

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*

December 3, 2004

TO: Hamilton County Drainage Board

RE: Park Northwestern, Weston Park Arm

Attached is a petition filed by Kite Michigan Road, LLC along with a non-enforcement request, plans, calculations, quantity summary and assessment roll for the Weston Park Arm, Park Northwestern 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 1,930 ft.	18" RCP 430 ft.
12" RCP 114 ft.	24" RCP 224 ft.
15" RCP 52 ft.	30" RCP 257 ft.

The total length of the drain will be 3,007 feet.

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 common area 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 \$20.00 per acre for common areas and platted lots, \$20.00 per acre for roadways, with a \$20.00 minimum. With this assessment the total annual assessment for this drain/this section will be \$292.60.

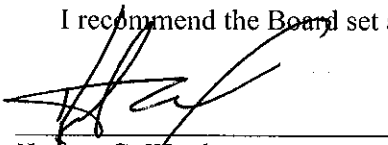
The petitioner has submitted surety for the proposed drain at this time. Surety shall be submitted prior to the approval of the Hamilton County Board of Commissioners/commencement of construction. The sureties which are in the form of a Performance Bond/Letter of Credit are as follows:

Agent: Safeco Insurance Company  
Date: March 2, 2004  
Number: 6256322  
For: Earth work, Storm Sewers and Erosion Control  
Amount: \$115,969.93

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 easement widths as shown on the secondary plat for Weston Park as recorded in the office of the Hamilton County Recorder.

I recommend the Board set a hearing for this proposed drain for January 24, 2005.



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Kerton C. Ward  
Hamilton County Surveyor

KCW/pll

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 Weston Park Subdivision,  
Section (N/A) 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 Weston 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.

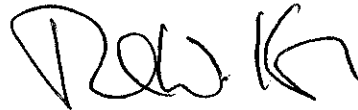
The Petitioner also agrees to the following:

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 \_\_\_\_\_

PAUL W. KITE, MEMBER

Printed Name \_\_\_\_\_

Signed \_\_\_\_\_

Printed Name \_\_\_\_\_

RECORDED OWNER(S) OF LAND INVOLVED

Date \_\_\_\_\_



# CIVIL DESIGNS, LLP

2415 Directors Row, Suite E  
Indianapolis, Indiana 46241

Phone: 317-244-1968  
Fax: 317-244-1969

Proposed Weston Park - 106th & Michigan St., Carmel IN  
STORM DRAINAGE & EROSION CONTROL  
3/1/2004

Item	Description	Quantity	Units	Unit Cost	Amount	Subtotal
2.301	On site Excav (ditch expansion)	3,230.00	CY	3.00	9,690.00	
2.302	Erosion Control	1.00	LS	4,000.00	4,000.00	
<b>Subtotal - Earthwork</b>						<b>13,690.00</b>
2.607	RCP 12"	175.00	LF	22.00	3,850.00	
2.608	RCP 15"	59.00	LF	25.00	1,475.00	
2.609	RCP 18"	430.00	LF	29.00	12,470.00	
2.610	RCP 24"	224.00	LF	38.00	8,512.00	
2.611	RCP 30"	256.00	LF	56.00	14,336.00	
2.617	Flared End Sections 30"	1.00	EA	1,200.00	1,200.00	
2.620	Curb Inlets	15.00	EA	2,200.00	33,000.00	
2.621	Storm MH	2.00	EA	2,200.00	4,400.00	
2.626	Trench Granular Backfill	858.00	TN	12.00	10,296.00	
2.629	MH Frames & Cover/Grates	17.00	EA	450.00	7,650.00	
2.630	Stone Riprap	40.00	TN	25.00	1,000.00	
<b>Subtotal - Storm Drainage</b>						<b>98,189.00</b>
Subtotal - CONSTRUCTION						111,879.00
Contingency						4,090.93
<b>CONSTRUCTION COST</b>						<b>115,969.93</b>

FILED

MAR 05 2004

OFFICE OF HAMILTON COUNTY SURVEYOR



# SUBDIVISION IMPROVEMENTS PERFORMANCE BOND

BOND NO. 6256322

KNOW ALL MEN BY THESE PRESENTS:

THAT we, Kite Construction, Inc., as Principal,  
and SAFECO Insurance Company of America, a corporation organized and doing  
business and under and by virtue of the laws of the State of Washington and duly  
licensed to conduct surety business in the State of Indiana, as Surety,  
are held and firmly bound unto Hamilton County Drainage Board, c/o Hamilton County Surveyor  
One Hamilton County Square, Suite 188  
Noblesville, IN 46060-2230

as Obligee, in the sum of One Hundred Fifteen Thousand Nine Hundred Sixty-Nine & 93/100  
(\$ 115,969.93) Dollars,  
for which payment, well and truly to be made, we bind ourselves, our heirs, executors and successors,  
jointly and severally firmly by these presents.

THE CONDITION OF THE OBLIGATION IS SUCH THAT:

WHEREAS, the above named Principal, has agreed to construct in Weston Park  
Subdivision, in Hamilton County, Indiana the  
following improvements: Earth Work & Storm Drainage

NOW, THEREFORE, the condition of this obligation is such, that if the above Principal shall well and  
truly perform said agreement or agreements during the original term thereof or of any extension of said  
term that may be granted by the Obligee with or without notice to the Surety, this obligation shall be void,  
otherwise it shall remain in full force and effect.

IN WITNESS WHEREOF, the seal and signature of said Principal is hereto affixed and the corporate seal  
and the name of the said Surety is hereto affixed and attested by its duly authorized Attorney-in-Fact, this  
2nd day of March, 2004  
YEAR

Kite Construction, Inc.  
BY: David R. Lind, CFO Principal

SAFECO Insurance Company of America  
BY: Ginger J. Krahn Attorney-in-Fact



## EXHIBIT B

### **IMPORTANT NOTICE TO SURETY BOND CUSTOMERS REGARDING THE TERRORISM RISK INSURANCE ACT OF 2002**

As a surety bond customer of one of the SAFECO insurance companies (SAFECO Insurance Company of America, General Insurance Company of America, First National Insurance Company, American States Insurance Company or American Economy Insurance Company), it is our duty to notify you that the Terrorism Risk Insurance Act of 2002 extends to "surety insurance". This means that under certain circumstances we may be eligible for reimbursement of certain surety bond losses by the United States government under a formula established by this Act.

Under this formula, the United States government pays 90% of losses caused by certified acts of terrorism that exceed a statutorily established deductible to be paid by the insurance company providing the bond. The Act also establishes a \$100 billion cap for the total of all losses to be paid by all insurers for certified acts of terrorism. Losses on some or all of your bonds may be subject to this cap.

This notice does not modify any of the existing terms and conditions of this bond, the underlying agreement guaranteed by this bond, any statutes governing the terms of this bond or any generally applicable rules of law.

At this time there is no premium change resulting from this Act.



