

SURVEYOR'S REPORT

M. LEIBENGUTH REGULATED DRAIN RECONSTRUCTION PROJECT

#18230

Description of the M Leibenguth Regulated Drain

The Jesse D. Latshaw/Mallie M. Leibenguth regulated drain #18230, referred to as the M. Leibenguth regulated drain is located in Ross and Madison Townships in northwestern Clinton County. The drain begins 462 feet west of the northeast corner of the south half of the northeast quarter of the southwest quarter of Section 1, Township 22 North, Range 2 West. The drain runs in a generally westerly direction with the low topography through Sections 1, 2, 3 and 4 of said township and range and terminates at a point 250 feet north and 1,410 feet west of the southeast corner of the northeast quarter of Section 4, Township 22 North, Range 2 West. The drain is 12-inch for the first 1,900 feet, 14-inch for the next 1,000 feet, 18-inch for the next 2,200 feet, 20-inch for the next 7,000 feet, 22-inch for the next 3,700 feet, and open ditch for the last of 1,500 feet.

PROPOSED IMPROVEMENTS

In an effort to alleviate flooding, surface erosion and improve crop production within the contributing drainage area, it is proposed that a portion of the Latshaw-Leibenguth drain be reconstructed with a 36-inch perforated drain pipe. The portion of the regulated drain to be reconstructed begins at county road 700 west, will cross county road 600 west, turn south east and cross county road 650 north. Extending up to 75 feet south east of county road 650 west. Attached is an Exhibit depicting the proposed improvements for the M. Leibenguth drain reconstruction

ESITMATED COST FOR IMPROVEMENTS

Attached Exhibit A, is an estimated cost for the proposed improvements to the M. Leibenguth regulated drain.

DAMAGES

Damages are calculated on the basis of \$300.00 per acre for disturbed agricultural land outside of the regulated drain's easement. The pipe was shifted away from the exiting pipe centerline in areas to eliminate the meandering of the drain and to reduce the amount of infrastructure needed. It is the intent of

the Drainage Board to shift the existing easement to the location of the new pipe alignment and retain a 75-foot easement on either side of the reconstructed regulated drain. It is the intent of the Drainage Board to restore all disturbed land to original condition as a part of the construction project. No anticipated compensation will be paid to agricultural land for the lost crops and pasture due to construction of the regulated drain. The proposed improvements will occur on or adjacent to nine parcels.

ESTIMATED TOTAL COST \$407,030.00

ESTIMATED BENEFITS \$697,211.46

BENEFIT TO COST RATIO $\$697,211.46 / \$407,030.00 = 1.77:1$

AFFECTED LAND

Attached as Exhibit B are the names and addresses of each owner of land affected by the proposed reconstruction and brief legal description of such land.

ASSESSED LAND

Attached as Exhibit C are the names, parcel ID's, benefitted acreage and assessments for land located in the Latshaw Leibenguth watershed that will receive benefit from the reconstruction of the M. Leibenguth regulated drain.

ESTIMATED ANNUAL COST OF PERIODIC MAINTENANCE

1. Repair Tile	\$2000.00
Total	\$2000.00

Date

May 17, 2023



Daniel D. Sheets

EXHIBIT A

ESTIMATED COST OF IMPROVEMENTS

BASE BID

ITEM NO.	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	EXTENDED PRICE
	PERFORATED DRAIN PIPE DW, 36 INCH	6,600	LFT	\$32.25	\$212,850.00
	INSTALLATION AND BACKFILL WITH #8 STONE	6,600	LFT	\$13.75	\$90,750.00
	CLEAN OUT OPEN DITCH AND REMOVE TREES	1300	LFT	\$10.00	\$13,000.00
	TILE CONNECTIONS, ABANDONMENT, CAMERA				
	AND ROAD CROSSINGS	1	LS		\$8,000.00
	RELOCATE SPOILS, HILLTOPS, FILL IN GULLIES AS NEEDED	1	LS		\$29,000.00
	TOTAL BASE BID				\$353,600.00
	EXISTING MAINTENANCE DEBT AND ENGINEERING				\$53,430.00
	TOTAL PROJECT				\$407,030.00

