

SURVEYOR'S OFFICE

Hamilton County

July 1, 2015

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

To: Hamilton County Drainage Board

Re: Little Eagle Creek Drain, Grannan Grove Arm

Attached is a petition filed by Grannan Grove Development, LLC, along with a non-enforcement request, plans, calculations, quantity summary and assessment roll for Grannan Grove Arm, Little Eagle Creek Drain to be located in Clay Township. I have reviewed the submittals and petition and have found each to be in proper form.

I have made a personal inspection of the land described in the petition. Upon doing so, I believe that the drain is practicable, will improve the public health, benefit a public highway, and be of public utility and that the costs, damages and expenses of the proposed drain will probably be less than the benefits accruing to the owners of land likely to be benefited. The drain will consist of the following:

12" RCP	619 ft.	21" RCP	283 ft.
15" RCP	263 ft.	Open Ditch	122 ft.
18" RCP	703 ft.	6" SSD	3,532 ft.

The total length of the drain will be 5,522 feet.

The open ditch listed above will be the drain path between Str. 524 to 522, Str. 520 to Str. 513A, and Str. 500 to the west property line of parcel 17-09-19-00-00-026.000, owned by H. Richard & Roxysann Durbin.

The retention pond (lake), bio-swale, and wetland Enhancement Area, all located in Common Area #4 is not to be considered part of the regulated drain. Pond maintenance assumed by the Drainage Board shall only include the inlets and outlet as part of the regulated drain. The maintenance of the retention pond (lake) and bio-swale such as sediment removal and erosion control along the banks, mowing and aquatic vegetation maintenance and control will be the responsibility of the Homeowners Association. The Board will also retain jurisdiction for ensuring the storage volume for which the pond was designed will be retained. Thereby, allowing no fill or easement encroachments.

The subsurface drains (SSD) to be part of the regulated drain are those located under the curbs and those main lines in rear yards. Only the main SSD lines as described below, which are located within the easement or right of way are to be maintained as regulated drain. Laterals for individual lots will not be considered part of the regulated drain. The portions of the SSD which will be regulated and maintained are as follows:

Curbline SSD in Streets:

Grannan Lane
Aldrew Place
141st Street

Rear Yard SSDs:

Rear yard lot 1 from Str. 514 to riser
Rear yard lots 2 & 3 from Str. 514 to Str. 515
Rear yard lots 4 & 5 from Str. 515 to Str. 519
Rear/side yard lots 6 & 7 from Str. 519 to riser
Rear yard lots 8 & 9 from Str. 513 to riser
Rear yard lots 10 to 12 from Str. 513 to Str. 518
Rear yard lots 13 & 14 from Str. 518 to riser

I have reviewed the plans and believe the drain will benefit each lot equally. Therefore, I recommend each lot be assessed equally. I also believe that no damages will result to landowners by the construction of this drain. I recommend a maintenance assessment of \$65.00 per lot, \$10.00 per acre for common areas, with \$65.00 minimum, and \$10.00 per acre for roadways. With this assessment the total annual assessment for this drain will be \$1,212.30. Parcel 17-09-19-00-00-026.000 will not be assessed at this time.

The petitioner has submitted surety for the proposed drain at this time. The sureties which are in the form of a Subdivision Performance Bond from contractor and cash bond from developer are as follows:

Agent: The Guarantee Company of North America USA
Date: June 2, 2015
Number: 20115507
For: Storm Sewers & Sub-Surface Drains
Amount: \$206,143.00

I believe this proposed drain meets the requirements for Urban Drain Classification as set out in IC 36-9-27-67 to 69. Therefore, this drain shall be designated as an Urban Drain.

The offsite easement for this subdivision outlet will be the easement recorded as instrument number 2015000268 in the office of the Hamilton County Recorder. This easement is on parcel 17-09-19-00-00-026.000, owned by H. Richard & Roxysann Durbin.

I recommend that upon approval of the above proposed drain that the Board also approve the attached non-enforcement request. The request will be for the reduction of the regulated drain easement to those easement widths as shown on the secondary plat for Grannan Grove as recorded in the office of the Hamilton County Recorder.

