







SURVEYOR'S OFFICE

# Hamilton County

*Kenton C. Ward, Surveyor*

*776-9626*

*942 Maple Avenue*

*Noblesville, Indiana 46060* April 10, 1989

To: Hamilton County Drainage Board

Re: Clara Knotts Drainage Area

The following report on the Clara Knotts Drainage is divided into five sections. These sections have attached plans, profiles, calculations and other submittals which are required for each particular section. Each section is an individual project in itself and is independent of the other sections.

Section 1 deals with the relocation, reconstruction and partial vacation of the Clara Knotts Drain and the 96th and College Drain. Section 2 deals with the reconstruction of the Clara Knotts Drain and the construction of new laterals for the drain. Section 3 involves the acceptance of the existing storm sewer along Washington Blvd. The fourth section of the report refers to the drainage facilities for the Foxwood Subdivision and the vacation of portions of the Luther Cravens Drain. Section five discusses the reconstruction/construction of the Clara Knotts, Phase II.

### Section One

The reconstruction of the open drain constructed in 1986 along with the 96th & College Drain will be dealt with in this section. Exhibits for this section include drainage plans, request for reconstruction of the Clara Knotts and 96th & College Drains, a non-enforcement request, calculations and a letter of approval for discharge into Marion County from the Indianapolis Department of Public Works. The proposed drainage facilities covered in this section is for Parkwood Crossing by Duke Construction Management, Inc. I have reviewed the submittals and believe them to be in proper order.

The attached drainage plan proposes a reconstruction of the open ditch which was constructed in 1986 as part of Phase I. The reconstruction would enclose the open ditch at a point south of the I-465 right-of-way and run approximately in its present location to lake No. 2 as shown on the overall drainage plan (Sheet S-14). A pipe connection from the lake to the existing 60" x72" CMP under College Avenue. The existing Knotts Drain would remain the same at that point (Sta 38+35 to Sta 40+40 per the 1910 report). The pipe lengths involved in this portion of the facilities are Str. 141 to 139, 138 and Str. 120 to 121. The lengths involved are as follows: 60" CMP - 144 feet,  
72" RCP - 740 feet

The total length for this portion is.....884 feet.

The lake No. 2 mentioned above is not part of the regulated drain. The ownership and maintenance responsibility of the lake will remain with Duke. The lake will eliminate approximately 600 feet of the open ditch. I believe the lake must be designed as it is in order to prevent flooding in down stream areas. Marion County's approval of the discharge is based on the lakes retention.

Because of the reconstruction of College Avenue, a drainage system for the street adjacent to this project will be installed. This system will consist of a storm sewer along the west side of the street with three laterals for curb inlets on the east curb line and will outlet into lake No. 2. I recommend this system be included as regulated drain. The lengths of pipe involved is as follows:

12" RCP - 450 feet,  
18" RCP - 416 feet

The total length of this portion is.....866 feet.

The next portion of the project facilities involving regulated drain calls for the complete relocation of the 96th & College Drain. The drain as constructed in 1967 and extended in 1986 will be removed due to the reconstruction of 96th Street. The new system will involve a storm line beginning in the northeast corner of 96th Street and U.S. 31 and running east along the north right-of-way for 96th Street to an outlet into lake No. 1. The line will then run from the outlet of the lake (Str 116) to Str 160, 159 to 160, 160 to 161, 162, 163, 164, 165, 166, 167, 168 to 169 which is the outlet into lake No. 2. This will include thirteen laterals south of this system with inlets in the south curb line. A single set of curb inlets into lake No. 2 is also included along with two sets of curb inlets for drives into the project. Other laterals into the Duke property are not to be considered part of the regulated drain.

Duke shall retain ownership and maintenance responsibilities for lake No. 1. Lake No. 1 is not to be considered part of the regulated drain. The lengths for this portion of the drain is as follows:

- 12" RCP - 1333 feet
- 15" RCP - 290 feet
- 18" RCP - 220 feet
- 24" RCP - 790 feet
- 30" RCP - 175 feet
- 36" RCP - 947 feet

The total length of this portion is.....3755 feet

The total length for this section is.....5505 feet.

The cost for this system is being paid by Duke Construction Management, Inc.

