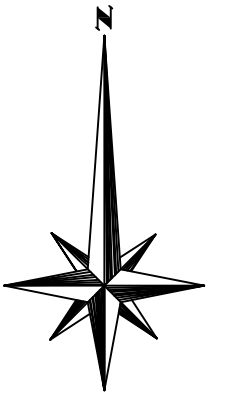


THIS INSTRUMENT WAS PREPARED UNDER THE DIRECTION OF WALTER J. DAVID REGISTERED LAND SURVEYOR - INDIANA S-0120 ROWLAND ASSOCIATES, INC. 120 1/2 E. MAUMEE STREET ANGOLA, IN 46703 (260) 665-3761

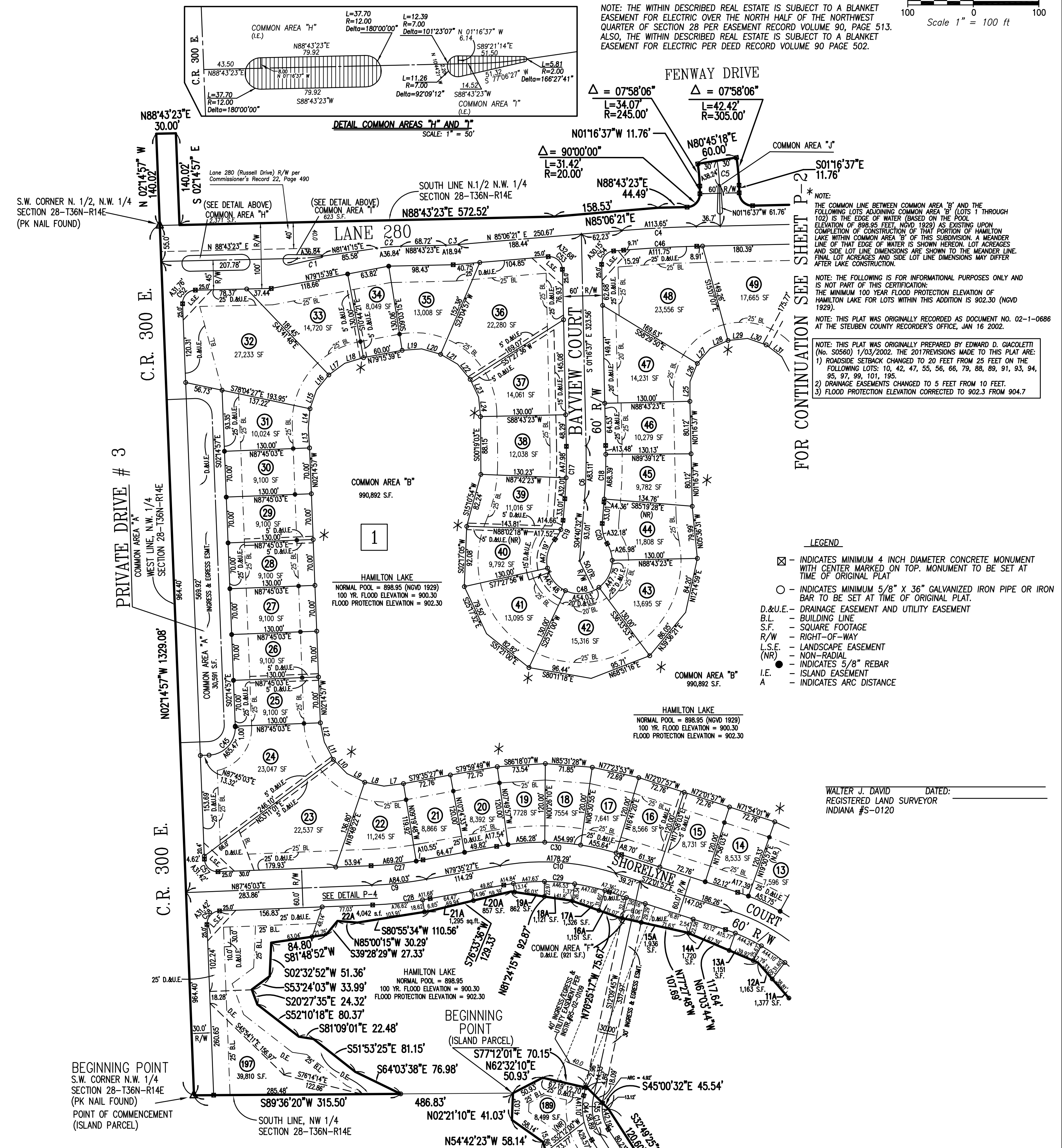
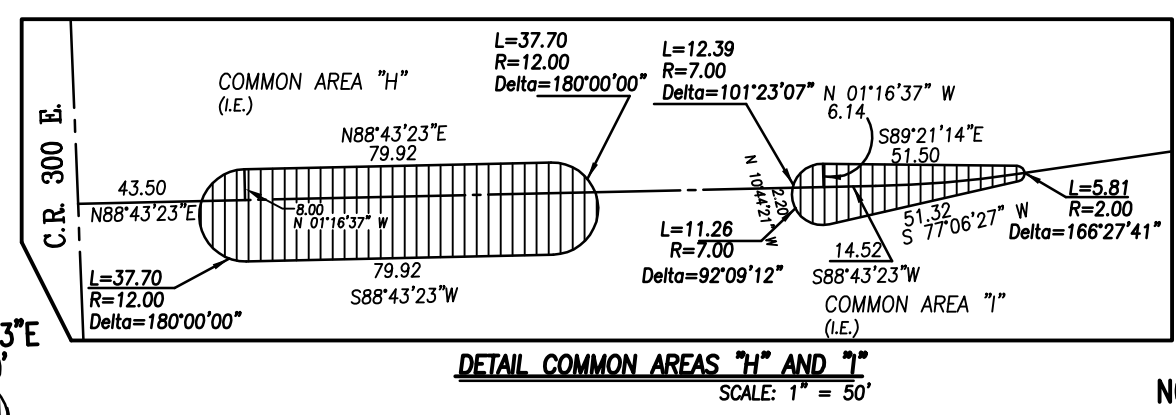
CRYSTAL BAY SECTION ONE FINAL PLAT - Amended

