



Kenton C. Ward, Surveyor

Phone (317) 776-8495

Fax (317) 776-9628

Suite 188

One Hamilton County Square

Noblesville, Indiana 46060-2230

June 23, 2003

To: Hamilton County Drainage Board

Re: Crooked Creek Drain, West Carmel Center Block B, Lots 3 & 4

Attached is a petition filed by 421 Realty, Inc. along with a non-enforcement request, plans, calculations, quantity summary and assessment roll for the West Carmel Center Block B, Lots 3 & 4 Arm, Crooked Creek Drain to be located in Clay 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 with Swale	300 ft	12" RCP	253 ft
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The total length of the drain will be 553 feet.

The 6" SSD with Swale includes the 80 feet of 21" CMP which carries the swale over the Panhandle Pipelines. This crosses onto Lot 2 of Block B.

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 \$5.00 per acre for roadways, with a \$30.00 minimum. With this assessment the total annual assessment for this drain/this section will be \$60.00.

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/Letter of Credit are as follows:


Agent: Travelers Casualty and Surety Company
Date: May 14, 2003
Number: 104013087
For: Storm Sewer
Amount: \$4,453.00

Parcels draining to this drain are currently assessed for the Crooked Creek Drain at the above rate.

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.

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 easements widths as shown on the secondary plat for West Carmel Center Block B, Lots 3 & 4.

I recommend the Board set a hearing for this proposed drain for July 28, 2003.



Kenton C. Ward
Hamilton County Surveyor

KCW/llm

STATE OF INDIANA)
)
COUNTY OF HAMILTON)'

TO: HAMILTON COUNTY DRAINAGE BOARD
% Hamilton County Surveyor, Courthouse, Noblesville, IN 46060

In the matter of West Carmel Center Subdivision,
Section _____ 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 West Carmel Center, 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 benefited 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 Engineers 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 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.



Signed

Michael T. Latz PE American Consulting

Printed Name



Signed

Craig A. May

Printed Name

RECORDED OWNER(S) OF LAND INVOLVED

DATE 05/07/03

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 West Carmel Center Subdivision, Section
Crooked Creek Drain Petition.

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

Jennifer B. Flora
Signed
Jennifer B. FLORA
Printed Name

421 REALTY COMPANY, INC.
BY: Craig A. May
Signed
CRAIG A. MAY
VICE PRESIDENT
Printed Name

RECORDED OWNER(S) OF LAND INVOLVED

Date 5/12/03

FINDINGS AND ORDER

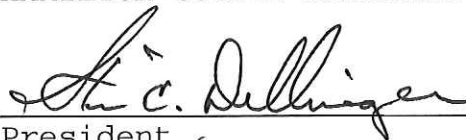
CONCERNING THE MAINTENANCE OF THE

Crooked Creek Drain, West Carmel Center Block B, Lots 3 & 4

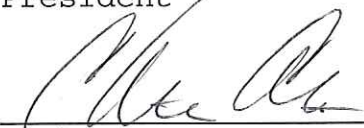
On this *28th day of July, 2003*, the Hamilton County Drainage Board has held a hearing on the Maintenance Report and Schedule of Assessments of the *Crooked Creek Drain, West Carmel Center Block B, Lots 3 & 4*.

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: 

KNOW ALL MEN BY THESE PRESENTS:

THAT WE, **KRAMER CORPORATION**, as Principal
and **TRAVELERS CASUALTY AND SURETY COMPANY OF AMERICA**, a corporation duly incorporated under
the laws of the State of Connecticut, and authorized to do business in the State of Indiana, as Surety, are held and firmly
bound unto
the **HAMILTON COUNTY BOARD OF COMISSIONERS**
in the penal sum of **Four Thousand Four Hundred Fifty Three** (\$ 4,453) Dollars,
for the payment of which we hereby bind ourselves, our heirs, executors and administrators, jointly and severally by these
presents.

THE CONDITIONS OF THIS BOND ARE SUCH, that the said Principal has applied for a license as/for
Storm Sewer Permit in accordance with the requirements
of the ordinance of said Hamilton County Board of Comissioners
and has agreed to hold said Hamilton County Board of Comissioners
harmless from any damage by reason of his/her engaging in said business.

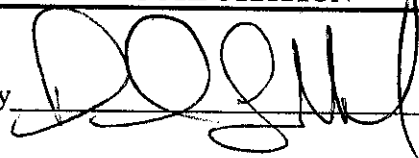
NOW THEREFORE, if said Principal shall faithfully perform all the duties of **Storm Sewer Permit**
according to the requirements of the ordinance of said, Hamilton County Board of Comissioners
and protect said Hamilton County Board of Comissioners
from any damage as hereinbefore stated, then this obligation shall be null and void; otherwise to remain in full force and
effect.

Provided, However, that this bond may be continued at the option of the Surety by the issuance of a non-cumulative
Continuation Certificate.

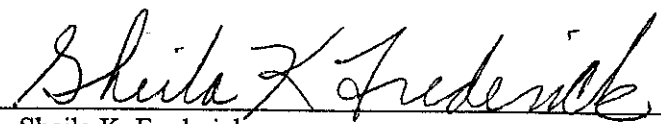
This bond becomes effective on the 14 day of 5 2003 for a period ending on
the 14 day of 5 2004

DATED: 5/14/03

KRAMER CORPORATION

By  Principal
PRESIDENT, Title

TRAVELERS CASUALTY AND SURETY COMPANY OF AMERICA

By  Attorney-In-Fact
Sheila K. Frederick

**TRAVELERS CASUALTY AND SURETY COMPANY OF AMERICA
TRAVELERS CASUALTY AND SURETY COMPANY
FARMINGTON CASUALTY COMPANY
Hartford, Connecticut 06183-9062**

POWER OF ATTORNEY AND CERTIFICATE OF AUTHORITY OF ATTORNEY(S)-IN-FACT

KNOW ALL PERSONS BY THESE PRESENTS, THAT TRAVELERS CASUALTY AND SURETY COMPANY OF AMERICA, TRAVELERS CASUALTY AND SURETY COMPANY and FARMINGTON CASUALTY COMPANY, corporations duly organized under the laws of the State of Connecticut, and having their principal offices in the City of Hartford, County of Hartford, State of Connecticut, (hereinafter the "Companies") hath made, constituted and appointed, and do by these presents make, constitute and appoint: **Hugh B. McGowan, Hugh M. McGowan, Sheila Frederick, Michael J. Highum, of Indianapolis, Indiana,** their true and lawful Attorney(s)-in-Fact, with full power and authority hereby conferred to sign, execute and acknowledge, at any place within the United States, the following instrument(s): by his/her sole signature and act, any and all bonds, recognizances, contracts of indemnity, and other writings obligatory in the nature of a bond, recognizance, or conditional undertaking and any and all consents incident thereto *not exceeding the sum of ONE HUNDRED THOUSAND (\$100,000.00) DOLLARS per bond* and to bind the Companies, thereby as fully and to the same extent as if the same were signed by the duly authorized officers of the Companies, and all the acts of said Attorney(s)-in-Fact, pursuant to the authority herein given, are hereby ratified and confirmed.

