

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*

October 20, 2006

TO: Hamilton County Drainage Board

RE: Cool Creek Drain, Carey Shops Arm

Attached is a petition filed by Peacock Carey, LLC. along plans, easements, calculations, quantity summary and assessment roll for the Carey Shops Arm, Cool Creek 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:

21" RCP 480 ft.

The total length of the drain will be 480 feet.

The 21" RCP listed above is the pipe from Str. 101 to Str. 98, as shown on sheet C2.2 of the plans for Westfield Walgreens Store 10426 by Banning Engineering, dated December 23, 2005 and having job number 05098.

The retention pond located on parcel 08-10-06-00-00-012.000, owned by Peacock Carey, LLC, is not to be considered part of the regulated drain. Only the outlet will be maintained as part of the regulated drain. The maintenance of the pond (lake) will be the responsibility of the property owner or Association. The Board will however retain jurisdiction for ensuring the storage volume for which the lake was designed will be retained, thereby, allowing no fill or easement encroachments.

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 commercial areas, 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 \$1,040.96.

The cost of the drain construction is to be paid by Peacock Carey, LLC.

The petitioner has submitted surety for the proposed drain at this time. The sureties which are in the form of a Performance Bond are as follows:

Agent: Travelers Casualty and Surety Company of America
Date: April 27, 2006
Number: 103955834
For: Storm Sewer Outlet
Amount: \$23,976.42

I believe this proposed 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.

The easement for this drain shall be as shown on the Drainage Easement Grant by Peacock Carey LLC, recorded in the Office of the Hamilton County Recorder as instrument number 200600063429, and Indiana Trails Fund, Inc, recorded in the Office of the Hamilton County Recorder as instrument number 200600063428.

I recommend the Board set a hearing for this proposed drain for February 26, 2007.

A handwritten signature in black ink, appearing to read 'K. Ward', with a large, sweeping flourish extending to the right.

Kenton C. Ward, CFM
Hamilton County Surveyor

KCW/grh

To: Hamilton County Drainage Board

Date: 4/26/06

Re: Wheeler & Beals Drain

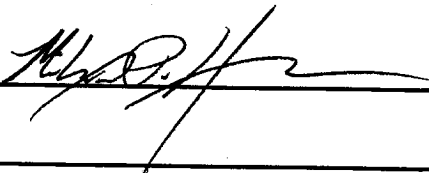
Peacock Carey, LLC (Here-in-after "Petitioner"),

hereby petitions the Hamilton County Drainage Board under IC 36-9-27-66 for an arm to be installed to the Wheeler & Beals Drain in order to serve the property of the petitioner. The petitioner, in support of said petition, advises the Board that:

1. The Wheeler & Beals Drain is presently on a maintenance program and that land of the petitioner is assessed as benefited by the maintenance of the regulated drain
2. There is no known adequate open or tiled drain connecting the land of the petitioner with the regulated drain;
3. The waters from the petitioners land flow over or through land owned by others to reach the regulated drain;
4. The legal description of lands through which the new regulated drain will run along with the parcel numbers, name and address of each owner of that land is shown on Exhibit "A" which is attached;
5. The general route of the proposed new regulated drain and method of construction is shown on Exhibit "B" which is attached.
6. Petitioner agrees to pay all legal and construction costs involved with the construction of the proposed new regulated drain.