POWER OF ATTORNEY

SAFECO Insurance Company  
PO Box 34526  
Seattle, WA 98124-1526



No. 12424

KNOW ALL BY THESE PRESENTS:

That **SAFECO INSURANCE COMPANY OF AMERICA**, a Washington corporation, does hereby appoint  
\*\*\*\*\*MICHAEL M. BILL; MICHAEL H. BILL; EDWARD L. MOURNIGHAN; CYNTHIA L. JENKINS; GINGER J. KRAHN; SHEREE HSIEH; BRENDA JOHNSTON;  
Indianapolis, Indiana\*\*\*\*\*

Its true and lawful attorney(s)-in-fact, with full authority to execute on behalf of the company fidelity and surety bonds or undertakings and other documents of a similar character issued in the course of its business, and to bind **SAFECO INSURANCE COMPANY OF AMERICA** thereby as fully as if such instruments had been duly executed by its regularly elected officers at its home office.

IN WITNESS WHEREOF, **SAFECO INSURANCE COMPANY OF AMERICA** has executed and attested these presents

this 18th day of September, 2003

CHRISTINE MEAD, SECRETARY

MIKE MCGAVICK, PRESIDENT

CERTIFICATE

Extract from the By-Laws of **SAFECO INSURANCE COMPANY OF AMERICA**:

"Article V, Section 13. - FIDELITY AND SURETY BONDS ... the President, any Vice President, the Secretary, and any Assistant Vice President appointed for that purpose by the officer in charge of surety operations, shall each have authority to appoint individuals as attorneys-in-fact or under other appropriate titles with authority to execute on behalf of the company fidelity and surety bonds and other documents of similar character issued by the company in the course of its business... On any instrument making or evidencing such appointment, the signatures may be affixed by facsimile. On any instrument conferring such authority or on any bond or undertaking of the company, the seal, or a facsimile thereof, may be impressed or affixed or in any other manner reproduced; provided, however, that the seal shall not be necessary to the validity of any such instrument or undertaking."

Extract from a Resolution of the Board of Directors of  
**SAFECO INSURANCE COMPANY OF AMERICA** adopted July 28, 1970.

"On any certificate executed by the Secretary or an assistant secretary of the Company setting out,  
(i) The provisions of Article V, Section 13 of the By-Laws, and  
(ii) A copy of the power-of-attorney appointment, executed pursuant thereto, and  
(iii) Certifying that said power-of-attorney appointment is in full force and effect,  
the signature of the certifying officer may be by facsimile, and the seal of the Company may be facsimile thereof."

I, Christine Mead, Secretary of **SAFECO INSURANCE COMPANY OF AMERICA**, do hereby certify that the foregoing extracts of the By-Laws and of a Resolution of the Board of Directors of this corporation, and of a Power of Attorney issued pursuant thereto, are true and correct, and that both the By-Laws, the Resolution and the Power of Attorney are still in full force and effect.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the facsimile seal of said corporation

this 4th day of March, 2004



CHRISTINE MEAD, SECRETARY





**GENERAL PURPOSE RIDER**

To be attached to and form part of Bond number 6256322 effective March 2, 2004 issued by the SAFECO Insurance Company of America in the amount of One Hundred Fifteen Thousand Nine Hundred Sixty-Nine & 93/100-----(\$115,969.93) DOLLARS, on behalf of Kite Construction, Inc. as Principal and in favor of Hamilton County Drainage Board as obligee:

Now, Therefore it is agreed that:

The obligee is changed to read:

**Hamilton County Board of Commissioners, One Hamilton County Square, Noblesville, IN 46060.**

It is also understood that the improvements are changed to read:

**Earth Work, Erosion Control & Storm Sewers**

It is further understood and agreed that all other terms and conditions of this bond shall remain unchanged.

This rider is to be effective the 2nd day of March, 2004

Signed, sealed and dated this 4th day of March, 2004

SAFECO Insurance Company of America

BY Ginger J. Krahn  
Ginger J. Krahn, Attorney-in-Fact

Accepted by:

\_\_\_\_\_  
\_\_\_\_\_



No. 12424

**KNOW ALL BY THESE PRESENTS:**

That **SAFECO INSURANCE COMPANY OF AMERICA**, a Washington corporation, does hereby appoint  
\*\*\*\*\*MICHAEL M. BILL; MICHAEL H. BILL; EDWARD L. MOURNIGHAN; CYNTHIA L. JENKINS; GINGER J. KRAHN; SHERRE HSIEH; BRENDA JOHNSTON;  
Indianapolis, Indiana\*\*\*\*\*

Its true and lawful attorney(s)-in-fact, with full authority to execute on behalf of the company fidelity and surety bonds or undertakings and other documents of a similar character issued in the course of its business, and to bind **SAFECO INSURANCE COMPANY OF AMERICA** thereby as fully as if such Instruments had been duly executed by its regularly elected officers at its home office.

IN WITNESS WHEREOF, **SAFECO INSURANCE COMPANY OF AMERICA** has executed and attested these presents

this 18th day of September, 2003

*Christine Mead*

CHRISTINE MEAD, SECRETARY

*Mike McGavick*

MIKE MCGAVICK, PRESIDENT

**CERTIFICATE**

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IN WITNESS WHEREOF, I have hereunto set my hand and affixed the facsimile seal of said corporation

this 2nd day of March, 2004



*Christine Mead*

CHRISTINE MEAD, SECRETARY



## EXHIBIT B

### **IMPORTANT NOTICE TO SURETY BOND CUSTOMERS REGARDING THE TERRORISM RISK INSURANCE ACT OF 2002**

As a surety bond customer of one of the SAFECO insurance companies (SAFECO Insurance Company of America, General Insurance Company of America, First National Insurance Company, American States Insurance Company or American Economy Insurance Company), it is our duty to notify you that the Terrorism Risk Insurance Act of 2002 extends to "surety insurance". This means that under certain circumstances we may be eligible for reimbursement of certain surety bond losses by the United States government under a formula established by this Act.

Under this formula, the United States government pays 90% of losses caused by certified acts of terrorism that exceed a statutorily established deductible to be paid by the insurance company providing the bond. The Act also establishes a \$100 billion cap for the total of all losses to be paid by all insurers for certified acts of terrorism. Losses on some or all of your bonds may be subject to this cap.

This notice does not modify any of the existing terms and conditions of this bond, the underlying agreement guaranteed by this bond, any statutes governing the terms of this bond or any generally applicable rules of law.

At this time there is no premium change resulting from this Act.

