



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*

October 17, 2003

To: Hamilton County Drainage Board

Re: Highlands Prairie Drain

Attached is a petition filed by Prairie Development, L. P. along with a non-enforcement request, plans, calculations, quantity summary and assessment roll for the Highlands Prairie Drain to be located in Noblesville 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:

30" RCP 198 ft                      60" CMP 60 ft                      Open Ditch" RCP 30 ft

The total length of the drain will be 288 feet.

The 60" CMP listed above is the culvert under Cumberland Road.

Also to be included is the open ditch section through the Potters Woods Section 2 Subdivision, the concrete box culvert under Allisonville Road and the open ditch across the Potters Woods Bridge Park to White River. This consists of a definable surface water swale to Allisonville Road and a slightly definable swale to the north. The estimated length of open ditch is 2,390 feet and 90 feet of 5x6 concrete box culvert. This section of drain crosses the following tracts:

Hamilton County	10-07-30-00-00-004.001	Potters Bridge Park
Potters Woods Property Owners Assoc.	11-07-30-02-09-091.000	Potters Woods, Block H
William J. & Louise A. Golightly	11-07-30-02-09-085.000	Potters Woods, Lot 140
Langston Development Co. Inc.	11-07-30-02-09-086.000	Potters Woods, Lot 141

The section of open ditch across Section 2 of Potters Woods is within Block H and within the platted variable width easements denoted for wildlife habitat and the 100-year flood on Lots 140 and 141. Any future maintenance work in this section of open ditch between Cumberland Road and White River shall be limited to work required to maintain flow such as removal of log jams. No clearing will be done in this area except what may be minimally needed to maintain flow.

I have reviewed the plans and believe the drain will benefit each lot equally. Therefore, I recommend each lot be assessed equally. I also believe that no damages will result to landowners by the construction of this drain. I recommend a maintenance assessment of \$5.00 per acre, \$10.00 per acre for roadways with a \$35.00 minimum. With this assessment the total annual assessment for this drain/this section will be \$1,964.70.

The petitioner has submitted surety for the proposed drain at this time. Surety will 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 Letter of Credit are as follows:

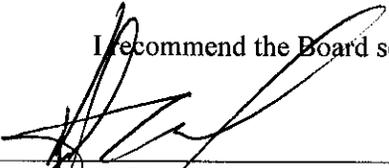
Agent:	First Merchants Bank
Date:	July 23, 2003
Number:	FMB-1381
For:	Offsite Storm Sewer
Amount:	\$11,252.00

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.

The offsite easement for this structure has been recorded in the office of the Hamilton County Recorder as instrument number 200300071081. The easement is a 30 foot strip of ground off the south end of Lot 65, Craig Highlands 12<sup>th</sup> Section which is parcel #10-07-29-01-02-006.000 owned by Gary M. and Lynne A. Sobleski.

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 easement widths as shown on the secondary plat for Highlands Prairie, Section 1 as recorded in the office of the Hamilton County Recorder.

I recommend the Board set a hearing for this proposed drain for November 24, 2003.



---

Kenton C. Ward  
Hamilton County Surveyor

KCW/llm



July 23, 2003

Hamilton County Commissioners  
1 Hamilton County Square  
Noblesville, IN 46060  
Attn: Steven Cash

Re: Standby Letter of Credit No. FMB-1381  
Expiration Date July 23, 2004

Gentleman:

We hereby open our Irrevocable Stand-By Letter of Credit in favor of Hamilton County Commissioners, as beneficiary, for the account of Prairie Development LP for Highland Prairie Subdivision for a sum not to exceed the aggregate of ELEVEN THOUSAND TWO HUNDRED FIFTY TWO AND 00/100 DOLLARS (\$11,252.00) for "off-site" storm pipe and structures.

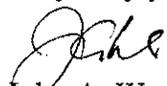
Each draft so drawn must be marked, "drawn under First Merchants Bank, N.A., 200 E. Jackson Street, Muncie, IN, Letter of Credit No. FMB-1381" and accompanied by a signed statement of Hamilton County Commissioners that Prairie Development LP, Highland Prairie Subdivision has failed to honor the contractual agreement with Hamilton County Commissioners.

This letter of credit is subject, so far as applicable, to "The Uniform Customs and Practice of Documentary Credits, (1993 Revisions), The International Chamber of Commerce Publication N. 500."