Signed

Printed

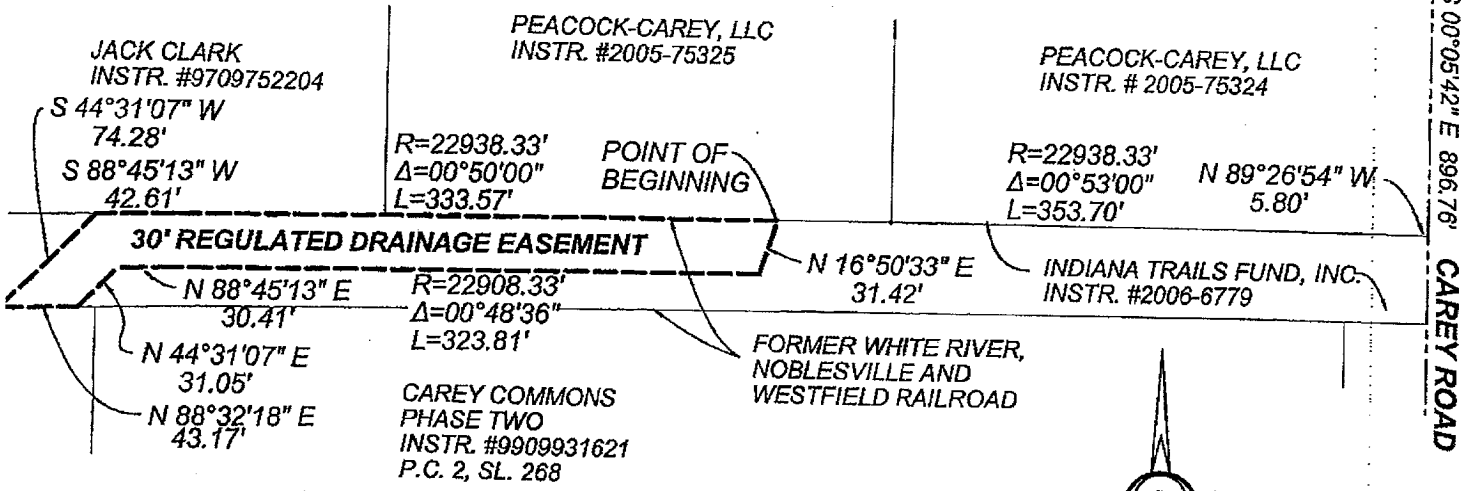


Michael House

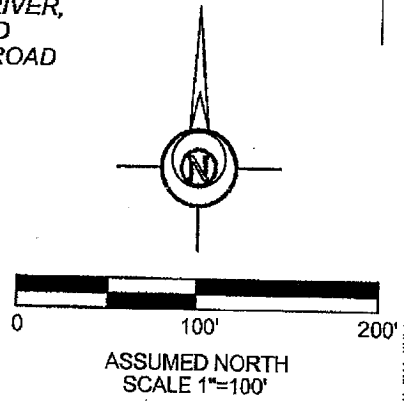


EXHIBIT "A"

NE. COR. NE. 1/4
SEC. 6-T18N-R4E
CALCULATED



Parcel # 08-10-06-00-00-056
 Indiana Trails Fund, Inc.
 P.O. Box 402
 Indianapolis, IN 46206



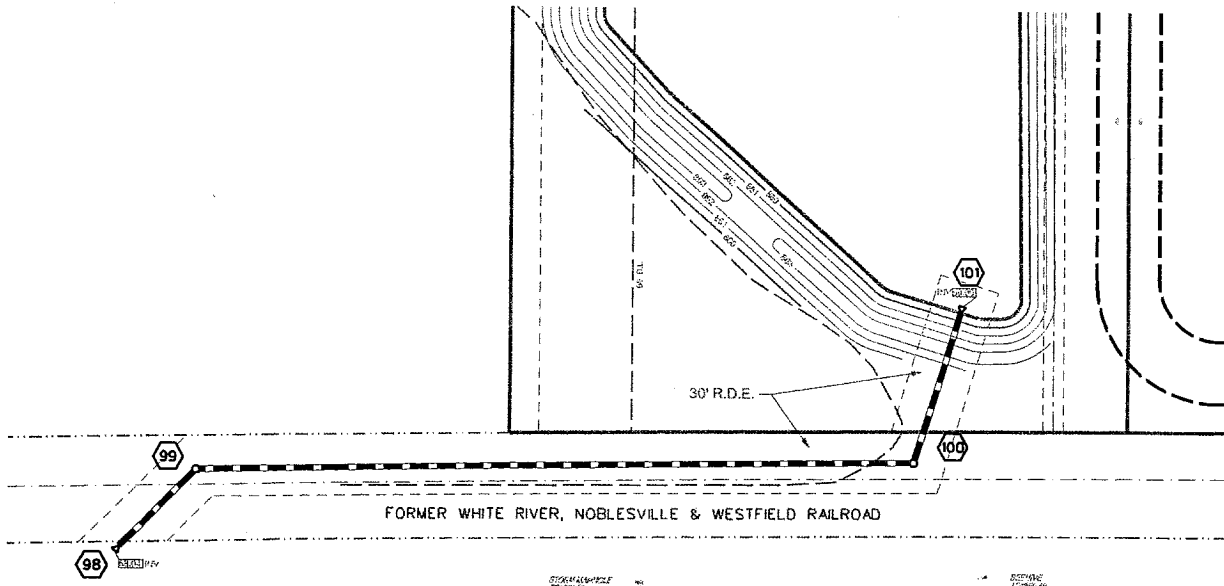
30 REGULATED DRAINAGE EASEMENT

That portion of the Northeast Quarter of Section 6, Township 18 North, Range 4 East of the Second Principal Meridian, Washington Township, Hamilton County, Indiana, described as follows:

Considering the east line of said Northeast Quarter as South 00 degrees 05 minutes 42 seconds East (assumed bearing) and all bearing contained within being relative thereto.