**Weston Park  
GASB 34 Calculation**

**Park Northwestern Drain: Weston Park Arm – 3,007ft**

**Park Northwestern Relocation – 1,420 ft**

**Total Footage = 4427**

**Bond Amount = \$115,969.93**

**Weston Park Arm: .68(\$115,969.93)=\$78,859.53**


**Park Northwestern Relocation: .32(\$115,969.93)= \$ 37,110.38**

**FINDINGS AND ORDER**  
**CONCERNING THE MAINTENANCE OF THE**  
**Park Northwestern Drain, Weston Park Arm**

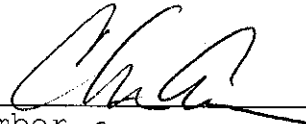
On this **24th day of January 2005**, the Hamilton County Drainage Board has held a hearing on the Maintenance Report and Schedule of Assessments of the **Park Northwestern Drain, Weston Park Arm**.

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.

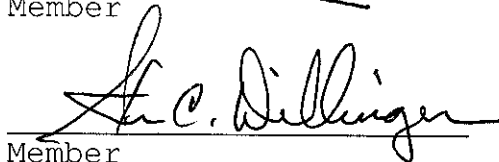
HAMILTON COUNTY DRAINAGE BOARD



\_\_\_\_\_  
President



\_\_\_\_\_  
Member



\_\_\_\_\_  
Member

Attest: 

BEFORE THE HAMILTON COUNTY DRAINAGE BOARD  
IN THE MATTER OF  
*Park Northwestern Drain, Weston Park Arm*

NOTICE

To Whom It May Concern and: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Notice is hereby given of the hearing of the Hamilton County Drainage Board on the **Park Northwestern Drain, Weston Park Arm** on **January 24, 2005** at **9:15 A.M.** in Commissioners Court, Hamilton County Judicial Center, One Hamilton County Square, Noblesville, Indiana, and which construction and maintenance reports of the Surveyor and the Schedule of Assessments made 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:Lynette Mosbaugh

ONE TIME ONLY

BEFORE THE HAMILTON COUNTY DRAINAGE BOARD  
IN THE MATTER OF THE

*Park Northwestern Drain, Weston Park Arm*

NOTICE

Notice is hereby given pursuant to Section 405 of the 1965 Indiana Drainage Code that this Board, prior to final adjournment on **January 24, 2005** has issued an order adopting the Schedule of Assessments, filed the same and made public announcement thereof at the hearing and ordered publication. If judicial review of the findings and order of the Board is not requested pursuant to Article Eight of this code within twenty (20) days from the date of this publication, the order shall be conclusive.

Hamilton County Drainage Board

Attest: Lynette Mosbaugh

ONE TIME ONLY

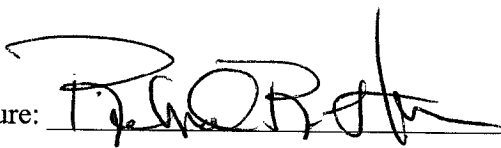
CERTIFICATE OF COMPLETION AND COMPLIANCE

To: Hamilton County Surveyor

Re: Weston 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 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.

Signature:  Date: 11/24/04

Type or Print Name: Richard R. Hoover

Business Address: 2415 Directors Row, Suite E

Indianapolis, IN 46241

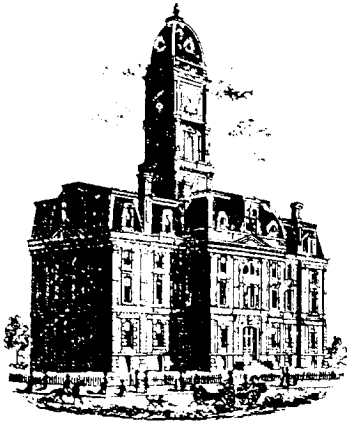
Telephone Number: 317-244-1968

SEAL

INDIANA REGISTRATION NUMBER

PE 880303





SURVEYOR'S OFFICE

# Hamilton County

Kenton C. Ward, CFM  
 Surveyor of Hamilton County  
 Phone (317) 776-8495

Suite 188  
 One Hamilton County Square  
 Noblesville, Indiana 46060-2230  
**January 29, 2009**

**To: Hamilton County Drainage Board**

**Re: Park Northwestern Drain: Weston Park**

Attached are as-builts, certificate of completion & compliance, and other information for Weston 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 Dec 3, 2004. The report was approved by the Board at the hearing held January 24, 2005. (See Drainage Board Minutes Book 8, Pages 160-161)  
 The changes are as follows:

Structure:	Length:	Size	Material:	Up Invert:	Dn Invert	Grade:
2-3	38	12	RCP	888.48	888.35	0.34
3-5	86	12	RCP	888.35	887.85	0.58
4-5	10	12	RCP	887.9	887.85	0.3
5-7	113	18	RCP	887.9	887.34	0.43
6-7	23	12	RCP	887.46	887.34	0.52
7-12	90	18	RCP	887.34	886.83	0.57
12-17	111	24	RCP	886.83	886.27	0.5
16-17	23	12	RCP	887.32	886.27	4.57
15-17	11	12	RCP	886.79	886.27	4.72
17-22	115	24	RCP	886.27	885.22	0.9
22-26	101	30	RCP	885.22	884.63	0.56
26-27	90	30	RCP	884.63	884.23	0.44
27-28	61	30	RCP	884.23	883.82	0.67
15-17	10	15	RCP	886.79	886.27	5.2
9A-9	6	12	RCP	888.47	888.38	0.5
9-11	29	15	RCP	888.22	887.49	2.52
10-11	17	12	RCP	887.72	887.49	1.35
11-12	138	18	RCP	887.49	886.83	0.48
20-21	32	12	RCP	887.76	887.61	0.47
21-22	26	15	RCP	887.61	887.45	0.62

**6" SSD Streets:**

	2094
<b>Total:</b>	<u>2094</u>

**RCP Pipe Totals:**

12	246
15	65
18	341

24	226
30	252
<b>Total:</b>	<b>1130</b>

The length of the drain due to the changes described above is now **3224 feet**.

The non-enforcement was approved by the Board at its meeting on and recorded under instrument #200500005495.

The following sureties were guaranteed by Safeco Insurance Company and released by the Board on its January 24, 2005 meeting.

**Bond-LC No:** 625322

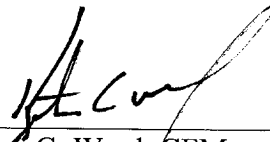
**Insured For:** Storm Sewers, Erosion Control