I recommend the Board set a hearing for this proposed drain for August 24, 2015.



Kenton C. Ward, CFM
Hamilton County Surveyor

KCW/pll

Little Eagle Creek #350

Grannan Grove Arm
SUBNE-2015-00001

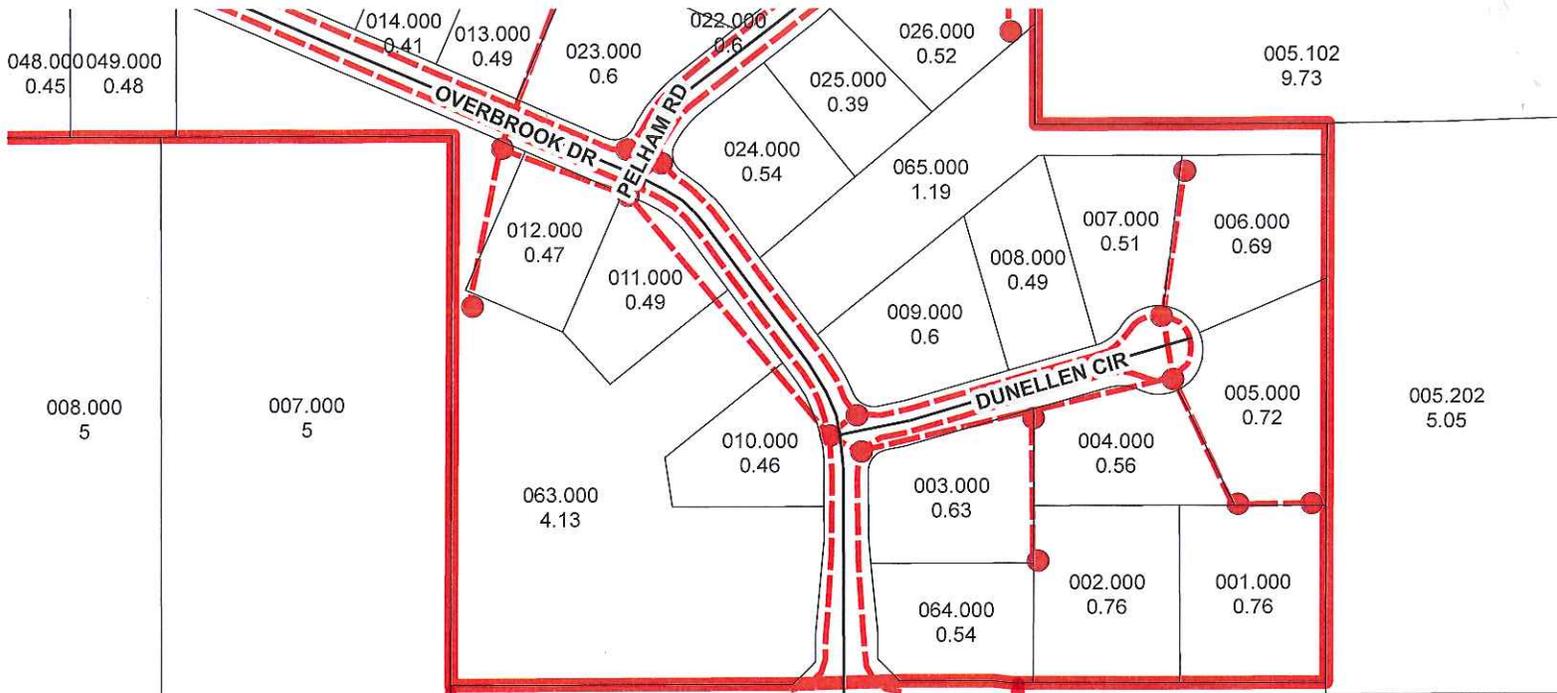
Offsite drainage easement Inst. 2015000268 for parcel 17-09-19-00-00-026.000.

HCDB-2015-00034, Subdivision Performance Bond: Storm Drainage \$169,026 + Monuments & Markers \$2,760 = \$171,786 * 120% = \$206,143.

