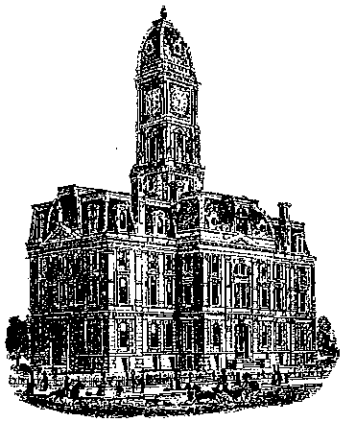


SURVEYOR'S OFFICE

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

October 4, 2012

To: Hamilton County Drainage Board

Re: Williams Creek Drain, 116th Street & Hoover Road Assessment

Attached is a drain map, drainage shed map and schedule of assessments for maintenance for the Williams Creek Drain. This watershed area to be assessed is located in Clay Township from west of Springmill Road to Towne Road, north of 116th Street.

At this time I recommend to the Board that the area between Williams Creek Drive on the east and Towne Road on the west, from 116th Street on the south, and the drainage shed line of the Clay Creek and already assessed Williams Creek Drain on the north be assessed to Williams Creek Drain. This area is comprised mainly non-platted large residential tracts, along with some agricultural tracts, and one unregulated drain subdivision. These tracts drain directly into Williams Creek or into Clay Creek, which drains into the Williams Creek Drain section which became part of the regulated drain per my report dated August 31, 2009, which was approved by the Board at hearing on November 23, 2009. (See Hamilton County Drainage Board Minutes Book 12, Pages 335 to 337).

I have reviewed the plans and drain map and believe, as set out in IC 36-9-27-69(b) (1) that all tracts within the drainage shed of the Williams 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.

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

3. Maintenance assessment for non-platted residential tracts be set at $3.00 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 Westfield or 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 Westfield or 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 area of the Williams Creek Drainage Shed will be $2,634.54. Collections for the proposed assessment will begin in May 2013.

The above rates were established for the Williams Creek Drain per my report dated June 6, 2006. Hearing for this report was heard on August 28, 2006, at which time the Board approved the rates of assessment (See Hamilton County Drainage Board Minutes Book 9, Pages 410 to 411).

I recommend that the Board set a hearing for this proposed maintenance for November 26, 2012.

Sincerely,

Kenton C. Ward, CFM
Hamilton County Surveyor

KCW/pll

Williams Creek #315
116th & Hoover Rd Assessment Area
Collection period will be until the balance of Williams Creek equals
8 times it's annual assessment.
Hearing: 11/26/12
*Proposed acreage of roads will be added to the existing acreage already assessed to Williams Creek.

