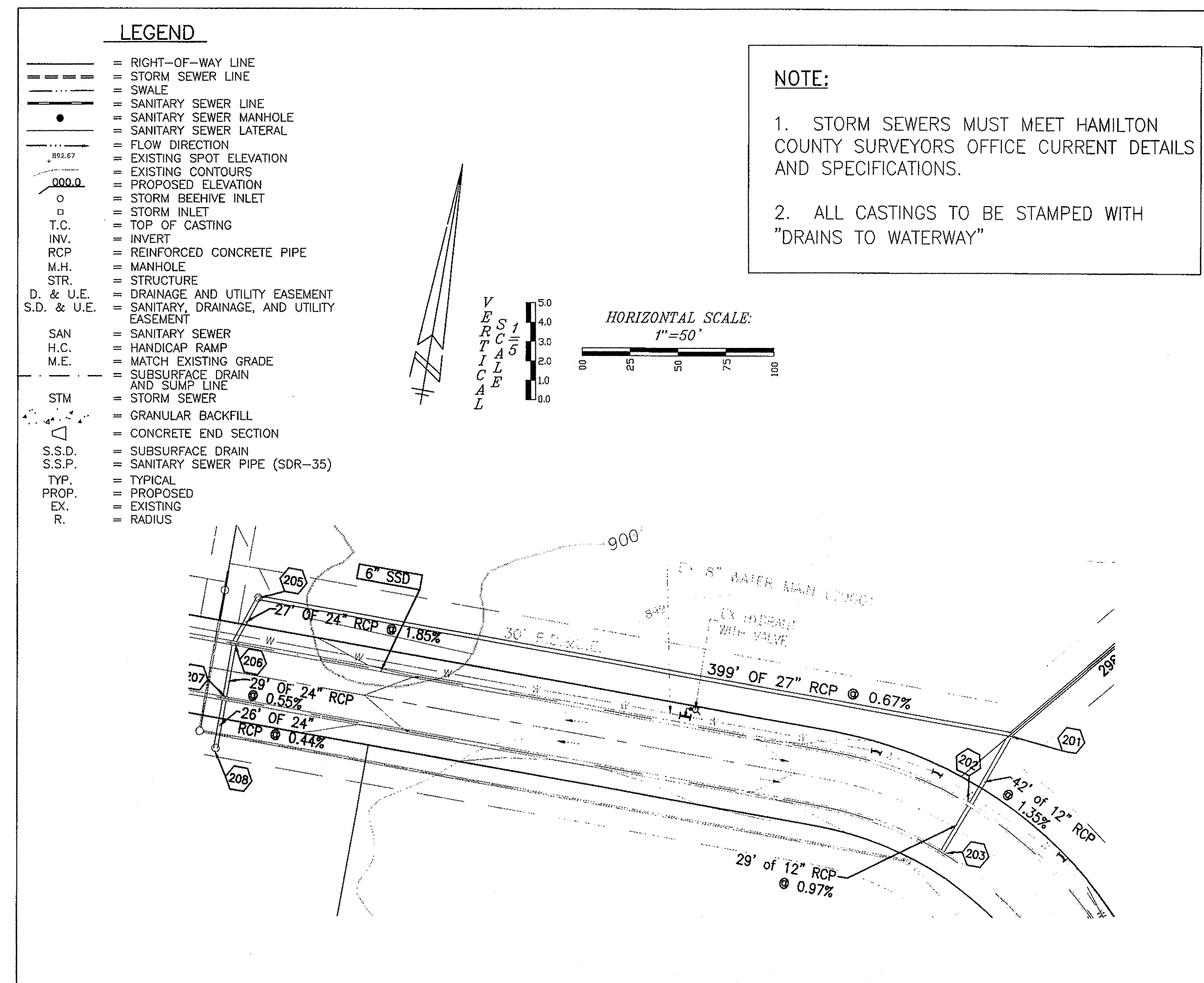
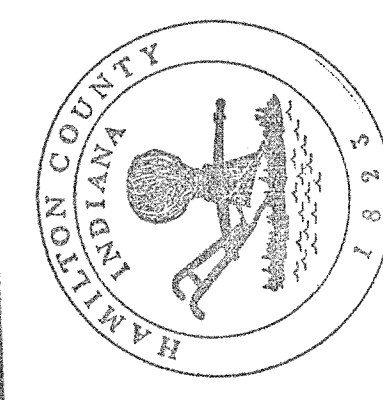
PREPARED FOR:
WESTOAK INDUSTRIAL PARK
 DALE HINSHAW
 DEVELOPMENT PLAN