We hereby agree with you that all drafts drawn under and in compliance with the terms of this credit will be duly honored if drawn and presented for payment to our main office, First Merchants Bank, N.A., 200 E. Jackson St., Muncie, IN 47305.

This letter of credit expires July 23, 2004

Very truly yours,

  
John A. Wood  
President  
First Merchants Bank

**FILED**

**JUL 24 2003**

OFFICE OF HAMILTON COUNTY SURVEYOR

First Merchants Bank N.A.  
Post Office Box 792  
Muncie, IN 47308-0792  
765-747-1500  
<http://firstmerchants.com>



# **WEIHE ENGINEERS, INC.**

CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS

## **ENGINEERS ESTIMATE - HIGHLAND PRAIRIE SUBDIVISION "OFF-SITE" STORM PIPE & STRUCTURES:**

STORM STRUCTURE.....	\$2003.00
END SECTION.....	\$ 940.00
STORM PIPE (RCP).....	\$7309.00
RIP-RAP.....	\$1000.00
 TOTAL.....	 \$11252.00

**FILED**  
**JUL 17 2003**  
 OFFICE OF HAMILTON COUNTY SURVEYOR

**ALLAN H. WEIHE, P.E., L.S. - PRESIDENT**

**10505 NORTH COLLEGE AVENUE INDIANAPOLIS, INDIANA 46280 (317) 846-6611 (800) 452-6409 FAX: (317) 843-0546**

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FINDINGS AND ORDER

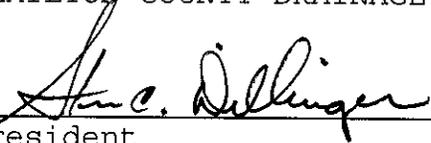
CONCERNING THE MAINTENANCE OF THE

Highlands Prairie Drain

On this *24th day of November 2003*, the Hamilton County Drainage Board has held a hearing on the Maintenance Report and Schedule of Assessments of the *Highlands Prairie 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: 

CERTIFICATE OF COMPLETION AND COMPLIANCE

To: Hamilton County Surveyor

Re: **Highland Prairie Off-site Storm**

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.
5. The drainage facilities within the above referenced subdivision to the best of my knowledge, information and belief have been correctly represented on the Record Drawings, Digital Record Drawings and the Structure Data Spreadsheet.

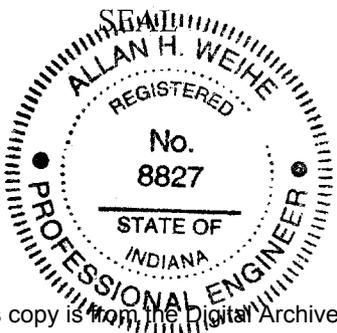
Signature: Allan H. Weihe Date: Jan. 24, 2006

Type or Print Name: Allan H. Weihe

Business Address: 10505 North College Avenue

Indianapolis, Indiana 46280

Telephone Number: 846-6611



INDIANA REGISTRATION NUMBER

8827



SURVEYOR'S OFFICE  
**Hamilton County**

*Kenton C. Ward, CFM*  
Surveyor of Hamilton County  
Phone (317) 776-8495  
Fax (317) 776-9628

Suite 188  
One Hamilton County Square  
Noblesville, Indiana 46060-2230

**To: Hamilton County Drainage Board**

**December 21, 2007**

**Re: Highlands Prairie Drain**

Attached are as-builts, certificate of completion & compliance, and other information for Highlands Prairie 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 there were no significant changes made to the drainage plans submitted with my report for this drain dated October 17, 2003. (See Drainage Board Minutes Book 7, Pages 254-256) Therefore, the length of the drain remains at **2768 feet**.

The non-enforcement was approved by the Board at its meeting on November 24, 2003 and recorded under instrument #200400007710.

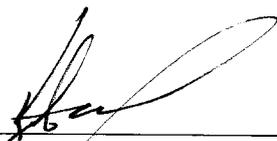
The following sureties were guaranteed by First Merchants Bank and released by the Board on its January 23, 2006 meeting.

**Bond-LC No:**  
**Insured For:** Storm Sewers  
**Amount:**  
**Issue Date:**

**Bond-LC No:**  
**Insured For:** Erosion Control  
**Amount:**  
**Issue Date:**

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

Sincerely,

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

KCW/slm