**EXHIBIT B
OWNERS**

Drain Name: LATSHAW-LEIBENGUTH
Drain ID: 603

M. LEIBENGUTH RECONSTRUCTION

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<u>OWNER</u>	<u>LEGAL DESCRIPTION</u>	<u>MAILING ADDRESS</u>					
Gail R & Melinda J Deboy, Trustee	PT W NW 1-22-2W 73.73A	5353 W County Road 700 N	MULBERRY	IN	46058		
Jason G & Kathleen M Deboy	PT NW 1-22-2W 2A	6535 N County Road 500 W	Mulberry	IN	46058		
Windy Lane Farms Inc	PT W SW 1-22-2W 78.582A	6147 N County Road 500 W	MULBERRY	IN	46058		
Hal G & Martha S Brown	PT W SW 1-22-2W 1.418A	6147 N County Road 500 W	Mulberry	IN	46058-9445		
Trula I Barnes	PT NW NE SW 1-22-2W 5A	4639 W County Road 650 N	MULBERRY	IN	46058		
James R & Diana D Schultz	PT NW NE SW 1-22-2W 4.8094A	4585 W County Road 650 N	Mulberry	IN	46058		
Brown Land Holdings, LLC	PT NE COR SW 1-22-2W 9.066A	4645 W County Road 700 W	MULBERRY	IN	46058		
Raymond W & Heather L Dunk	PT NE COR SW 1-22-2W .934A	4537 W County Road 650 N	MULBERRY	IN	46058		
Brown Land Holdings, LLC	PT S END E SW 1-22-2W 58.06A	4645 W County Road 700 W	MULBERRY	IN	46058		
Brown Land Holdings, LLC	PT N SE 1-22-2W 58.78A	4645 W County Road 700 W	MULBERRY	IN	46058		
Ronald L Larson Revocable Trust	PT S SE E 1-22-2W 75A	1348 E County Road 800 N	FRANKFORT	IN	46041		
Brian J McQuem	PT W NW 2-22-2W 34.979A	8504 N State Road 75	ROSSVILLE	IN	46065		
James H & Penelope A Schlatter	PT E E NW 2-22-2W 37A	5665 W County Road 700 N	Mulberry	IN	46058		
James H & Penelope A Schlatter	E NW 2-22-2W 40A	5665 W County Road 700 N	Mulberry	IN	46058		
James A & Pamela J Oliver	SE SE NE 2-22-2W 10A	54 Meadow Ct	ROSSVILLE	IN	46065		
Moss Family Farm, LLC	PT W SW 2-22-2W 21.50A	6417 N County Road 600 W	Mulberry	IN	46058		
John D & Lee Ann Moss	PT W SW 2-22-2W 18.50A	6417 N County Road 600 W	Mulberry	IN	46058		
Suzanne K Gochenour Good Farms Inc	PT W SW 2-22-2W 40A	6636 N County Road 600 W	MULBERRY	IN	46058		
Windy Lane Farms, Inc	E SW 2-22-2W 80A	4645 W County Road 700 N	Mulberry	IN	46058-9442		
Windy Lane Farms, Inc.	PT W W SE 2-22-2W 40.50A	4645 W County Road 700 N	Mulberry	IN	46058-9442		
Johnson-Clinton Farms, LLC	PT E W SE 2-22-2W 39.50A	PO BOX 661	FRANKFORT	IN	46041		
Windy Lane Farms Inc	E SE 2-22-2W 80A	4645 W County Road 700 N	Mulberry	IN	46058-9445		
Robert Gochenour Farms Inc	PT NE NW 3-22-2W 38.43A	7196 W County Road 700 N	Mulberry	IN	46058-9595		
Scott N Goings Living Trust	PT NW 3-22-2W 62A	3528 Ravinewood Court	Commerce Twp	IN	48382		
Evelyn L Cripe	PT N NE 3-22-2W 114.76A	57 W Welkum Ln	Rossville	IN	46065		
Suzanne K Gochenour Good Farms Inc	S S NE 3-22-2W 40A	6636 N County Road 600 W	MULBERRY	IN	46058		
Maynard J & Judy E Evans Family Trust	SW EX SW SW 3-22-2W 140A	3850 Whitman Rd	ANNANDALE	VA	22003		
Clinton R & Alisha Renae Long	PT SW 3-22-2W 3A	6241 N County Road 700 W	MULBERRY	IN	46058		
Brycen M Hamilton	PT SW SW 3-22-2W 12A	6053 N County Road 700 W	MULBERRY	IN	46058		
Brycen M Hamilton	PT SW 3-22-2W 4A	6053 N County Road 700 W	MULBERRY	IN	46058		
Michael E & Nicole J McDonald	N SE 3-22-2W 39.3065A	6360 N County Road 600 W	Mulberry	IN	46058-9443		

**EXHIBIT B
OWNERS**

Drain Name: LATSHAW-LEIBENGUTH
Drain ID: 603

M. LEIBENGUTH RECONSTRUCTION

5/17/2023
Page 2

<u>OWNER</u>	<u>LEGAL DESCRIPTION</u>	<u>MAILING ADDRESS</u>			
Wilmer L Good Jr L/T and Suzanne K Good	PT N SE 3-22-2W 19.53A	6636 N County Road 600 W	MULBERRY	IN	46058
Wilmer L. Good, Jr L/T and Suzanne K.	PT N SE 3-22-2W 18.697A	6636 N County Road 600 W	MULBERRY	IN	46058
Lois D Latshaw	PT N SE 3-22-2W 2.4621A	6486 N County Road 600 W	Mulberry	IN	46058
Rothberger Family Farm LLC ETAL	PT S SE 3-22-2W 80A	7635 W County Road 700 N	MULBERRY	IN	46058
Johnson-Clinton Farms, LLC	NE 11-22-2W 160A	PO BOX 661	FRANKFORT	IN	46041
ACBLCJ & WL Farms LLC	PT N NW 12-22-2W 80A	6636 N County Road 600 W	MULBERRY	IN	46058
DKL Farm, LLC	PT N N NE 12-22-2W 27.41A	3604 W County Road 600 N	FRANKFORT	IN	46041
Cookies, LLC	PT S SIDE N NE 12-22-2W 50A	1102 Country Lane	Champaign	IL	61821

