

SURVEYOR'S OFFICE

# Hamilton County

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December 5, 2012

To: Hamilton County Drainage Board

Re: Ream Creek Drain, Monon Trail Assessment Area

Attached is a drain map, drainage shed map and schedule of assessments for maintenance of the Ream Creek Drain. This portion of the drain is located in Clay Township north of I-465.

At this time I recommend to the Board that the area between the watershed line west of Westfield Boulevard on the east and College Hills and Marwood Trails on the west, from I-465 on the south, and Orchard Park on the north be assessed to the Ream Creek Drain. This area is comprised mainly of platted residential tracts, along with golf course. These tracts drain directly into Ream Creek Drain, which became regulated drain per my report dated May 12, 2003, which was approved by the Board at hearing on June 23, 2003. (See Hamilton County Drainage Board Minutes Book 7, pages 79 to 82).

I have reviewed the drain map and believe, as set out in IC 36-9-27-69(b) (1) that all tracts within the drainage shed of the Ream Creek Drain will benefit. The following maintenance assessments have been adopted by the Board:

1. Maintenance assessment for roads and streets be set at \$10.00 per acre with a \$50.00 minimum.
2. Maintenance assessment for agricultural tracts and golf course be set at \$5.00 per acre with a \$15.00 minimum.
3. Maintenance assessment for non-platted residential tracts be set at \$5.00 per acre with a \$15.00 minimum.
4. Maintenance assessment for commercial, institutional and multi-family residential tracts to be set at \$10.00 per acre with a \$75.00 minimum.

5. Maintenance assessment for platted lots in subdivisions whose drainage systems will not be part of the regulated drain (those systems maintained by the City of Carmel) shall be set at \$35.00 per lot - \$35.00 minimum. Commons areas within subdivisions whose drainage systems will not be part of the regulated drain (those systems maintained by the City of Carmel) shall be set at \$5.00 per acre with a \$35.00 minimum.
6. Maintenance assessment for platted lots within subdivisions whose drainage system will be part of the regulated drain shall be set at \$10.00 per acre with a \$65.00 minimum. Common areas within regulated drain subdivisions shall be set at \$10.00 per acre with a \$65.00 minimum.

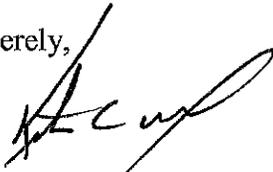
The annual maintenance collection for this portion of the Ream Creek Drainage Shed will be \$1,151.00. Collections for the proposed assessment will begin in May 2013.

The initial rates were established for the Ream Creek Drain per my report dated May 12, 2003. Hearing for this report was heard on June 23, 2003, at which time the Board approved the rates of assessment (See Hamilton County Drainage Board Minutes Book 7, Pages 79 to 82). The minimum rate for commercial, institutional, and multi-family were increased per my report dated March 3, 2006, and approved by the Board at a hearing on May 22, 2006 (See Hamilton County Drainage Board Minutes Book 9, Pages 213 to 214). The minimum rate for regulated drain subdivision and the unregulated drain subdivision were increased per my report dated August 22, 2012, and approved by the Board at a hearing on October 22, 2012 (See Hamilton County Drainage Board Minutes Book 14, pages 346 to 347).

This drain has been classified as an urban drain under IC 36-9-27-67 per my report dated May 12, 2003.

I recommend that the Board set a hearing for this proposed maintenance for January 28, 2013.

Sincerely,



Kenton C. Ward, CFM  
Hamilton County Surveyor

KCW/pll

**Ream Creek #338**

Hearing: 01/28/13

Monon Trail Maintenance Area

\*14 parcels will have no change in current assessment due to increased drainage area.

