



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

Date: February 28, 2007

Re: Mary Johnson Drain Reconstruction

Attached is a petition and plans for the proposed reconstruction of the Mary Johnson Drain. The reconstruction is being proposed by Elbrecht - Freedom Ready Mix. The plans for the Freedom Ready Mix project by DeBoy Land Development Services, Project No. 2006-0023, dated 7/21/2006, will reconstruct the regulated drain from station 18 of Arm 2 to the Mary Johnson Drain originally constructed in 1908, which is Station 25+52 on the DeBoy plan, to station 35+84 of Arm 2 to the Mary Johnson Drain which is also station 32+02 of the Mary Johnson Main Drain and which is shown as Station 8+00 on the DeBoy plan, to the outlet at Station 42+82 of the Mary Johnson Main Drain which is shown as station 0+00 on the DeBoy plan.

This line will consist of the following:

741' of 36" HDPE Pipe 62' of 36" RCP 946' of 24" HDPE Pipe 401' of 21" HDPE Pipe 402' of 18" HDPE Pipe

The length of the drain to be reconstructed is 2,552 feet which will replace 2,864 feet which is a net reduction in length of 312 feet as calculated from stationing on the original plans.

The cost of the reconstruction is to be paid by Elbrecht - Freedom Ready Mix. The engineers estimate for the reconstruction is \$270,000.00. A performance bond for 120% of the engineers' estimate will be provided by the developer in the amount of \$324,000.00 within 30 days of the reconstruction hearing and prior to reconstruction.

The proposal will reconstruct the drain across the following parcels:

01-05-12-00-00-018.000 owner Bruce, Dick 01-05-12-00-00-019.000 owner Sheila Beals Family LP 01-05-12-00-00-019.003 owner Beals Larry W & Fostine, 01-05-12-00-00-022.000 owner Waitt, Sara Jane Trustee of Sara Jane Waitt Trust 01-05-12-00-00-023.000 owner Chenault, Greta L Trust Dunbar Road, Hamilton County Highway right-of-way

The reconstruction will be completed in the existing regulated drain easement as set out in I.C. 36-9-27-33. Therefore no damages will result and all damages shall be set at \$0.00.

This reconstruction proposal includes a resolution for reimbursement to Elbrecht - Freedom Ready Mix which will address assessments for parcels that will develop in the future which will reimburse Elbrecht - Freedom Ready Mix for the cost of reconstructing the Freedom Arm of the Mary Johnson Drain. The referenced resolution includes the attached exhibits "A", "B" and "C".

I recommend that the Board set a hearing date for May 29, 2007.

Sincerely,

Kenton C. Ward

Hamilton County Surveyor

STATE OF INDIANA)
) ss:
COUNTY OF HAMILTON)

IN THE MATTER OF THE
RECONSTRUCTION OF THE
MARY JOHNSON DRAIN RECONSTRUCTION

BEFORE THE HAMILTON COUNTY DRAINAGE BOARD NOBLESVILLE, INDIANA

FINDINGS AND ORDER FOR RECONSTRUCTION

The matter of the proposed Reconstruction of the **Mary Johnson**Drain came before the Hamilton County Drainage Board for hearing on

May 29, 2007, 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 Mary Johnson Drain 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

PRÉSIDENT

Member

Member

ATTEST

Acting Secretary

Mary Johnson Drain #6
Hearing: May 29, 2007
Freedom Arm Reconstruction
Cost to be paid by Elbrecht-Freedom Ready Mix.
Parcels to be assessed in the future as they develop and Elbrecht-Freedom to be reimbursed.

Rate for Upper Area: \$922.33 Rate for Up & Low Area: \$417.89 \$113,400.00 Upper Estimate <u>\$156,600.00</u> Up & Low Estimate \$270,000.00 Total