This appointment is made under and by authority of the following Standing Resolutions of said Companies, which Resolutions are now in full force and effect:

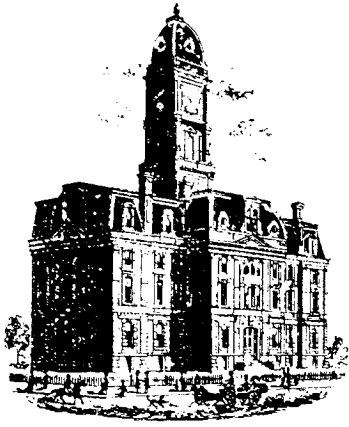
VOTED: That the Chairman, the President, any Vice Chairman, any Executive Vice President, any Senior Vice President, any Vice President, any Second Vice President, the Treasurer, any Assistant Treasurer, the Corporate Secretary or any Assistant Secretary may appoint Attorneys-in-Fact and Agents to act for and on behalf of the company and may give such appointee such authority as his or her certificate of authority may prescribe to sign with the Company's name and seal with the Company's seal bonds, recognizances, contracts of indemnity, and other writings obligatory in the nature of a bond, recognizance, or conditional undertaking, and any of said officers or the Board of Directors at any time may remove any such appointee and revoke the power given him or her.

VOTED: That the Chairman, the President, any Vice Chairman, any Executive Vice President, any Senior Vice President or any Vice President may delegate all or any part of the foregoing authority to one or more officers or employees of this Company, provided that each such delegation is in writing and a copy thereof is filed in the office of the Secretary.

VOTED: That any bond, recognizance, contract of indemnity, or writing obligatory in the nature of a bond, recognizance, or conditional undertaking shall be valid and binding upon the Company when (a) signed by the President, any Vice Chairman, any Executive Vice President, any Senior Vice President or any Vice President, any Second Vice President, the Treasurer, any Assistant Treasurer, the Corporate Secretary or any Assistant Secretary and duly attested and sealed with the Company's seal by a Secretary or Assistant Secretary, or (b) duly executed (under seal, if required) by one or more Attorneys-in-Fact and Agents pursuant to the power prescribed in his or her certificate or their certificates of authority or by one or more Company officers pursuant to a written delegation of authority.

This Power of Attorney and Certificate of Authority is signed and sealed by facsimile (mechanical or printed) under and by authority of the following Standing Resolution voted by the Boards of Directors of TRAVELERS CASUALTY AND SURETY COMPANY OF AMERICA, TRAVELERS CASUALTY AND SURETY COMPANY and FARMINGTON CASUALTY COMPANY, which Resolution is now in full force and effect:

VOTED: That the signature of each of the following officers: President, any Executive Vice President, any Senior Vice President, any Vice President, any Assistant Vice President, any Secretary, any Assistant Secretary, and the seal of the Company may be affixed by facsimile to any power of attorney or to any certificate relating thereto appointing Resident Vice Presidents, Resident Assistant Secretaries or Attorneys-in-Fact for purposes only of executing and attesting bonds and undertakings and other writings obligatory in the nature thereof, and any such power of attorney or certificate bearing such facsimile signature or facsimile seal shall be valid and binding upon the Company and any such power so executed and certified by such facsimile signature and facsimile seal shall be valid and binding upon the Company in the future with respect to any bond or undertaking to which it is attached.



SURVEYOR'S OFFICE
Hamilton County

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

April 17, 2007

Re: Crooked Creek Drain: West Carmel Center Blk B, Lots 3 & 4

Attached are as-builts, certificate of completion & compliance, and other information for **West Carmel Center Blk B, Lots 3 & 4**. 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 June 23, 2003. The report was approved by the Board at the hearing held July 28, 2003. (See Drainage Board Minutes Book 7, Pages 121-122)

The changes are as follows:

The 12' RCP was lengthened from 253 feet to 254 feet.

The length of the drain due to the changes described above is now **554 feet**.

The non-enforcement was approved by the Board at its meeting on July 28, 2003 and recorded under instrument #200300093871.

The following sureties were guaranteed by Travelers Casualty and Surety Company and expired May 14, 2004.

Bond-LC No: 104013087
Insured For: Storm Sewers
Amount: \$4,453
Issue Date: May 14, 2003