**Amount:** \$115,969.93

**Issue Date:** March 2, 2004

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

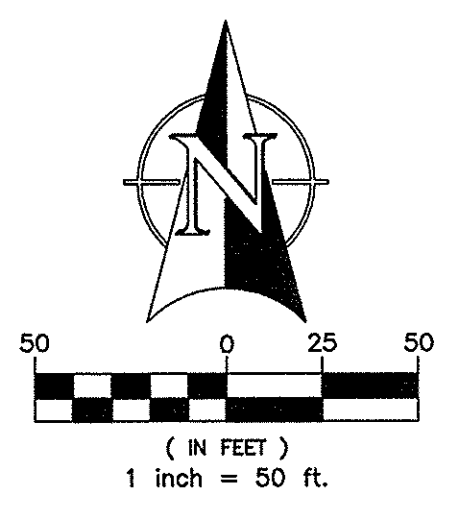
Sincerely,



Kenton C. Ward, CFM  
Hamilton County Surveyor

KCW/slm



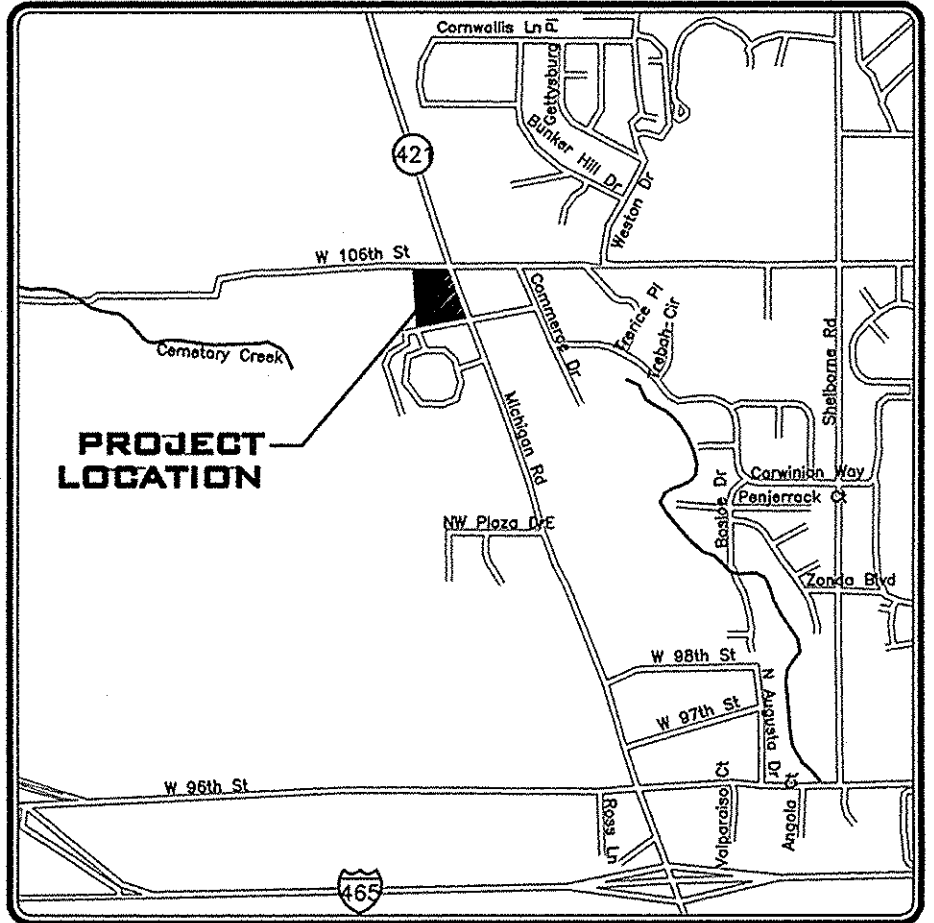


POINT OF COMMENCEMENT  
NORTHWEST CORNER,  
NORTHWEST 1/4,  
SEC. 7-117N-R3E  
(SEE REPORT)

NORTH EAST CORNER,  
NORTH EAST 1/4,  
SEC. 12-117N-R2E  
CUT "X" IN CONCRETE

RIGHT-OF-WAY  
GRANTED PER PLAT  
0.192± ACRES  
8,349.7 SQ. FT.

ADJOINER:  
WARRANTY DEED  
GARRISON ENTERPRISES, LLC  
INST. #960922016  
4715 W 106th STREET  
ZIONSVILLE, INDIANA 46077



VICINITY MAP  
NOT TO SCALE

EXISTING LEGEND:	
DESCRIPTION:	DESCRIPTION:
SECTION CORNER	WATER VALVE
MONUMENT	FIRE HYDRANT
REBAR FOUND/REBAR SET	WATER METER
MAG NAIL SET	TRAFFIC HANDHOLE
LIGHT POLE	TRAFFIC POLE
GUY WIRE	TRAFFIC PEDESTAL
COMBINATION POLE	DETECTOR HOUSING
POWER POLE	STRAIN POLE
ENDSECTION	DECIDUOUS TREE
SANITARY MANHOLE	CONIFEROUS TREE
STAND PIPE	OVERHEAD ELECTRIC LINE
SIGN	UNDERGROUND ELECTRIC
BEEHIVE INLET	UNDERGROUND TELEPHONE
DRAINAGE MANHOLE	WATER LINE
TELEPHONE CROSS BOX	GAS LINE
TELEPHONE PEDESTAL	OVERHEAD TRAFFIC LINE

**UTILITIES - CARMEL**

**GAS**  
VECTREN CORPORATION  
112 WEST SOUTH STREET  
GREENFIELD, IN 46140  
(765) 642-3244

**TELEPHONE**  
SBC AMERICTECH  
5858 NORTH COLLEGE AVENUE  
INDIANAPOLIS, IN 46220  
(317) 252-4287

**STORM SEWER**  
DEPT. OF ENGINEERING  
ONE CIVIC SQUARE  
CARMEL, IN 46032  
(317) 871-2442

**SANITARY SEWER**  
CLAY TOWNSHIP REGIONAL WASTE DISTRICT  
10701 N. COLLEGE AVE., STE. A  
INDIANAPOLIS, IN 46280-1098  
(317) 844-9200

**UTILITY HOTLINE**  
WITHIN INDIANA 1-800-382-5544  
OUTSIDE INDIANA 1-800-428-5200

**ELECTRIC**  
1220 WEST MORRIS STREET  
INDIANAPOLIS, IN 46221  
(317) 261-6276

**CABLE TV**  
THE WARNER CABLE  
816 E. CARMEL DRIVE  
CARMEL, IN 46032  
(317) 871-2442

**WATER**  
CARMEL UTILITIES DEPT.  
ONE CIVIC SQUARE  
CARMEL, IN 46032  
(317) 871-2442

**INDIANAPOLIS WATER CO.**  
P.O. BOX 1220  
INDIANAPOLIS, IN 46206  
(317) 636-1801

**NOTE:**  
THE SIZE AND LOCATION OF UTILITIES ARE PER PLANS AND LOCATIONS PROVIDED BY THE RESPECTIVE UTILITY COMPANIES. ALL UTILITY COMPANIES SHALL BE NOTIFIED PRIOR TO ANY EXCAVATION FOR FIELD LOCATION OF SERVICES.

