

SURVEYOR'S OFFICE

Hamilton County

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August 28, 2012

To: Hamilton County Drainage Board

Re: Jacob Ehman #98 Drain Reconstruction

Attached is a petition, plans, drain map, drainage shed map and schedule of assessments for the reconstruction of the Jacob Ehman Drain.

The Jacob Ehman Drain was petitioned for reconstruction on December 05, 2011 by two (2) property owners representing 347.24 acres out of the 1,054.37 acre watershed. This petition represents 32.93 % of the watershed. In addition to the petitioners Mr. Carmichael has been in contact with the Surveyors Office and is also very interested in seeing this project move forward.

The Jacob Ehman Drain was constructed in 1882, (see Order Book #6, page 11) and placed on maintenance November 20, 1978, (see Drainage Board Minute Book # 1, Page 283).

The total drainage area within the Jacob Ehman shed covers portions of Jackson Township, Hamilton County, Township 20 N, Sections 6, and 7, Range 4 E, and Adams Township, Hamilton County, Township 20 N, Sections 1, 2, 12, Range 3 E. The drainage area has a total of 1,054.37 acres. The Jacob Ehman watershed consists of both tile and open ditch and is located primarily in Jackson Township with portion of the drainage shed in Adams Township. The Jacob Ehman Drain terminates in Little Cicero Creek.

The open ditch has filled in with sediment. Removal of this sediment will improve agricultural drainage and reduce flood hazards to residential property and the overtopping of roads. The profile of the existing Jacob Ehman Drain has high spots that impede flow. The water backs up causing pressure on the tiles resulting in blowouts, ponding water and continuous repairs of the existing tiles.

Reconstruction Project

The proposed reconstruction will consist of dredging the existing open channel of 4,100 linear feet, approximately 2 to 3 feet in depth. The existing top of bank on each side of the channel will remain the same. The base of the channel will be four feet wide and the side slopes will be graded at approximately 2 to 1 to match the existing channel banks.

The reconstruction of the Jacob Ehman Drain will not include any widening of the drain. The clearing of trees south of 281st took place along the drain to facilitate an operation side for the equipment needed for the dredging of the channel, and approximately ½ of the dredging required was completed via work order #2009-00180 until the drain maintenance funds were depleted. These improvements were from Sta.0+00 at the intersection of Little Cicero Creek north to Sta.18+65 which is north of 281st Street. Minimal tree or brush removal will be required for the balance of the dredging to be completed. After the reconstruction, the open drain will be sprayed as part of the drains maintenance to prevent the emergent trees from re- growth.

Per the proposed reconstruction plans, the project will begin North of 281st Street, and west of US-31 at Station 18+65, on the Jacob Ehman Drain, and go north until it reaches the south side of the existing culvert under 286th Street, Station 40+32.

Per the proposed reconstruction plans a sediment basin will be placed at the northern end of the Jacob Ehman open channel, rip rap will be added as bend protection at locations where the open channel changes direction sharply, and where surface water is eroding the banks. Tile outlets entering the ditch will be replaced on an as needed basis. Ditch bank slopes and top of bank areas will be seeded and spoils leveled.

Included as part of the reconstruction is the placement of a twenty foot (20') filter strip along both sides of the drain from Sta. 4+00 to Sta.12+80, Sta. 20+28 to Sta. 31+00 and Sta. 37+00 to Sta. 40+23. The filter strip shall be on the west side of the drain from Sta. 31+00 to Sta. 37+00 and the east side of the drain from Sta. 0+00 to Sta. 4+00 Sta. 13+05 to Sta. 20+28. The filter strip shall affect the following properties:

| | |
|--------------------------------------|------------------------|
| Beck's Superior Hybrid, Inc. | 03-02-07-00-00-020.000 |
| Barbara D. Sowers & Judith Cummins & | |
| Susan L. Ringer T/C | 03-02-07-00-00-006.000 |
| Claude D. Carmichael | 03-02-07-00-00-005.000 |

Cost Estimate

An estimate to complete the work per plan is \$28,735.00. This cost includes dredging, leveling spoils, seeding, outlet replacement, and the installation of rip rap and filter strips.