**EXHIBIT C
SCHEDULE OF ASSESSMENTS
10 YEAR PAYBACK**

Drain Name: LATSHAW-LEIBENGUTH
Drain ID: 603

**M. LEIBENGUTH RECONSTRUCTION
\$40,703.00/YEAR (10 YEARS)**

<u>PARCEL #</u>	<u>OWNER</u>	<u>BRIEF LEGAL DESCRIPTION</u>	<u>LEGAL AC</u>	<u>BEN AC</u>	<u>PROP ASMT</u>	<u>% OF TOTAL</u>
12-05-01-100-003,000-015	Gail R & Melinda J Deboy, Trustee	PT W NW 1-22-2W 73.73A	74.48	3.59	\$171.36	0.42
12-05-01-100-004,000-015	Jason G & Kathleen M Deboy	PT NW 1-22-2W 2A	2.00	1.28	\$61.23	0.15
12-05-01-300-001,000-015	Windy Lane Farms Inc	PT W SW 1-22-2W 78.582A	78.58	78.34	\$3,741.61	9.19
12-05-01-300-002,000-015	Hal G & Martha S Brown	PT W SW 1-22-2W 1.418A	1.42	1.42	\$67.72	0.16
12-05-01-300-003,000-015	Trula I Barnes	PT NW NE SW 1-22-2W 5A	5.00	4.55	\$217.45	0.53
12-05-01-300-004,000-015	James R & Diana D Schulz	PT NW NE SW 1-22-2W 4.8094A	4.81	4.45	\$212.34	0.52
12-05-01-300-005,000-015	Brown Land Holdings, LLC	PT NE COR SW 1-22-2W 9.066A	9.07	7.50	\$357.95	0.88
12-05-01-300-006,000-015	Raymond W & Heather L Dunk	PT NE COR SW 1-22-2W .934A	0.93	0.40	\$18.86	0.05
12-05-01-300-007,000-015	Brown Land Holdings, LLC	PT S END E SW 1-22-2W 58.06A	58.06	58.06	\$2,772.88	6.81
12-05-01-400-001,000-015	Brown Land Holdings, LLC	PT N SE 1-22-2W 58.78A	58.78	12.32	\$588.39	1.45
12-05-01-400-005,000-015	Ronald L Larson Revocable Trust	PT S SE E 1-22-2W 75A	75.00	7.36	\$351.46	0.86
12-05-02-100-001,000-015	Brian J McQuem	PT W NW 2-22-2W 34.979A	34.98	25.11	\$1,199.37	2.95
12-05-02-100-003,000-015	James H & Penelope A Schlatter	PT E E NW 2-22-2W 37A	37.00	0.06	\$3.01	0.007
12-05-02-100-004,000-015	James H & Penelope A Schlatter	W E NW 2-22-2W 40A	40.00	0.09	\$4.49	0.01
12-05-02-200-006,000-015	James A & Pamela J Oliver	SE SE NE 2-22-2W 10A	10.00	4.39	\$209.57	0.51
12-05-02-300-001,000-015	Moss Family Farm, LLC	PT W SW 2-22-2W 21.50A	21.50	21.50	\$1,026.81	2.52
12-05-02-300-002,000-015	John D & Lee Ann Moss	PT W SW 2-22-2W 18.50A	18.50	18.50	\$833.54	2.05
12-05-02-300-003,000-015	Suzanne K Gochenour Good Farms Inc	PT W SW 2-22-2W 40A	40.00	4.81	\$229.82	0.56
12-05-02-300-004,000-015	Windy Lane Farms, Inc.	E SW 2-22-2W 80A	80.00	51.83	\$2,475.39	6.08
12-05-02-400-001,000-015	Windy Lane Farms, Inc.	PT W W SE 2-22-2W 40.50A	40.50	23.99	\$1,145.78	2.81
12-05-02-400-002,000-015	Johnson-Clinton Farms, LLC	PT E W SE 2-22-2W 39.50A	39.50	24.82	\$1,185.42	2.91
12-05-02-400-003,000-015	Windy Lane Farms Inc	E SE 2-22-2W 80A	80.00	65.30	\$3,118.74	7.66
12-05-03-100-010,000-015	Robert Gochenour Farms Inc	PT NE NW 3-22-2W 38.43A	38.43	4.52	\$216.01	0.53
12-05-03-100-011,000-015	Scott N Goings Living Trust	PT NW 3-22-2W 62A	62.00	45.73	\$2,184.15	5.37
12-05-03-200-002,000-015	Evelyn L Cripe	PT N NE 3-22-2W 114.76A	114.76	26.35	\$1,258.21	3.09
12-05-03-200-003,000-015	Suzanne K Gochenour Good Farms Inc	S S NE 3-22-2W 40A	40.00	40.00	\$1,910.35	4.69
12-05-03-300-001,000-008	Maynard J & Judy E Evans Family ETAL.	SW EX SW SW 3-22-2W 140A	140.00	113.77	\$5,433.37	13.35
12-05-03-300-002,000-008	Clinton R & Alisha Renae Long	PT SW 3-22-2W 3A	3.00	2.92	\$139.60	0.34
12-05-03-300-003,000-008	Brycen M Hamilton	PT SW SW 3-22-2W 12A	12.00	10.96	\$523.29	1.29
12-05-03-300-005,000-008	Brycen M Hamilton	PT SW 3-22-2W 4A	4.00	0.11	\$5.35	0.01
12-05-03-400-001,000-008	Michael E & Nicole J McDonald	N SE 3-22-2W 39.3065A	39.31	39.31	\$1,877.21	4.61