Parcel	Owner	Desc	Rate	Ben	Asmt	% of Total
17-13-12-04-04-015.000	Akay, Selen & Gamze S Jf/Rs	S12 T17 R3 The Retreat Condo Hpr Tct 4 Bldg 44 Unit C	Residential/Ag	One Lot	\$35.00	3.04%
17-13-12-04-03-012.000	Begyn, Elizabeth L	S12 T17 R3 The Retreat Condo Hpr Tct 3 Bldg 40 Unit F	Un-Regulated Subd	One Lot	\$35.00	3.04%
17-13-12-00-00-002.000	Bonbar Corporation	S12 T17 R3 28.46Ac	Residential/Ag	28.46	\$142.30	12.36%
17-13-12-00-00-006.000	Bonbar Corporation	S12 T17 R3 8.92Ac	Residential/Ag	8.92	\$44.60	3.87%
17-13-12-04-03-010.000	Bosley, Rachael A	S12 T17 R3 The Retreat Condo Hpr Tct 3 Bldg 40 Unit D	Un-Regulated Subd	One Lot	\$35.00	3.04%
17-13-12-04-03-002.000	Brammer, Missy M	S12 T17 R3 The Retreat Condo Hpr Tct 4 Bldg 42 Unit B	Un-Regulated Subd	One Lot	\$35.00	3.04%
17-13-12-04-04-004.000	Broderick, Kevin J	S12 T17 R3 The Retreat Condo Hpr Tct 4 Bldg 42 Unit D	Un-Regulated Subd	One Lot	*	*
17-13-12-04-04-014.000	Church, Stacy	S12 T17 R3 The Retreat Condo Hpr Tct 4 Bldg 44 Unit B	Un-Regulated Subd	One Lot	\$35.00	3.04%
17-13-12-00-00-012.002	City Of Carmel	S12 T17 R3 1.09Ac	Road	0.56	*	*
17-13-12-04-04-017.000	Cottingham, Benjamin S	S12 T17 R3 The Retreat Condo Hpr Tct 4 Bldg 44 Unit E	Un-Regulated Subd	One Lot	\$35.00	3.04%
17-13-12-04-04-012.000	Crump, Anne Marie	S12 T17 R3 The Retreat Condo Hpr Tct 4 Bldg 43 Unit F	Un-Regulated Subd	One Lot	*	*
17-13-12-04-03-009.000	Gonzalez, Delkin O	S12 T17 R3 The Retreat Condo Hpr Tct 3 Bldg 40 Unit C	Un-Regulated Subd	One Lot	\$35.00	3.04%
99-99-99-99-999.002	Indiana Department Of Transportation	S12 T17 R3 I-465	Road	3.54	\$35.40	3.08%
17-13-12-04-03-008.000	Jacobs, David C	S12 T17 R3 The Retreat Condo Hpr Tct 3 Bldg 40 Unit B	Un-Regulated Subd	One Lot	\$35.00	3.04%
17-13-12-04-04-001.000	Katragadda, Varun V	S12 T17 R3 The Retreat Condo Hpr Tct 4 Bldg 42 Unit A	Un-Regulated Subd	One Lot	*	*
17-13-12-04-04-006.000	Katz, Ross L	S12 T17 R3 The Retreat Condo Hpr Tct 4 Bldg 42 Unit F	Un-Regulated Subd	One Lot	*	*
17-13-12-04-04-007.000	Kizik, Ellen V	S12 T17 R3 The Retreat Condo Hpr Tct 4 Bldg 43 Unit A	Un-Regulated Subd	One Lot	*	*
17-13-12-04-03-011.000	LaFollette, Katherine	S12 T17 R3 The Retreat Condo Hpr Tct 3 Bldg 40 Unit E	Un-Regulated Subd	One Lot	\$35.00	3.04%
17-13-12-04-04-003.000	Larriere, Mathew D	S12 T17 R3 The Retreat Condo Hpr Tct 4 Bldg 42 Unit C	Un-Regulated Subd	One Lot	*	*
