

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*

August 6, 2021

TO: Hamilton County Drainage Board

RE: Little Eagle Creek, Alva Osborn Drain—Atwater

Attached is a petition and plans for the proposed reconstruction of the Alva Osborn Drain. The reconstruction is being proposed by Olthoff Homes. The proposal is one part of a three part plan to reconstruct the Alva Osborne, George Coverdale and Stephens and Clark Drains as a part of the master plan for the Atwater Subdivision. The reconstructions are per plans by HWC Engineering, having Job No. 2019-157-A and dated January 3, 2020.

The new system described in this report will intercept the George Coverdale and Alva Osborn Drains in the form of a new open ditch running from west to east and then south along the north and east limits of the Atwater Subdivision. An overview of the new ditch can be found on Sheet C1.16 labeled Emergency Flood Route.

The Reconstruction of the Alva Osborn Drain shall begin at the northern limits of the subdivision at Station 85+53 per the drains original 1914 description and at the proposed Structure 289 as shown on Sheets C1.18 and C6.5 in the above referenced plans. The drain then runs south for 26 feet with 60" RCP before outletting into the new open ditch at Structure 288 per the plans. This is located at Station 20+45 per the profile on Sheet C1.18 of the plans. The new open ditch then runs east for 255 feet before turning south at Station 23+00 of the profile and running for 666 feet before outletting into a box culvert at Station 29+66 which runs for 94 feet to Station 30+60 thence continuing as an open ditch another 334 feet before outletting into a culvert which will run beneath Six Points Road for 95 feet before outletting into the existing Alva Osborn Open Ditch as shown on Sheet C1.19 of the plans. The existing tile for the Alva Osborn Drain will be removed from Station 85+53 to Station 97+93 per the original 1914 Alva Osborn description. The entirety of the 1978/2002 SCS Outlet Reconstruction Arm at Six Points Road beginning at approximately Station 96+93 per the Alva Osborn original description and running south for 80 feet before emptying into an aluminum drop structure will also be reconstructed as part of this project.

The reconstructed drain shall consist of the following:

60" RCP	26 feet
72"x60" Box Culvert	94 feet

96"x72" Box Culvert	95 feet
Open Ditch	1,361 feet

The total length of the reconstructed drain was 1,576 feet. The proposal will increase the length of regulated drain by 436 feet.

The overall cost of reconstruction will be paid by Olthoff Homes.

The petitioner has provided the Performance Bond as follows:

**Storm Sewers**

Bonding Company:	Lexon Insurance Com
Bond Number:	LICX1196190
Bond Date:	October 27, 2020
Bond Amount:	\$586,964.40

**Erosion Control**

Bonding Company:	Lexon Insurance Com
Bond Number:	LICX1196191
Bond Date:	October 27, 2020
Bond Amount:	\$84,689.00

Two offsite easements have been granted with the reconstruction of the Alva Osborn Drain and are located on two separate parcels, parcel 08-05-22-00-00-020.000 owned by Carey & Son's, Inc. and parcel 08-05-22-00-00-020.001 owned by Steven M. & Linda L. Osborne. Prior to the hearing, the easement grants have been reviewed approved and Recorded Instrument Numbers 2021035342 and 2021035253 respectively.

I recommend that upon approval of the above proposed drain that the Board also approve the attached non-enforcement request. The non-enforcement is for the altering of the regulated drain easement widths as shown in the above referenced plans and secondary plat for Atwater.

I recommend that the Board set a hearing for this proposed drain for September 27, 2021.