Commencing at the northeast corner of said Northeast Quarter; thence South 00 degrees 05 minutes 42 seconds East along the east line thereof 896.76 feet to the north line of the former White River, Noblesville and Westfield Railroad; thence North 89 degrees 26 minutes 54 seconds West along said north line 5.80 feet to the beginning of a non-tangent curve to the left having a radius of 22,938.33 feet, a central angle of 00 degrees 28 minutes 04 seconds West; thence westerly along said north line and curve an arc length of 353.70 feet to the POINT OF BEGINNING; thence continuing along said north line and along said curve an arc length 333.57 feet; thence South 88 degrees 45 minutes 13 seconds West along said north curve 42.61 feet; thence South 44 degrees 31 minutes 07 seconds West 74.28 feet to the south line of said former railroad; thence North 88 degrees 32 minutes 18 seconds East along said south line 43.17 feet; thence North 44 degrees 31 minutes 07 seconds East 31.05 feet; thence North 88 degrees 45 minutes 13 seconds East 30.41 feet to a point at the beginning of a tangent curve to the right having a radius of 22,908.33 feet and a central angle of 00 degrees 48 minutes 36 seconds; thence easterly along curve an arc length of 323.81 feet; thence North 16 degrees 50 minutes 33 seconds East to the POINT OF BEGINNING, containing 0.288 acres, more or less.

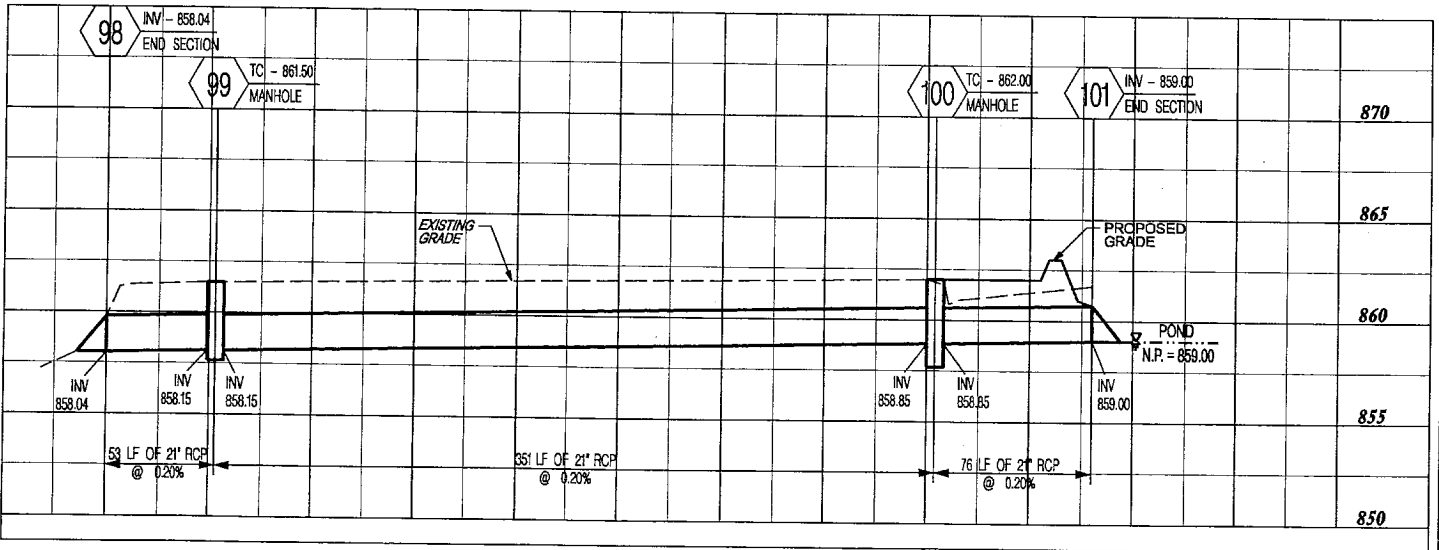
EXHIBIT "B"



