

SURVEYOR'S OFFICE

# Hamilton County

*Kenton C. Ward, Surveyor*

*Phone (317) 776-8495*

*Fax (317) 776-9628*

*Suite 146*

*One Hamilton County Square*

*Noblesville, Indiana 46060-2230*

To: Hamilton County Drainage Board

August 14, 2000

Re: Geistview Estates Drain

Attached is a petition, non-enforcement requests, plans, calculations, quantity summary and assessment rolls for the Geistview Estates Drain. 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 880 ft      8" CMP 20 ft

The total length of the drain will be 900 feet.

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

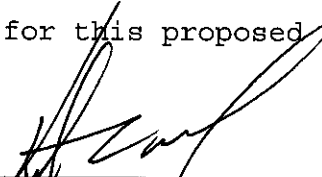
I have reviewed the plans and believe the drain will benefit each lot equally. Therefore, I recommend each lot be assessed equally. I also believe that no damages will result to landowners by the construction of this drain. I recommend a maintenance assessment of \$100.00 per lot, \$10.00 per acre for roadways, with a \$100.00 minimum. With this assessment the total annual assessment for this drain/this section will be \$600.00.

Parcels assessed for this drain may be assessed for the Fall Creek Drain at sometime in the future.

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. This request is for the reduction of the regulated drain easement to those widths as shown on the secondary plat for Geistview Estates as recorded in the office of the Hamilton County Recorder.

I recommend the Board set a hearing for this proposed drain for September 25, 2000.



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Kenton C. Ward  
Hamilton County Surveyor

KCW/kkw



**COMMUNITY  
BANK**

P.O. Box 1990

Noblesville, Indiana 46061

(317) 773-0800 ■ FAX (317) 776-6960

**IRREVOCABLE LETTER OF CREDIT NO. 254**

Dated: July 7, 2000                      Amount : \$4,600.00  
Expires: July 7, 2001

For Account of: Joseph and Donna Huck  
(Geistview Estates Subdivision)  
Florida Road  
Fortville, IN

Beneficiary: Hamilton County Board of Commissioners  
One Hamilton County Square  
Noblesville, IN 46060

Purpose: Monuments, 6" drain and erosion control

To Whom It May Concern:

We hereby establish our Irrevocable Letter of Credit No. 254 in favor of the Hamilton County Board of Commissioners for the account of Joseph and Donna Huck in the amount of Four Thousand Six Hundred Dollars (\$4,600), available by your sight drafts drawn on us bearing the clause, "Drawn under Irrevocable Letter of Credit No. 254" and accompanied by a document which has been executed by the beneficiary.

This Letter of Credit will expire on July 7, 2001. We engage with you that all drafts drawn under and in compliance with the terms of the Letter of Credit will be duly honored if presented at the bank's office during the term of the Letter of Credit.

Except so far as otherwise expressly stated, this Letter of Credit is subject to the "Uniform Customs and Practice for Documentary Credits" (1993 revision), International Chamber of Commerce Publication No. 500."

Respectfully,

COMMUNITY BANK

Jim Kingsolver  
Vice President

**BOARD OF COMMISSIONERS  
OF THE COUNTY OF HAMILTON**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
DATE \_\_\_\_\_

**FILED**

JUL 07 2000

**OFFICE OF HAMILTON COUNTY SURVEYOR**

**ATTEST: \_\_\_\_\_  
HAMILTON COUNTY AUDITOR**



**RLF CONSULTING, LLC**

4426 Robertson Boulevard

Indianapolis, IN 46228

(317) 387-0350 Fax (317) 387-9273

*Richard L. Fidler*  
Registered Land Surveyor

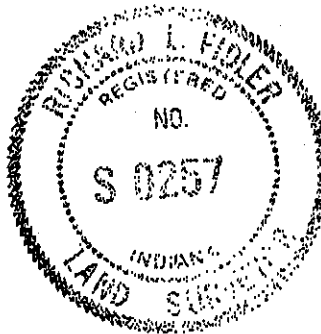
July 7, 2000

Hamilton County Surveyor's Office  
One Hamilton Square Suite 146  
Noblesville, In 46060

RE: REVISED ESTIMATE FOR GEISTVIEW ESTATES

- 1. Monumentation : \$ 600.00
- 2. 6" underdrain & appurt. : 3,000.00
- 3. Erosion control : 1,000.00
- TOTAL ESTIMATE : \$ 4,600.00

RICHARD L. FIDLER, L. S.