ADJOINER:  
4642 NORTHWESTERN DRIVE  
ZIONSVILLE, INDIANA 46077

EXISTING  
DETENTION FACILITY

REBAR FD.  
W/ALUM. CAP  
WEHME ENGINEERING  
FIRM 0012

PARK NORTHWESTERN  
REGULATED DRAIN

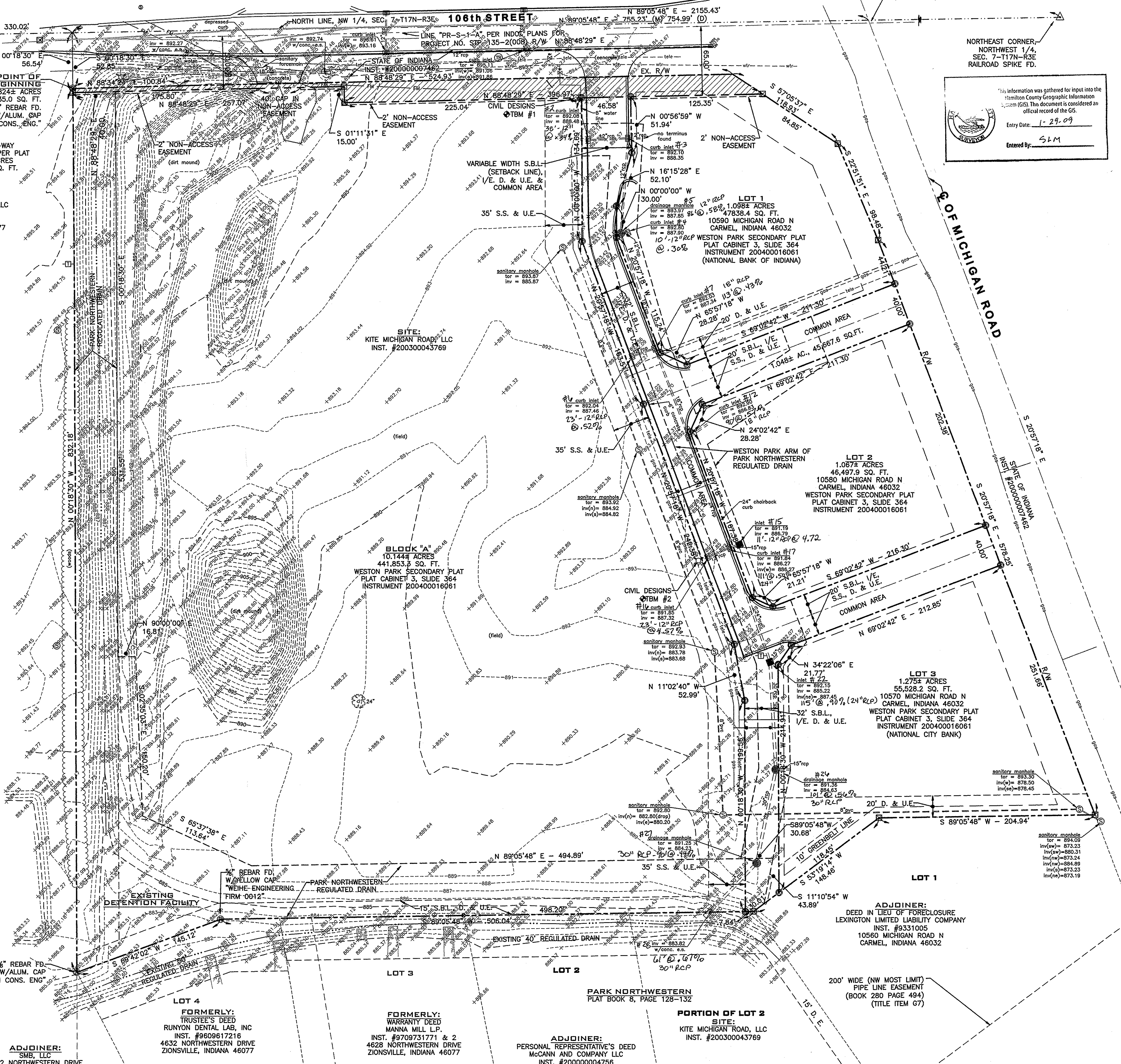
EXISTING 40' REGULATED DRAIN

LOT 4  
FORMERLY:  
TRUSTEE'S DEED  
RUNYON DENTAL LAB, INC  
INST. #960917216  
4632 NORTHWESTERN DRIVE  
ZIONSVILLE, INDIANA 46077

FORMERLY:  
WARRANTY DEED  
MANNA MILL L.P.  
INST. #9709731771 & 2  
4529 NORTHWESTERN DRIVE  
ZIONSVILLE, INDIANA 46077

ADJOINER:  
PERSONAL REPRESENTATIVE'S DEED  
MCCAIN AND COMPANY LLC  
INST. #20000004756  
4520 NORTHWESTERN DRIVE  
ZIONSVILLE, INDIANA 46077

NOW:  
SIMPLY STORAGE ZIONSVILLE, LLC



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: 1-29-09

Entered By: SLM

**LAND DESCRIPTION (PER TITLE COMMITMENT)**  
Block "A" in Weston Park Secondary Plat, the plat of which was recorded March 12, 2004, in Plat Cabinet 3, Slide 364 as Instrument 200400016061, in the Office of the Recorder of Hamilton County, Indiana.

**SURVEYOR'S REPORT**  
1. In accordance with Title 865, Article 1, Chapter 12 of the Indiana Administrative Code ("Rule 12"), the following observations and opinions are submitted regarding the various uncertainties in the locations of the lines and corners established by this survey as a result of uncertainties in reference monumentation; in record descriptions and plats; in lines of occupation; and as introduced by random errors in measurement ("Theoretical Uncertainty").

There may be unwritten rights associated with these uncertainties. The client should assume there is an amount of uncertainty along any line equal in magnitude to the discrepancy in the location of the lines of possession from the surveyed lines. All survey monuments set or found this survey are flush with existing grade unless otherwise noted.

The Theoretical Uncertainty (due to random errors in measurement) of the corners of the subject tract established this survey is within the specifications for a Class C Survey (0.50 feet) as defined in IC 865.

Purpose of Survey:  
The purpose of this survey is to prepare a boundary survey of the above described land.

Basis of Bearings:  
The basis of bearings for this survey is per the plat. This survey is based upon prior work for the Secondary Plat of Weston Park completed by Civil Designs, LLP, as Job Number 03-158 and certified on March 2, 2004. Said plat is recorded in the Office of the Recorder in Hamilton County, Indiana as Instrument #2004-16061. Said plat cross references a survey of the said overall subdivision which is recorded in said Recorder's Office as Instrument #2003-80605. Additionally two surveys were certified by Tonia M. Strug for Civil Designs Project Numbers 04-124 and 04-138 for Lots 1 and 3 of the plat.

Reference Monumentation:  
Several monuments were recovered including those shown along the west and south lines of the plat. These locations agree well with that shown on the NEC-NWQ. However, a rebar with a yellow cap no longer legible was found on the extension of the north quarter line but 0.8 feet west of the position of the NWC-NWQ per the plat.

Record Descriptions and Plats:  
No deed gaps or overlaps exist unless otherwise noted.