**EXHIBIT C
SCHEDULE OF ASSESSMENTS
10 YEAR PAYBACK**

Drain Name: LATSHAW-LEIBENGUTH
Drain ID: 603

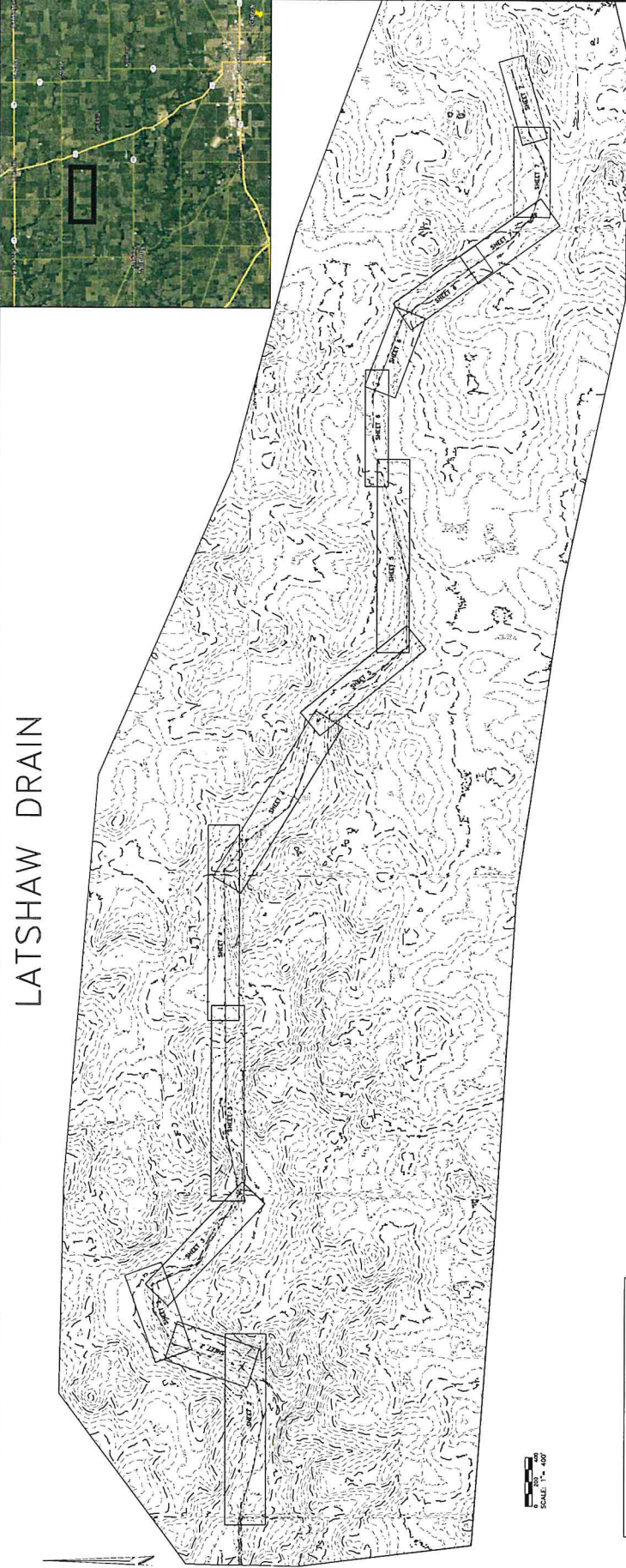
M. LEIBENGUTH RECONSTRUCTION
\$40,703.00/YEAR (10 YEARS)