Post-it™ Fax Note	7671	Date	7.7.2000	# of pages	1
To	William A. Casia	From	R. L. Fidler		
Co./Dept.	Hamilton Co. Surveyor	Co.			
Phone #	776.8495	Phone #	387.0350		
Fax #	776.9628	Fax #	387.9273		

STATE OF INDIANA )  
 )  
COUNTY OF HAMILTON )

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

In the matter of GEISTVIEW ESTATES 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 GEISTVIEW ESTATES, 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.

*Joseph Huck*

Signed

JOSEPH HUCK

Printed Name

*Donna Huck*

Signed

DONNA HUCK

Printed Name

RECORDED OWNER(S) OF LAND INVOLVED

DATE \_\_\_\_\_

**FILED**

OCT 18 1999

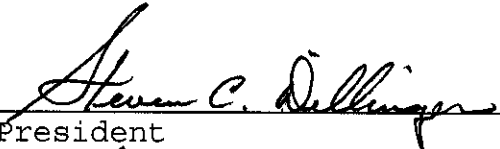
**OFFICE OF HAMILTON COUNTY SURVEYOR**

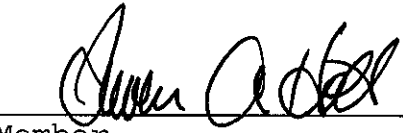
FINDINGS AND ORDER  
CONCERNING THE MAINTENANCE OF THE  
Geistview Estates Drain


On this *25th day of September 2000*, the Hamilton County Drainage Board has held a hearing on the Maintenance Report and Schedule of Assessments of the *Geistview Estates Drain*.

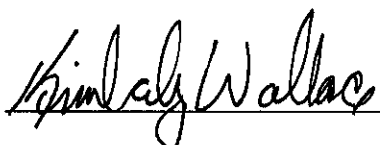
Evidence has been heard. Objections were presented and considered. The Board then adopted the original/amended Schedule of Assessments. The Board now finds that the annual maintenance assessment will be less than the benefits to the landowners and issues this order declaring that this Maintenance Fund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

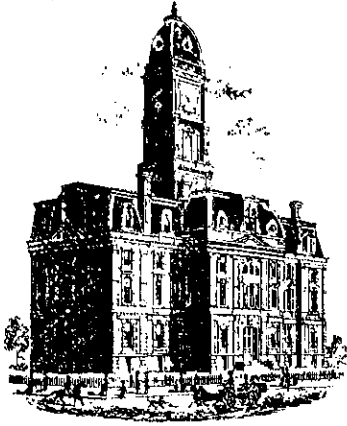
HAMILTON COUNTY DRAINAGE BOARD

  
\_\_\_\_\_  
President

  
\_\_\_\_\_  
Member

  
\_\_\_\_\_  
Member

Attest:   
\_\_\_\_\_



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

August 12, 2010

**Re: Geistview Estates Drain**

Attached are plans and other information for Geistview Estates Drain. An inspection of the drainage facilities for this section has been made and the facilities were found to be complete and acceptable.

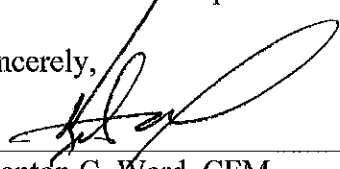
During construction, changes were made to the drain, which will alter the plans submitted with my report for this drain-dated August 14, 2000. The report was approved by the Board at the hearing held. (See Drainage Board Minutes Book 5, Pages 461-3)  
The changes are as follows:  
The 6" SSD was shortened from 880 feet to 845 feet. Only on riser was located in the field and that was on the north line of lot 2. The length of the drain due to the changes described above is now **845 feet**.

The non-enforcement was approved by the Board at its meeting on September 25, 2000 and recorded under instrument #200000061201. The following sureties were guaranteed by Community Bank and expired on July 7, 2001.