Because of the new structures being installed along 96th to U.S. 31, the drainage shed should be modified. These changes are as follows:

- Hamilton County Highway - Add 2.5 acres for 96th St.
- State Highway Dept. - Add 2.0 acres for U.S. 31.
- 13-11-00-00-025, 24.8Ac - Add 3.5 acres.

If approved at the hearing, I recommend that the petitioner be given one (1) year from date of approval for completion and submit a performance bond or letter of credit for 100% of the estimate of those portions of the drainage facilities which will become regulated drain within thirty (30) days of approval. Said surity to run for a two (2) year period. The surity is to be released upon final inspection by the Surveyor and submittal of "as-built" drawings. I also recommend that the non-enforcement request be approved at the time of approval of this section.

Section Two

This section regards the drainage facilities proposed for the Meridian Corporate Plaza by the Trammell Crow Company. Exhibits for this section include drainage plans, request for reconstruction of the Knotts Drain, non-enforcement request, and calculations. I have reviewed all submittals and found them to be in proper form.

*Approved  
4/15/89*

The attached drainage plan proposes a reconstruction of the open ditch which was constructed in 1986 as part of Phase I. The reconstruction would enclose the open ditch at the point the storm sewer outlets at present south of 102nd Street in a 48" RCP, 66" RCP, and a 53" x 83" E RCP. The new storm sewer will terminate immediately north of the I-465 right-of-way. The portions involved

are those pipe lengths from struction numbers 600, 601, 602, 603, 604, and the existing 48" constructed in 1986. These lengths can be seen on the plan and profile sheets 20 and 21.

The remainder of the proposed regulated drain is new storm sewer which will serve as an outlet for the area to the north; will drain portions of College Avenue, Pennsylvania Street and 103rd Street; and will serve as the outlet connection for the proposed storm sewer in Phase II as discussed in Section Five of this report. The portion of the drainage facilities involved are those pipe lengths between structures 608, 609, 610, 611, 663, 612 to the connection of the proposed 42" pipe running south along the west right-of-way of College Avenue for Phase II; and structures 677; 613 to 614; 615 to 616; 617, 618, 619, 620, 621, and 619 to 622, 623, and 622 to 624; 625 to 626; 627, 628, 629, 630; and structures 629 to 632 and 628 to 631; structures 603 to 605, 606, 607, and structures 606 to 655, 656, 657, 658, 659, and structure 656 to 660, 661 and 660 to 662; structure 664 to the existing manhole at 102nd & Washington Blvd.; structure 669 to 668, 670; the existing manhole at 102nd & Pennsylvania St. to structure 665, ~~660~~, 667; the existing manhole on the south side of 103rd Street at Pennsylvania Street to structure 675; and the existing manhole at the northeast corner of 103rd & Pennsylvania Street to structure 674 and to structure 671, 672 to 673. The last two lengths mentioned are not shown on the cover sheet but may be found on sheet 27, plan three. The plan and profiles of these lines may be found on sheets 20, 21, 22, 23, 24, 26 and 27.

Although portions of regulated drain run into the lake and serves as the lakes outlet, the lake itself is not part of the regulated drain. The ownership and maintenance responsibility of the lake will be with Trammell Crow Company.

The petitioner has recently asked that the Board consider an optional location of part of the 48" line. This would mean a relocation of the Clara Knotts as constructed in 1986. The proposed line has not been designed at this time. If the option is considered by the Board, the petitioners engineer should revise the proposed plans before approval is made.

The total length of the proposed reconstruction of the Clara Knotts as constructed in 1986 is as follows:

46" RCP -	1245 feet
66" RCP -	820 feet
53" x 83" ERCP -	150 feet

The total length for the proposed reconstruction is 2215 feet.

The lengths for the new storm sewer portions are as follows:

12" RCP - 1080 feet	36" RCP - 80 feet
15" RCP - 994 feet	42" RCP - 1665 feet
18" RCP - 604 feet	48" RCP - 301 feet
24" RCP - 564 feet	30" x 19" ERCP - 426 feet

The total length of new storm sewer is 5714 feet. The total length of both reconstructed drain and new storm sewer is 7929 feet for this section. The cost of this system is being paid by the Trammell Crow Company.

