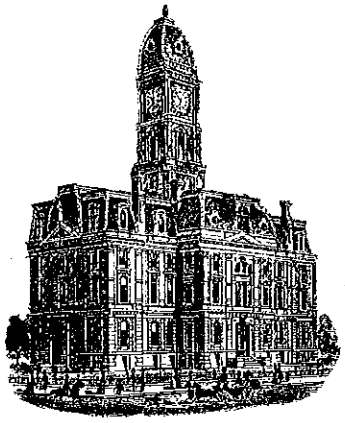

SURVEYOR'S OFFICE

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

April 28, 2016

To: Hamilton County Drainage Board

Re: Little Eagle Creek Drain, Tallyn's Ridge Arm

Attached is a petition filed by Tallyn's Ridge Developer, LLC, along with a non-enforcement request, plans, calculations, quantity summary and assessment roll for the Tallyn's Ridge Arm, Little Eagle Creek 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:

12" RCP	1,125 ft.	24" RCP	214 ft.
15" RCP	567 ft.	6" SSD	6,954 ft.
18" RCP	2,256 ft.	Open Ditch	560 ft.
21" RCP	160 ft.		

The total length of the drain will be 11,836 feet.

The open ditch listed above is from Str. 814 to Str. 809 and from Str. 811 to and through the existing 30" CMP under Shelborne Road to the west right of way line of Shelborne Road.

The subsurface drains (SSD) to be part of the regulated drain are those located under the curbs and those main lines in rear yards. Only the main SSD lines which are located within the easement or right of way are to be maintained as regulated drain. Laterals for individual lots will not be considered part of the regulated drain. The portion of the SSD which will be regulated other than those under curbs are as follows:

Curbline SSD in Streets:	Rear Yard SSDs:
Tamsyn Circle	Rear yard lots 1 to 3 from Str. 142 to Str. 109
Tamerlane Place	Rear yard lots 4 to 5 from Str. 109 to Str. 99

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Trahan Drive	Rear yard lot 6 from Str. 99 to Str. 112 Rear yard lots 8 and 9 from Str. 124 running north to riser Rear yard lots 23 and 24 from Str. 129 running south to riser Rear yard lots 25 to 27 from Str. 129 running north to riser Rear yard lots 14 and 15 from Str. 120 running south to riser Rear yard lots 16 to 19 from Str. 120 to Str. 121 Common Area #1 from Str. 143 running west to riser Common Area #2 from Str. 145 running west to riser Common Area #2 from Str. 145 running east to riser

The retention ponds (Lake #1 and Lake #2) located in Common Areas #2 and #4 are not to be considered part of the regulated drain. Pond maintenance assumed by the Drainage Board shall only include the inlets and outlet as part of the regulated drain. The maintenance of the retention ponds (lakes) such as sediment removal and erosion control along the banks, mowing and aquatic vegetation maintenance and control will be the responsibility of the Homeowners Association The Board will also retain jurisdiction for ensuring the storage volume for which the pond was designed will be retained. Thereby, allowing no fill or easement encroachments.

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 $65.00 per platted lot, $10.00 per acre for common areas, with a $65.00 minimum, and $10.00 per acre for roadways. With this assessment the total annual assessment for this drain will be $2,120.90.

In accordance with IC 36-7-4-709, the petitioner did not submit surety for the proposed drain prior to construction commencing. If the petitioner/developer wants to submit final secondary plat for recording prior to the final inspection and approved as-built drawings, a bond will be required at that time.

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 off-site easement for the site outlet on parcel 17-09-20-00-00-001.000, owned by William R. and Henrietta L. Lamb, is recorded as instrument number 2014015099 in the office of the Hamilton County Recorder. The off-site easement on parcel 17-09-20-00-00-002.101, owned by Albany Place Developer, LLC, is future Albany Place. This will be covered by platted easement when Albany Place is platted. Albany Place Developer, LLC is a subsidiary of Platinum Properties Management Company. Also will be new easement across the right of way of Shelborne Road owned by the City of Carmel.

I recommend that upon approval of the above proposed drain that the Board also approve the attached non-enforcement requests. The request will be for the reduction of the regulated drain easement to those easement widths as shown on the secondary plats for Tallyn's Ridge as recorded in the office of the Hamilton County Recorder.

I recommend the Board set a hearing for this proposed drain for July 25, 2016.