HOLEY MOLEY SAYS
"DIG SAFELY"



"IT'S THE LAW"
CALL 2 WORKING DAYS BEFORE YOU DIG
1-800-382-5544
CALL TOLL FREE
PER INDIANA STATE LAW 12B-1-38
IT IS AGAINST THE LAW TO EXCAVATE
WITHOUT NOTIFYING THE UNDERGROUND
LOCATION SERVICE TWO (2) WORKING DAYS
BEFORE COMMENCING WORK



PLAN & PROFILE STR. 98 - 101

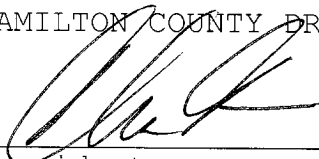
\\ms14982\05098\exhibitB_ph1.dgn 4/26/2006 11:26:17 AM

FINDINGS AND ORDER
CONCERNING THE MAINTENANCE OF THE
Cool Creek Drain, Carey Shops Arm

On this **26th day of February 2007**, the Hamilton County Drainage Board has held a hearing on the Maintenance Report and Schedule of Assessments of the **Cool Creek Drain, Carey Shops 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.

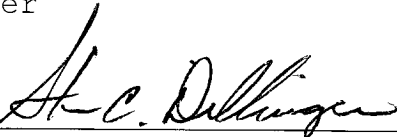
HAMILTON COUNTY DRAINAGE BOARD




President



Member



Member

Attest: 

CERTIFICATE OF COMPLETION AND COMPLIANCE

To: Hamilton County Surveyor

Re: CAREY SHOPS
SW CORNER 32¹/₂ CAREY

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 have 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.
5. The drainage facilities within the above referenced subdivision to the best of my knowledge, information and belief have been correctly represented on the Record Drawings, Digital Record Drawings and the Structure Data Spreadsheet.

Signature:  Date: 12/22/08

Type or Print Name: BRIAN L. HAGGARD

Business Address: 853 COLUMBIA RD., #101
PLAINFIELD, IN 46168

Telephone Number: 317-707-3700



INDIANA REGISTRATION NUMBER

LS29800001



Kenton C. Ward, CFM
Surveyor of Hamilton County

Phone (317) 776-8495

Fax (317) 776-9628

Suite 188

One Hamilton County Square
Noblesville, Indiana 46060-2230

To: Hamilton County Drainage Board

September 2, 2009

Re: Cool Creek: Carey Shops Arm

Attached are as-builts, certificate of completion & compliance, and other information for Carey Shops Arm. 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 October 20, 2006. The report was approved by the Board at the hearing held February 26, 2007. (See Drainage Board Minutes Book 10, Pages 105-107) The changes are as follows:

The 21" RCP was shortened from 480 feet to 475 feet.

The length of the drain due to the changes described above is now **475 feet**.

A drainage easement was obtained for this project approved by the Board at its meeting on February 26, 2007 and recorded under instrument #200600063428.

The following sureties were guaranteed by Travelers Casualty and Surety Co. of America and expired on April 27, 2008.

Bond-LC No: 103955834

Insured For: Storm Sewers

Amount: \$23,976.42

Issue Date: April 27, 2006

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

Sincerely,

Kenton C. Ward, CFM
Hamilton County Surveyor

KCW/slm

PREPARED BY:

Lamson & Condon
ARCHITECTURE
INTERIOR DESIGN
CONSTRUCTION ADMINISTRATION
151 North Delaware Street - Suite 151 - Indianapolis, IN 46204 • (317) 256-9830 • Fax (317) 256-0460

BANNING
ENGINEERING
853 COLUMBIA ROAD, SUITE #101
PLAINFIELD, IN 46168
BUS: (317) 707-3700, FAX: (317) 707-3800
E-MAIL: Banning@BanningEngineering.com