If approved at the hearing, I recommend that the petitioner be given one (1) year from date of approval for completion and submit a performance bond or letter of credit for 100% of the estimate of those portions of the drainage facilities which are to be regulated drain within thirty (30) days of approval. Said surity to run for a two (2) year period. The surity is to be released upon final inspection by the Surveyor and submittal of "as-built" drawings. I also recommend that the non-enforcement request be approved at the time of approval of this section.

### Section Three

This section relates to the existing storm sewer located along the east side of Washington Blvd. between 103rd Street and platted 102nd Street. During the construction of Phase I of the Clara Knotts this line was tied into by the new storm sewer at the southeast corner of 103rd Street and Washington Blvd. It was also connected into the new storm sewer at the intersection of the new storm sewer running east to west at the south end of Washington Blvd.

*Maint.  
6/5/89*  
I recommend the existing 18" storm line running along the east side of Washington Blvd. be included as part of the Knotts Drain. Along with this line are two 12" laterals running west across Washington Blvd. These are located along the south line of 103rd St. under Washington Blvd. and approximately 400' south of the aforementioned intersection. Both lines have curb inlets on both sides of Washington Blvd.

The approximate total length of this line is as follows:

12" Concrete Tile - 90 feet
18" Concrete Tile - 650 feet

Minor repair is needed for this section. A cost estimate is as follows:

Install inlet grate in southeast corner of 103rd & Westfield	\$ 500.00
Re-install 26' of 12" RCP at south set of curb inlets	\$ 780.00

Repair 2 Catch Basins	\$1000.00
Re-install 2 curb inlets	\$1000.00
Repair 9 sq. yds. of asphalt street	<u>\$ 200.00</u>
	\$3480.00
Plus 10% Cont.	<u>348.00</u>
Total	\$3828.00

I have included this amount in the cost estimate for Section Five. However, if section five is not approved at the hearing, I recommend the work be done as maintenance. The cost involved is well below the maximum amounts for maintenance contracts as set out in section 79.1 of the Drainage Code.

Section Four

Attached is a petition for the proposed storm sewer and subsurface drain system in the Foxwood Subdivision. The petitioner, Paul E. Estridge, is requesting that the drainage facilities proposed be included as an arm of the Clara Knotts Drain. Also attached is a non-enforcement request, plans and calculations for the proposed system. I have reviewed all submittals and petition and believe each to be in proper form.

*Approved  
9-6-5-89*

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 benefitted. The drain will consist of the following:

6" SSD - 1390 feet	21" RCP - 518 feet
12" RCP - 1596 feet	24" RCP - 155 feet
15" RCP - 782 feet	27" RCP - 282 feet
18" RCP - 76 feet	

The total length of the drain will be 4799 feet. The cost of these facilities will be paid for by Paul E. Estridge.

The retention area will not be included with the regulated drain. The regulated drain included are the inlets and outlets for the area. The maintenance of the retention area will be the responsibility of the Homeowners Association.

I recommend the maintenance assessment remain as being included as part of the overall maintenance assessment for the Clara Knotts Drain. I have reviewed the plans and believe the new arm of the Knotts Drain which is proposed will

benefit each of the lots equally. Therefore, I recommend each lot be assessed equally for the Knotts Drain. This assessment will be \$10.00 per lot.

In my report of December 8, 1986, the Luther Cravens Drain was vacated between station 14 to 39+60. With this storm drainage system, the existing Luther Cravens Drain which remains should be vacated. Although the total length of the drain between Sta 0 to Sta 14 isn't being reconstructed, the location, condition, and proximity of the drain in the portion immediately south of 106th Street in the area of the homes is questionable. Therefore, I recommend Sta 0 to Sta 14 of the Luther Cravens Drain be vacated.

I further recommend that the non-enforcement request be approved at the hearing if this section of the hearing is approved.

#### Section Five

Attached are plans and calculations for Phase II of the Clara Knotts Drain Reconstruction. Phase I was completed in 1986. Phase II will continue and expand the storm sewer system so as to drain the area west of College & south of 106th Street.