Lines of Occupation:  
Variations in lines of occupation are as noted.

2. The accuracy of any flood hazard data shown on this survey is subject to map scale uncertainty and to any other uncertainty in location or elevation on the referenced Flood Insurance Rate Map. The property described on this Survey is NOT located in Zone A as said tract plots by scale on Community Panel F of the Flood Insurance Rate Maps for the City of Carmel, Hamilton County, Indiana dated February 19, 2003.

3. Ownership information indicated hereon is as identified in County or Township records or on title work provided by others.

4. Evidence of source of title for a portion of the subject tract was provided in the form of Chicago Title Insurance Company commitment number 390976, dated October 6, 2006. Part of the items shown thereon may have been depicted on the survey and are identified by their recording data. Should any additional items need to be depicted on the survey please advise and provide the appropriate documents.

5. I affirm, under the penalties for perjury, that I have taken reasonable care to redact each social security number in this document, unless required by law. Bradley P. Ott.

6. No structural encroachments were observed.

7. This site is zoned I-1 (Industrial) per <http://gis.carmel.in.gov/map/index.cfm>.

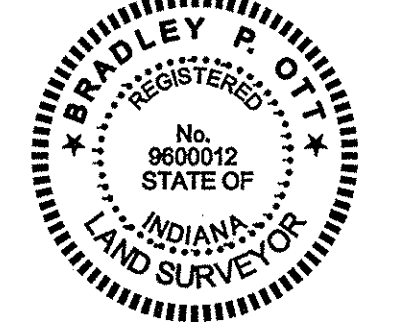
The following setback requirements are per CARMEL CITY CODE CHAPTER 10: ZONING & SUBDIVISIONS ARTICLE 1: ZONING CODE CARMEL ZONING ORDINANCE CHAPTER 20A: I-1/INDUSTRIAL DISTRICT 20A.04 Height and Area Requirements. (See Chapter 26: Additional Height, Yard, & Lot Area Regulations for additional requirements.)  
20A.04.01 Maximum Height Sixty (60) feet.  
20A.04.02 Minimum Front Yard: Fifteen (15) feet.  
20A.04.03 Minimum Side Yard:  
1. Industrial or Business use or zoning abutting premises: None;  
2. Residential use or zoning abutting premises: Five (5) feet.  
20A.04.04 Minimum Rear Yard: Fifteen (15) feet.  
20A.04.05 Maximum Lot Coverage: Ninety percent (90%) of the lot.  
as amended per Z-320; Z-365-01; Z-369-02; Z-411-03; Z-415-03; Z-453-04 Summer 2004 v1.

**CERTIFICATE OF SURVEY**  
ALTA/ACSM Land Title Survey  
To: Kite Realty Company  
Chicago Title Insurance Company.

This is to certify that this map or plat and the survey on which it is based were made in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA, ACSM and NSPS in 2005, and includes Items 1, 2, 3, 4, 5, 6, 7a, 7c, 8, 9, 10, 11a, and 13 of Table A thereof. Pursuant to the Accredited Standards as adopted by ALTA, NSPS and ACSM in effect on the date of this certification, undersigned further certifies that the Positional Uncertainties resulting from the survey measurements made on the survey do not exceed the allowable Positional Tolerance. To the best of my knowledge and belief the within plat represents a survey made under my supervision in accordance with Title 865, Article 1, Chapter 12 of the Indiana Administrative Code. The field work for this survey was completed in February, 2007.

Dated this 24th day of May, 2007.

*Bradley P. Ott*  
Bradley P. Ott  
PLS #9600012  
State of Indiana



**BENCHMARKS:**

IBM #78  
A CHISELED "X" ON S. SIDE CONC. LIGHT POLE BASE, S. SIDE PEARSON FORD DEALERSHIP, N. SIDE OF 106th STREET, E. SIDE OF ENTRANCE DRIVE, 400'± W. OF MICHIGAN ROAD. ELEV = 898.25

CIVIL DESIGNS TRM#1  
SOUTH BONNET BOLT OF A FIRE HYDRANT LOCATED 64'± SOUTH OF THE CENTERLINE 106th STREET & JUST WEST OF THE EAST ENTRANCE DRIVE TO PROPERTY FROM 106th ST. ELEV = 894.86

CIVIL DESIGNS TRM#2  
SOUTH BONNET BOLT OF A FIRE HYDRANT LOCATED 21' WEST OF THE CENTERLINE OF ACCESS ROAD AND 37'± NORTH OF THE SOUTHWEST CORNER OF LOT 2. ELEV = 894.09

PREPARED FOR: **TER HORST, LAMSON, & FISK, INC.**  
8675 PURDUE ROAD  
INDIANAPOLIS, INDIANA 46268

**TOPOGRAPHIC SURVEY**  
BLOCK "A" WESTON PARK  
106th ST. & MICHIGAN ROAD  
CARMEL, INDIANA

**REVISION RECORD**

01 07.28.2007 B.O.T.T.  
per Carmel review comments

**DATE:** 05.18.2007  
**DWN. BY:** BEB  
**CHKD. BY:** BPO  
**SCALE:** 1" = 50'  
**PROJECT NUMBER:** 07-162  
**SHEET 1 OF 1**

