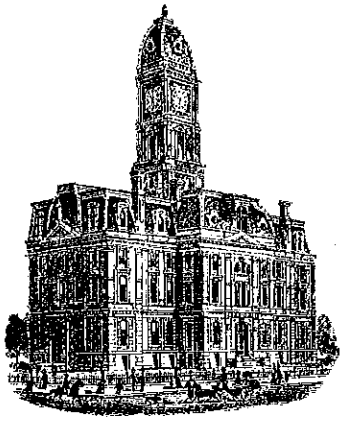


SURVEYOR'S OFFICE

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

May 9, 2012

To: Hamilton County Drainage Board

Re: Williams Creek Drainage Area, Chateaux De Moulin #343 Arm

Upon review of the Williams Creek Drainage Area, I believe that the Chateaux De Moulin Drain should be made an arm to the Williams Creek Drainage Area as the Chateaux De Moulin Drain is a tributary to the Williams Creek Drain. This would also avoid a double assessment on the tracts currently assessed for the Chateaux De Moulin Drain when the remainder of the Williams Creek Drain is assessed for maintenance.

The Chateaux De Moulin Drain was created per my report dated October 22, 2004 and approved by the Board at a hearing on November 22, 2004 (See Drainage Board Minute Book #8, pages 78 to 80). At present the Chateaux De Moulin Drain maintenance assessment affects 2.17 acres and 6 lots. The rate of assessment for the drain is set at $5.00 per acre with a $120.00 minimum. This rate collects $1320.00 annually and the balance within the fund is $7,139.34. There are no outstanding work orders for this drain at this time.

The current maintenance assessments, as per the existing rates set for the Williams Creek Drainage Area are as follows:

1. Maintenance assessment for roads and streets are set at $10.00 per acre.

2. Maintenance assessment for agricultural tracts are set at $3.00 per acre with a $15.00 minimum.

3. Maintenance assessment for non-platted residential tracts are set at $3.00 per acre with a $15.00 minimum.

4. Maintenance assessment for commercial, institutional and multi-family residential tracts are 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 shall be set at $35.00 per lot/minimum. Common areas within non-regulated drain subdivisions shall be assessed 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 $65.00 per lot/minimum. Common areas within the regulated drain subdivisions shall be set at $10.00 per acre with a $65.00 minimum.

The total annual assessment for this arm will be $715.00.

The current balance of the Chateaux De Moulin Drain shall be kept separate and these funds expended for needed maintenance on the Chateaux De Moulin Drain. This shall be done until the funds are exhausted. At that time funding for repairs shall then be taken from the Williams Creek Drainage Area fund.

Future assessments for the drainage area of the Chateaux De Moulin Drain will be made into the Williams Creek Drainage Area fund. No further maintenance collections for the Chateaux De Moulin Drain shall be made after 2012 other than any delinquent assessment penalties and interest which remain unpaid.

I recommend that the Board set a hearing for this consolidation for July 23, 2012.