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	Desc	Rate	Ben	Asmt	% of Total
17-09-33-00-00-021.001	1706 LLC	S33 T18 R3 36.88Ac	Residential/Ag	36.88	$110.64	4.20%
17-09-34-00-00-031.101	A P House LLC	S34 T18 R3 5.00Ac	Residential/Ag	5.00	$15.00	0.57%
17-09-33-00-00-009.000	Animal Farm Llc	S33 T18 R3 14.28Ac	Residential/Ag	14.28	$42.84	1.63%
17-09-33-00-00-009.002	Animal Farm Llc	S33 T18 R3 28.70Ac	Residential/Ag	28.70	$86.10	3.27%
17-09-34-00-00-029.000	Animal Farm LLC	S34 T18 R3 18.44Ac	Residential/Ag	18.44	$55.32	2.10%
17-09-34-00-00-029.001	Animal Farm LLC	S34 T18 R3 14.02Ac	Residential/Ag	14.02	$42.06	1.60%
17-09-34-00-00-031.000	Animal Farm LLC	S34 T18 R3 1.46Ac	Residential/Ag	1.46	$15.00	0.57%
17-09-34-00-00-031.001	Animal Farm LLC	S34 T18 R3 15.00Ac	Residential/Ag	15.00	$45.00	1.71%
17-09-33-00-00-012.000	Brar, Dev Anuroop	S33 T18 R3 10.25Ac	Residential/Ag	10.25	$30.76	1.17%
17-09-33-00-00-009.101	Buck, Thomas J & Catharine M	S33 T18 R3 0.67Ac	Residential/Ag	0.67	$15.00	0.57%
17-09-34-00-00-031.102	Buck, Thomas J & Catharine M	S34 T18 R3 10.25Ac	Residential/Ag	10.25	$30.76	1.17%
17-09-34-04-01-001.000	Cadwallader, John C & Donna R	S34 T18 R3 Williams Creek Manor Lot 4 1.80Ac	Un-Regulated Subd	One Lot	$35.00	1.33%
99-99-99-99-99-999.005	City Of Carmel	S33-34 T18R3, ClayCenter,Hoover,Towne,116,WmCrkDr	St.Andrews Ln	72.36	$723.60	27.47%
17-09-33-00-00-017.000	Dev Anuroop Brar	S33 T18 R3 1.20Ac	Residential/Ag	1.20	$15.00	0.57%
17-09-33-00-00-018.000	Dev Anuroop Brar	S33 T18 R3 0.60Ac	Residential/Ag	0.60	$15.00	0.57%
17-09-33-00-00-019.000	Dev Anuroop Brar	S33 T18 R3 2.20Ac	Residential/Ag	2.20	$15.00	0.57%
17-09-33-00-00-020.000	Dev Anuroop Brar	S33 T18 R3 13.50Ac	Residential/Ag	13.50	$40.50	1.54%
17-09-33-00-00-022.000	Hamilton County Park & Recreation Board	S33 T18 R3 116.24Ac	Residential/Ag	116.24	$348.72	13.24%
17-09-33-00-00-011.001	Hamilton, Lucius O III	S33 T18 R3 6.85Ac	Residential/Ag	6.85	$20.56	0.78%
17-09-33-00-00-011.101	Hamilton, Lucius O III	S33 T18 R3 4.71Ac	Residential/Ag	4.71	$15.00	0.57%
17-09-34-00-00-030.001	Hamilton, Lucius O III	S34 T18 R3 2.83Ac	Residential/Ag	2.83	$15.00	0.57%
17-09-34-00-00-032.004	Hamilton, Russell White, Lucious II & Lucious III	S34 T18 R3 10.86Ac	Residential/Ag	10.86	$32.58	1.24%
17-09-33-00-00-015.000	Hayes, Donald L Trustee	S33 T18 R3 3.30Ac	Residential/Ag	3.30	$15.00	0.57%
17-09-34-00-00-032.001	Jones, Scott A	S34 T18 R3 10.29Ac	Residential/Ag	10.29	$30.88	1.17%
17-09-34-00-00-032.002	Jones, Scott A	S34 T18 R3 0.76Ac	Residential/Ag	0.76	$15.00	0.57%
17-09-34-00-00-032.005	Jones, Scott A	S34 T18 R3 34.68Ac	Residential/Ag	34.68	$104.04	3.95%
17-09-34-00-00-032.104	Jones, Scott A	S34 T18 R3 1.02Ac	Residential/Ag	1.02	$15.00	0.57%
17-09-34-00-00-026.000	Jones, Scott Alan	S34 T18 R3 5.90Ac	Residential/Ag	5.90	$17.70	0.67%
17-09-34-04-01-004.000	Kinder, Dennis Ray	S34 T18 R3 Williams Creek Manor Lot PT6	Un-Regulated Subd	One Lot	$35.00	1.33%
17-09-34-04-01-005.000	Kinder, Dennis Ray	S34 T18 R3 Williams Creek Manor Lot 7	Un-Regulated Subd	One Lot	$35.00	1.33%
17-09-34-04-01-002.000	Kitterman, Patsy S	S34 T18 R3 Williams Creek Manor Lot 5	Un-Regulated Subd	One Lot	$35.00	1.33%
17-09-34-04-01-003.000	Kitterman, Patsy S	S34 T18 R3 Williams Creek Manor Lot PT6	Un-Regulated Subd	One Lot	$35.00	1.33%
17-09-33-00-00-009.001	Lanter, Earl & Carolyn Sue	S33 T18 R3 0.66Ac	Residential/Ag	0.66	$15.00	0.57%
17-09-34-00-00-031.002	Lanter, Earl & Carolyn Sue	S34 T18 R3 10.42Ac	Residential/Ag	10.42	$31.26	1.19%
17-09-33-00-00-016.000	Love, Dane W & Beverly A	S33 T18 R3 2.80Ac	Residential/Ag	2.80	$15.00	0.57%