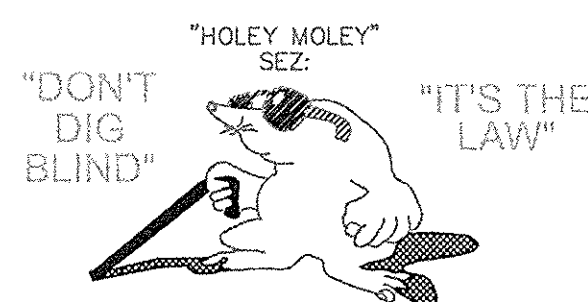
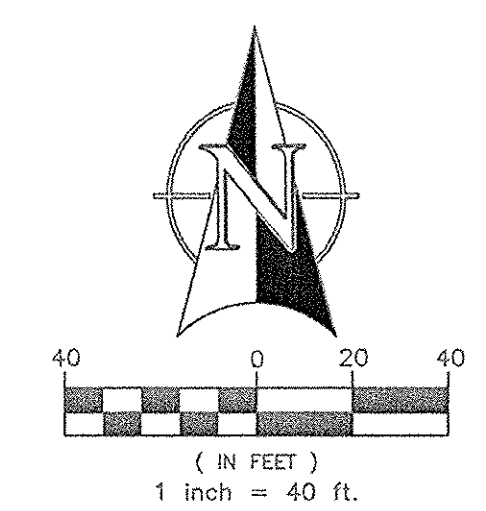
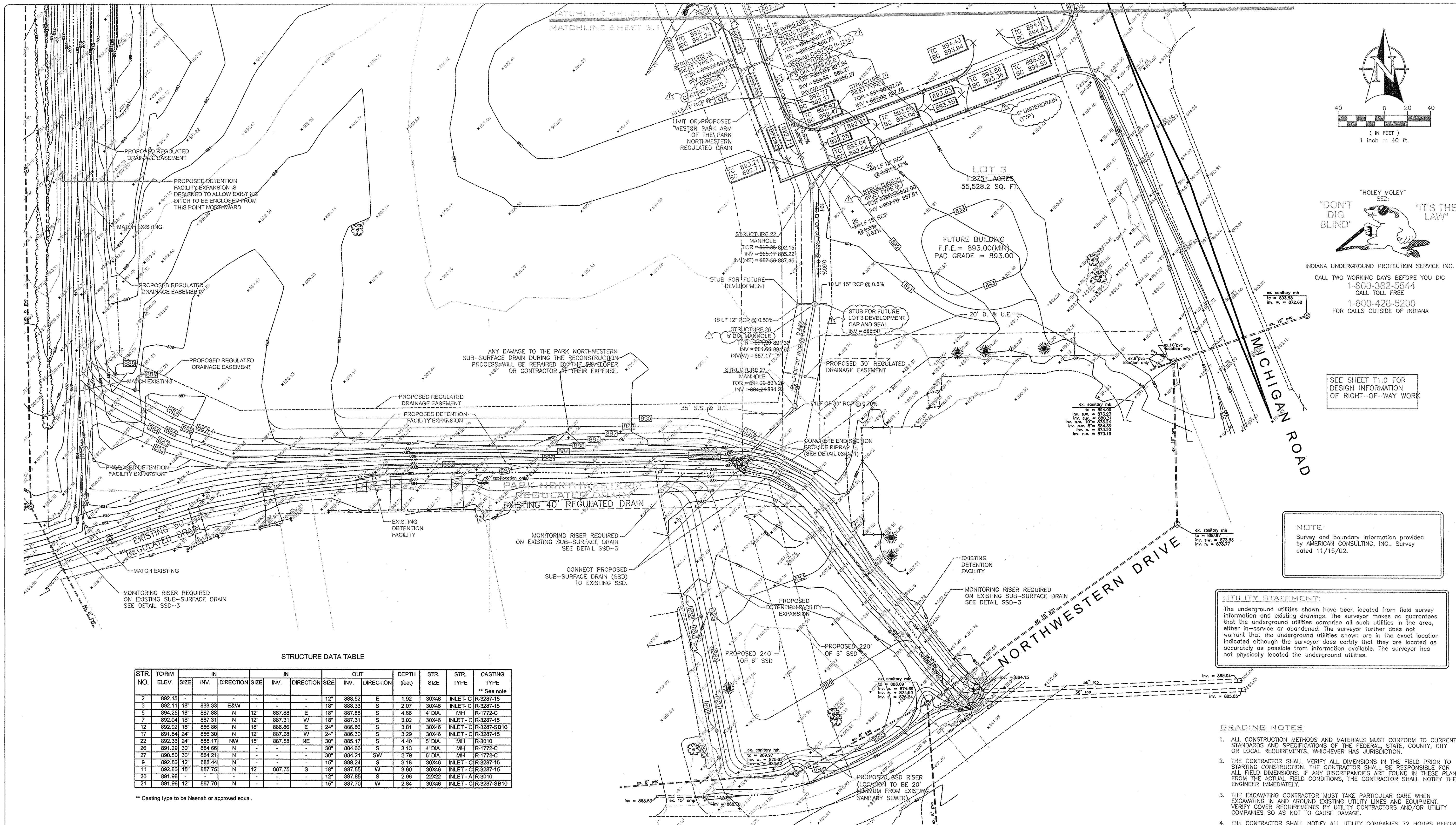
**Civil Designs**  
2415 Directors Row Ste  
Indianapolis, IN 46241  
317-244-1968  
FAX-244-1969

**AS-BUILT SURVEY**  
(POST CONSTRUCTION)









INDIANA UNDERGROUND PROTECTION SERVICE INC.  
 CALL TWO WORKING DAYS BEFORE YOU DIG  
 1-800-382-5544  
 CALL TOLL FREE  
 1-800-428-5200  
 FOR CALLS OUTSIDE OF INDIANA

SEE SHEET T1.0 FOR DESIGN INFORMATION OF RIGHT-OF-WAY WORK

NOTE:  
 Survey and boundary information provided by AMERICAN CONSULTING, INC., Survey dated 11/15/02.

UTILITY STATEMENT:  
 The underground utilities shown have been located from field survey information and existing drawings. The surveyor makes no guarantees that the underground utilities comprise all such utilities in the area, either in-service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although the surveyor does certify that they are located as accurately as possible from information available. The surveyor has not physically located the underground utilities.

- GRADING NOTES
- ALL CONSTRUCTION METHODS AND MATERIALS MUST CONFORM TO CURRENT STANDARDS AND SPECIFICATIONS OF THE FEDERAL, STATE, COUNTY, CITY OR LOCAL REQUIREMENTS, WHICHEVER HAS JURISDICTION.
  - THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD PRIOR TO STARTING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FIELD DIMENSIONS. IF ANY DISCREPANCIES ARE FOUND IN THESE PLANS FROM THE ACTUAL FIELD CONDITIONS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY.
  - THE EXCAVATING CONTRACTOR MUST TAKE PARTICULAR CARE WHEN EXCAVATING IN AND AROUND EXISTING UTILITY LINES AND EQUIPMENT. VERIFY COVER REQUIREMENTS BY UTILITY CONTRACTORS AND/OR UTILITY COMPANIES SO AS NOT TO CAUSE DAMAGE.
  - THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES 72 HOURS BEFORE CONSTRUCTION IS TO START, TO VERIFY IF ANY UTILITIES ARE PRESENT ON SITE. ALL VERIFICATIONS (LOCATION, SIZE AND DEPTH) SHALL BE MADE BY APPROPRIATE UTILITY COMPANIES. WHEN EXCAVATING IS AROUND OR OVER EXISTING UTILITIES, THE CONTRACTOR MUST NOTIFY THE UTILITY COMPANY SO A REPRESENTATIVE OF THAT UTILITY COMPANY CAN BE PRESENT TO INSTRUCT AND OBSERVE DURING CONSTRUCTION.
  - TRENCHES FOR ALL STORM DRAIN LINES SHALL BE BACKFILLED COMPLETELY WITH ENGINEERED GRANULAR MATERIAL IF WITHIN 5 FEET OF PAVEMENT.
  - AFTER STRIPPING TOPSOIL MATERIAL, PROOFROLL WITH A MEDIUM WEIGHT ROLLER TO DETERMINE LOCATIONS OF ANY POCKETS OF UNSUITABLE MATERIAL. THE NECESSITY FOR SUBDRAINS AND/OR REMOVAL OF ANY UNSUITABLE MATERIAL WITHIN THE PROPOSED PARKING AREAS WILL BE DETERMINED AT THE TIME OF CONSTRUCTION.
  - PROVIDE POSITIVE DRAINAGE WITHOUT PONDING. IN ALL AREAS, AFTER INSTALLATION, CONTRACTOR TO TEST FOR, AND CORRECT, IF ANY, "BIRD BATH" CONDITIONS.
  - ALL PROPOSED SPOT ELEVATIONS ARE THE FINAL PAVEMENT AND FINAL GRADE ELEVATIONS.
  - SEE APPROPRIATE DETAILS TO DETERMINE SUBGRADE ELEVATIONS BELOW FINISH GRADE ELEVATIONS INDICATED.
  - FLOW LINE ELEVATIONS ARE GIVEN AT END OF CONCRETE END SECTIONS.