*denied*  
In order to ensure the areas of severe flooding, this office spent many hours during periods of rain investigating the problem. Also maps were given out to the property owners Association on which problem areas were indicated. Although it was impossible to provide storm sewer to all the areas, I believe the most severe are addressed. For other areas with some effort on the residents part, individual problems can be eliminated.

An investigation was made of the existing storm system in the area north of 102nd along New Jersey, 103rd and Ruckle. It was determined that this system was not adequate to use or expand and thus will not be used nor made part of the regulated drain. Some portions of this system will be replaced by the construction of Phase II.

The cost estimate for Phase II is as follows:

48" RCP - 467 feet - \$ 135.00/ft.	- \$ 63,045.00
42" RCP - 1454 feet - 100.00/ft.	- 145,400.00
36" RCP - 2091 feet - 78.00/ft.	- 163,098.00
33" RCP - 63 feet - 83.00/ft.	- 5,229.00
30" RCP - 1332 feet - 60.00/ft.	- 79,920.00
27" RCP - 498 feet - 55.00/ft.	- 27,390.00
24" RCP - 2245 feet - 45.00/ft.	- 101,025.00
21" RCP - 668 feet - 40.00/ft.	- 26,720.00

18" RCP - 1464 feet - \$ 35.50/ft.	- \$	51,972.00
15" RCP - 1914 feet - 32.00/ft.	-	61,248.00
12" RCP - 1293 feet - 26.50/ft.	-	34,264.50
48" Manhole 60 each - 1400.00/M.H.	-	84,000.00
60" Manhole 9 each - 2750.00/M.H.	-	24,750.00
72" Manhole 7 each - 3850.00/M.H.	-	26,950.00
84" Manhole 3 each - 4500.00/M.H.	-	13,500.00
Driveway Pipes - 111 - 400.00/Pipes	-	44,400.00
Metal End Sections-222 - 60.00/M.E.S.	-	13,320.00
Driveway Repair		
Stone 44 each - 35.00/drive	-	1,540.00
Concrete 25 each - 175.00/drive	-	4,375.00
Asphalt 42 each - 125.00/drive	-	5,250.00
Side Ditch Grading		
9100 L.F. - 5.00/ft.		45,500.00
Seeding 16 acre - 2000.00/acre	-	32,000.00
Street Repair		
Asphalt 900 Sq Yd - 30.00/Sq Yd	-	27,000.00
	Sub Total -	\$1,006,296.50
	10% Cont. -	100,629.65
	Sub Total -	\$1,106,926.15
Street Overlay		
Chip & Seal		
7900 Sq Yd - 3.20/Sq Yd	-	24,960.00
Asphalt 11000 Sq Yd - 2.00/Sq Yd	-	22,000.00
Washington Blvd. Repair (From Section Three)	-	3,828.00
	Total -	\$1,157,714.15

*Bank Interest*

At this time funds have been expended for engineering to Weihe Engineering Inc. The total spent to date is \$8,725.00. Another \$4,000.00 is estimated for construction staking and the preparation of as-built plans. The total project cost including engineering is estimated at.....\$1,170,439.15.

The proposed drain will serve the area west of College Avenue including several tracts now assessed on the Home Place Drain. Because the following tracts will now be benefitted by the Clara Knotts Drain, I recommend that the assessment to the Home Place be dropped. This change will take affect for the May 1990 billing. However, if any tract is delinquent, I recommend the delinquent bill for the Home Place Drain be collected.

Tracts and owners to be taken off the Home Place Drain are as follows:

13-11-04-04-021.000	Seibert, Wm. Louis & Linda S.
13-11-02-09-004.001	Burger, William & Nancy
004.002	" " "
004.003	Connell, Ronald J. & Shirley A.
004.004	" " "
004.005	Griffin, Martin L. & Bonnie L.
004.006	" " "
004.007	Hesselink, Craig S. & Laurie
004.008	" " "
004.000	Smith, Charles E. & Kathy D.
005.000	Kidd, Michael J. & Judith R.