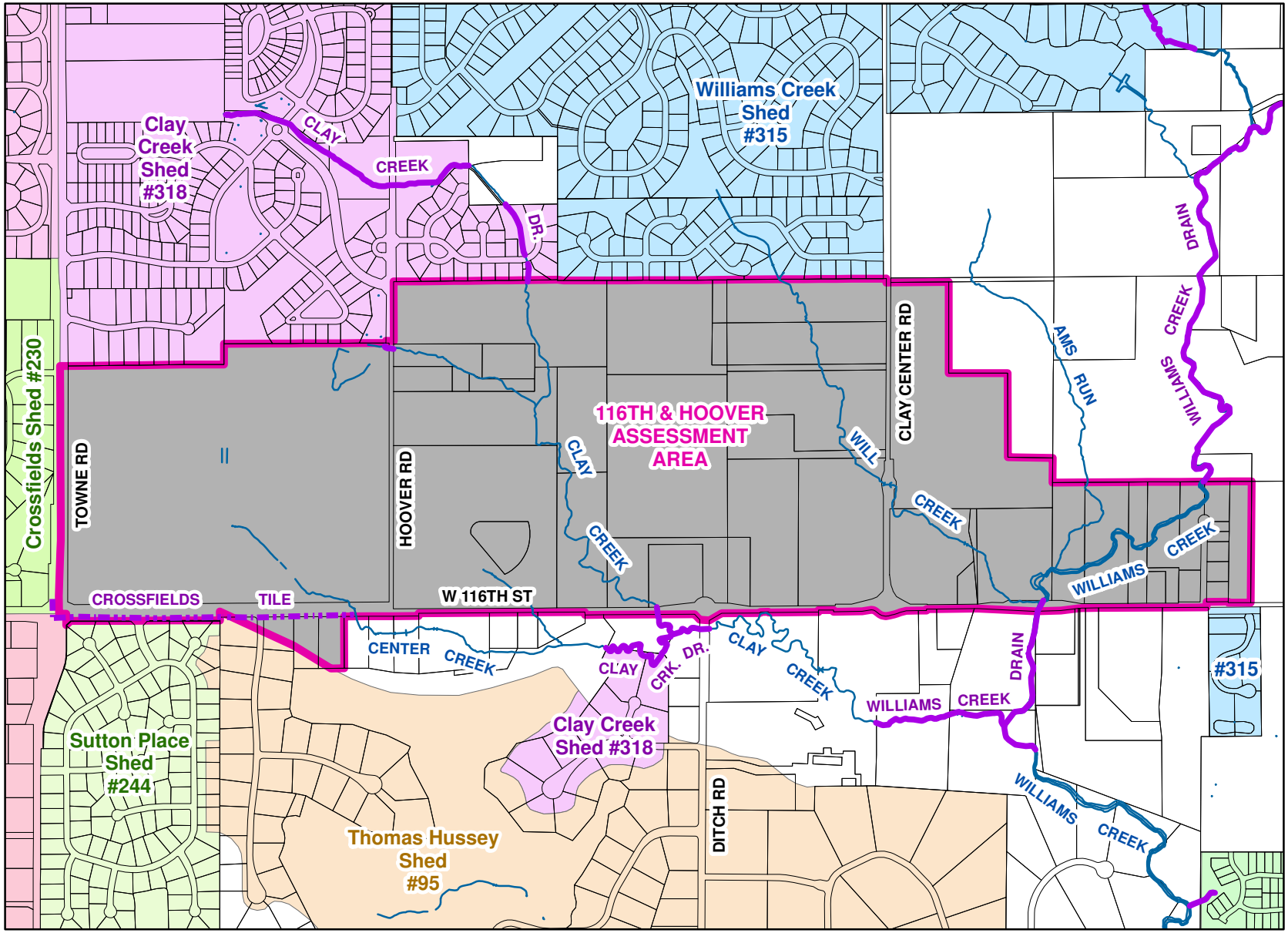
Parcel	Owner	Desc	Rate	Ben	Asmt	% of Total
17-09-34-04-01-011.000	Lynch, Terry R & Margaret Jane	S34 T18 R3 Williams Creek Manor Lot Pt 2,3	Un-Regulated Subd	One Lot	$35.00	1.33%
17-09-34-00-00-025.000	McLaughlin, Roll H	S34 T18 R3 8.00Ac	Residential/Ag	8.00	$24.00	0.91%
17-09-34-00-00-024.000	McLaughlin, Roll H & Linda	S34 T18 R3 3.40Ac	Residential/Ag	3.40	$15.00	0.57%
17-13-04-00-00-039.000	Meeker, Carole D Trustee	S4 T17 R3 Crooked Stick Estates 2nd Lot 41 1.90Ac	Un-Regulated Subd	1.40	$35.00	1.33%
17-13-04-00-00-040.000	Mockovak, Richard & Jane	S4 T17 R3 Crooked Stick Estates 2nd Lot 42	Un-Regulated Subd	1.85	$35.00	1.33%
17-13-04-00-00-002.000	Nawaz, Mahmood & Mrs Mansoora Ahsan & Ahsan I Raja	S4 T17 R3 Crooked Stick Estates 2nd Lot 20	Un-Regulated Subd	0.10	$35.00	1.33%
17-09-34-00-00-022.000	Noland, James E Jr & Carolyn K	S34 T18 R3 4.00Ac	Residential/Ag	4.00	$15.00	0.57%
17-09-34-00-00-023.001	Scott, Jeffrey A	S34 T18 R3 0.85Ac	Residential/Ag	0.85	$15.00	0.57%