Kenton C. Ward, CFM
Hamilton County Surveyor
KCW/pll

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Gasb 34 Asset Price & Drain Length Log

Drain-Improvement: Tallyn's Ridge

Drain Type:	Size:	Length	Length (DB Query)	Length Reconcile	If Applicable Price:	If Applicable Cost:
RCP	12	1125	1125	—	$26.25 lf	29,531.25
RCP	15	567	567	—	$31.00 lf	17,577
RCP	18	2256	2256	—	$35.50 lf	80,088
RCP	21	160	160	—	$41.00 lf	6,560
RCP	24	214	214	—	$47.00 lf	10,058
SSD	6	6954	6954	—	$10.50 lf	73,017
Open	—	560	560	—	$19.55 lf	10,948
12" End Section		—	—	2 @	$1350.00	2700.00
15" End Section		—	—	1 @	$1450.00	1450.00
18" End Section		—	—	4 @	$1600.00	6400.00
Swale under SSD		1935	—	—	$10.50 lf	20,317.50
Sum:		—	—	—		$258,646.75

Final Report: —

Comments:
Numbers are based upon Construction Plans & the Engineer's Estimate Sec. 1. A development in the same area and constructed in the same time Frame.

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FILED
FEB 04 2016
OFFICE OF HAMILTON COUNTY SURVEYOR

(Revised 06/08/04)

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 Tallyn's Ridge Subdivision, Section
Little Eagle Creek Drain 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 Tallyn's Ridge, 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 or Non-Revocable Letter of Credit for the portion of the drainage system which will be made a regulated drain. The bond will be in the amount of 120% 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.

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The Petitioner further requests that the Drain be classified as an Urban Drain as per IC 36-9-27-69(d).

RECORDED OWNER(S) OF LAND INVOLVED

Paul Rioux Signed	Signed
Paul Rioux Printed Name	Printed Name
January 15, 2016 Date	Date
Signed	Signed
Printed Name	Printed Name
Date	Date

Adobe PDF Fillable Form

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500 (3)

2014015099 EASEMENTS $15.00
04/24/2014 02:25:13P 3 PGS
Mary L. Clark
HAMILTON County Recorder IN
Recorded as Presented

DRAINAGE EASEMENT

THIS INDENTURE WITNESSETH: That THE WILLIAM R. LAMB AND HENRIETTA L. LAMB REVOCABLE LIVING TRUST (referred to herein as the "Grantor") for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, does hereby convey to the Board of Commissioners of Hamilton County, ("Grantee") a non-exclusive perpetual easement through, upon, over, along and across the following described real property located in Hamilton County, Indiana, ("the Easement") to-wit;

See Exhibit A.

This Easement is granted for the purpose of providing overland or subsurface paths and courses for the construction, maintenance, preservation of storm drainage. The Grantor reserves for themselves and their successors and assigns the right to use the Easement for any uses which are not inconsistent with the purposes herein. However, in the event the Grantor, or their successors, elect or desire to do any construction or alterations to the Real Estate within the Easement, they shall do so only upon approval of the Grantee. The Grantor further agrees that they shall not grant any easements to any other utilities, or other persons, through the real estate described herein, without the consent of the Grantees, and if said grants are given, those easements shall be subject to the Grantee's rights to regulate and permit construction or alteration with the Easement.

In the event the Grantee, its employees, or contractors are required to come upon the real estate contained in the Easement to replace, restore, or clear any drainage structures, ditches, drains, or swales contained therein, the Grantee shall only be liable to restore the Grantor's real estate to its previous grade, and to re-seed and undertake erosion control measures as are required by 327 IAC15-5 as amended. The Grantee, its employees, or contractors shall not be liable to Grantor, or his successor in title, for any improvements to the real estate, landscaping, sod, or any other improvements within the Easement which are damaged in the course of the repair of the drainage structure, ditches, drains, or swales contained in the Easement area.

Form revised 01/02/02

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This Drainage Easement and the agreements herein shall run with the land and shall be binding upon and inure to the benefit of the Grantor and its successors and assigns and upon the Grantee and its successors.

IN WITNESS WHEREOF, The Grantor has executed this Drainage Easement on this 3rd day of February, 20 14.

GRANTOR
WILLIAM R. LAMB AND HENRIETTA L. LAMB REVOCABLE LIVING TRUST
Carol A. Clark
CAROL CLARK - TRUSTEE

STATE OF INDIANA)
) SS:
COUNTY OF ~~HAMILTON~~ Marion)

Subscribed and sworn to before me, a Notary Public this 3rd day of February, 2014 personally appeared the within named Carol Clark, Trustee and acknowledged the execution of the foregoing document.

WITNESS my hand and official seal.