5/17/2023
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<u>PARCEL #</u>	<u>OWNER</u>	<u>BRIEF LEGAL DESCRIPTION</u>	<u>LEGAL AC</u>	<u>BEN AC</u>	<u>PROP ASMT</u>	<u>% OF TOTAL</u>
12-05-03-400-002,000-008	Wilmer L Good Jr L/T and Suzanne K Good L/T	PT N SE 3-22-2W 19.53A	19.53	18.72	\$894.19	2.20
12-05-03-400-002,001-008	Wilmer L. Good, Jr L/T and Suzanne K. Good	PT N SE 3-22-2W 18.697A	18.70	18.70	\$892.95	2.19
12-05-03-400-002,002-008	Lois D Latshaw	PT N SE 3-22-2W 2.4621A	2.46	2.46	\$117.58	0.29
12-05-03-400-003,000-008	Rothenberger Family Farm LLC ETAL	PT S SE 3-22-2W 80A	80.00	11.18	\$533.75	1.13
12-05-11-200-001,000-015	Johnson-Clinton Farms, LLC	NE 11-22-2W 160A	160.00	0.98	\$46.61	0.11
12-05-12-100-001,000-015	ACBLCJ & WL Farms LLC	PT N NW 12-22-2W 80A	80.00	79.97	\$3,819.17	9.38
12-05-12-200-001,000-015	DKL Farm, LLC	PT N N NE 12-22-2W 27.41A	27.41	4.31	\$205.60	0.51
12-05-12-200-002,000-015	Cookies, LLC	PT S SIDE N NE 12-22-2W 50A	50.00	12.61	\$602.43	1.48

TOTAL PARCELS: 39 **TOTAL ACRES IN WATERSHED:** 845.04 **TOTAL ASSESSMENT:** \$40,703.00

LATSHAW DRAIN



105 N. MERIDIAN ST.
LEBANON, IN 46052
PHONE: (765) 482-9141
INFO@CSEINC.COM
A SERVICE DISABLED VETERAN
OWNED SMALL BUSINESS



SCALE:	1" = 400'
DATE:	12/24/2022
CHECKED BY:	JCH
DRAWN BY:	DBH
No.	019
Revisions	

PROJECT NO.	22N756
SHEET NO.	1
OF 7 SHEETS	
PROJECT FOR:	LATSHAW DRAIN MADISON & ROSS TOWNSHIPS, CLINTON COUNTY CLINTON CO. SURVEYOR

Design Condition	Area	Flow	Results
Design Area	1.0000	1.0000	Flow Rate (cfs) = 1.0000
Pipe Size	18"	1.0000	Flow Rate (cfs) = 1.0000
Flow Velocity	2.5	1.0000	Flow Rate (cfs) = 1.0000

AREA IS 1.00 ACRES OF DRAINAGE WITH A 0.5% DRAINAGE COEFFICIENT. THE CALCULATED PIPE DIAMETER IS 21". THEREFORE THE 30 INCH PIPE SELECTED WILL BE SUFFICIENT.

Design Condition	Area	Flow	Results
Design Area	1.0000	1.0000	Flow Rate (cfs) = 1.0000
Pipe Size	18"	1.0000	Flow Rate (cfs) = 1.0000
Flow Velocity	2.5	1.0000	Flow Rate (cfs) = 1.0000

AREA IS 1.00 ACRES OF DRAINAGE WITH A 0.5% DRAINAGE COEFFICIENT. THE CALCULATED PIPE DIAMETER IS 21". THEREFORE THE 30 INCH PIPE SELECTED WILL BE SUFFICIENT.

Design Condition	Area	Flow	Results
Design Area	1.0000	1.0000	Flow Rate (cfs) = 1.0000
Pipe Size	18"	1.0000	Flow Rate (cfs) = 1.0000
Flow Velocity	2.5	1.0000	Flow Rate (cfs) = 1.0000

AREA IS 1.00 ACRES OF DRAINAGE WITH A 0.5% DRAINAGE COEFFICIENT. THE CALCULATED PIPE DIAMETER IS 21". THEREFORE THE 30 INCH PIPE SELECTED WILL BE SUFFICIENT.