PROJECT TYPE

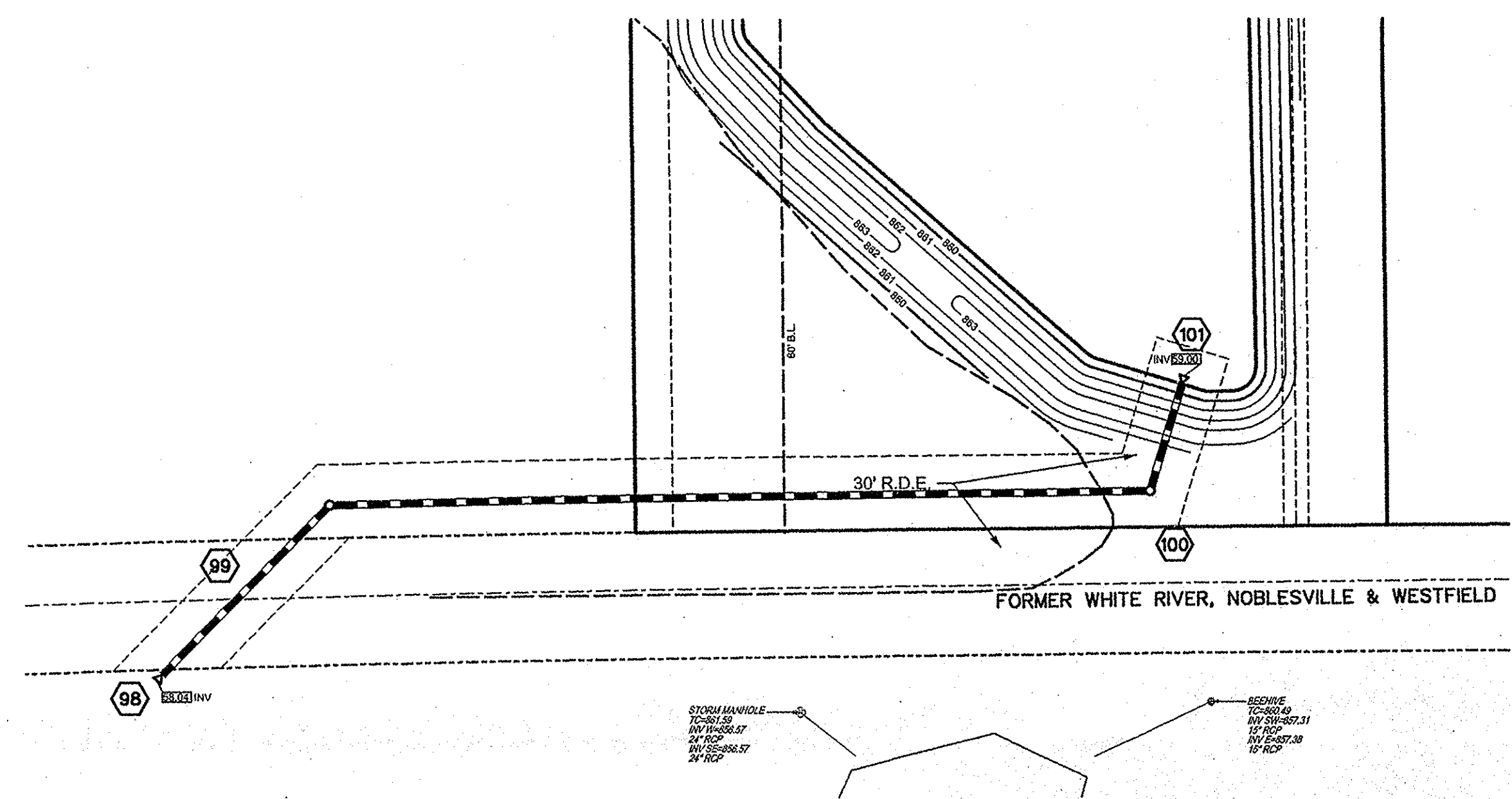
DRAWINGS/SPECIFICATIONS BY:

WALGREENS' CONSULTANT
 LANDLORD'S CONSULTANT

ALL CONSTRUCTION WORK, UNLESS NOTED OTHERWISE, BY:

WALGREENS' CONTRACTOR
 LANDLORD'S CONTRACTOR (TURNKEY CONSTRUCTION)