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

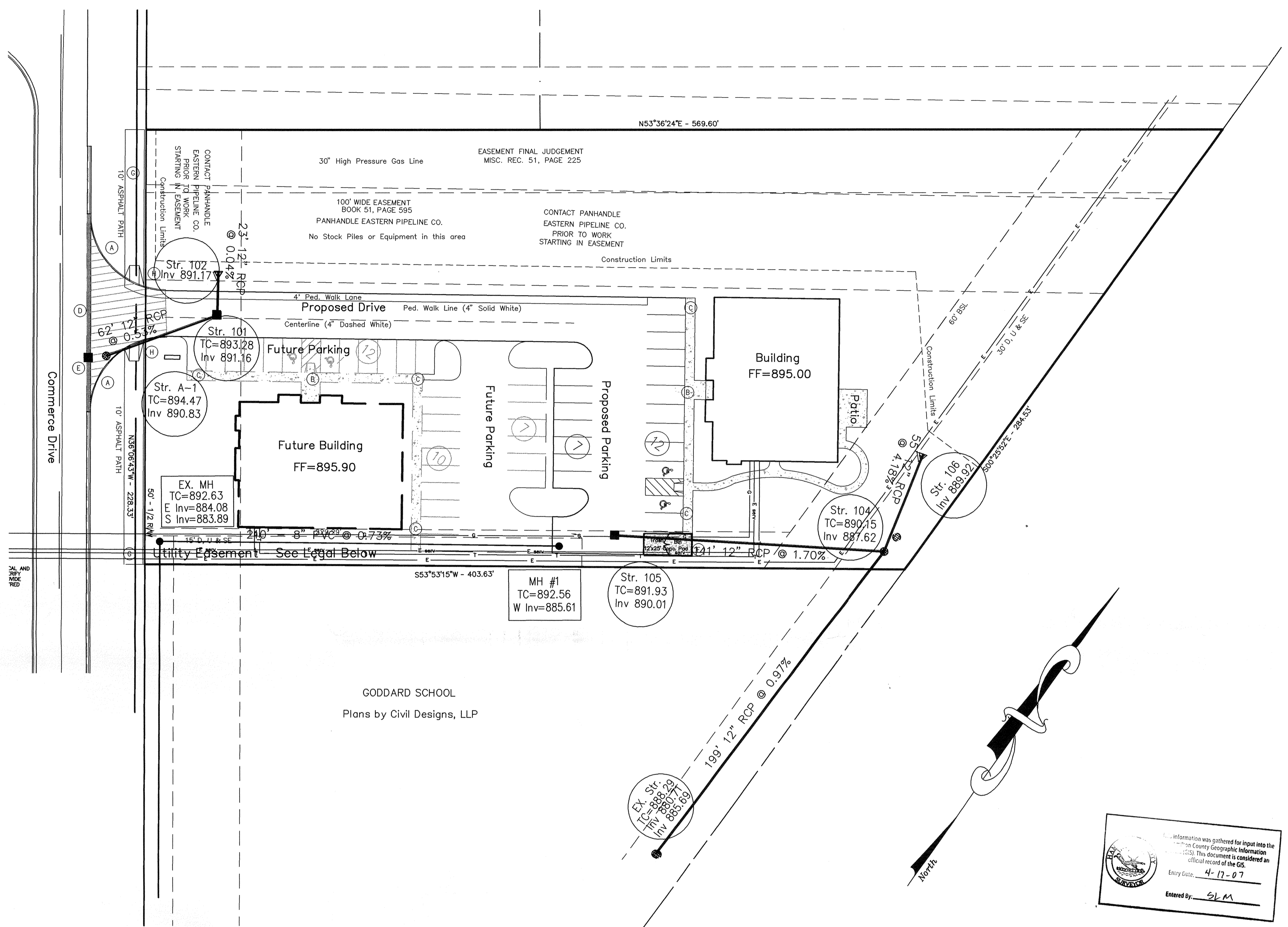
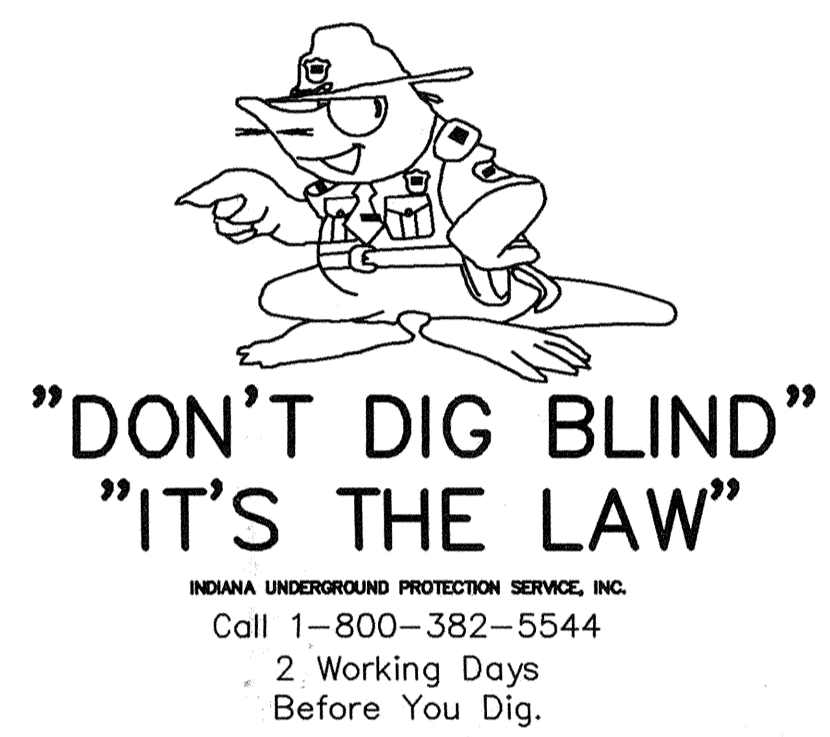
Sincerely,

Kenton C. Ward, CFM
Hamilton County Surveyor

GENERAL SITE NOTES

- CONTRACTOR SHALL RECOGNIZE RESPECTIVE WORK AND RESPONSIBILITY TO VERIFY LOCATION, SIZE, AND ELEVATION OF EXISTING UTILITIES, STRUCTURES, PIPES, PAVEMENTS, ETC. AS RELATED TO THEIR WORK. NOTIFY ARCHITECT/ENGINEER OF ANY CONFLICT AND/OR DISCREPANCIES IN THE CONSTRUCTION DOCUMENTS, PRIOR TO THE START OF CONSTRUCTION.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO ACQUAINT HIMSELF WITH SUBSOIL CONDITIONS.
- THE PLANS SHOW THE LOCATION OF ALL KNOWN UTILITIES LOCATED WITHIN THE LIMITS OF THE CONTRACT ACCORDING TO INFORMATION PROVIDED BY THE VARIOUS UTILITY COMPANIES, PREVIOUS CONSTRUCTION PLANS AND AS EVIDENCED BY OBSERVATION OF ABOVE GROUND CONDITIONS BY THE SURVEYOR. THE ACCURACY OF THIS INFORMATION IS NOT GUARANTEED.
- CONTRACTORS SHALL CONSULT ARCHITECTURAL, PLUMBING AND ELECTRICAL PLANS FOR: INVERT ELEVATIONS AND EXACT LOCATION OF DOWNSPOUTS, WATER LINES, GAS LINES, TRANSFORMER'S PAD OR POLE, ETC.
- ALL PAVEMENT PATCHING DUE TO UTILITIES INSTALLATION; CONSTRUCTION OF CURBS, ETC., OR DAMAGE TO EXISTING PAVEMENT DURING CONSTRUCTION SHALL BE PATCHED WITH A PAVEMENT SECTION WHICH MEETS OR EXCEEDS THE EXISTING SECTION BY THE CONTRACTOR DOING THE WORK.
- ALL GRASS AND/OR SHRUBBERY DISTURBED BY NEW CONSTRUCTION SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITION.
- ALL EXISTING MANHOLE AND CATCH BASIN GRATES, WATER OR GAS VALVES SHALL BE ADJUSTED TO NEW FINISH GRADE ELEVATION.
- ALL PIPE LENGTHS SHOWN ON DRAWINGS ARE FOR HYDRAULIC CALCULATION PURPOSES ONLY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE EXACT LENGTHS REQUIRED FOR ACTUAL INSTALLATION.
- CONSTRUCTION OF ALL SEWER LINES AND STRUCTURES SHALL BE IN ACCORDANCE WITH LOCAL AND STATE CODE, RULES AND REGULATIONS.
- SITUATION AND TOPOGRAPHIC SURVEY PROVIDED BY: American Consulting, Inc.
- REPAIR, REPLACE OR MAINTAIN ANY/ALL EXISTING UTILITIES WITHIN LIMITS OF CONSTRUCTION.
- FOR ALL WORK WITHIN LIMITS OF RIGHT-OF-WAY SEE D.O.T. STANDARD DETAILS.
- ALL DIMENSIONS SHALL BE TO THE FACE OF CURB OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
- ALL RADII SHALL BE 5' UNLESS OTHERWISE NOTED.
- ALL RADII INDICATED SHALL BE FORMED AS CIRCULAR ARCS.
- ALL DIMENSIONS ARE PARALLEL AND PERPENDICULAR TO BASE LINES, PROPERTY LINES OR BUILDING LINES UNLESS OTHERWISE NOTED.
- ALL STRIPES ARE TO BE 4" PAINTED, WHITE, UNLESS OTHERWISE NOTED.
- HANDICAPPED RAMPS AND SIGNAGE SHALL BE IN ACCORDANCE WITH FEDERAL, STATE, COUNTY, CITY AND LOCAL CODES WHICHEVER HAS JURISDICTION. SEE SITE PLAN FOR LOCATION AND SITE DETAILS FOR SPECIFICATIONS.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE AT HIS EXPENSE ALL AUTOMOBILE AND PEDESTRIAN TRAFFIC CONTROL DEVICES REQUIRED BY FEDERAL, STATE, CITY OR LOCAL AGENCIES. THE AMOUNT, LOCATION AND SIZE SHALL BE PER THE DIRECTION OF THE GOVERNING AGENCY.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REMOVE ALL MUD, DIRT, GRAVEL AND OTHER MATERIALS TRACKED ONTO ANY PUBLIC OR PRIVATE STREETS OR SIDEWALKS. THE CONTRACTOR MUST CLEAN THESE DAILY IF NECESSARY. THE CONTRACTOR MUST USE WATER OR OTHER ACCEPTABLE METHODS TO KEEP AIRBORNE DUST TO A REQUIRED MINIMUM.
- ALL AREAS OF CURB TO BE REMOVED MUST BE SAW CUT. THE JOINT BETWEEN THE FACE OF THE CURB AND THE PAVEMENT MUST ALSO BE SAW CUT TO AVOID DAMAGE TO THE EXISTING PAVEMENT.