**Bond-LC No:** 254  
**Insured For:** Storm Sewers, Erosion Control  
**Amount:** \$4,600.00  
**Issue Date:** July 7, 2000

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

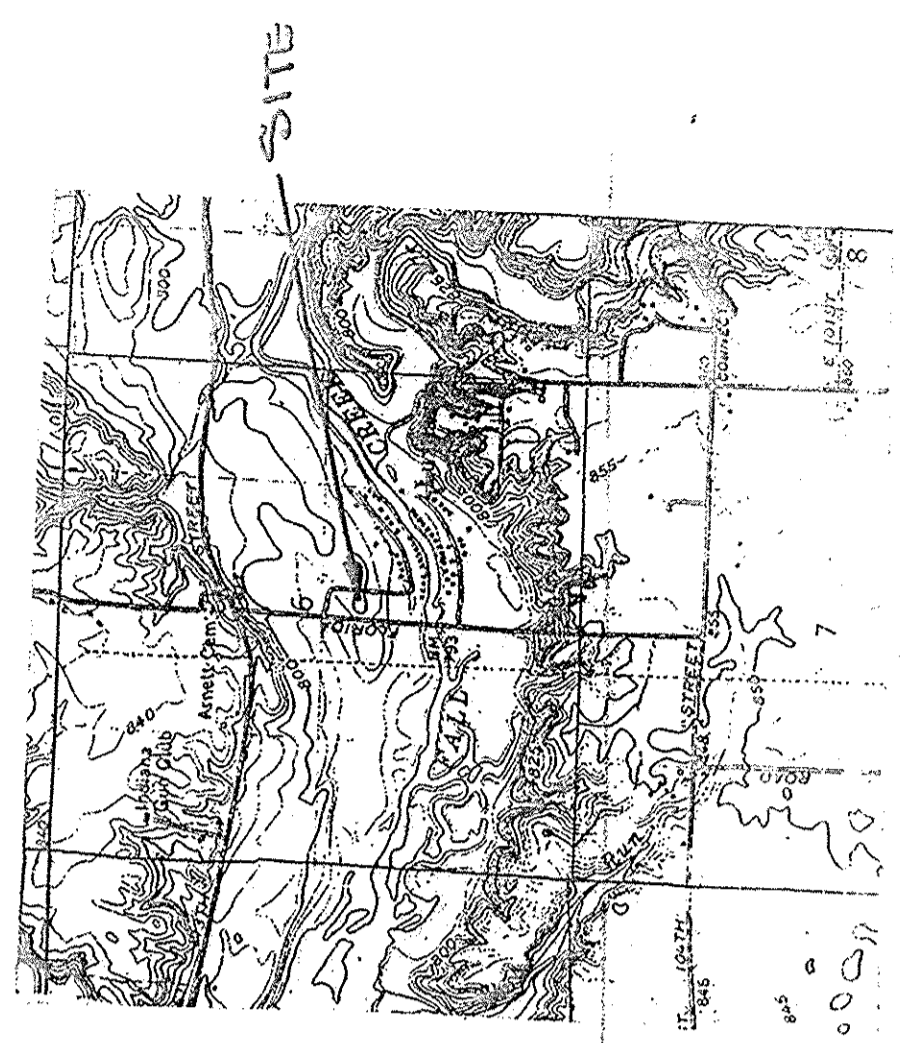
Sincerely,

  
Kenton C. Ward, CFM  
Hamilton County Surveyor

KCW/slm



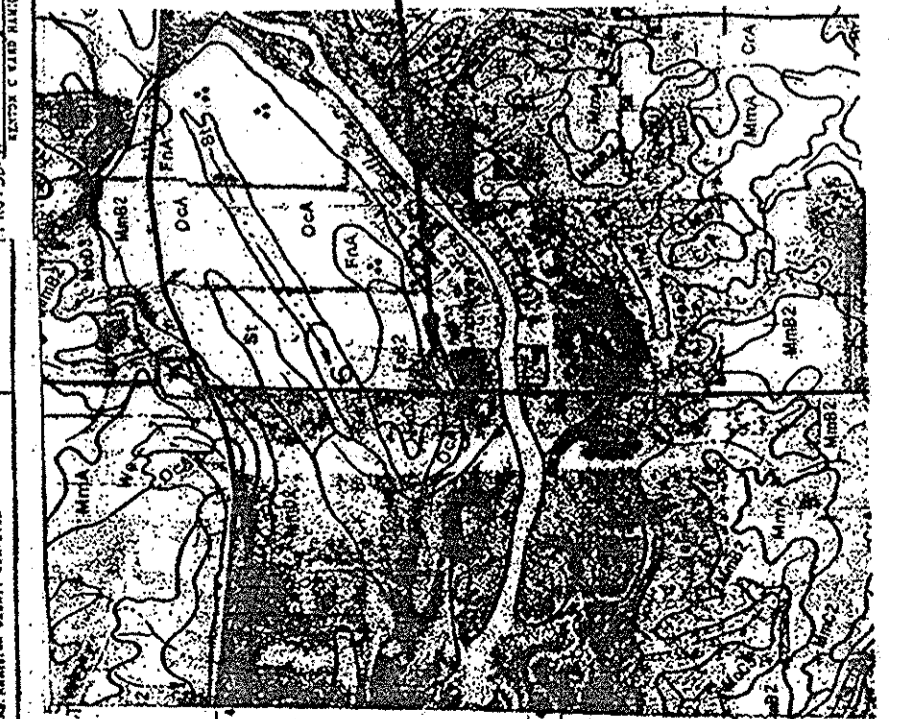
U.W. COR. S.E. 1/4, SEC. 6,  
T-17N, R-10E, FALL CREEK TWP,  
HAMILTON COUNTY, INDIANA  
PART VENTURES