Maintenance

Rate for Upper Area: \$922.33 Rate for Up & Low Area: \$417.89

Total

Upper Up & Low Proposed Proposed

					Acres	Acres	Acres	Upper	Up & Low	Futuro
Parcel	Owner	Address	City	Description			Benefitted	Assmt.	Assmt.	Future Asmt.
01-05-12-00-00-013.000	Duncan, David G & Dads Truck & Auto	1611 226th St W	Cicero, IN 46034	S12 T19 R3	4.00	4.00	4.00			
01-05-12-00-00-013.001	Laughlin, John Jr	14048 Jameson Ln	Carmel, IN 46032	S12 T19 R3	5.00	5.00	5.00			
01-05-12-00-00-011.000	Connett, Charles & Cecelia Calabrese Cotrustees Etal	45 Tenth St N	Noblesville, IN 46060	S12 T19 R3	3.00	3.00		\$2,766.98		
01-05-12-00-00-018.000	Bruce, Dick H Trustee	3365 N 800 E	Howe, IN 46746	S12 T19 R3	28.00	23.14		\$21,342.63		
01-05-12-00-00-017.002	Thcerble LLP	P O Box 440	Cicero, IN 46034	S12 T19 R3	7.00	7.00	7.00			
01-05-12-00-00-017.000	Ross, Robert J	1815 Dee Ann Dr	Kokomo IN 46902	S12 T19 R3	9.20	9.20	9.20			\$12.329.99
01-05-12-00-00-017.003	Elbrecht, Christopher W & April M T/E	P O Box 440	Cicero, IN 46034	S12 T19 R3	5.80	5.80		\$5,349.49	, ,	
01-05-12-00-00-019.000	Sheila Beals Family LP	45 N Tenth St	Noblesville, IN 46060	S12 T19 R3	84.54	62.85		\$57,968.20		. ,
01-05-12-00-00-019.003	Beals, Larry W & Fostine	21595 Dunbar Rd	Sheridan, IN 46069	S12 T19 R3	16.91	2.96	16.91	\$2,730.09		
01-05-12-00-00-019.001	Beals, Jeffrey Lynne	21645 Dunbar Rd	Sheridan, IN 46069	S12 T19 R3	2.15	2.00	0.33	Ψ2,700.00	\$137.90	\$137.90
01-05-12-00-00-019.004	PSI Energy Inc	1000 Main St E	Plainfield, IN 46168	S12 T19 R3	2.10		0.97		\$405.35	\$405.35
			•				0.01		Ψ100.00	φ-100.00
01-05-01-00-00-033.000	Mullin, Martha Isabelle Trustee	778 226th St E	Sheridan, IN 46069	S1 T19 R3 6	7.00		7.00		\$2,925.23	\$2,925.23
01-05-02-00-00-013.000	Keys, John & Leona Keys Living Trust	759 Tincher Rd E	Mooresville, IN 46158	S2 T19 R3 2	11.00		11.00			\$4,596.79
01-05-11-00-00-011.001	Mundy, Thomas C	22560 Oak Ridge Rd	Sheridan, IN 46069	S11 T19 R3	1.90		1.90		\$793.99	\$793.99
01-05-11-00-00-011.000	Brown, Jerry L	6101 236th St E	Cicero, IN 46034	S11 T19 R3	13.98		13.98			
01-05-11-00-00-011.002	Mundy, Thomas C	22560 Oak Ridge Rd	Sheridan, IN 46069	S11 T19 R3	0.12		0.12		\$50.15	\$50.15
01-05-11-00-00-012.000	Brown, Jerry L	6101 236th St E	Cicero, IN 46034	S11 T19 R3	7.00		7.00			\$2,925.23
01-05-11-00-00-013.000	McKinney, Ina	21802 Oak Ridge Rd	Sheridan, IN 46069	S11 T19 R3	6.00		6.00			
01-05-11-00-00-013.001	McKinney, Stephen W & Donna J	22006 Oak Ridge Rd	Sheridan, IN 46069	S11 T19 R3	2.00		2.00		\$835.78	\$835.78
01-05-11-00-00-014.000	McKinney, Ina L	21802 Oak Ridge Rd	Sheridan, IN 46069	S11 T19 R3	2.00		2.00		\$835.78	\$835.78
									,	*
01-05-12-00-00-001.000	Brown, Jerry L	6101 236th St E	Cicero, IN 46034	S12 T19 R3	30.00		30.00	5	\$12,536.69	\$12,536.69
01-05-12-00-00-002.000	Walker, Dennis J	2459 N 800 E	Whitestown, IN 46075	S12 T19 R3	5.00		5.00		\$2,089.45	\$2,089.45
01-05-12-00-00-003.000	Walker, Dennis J	2459 N 800 E	Whitestown, IN 46075	S12 T19 R3	35.00		35.00	9	14,626.14	\$14,626.14
01-05-12-00-00-003.001	Walker, Dennis J & Paula D	2459 N 800 E	Whitestown, IN 46075	S12 T19 R3	5.00		5.00		\$2,089.45	\$2,089.45
01-05-12-00-00-004.000	Bruce, Dick H Trustee	3365 N 800 E	Howe, IN 46746	S12 T19 R3	22.00		22.00		\$9,193.57	\$9,193.57
01-05-12-00-00-020.000	Bruce, Dick H Trustee	3365 N 800 E	Howe, IN 46746	S12 T19 R3	10.00		10.00		\$4,178.90	\$4,178.90
01-05-12-00-00-021.000	Waitt, Sarah Jane Trustee	21710 Dunbar Rd	Sheridan, IN 46069	S12 T19 R3	8.00		8.00	:	\$3,343.12	\$3,343.12
01-05-12-00-00-022.002	Root, William E & Wanda L	21820 Dunbar Rd	Sheridan, IN 46069	S12 T19 R3	8.00		8.00	:	\$3,343.12	\$3,343.12
01-05-12-00-00-022.000	Waitt, Sarah Jane Trustee	21710 Dunbar Rd	Sheridan, IN 46069	S12 T19 R3	17.58		10.25		\$4,283.37	
01-05-12-00-00-028.000	Buzash, Victoria Aldred	1471 Kincannon Ln	Indianapolis, IN 46217	S12 T19 R3	20.00		18.88		\$7,889.76	
01-05-12-00-00-027.000	Aldred, Michael H & Rebecca	21749 Oak Ridge Rd	Sheridan, IN 46069	S12 T19 R3	13.60		3.38	;	\$1,412.47	\$1,412.47
01-05-12-00-00-005.000	Neal, Rex A II & Roben E	881 226th St E	Sheridan, IN 46069	S12 T19 R3	2.34		2.34		\$977.86	\$977.86
01-05-12-00-00-022.001	Pound, Marylee Waitt & David C Trustees	4226 Manning Rd	Indianapolis, IN 46228	S12 T19 R3	0.42		0.42		\$175.51	\$175.51
01-05-12-00-00-023.000	Chenault, Greta L Trust	21612 Dunbar Rd	Sheridan, IN 46069	S12 T19 R3	14.00		0.72		\$300.88	\$300.88
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409.64