13-11-02-09-006.000 Kidd, Michael J. & Judith R.  
 08-003.000 Hughes, Lawrence Kevin & Mary Beth  
 004.000 Goode, Cecil L. & Svetla L.  
 005.000 " " "  
 006.000 " " "  
 007.000 " " "  
 008.000 " " "  
 009.000 Hockett, Orville D. & Dorothy J.  
 010.000 " " "  
 011.000 Graham, George & Anna  
 012.000 " " "  
 013.000 Paskoff, Theda  
 014.000 " " "  
 015.000 Miller, Herbert A.  
 016.000 Alvis, James  
 017.000 Northener, Mae & Neli R. Pierce JT/RS  
 018.000 " " " "  
 019.000 Wood, Patricia L.  
 020.000 Goode, Cecil L.  
 021.000 " " "  
 022.000 Goode, Cecil L. & Svetla L.  
 023.000 " " "  
 024.000 " " "  
 025.000 " " "  
 13-11-00-00-007.000 Borcharding, Robert L. Etal  
 008.000 Munson, Willard A. & Marie Louise  
 13-11-02-07-001.000 Nommay, Patrick E.  
 002.000 Aldridge, Brian L. & Kimberly J.  
 003.000 Heimann, Wm. Frederick & Helen Louise  
 004.000 O'Malia, George J. & Lois E.  
 005.000 O'Malia Investment Co.  
 006.000 " " "  
 007.001  
 thur Colonial Village Associates  
 007.020  
 008.000 BJR a Wisconsin Gen. Ptn.  
 009.000 O'Malia, Patrick T. & Marcia A.  
 13-11-02-06-001.000 Clark, Terry D. & Curtis J.  
 002.000 Stoops Properties Inc., An Ind. Corp.  
 003.000 Gnatovich, George N. & Lola  
 004.000 Valley Development Co., Inc.  
 005.000 " " "  
 006.000 " " "  
 007.000 Baker, David S. & Robin A.  
 008.000 VanBlaricum, Philip Owen & Janice  
 009.000 McNevin, Nancy  
 010.000 Lochard, Michael P. & Karen S.  
 011.000 Williams, Billy D. & Teresa L.  
 012.000 Hunter, Terri L.  
 13-11-02-05-001.000 Moss, Albert L. Jr.  
 002.000 Sauer, Vance A. & Helen Marie  
 003.000 Johnson, Chas. D. & Vangel  
 004.000 Everett, Norma L.  
 005.000 Winship, Timothy E. & Bonnie G.

13-11-02-05-006.000 Wasson, James L. & Dana L.  
007.000 Trietsch, Jon Leon & Elizabeth Ann  
008.000 Ferguson, Patricia A.  
009.000 Administrator of Vet. Affairs  
010.000 Kolb, Virginia  
011.000 Administrator of Vet. Affairs  
012.000 Rhoda, Edwin J. & Annabell  
013.000 Hause, Danny Lee & Phyllis A.  
014.000 Ibsen, Jackie H. & Sandra  
015.000 Whitaker, Lois Jean  
13-11-02-04-007.000 Sanders, Don J.  
008.000 Snyder, Joseph Wayne & Kathleen Joanne  
009.000 Ingmire, Betty F.  
13-11-04-04-019.000 Cargill, Levoyd & Margaret C.  
022.000 Seibert, Wm. Louis & Linda S.  
13-11-02-04-010.000 Trump, Nelson I. & Elizabeth A.  
011.000 Gaunce, Allen L. & Nancye L.  
013.000 Skrapa, Alise  
015.000 Farrand, Irene B.  
019.000 Kellogg, Howard D. & Diane L.  
020.000 Baker, James C. & Barbara A.  
022.000 Powell, Michael E. & Marlene J.  
024.000 Odle, Leslie D. & Mechong K.  
025.000 Vespa, Frank & Blodwyn  
027.000 Widmeyer, Mickey Aden  
028.000 Ford, Judith Anne  
023.000 Craig, Benny & Susan  
026.000 Bryan, Donald T. & Barbara Allen  
029.000 Cronin, Thomas W.  
030.000 Roysden, Elizabeth A.

The Hamilton County Highway should be reduced by 13.00 acres on the Home Place Drain and have Barmore Ave, Arthur Drive and Barbee Lane removed as streets being benefited.

Although the drain has previously been classified as an urban drain, I want to re-affirm that this is the classification for the drain. The drain meets the criteria set out in IC 36-9-27-33.

