

TIPPECANOE COUNTY SURVEYOR
TIPPECANOE COUNTY OFFICE BUILDING
20 NORTH 3RD STREET
LAFAYETTE, INDIANA 47901
Tel. (765) 423-9228 Fax (765) 423-9241
surveyor@tippecanoe.in.gov
FRANK KIRKPATRICK REGULATED DRAIN #45
RECONSTRUCTION REPORT
MARCH 11, 2014

The Frank Kirkpatrick Regulated Drain was organized on December 3, 1936 by the Tippecanoe County Circuit Court - Case No.6081, File box 664, Order Book No.85 and Page 172 in Tippecanoe County, Indiana. The drain and its watershed are located in Sections 21 and 28, Township 21 North and Range 4 West in the political township of Randolph, Tippecanoe County, Indiana, Sections 27, 34 and 35, Township 21 North and Range 4 West in the political township of Lauramie, Tippecanoe County, Indiana, also Sections 2 and 3, Township 20 North and Range 4 West in the political township of Madison, Montgomery County, Indiana.

The watershed area currently contains a total of 984.427 acres with 110.531 acres in Montgomery County and 873.896 acres in Tippecanoe County. A maintenance rate of \$1.00 per acre was established on August 5, 1971 by the Tippecanoe County Drainage Board. In 2003 the maintenance rate was increased by 25% to \$1.25 per acre in accordance with I.C. 36-9-27-42.

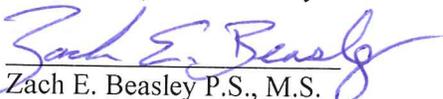
I have personally walked, driven, talked with landowners and inspected the Frank Kirkpatrick drainage system per the request of the landowners. Based on my investigation, it is my professional judgment that to accomplish the wishes of the landowners a new open ditch will be constructed downstream of the current subsurface tile junctions of the Frank Kirkpatrick and Elijah Fugate tile systems. This open ditch will be approximately 1,909 lineal feet in length and serve as the new outlet for the Frank Kirkpatrick and the Elijah Fugate tile systems and outlet into the Romney Stock Farm Regulated Open Ditch North of CR 1200S. Both tile systems will have their own tile outlet into the new open ditch. Landowners in the Frank Kirkpatrick and Elijah Fugate watersheds will share the cost of the new open ditch because they are both benefitted by the new outlet. There will also be approximately 11,006 lineal feet of new tile, sizes ranging from 24" to 15", installed from the new outlet continuing upstream and ending on the East side of CR 300E. This will provide the positive flow requested by the landowners. Note: Only the benefitted acres within the F. Kirkpatrick watershed will pay for the new 18" inch tile installation.

It is the judgment of the Tippecanoe County Surveyor that a sum of approximately \$230,474.05 is needed to reconstruct and improve the Frank Kirkpatrick drainage system. Note: The previous referenced dollar value is the sum of the tile installation and the shared cost of the open ditch construction. After completion of the project there will be 15,224 lineal feet of main tile, 11,313 lineal feet of branch tile and 1,000 lineal feet of open ditch under maintenance. The existing 24" concrete tile starting at the outlet into the Romney Stock Farm Open Ditch traveling upstream approximately 3,360 lineal feet is hereby vacated.

An assessment of \$47.00 per acre and a \$50.00 minimum over a five (5) year period is recommended. This will generate \$231,367.95 over a five (5) year period. Assuming the reconstruction and improvements are complete and the General Drain Fund has been repaid after the five (5) year period, the Tippecanoe County Surveyor recommends the per acre assessment be lowered to a maintenance rate of \$6.00 per acre and a \$25.00 minimum, with an 8 year collection total.

Damages will be awarded for loss of tillable land do to the new open ditch construction. The cost of damages will be shared by both watersheds (F. Kirkpatrick and E. Fugate), because both watersheds are benefitted by the open ditch. The shared cost for damages to the F. Kirkpatrick watershed landowners is $984.477 \text{ ac.} / 1799.122 \text{ ac.} = 0.5472\%$ of the total damages. The cost for damages to the E. Fugate watershed landowners is $814.695 \text{ ac.} / 1799.122 \text{ ac.} = 0.4528\%$ of the total damages. \$8,000.00 per acre was used as the value of the damaged land. This value was selected based on an average from recent sales of farm land in the area. Please see schedule of damages for additional details.

Respectfully Submitted by:


Zach E. Beasley P.S., M.S.

Tippecanoe County Surveyor

Cc: file

ZEB:bjg