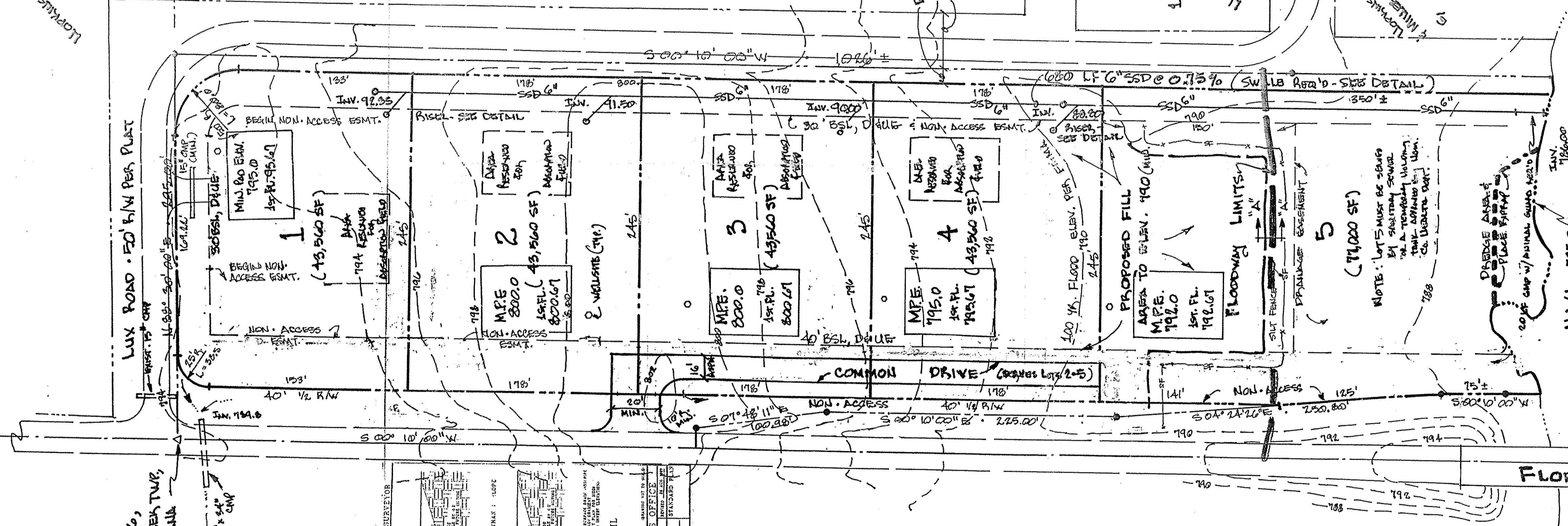
AREA MAP

OFFICE OF THE HAMILTON COUNTY SURVEYOR  
SEEDING SPECIFICATIONS  
ALL SEEDING SHALL BE DONE BY HAND OR BY AIR IN THE PROPER PROPORTIONS  
AS SPECIFIED ON THE SEEDING PLAN. THE SEEDING SHALL BE DONE IN ACCORDANCE  
WITH THE SEEDING PLAN AND THE SEEDING SPECIFICATIONS. THE SEEDING SHALL  
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HAMILTON COUNTY SURVEYOR'S OFFICE  
APPROVED: [Signature]  
DATE: 7/25/10