Escrow Agreement from developer submitted in the amount of \$13,922.00 for 8% of Storm Drainage + Monuments & Markers.

Hearing: 08/24/15

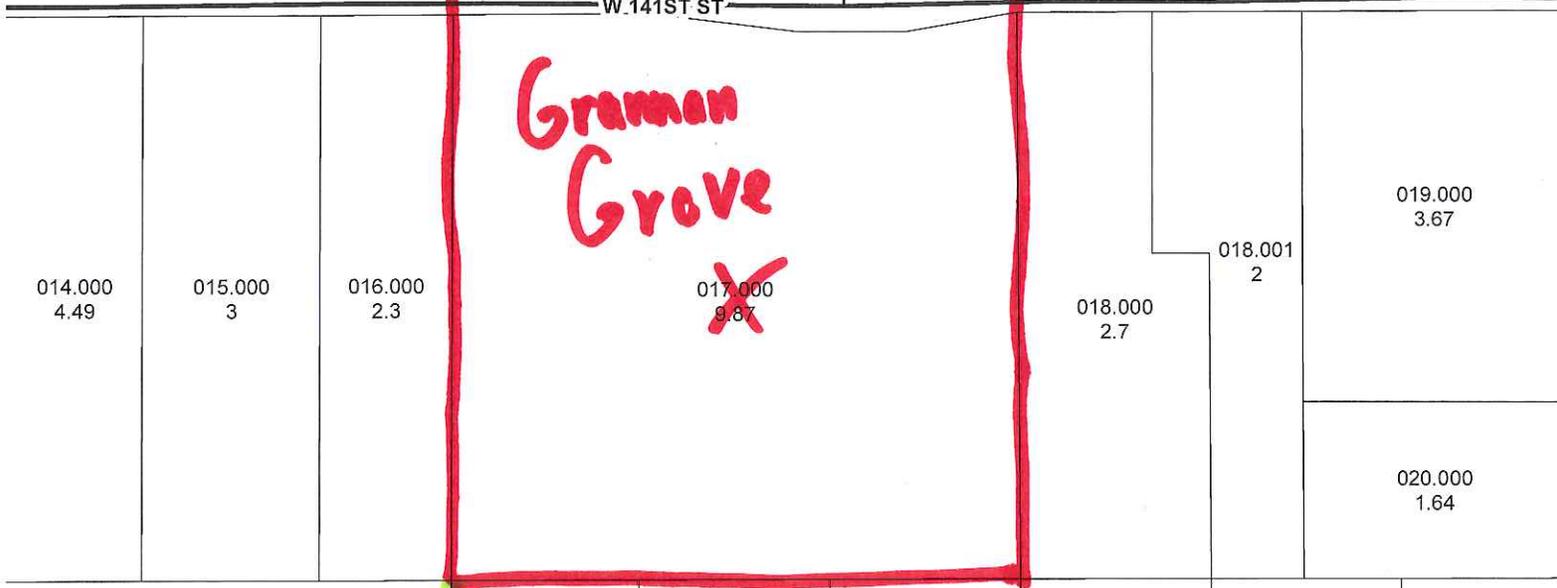
Parcel	Owner	Description	Rate	Benefit	MntAsmt	Percent
17-09-19-00-00-026.000	Durbin, H. Richard & Roxysann	S19 T18 R3 Edgewood Lot 7	*Not assessed at this time.		n/a	n/a
Not assigned yet.	Platinum Properties Management Co.	S19 T18 R3 Grannan Grove Lot 1	Regulated Subd.	One Lot	\$ 65.00	5.36%
Not assigned yet.	Platinum Properties Management Co.	S19 T18 R3 Grannan Grove Lot 2	Regulated Subd.	One Lot	\$ 65.00	5.36%
Not assigned yet.	Platinum Properties Management Co.	S19 T18 R3 Grannan Grove Lot 3	Regulated Subd.	One Lot	\$ 65.00	5.36%
Not assigned yet.	Platinum Properties Management Co.	S19 T18 R3 Grannan Grove Lot 4	Regulated Subd.	One Lot	\$ 65.00	5.36%
Not assigned yet.	Platinum Properties Management Co.	S19 T18 R3 Grannan Grove Lot 5	Regulated Subd.	One Lot	\$ 65.00	5.36%
Not assigned yet.	Platinum Properties Management Co.	S19 T18 R3 Grannan Grove Lot 6	Regulated Subd.	One Lot	\$ 65.00	5.36%
Not assigned yet.	Platinum Properties Management Co.	S19 T18 R3 Grannan Grove Lot 7	Regulated Subd.	One Lot	\$ 65.00	5.36%
Not assigned yet.	Platinum Properties Management Co.	S19 T18 R3 Grannan Grove Lot 8	Regulated Subd.	One Lot	\$ 65.00	5.36%