Reconstruction Assessment

I have reviewed the drainage shed for the Jacob Ehman Drain and considered various factors for benefits and damages as set out in IC 36-9-27-112. Upon considering each parcel individually, I believe that each parcel within the drainage shed will have equal benefits as provided by the drain, therefore, I recommend each tract be assessed on the same basis equally. I also believe that no damages will result to landowners by the reconstruction of this drain. Therefore, damages will be set as \$0.00.

I recommend a reconstruction assessment of \$26.20 per acre with a minimum of \$78.42.

Maintenance Assessment

As mentioned above, The Jacob Ehman Drain was placed on maintenance on November 20, 1978. The drainage shed has 1,054.32 acres and zero lots. The rates for the drain were revised by the Board on May 22nd, 2007, (see Drainage Board Minutes Book 9, pages 211& 212). The current rates are as follows:

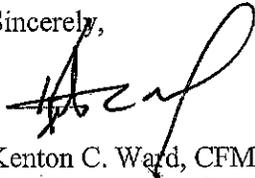
1. Maintenance assessment for roads and streets are set at \$10.00 per acre.
2. Maintenance assessment for agricultural tracts at \$3.00 per acre with a \$15.00 minimum.
3. Maintenance assessment for commercial, institutional and multi-family residential tracts at \$10.00 per acre with a \$75.00 minimum.
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 \$65.00 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.

These rates collect \$4,356.02 annually and currently the maintenance fund has \$6,203.82. I recommend that the current maintenance rates remain unchanged.

I further recommend that the period of collections be extended from the four (4) years to eight (8) years as per IC 36-9-27-43. This will provide for adequate maintenance funds in the future. With adequate funding dredging can be accomplished under maintenance in the future.

I recommend the Board set a hearing for this proposed reconstruction and maintenance for October 22, 2012.

Sincerely,

A handwritten signature in black ink, appearing to read 'K. Ward', written over a faint circular stamp.

Kenton C. Ward, CFM
Hamilton County Surveyor

KCW/pll

Jacob Ehman #98

Reappraisal Hearing

Reconstruction-\$28,735.00

Dredging, leveling spoils, seeding, outlet replacement, riprap.
 Damages are set at \$0.00.

No change in current maintenance assessment.

Collection period to be extended until the balance in the maintenance fund reaches 8 times it's annual assessment.

A 20' filter strip will affect 03-02-07-00-00-020.000 (Beck) & 03-02-07-00-00-006.000 (Sowers) & 03-02-07-00-00-005.000 (Carmichael)