Christina E. Grenn
christina E. grennes
Notary Public,
Residing in Hamilton County, IN #650222

My Commission Expires:
1/14/22

This instrument prepared by Michael A. Howard, Attorney at Law, 694 Logan Street, P.O. Box 309, Noblesville, Indiana 46060, (317) 773-4212.

Form revised 01/02/02

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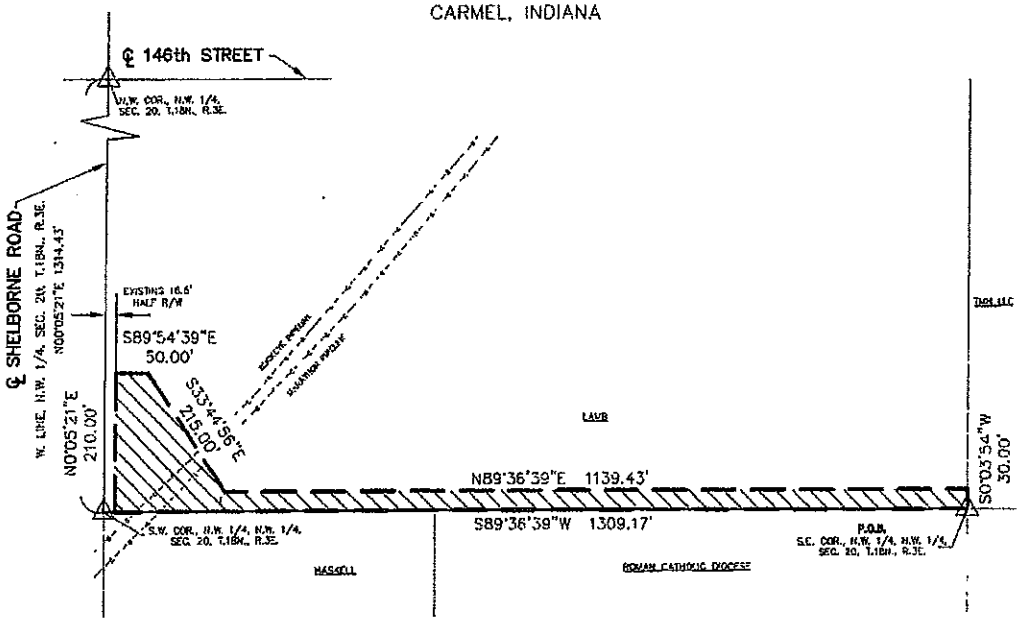
REGULATED DRAINAGE EASEMENT
EXHIBIT "A"
LAMB PROPERTY – 146th & SHELBORNE ROAD
CARMEL, INDIANA



LEGAL DESCRIPTION

A part of the Northwest Quarter of the Northwest Quarter of Section 20, Township 18 North, Range 3 East, Clay Township, Hamilton County, Indiana, being more particularly described as follows:

Beginning at the Southeast corner of said Quarter-Quarter Section; thence South 89 degrees 36 minutes 39 seconds West along the south line of said Quarter-Quarter Section a distance of 1309.17 feet to a point on the apparent 16.5' East Half right-of-way line of Shelborne Road; thence North 00 degrees 05 minutes 21 seconds East along said half right-of-way line a distance of 210.00 feet; thence South 89 degrees 54 minutes 39 seconds East 50.00 feet; thence South 33 degrees 44 minutes 56 seconds East 215.00 feet; thence North 89 degrees 36 minutes 39 seconds East parallel to the aforesaid south line of said Quarter-Quarter Section a distance 1139.43 feet to a point on the east line of said Quarter-Quarter Section; thence South 00 degrees 03 minutes 54 seconds West along said east line a distance of 30.00 feet to the place of beginning, containing 1.354 acres, more or less.

S:\67302LOM\legal\RDE LEGAL - LAMB.rtf
November 6, 2013

GRAPHIC SCALE

200 0 100 200

(IN FEET)
1 inch = 200 ft.

Dennis D. Olmstead
Registered Land Surveyor
Indiana #900012

DENNIS D. OLMSTEAD
REGISTERED
No. 900012
STATE OF INDIANA
LAND SURVEYOR

This instrument was prepared by Dennis D. Olmstead, PLS.

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.

Dennis D. Olmstead, PLS.

THIS DRAWING IS NOT INTENDED TO BE REPRESENTED AS A RETRACEMENT OR ORIGINAL BOUNDARY SURVEY, A ROUTE SURVEY OR A SURVEYOR LOCATION REPORT.