PART S.W. & N.W. 1/4 SEC. 28-T36N-R14E STUEBEN COUNTY, INDIANA ZONING - R2 LAKE RESIDENTIAL



Scale 1" = 100 ft

NOTE: THE WITHIN DESCRIBED REAL ESTATE IS SUBJECT TO A BLANKET EASEMENT FOR ELECTRIC OVER THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 28 PER EASEMENT RECORD VOLUME 90, PAGE 513. ALSO, THE WITHIN DESCRIBED REAL ESTATE IS SUBJECT TO A BLANKET EASEMENT FOR ELECTRIC PER DEED RECORD VOLUME 90 PAGE 502.



FOR CONTINUATION SEE SHEET P-2

NOTE: THE COMMON LINE BETWEEN COMMON AREA 'B' AND THE FOLLOWING LOTS ADJOINING COMMON AREA 'B' (LOTS 1 THROUGH 102) IS THE EDGE OF WATER (BASED ON THE POOL ELEVATION OF 898.95 FEET, NGVD 1929) AS EXISTING UPON COMPLETION OF CONSTRUCTION OF THAT PORTION OF HAMILTON LAKE WITHIN COMMON AREA 'B' OF THIS SUBDIVISION. A MEANDER LINE OF THAT EDGE OF WATER IS SHOWN HEREON. LOT ACRES AND SIDE LOT LINE DIMENSIONS ARE SHOWN TO THE MEANDER LINE. FINAL LOT ACRES AND SIDE LOT LINE DIMENSIONS MAY DIFFER AFTER LAKE CONSTRUCTION.

NOTE: THE FOLLOWING IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT PART OF THIS CERTIFICATION:
THE MINIMUM 100 YEAR FLOOD PROTECTION ELEVATION OF HAMILTON LAKE FOR LOTS WITHIN THIS ADDITION IS 902.30 (NGVD 1929).

NOTE: THIS PLAT WAS ORIGINALLY RECORDED AS DOCUMENT NO. 02-1-0686 AT THE STUEBEN COUNTY RECORDER'S OFFICE, JAN 16 2002.