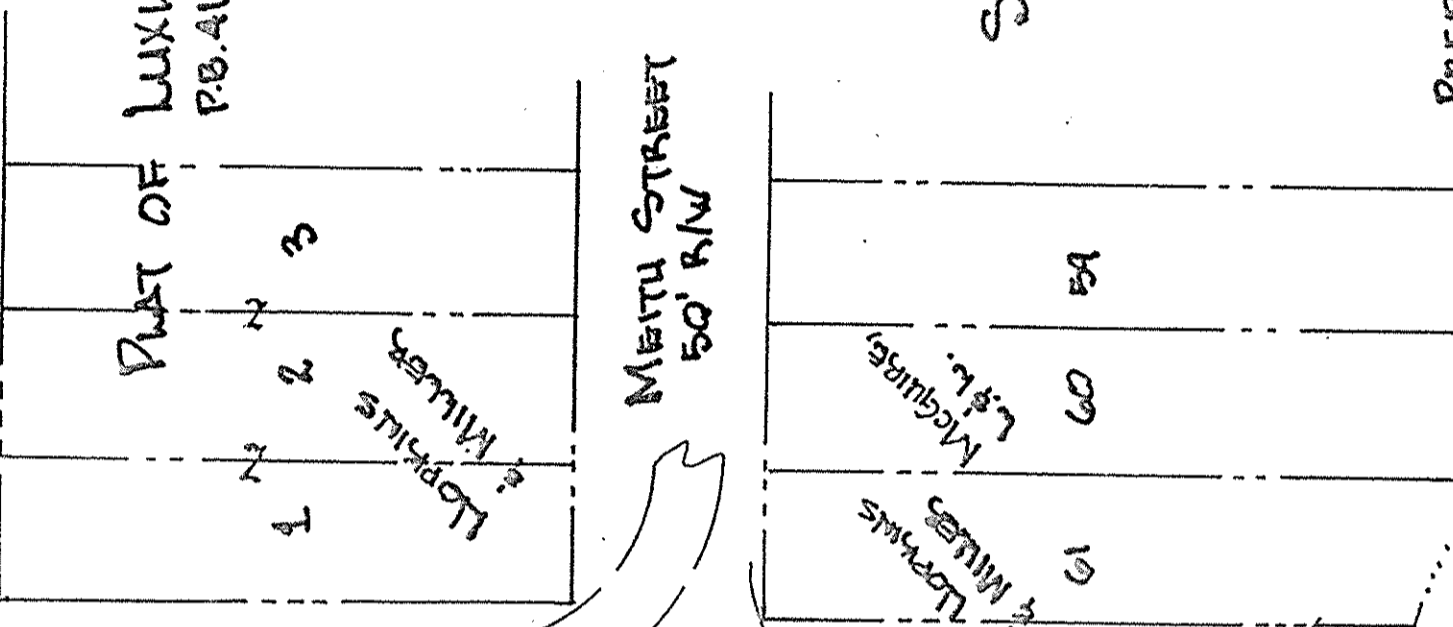
SOILS MAP



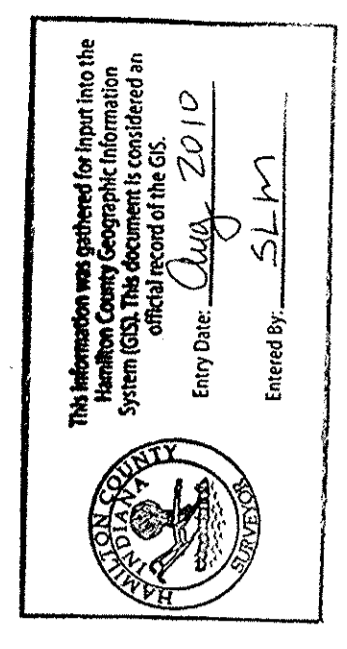
LEGAL DESCRIPTION  
A part of the Southeast Quarter of Section 6, Township 17 North, Range 6 East, Hamilton County, Indiana, more particularly corner of said Southeast Quarter Section and including thence North 89 degrees 30 minutes 00 seconds East (assumed bearing) along the North line thereof 295.00 feet, thence South 0 degrees 10 minutes 00 seconds West 1,026 feet +/- to the North shore line of Geist Reservoir, thence along said shore line would have been established December 30, 1960 plus accretion and lateral encroachment both the water level thereof as an elevation of 785.0 feet above mean sea level, thence in a Westerly direction along said shore line 295 feet more or less to the West line of said Quarter Section and southeast of the point of beginning, thence North 0 degrees 10 minutes 00 seconds East 1,026 feet +/- along said West line to the point of beginning, subject to all rights-of-way and easements.