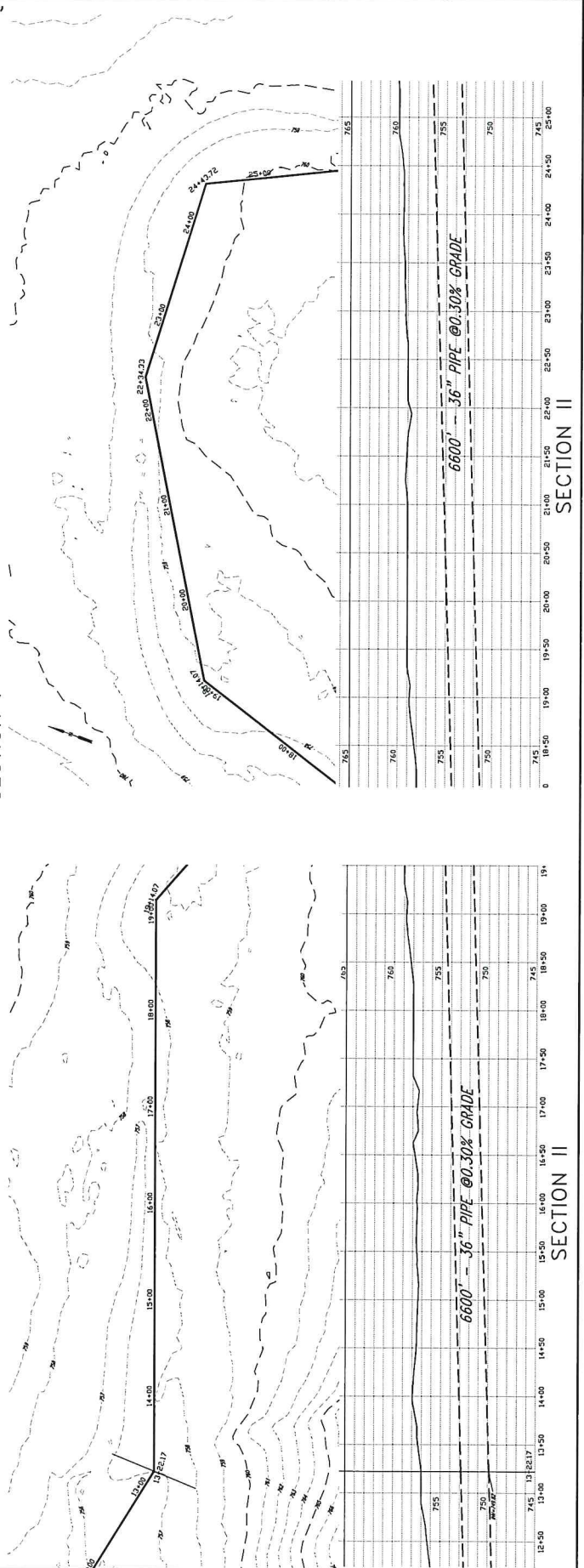
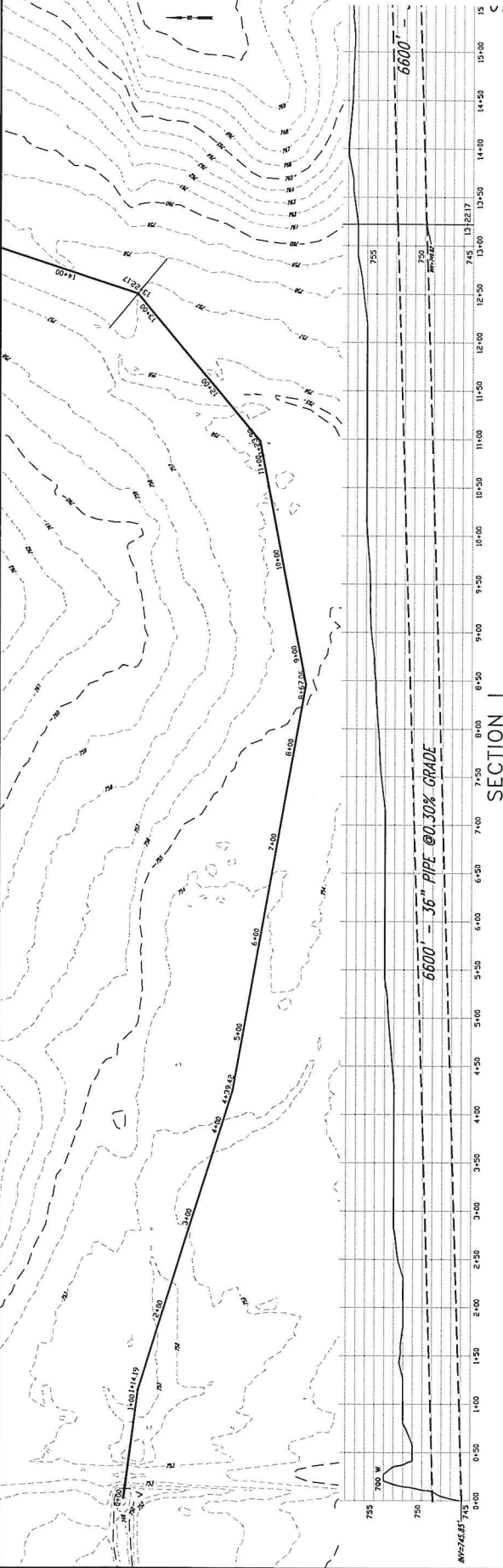
COVER SHEET
PROJECT NO. 22N756
SHEET NO. 1
OF 7 SHEETS


105 N. MERIDIAN ST.
LEANON, IN 46052
PHONE: (765) 482-5141
INFO@HASELSPRING.COM
HASELSPRING & ASSOCIATES
A SERVICE DISABLED VETERAN OWNED SMALL BUSINESS