NOTE: THIS PLAT WAS ORIGINALLY PREPARED BY EDWARD D. GACOLETTI (No. S0560) 1/03/2002. THE 2017 REVISIONS MADE TO THIS PLAT ARE:
1) ROADSIDE SETBACK CHANGED TO 20 FEET FROM 25 FEET ON THE FOLLOWING LOTS: 10, 42, 47, 55, 56, 66, 79, 88, 89, 91, 93, 94, 95, 97, 99, 101, 195.
2) DRAINAGE EASEMENTS CHANGED TO 5 FEET FROM 10 FEET.
3) FLOOD PROTECTION ELEVATION CORRECTED TO 902.3 FROM 904.7

LEGEND

- ⊗ - INDICATES MINIMUM 4 INCH DIAMETER CONCRETE MONUMENT WITH CENTER MARKED ON TOP. MONUMENT TO BE SET AT TIME OF ORIGINAL PLAT
- - INDICATES MINIMUM 5/8" X 3/6" GALVANIZED IRON PIPE OR IRON BAR TO BE SET AT TIME OF ORIGINAL PLAT
- D.&U.E. - DRAINAGE EASEMENT AND UTILITY EASEMENT
- B.L. - BUILDING LINE
- S.F. - SQUARE FOOTAGE
- R/W - RIGHT-OF-WAY
- L.S.E. - LANDSCAPE EASEMENT
- (NR) - NON-RADIAL
- - INDICATES 5/8" REBAR
- I.E. - ISLAND EASEMENT
- A - INDICATES ARC DISTANCE

WALTER J. DAVID DATED: _____
REGISTERED LAND SURVEYOR
INDIANA #S-0120

BEGINNING POINT
S.W. CORNER N.W. 1/4
SECTION 28-T36N-R14E
(PK NAIL FOUND)
POINT OF COMMENCEMENT
(ISLAND PARCEL)

FOR CONTINUATION SEE SHEET P-3

UNDER AUTHORITY PROVIDED BY I.C. 36-7-3-1 et. seq. AND ORDINANCE ADOPTED BY THE TOWN COUNCIL, HAMILTON, INDIANA, THIS REVISED PLAT WAS GIVEN APPROVAL.

APPROVED BY THE HAMILTON PLAN COMMISSION AT A MEETING HELD ON THE _____ DAY OF _____

PRESIDENT: _____
(PRINTED NAME)

SECRETARY: _____
(PRINTED NAME)

	ROWLAND ASSOCIATES, INC. CONSULTING ENGINEERS - SURVEYORS P.O. BOX 138 120 1/2 E. MAUMEE ST. ANGOLA, IN 46703		SCALE: 1" = 100'	CHECKED: WJD
	PROJECT: CRYSTAL BAY SECTION ONE FINAL PLAT - AMENDED	DRAWING: AMENDED PLAT	FILE: 17-008	DATE: 1-20-17
		SHEET: P-1	OF: 5	

THIS INSTRUMENT WAS PREPARED UNDER THE DIRECTION OF WALTER J. DAVID REGISTERED LAND SURVEYOR - INDIANA S-0120 ROWLAND ASSOCIATES, INC. 120 1/2 E. MAUMEE STREET ANGOLA, IN 46703 (260) 665-3761