17-13-12-04-04-010.000	Lee, Estella T & Raymond Jf/Rs	S12 T17 R3 The Retreat Condo Hpr Tct 4 Bldg 43 Unit D	Un-Regulated Subd	One Lot	*	*
17-13-12-04-03-007.000	Mahaffey, Elinor Kirby	S12 T17 R3 The Retreat Condo Hpr Tct 3 Bldg 40 Unit A	Un-Regulated Subd	One Lot	\$35.00	3.04%
17-13-12-04-04-008.000	McGraw, Eva B	S12 T17 R3 The Retreat Condo Hpr Tct 4 Bldg 43 Unit B	Un-Regulated Subd	One Lot	*	*
17-13-12-04-04-011.000	Muhenkamp, Maria A	S12 T17 R3 The Retreat Condo Hpr Tct 4 Bldg 43 Unit E	Un-Regulated Subd	One Lot	*	*
17-13-12-04-03-001.000	Quigley, Michael & Sue Ann	S12 T17 R3 The Retreat Condo Hpr Tct 3 Bldg 39 Unit A	Un-Regulated Subd	One Lot	\$35.00	3.04%
17-13-12-04-03-005.000	Quigley, Mike	S12 T17 R3 The Retreat Condo Hpr Tct 3 Bldg 39 Unit E	Un-Regulated Subd	One Lot	\$35.00	3.04%
17-13-12-04-04-009.000	Rak, Bethany	S12 T17 R3 The Retreat Condo Hpr Tct 4 Bldg 43 Unit C	Un-Regulated Subd	One Lot	*	*
17-13-12-04-04-005.000	Renner, Gregory B aka Brandon Renner & Jennifer Allies	S12 T17 R3 The Retreat Condo Hpr Tct 4 Bldg 42 Unit E	Un-Regulated Subd	One Lot	*	*
17-13-12-04-04-002.000	Riatio Properties LLC	S12 T17 R3 The Retreat Condo Hpr Tct 4 Bldg 42 Unit B	Un-Regulated Subd	One Lot	*	*
17-13-12-04-04-013.000	Sellers, Emily A	S12 T17 R3 The Retreat Condo Hpr Tct 4 Bldg 44 Unit A	Un-Regulated Subd	One Lot	\$35.00	3.04%
17-13-12-04-03-006.000	Sieglitz, Carrie K	S12 T17 R3 The Retreat Condo Hpr Tct 3 Bldg 39 Unit F	Un-Regulated Subd	One Lot	\$35.00	3.04%
17-13-12-04-04-018.000	Skinner, David	S12 T17 R3 The Retreat Condo Hpr Tct 4 Bldg 44 Unit F	Un-Regulated Subd	One Lot	\$35.00	3.04%
17-13-12-04-03-004.000	Staub, Allison B	S12 T17 R3 The Retreat Condo Hpr Tct 3 Bldg 39 Unit D	Un-Regulated Subd	One Lot	\$35.00	3.04%
17-13-12-04-03-003.000	Thomson, Constance A	S12 T17 R3 The Retreat Condo Hpr Tct 3 Bldg 39 Unit C	Un-Regulated Subd	One Lot	\$35.00	3.04%
17-13-12-04-04-016.000	VanVooran, Cynthia M	S12 T17 R3 The Retreat Condo Hpr Tct 3 Bldg 39 Unit D	Un-Regulated Subd	One Lot	\$35.00	3.04%
17-13-12-00-00-003.000	Vera Hinshaw Family Ltd Ptn	S12 T17 R3 The Retreat Condo Hpr Tct 4 Bldg 44 Unit D	Residential/Ag	59.74	\$298.70	25.95%
17-13-12-00-00-005.003	Windsor Retreat LLC	S12 T17 R3 23.90Ac	Commercial	2.42	*	*
Parcels: 36				103.64	\$1,151.00	
				30 lots		

