



Board of Public Works and Safety

Agenda Item

Cover Sheet

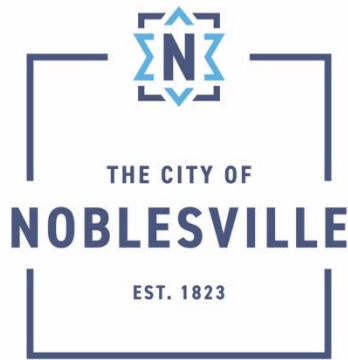
MEETING DATE: March 11, 2025

- Consent Agenda Item
- New Item for Discussion
- Previously Discussed Item
- Miscellaneous

ITEM #: 9

INITIATED BY: Jim Hellmann

- Information Attached
- Verbal
- No Paperwork at Time of Packets



TO: NOBLESVILLE BOARD OF PUBLIC WORKS AND SAFETY
FROM: JIM HELLMANN, ASSISTANT CITY ENGINEER
SUBJECT: BOARD TO CONSIDER DEDICATION OF LAND FOR ROADWAY PURPOSES AT
166TH STREET AND BODEN ROAD
DATE: MARCH 11, 2025

I respectfully request approval to grant additional right of way (RW) along City-owned property that will be part of Finch Creek Park. The initial user of this RW will be Indiana American Water Company, as part of a broader regional improvement project. These improvements aim to loop existing isolated mains, extend regional mains, and construct a new elevated water tank near the City's fire station on Olio Road.

Originally, the water company requested an easement; however, they found RW acceptable, given our understanding of the full buildout of Boden Road. This main is critical to the future development of Wayne Township.

In simple terms, this action would convert City-owned private property into a public RW, allowing utilities to utilize the space for necessary infrastructure.

I recommend that the Board of Public Works approve this request, and I sincerely appreciate your time and consideration.



Approximate location of the RW is shown by the red line in the exhibit below.



DEDICATION OF LAND FOR ROADWAY PURPOSES

WHEREAS, the City of Noblesville, Indiana, is the owner of the attached described parcel of real estate, Exhibit A.

WHEREAS, said real estate is part of a project to improve INAW Water Main Extension Phase II, 166th St and Boden Road, in the City of Noblesville, Indiana, for the benefit of the public.

NOW THEREFORE, the City of Noblesville, Indiana, dedicates the attached described real estate, Exhibit A, for use as permanent right of way.

Name, Title

Name, Title

STATE OF _____

SS:

COUNTY OF _____

Before me, a Notary Public in and for said State and County, personally appeared _____

_____, the Grantors in the above conveyance, and acknowledged the execution of the forgoing instrument as a voluntary act of the Grantors and who, being duly sworn, stated that any representations contained therein are true.

Witness my hand and Notarial Seal this ____ day of _____, 20__.

Signature

Printed Name
My Commission expires _____

I am a resident of _____ County.

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. Jonathan Hughes

This instrument prepared by Jonathan W. Hughes; Bose McKinney & Evans LLP, 111 Monument Circle, Suite 2700, Indianapolis, IN 46204
License#: 28610-29

Project: INAW Water Main Ext. at 166th Street and Boden Road
 Parcel: 2 Fee Simple
 Code: N/A
 Tax ID: 29-11-10-009-002.000-022

A part of Lot 2 of the Finch Creek Park Subdivision being recorded as Instrument Number 2017048653 of the Hamilton County Recorder's Office and being a part of the Northeast Quarter of Section 10, Township 18 North, Range 5 East, Hamilton County, Indiana, and being that part of the grantor's land lying within the right-of-way line depicted on the attached Right-of-Way Parcel Plat, marked Exhibit "B", described as follows:


Commencing at the Northeast Corner of the Northeast Quarter of said Section 10; thence South 88 degrees 49 minutes 12 seconds West (bearings are derived from coordinates based on the Indiana Geospatial Coordinate System for Hamilton County, NAD 83 (2011), epoch 2010.0) 1,322.96 feet along the North Line of the Northeast Quarter of said Section 10; thence South 0 degrees 24 minutes 38 seconds East 70.00 feet to the southern right-of-way line of 166th Street as defined by said Finch Creek Subdivision, the following seven (7) courses are along the southern right-of-way line of 166th Street; 1) thence North 88 degrees 49 minutes 11 seconds East 127.46 feet; 2) thence South 78 degrees 03 minutes 07 seconds East 154.09 feet; 3) thence North 88 degrees 49 minutes 11 seconds East 49.84 feet to the northwest corner of the grantor's land and the point of beginning of this description; 4) thence North 88 degrees 49 minutes 11 seconds East 200.98 feet; 5) thence North 75 degrees 40 minutes 47 seconds East 153.96 feet; 6) thence North 88 degrees 49 minutes 11 seconds East 245.47 feet; 7) thence South 76 degrees 01 minute 00 seconds East 267.55 feet to the western right-of-way line of Boden Road as defined by said Finch Creek Subdivision, the following two (2) courses are along the western right-of-way line of Boden Road; 1) thence South 15 degrees 38 minutes 26 seconds East 267.41 feet; 2) thence South 00 degrees 26 minutes 38 seconds East 561.01 feet to the north line of the 40-foot wide utility easement as defined by said Finch Creek Subdivision; thence South 89 degrees 50 minutes 11 seconds West 40.00 feet along the north line of said utility easement; thence North 00 degrees 26 minutes 38 seconds West 632.42 feet; thence North 15 degrees 38 minutes 09 seconds West 176.07 feet; thence North 76 degrees 00 minutes 43 seconds West 253.25 feet; thence South 88 degrees 49 minutes 28 seconds West 186.05 feet; thence South 43 degrees 50 minutes 50 seconds West 23.40 feet; thence South 77 degrees 34 minutes 28 seconds West 145.87 feet; thence South 88 degrees 49 minutes 11 seconds West 276.41 feet to west line of the grantor's land; thence North 41 degrees 59 minutes 30 seconds East 41.15 feet along the west line of the grantor's land to the POINT OF BEGINNING containing 51,854 square feet (1.190 acres), more or less.