122.95 374.74 113,400.00 156,600.00 270,000.00

2007032443 MISC \$0.00 06/12/2007 10:50:00A 9 PGS Jennifer J Hayden HAMILTON County Recorder IN Recorded as Presented

RESOLUTION DB 5-29 09-C

A RESOLUTION OF THE COUNTY DRAINAGE BOARD RECLASSIFYING THE MARY JOHNSON DRAIN AND ESTABLISHING DRAINAGE ASSESSMENTS FOR RECONSTRUCTION OF THE FREEDOM ARM

WHEREAS, there is presently a regulated drain located in Adams Township, Hamilton County, Indiana, referred to as the "Mary Johnson Regulated Drain" (the "Drain");

WHEREAS, it is in the best interest of the health, safety, and welfare of the citizens of Hamilton County, and certain landowners within the County, that a certain section of the Drain be reconstructed and reclassified as an urban drain in accordance with Indiana Code 36-9-27-69:

WHEREAS, said section of the Drain should be known as the "Freedom Arm" of the Drain (the "Freedom Arm");

WHEREAS, certain parcels of land within the Drain's watershed will be benefited (the "Benefited Parcels") by the reconstruction of the Freedom Arm (the "Reconstruction");

WHEREAS, the Hamilton County Surveyor has completed a report (the "Report") that contains a mathematical calculation as to the assessment for the reconstruction of the Freedom Arm;

WHEREAS, the Benefited Parcels currently consist of rural areas that are drained adequately without the Reconstruction and, therefore, there should be no assessment imposed upon the Benefited Parcels at the present time as provided by Indiana Code 36-9-27-69 (b) (6); and

IT IS THEREBY RESOLVED by the Hamilton County Drainage Board as follows:

- 1. The Drain is hereby reclassified as an urban drain in accordance with Indiana Code 36-9-27-69.
- 2. There is hereby established the Freedom Arm, identified in Exhibit A attached hereto.
- 3. The Benefited Parcels include property within the Drain's watershed, generally located north of 216th Street and west of U.S. Highway 31 North, and are represented more specifically by the areas identified as "Upper

Parcels" (the "Upper Parcels") and "Lower Parcels" (the "Lower Parcels") in Exhibit B attached hereto.