SITE DATA TABLE	
Site Zoning	B5 / 421 Overlay
Project Area	2.564 Acres
Building Area - Proposed	5760 sf
Proposed Use:	Office Building
PARKING REQUIRED:	1 Space / 300 SF
PARKING	19 Space(s)
HANDICAP	1 Space(s)
PARKING PROVIDED:	17 Space(s)
HANDICAP	2 Space(s)
TOTAL	19 Space(s)
Building Area - Future	5794 sf
Proposed Use:	Office Building
PARKING REQUIRED:	1 Space / 300 SF
PARKING	19 Space(s)
HANDICAP	1 Space(s)
PARKING PROVIDED:	27 Space(s)
HANDICAP	2 Space(s)
TOTAL	29 Space(s)



LEGEND

- CONCRETE PAVEMENT/SIDEWALK
- R/W PVMT
- 6" CONCRETE CURB
- CURB RAMP TYPE "B"
- COMBINED CONCRETE CURB & WALK
- CONCRETE VALLEY CURB REMOVE EXIST. CURB & GUTTER
- REMOVE & REPLACE CASTING - R-3513
- ENCLOSED TRASH BIN - W/ CONC. PAD
- 10' ASPHALT WALK
- CURB RAMP TYPE "A"
- PARKING SPACES

LAND DESCRIPTION

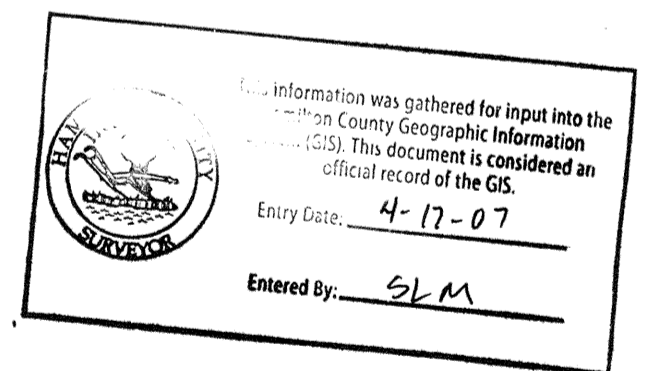
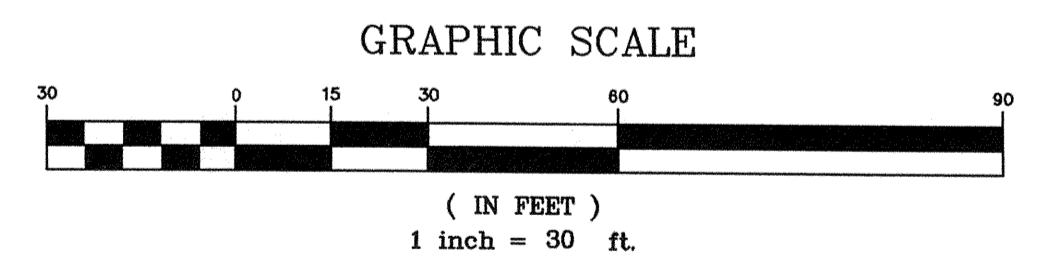
Lot 3 of the West Carmel Center, Block B a subdivision in the Northwest Quarter of Section 7, Township 17 North, Range 3 East in Clay Township, Hamilton County and recorded as Instrument number 200300041664 in Plat Cabinet 3, Slide 162 in the Office of the Hamilton County recorder.

LAND DESCRIPTION - Utility Easement (Inst.# 200300046774)

A Part of Lot 3 of the West Carmel Center, Block B a subdivision in the Northwest Quarter of Section 7, Township 17 North, Range 3 East in Clay Township, Hamilton County and recorded as Instrument number 200300041664 in Plat Cabinet 3, Slide 162 in the Office of the Hamilton County recorder, and more particularly described as follows:

Beginning at the Southernmost point on said Lot 3; thence North 53 degrees 53 minutes 15 seconds East along the Southern Property line of said Lot 3 a distance of 229.29 feet; thence North 36 degrees 06 minutes 45 seconds West perpendicular from said Southern Property line 15.00 feet; thence South 53 degrees 53 minutes 15 seconds West parallel with said Southern Property 229.29 feet to the Northern right-of-way of Commerce Drive; thence South 36 degrees 06 minutes 43 seconds East along said right-of-way 15.00 feet to the Point of Beginning containing 3439.32 square feet (0.079 acres) more or less.

GODDARD SCHOOL
Plans by Civil Designs, LLP



RECORD DRAWING CERTIFICATION

Certified By: *[Signature]* 8/28/06
 Representing Falcon Engineering
 I, the above signed, certify that to the best of my professional knowledge information and belief the locations and elevations concerning storm and sanitary sewers was performed under my direct supervision.
 NOTE: Slope percentage shown represents a calculated figure.