17-09-34-00-00-023.002	Scott, Jeffrey A	S34 T18 R3 0.72Ac	Residential/Ag	0.72	$15.00	0.57%
17-13-04-00-00-038.000	Snyder, Joseph R III	S4 T17 R3 Crooked Stick Estates 2nd Lot 40 1.40Ac	Un-Regulated Subd	0.90	$35.00	1.33%
17-09-33-00-00-021.000	Sourwine, Patsy R Lvg Trust	S33 T18 R3 3.12Ac	Residential/Ag	3.12	$15.00	0.57%
17-09-34-04-01-006.000	Stevens, Duane M & Suzanne Durham	S34 T18 R3 Williams Creek Manor Lot 8	Un-Regulated Subd	One Lot	$35.00	1.33%
17-09-34-04-01-008.000	Winston, Douglas E & Bethany H	S34 T18 R3 Williams Creek Manor Lot Pt2,1 1.01Ac	Un-Regulated Subd	One Lot	$35.00	1.33%
17-09-33-00-00-013.000	Winterberg LLC	S33 T18 R3 8.62Ac	Residential/Ag	8.62	$25.86	0.98%
17-09-33-00-00-014.000	Winterberg LLC	S33 T18 R3 22.12Ac	Residential/Ag	22.12	$66.36	2.52%
17-09-34-04-01-007.000	Wolkoff, Stephen D & Caroline Adele Wolkoff	S34 T18 R3 Williams Creek Manor Lot 9	Un-Regulated Subd	One Lot	$35.00	1.33%
			Totals:	511.21 9 lots	$2,634.54	100.00%