SHEET NO. **3A**

PROJECT NO. **W03-0922**

LOCATION: H:\2002\W030922\CONSET\030922STA.dwg
 DATE/TIME: September 20, 2004 - 10:35am
 PLOTTED BY: csm

This information was gathered for input into the Hamilton County Geographic Information System (GIS).
 Entry Date: 4-27-05
 Entered by: SLM



RECORD DRAWING
 STORM SEWER AS-BUILTS
 STORM SEWER STRUCTURES ONLY
 9/9/04

WEIHE ENGINEERS, INC.
 1865 NORTH COLLEGE AVENUE
 INDIANAPOLIS, INDIANA 46280
 (317) 846-6611 FAX: (317) 843-0546
 TOLL-FREE: (800) 452-6408

ALLAN H. WEIHE
 REGISTERED CIVIL ENGINEER
 REGISTERED LAND SURVEYOR
 PRESIDENT

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PROJECT NO.:	W03-0922
DWG NAME:	CONSET.DWG
FIELD BY:	EAC
DATE:	5/18/04
DATE:	5/27/04
DATE:	6/4/04
DATE:	9/9/04
DATE:	4/11/04

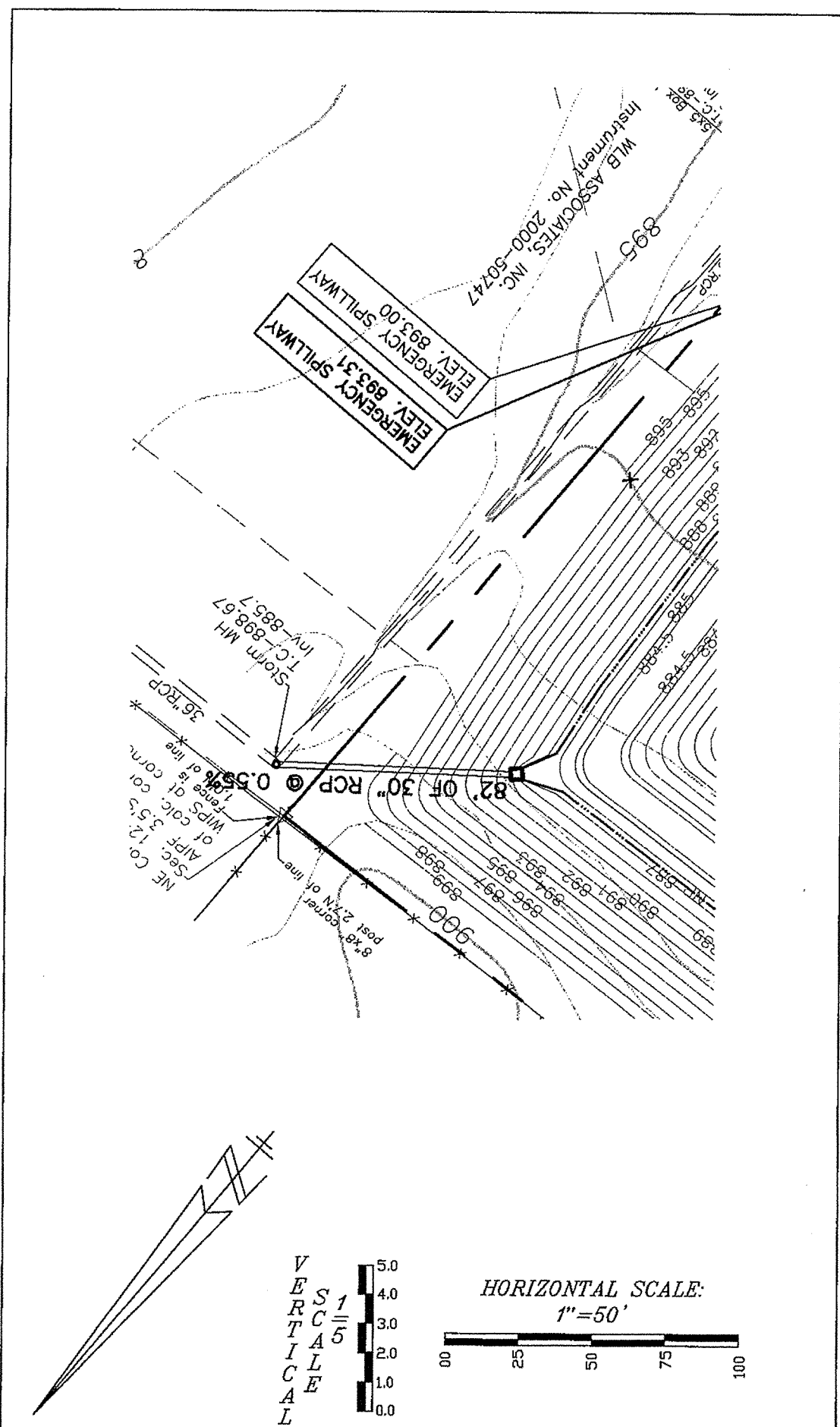
REVISIONS:

- PER I.A.C. REVIEW
- REVISIONS PER CLIENT - REMOVED
- REVISIONS TO SHOW YEAR AND DETAILS PER HAMILTON CO. SURV. OFFICE
- REVISIONS TO SHOW YEAR AND DETAILS PER HAMILTON CO. SURV. OFFICE
- REVISIONS TO SHOW YEAR AND DETAILS PER HAMILTON CO. SURV. OFFICE
- REVISIONS TO SHOW YEAR AND DETAILS PER HAMILTON CO. SURV. OFFICE

PATRICK C. SHEEHAN
 REGISTERED PROFESSIONAL ENGINEER
 STATE OF INDIANA
 PE19500338
 9-20-04

PREPARED FOR:
WESTOAK INDUSTRIAL PARK
 DALE HINSHAW
STORM SEWER PLAN AND PROFILE
 Part of the HW 1/4 of Section 12, Township 18 North, Range 3 East, Washington Township, Hamilton County, IN.

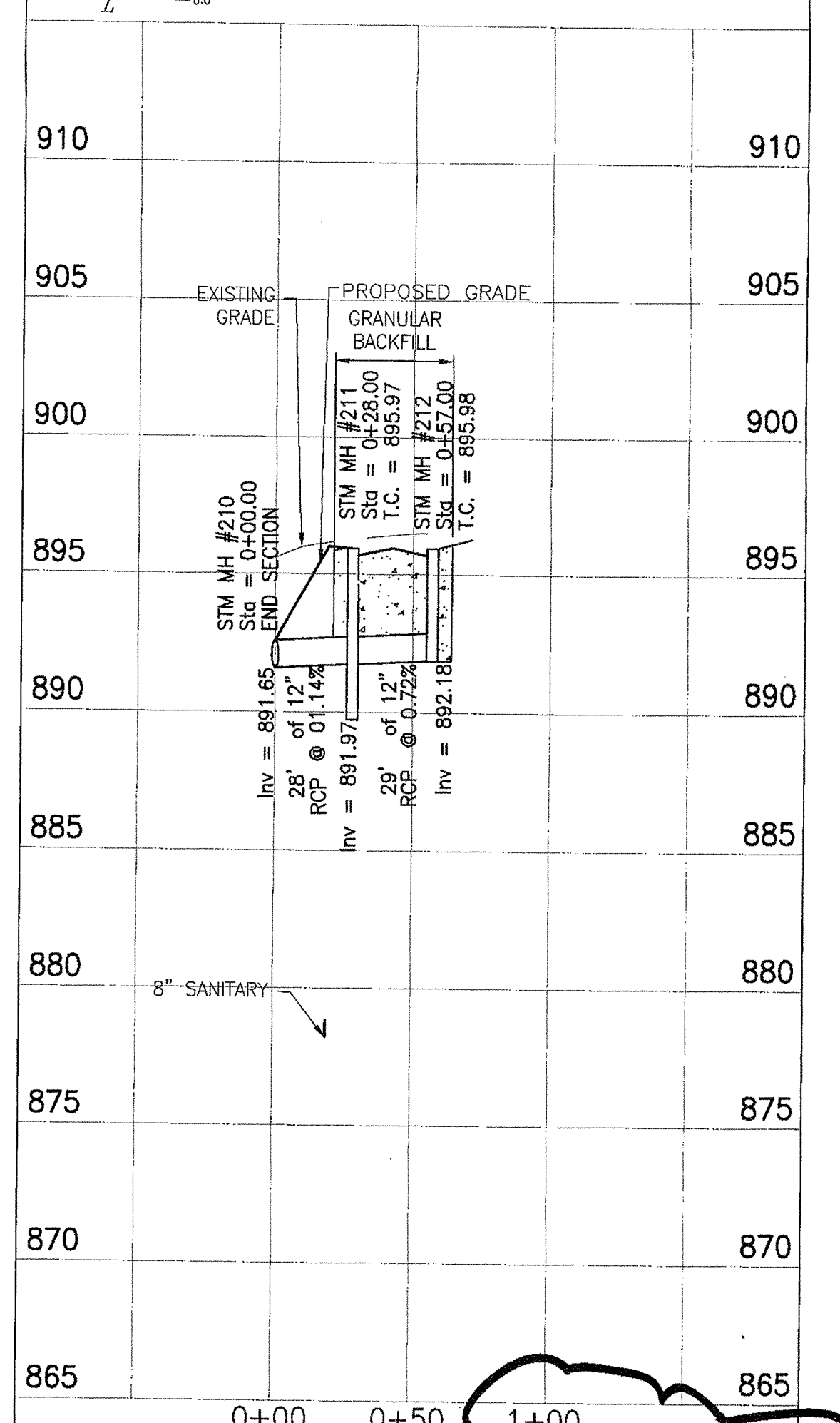
