

KCW



SURVEYOR'S OFFICE
Hamilton County

Kenton C. Ward, CFM
Surveyor of Hamilton County
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Suite 188
One Hamilton County Square
Noblesville, Indiana 46060-2230

March 1, 2018

TO: Hamilton County Drainage Board

RE: Paulsel & Vance & Peter Paulsel Drain - Lochaven 9C Relocation

Attached is a petition, recorded drainage easement, subdivision non-enforcement and as-built plans for the section of storm pipe located between the Lochaven Lake (10-10-14-00-07-030.000) in Lochaven and the Martin Marietta Lake (aka Precedent/Peterson Lake) on Parcel 10-10-14-00-00-007.002. The installation of the 12" pipe completes the reconstruction of the Paulsel, Vance & Peter Paulsel Drain that was started with the Lochaven Sec. 9A reconstruction hearing held on January 24, 2011 (HCDB Minute Book 13, Pages 247-249).

The proposal is for the relocation of the Paulsel Vance Paulsel Drain between Lots 203-204 and across Spayside Drive East to the Martin Marietta Lake (aka Precedent/Peterson Lake). This proposal includes the lengths of storm sewer between the following structure numbers: 137, 136 and 135. Also, the overflow pipe between structures 138 and 136 per plans by HWC Engineering; Job Number 2015-138, Pages C1.1 and C6.2, dated November 30, 2015.

The length of new storm pipe between the Lochaven Lake and Martin Marietta Lake (aka Precedent/Peterson Lake) is as follows:

12" RCP - 412 feet

The additional new open drain with this final relocation shall be the lengths between the following structures/stations installed with the previous 146th Street, Lochaven 9A and Precedent relocations of the Paulsel Vance Paulsel drain over the last 18 years. The following

lengths of new open drain are as follows: Between existing Structure 635 of the Lochaven Sec. 9A Re-location approved by the Board January 24, 2011 (HCDB Minute Book 13, Pages 247-249) to Structure 137 of the proposed Lochaven Sec. 9C Re-location proposed between Lots 203-204. Then from Structure 135 located east of Lots 203-204 on the Martin Marietta Lake (aka Precedent/ Peterson Lake) property (10-10-14-00-00-007.002) to approximate Sta. 40+05. Station 40+05 is on the new open drain alignment between the existing 42" outlet (Sta. 28+05) installed with the 146th Street Re-location approved by the Board July 26, 2004 (HCDB Minute Book 7, Pages 511- 513) and existing Structure 1 (Sta. 46+32) located at the northeast corner of the Martin Marietta Lake (aka Precedent/Peterson Lake) installed with the Precedent relocation approved by the Board on March 27, 2000 (HCDB Minute Book 5, Pages 331-333).

New Open Drain – 4152'

The total length of new storm pipe and open drain shall be 4564 feet.

Along with this new storm pipe construction by Pulte Homes, Martin Marietta has requested portions of the Paulsel Vance Paulsel Drain be vacated in order to expand their mining operations at their River Road site.

The original Paulsel, Vance & Paulsel drain per the 1891 legal description located between Sta. 31+90 and 69+16 and Sta. 42+82 and Sta. 60+67 shall be vacated as requested by Martin Marietta. Also, the existing open drain between Sta. 28+05 and Sta. 42+82 shall be vacated too and re-aligned between stations 28+05 to 46+32, the proposal will remove 6988 feet from the drains total length.

The net between the new storm pipe and open ditch and the vacation is a reduction of 2424 feet from the drains total length.

The new storm pipe construction between the lakes was proposed and paid for by Pulte Homes of Indiana, LLC.

The petitioner, Pulte Homes of Indiana LLC, provided a Performance Bond to the Hamilton County Board of Commissioners as follows:

Name of Bonding Company: International Fidelity Insurance Company

Bond Number: 0662806

Bond Date: May 23, 2016

Bond Amount: 56,911.20

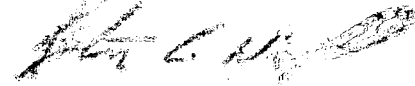
The non-enforcement for Lochaven Sec. 9A was recorded on March 2, 2018 (Inst. No. 200600060690). The easement for the reconstructed Paulsel Vance Paulsel Drain will be per the

Secondary Plat for Lochaven Sec. 9A as recorded in the Hamilton County Recorder's Office, Plat Cabinet 4; Slide 159.