STOEPPELWERTH
ALWAYS ON
7965 East 106th Street, Fishers, IN 46038-2505
Phone: (317) 849-5935 Fax: (317) 849-5942

DRAWN BY: GDK	PAGE
CHECKED BY: DDO	1
SCALE: 1" = 200'	
DATE: 11/06/13	
JOB NO. 67302LOM	OF 1 SHEETS

INITIALS: CC

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FINDINGS AND ORDER

CONCERNING THE MAINTENANCE OF THE

Little Eagle Creek Drain, Tallyn's Ridge Arm

On this **25th** ***day of July, 2016***, the Hamilton County Drainage Board has held a hearing on the Maintenance Report and Schedule of Assessments of the ***Little Eagle Creek Drain, Tallyn's Ridge 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: Executive Secretary

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STOEPPELWERTH
ALWAYS ON

ofc: 317.849.5935
fax: 317.849.5942

7965 East 106th Street
Fishers, IN 46038-2505
www.stoeppelwerth.com

February 29, 2014

FILED
MAR - 2 2016
OFFICE OF HAMILTON COUNTY SURVEYOR

Hamilton County Surveyor's Office
One Hamilton County Square, Suite 188
Noblesville, Indiana 46060

Attention: Greg Hoyes

Re: Tallyn's Ridge

Dear Mr. Hoyes:

Please accept the following Engineer's Estimate on behalf of Tallyn's Ridge Developer, LLC for Tallyn's Ridge. The estimate is as follows:

Tallyn's Ridge

Item	Unit	Unit Cost	Quantities	Cost
Storm Drainage				
12" Pipe	LF	$ 25.00	948	$ 23,700
12" End Section	EA	$ 1,365.00	2	$ 2,730
12" Trash Guard	EA	$ 600.00	2	$ 1,200
15" Pipe	LF	$ 29.35	418	$ 12,268
15" End Section	EA	$ 1,380.00	1	$ 1,380
15" Trash Guard	EA	$ 625.00	1	$ 625
18" Pipe	LF	$ 34.40	2183	$ 75,095
18" End Section	EA	$ 1,440.00	3	$ 4,320
18" Trash Guard	EA	$ 660.00	3	$ 1,980
21" Pipe	LF	$ 40.00	160	$ 6,400
24" Pipe	LF	$ 45.50	214	$ 9,737
Standard Storm Manholes	EA	$ 2,270.00	5	$ 11,350
Large Storm Manholes & Double Inlets	EA	$ 3,320.00	5	$ 16,600
Storm Inlets	EA	$ 2,100.00	16	$ 33,600
Sand Backfill and Bedding	TON	$ 14.25	160.00	$ 2,280
Sub-total				**$ 203,266**
Sub-surface Drains - under curb	LF	$ 10.35	4,180	$ 43,263
Sub-surface Drains - swales	LF	$ 10.35	2,230	$ 23,081
Sub-surface Drains - sump laterals	EA	$ 227.00	27	$ 6,129
Sub-total				**$ 72,473**
Total				**$ 275,738**

Monuments & Markers						
Lot Corner Monuments	LOT	$	100.00	27	$	2,700
Street Centerline Monumentation	EA	$	170.00	8	$	1,360
Total					**$**	**4,060**
Erosion Control	LS		NA	NA	NA	
--> Not Applicable - Property annexed by City of Carmel and governed by Carmel MS4 permit.						
Total					**$**	**-**
Grand Total					**$**	**279,798**

If you have any questions regarding these estimates, please contact Brett A. Huff at (317) 570-4841.

Very truly yours,

STOEPPELWERTH & ASSOCIATES, INC.

David J. Stoeppelwerth, P.E.
Professional Engineer
No. 19358

DAVID J. STOEPPELWERTH
REGISTERED
No.
19358
STATE OF
INDIANA
PROFESSIONAL ENGINEER

Cc: Tim Walter
BAH/meb
S:\67302PLA\Blue_Book\Agency_Correspondence\HamiltonCountySurveyorHoyesEE02-29-16.doc

BEFORE THE HAMILTON COUNTY DRAINAGE BOARD
IN THE MATTER OF

Little Eagle Creek Drain, Tallyn's Ridge Arm

NOTICE

To Whom It May Concern and: _____
_____
_____

Notice is hereby given of the hearing of the Hamilton County Drainage Board on the **Little Eagle Creek Drain, Tallyn's Ridge Arm** on **July 25, 2016** at **9:00 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

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BEFORE THE HAMILTON COUNTY DRAINAGE BOARD
IN THE MATTER OF THE

Little Eagle Creek Drain, Tallyn's Ridge Arm

NOTICE

Notice is hereby given pursuant to Section 405 of the 1965 Indiana Drainage Code that this Board, prior to final adjournment on **July 25, 2016** 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

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