Not assigned yet.	Platinum Properties Management Co.	S19 T18 R3 Grannan Grove Lot 9	Regulated Subd.	One Lot	\$ 65.00	5.36%
Not assigned yet.	Platinum Properties Management Co.	S19 T18 R3 Grannan Grove Lot 10	Regulated Subd.	One Lot	\$ 65.00	5.36%
Not assigned yet.	Platinum Properties Management Co.	S19 T18 R3 Grannan Grove Lot 11	Regulated Subd.	One Lot	\$ 65.00	5.36%
Not assigned yet.	Platinum Properties Management Co.	S19 T18 R3 Grannan Grove Lot 12	Regulated Subd.	One Lot	\$ 65.00	5.36%
Not assigned yet.	Platinum Properties Management Co.	S19 T18 R3 Grannan Grove Lot 13	Regulated Subd.	One Lot	\$ 65.00	5.36%
Not assigned yet.	Platinum Properties Management Co.	S19 T18 R3 Grannan Grove Lot 14	Regulated Subd.	One Lot	\$ 65.00	5.36%
Not assigned yet.	Platinum Properties Management Co.	S19 T18 R3 Grannan Grove CA 1, 0.06 Ac	Regulated Subd.	0.06	\$ 65.00	5.36%
Not assigned yet.	Platinum Properties Management Co.	S19 T18 R3 Grannan Grove CA 2, 0.13 Ac	Regulated Subd.	0.13	\$ 65.00	5.36%
Not assigned yet.	Platinum Properties Management Co.	S19 T18 R3 Grannan Grove CA 3, 0.10 Ac	Regulated Subd.	0.10	\$ 65.00	5.36%
Not assigned yet.	Platinum Properties Management Co.	S19 T18 R3 Grannan Grove CA 4, 2.29 Ac	Regulated Subd.	2.29	\$ 65.00	5.36%
99-99-99-99-99-999.005	City Of Carmel, Dept. of Administration	S19 T18 R3 Grannan Ln, Aldrew Pl & 141st Road		6.81 Ac + 14 lots	\$ 42.30	3.49%
					\$1,212.30	100.00%