Attached is a non-enforcement for Lochaven Sec. 9C. The easement for the reconstructed Paulsel Vance Paulsel Drain will be per the Secondary Plat for Lochaven Sec. 9C as recorded in the Hamilton County Recorder's Office, Plat Cabinet 5, Slide 592. I recommend the Board approve this non-enforcement request upon approval of this report.

I recommend that the Board set a hearing for this proposal for April 23, 2018.

Sincerely,

A handwritten signature in black ink, appearing to read "Kenton C. Ward", written over a faint, circular official seal or stamp.

Kenton C. Ward
Hamilton County Surveyor

KCW/jll

Paulsel-Vance-Paulsel Drain #109

Lochaven Section 9C Relocation

Will add 4,564' of new drain & vacate 6,988'. This project will remove 2,424' of drain from the total footage of the drain.
 Will vacate original Sta. 31+90 to 69+16 & Sta. 42+82 to 60+67 per 1891 legal description as requested by Martin Marietta.
 The existing open ditch between Sta. 28+-05 to 42+82 shall also be vacated.

*Cost of relocation to be paid by Pulte Homes of Indiana, LLC.

*No change in current maintenance assessment rate.

SUBNE-2016-00008 is for relocation of 412' of 12" RCP per secondary plat.

Inst. 2017000960 is for 140' x 30' easement (0.09Ac) east of Sprayside Dr. E. on parcel 10-10-14-00-00-007.002.

Hearing: 04/23/18

Parcel	Owner	Desc1	Benefit	Rec. Assmt	Maint. Assmt	% of Total
10-10-14-00-07-026.000	Argabright, Lisa Marie & Carl David	Lochaven 9C Lot 214	n/a	*	*	5.26%
10-10-14-00-07-028.000	Berry, Timothy J & Kimberly J	Lochaven 9C Lot 216	n/a	*	*	5.26%
10-10-14-00-07-029.000	Cahill, Jonathan B & Amy B	Lochaven 9C Lot 217	n/a	*	*	5.26%
10-10-14-00-00-006.001	Citizens Water of Westfield LLC	S14 T18 R4 14.80 Ac	n/a	*	*	5.26%
99-99-99-99-999.008	City of Noblesville	Spayside Drive East & North	n/a	*	*	5.26%
10-10-14-00-07-015.000	Ellis, Michael S & Tami Blankenburg h&w	Lochaven 9C Lot 203	n/a	*	*	5.26%
10-10-14-00-07-016.000	Garde, Sterling & Magnus L. Garde	Lochaven 9C Lot 204	n/a	*	*	5.26%
10-10-14-00-07-027.000	Lunsford, John R & Sarah M	Lochaven 9C Lot 215	n/a	*	*	5.26%
10-10-14-00-00-004.000	Martin Marietta	S14 T18 R4 73.95 Ac	n/a	*	*	5.26%
10-10-14-00-00-007.002	Martin Marietta	S14 T18 R4 79.38 Ac	n/a	*	*	5.26%
10-10-14-00-06-008.000	Pulte Homes of Indiana LLC	Lochaven 9B Bk A, 19.74 Ac	n/a	*	*	5.26%
10-10-14-00-07-021.000	Pulte Homes of Indiana LLC	Lochaven 9C Lot 209	n/a	*	*	5.26%
10-10-14-00-07-022.000	Pulte Homes of Indiana LLC	Lochaven 9C Lot 210	n/a	*	*	5.26%
10-10-14-00-07-023.000	Pulte Homes of Indiana LLC	Lochaven 9C Lot 211	n/a	*	*	5.26%
10-10-14-00-07-024.000	Pulte Homes of Indiana LLC	Lochaven 9C Lot 212	n/a	*	*	5.26%
10-10-14-00-07-030.000	Pulte Homes of Indiana LLC	Lochaven 9C CA A, 12.52 Ac	n/a	*	*	5.26%
10-10-14-00-07-031.000	Pulte Homes of Indiana LLC	Lochaven 9C CA B, 1.51 Ac	n/a	*	*	5.26%
10-10-14-00-00-006.000	River Road Stone LLC	S14 T18 R4 63.20 Ac	n/a	*	*	5.26%
10-10-14-00-07-025.000	Swisher, Jenny L & Christopher A	Lochaven 9C Lot 213	n/a	*	*	5.26%