Keriton C. Ward, CFM  
Hamilton County Surveyor

KCW/pil

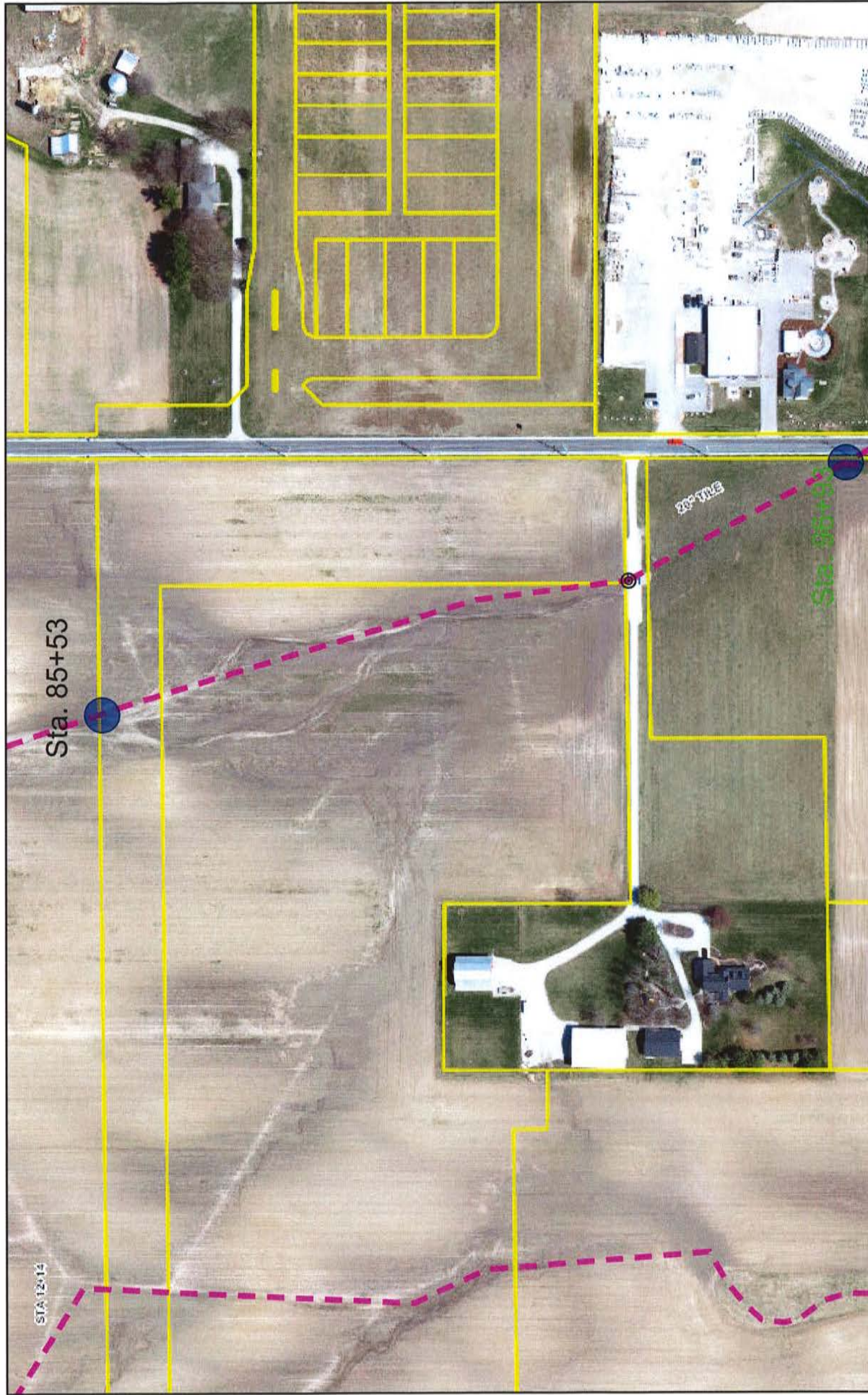
**Little Eagle Creek, Alva Osborn Arm**  
 Atwater Subdivision  
 SUBNE-2021-00004

Offsite easements have been granted on parcels 08-05-22-00-00-020.000 & 08-05-22-00-00-020.001  
 The total length of the reconstructed drain will be 1576'. The existing 1140' of tile from Sta. 85+53 to 96+93 to be removed.  
 This proposal will increase the length of the regulated drain by 436'.