[Signature]
11/24/03

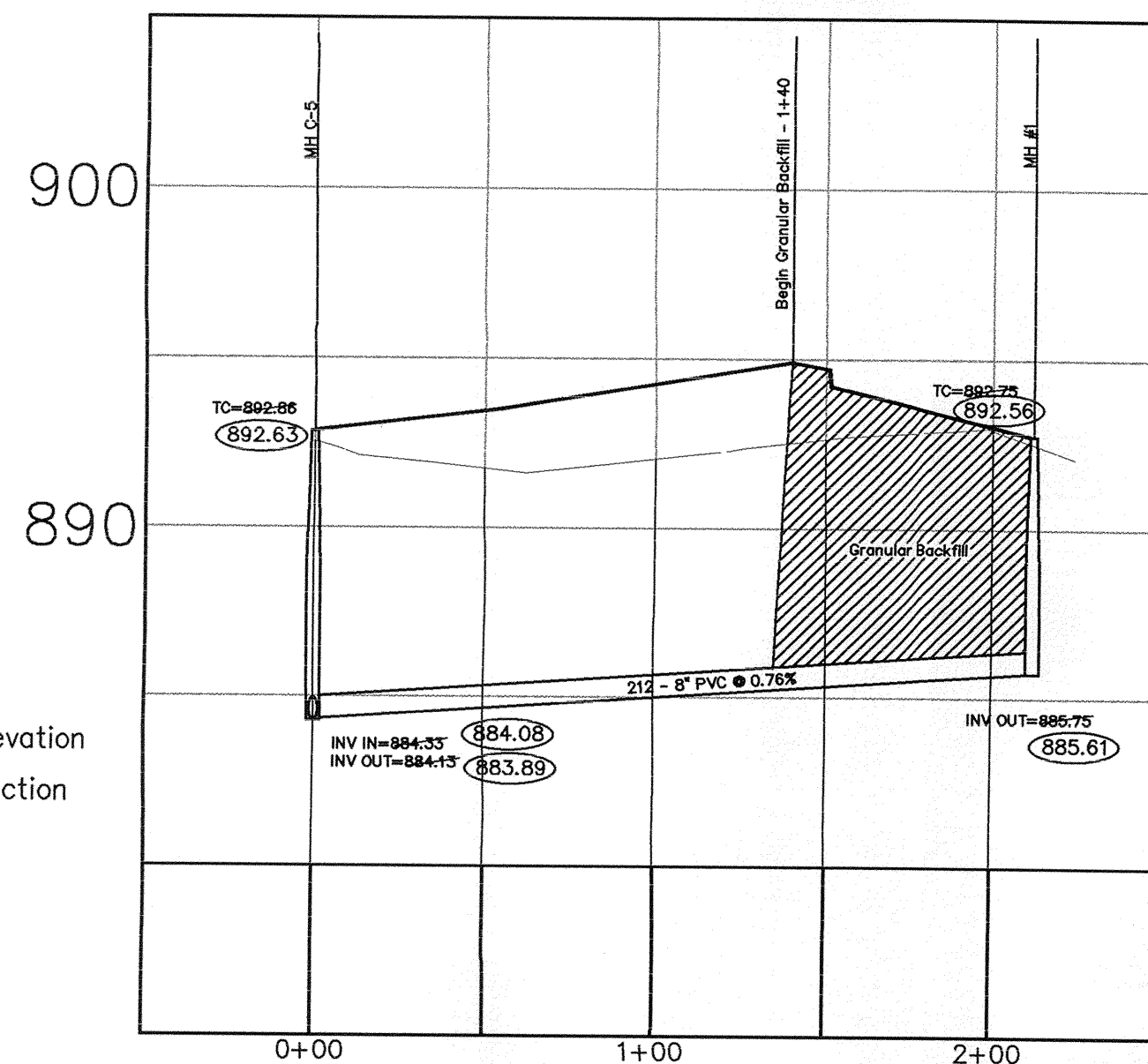
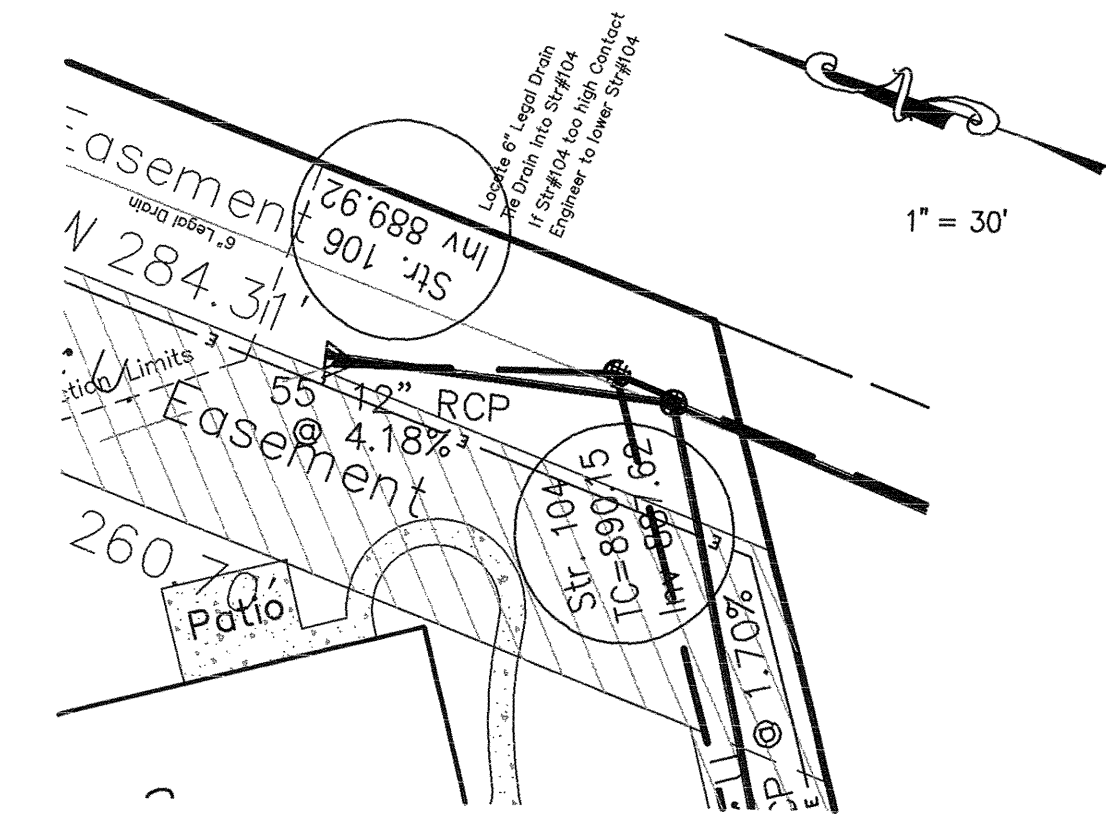
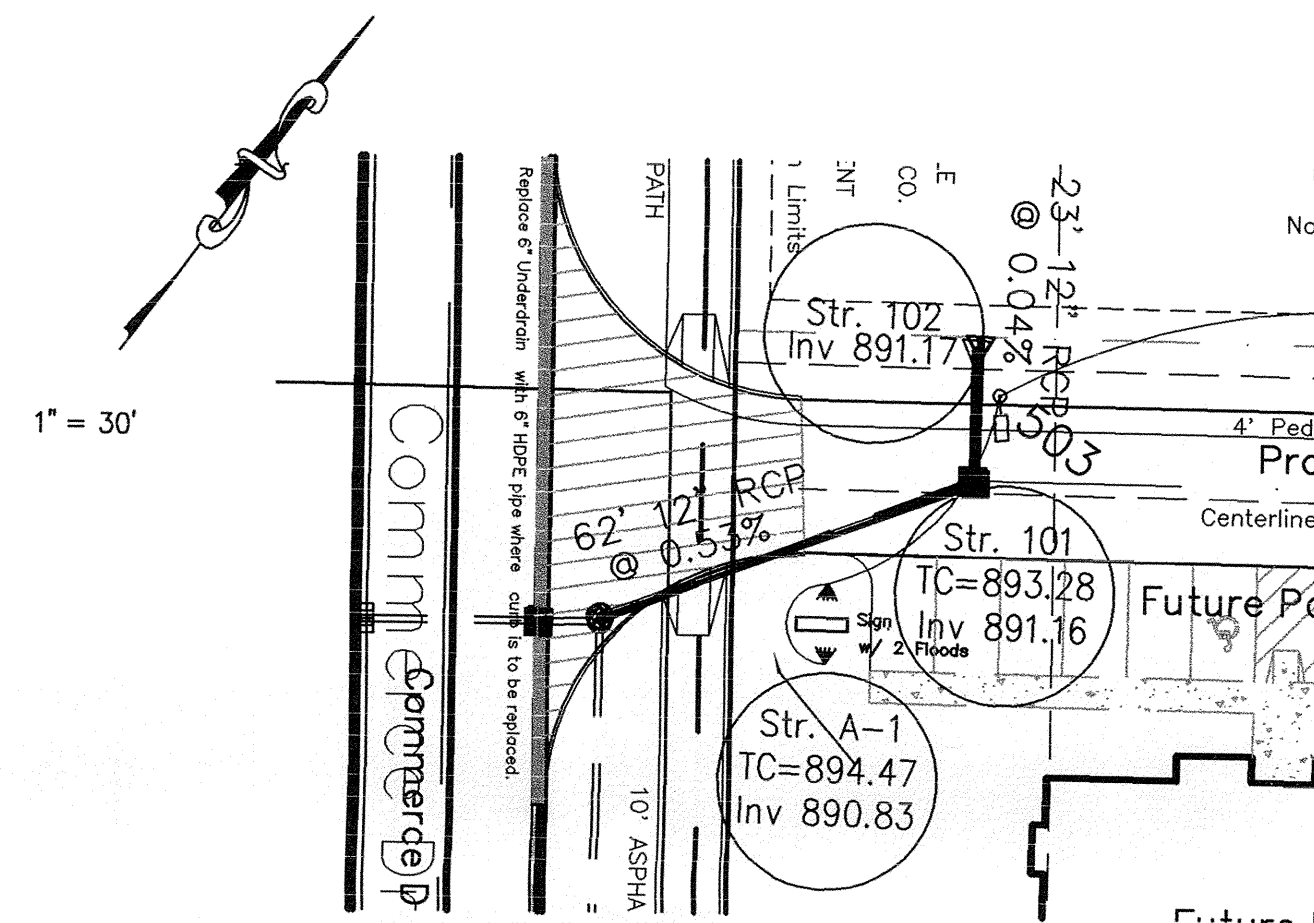
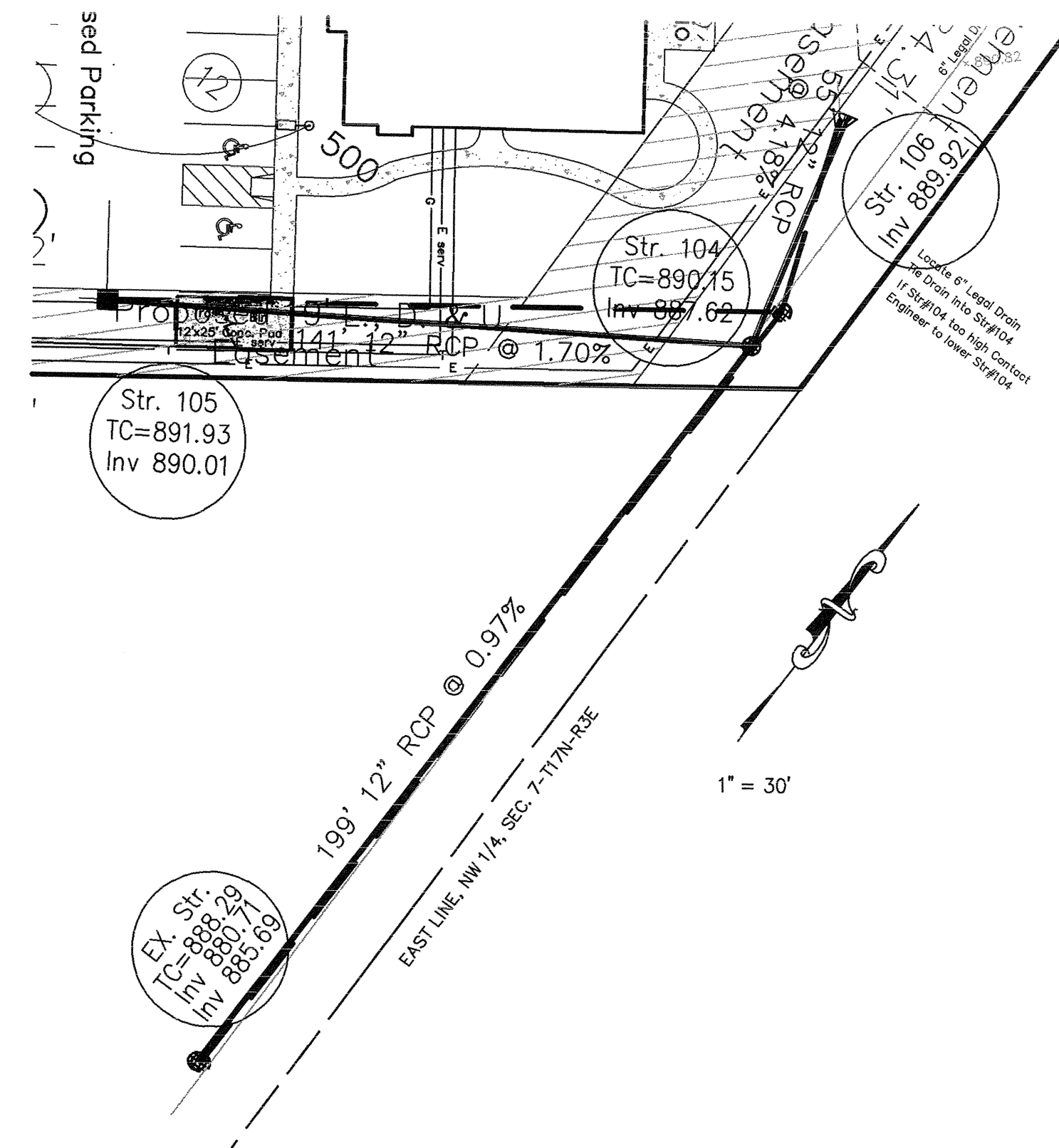