- 4. The Report attached hereto as <u>Exhibit C</u> is hereby ratified and approved. The Report identifies costs of the Reconstruction totaling Two Hundred and Seventy Thousand Dollars (\$270,000.00). The Report establishes the formula and total assessment for each of the Benefited Parcels. The assessments equal the value of benefits conferred upon such parcels.
- There is no assessment imposed upon the non-urban portion of the drain at this time. The assessment for the current non-urban parcels shall be assessed and collected when those parcels are developed, redeveloped or platted for development, whichever occurs first.
- 6. Assessments made against the Benefited Parcels under the terms of this resolution shall be assigned to Freedom Ready Mix, LLC or its assigns as reimbursement for construction of the existing drain. This assignment shall be the total payment to Freedom Ready Mix, LLC for the dedication of the reconstructed Freedom Arm.

ALL OF WHICH IS RESOLVED this 29 day of May, 2007.

HAMILTON COUNTY DRAINAGE BOARD

Steven C. Dillinger

Christine Altman

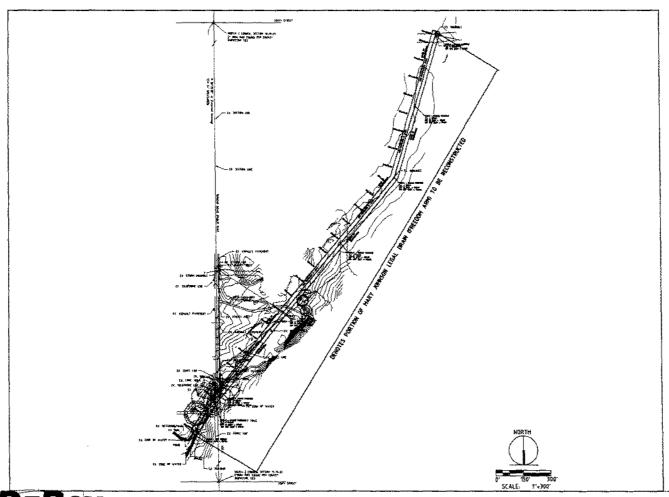
Steven A Holt

ATTEST:
Annula Louke

I affirm, under the penalities of perjury, that I have taken reasonable care to redact each social security number in the document, unless required by law.

Matthew S. Skelton

This instrument prepared by Matthew S. Skelton, Attorney at Law, 970 Logan Street, Noblesville, Indiana, 46060 569-4835.