In determining benefits of the tracts within the drainage shed, I believe that commercial tracts will benefit at a greater amount than the residential tracts and highways. I believe that within the three (3) groups, all commercial property will have equal benefit; all residential property will have equal benefit and highways will have equal benefit.

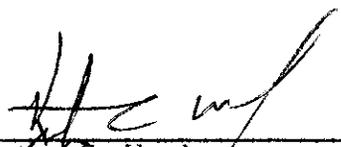
Commercial properties have been determined from the Clay Township official zoning map dated January 21, 1980, revised. The Department of Community Development has indicated on a tax map from the Auditors Office, which properties are presently zoned as commercial.

The residential lots shall be assessed at \$1818.00 per acre for reconstruction with a \$365.00 minimum. Commercial properties shall be assessed \$3636.00 per acre with a \$1500.00 minimum. Highways and streets shall be assessed at \$2000 per acre. There are approximately 129.5 acres of highway, 198.5 acres of commercial and 104.63 acres of residential in the drainage shed of 432.61 acres.

In developing the assessments I have taken into consideration IC 36-9-27-69 and its affect on assessments regarding urban drains. First, all tracts in the drainage shed have been assessed as per sub-section (b) (1) which states "The watershed, or entire land area drained or affected by the urban drain, shall be considered to be benefited and shall be assessed". Also, all tracts within the 3 categories of residential, commercial and highways have been equally assessed as acreage with a minimum. This relates to sub-section (b) (3) which states, "Except for urban land that has extra benefits, all urban land within the watershed shall be considered to be equally benefited, and the benefits shall be computed in proportion to the number of acres in each tract". The streets and highways are being assessed as required in sub-section (b) (5) which states, "Rights-of-way of a public highway, railroad company, pipeline company, or public utility that lie within or adjoin urban land shall be considered to be benefited and shall be assessed in the same manner as urban land".

At this time the maintenance assessment for this drain is \$5.00 per acre with a \$10.00 minimum. This assessment currantly brings in \$11,893.62 annually and the fund is now \$6811.12. Considering the annual assessment which is collected, the current maintenance collections should be adequate for the future maintenance needs of the drain. Therefore, I recommend the maintenance assessment remain at its present level.

I recommend a hearing for the reconstruction and partial vacation of the Clara Knotts Drain as set out above be set for June, 1989.