CRYSTAL BAY SECTION ONE

FINAL PLAT- Amended

PART S.W. & N.W. 1/4 SEC. 28-T36N-R14E

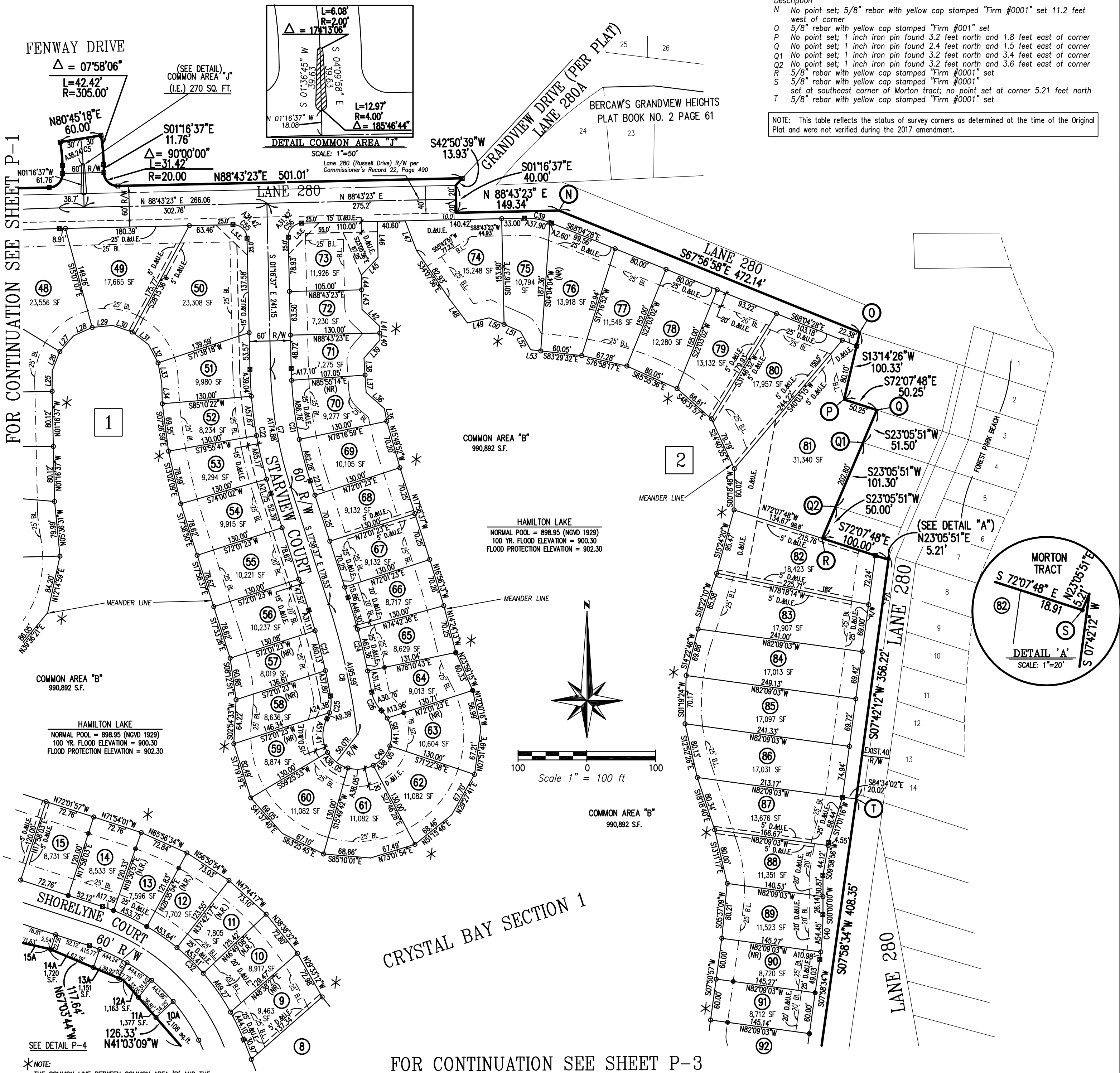
STEBEN COUNTY, INDIANA

ZONING - R2 LAKE RESIDENTIAL

Table of Corners

- Corner Description
- N No point set; 5/8" rebar with yellow cap stamped "Firm #0001" set 11.2 feet west of corner
 - O 5/8" rebar with yellow cap stamped "Firm #001" set
 - P No point set; 1 inch iron pin found 3.2 feet north and 1.8 feet east of corner
 - Q No point set; 1 inch iron pin found 2.4 feet north and 1.5 feet east of corner
 - Q1 No point set; 1 inch iron pin found 3.2 feet north and 3.4 feet east of corner
 - Q2 No point set; 1 inch iron pin found 3.2 feet north and 3.6 feet east of corner
 - R 5/8" rebar with yellow cap stamped "Firm #0001" set
 - S 5/8" rebar with yellow cap stamped "Firm #0001" set at southeast corner of Morton tract; no point set at corner 5.21 feet north
 - T 5/8" rebar with yellow cap stamped "Firm #0001" set

NOTE: This table reflects the status of survey corners as determined at the time of the Original Plat and were not verified during the 2017 amendment.