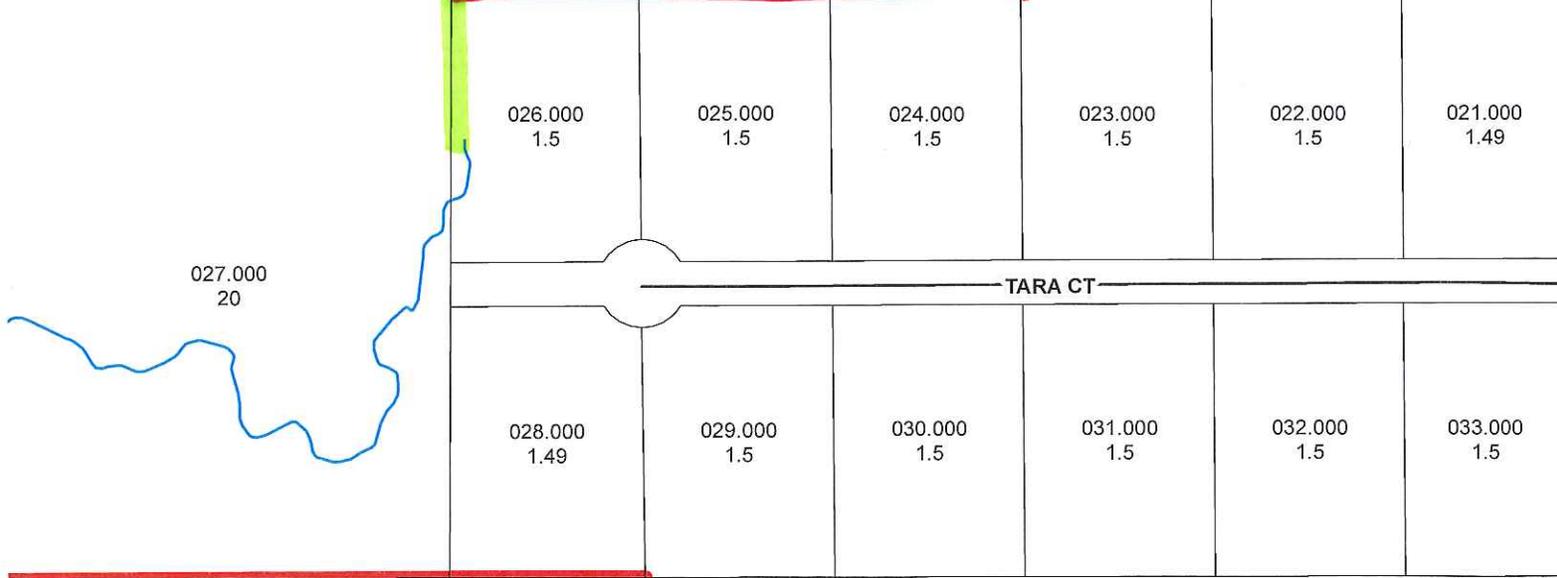
W.141ST ST

**Graman
Grove**

~~017.000
9.87~~



TARA CT



063.000
8.12

034.003
6.35

FILED

JAN 20 2015

2015000268 EASEMENTS \$25.00
01/05/2015 01:37:37P 7 PGS
Jennifer Hayden
HAMILTON County Recorder IN
Recorded as Presented

COPY

DRAINAGE EASEMENT

OFFICE OF HAMILTON COUNTY SURVEYOR

THIS INDENTURE WITNESSETH: That H. Richard & Roxysann Durbin (referred to herein as the "Grantor") for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, does hereby convey to the Board of Commissioners of Hamilton County, ("Grantee") a non-exclusive perpetual easement plus a 10 foot wide temporary easement, which said temporary easement shall expire on September 1, 2015, through, upon, over, along and across the following described real property located in Hamilton County, Indiana, ("the Easement") to-wit;

See Exhibit A.

This Easement is granted for the purpose of providing overland or subsurface paths and courses for the construction, maintenance, preservation of storm drainage (the "Facilities"). The Facilities shall include, but be not limited to, a RCP storm sewer, approximately 15 inches in diameter, constructed by Platinum Properties Management Company, LLC (the "Developer") and Grannan Grove Developer, LLC (the "Owner") of the Project to provide a storm drainage outlet for the proposed Grannan Grove Subdivision (the "Project") which is located directly north of the Real Estate and Easement. The construction by the Developer shall also include the necessary finish grading, drainage swale adjacent to the storm sewer and seeding. Once the Facilities have been accepted by Grantee, Grantee shall be responsible for the maintenance of the Facilities. Grantor reserves for themselves and their successors and assigns the right to use the Easement for any uses which are not inconsistent with the purposes herein. However, in the event the Grantor, or their successors, elect or desire to do any construction or alterations to the Real Estate within the Easement, they shall do so only upon approval of the Grantee. The Grantor further agrees that they shall not grant any easements to any other utilities, or other persons, through the real estate described herein, without the consent of the Grantee, and if said grants are given, those easements shall be subject to the Grantee's rights to regulate and permit construction or alteration with the

* Last deed of record needed 340 pg 560

Easement. In the event the Grantee, its employees, or contractors are required to come upon the real estate contained in the Easement to replace, restore or clear any drainage structures, ditches drains, or swales contained therein, the Grantee shall only be liable to restore the Grantor's real estate to its previous grade, and to re-seed and undertake erosion control measures as are required by 327 IAC15-5 as amended. The Grantee, its employees, or contractors shall not be liable to Grantor, or his successor in title, for any improvements to the real estate, landscaping, sod, or any other improvements within the Easement which are damaged in the course of the repair of the drainage structure, ditches, drains, or swales contained in the Easement area.