  
\_\_\_\_\_  
Kenton C. Ward,  
Hamilton County Surveyor

KCW/jh

DATE  
BY  
SURVEYED  
PLOTTED  
NOTE BOOK GRADES CHECKED  
E. M. 1. NOTED  
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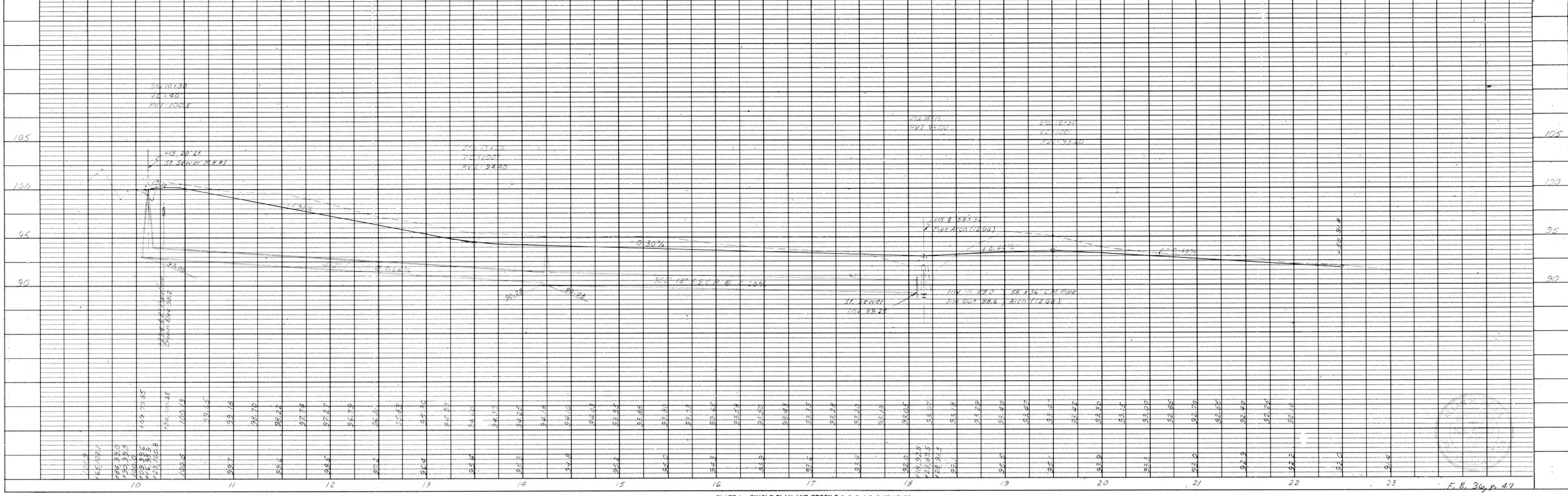
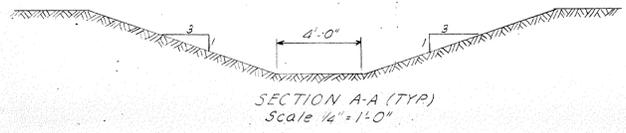
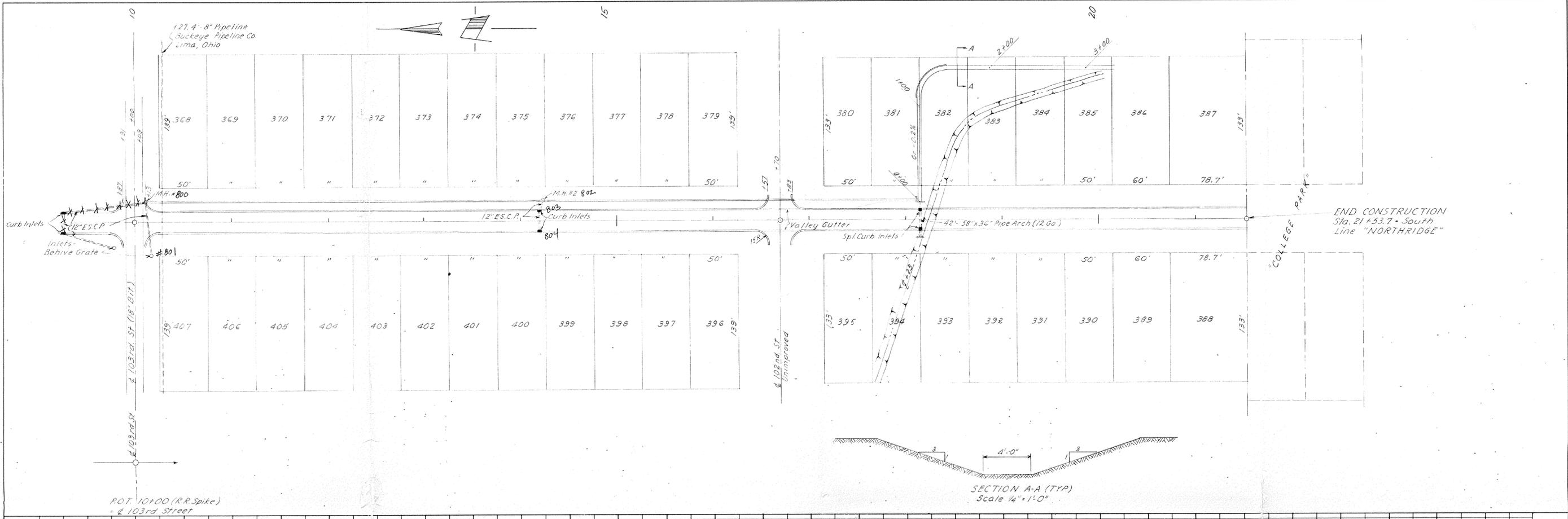