Proposed Williams Creek Shed #315 - 116th St and Hoover Rd Assessment Area Roads

Road Name	Subdivision Section	Entity	Type	Area_Ac	X3
W 116TH ST		CARMEL	MAJOR ROAD	16.04	**48.12**
CLAY CENTER RD		CARMEL	MAJOR ROAD	2.70	**8.10**
HOOVER RD		CARMEL	MAJOR ROAD	1.73	**5.19**
TOWNE RD		CARMEL	MAJOR ROAD	2.66	**7.98**
ST. ANDREWS LN	CROOKED STICK ESTATES SEC 2	CARMEL	SUBDIV ROAD	0.13	**0.39**
WILLIAMS CREEK DR	WILLIAMS CREEK MANOR	CARMEL	SUBDIV ROAD	0.86	**2.58**

PROPOSED WILLIAMS CREEK SHED #315

116th St & Hoover Rd Assessment Area



N
No Scale

Printing Date: 8/31/2012
Prepared By: Darren Wilson, GISP
Hamilton County Surveyor's Office
One Hamilton County Square, Ste 188
Noblesville, IN 46060
317-776-8495

Surveyor's Report for November Hearing.

Surveyor's Report for January Hearing.

Surveyor's Report Pending, Assessment Being Determined for January Hearing Request.

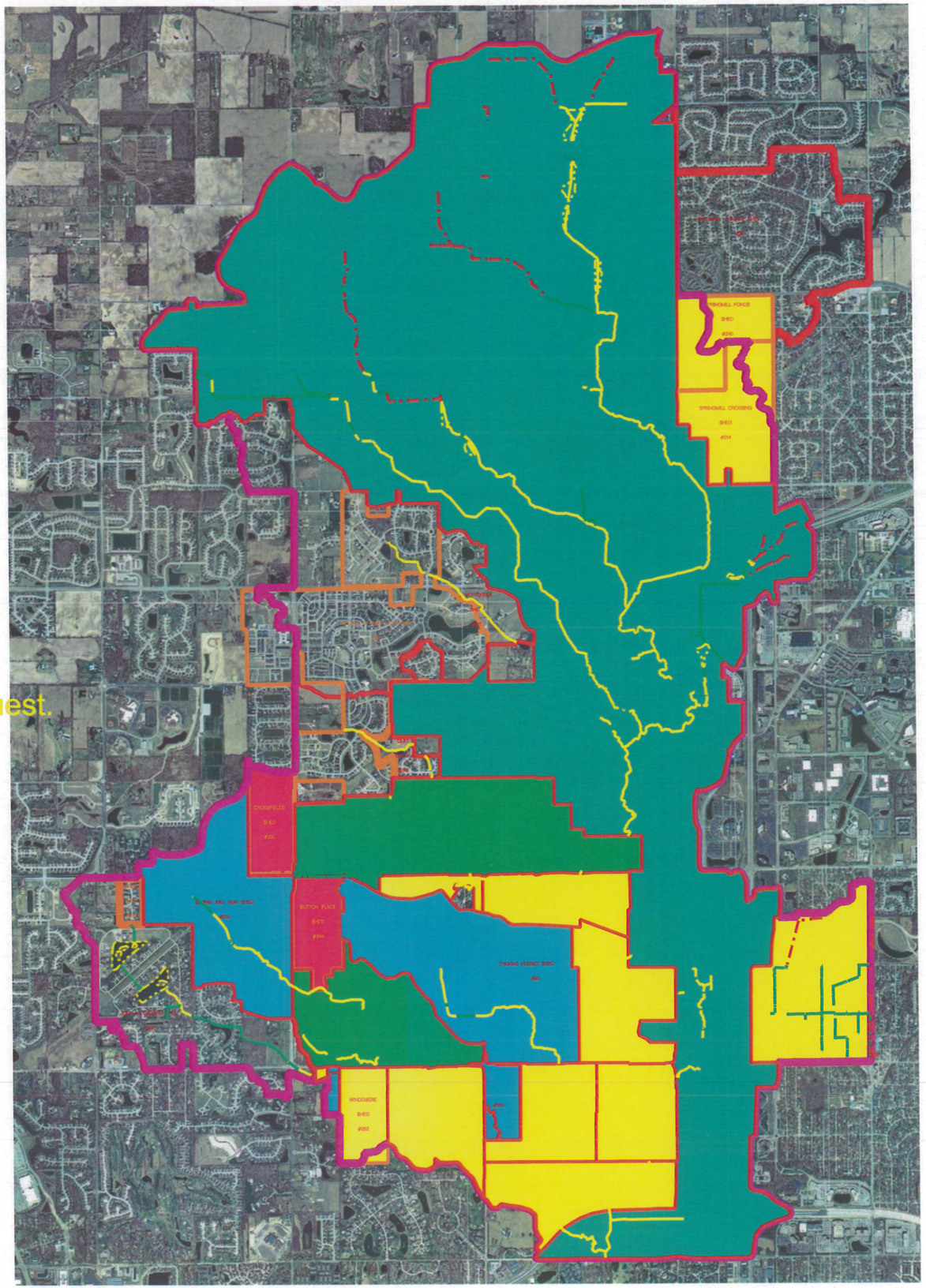
Surveyor's Report in Progress for Freburary/March Hearing Request.

Assessed to Williams Creek as of 10-22-12.

Williams Creek Overall Shed Area

Regulated Drain Shed Area

Subdivision Shed Area



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