This Drainage Easement and agreements herein shall run with the land and shall be binding upon and inure to the benefit of the Grantor and its successors and assigns and upon the Grantee And its successors.

IN WITNESS WHEREOF, The Grantor has executed this Drainage Easement on this 10th Day of December, 2014.

GRANTOR

H. Richard Durbin

Roxysann Durbin
Roxysann Durbin

Easement. In the event the Grantee, its employees, or contractors are required to come upon the real estate contained in the Easement to replace, restore or clear any drainage structures, ditches drains, or swales contained therein, the Grantee shall only be liable to restore the Grantor's real estate to its previous grade, and to re-seed and undertake erosion control measures as are required by 327 IAC15-5 as amended. The Grantee, its employees, or contractors shall not be liable to Grantor, or his successor in title, for any improvements to the real estate, landscaping, sod, or any other improvements within the Easement which are damaged in the course of the repair of the drainage structure, ditches, drains, or swales contained in the Easement area.

This Drainage Easement and agreements herein shall run with the land and shall be binding upon and inure to the benefit of the Grantor and its successors and assigns and upon the Grantee And its successors.

IN WITNESS WHEREOF, The Grantor has executed this Drainage Easement on this

10th Day of December, 2014.

GRANTOR



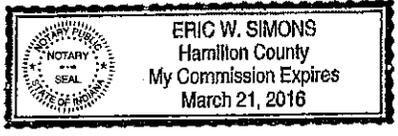
H. Richard Durbin

Roxysann Durbin

STATE OF INDIANA)
COUNTY OF Hamilton) SS:

Subscribed and sworn to before me, a Notary Public this 10th day of December, 2014
personally appeared the within named Roxysann Durbin
and acknowledged the execution of the foregoing document.

WITNESS my hand and official seal.



[Signature]
Notary Public,
Residing in Hamilton County, Indiana

My Commission Expires:
March 21, 2016

EXHIBIT 'A'
Storm Sewer Easement

PERMANENT STORM SEWER EASEMENT

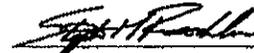
A part of Lot 7 in Edgewood Addition, Recorded as Inst. No.: 11263, Book 3, Pages 98-99 in the Office of the Recorder of Hamilton County, Indiana, being more particularly described as follows:

Commencing at the Southwest corner of said Edgewood Addition, thence North 00 degrees 21 minutes 59 seconds West 423.22 feet along the West line of said Edgewood Addition to the POINT OF BEGINNING of this description; thence North 00 degrees 21 minutes 59 seconds West, 232.57 feet along said West line to the Northwest corner of said Edgewood Addition; thence North 89 degrees 26 minutes 58 seconds East 54.07 feet along the North line of said Edgewood Addition; thence South 64 degrees 40 minutes 58 seconds West 26.55 feet; thence South 00 degrees 21 minutes 59 seconds East 221.54 feet parallel to said West line; thence South 89 degrees 38 minutes 01 seconds West 30.00 feet to the place of beginning, containing 0.163 acres, more or less.

TEMPORARY CONSTRUCTION EASEMENT

A part of Lot 7 in Edgewood Addition, Recorded as Inst. No.: 11263, Book 3, Pages 98-99 in the Office of the Recorder of Hamilton County, Indiana, being more particularly described as follows:

Commencing at the Southwest corner of said Edgewood Addition, thence North 00 degrees 21 minutes 59 seconds West 423.22 feet along the West line of said Edgewood Addition; thence North 89 degrees 38 minutes 01 seconds East 30.00 feet to the POINT OF BEGINNING of this description; thence North 00 degrees 21 minutes 59 seconds West 221.54 feet parallel to said West line; thence North 64 degrees 40 minutes 58 seconds East 26.55 feet to the North line of said Edgewood Addition; thence South 25 degrees 19 minutes 02 seconds East 10.00 feet; thence South 64 degrees 40 minutes 58 seconds West 20.17 feet; thence South 00 degrees 21 minutes 59 seconds East 215.16 feet parallel to said West line; thence South 89 degrees 38 minutes 01 seconds West 10.00 feet to the place of beginning, containing 0.055 acres, more or less.