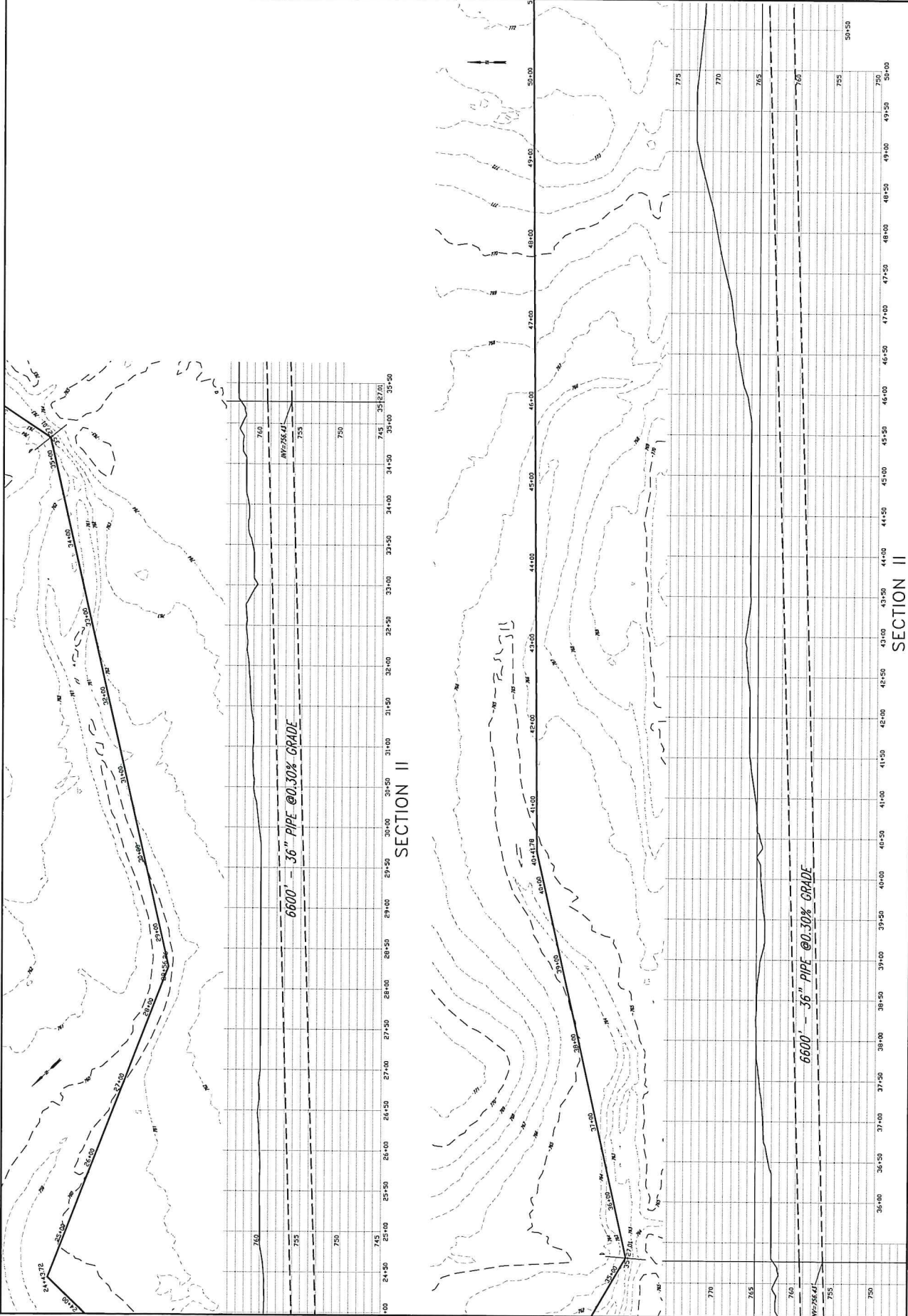
REGISTERED PROFESSIONAL ENGINEER
No. 7701359
STATE OF INDIANA
EXPIRES 12/31/2024

SCALE:	1"=50'
DATE:	12/24/2022
CHECKED BY:	JFH
DATE:	
DESIGNED BY:	
DATE:	
PROJECT NO.:	
SHEET NO.:	

CLINTON CO. SURVEYOR
MADISON & ROSS TOWNSHIPS, CLINTON COUNTY
PLAN PROFILE
SHEET NO. 2
OF 7 SHEETS
PROJECT NO. 22N756



		DRAWN BY: _____ CHECKED BY: _____ DATE: 12/17/2023 SCALE: _____ SOUTH PLAT: _____	
PROJECT NO. 3 SHEET NO. 3 OF 7 SHEETS PROJECT INCL. 22N756		PLAN PROFILE LATS HAW DRAIN MADISON & ROSS TOWNSHIPS, CLINTON COUNTY CLINTON CO. SURVEYOR	