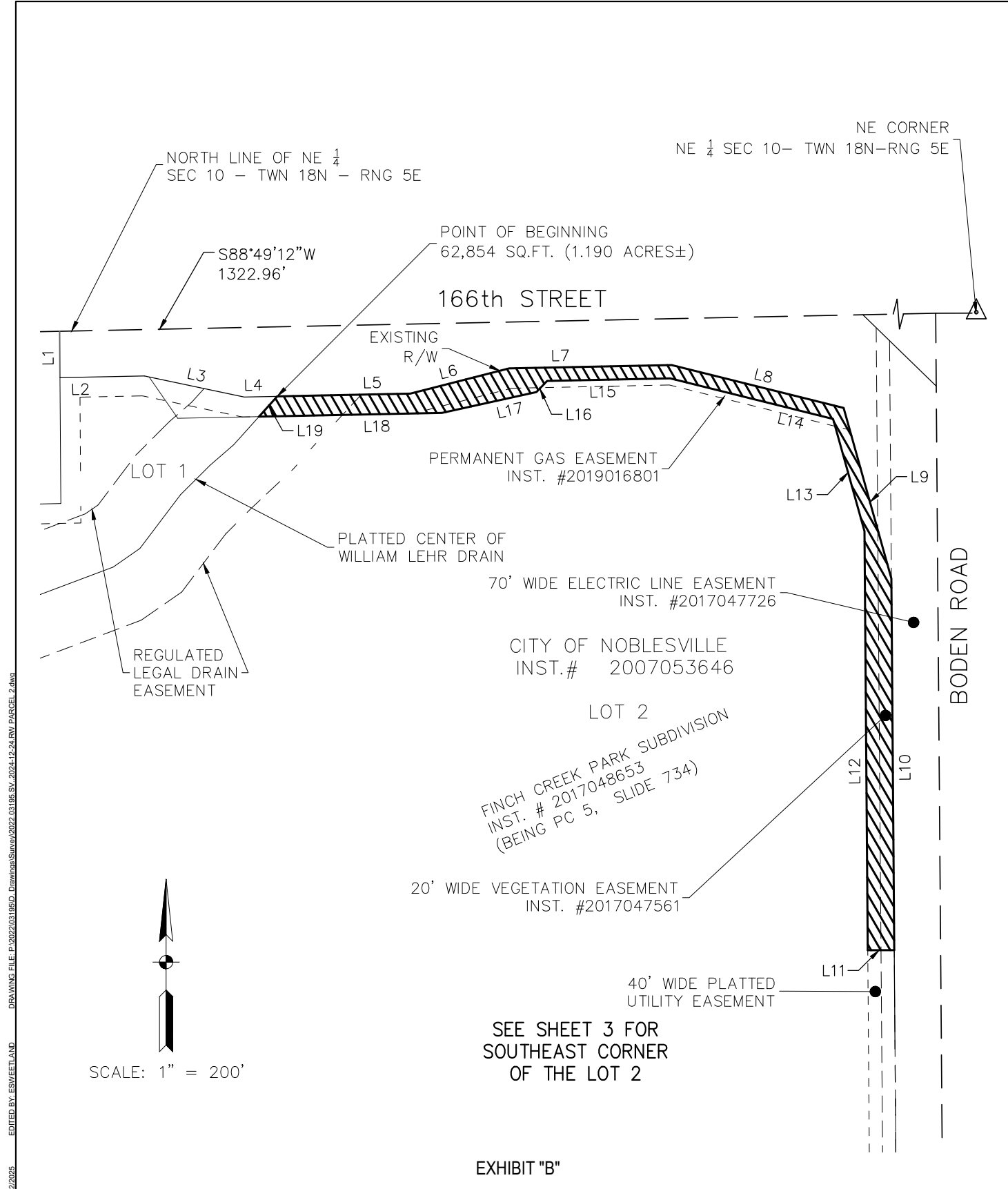
This description was prepared for the City of Noblesville by Edward J. Sweetland, Indiana Professional Surveyor, License Number LS29900000, on the 19th day of February, 2025.




EXHIBIT "A"

PLOT DATE: 3/12/2025 9:56 AM EDIT DATE: 3/12/2025 DRAWING FILE: P:\2022\03195\0_Drawings\Survey\2022_03195_SV_2024-12-24_RW_PARCEL_2.dwg EDITED BY: ESWEETLAND

Indiana American Water Company	 <small>9025 River Road, Suite 200 Indianapolis, Indiana 46240 TEL 317.547.5580 FAX 317.543.0270 www.structurepoint.com</small>	Water Main Extension R/W Dedication Parcel 2	166th Street & Boden Road City of Noblesville, Indiana	Scale: 1" = 100'	SHEET TITLE 1 OF 3
				Drawn By: EJS	
				Checked By: EJS	
				Date: 2/13/25	
				Job No.: 2022.03195	



PLOT DATE: 3/12/2025 9:56 AM
 EDIT DATE: 3/12/2025
 DRAWING FILE: P:\2022\03195\0_Drawings\Survey\2022.03195.SV, 2024-12-24.RW PARCEL 2.dwg
 EDITED BY: ESWEETLAND