Parcels: 19



NON-ENFORCEMENT OF DRAINAGE EASEMENT IN SUBDIVISIONS

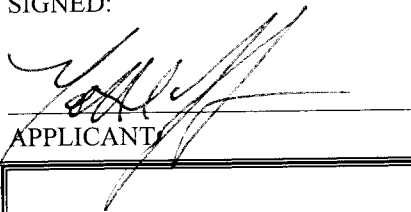
STATE OF INDIANA)
)
COUNTY OF HAMILTON)

**BEFORE THE HAMILTON
COUNTY DRAINAGE BOARD**

At the request of Pulte Homes of Indiana, LLC The Hamilton County Drainage Board considered the extent of the drainage easement on the Paulsel-Vance-Paulsel Drain in the Lochaven of Noblesville, Section 9C Subdivision. Upon the agreement in writing by the recorded owner(s) of land involved that such owner(s) agree and covenants that neither the Hamilton County Drainage Board nor any Contractor nor Workman operating under the authority of said Board will be held liable for any damages resulting from construction, reconstruction, or maintenance of the above named drain at said location, whether to the real estate or improvements thereon the Board agreed:

1. That it will not enforce the easement beyond those shown on the Subdivision plat recorded in Plat Cabinet Slide in the Hamilton County Records Office.
2. It will not object to the improvement of said real estate beyond such distance, and
3. Other Conditions: _____

SIGNED:



Matthew Lohmeyer

PRINTED NAME

Pulte Homes of Indiana, LLC

PRINTED NAME (Owner of Land)

APPLICANT

*****FOR BOARD USE ONLY*****

AGREEMENT WILL BECOME EFFECTIVE UPON RECORDING. SIGNED THIS
 DAY OF 20 . **BY THE HAMILTON**
COUNTY DRAINAGE BOARD.

PRESIDENT OF DRAINAGE BOARD

MEMBER OF DRAINAGE BOARD

MEMBER OF DRAINAGE BOARD

"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 Matthew Lohmeyer"

Prepared by the Hamilton County Drainage Board: Kenton C. Ward

(Surveyor)

Revised May 2014

SUBNE - 2016 - 0008

HAMILTON COUNTY DRAINAGE BOARD
NOBLESVILLE, INDIANA

IN RE: Lochaven of Noblesville, Section 9C)
Hamilton County, Indiana)

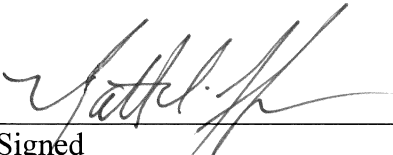
FILED
MAR 18 2016
OFFICE OF HAMILTON COUNTY SURVEYOR

PETITION FOR RELOCATION AND RECONSTRUCTION

Pulte Homes of Indiana, LLC (hereinafter "Petitioner"),
hereby petitions the Hamilton County Drainage Board for authority to relocate and improve a
section of the Paulsel-Vance-Paulsel Drain, and in support of
said petition advises the Board that:

1. Petitioner owns real estate through which a portion of the Paulsel-Vance-Paulsel
Drain runs.
2. Petitioner plans to develop its real estate with roads, buildings, utilities, storm drains,
sanitary sewers and other structures.
3. Petitioner's proposed development of its real estate will require relocation and
reconstruction of a portion of the Paulsel-Vance-Paulsel Drain, as
specifically shown on engineering plans and specifications filed with the Hamilton
County Surveyor.
4. The work necessary for the proposed relocation and reconstruction will be undertaken at
the sole expense of the Petitioner and such work will result in substantial improvement to
the Paulsel-Vance-Paulsel Drain, without cost to other property owners
on the watershed of the Paulsel-Vance-Paulsel Drain.