\*Cost of relocation to be paid by Olthof Homes aka Atwater Dev. No change in current assessment rates.  
 Hearing: 09/27/2021

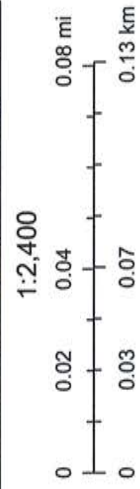
Parcel	Owner	Desc	Ben	Rec. Asmt.	Mnt. Asmt.	Percent of Total
08-05-22-00-00-020.103	Atwater Development LLC	S22 T19 R3 13.33 Ac	*	*	*	*
08-05-22-00-00-020.203	Atwater Development LLC	S22 T19 R3 8.05 Ac	*	*	*	*
08-05-27-00-00-003.003	Atwater Development LLC	S27 T19 R3 30.00 Ac	*	*	*	*
08-05-22-00-00-020.000	Carey & Sons Inc.	S22 T19 R3 66.55 Ac (Offsite Easement)	Inst. 2021035342	*	*	*
08-05-22-00-00-020.003	Carey & Sons Inc.	S22 T19 R3 44.72 Ac	*	*	*	*
08-05-27-00-00-003.000	Carey & Sons Inc.	S27 T19 R3 2.85 Ac	*	*	*	*
99-99-99-99-999.010	City of Westfield	S22 & 27 T19 R3, 193rd & Six Points	*	*	*	*
08-05-22-00-00-020.001	Osborne, Steven M & Linda L	S22 T19 R3 6.27 Ac (Offsite Easement)	Inst. 2021035253	*	*	*

# Alva Osborne: Existing Conditions



8/6/2021, 2:27:07 PM

- Override 1
- Drains - Drainage Structures
- BREATHER
- Drains - Regulated Drains
- CLOSED DRAIN
- Civil Townships
- Hydro Area (2019)
- Dams
- Hydrolines (2019)
- Culvert Headwall
- Double Ditch under road



HAMILTON COUNTY DRAINAGE BOARD  
NOBLESVILLE, INDIANA

FILED

OCT 20 2020

OFFICE OF HAMILTON COUNTY SURVEYOR

IN RE: Olthof Homes; Atwater Section 1 )  
Hamilton County, Indiana )

PETITION FOR RELOCATION AND RECONSTRUCTION

Ed Recktenwall (hereinafter "Petitioner"),

hereby petitions the Hamilton County Drainage Board for authority to relocate and improve a section of the Alva Osborn Drain, and in support of said petition advises the Board that:

1. Petitioner owns real estate through which a portion of the Alva Osborn 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 Alva Osborn 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 Alva Osborn Drain, without cost to other property owners on the watershed of the Alva Osborn Drain.

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

Edward Recktenwall  
Signed

EDWARD RECKTENWALL  
Printed



NON-ENFORCEMENT OF DRAINAGE EASEMENT IN SUBDIVISIONS

FILED

JAN 15 2021

STATE OF INDIANA )
COUNTY OF HAMILTON )

BEFORE THE HAMILTON COUNTY DRAINAGE BOARD

OFFICE OF HAMILTON COUNTY SURVEYOR

At the request of Olthof Homes The Hamilton County Drainage Board considered the extent of the drainage easement on the Alva Osborn Drain in the Atwater Section 1 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 as Instrument No. and 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:

Frederick V. Olthof
APPLICANT

Frederick V. Olthof
PRINTED NAME

Atwater Development LLC
PRINTED NAME (Owner of Land)

\*\*\*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 : Kenton C. Ward, Surveyor"

Prepared by the Hamilton County Drainage Board: Michael A. Howard, Attorney

Revised May 2016

Adobe PDF Ffillable Form

SUBNE - 2021 - 00004