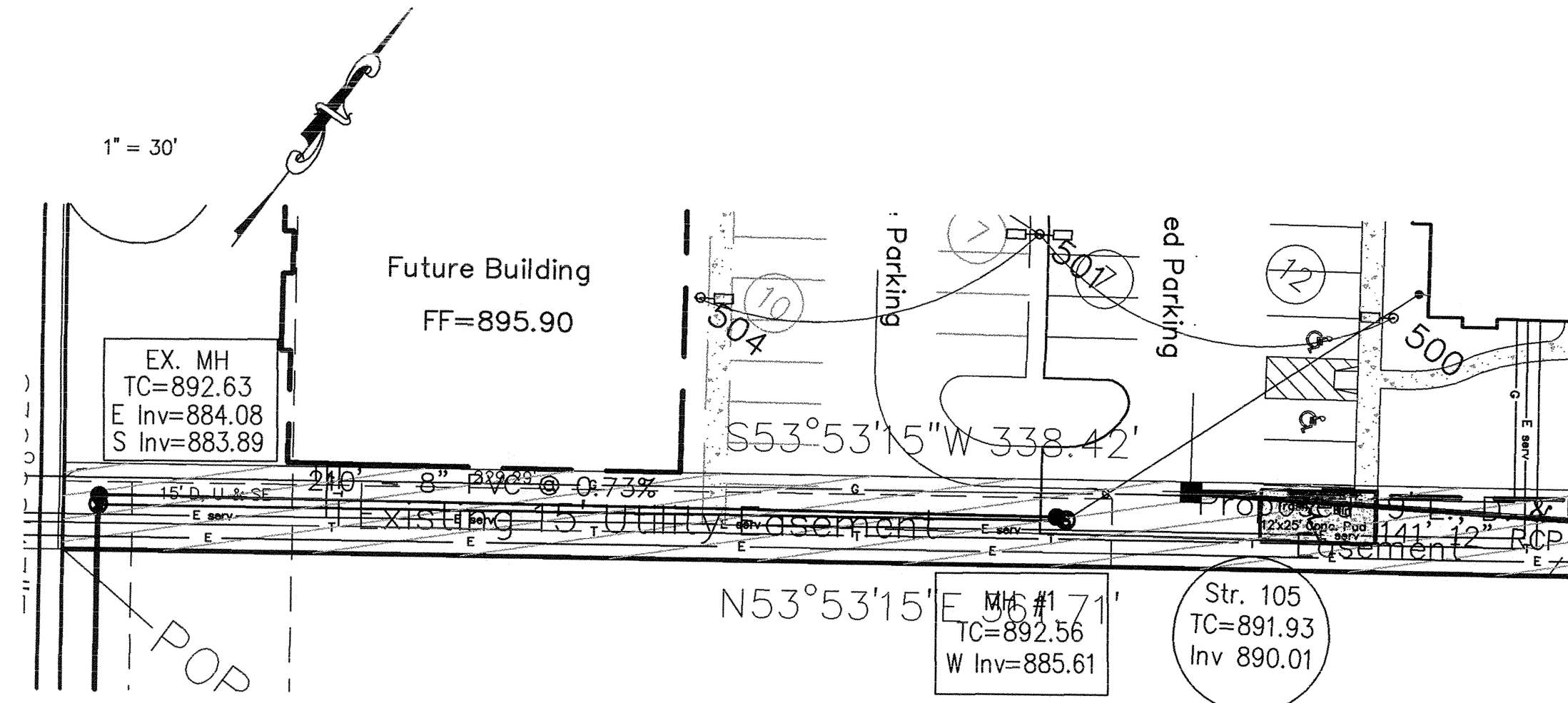
TBM #200
 BENCHMARK ELEV. 897.17 : A CHISLED 'X' ON TOP OF SW FLANGE BOLT OF FIRE HYDRANT 150+/- N.W. SE CORNER OF INTERSECTION