STRUCTURE DATA TABLE

STR. NO.	TC/RIM ELEV.	SIZE	IN. DIRECTION	SIZE	IN. DIRECTION	SIZE	OUT. DIRECTION	DEPTH (feet)	STR. SIZE	STR. TYPE	CASTING TYPE	
2	892.15	-	-	-	-	12"	888.52	E	1.92	30X46	INLET - C R-3287-15	
3	892.11	18"	E&W	-	-	18"	888.33	S	2.07	30X46	INLET - C R-3287-15	
5	894.25	18"	N	12"	887.88	E	18"	887.88	S	4.66	4" DIA. MH R-1772-C	
7	892.04	18"	N	12"	887.31	W	18"	887.31	S	3.02	30X46	INLET - C R-3287-15
12	892.92	18"	N	18"	888.86	E	24"	886.86	S	3.81	30X46	INLET - C R-3287-SB10
17	891.84	24"	N	12"	887.28	W	24"	886.30	S	3.29	30X46	INLET - C R-3287-15
22	892.38	24"	NW	15"	887.58	NE	30"	885.17	S	4.40	5" DIA. MH R-3010	
26	891.20	30"	N	-	-	30"	884.66	S	3.13	4" DIA. MH R-1772-C		
27	890.50	30"	N	-	-	30"	884.21	SW	2.73	5" DIA. MH R-1772-C		
9	892.88	12"	N	-	-	15"	888.24	S	3.18	30X46	INLET - C R-3287-15	
11	892.88	15"	N	12"	887.75	S	18"	887.55	W	3.60	30X46	INLET - C R-3287-15
20	891.98	-	-	-	-	12"	887.85	S	2.98	22X22	INLET - A R-3010	
21	891.98	12"	N	-	-	15"	887.70	W	2.84	30X46	INLET - C R-3287-SB10	

\*\* Casting type to be Neenah or approved equal.

PROPOSED GRADING LEGEND:

DESCRIPTION:	ABBREVIATIONS
PROPOSED SPOT	EP = EDGE OF PAVT.
PROPOSED CURB ELEVATION	TC = TOP OF CURB
PROPOSED CONTOUR	BC = BOTTOM OF CURB
EXISTING CONTOUR	TOR = TOP OF RIM
PROPOSED GRADE BREAK	INV = STORM INVERT
PROPOSED FLOWLINE	FL = FLOWLINE
PROPOSED STORM SEWER	ME = MATCH EXISTING

DESCRIPTION:	DETAIL #/SH. #
PROPOSED UNDERDRAIN	DETAIL 10/C7.1
PROPOSED CURB INLET	DETAIL 04/C7.1
PROPOSED MANHOLE	DETAIL 06/C7.1
PROPOSED INLET TYPE A	DETAIL 05/C7.1
PROPOSED INLET TYPE C	DETAIL 12/C7.1
CONCRETE END SECTION	DETAIL 03/C7.1

EXISTING LEGEND:

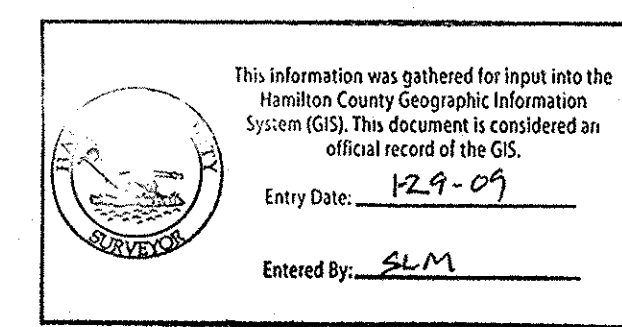
DESCRIPTION:	DESCRIPTION:
EXISTING ASPHALT	WATER VALVE
EXISTING BRICK	FIRE HYDRANT
EXISTING CONCRETE	WATER METER
TEMPORARY BENCH MARK	TRAFFIC POLE
SECTION CORNER	TRAFFIC PEDESTAL
MONUMENT	SANITARY MANHOLE
REBAR FOUND/REBAR SET	DECIDUOUS TREE
POWER POLE	CONIFEROUS TREE
GUY WIRE	OVERHEAD ELECTRIC LINE
TELEPHONE PEDESTAL	UNDERGROUND ELECTRIC
TELEPHONE MANHOLE	UNDERGROUND TELEPHONE
LIGHT POLE	WATER LINE
DETECTOR HOUSING	GAS LINE
STAND PIPE	OVERHEAD TRAFFIC
SIGN	

REMARKS:

TBM #10  
 S.W. BOLT OF FIRE HYDRANT ON E. SIDE OF MICHIGAN ROAD, 150' ± S. OF 106th STREET, WEST OF WALGREENS (MICHIGAN ROAD PROJECT)  
 ELEV = 895.60

TBM #77  
 A CHISELED "X" ON TOP OF CURB ON S. SIDE NORTHWESTERN DR., 300' ± W. OF MICHIGAN ROAD, N. SIDE CURB ISLAND ENTRANCE TO NORTHWEST PLAZA  
 ELEV = 891.30

TBM #78  
 A CHISELED "X" ON S. SIDE CONC. LIGHT POLE BASE, S. SIDE PEARSON FORD DEALERSHIP, N. SIDE OF 106th STREET, E. SIDE OF ENTRANCE DRIVE, 400' ± W. OF MICHIGAN ROAD.  
 ELEV = 898.25



**KITE COMPANIES, INC.**  
 30 S. MERIDIAN ST., SUITE 1100  
 INDIANAPOLIS, INDIANA 46204

**CIVIL DESIGNS, LLP**  
 2415 DIRECTORS ROW, SUITE E  
 INDIANAPOLIS, INDIANA 46241

PHONE: 317-244-1968  
 FAX: 317-244-1969

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**WESTON PARK**  
 106th STREET & MICHIGAN ROAD  
 CARMEL, INDIANA

**INFRASTRUCTURE GRADING PLAN**

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DWN BY: **KRC**

CHKD BY: **RRH**

SCALE: **1" = 40'**

DATE: **03/16/04**

---

PROJECT NUMBER  
**03-188**

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DESIGN PHASE  
**CONSTRUCTION**

---

PLAN NUMBER  
**G3.1**  
 SHEET OF