Stephen M. Roeschlein
Professional Land Surveyor
Indiana Number: 29600000



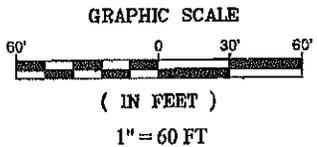
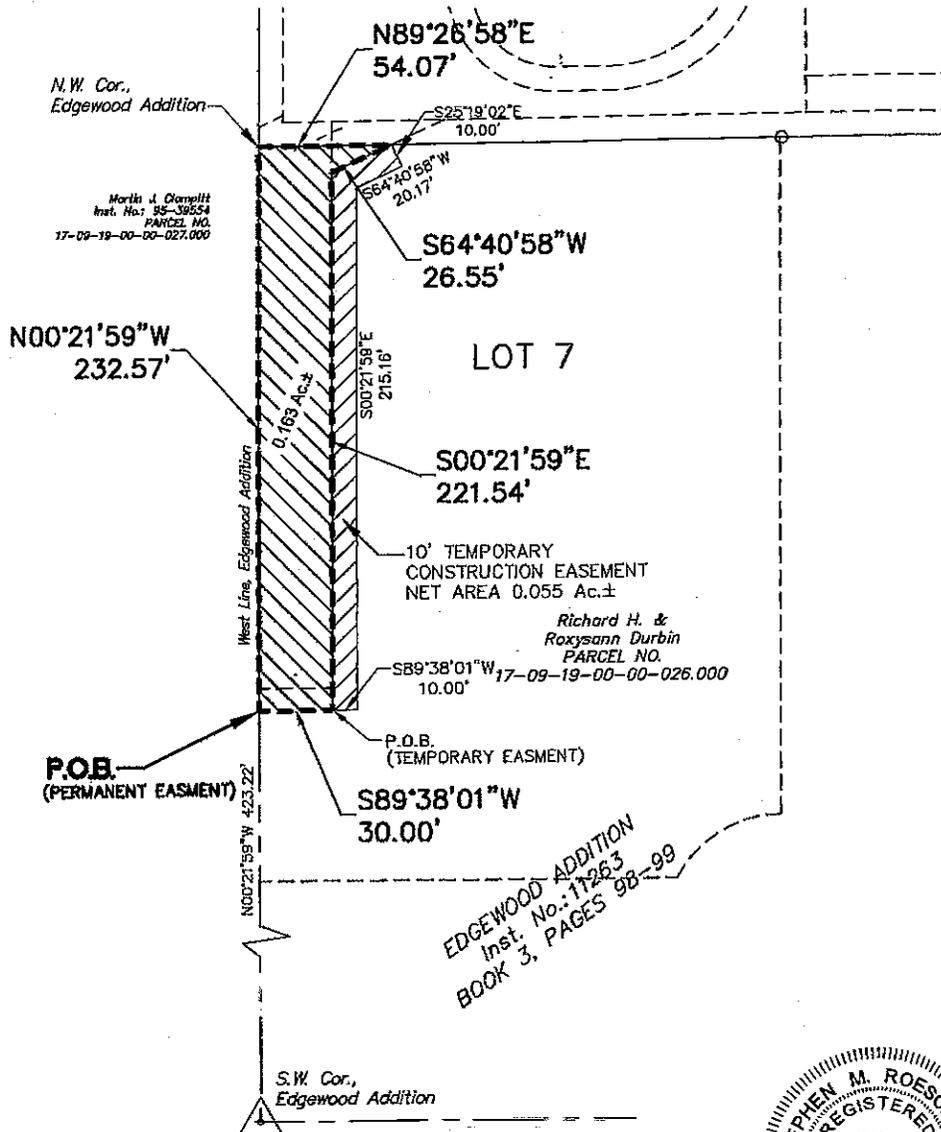
This instrument was prepared by Stephen M. Roeschlein, PLS.