Rate per acre:
 Minimum: \$26.20
 \$78.42

| Parcel | Owner | Desc | Rate | Ben | Asmt | % of Asmt | % of Ben | Petition % Total |
|------------------------|--|-------------------------|----------------|-------|------------|-----------|----------|------------------|
| 03-02-06-00-00-002.000 | Basey, Max H I & Ruth | S6 T20 R4 35.20Ac | Residential/Ag | 3.00 | \$78.60 | 0.27% | 0.28% | |
| 01-01-01-00-00-012.000 | Beall, Richard E & Sharon L | S1 T20 R3 0.78Ac | Residential/Ag | 0.78 | \$78.42 | 0.27% | 0.07% | |
| 01-01-01-00-00-012.003 | Beall, Richard E & Sharon L | S1 T20 R3 0.75Ac | Residential/Ag | 0.75 | \$78.42 | 0.27% | 0.07% | |
| 03-02-06-00-00-011.002 | Beck Family LP | S6 T20 R4 91.40Ac | Residential/Ag | 90.40 | \$2,368.48 | 8.24% | 8.57% | 8.57% |
| 01-01-01-00-00-014.000 | Becks Superior Hybrids Inc | S1 T20 R3 37.90Ac | Residential/Ag | 37.90 | \$992.98 | 3.46% | 3.59% | 3.59% |
| 01-01-02-00-00-004.000 | Becks Superior Hybrids Inc | S2 T20 R3 40.00Ac | Residential/Ag | 2.00 | \$78.42 | 0.27% | 0.19% | 0.19% |
| 01-01-02-00-00-005.000 | Becks Superior Hybrids Inc | S2 T20 R3 40.00Ac | Residential/Ag | 22.00 | \$576.40 | 2.01% | 2.09% | 2.09% |
| 03-02-07-00-00-003.000 | Becks Superior Hybrids Inc | S7 T20 R4 35.39Ac | Residential/Ag | 35.39 | \$927.22 | 3.23% | 3.36% | 3.36% |
| 03-02-07-00-00-020.000 | Becks Superior Hybrids Inc | S7 T20 R4 79.50Ac | Residential/Ag | 36.00 | \$943.20 | 3.28% | 3.41% | 3.41% |
| 01-01-01-00-00-016.000 | Billingsley, Anita M Trustee | S1 T20 R3 36.97Ac | Residential/Ag | 36.97 | \$968.62 | 3.37% | 3.51% | 3.51% |
| 01-01-12-00-00-001.000 | Billingsley, Anita M Trustee | S12 T20 R3 20.00Ac | Residential/Ag | 4.00 | \$104.80 | 0.36% | 0.38% | 0.38% |
| 01-01-12-00-00-006.001 | Birmingham, Donald S & Lisa R | S12 T20 R3 5.00Ac | Residential/Ag | 5.00 | \$131.00 | 0.46% | 0.47% | 0.47% |
| 01-01-01-00-00-013.000 | Bragg, John | S1 T20 R3 2.10Ac | Residential/Ag | 2.10 | \$78.42 | 0.27% | 0.20% | 0.20% |
| 01-01-12-00-00-005.001 | Brennan, Marilyn A | S12 T20 R3 4.00Ac | Residential/Ag | 4.00 | \$104.80 | 0.36% | 0.38% | 0.38% |
| 03-02-07-00-00-001.000 | Brennan, Rodney E & Christy L | S7 T20 R4 1.00Ac | Residential/Ag | 1.00 | \$78.42 | 0.27% | 0.09% | 0.09% |
| 03-02-07-00-00-002.000 | Brennan, Rodney E & Christy L | S7 T20 R4 1.57Ac | Residential/Ag | 1.57 | \$78.42 | 0.27% | 0.15% | 0.15% |
| 03-02-07-00-00-005.000 | Carmichael, Claude D | S7 T20 R4 2.92Ac | Residential/Ag | 2.92 | \$78.42 | 0.27% | 0.28% | 0.28% |
| 01-01-12-00-00-002.001 | Casler, Dwight E III & Angela K | S12 T20 R3 1.18Ac | Residential/Ag | 1.18 | \$78.42 | 0.27% | 0.11% | 0.11% |