103 N. MERIDIAN ST.
 LEBANON, IN 46052
 PHONE: (765) 482-5141
 INFO@HASESURVEYING.COM
 A SERVICE DISABLED VETERAN
 OWNED SMALL BUSINESS

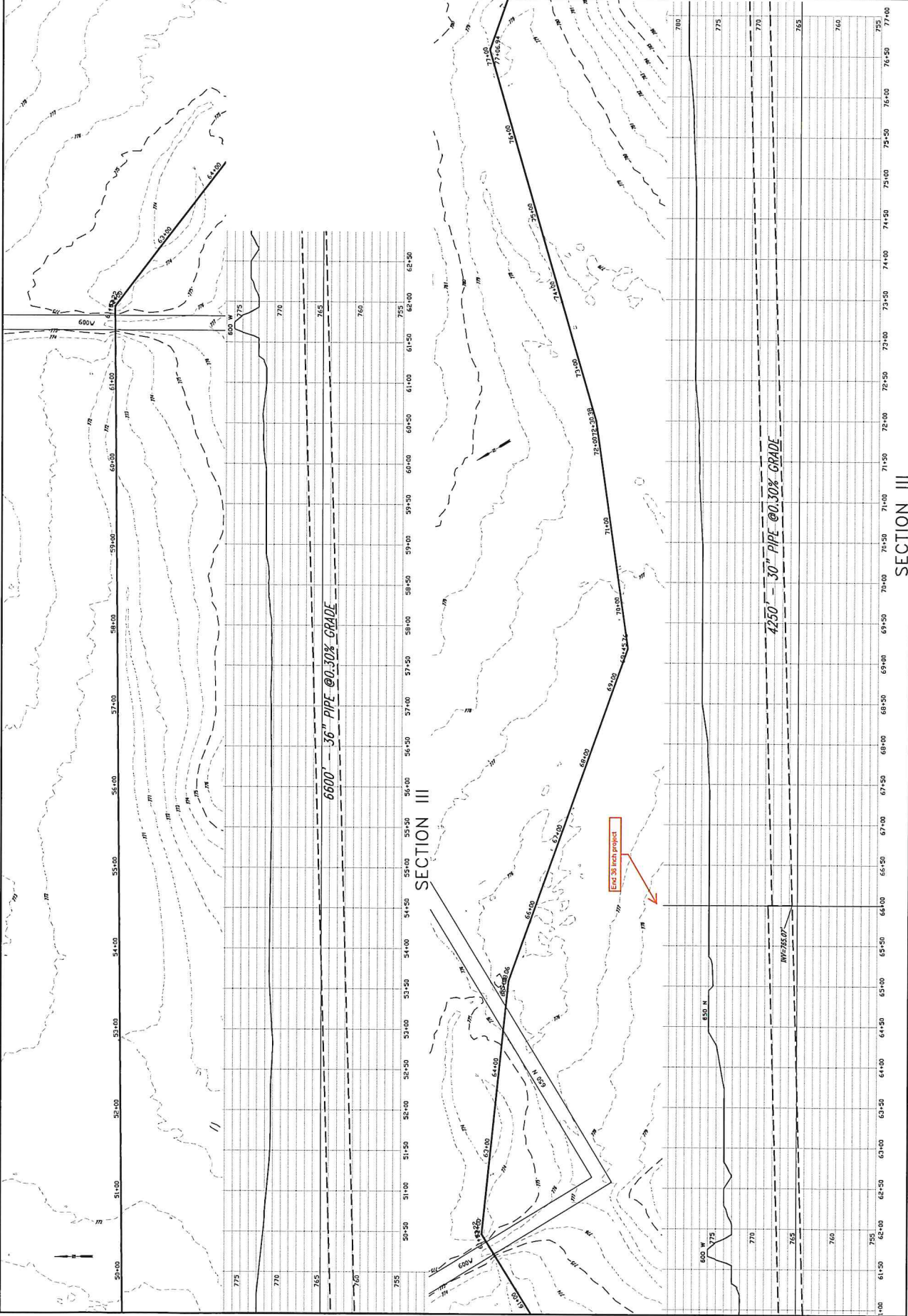
105 N. MERIDIAN ST.
LEAHON, IN 46052
PHONE: (765) 482-5141
INFO@HMSIENGINEERING.COM
A SERVICE DISABLED VETERAN
OWNED SMALL BUSINESS



DATE: 12/24/2023
CHECKED BY: JHM
DRAWN BY: JHM

No.	Date	Revisions

PROJECT NO. 22N756
SHEET NO. 4
OF 7 SHEETS
PLAN PROFILE
LATSHAW DRAIN
MADISON & ROSS TOWNSHIPS, CLINTON COUNTY
CLINTON CO. SURVEYOR



SECTION III

SECTION III

Latshaw-Leibenguth Watershed - Proposed Reconstruction