DEBOY

LAND DEVELOPMENT SERVICES

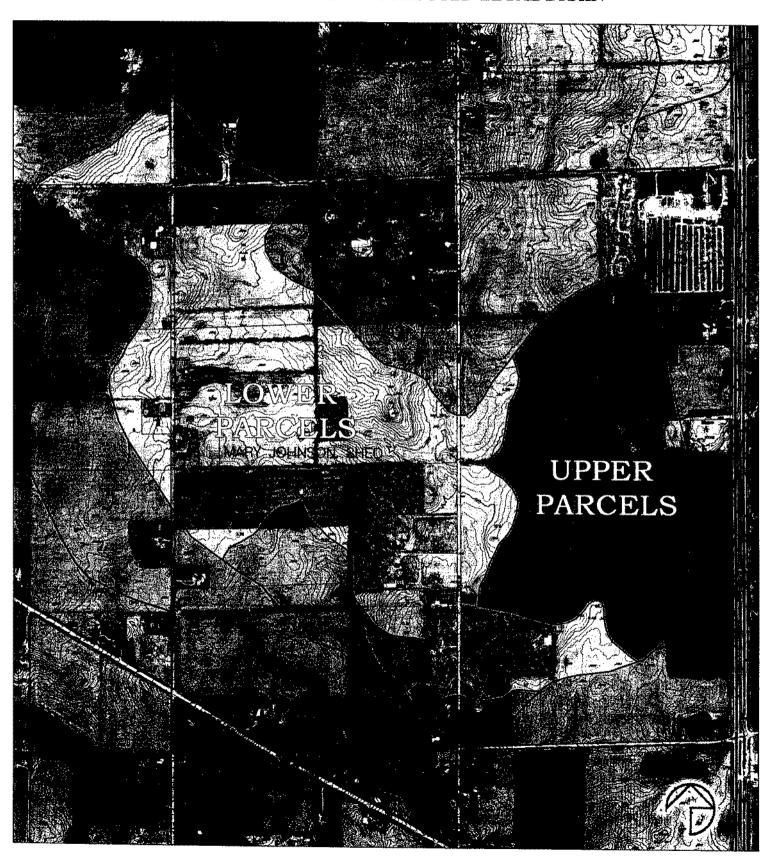
DESIGNATOR SERVICES

FOR STANDARD AND STANDARD STA

EXHIBIT "A" - Portion of Mary Johnson Legal Drain to be Reconstructed

"EXHIBIT B" BENEFITED PARCELS

MARY JOHNSON RECONSTRUCTED LEGAL DRAIN



STATE (OF :	INDIANA)				
)	SS	BEFORE	THE	HAMILTON
)				
COUNTY	OF	HAMILTON)		DRAINA	GE BO	DARD

IN THE MATTER OF Mary Johnson Drain Reconstruction

NOTICE

Notice is hereby given that the Hamilton County Drainage Board at its regular meeting May 29, 2007 adopted the reconstruction report of the Surveyor and the Amended Schedule of damages and assessments including annual assessment for periodic maintenance, finding that the costs, damages and expense of the proposed improvement would be less than the benefits which will result to the owner of lands benefited thereby.

The Board issued an order declaring the proposed improvement established. Such findings and order were marked filed and are available for inspection in the Office of the Hamilton County Surveyor.

If judicial review of the findings and order of the Board is not requested pursuant to Article VIII of the 1965 Indiana Drainage Code as amended within twenty (20) days from the date of publication of this notice, the findings and order shall become conclusive.

HAMILTON COUNTY DRAINAGE BOARD

BY: Christine Altman
PRESIDENT

ATTEST: Pamela Louks

ACTING DRAINAGE BOARD SECRETARY

BEFORE THE HAMILTON COUNTY DRAINAGE BOARD IN THE MATTER OF

MARY JOHNSON DRAIN RECONSTRUCTION

NOTICE

То	Whom	Ιt	Мау	Concern	and:	: Thcerble, LLP	
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Notice is hereby given of the hearing of the Hamilton County Drainage Board concerning the reconstruction of the Mary Johnson Drain on May 29, 2007, at 9:05 A.M. in Commissioners Court, Hamilton County Judicial Center, One Hamilton County Square, Noblesville, Indiana. Construction and maintenance reports of the Surveyor and the Schedule of Assessments proposed by the Drainage Board have been filed and are available for public inspection in the office of the Hamilton County Surveyor.

Hamilton County Drainage Board

Attest: Pamela Louks

ONE TIME ONLY

Engineer's Estimate \$270,000.00 Upper Section \$113,400.00 Lower Section \$156,600.00