| 01-01-12-00-00-009.001 | Cell Tower LLC | S12 T20 R3 0.23Ac | Residential/Ag | 0.23 | \$78.42 | 0.27% | 0.02% | 0.02% |
| 03-02-06-00-00-010.101 | Crampton, James Charles & Tana Sue | S6 T20 R4 2.32Ac | Residential/Ag | 2.17 | \$78.42 | 0.27% | 0.21% | 0.21% |
| 03-02-07-00-00-004.000 | Delph, Charles William | S7 T20 R4 41.00Ac | Residential/Ag | 41.00 | \$1,074.20 | 3.74% | 3.89% | 3.89% |
| 01-01-12-00-00-005.002 | DeVaney Emhardt Farms LLC | S12 T20 R3 34.00Ac | Residential/Ag | 33.00 | \$864.60 | 3.01% | 3.13% | 3.13% |
| 01-01-12-00-00-007.000 | DeVaney Emhardt Farms LLC | S12 T20 R3 52.00Ac | Residential/Ag | 43.00 | \$1,126.60 | 3.92% | 4.08% | 4.08% |
| 01-01-01-00-00-010.000 | Dixon, Debra | S1 T20 R3 7.60Ac | Residential/Ag | 7.60 | \$199.12 | 0.69% | 0.72% | 0.72% |
| 01-01-12-00-00-006.002 | Dodd, David W | S12 T20 R3 5.00Ac | Residential/Ag | 5.00 | \$131.00 | 0.46% | 0.47% | 0.47% |
| 01-01-12-00-00-010.000 | Egler Brothers Inc | S12 T20 R3 34.60Ac | Residential/Ag | 3.00 | \$78.60 | 0.27% | 0.28% | 0.28% |
| 01-01-12-00-00-008.000 | Farmhouse Property LLC | S12 T20 R3 1.23Ac | Residential/Ag | 1.23 | \$78.42 | 0.27% | 0.12% | 0.12% |
| 01-01-12-00-00-009.000 | Farmland Property LLC | S12 T20 R3 78.54Ac | Residential/Ag | 74.77 | \$1,958.98 | 6.82% | 7.09% | 7.09% |
| 01-01-12-00-00-006.000 | Feeney, Peter D & Linda A | S12 T20 R3 5.00Ac | Residential/Ag | 5.00 | \$131.00 | 0.46% | 0.47% | 0.47% |
| 01-01-12-00-00-002.002 | Fishburn, Wayne E & Paula L | S12 T20 R3 9.62Ac | Residential/Ag | 6.22 | \$162.98 | 0.57% | 0.59% | 0.59% |
| 99-99-99-99-999.001 | Hamilton County Highway Department | Dunbar, Flippins, Baker | 281st, 286th | 45.41 | \$1,189.76 | 4.14% | 4.31% | 4.31% |
| 99-99-99-99-999.002 | Indiana Department Of Transportation | S1,12,6,7 T20 R3,4 | US 31 | 80.28 | \$2,103.34 | 7.32% | 7.61% | 7.61% |
| 01-01-01-00-00-017.000 | J & M Hinkle Farms LLC w/LE to Donald Gunkel | S1 T20 R3 80.00Ac | Residential/Ag | 6.00 | \$157.20 | 0.55% | 0.57% | 0.57% |
| 01-01-12-00-00-004.001 | Jarvis, Peter C & Kristin K | S12 T20 R3 2.00Ac | Residential/Ag | 2.00 | \$78.42 | 0.27% | 0.19% | 0.19% |
| 01-01-12-00-00-005.000 | Leonard, David LaRue & Kristi K | S12 T20 R3 2.00Ac | Residential/Ag | 2.00 | \$78.42 | 0.27% | 0.19% | 0.19% |
| 03-02-07-00-00-017.000 | Molini, Richard L | S7 T20 R4 30.00Ac | Residential/Ag | 2.00 | \$78.42 | 0.27% | 0.19% | 0.19% |
| 01-01-01-00-00-007.000 | Morris, Steven A & Linda | S1 T20 R3 1.80Ac | Residential/Ag | 1.00 | \$78.42 | 0.27% | 0.09% | 0.09% |