No.	Date	Revision

As-Built PLAN		The Unique Building	
Design By AES	Drawn By AES/BJR	Checked By	Approved By

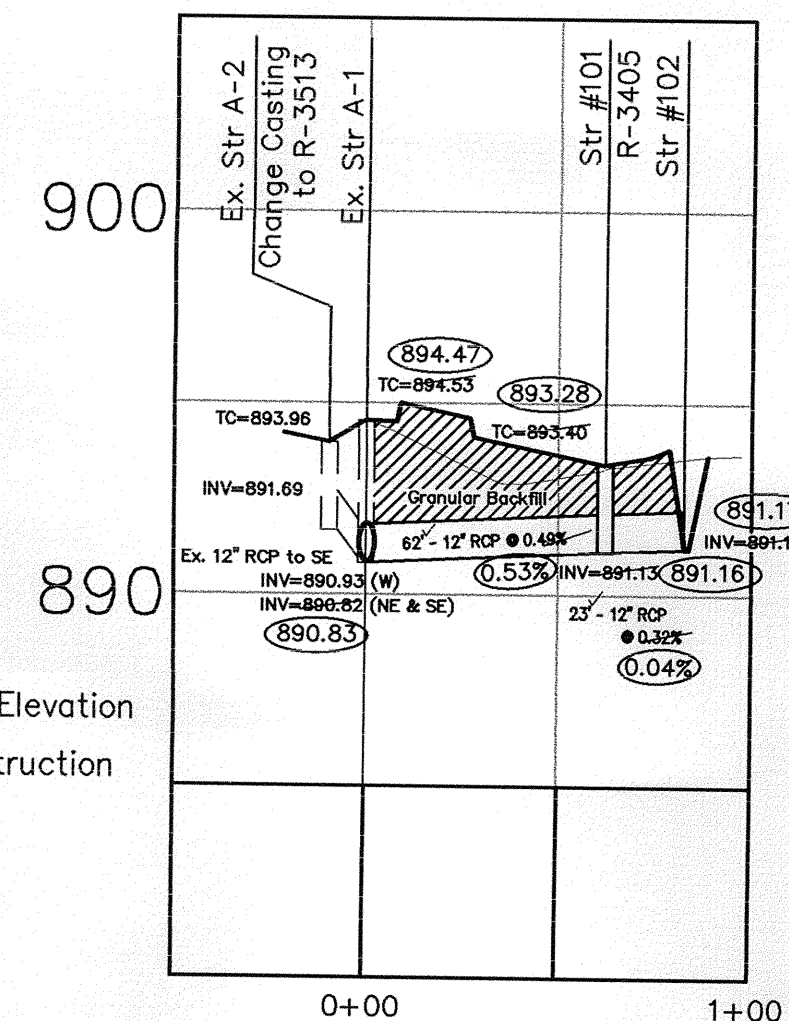
Date	November, 2003
Job No.	02-23
Scale	1" = 30'
Sheet No.	1 of 2

falcon
ENGINEERING, INC.
13110 Promise Road, Noblesville, IN 46060
Phone: (317) 841-3141 Fax: (317) 841-9951