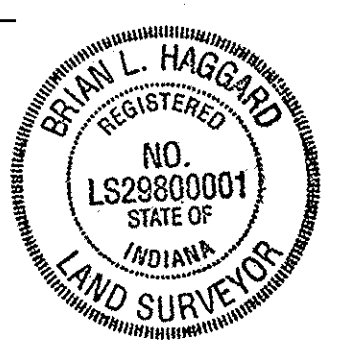
STORE		BUILDING	
NEW.....	<input checked="" type="checkbox"/>	NEW.....	<input checked="" type="checkbox"/>
REMODELING...	<input type="checkbox"/>	EXISTING.....	<input type="checkbox"/>
RELOCATION...	<input type="checkbox"/>	NEW SHELL ONLY	<input type="checkbox"/>
OTHER.....	<input type="checkbox"/>		



Certificate of Survey

I hereby state that the record information provided herein is true and correct to the best of my knowledge and belief and was collected under my supervision with the field data completed on September 24, 2008. The record information pertains to the location and elevation of the sanitary sewer structures, the size and type of the sewer pipes, and the slope of said pipes between structures. The elevations on top of casting of the structures and their accompanying pipe inverts are accurate to within 0.05 feet and were gathered using an auto-level applying standard leveling techniques. The record locations of the sanitary sewer laterals were provided by those responsible for construction of said sewer and are subject to the accuracy of those measurements provided.

Brian L. Haggard
Registered Land Surveyor - LS29800001
State of Indiana
9/25/08



RECORD DRAWING

SCALE:
1"=5' VERT.
1"=50' HOR.

GRANULAR BACKFILL REQUIRED

HOLEY MOLEY SAYS
"DIG SAFELY"

"IT'S THE LAW"
CALL 24 HOURS BEFORE YOU DIG
1-800-382-5544
PER INDIANA STATE LAW ICA-1-26
IF YOU VIOLATE THE LAW TO DISREGARD
WITHOUT NOTIFYING THE UNDERGROUND
LOCATION SERVICE AND TO WORKING DAYS
BEFORE COMMENCING WORK

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

Entry Date: Sept 2009
Entered By: SLM

NO.	DATE	BY	DESCRIPTION	CONST
1	03-08-06	PJO	REVISED PER OWNERS COMMENTS	

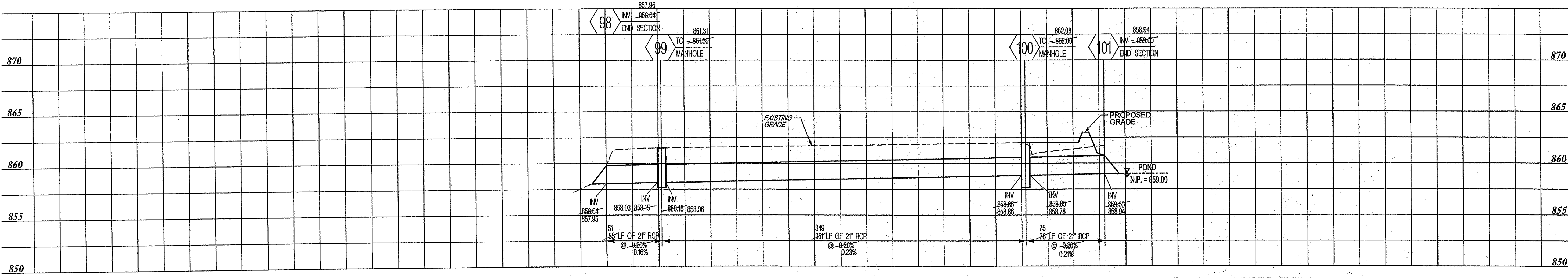
REVISIONS
CERTIFICATION AND SEAL

I HEREBY CERTIFY THAT THIS PLAN AND SPECIFICATIONS WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED ARCHITECT OR ENGINEER UNDER THE LAWS OF THE STATE OF INDIANA AS SIGNIFIED BY MY HAND AND SEAL.

10426
PROJECT NAME
WALGREENS STORE
(SWC) S.R. 32 & CAREY RD.
WESTFIELD, INDIANA

DRAWING TITLE
PHASE 1
STORM SEWER PLAN & PROFILE

CADD PLOT:	SCALE: 1"=50'	DRAWING NO.
VOID PLOT:	DRAWN BY: ACD	C3.2
RELEASED TO CONSTRUCTION	DATE: 09-25-08	
	PROJECT #:	OF 19 DWGS.
	05096	



PLAN & PROFILE STR. 98 - 101