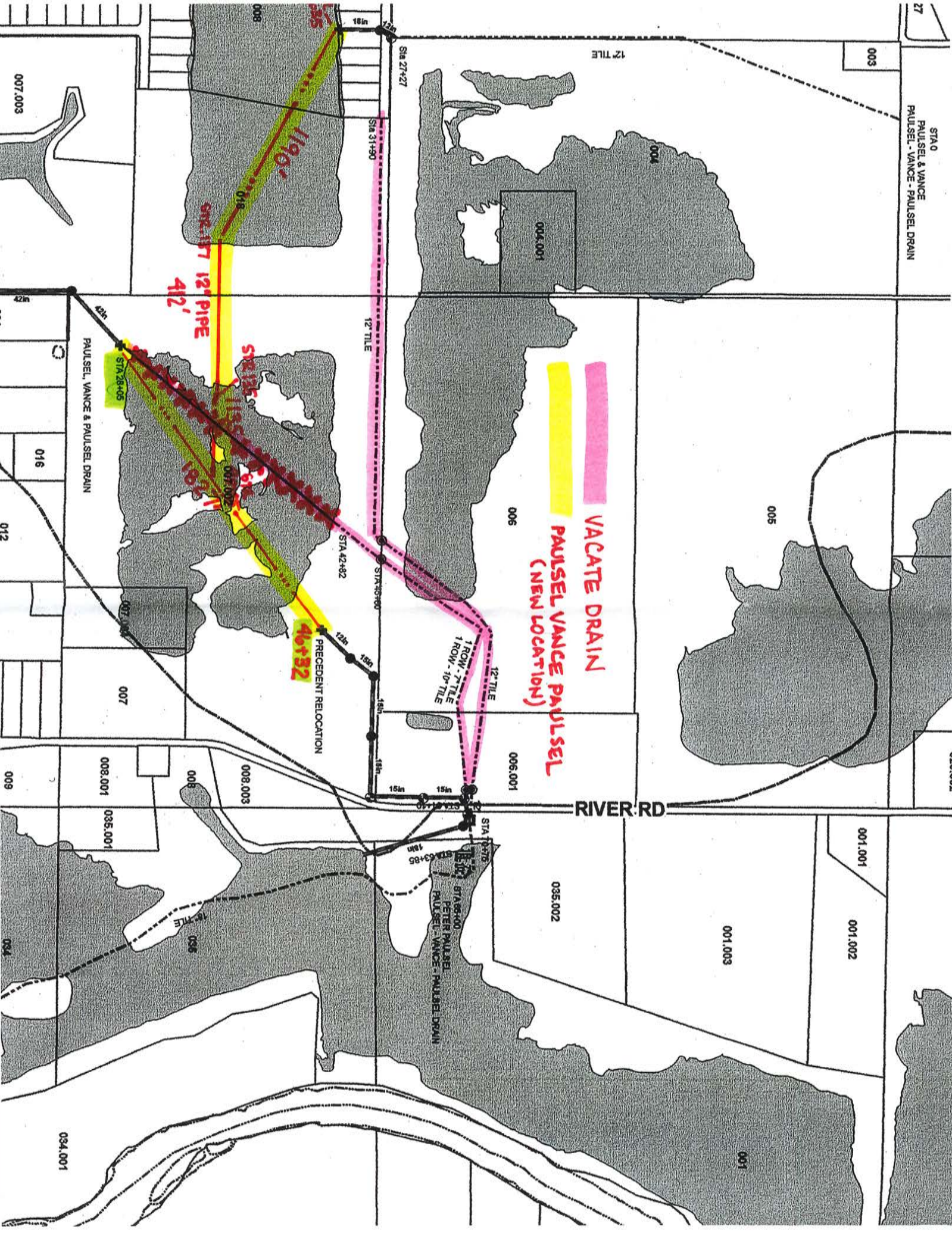
WHEREFORE, Petitioner requests that an Order issued from the Hamilton County
Drainage Board authorizing relocation and reconstruction of the Paulsel-Vance-Paulsel
Drain, in conformance with applicable law and plans and specifications on file with the Hamilton
County Surveyor.