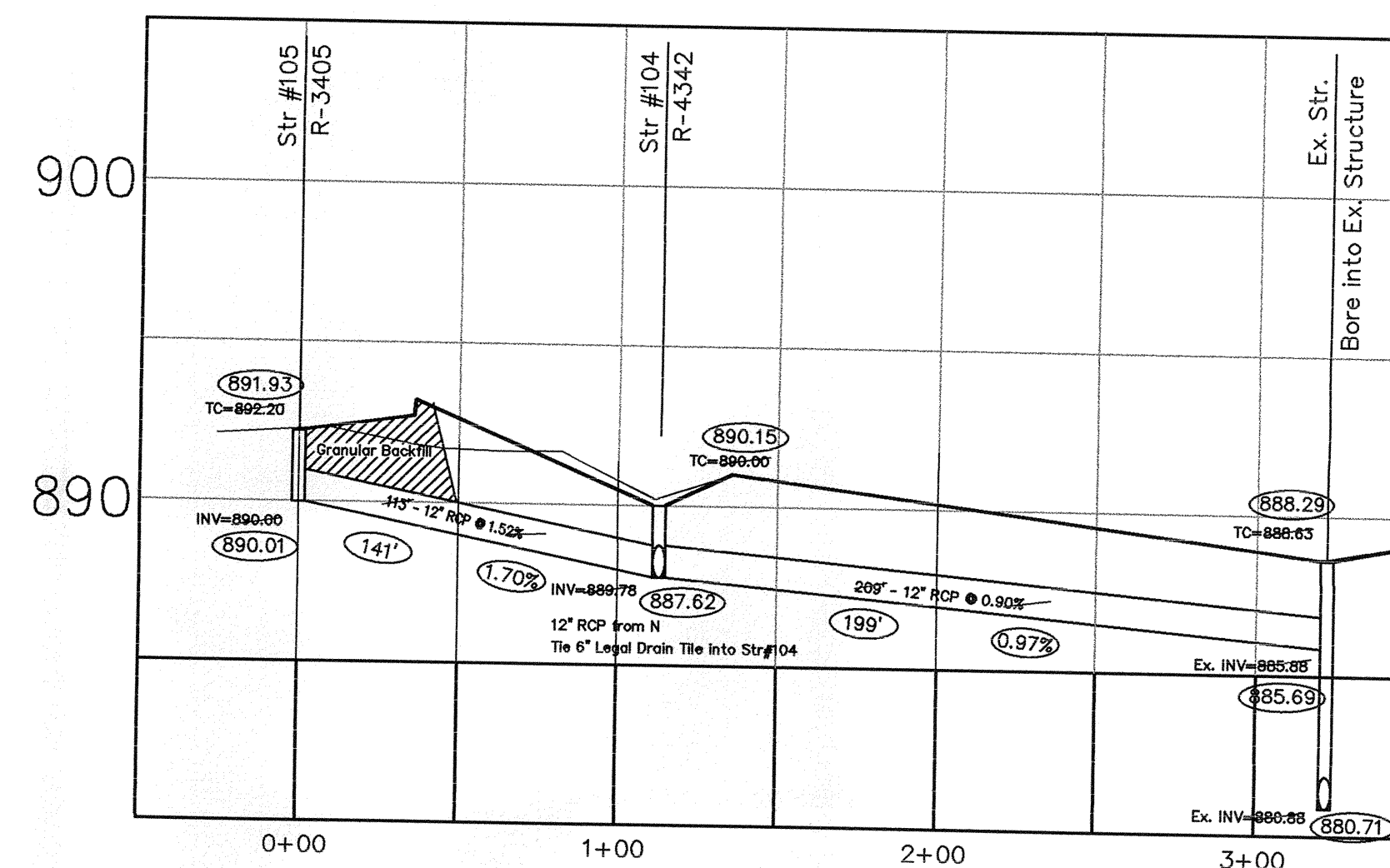
Verify Invert in Elevation
Prior to Construction

1" = 5' Vert.
1" = 50' Horz.



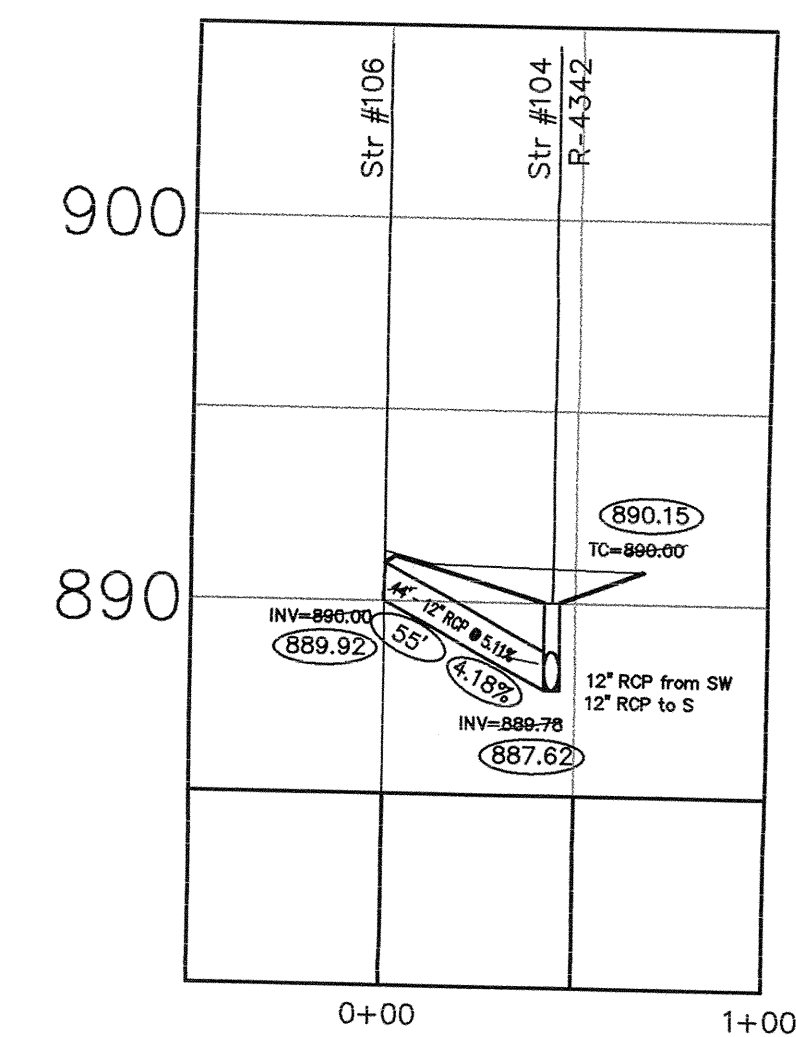
Verify Invert in Elevation
Prior to Construction

1" = 5' Vert.
1" = 50' Horz.



Verify Invert in Elevation
Prior to Construction

1" = 5' Vert.
1" = 50' Horz.

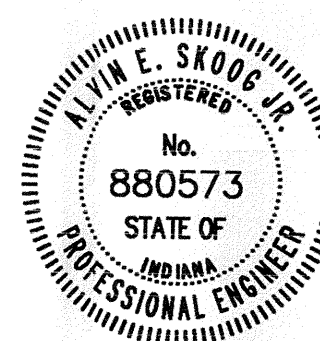


1" = 5' Vert.
1" = 50' Horz.

RECORD DRAWING CERTIFICATION

Certified By: *Al E. Skoog*

Representing Falcon Engineering
I, the above signed, certify that to the best of my professional knowledge
information and belief the locations and elevations concerning storm and
sanitary sewers was performed under my direct supervision.
NOTE: Slope percentage shown represents a calculated figure.



Al E. Skoog
10/24/03

No.	Date	Revision

As Built Sanitary / Storm Plan + Profile
The Unique Building

Design By AES	City of Carmel, Clay Township, Hamilton County, Indiana Drawn By AES/BJR	Checked By 	Approved By
-------------------------	---	------------------------	-------------------------

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: 4-17-07
Entered By: *SLM*

falcon
ENGINEERING, INC.
13110 Promise Road, Noblesville, IN 46060
Phone: (317) 841-3141 Fax: (317) 841-9951

Date: November, 2003
Job No.: 02-23
Scale: As Noted
Sheet No.: 2 of 2