Parcel #	Total Assessment For Parcel	Total Acreage In Tract	Acreage Assessed On Upper Section	Total Acreage Assessed On Upper & Lower Mary Johnson Reconstruction	Parcel Lower Subtotal	Parcel Upper Subtotal	Total Assessment For Parcel
01-05-12-00-00-013.000	\$5,360.86	27.20	4.00	4.00	4 074 70		
01-05-12-00-00-013.001	\$6,701.08	10.00	4.00 5.00	4.00	1,671.56	3,689.30	\$5,360.86
01-05-12-00-00-011.000	\$4,020.65	40.00	3.00	5.00 3.00	2,089.45	4,611.63	\$6,701.08
01-05-12-00-00-018.000	\$33,043.54	40.00	23.14		1,253.67	2,766.98	\$4,020.65
01-05-12-00-00-017.002	\$9,381.51	10.00	7.00	28.00 7.00	11,700.91	21,342.63	\$33,043.54
01-05-12-00-00-017.000	\$12,329.99	20.05	9.20	7.00 9.20	2,925.23	6,456.28	\$9,381.51
01-05-12-00-00-017.003	\$7,773.25	6.19	5.80	5.80	3,844.59	8,485.40	\$12,329.99
01-05-12-00-00-019.000	\$93,296.60	84.54	62.85	84.54	2,423.76	5,349.49	\$7,773.25
01-05-12-00-00-019.003	\$9,796.60	16.91	2.96	16.91	35,328.40	57,968.20	\$93,296.60
01-05-12-00-00-019.001	\$137.90	2.15	0.00	0.33	7,066.52	2,730.09	\$9,796.60
01-05-12-00-00-019.004	\$405.35	4.40	0.00	0.33	137.90	0.00	\$137.90
	7	7.70	0.00	0.97	405.35	0.00	\$405.35
01-05-01-00-00-033.000	\$2,925.23	60.00		7.00	2,925.23	0.00	40.000.00
01-05-02-00-00-013.000	\$4,596.79	29.00		11.00	4,596.79	0.00	\$2,925.23
01-05-11-00-00-011.001	\$793.99	1.90		1.90	793.99	0.00 0.00	\$4,596.79
01-05-11-00-00-011.000	\$5,842.10	37.98		13.98	5,842.10		\$793.99 \$5.949.40
01-05-11-00-00-011.002	\$50.15	0.12		0.12	50.15	0.00 0.00	\$5,842.10
01-05-11-00-00-012.000	\$2,925.23	20.00		7.00	2,925.23	0.00	\$50.15 \$2,925.23
01-05-11-00-00-013.000	\$2,507.34	18.00		6.00	2,507.34	0.00	\$2,925.23 \$2,507.34
01-05-11-00-00-013.001	\$835.78	2.00		2.00	835.78	0.00	\$2,507.34 \$835.78
01-05-11-00-00-014.000	\$835.78	40.00		2.00	835.78	0.00	\$835.78
				2.00	000.70	0.00	\$635.76
01-05-12-00-00-001.000	\$12,536.69	35.00		30.00	12,536.69	0.00	\$12,536.69
01-05-12-00-00-002.000	\$2,089.45	5.00		5.00	2,089.45	0.00	\$2,089.45
01-05-12-00-00-003.000	\$14,626.14	35.00		35.00	14,626.14	0.00	\$14,626.14
01-05-12-00-00-003.001	\$2,089.45	5.00		5.00	2,089.45	0.00	\$2,089.45
01-05-12-00-00-004.000	\$9,193.57	40.00		22.00	9,193.57	0.00	\$9,193.57
01-05-12-00-00-020.000	\$4,178.90	10.00		10.00	4,178.90	0.00	\$4,178.90
01-05-12-00-00-021.000	\$3,343.12	8.00		8.00	3,343.12	0.00	\$3,343.12
01-05-12-00-00-022.002	\$3,343.12	8.00		8.00	3,343.12	0.00	\$3,343.12
01-05-12-00-00-022.000	\$4,283.37	18.58		10.25	4,283.37	0.00	\$4,283.37
01-05-12-00-00-028.000	\$7,889.76	20.08		18.88	7,889.76	0.00	\$7,889.76
01-05-12-00-00-027.000	\$1,412.47	20.80		3.38	1,412.47	0.00	\$1,412.47
01-05-12-00-00-005.000	\$977.86	9.24		2.34	977.86	0.00	\$977.86
01-05-12-00-00-022.001	\$175.51	0.42		0.42	175.51	0.00	\$175.51
01-05-12-00-00-023.000	\$300.88	10.00		0.72	300.88	0.00	\$300.88
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Total Acres 122.95 374.74

Per Acre Ra \$922.33 \$417.89

OFFICE OF

HAMILTON COUNTY DRAINAGE BOARD

Notice of Hearing on Reconstruction & Schedule of Assessments and Damages on the Mary Johnson Drain, Freedom Arm.

Thereble LLP P O Box 440 Cicero, IN 46034

The reconstruction report of the Surveyor and schedule of damages and benefits as determined by the Drainage Board for the proposed improvement known as **Mary Johnson Drain**, **Freedom Arm** have been filed and are available for inspection in the office of the County Surveyor. The schedule of assessments shows the following lands in your name are affected as follows:

Description of Land 01-05-12-00-00-017.002	Acres Benefited for Upper area.	Proposed Future Asmt. For Upper area.	Acres Benefited for Lower & Upper area.	Proposed Future Asmt. For Lower & Upper area.	Total Future Assmt. For Parcel.
S12 T19 R3 10.0 AC	7.00	\$6,456.28	7.00	\$2,925.23	\$9,381.51
Reconstruction to be paid by Elbrecht-Freedom Re Damages are set at zero. Upper area reconstruction	ady Mix. Parc rate is \$922.33	els that will deve	lop in the future & Upper area r	will reimburse t	his cost

The hearing on the Surveyor's reconstruction report and on the schedules of damages and assessments are set for hearing at 9:05 A.M. on May 29, 2007 in the Commissioner's Court. The law provides the objects must be written and filed not less than 5 days before the date of the hearing. Objections may be for causes as specified by law and which are available at the Surveyor's Office. Written evidence in support of objections may be filed. The failure to file objections constitutes a waiver of your right to thereafter object, either before the Board or in court on such causes, to any final action of the Board. On or before the day of the hearing before the Board, the Surveyor shall and any owner of affected lands may cause written evidence to be filed in support of or in rebuttal to any filed objections.

HAMILTON COUNTY DRAINAGE BOARD One Hamilton County Square, Ste. 188 Noblesville, IN 46060-2230