Sincerely,

Kenton C. Ward, CFM
Hamilton County Surveyor

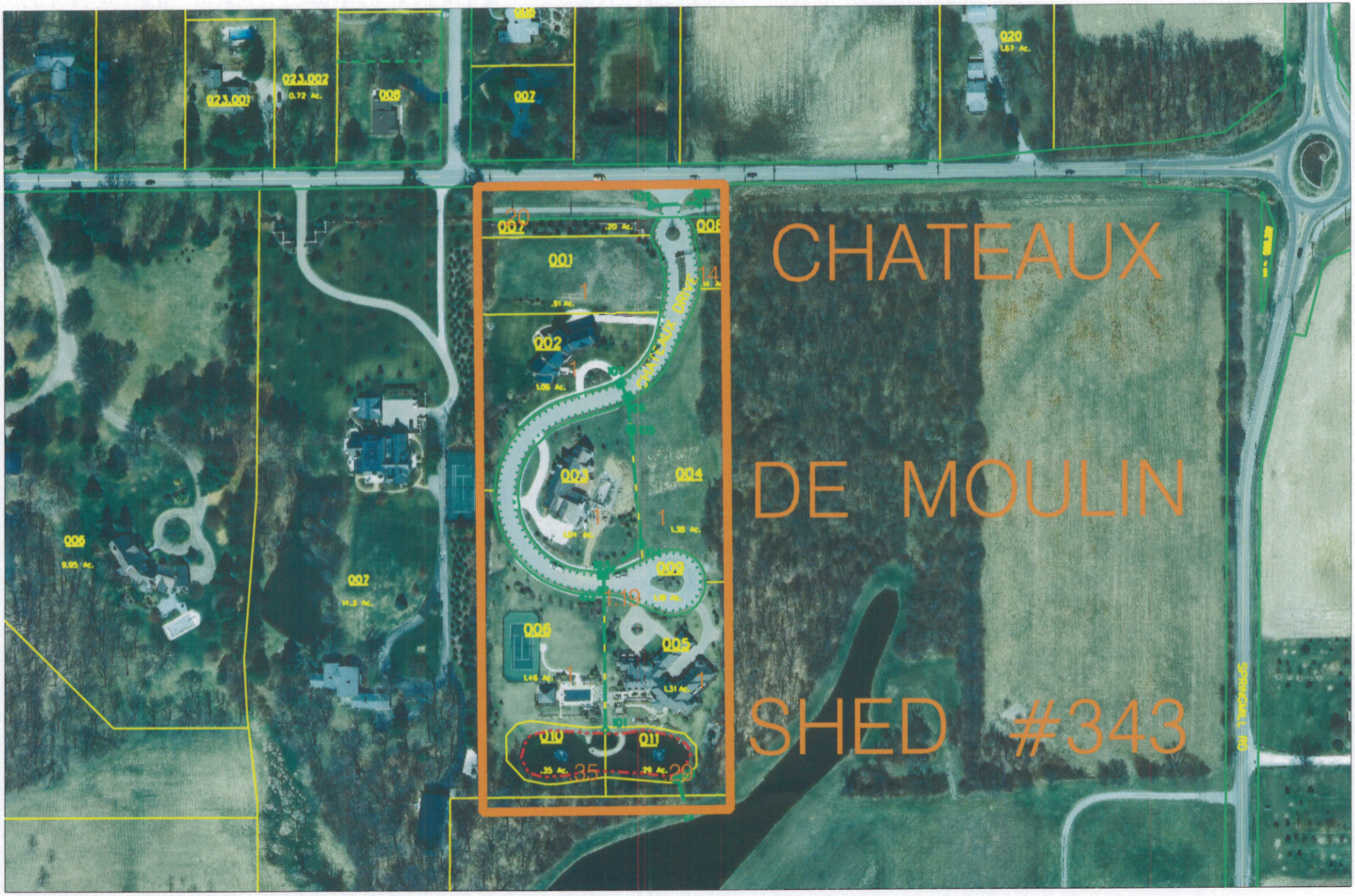
KCW/pll

Williams Creek #315 Hearing: 07/23/12

Chateaux De Moulin Arm (Was #343) Rate was $5/Ac; $120/Lot & Miniumum
Collection period will be until the balance of Williams Creek equals
8 times it's annual assessment.
The current balance of Chateaux De Moulin will be used for needed maintenance on the Chateaux De Moulin Drain. After those funds are exhausted, repairs will be paid from the Williams Creek Drain fund.

Maintenance	Rate	Minimum
Res/Ag	3.00	15.00
Un-Reg Sub	5.00	35.00
Reg Sub	10.00	65.00
Commercial	10.00	75.00
Roads	10.00	

Parcel	Owner	Description		Rate	Current #343 Ben	Current #343 Asmt	Proposed Wms Crk	% of Total
17-13-03-00-07-001.000	GBC Development II LLC	S3 T17 R3 Chateaux De Moulin Lot 1		Regulated Subd	One Lot	$120.00	$65.00	9.09%
17-13-03-00-07-002.000	Kerr, Phillip & Kimberly Anne	S3 T17 R3 Chateaux De Moulin Lot 2	1.06Ac	Regulated Subd	One Lot	$120.00	$65.00	9.09%
17-13-03-00-07-003.000	LeBlanc, Ronald A & Melissa	S3 T17 R3 Chateaux De Moulin Lot 3	1.04Ac	Regulated Subd	One Lot	$120.00	$65.00	9.09%
17-13-03-00-07-004.000	Campbell Dev. Co. 2 LLC	S3 T17 R3 Chateaux De Moulin Lot 4	1.38Ac	Regulated Subd	One Lot	$120.00	$65.00	9.09%
17-13-03-00-07-005.000	Bedford, Bryan & Maria	S3 T17 R3 Chateaux De Moulin Lot 5	1.31Ac	Regulated Subd	One Lot	$120.00	$65.00	9.09%
17-13-03-00-07-006.000	Bedford, Bryan & Maria	S3 T17 R3 Chateaux De Moulin Lot 6	1.46Ac	Regulated Subd	One Lot	$120.00	$65.00	9.09%
17-13-03-00-07-007.000	Campbell Dev. Co. 2 LLC	S3 T17 R3 Chateaux De Moulin CA A		Regulated Subd	0.20	$120.00	$65.00	9.09%
17-13-03-00-07-008.000	Campbell Dev. Co. 2 LLC	S3 T17 R3 Chateaux De Moulin CA B		Regulated Subd	0.14	$120.00	$65.00	9.09%
17-13-03-00-07-009.000	Campbell Dev. Co. 2 LLC & Phillip Kerr	S3 T17 R3 Chateaux De Moulin	1.19Ac	Regulated Subd	1.19	$120.00	$65.00	9.09%
17-13-03-00-07-010.000	Campbell Dev. Co. 2 LLC	S3 T17 R3 Chateaux De Moulin CA D		Regulated Subd	0.35	$120.00	$65.00	9.09%
17-13-03-00-07-011.000	Campbell Custom Homes Inc	S3 T17 R3 Chateaux De Moulin CA E		Regulated Subd	0.29	$120.00	$65.00	9.09%
					2.17Ac & 6 lots	$1,320.00	$715.00	100.00%



work_grh.dgn 5/9/2012 4:08:25 PM