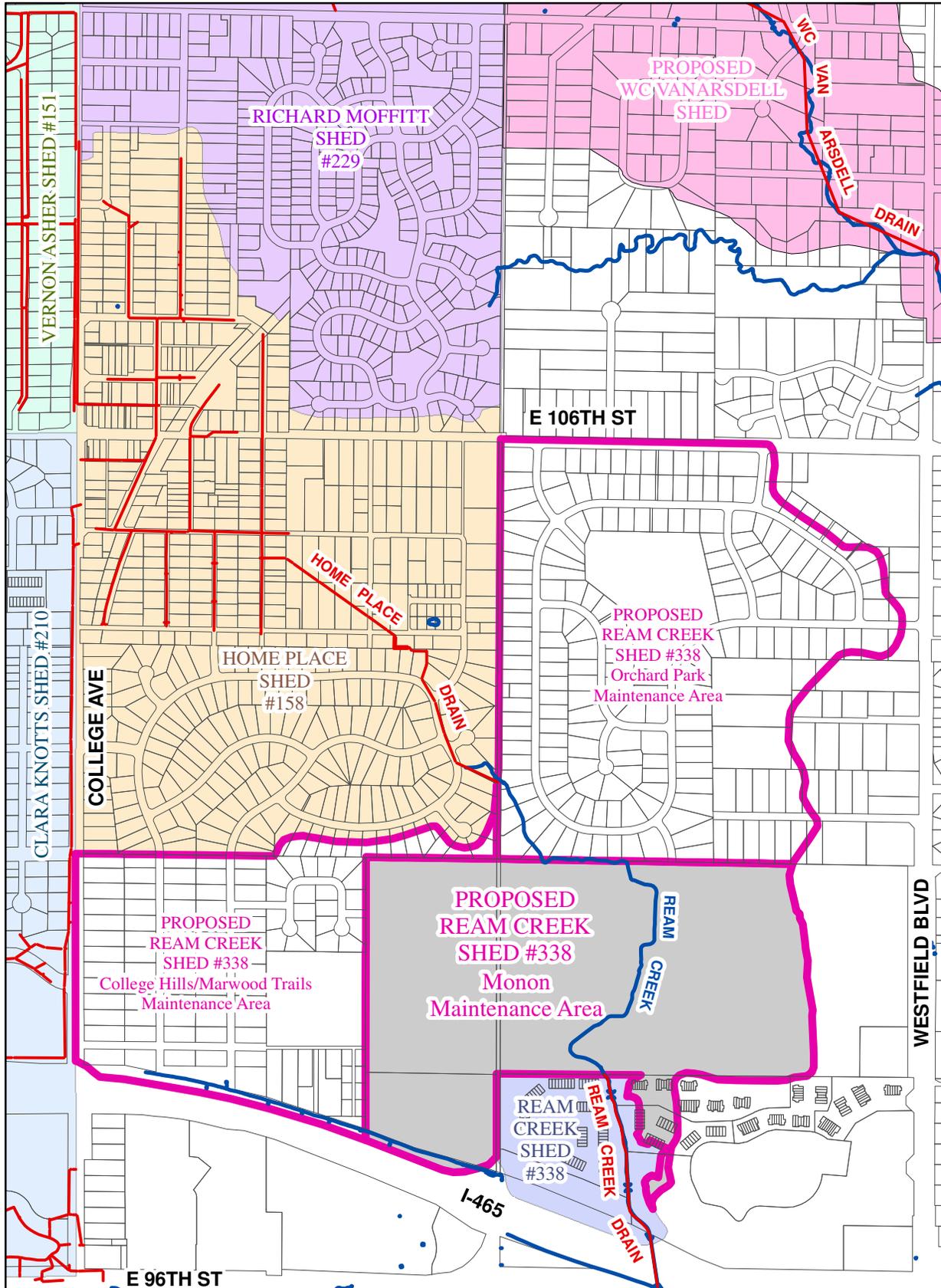
*Monon Trail*

Proposed Ream Creek Shed #338 - ~~Sunrise Golf Club~~ Maintenance Area Roads

Road Name	Subdivision	Entity	Type	Area_Ac	X3
I-69-465		INDOT	INTERSTATE	1.18	3.54

# Proposed Ream Creek Shed #338

## Monon Maintenance Area



Printing Date: 12/5/2012  
Prepared By: Darren Wilson, GISP  
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One Hamilton County Square, Ste 188  
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317-776-8495

No Scale