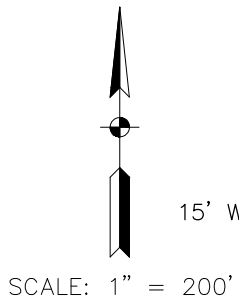
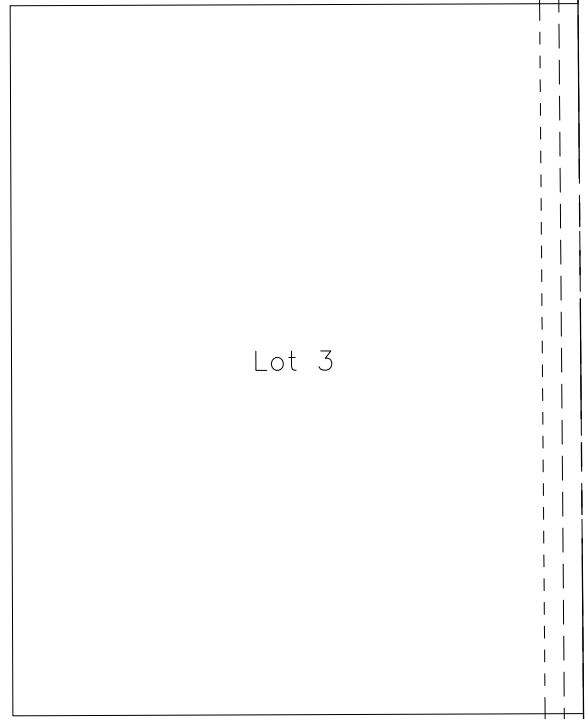
EXHIBIT "B"

Indiana American Water Company	 <small>9025 River Road, Suite 200 Indianapolis, Indiana 46240 TEL 317.547.5580 FAX 317.543.0270 www.structurepoint.com</small>	Water Main Extension	166th Street & Boden Road City of Noblesville, Indiana	Scale: 1" = 100'	SHEET TITLE 2 OF 3
		R/W Dedication Parcel 2		Drawn By: EJS	
				Checked By: EJS	
				Date: 2/13/25	
				Job No.: 2022.03195	

PLOT DATE: 3/12/2025 9:56 AM
 PLOT SCALE: 1:2,500
 EDIT DATE: 3/12/2025
 EDITED BY: ESWETLAND
 DRAWING FILE: P:\2022\03195\Drawings\Survey\2022\03195.SV_2024-12-24.RW.PARCEL 2.dwg

Line Table		
Line	Bearing	Distance (ft)
L1	S0°24'38"E	70.00
L2	N88°49'11"E	127.46
L3	S78°03'07"E	154.09
L4	N88°49'11"E	49.84
L5	N88°49'11"E	200.98
L6	N75°40'47"E	153.96
L7	N88°49'11"E	245.47
L8	S76°01'00"E	267.55
L9	S15°38'26"E	267.41
L10	S0°26'38"E	561.01
L11	S89°50'11"W	40.00
L12	N0°26'38"W	632.42
L13	N15°38'09"W	176.07
L14	N76°00'43"W	253.25
L15	S88°49'28"W	186.05
L16	S43°50'50"W	23.40
L17	S77°34'28"W	145.87
L18	S88°49'11"W	276.41
L19	N41°59'30"E	41.15

SEE SHEET 2
FOR NORTHEAST
CORNER OF LOT 2



FINCH CREEK PARK SUBDIVISION
INST. # 2017048653
(BEING PC 5, SLIDE 734)

40' WIDE PLATTED
UTILITY EASEMENT

15' WIDE ELECTRIC EASEMENT
INST. #2019038972

EXHIBIT "B"

BODEN ROAD

**Indiana
American Water
Company**

**AMERICAN
STRUCTUREPOINT
INC.**

9025 River Road, Suite 200 | Indianapolis, Indiana 46240
TEL 317.547.5580 | FAX 317.543.0270
www.structurepoint.com

**Water Main
Extension**
**R/W Dedication
Parcel 2**

166th Street
& Boden Road
City of Noblesville,
Indiana

Scale:	1" = 100'
Drawn By:	EJS
Checked By:	EJS
Date:	2/13/25
Job No.:	2022.03195

**SHEET
TITLE**
3 OF 3