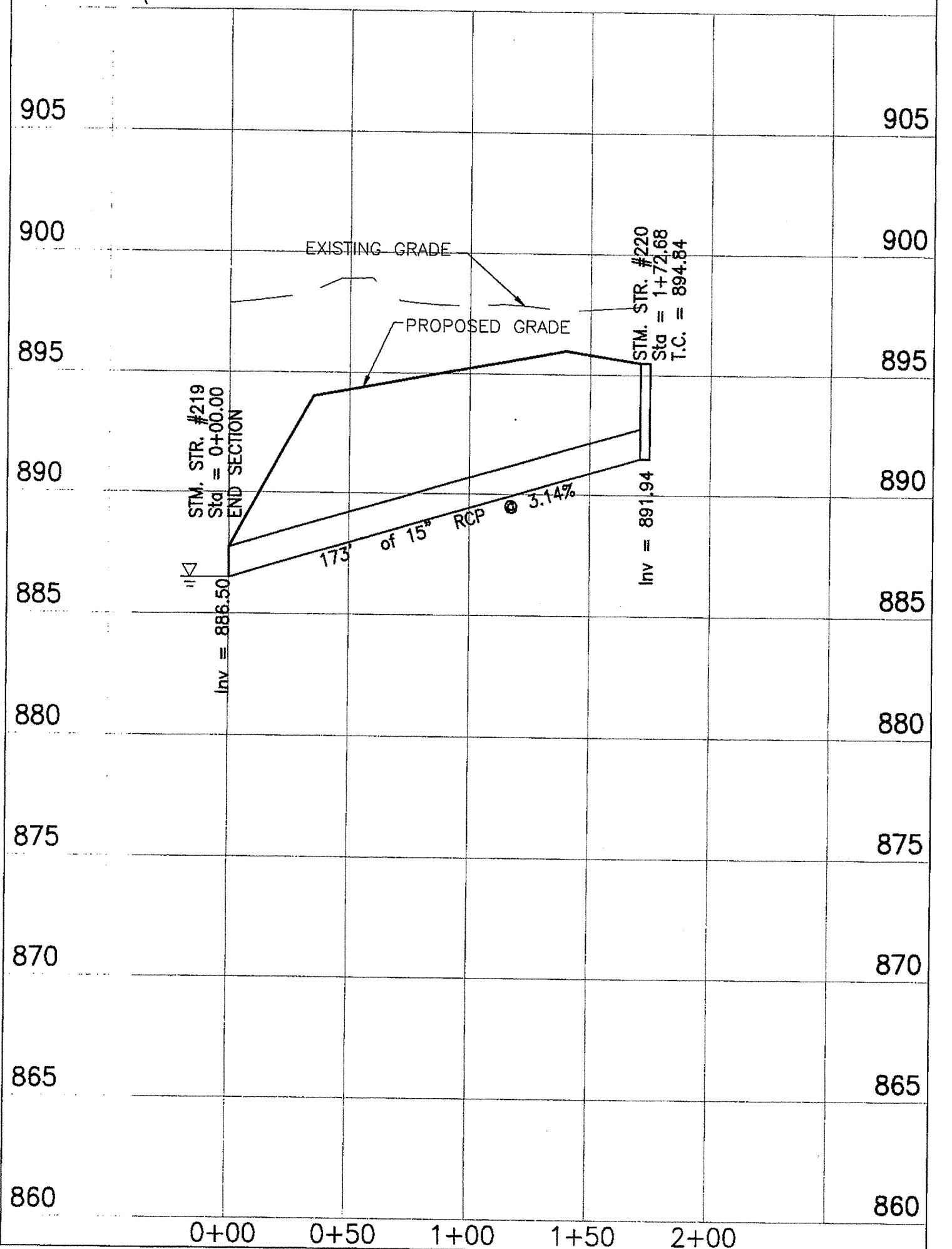
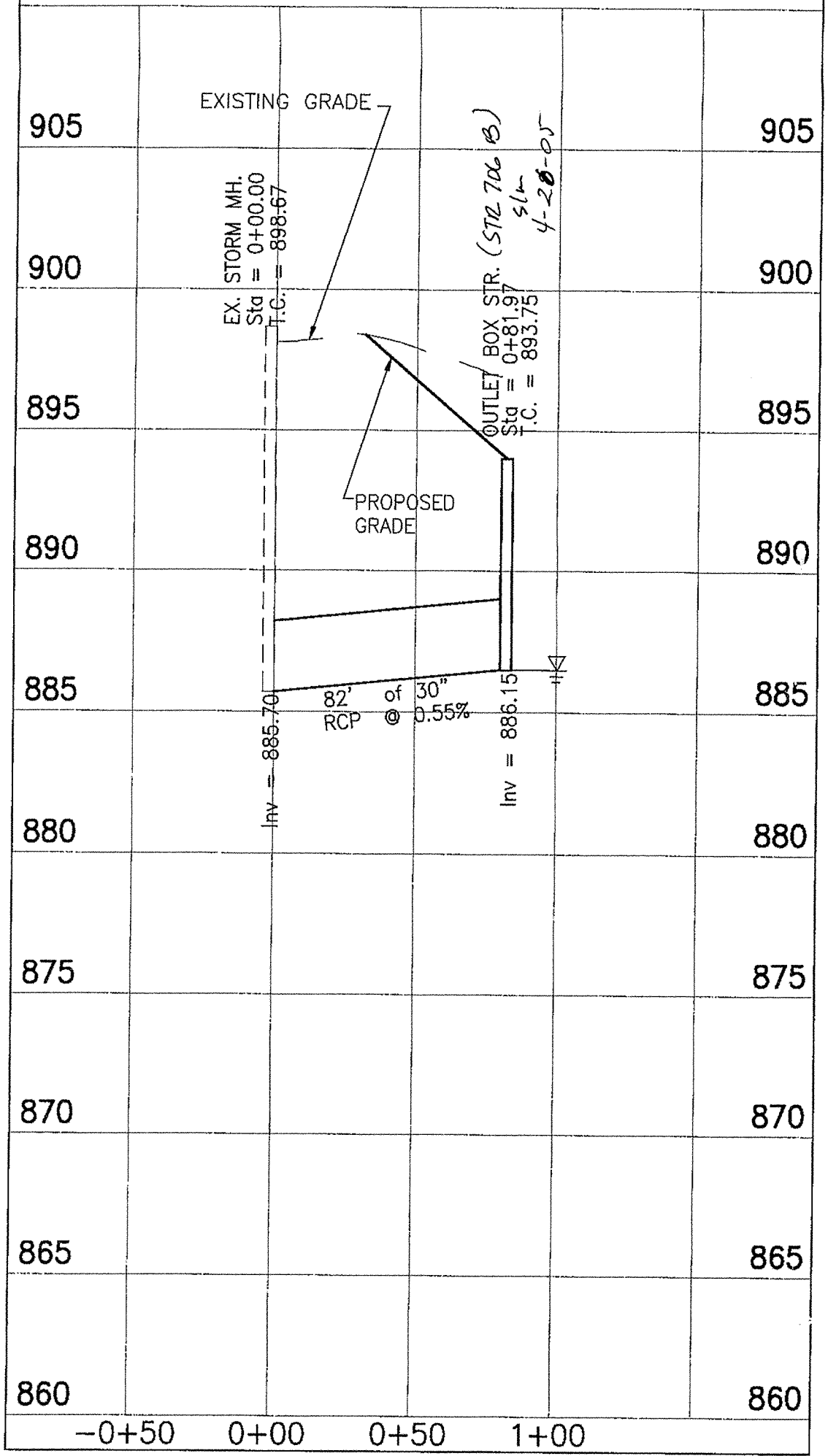
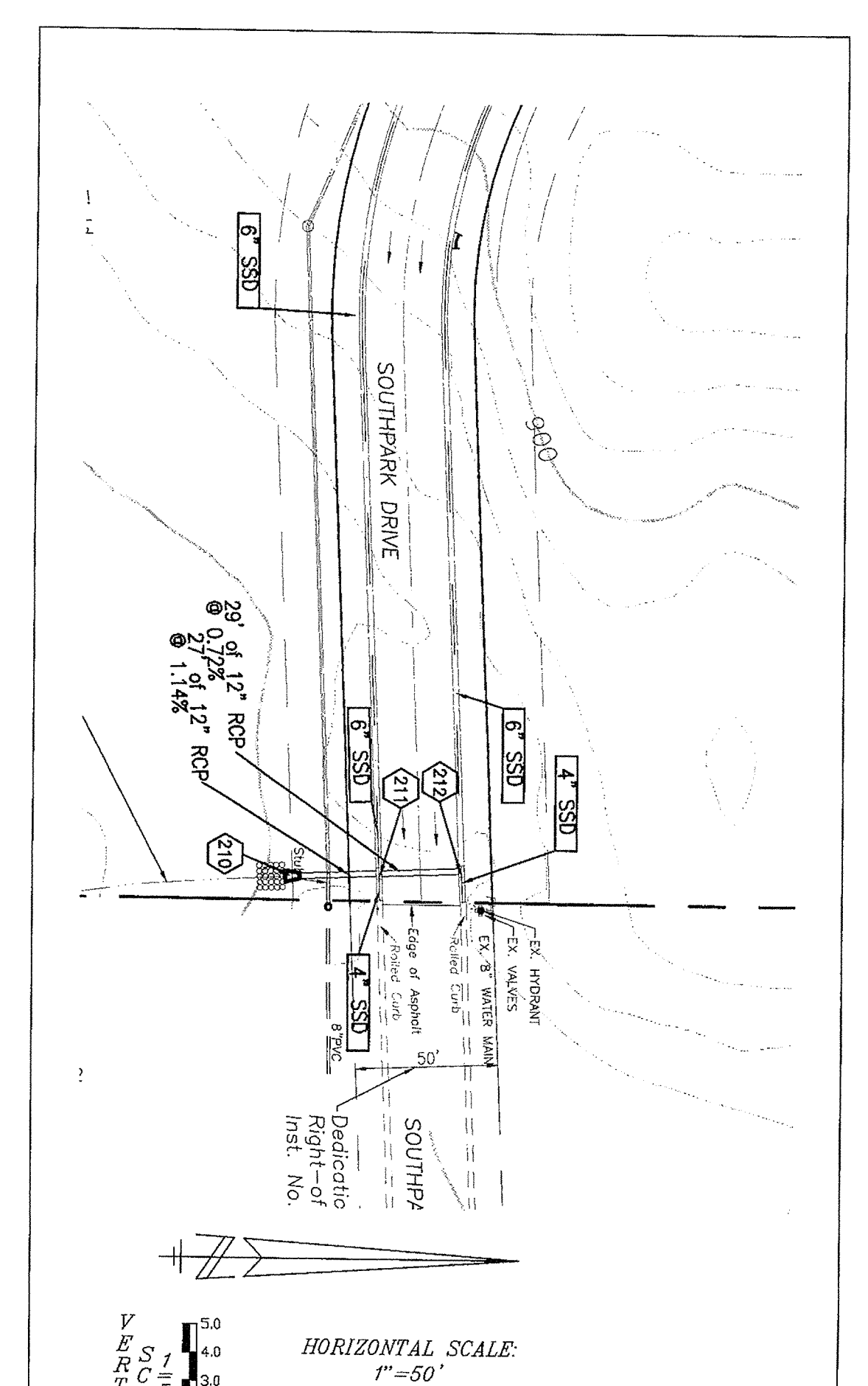
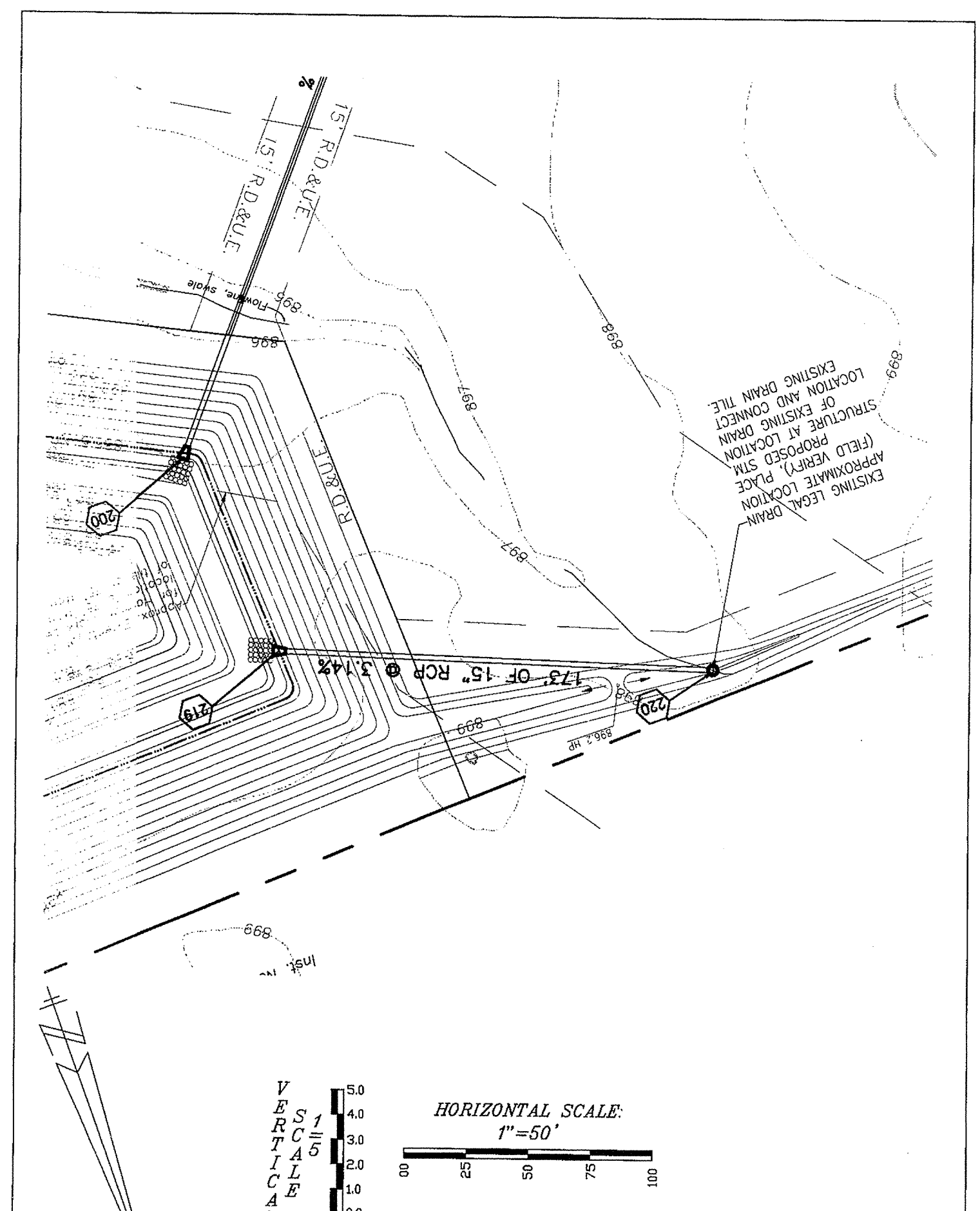
SHEET NO. **6**
 PROJECT NO. **W03-0922**