PROPOSED 10 R/W DEDICATION  
PLATTED TO R/W

VALUHAN STREET - 40 R/W (LUDOVIGAN)



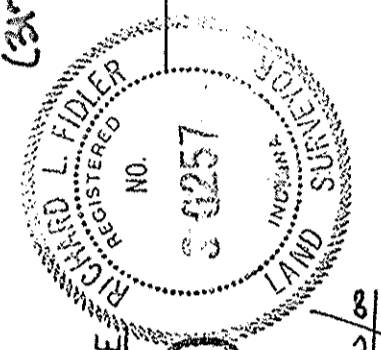
PREPARED FOR:  
JOSEPH & DONNA LUCK  
17461 AUCLOPARK WAY  
FISHERS, IN 46038



SCALE 1" = 50'

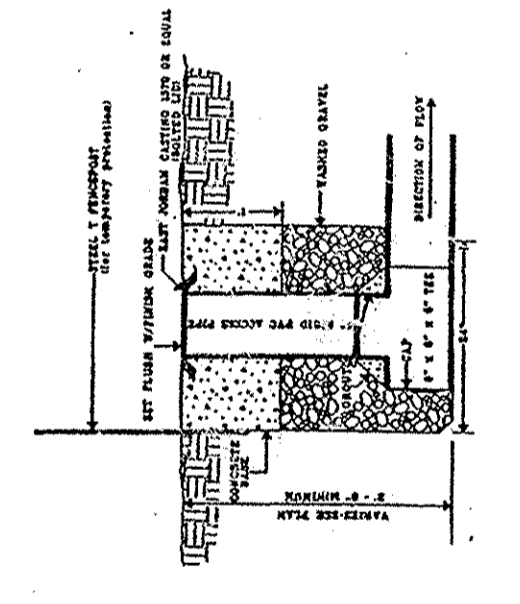
PREPARED BY:  
RUE CONSULTING, LLC  
RICHARD L. RUE, L.S.  
16022 LONDON DRIVE  
INDIANAPOLIS, IN 46254  
(317) 587-0350 FAX: (317) 587-9225

DATE: 7/25/10

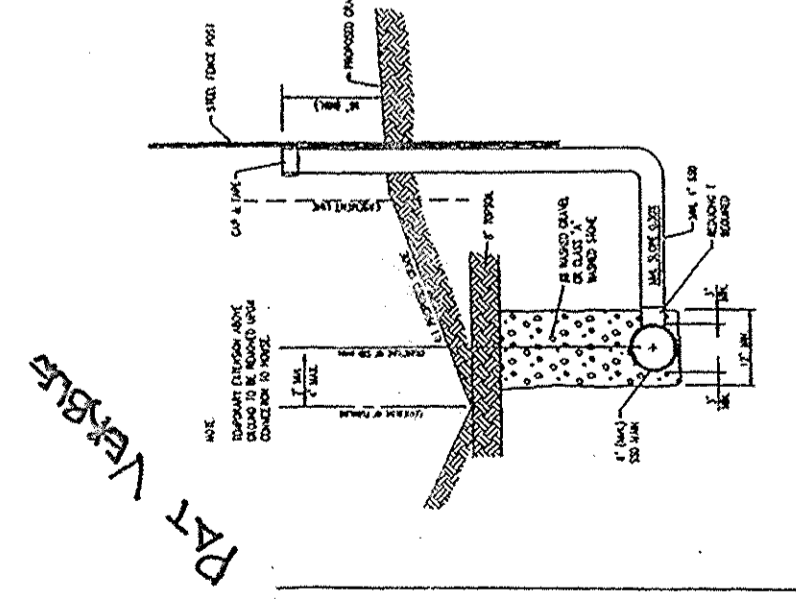


HAMILTON COUNTY SURVEYOR'S OFFICE  
APPROVED  
DATE: 7/25/10

Approved here in compliance with Hamilton County  
Regulated Design Standards only and does not imply  
Dyngess Board acceptance nor secondary plot approval



SUBSURFACE DRAIN (SSD) RISER DETAIL



TYPICAL SSD LATERAL TO INDIVIDUAL LOTS IN REAR YARD

# Geistview Estates

PRELIMINARY PLAT  
& DEVELOPMENT PLAN

HAMILTON COUNTY SURVEYOR'S OFFICE  
APPROVED: [Signature]  
DATE: 7/25/10

HAMILTON COUNTY SURVEYOR'S OFFICE  
APPROVED: [Signature]  
DATE: 7/25/10

HAMILTON COUNTY SURVEYOR'S OFFICE  
APPROVED: [Signature]  
DATE: 7/25/10