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.

Stephen M. Roeschlein

 <p align="center">STOEPPELWERTH</p> <p align="center">ALWAYS ON</p> <p align="center">7945 East 106th Street, Fishers, IN 46038-2505 phone: 317.849.5925 fax: 317.849.5942</p>	JOB NO. 69450PLA-S1	PAGE
	DRAWN BY: PEL	1
	CHECKED BY: BAH	
	DATE DRAWN: 11-18-14	
	FIELDWORK DATE: 5-16-14	OF 2 SHEETS

EXHIBIT ~~B~~ A
Storm Sewer Easement



Stephen M. Roeschlein
Stephen M. Roeschlein
Professional Land Surveyor
Indiana Number: 29600000



<p>STOEPPELWERTH</p> <p>ALWAYS ON</p> <p>7965 East 108th Street, Fishers, IN 46038-2505 phone: 317.849.5935 fax: 317.849.5942</p>	JOB NO. 69450PLA--S1	PAGE
	DRAWN BY: PEL	<p style="font-size: 48pt;">2</p> <p>OF 2 SHEETS</p>
	CHECKED BY: BAH	
	DATE DRAWN: 11-18-14	
FIELDWORK DATE: 5-16-14		

Commit # 83-930

Acct # 00124-35

Form No. 3

Note: Use of this form constitutes practice of law and is limited to practicing lawyers.

WARRANTY DEED

BOOK 340 PAGE 560

8316279

THIS INDENTURE WITNESSETH, That DEAN L. FERRIS and JUDY A. FERRIS, husband and wife ("Grantor")

of Hamilton County, in the State of Indiana, CONVEY AND WARRANT to H. Richard Durbin and Roxysann Durbin, Husband and Wife

of Hamilton County, in the State of Indiana, for the sum of Ten and 00/100 Dollars (\$ 10.00) and other valuable consideration, the receipt of which is hereby acknowledged, the following described real estate in Hamilton County, in the State of Indiana:

Lot Number 7 in Edgewood Subdivision, an Addition in Hamilton County, Indiana, as recorded in Plat Book 3 page 96 and amended in Plat Book 3 page 98 in the office of the Recorder of Hamilton County, Indiana

RECEIVED
FERRIS AND
FERRIS
158 PM '83
HAMILTON COUNTY, IND.

DULY ENTERED FOR TAXATION

22nd day of December 1983

Barbara J. Jennings Auditor
Hamilton County

Parcel # 09-19-00-00-026-000

This Instrument Recorded 12-22 1983
MARY L. CLARK, RECORDER, HAMILTON COUNTY, IND.

IN WITNESS WHEREOF, Grantor has executed this deed this 13th day of October, 19 83

Signature Judy A. Ferris (SEAL)
Printed JUDY A. FERRIS

Signature Dean L. Ferris (SEAL)
Printed DEAN L. FERRIS

STATE OF WISCONSIN
COUNTY OF DANE

SS: (CLAY TOWNSHIP)

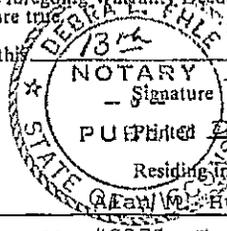
Before me, a Notary Public in and for said County and State, personally appeared Dean L. Ferris and Judy A. Ferris, husband and wife,

who acknowledged the execution of the foregoing Warranty Deed, and who, having been duly sworn, stated that any representations therein contained are true

Witness my hand and Notarial Seal this 13th day of October, 19 83

My commission expires

June 24, 1983



Signature Debra L. Ehle
Printed DEBRA L. EHLE, Notary Public
Residing in DANE County, WI

This instrument was prepared by Alan W. Hux, attorney at law.

Return to: One Indiana Square, #2075, Indianapolis, IN 46204

American Federal Savings & Loan Association

Send tax statements to: 3730 Iowa Ct. Westfield, IN 46074