NOTE:

- STORM SEWERS MUST MEET HAMILTON COUNTY SURVEYORS OFFICE CURRENT DETAILS AND SPECIFICATIONS.
- ALL CASTINGS TO BE STAMPED WITH "DRAINS TO WATERWAY"

- LEGEND**
- RIGHT-OF-WAY LINE
 - STORM SEWER LINE
 - SWALE
 - SANITARY SEWER LINE
 - SANITARY SEWER MANHOLE
 - SANITARY SEWER LATERAL
 - FLOW DIRECTION
 - EXISTING SPOT ELEVATION
 - EXISTING CONTOURS
 - PROPOSED ELEVATION
 - STORM BEEHIVE INLET
 - STORM INLET
 - TOP OF CASTING
 - INVERT
 - RCP REINFORCED CONCRETE PIPE
 - M.H. MANHOLE
 - STR. STRUCTURE
 - D. & U.E. DRAINAGE AND UTILITY EASEMENT
 - S.D. & U.E. SANITARY, DRAINAGE, AND UTILITY EASEMENT
 - SAN. SANITARY SEWER
 - H.C. HANDICAP RAMP
 - M.E. MATCH EXISTING GRADE
 - S.S.D. SUBSURFACE DRAIN
 - S.S.P. SANITARY SEWER PIPE (SDR-35)
 - TYP. TYPICAL
 - PROP. PROPOSED
 - EX. EXISTING
 - R. RADIUS