Signed
Matthew Lohmeyer, Pulte Homes of Indiana, LLC

Printed

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PAULSEL & VANCE
PAULSEL - VANCE - PAULSEL DRAIN



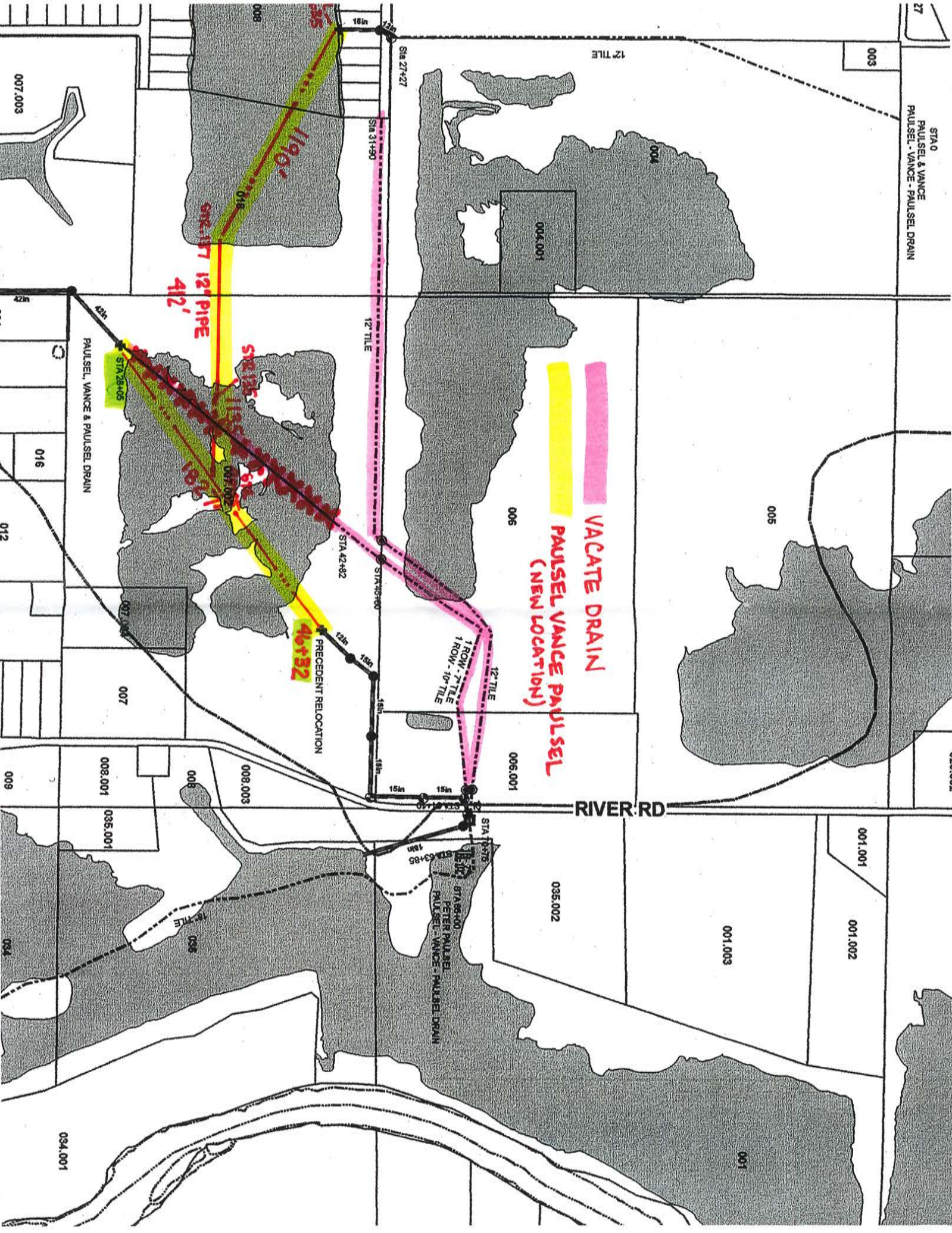
VACATE DRAIN
PAULSEL VANCE PAULSEL
(NEW LOCATION)

RIVER RD

1196'
12" TILE
412'

PRECEDENT RELOCATION
46+32

12" TILE
1 ROW - 7" TILE
1 ROW - 10" TILE



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PAULSEL VANCE PAULSEL
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