PLATE 1—SINGLE PLAN AND PROFILE C. P. R. & R. E. STANDARD  
NATIONAL TRACING PAPER DIVISION

WEIHE ENGINEERS, INC.  
LAND SURVEYORS  
CIVIL ENGINEERS  
10515 NORTH COLLEGE AVE. INDIANAPOLIS, INDIANA 46230 AREA CODE 317-646-6135

JOB NO. 67514  
DRAWN BY J.M.B.  
CHECKED BY G.L.K.  
DATE 11-15-67

REVISIONS  
DATE BY

WASHINGTON BLVD. IMPROVEMENT PLANS  
NORTH RIDGE ADDITION, HAMILTON CO., IND.  
MRS. ANN DENBO, DEVELOPER  
PLAN & PROFILE

SHEET NO. 3  
OF 4

DATE: \_\_\_\_\_  
 SURVEYED BY: \_\_\_\_\_  
 PLAN CHECKED BY: \_\_\_\_\_  
 NOTE BOOK NO. \_\_\_\_\_  
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 STRUCTURE NOTATIONS CHECKED BY: \_\_\_\_\_

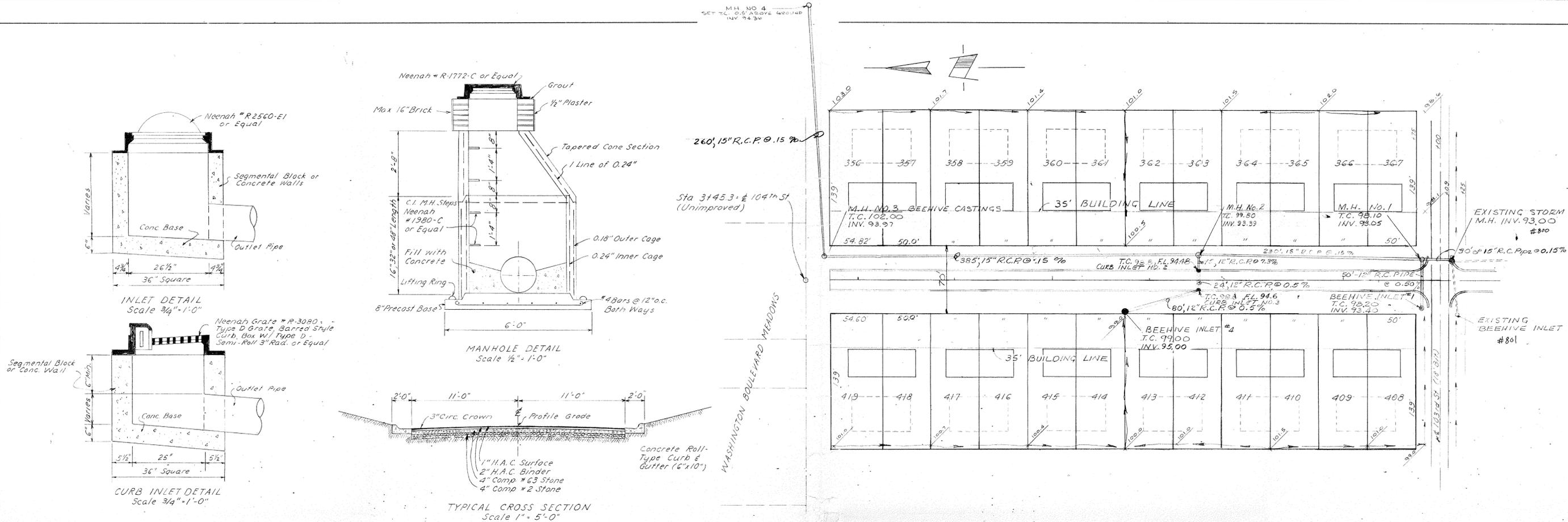


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 10515 NORTH COLLEGE AVE. INDIANAPOLIS, INDIANA 46280 AREA CODE 317-846-9135

JOB NO. 64-514  
 DRAWN BY: V.M.B.  
 CHECKED BY: G.L.K.  
 DATE: 11/15-67

WASHINGTON BLVD. IMPROVEMENT PLANS  
 NORTHRIDGE ADDITION, HAMILTON CO., IND.  
 MRS. ANN DENBO, DEVELOPER  
 PLAN & PROFILE

SHEET NO. 2  
 OF 4