HAMILTON COUNTY
INDIANA
1823

This information was gathered for input into the Hamilton County Geographical Information System. This document is considered an official record of the GIS.

Entry Date: 4-27-05

Entered by: SLM

RECORD DRAWING
STORM SEWER AS-BUILTS
STORM SEWER STRUCTURES ONLY
9/9/04

WEIHE ENGINEERS, INC.
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ALLAN H. WEIHE
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REGISTERED LAND SURVEYOR
PRESIDENT

CIVIL ENGINEERS • LAND SURVEYORS • LAND PLANNERS • LANDSCAPE ARCHITECTS

PROJECT NO.: W03-0922
DATE: 5/18/04
BY: JAB
CHECKED BY: JAB
DATE: 4/14/04

REVISIONS PER T.A.C. REVIEW
5/18/04 JAB
5/27/04 EAC
6/7/04 EAC
9/9/04 JAB

REVISIONS PER T.A.C. REVIEW
REMOVED
TEMPORARY SWALE - REMOVED
REVISIONS TO 100 YR AND DETAILS
REVISIONS TO 100 YR AND DETAILS
REVISIONS TO 100 YR AND DETAILS
SANITARY, STORM, AND WATERY ASBUILTS

PATRICK C. SHEKHAN P.E. REGISTERED PROFESSIONAL ENGINEER
INDIANA
PE19500338
9-2004
PATRICK C. SHEKHAN P.E. 19500338

PREPARED FOR:
WESTOAK INDUSTRIAL PARK
DALE HINSHAW

STORM SEWER PLAN AND PROFILE
Part of the NW 1/4 of Section 02, Township 18 North, Range 3 East, Washington Township, Hamilton County, IN.

SHEET NO. **6A**
PROJECT NO. W03-0922

LOCATION: H:\2003\W030922\CONCRETE\030922STW.dwg
LAYOUT: STW.dwg (2)
DATE: 15, 2004 - 2:25pm
PLOTTER: EPL 6200
PLOTTER BY: csherman