| Parcel | Owner | Desc | Rate | Ben | Asmt | % of Asmt | Ben | % of Ben | Petition % Total |
|------------------------|---|--------------------|----------------|----------|-------------|-----------|----------|----------|------------------|
| 03-02-06-00-00-010.000 | Myers, Alan H & Barbara L | S6 T20 R4 67.47Ac | Residential/Ag | 17.92 | \$469.52 | 1.63% | 17.92 | 1.70% | 1.70% |
| 03-02-06-00-00-010.001 | Myers, Alan H & Barbara L | S6 T20 R4 7.48Ac | Residential/Ag | 4.63 | \$121.32 | 0.42% | 4.63 | 0.44% | 0.44% |
| 03-02-06-00-00-011.001 | Myers, Alan H & Barbara L | S6 T20 R4 92.00Ac | Residential/Ag | 86.00 | \$2,253.20 | 7.84% | 86.00 | 8.16% | 8.16% |
| 03-02-07-00-00-007.000 | Myers, Alan H & Barbara L | S7 T20 R4 60.00Ac | Residential/Ag | 15.00 | \$393.00 | 1.37% | 15.00 | 1.42% | 1.42% |
| 01-01-01-00-00-006.000 | Newair Family LLC | S1 T20 R3 4.50Ac | Residential/Ag | 1.00 | \$78.42 | 0.27% | 1.00 | 0.09% | 0.09% |
| 01-01-01-00-00-012.001 | Newair Family LLC | S1 T20 R3 72.74Ac | Residential/Ag | 65.74 | \$1,722.40 | 5.99% | 65.74 | 6.24% | 6.24% |
| 01-01-12-00-00-004.000 | Overdorf, Richard A & Jody M | S12 T20 R3 20.00Ac | Residential/Ag | 0.90 | \$78.42 | 0.27% | 0.90 | 0.09% | 0.09% |
| 01-01-12-00-00-004.002 | Overdorf, Richard A & Jody M | S12 T20 R3 18.00Ac | Residential/Ag | 8.10 | \$212.22 | 0.74% | 8.10 | 0.77% | 0.77% |
| 03-02-07-00-00-008.000 | Phil Overdorf Farms Inc | S7 T20 R4 98.07Ac | Residential/Ag | 23.00 | \$602.60 | 2.10% | 23.00 | 2.18% | 2.18% |
| 01-01-01-00-00-002.000 | Rayls, Donald G & Joan | S1 T20 R3 66.00Ac | Residential/Ag | 1.00 | \$78.42 | 0.27% | 1.00 | 0.09% | 0.09% |
| 01-01-01-00-00-008.000 | Rayls, Donald G & Joan | S1 T20 R3 13.50Ac | Residential/Ag | 4.00 | \$104.80 | 0.36% | 4.00 | 0.38% | 0.38% |
| 01-01-12-00-00-002.000 | Roberts, Carrie | S12 T20 R3 9.20Ac | Residential/Ag | 4.60 | \$120.52 | 0.42% | 4.60 | 0.44% | 0.44% |
| 03-02-06-00-00-011.102 | Rockwell, Raymond H & Linda K | S6 T20 R4 1.20Ac | Residential/Ag | 1.20 | \$78.42 | 0.27% | 1.20 | 0.11% | 0.11% |
| 03-02-06-00-00-012.000 | Rockwell, Raymond H & Linda K | S6 T20 R4 1.00Ac | Residential/Ag | 1.00 | \$78.42 | 0.27% | 1.00 | 0.09% | 0.09% |
| 03-02-06-00-00-011.202 | Rockwell, Tracey W | S6 T20 R4 0.47Ac | Residential/Ag | 0.47 | \$78.42 | 0.27% | 0.47 | 0.04% | 0.04% |
| 03-02-06-00-00-013.000 | Rockwell, Tracey W | S6 T20 R4 1.21Ac | Residential/Ag | 1.21 | \$78.42 | 0.27% | 1.21 | 0.11% | 0.11% |
| 01-01-01-00-00-012.002 | Schinlaub, Mark A, Jill R Rice, Karen S Schinlaub | S1 T20 R3 72.74Ac | Residential/Ag | 72.74 | \$1,905.80 | 6.63% | 72.74 | 6.90% | 6.90% |
| 03-02-07-00-00-002.001 | Scott, Shannon S | S7 T20 R4 2.03Ac | Residential/Ag | 2.03 | \$78.42 | 0.27% | 2.03 | 0.19% | 0.19% |
| 03-02-07-00-00-006.000 | Sowers, Barbara & Judith Cummins & Susan Ringer | S7 T20 R4 84.28Ac | Residential/Ag | 84.28 | \$2,208.14 | 7.68% | 84.28 | 7.99% | 7.99% |
| 01-01-01-00-00-011.000 | State Of Indiana | S1 T20 R3 1.80Ac | Residential/Ag | 1.80 | \$78.42 | 0.27% | 1.80 | 0.17% | 0.17% |
| 01-01-01-00-00-016.001 | Stone, Ronald D & Mary C | S1 T20 R3 1.91Ac | Residential/Ag | 1.91 | \$78.42 | 0.27% | 1.91 | 0.18% | 0.18% |
| 01-01-01-00-00-015.000 | Stone, Ronald D & Mary K | S1 T20 R3 1.12Ac | Residential/Ag | 1.10 | \$78.42 | 0.27% | 1.10 | 0.10% | 0.10% |
| 01-01-12-00-00-006.003 | Taylor, Christopher A & Laura E | S12 T20 R3 5.00Ac | Residential/Ag | 5.00 | \$131.00 | 0.46% | 5.00 | 0.47% | 0.47% |
| 03-02-06-00-00-010.002 | Whisman, Timothy K & Beth A | S6 T20 R4 2.32Ac | Residential/Ag | 1.87 | \$78.42 | 0.27% | 1.87 | 0.18% | 0.18% |
| Parcels: 61 | | | | 1,054.37 | \$28,735.34 | 100.00% | 1,054.37 | 100.00% | 32.93% |

JACOB EHMAN DRAIN HAMILTON COUNTY



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Feet

Printing Date: 8/29/2012
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