FOR CONTINUATION SEE SHEET P-1

CRYSTAL BAY SECTION 1

FOR CONTINUATION SEE SHEET P-3

*NOTE: THE COMMON LINE BETWEEN COMMON AREA "B" AND THE FOLLOWING LOTS ADJOINING COMMON AREA "B" (LOTS 1 THROUGH 102) IS THE EDGE OF WATER (BASED ON THE NORMAL POOL ELEVATION OF 898.95 FEET, NGVD 1929) AS EXISTING UPON COMPLETION OF CONSTRUCTION OF THAT PORTION OF HAMILTON LAKE WITHIN COMMON AREA "B" OF THIS SUBDIVISION. A MEANDER LINE OF THAT EDGE OF WATER IS SHOWN HEREON. LOT ACRES AND SIDE LOT LINE DIMENSIONS ARE SHOWN TO THE MEANDER LINE. FINAL LOT ACRES AND SIDE LOT LINE DIMENSIONS MAY DIFFER AFTER LAKE CONSTRUCTION.

NOTE: THE FOLLOWING IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT PART OF THIS CERTIFICATION:
 1) THE MINIMUM 100 YEAR FLOOD PROTECTION ELEVATION OF HAMILTON LAKE FOR LOTS WITHIN THIS ADDITION IS 902.30 (NGVD 1929).

NOTE: THIS PLAT WAS ORIGINALLY RECORDED AS DOCUMENT NO. 02-1-0686 AT THE STEUBEN COUNTY RECORDER'S OFFICE, JAN 16 2002.

NOTE: THIS PLAT WAS ORIGINALLY PREPARED BY EDWARD D. GIACOLETTI (No. S0560) 1/03/2002. THE 2017 REVISIONS MADE TO THIS PLAT ARE:
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 2) DRAINAGE EASEMENTS CHANGED TO 5 FEET FROM 10 FEET.
 3) FLOOD PROTECTION ELEVATION CORRECTED TO 902.3 FROM 904.7

- LEGEND**
- ☒ - INDICATES MINIMUM 4 INCH DIAMETER CONCRETE MONUMENT WITH CENTER MARKED ON TOP. MONUMENT TO BE SET AT TIME OF ORIGINAL PLAT
 - - INDICATES MINIMUM 5/8" X 36" GALVANIZED IRON PIPE OR IRON BAR TO BE SET AT TIME OF ORIGINAL PLAT
 - D.&U.E. - DRAINAGE EASEMENT AND UTILITY EASEMENT
 - B.L. - BUILDING LINE
 - S.F. - SQUARE FOOTAGE
 - R/W - RIGHT-OF-WAY
 - L.S.E. - LANDSCAPE EASEMENT
 - (NR) - NON-RADIAL
 - - INDICATES 5/8" REBAR
 - I.E. - ISLAND EASEMENT
 - A - INDICATES ARC DISTANCE

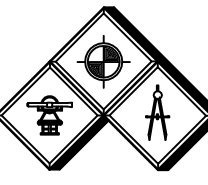
WALTER J. DAVID DATED: _____
 REGISTERED LAND SURVEYOR
 INDIANA #S-0120

UNDER AUTHORITY PROVIDED BY I.C. 36-7-3-1 et. seq. AND ORDINANCE ADOPTED BY THE TOWN COUNCIL, HAMILTON, INDIANA, THIS REVISED PLAT WAS GIVEN APPROVAL.

APPROVED BY THE HAMILTON PLAN COMMISSION AT A MEETING HELD ON THE _____ DAY OF _____

PRESIDENT: _____
 (PRINTED NAME)

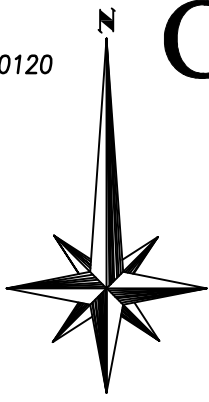
SECRETARY: _____
 (PRINTED NAME)

 <p>ROWLAND ASSOCIATES, INC. CONSULTING ENGINEERS - SURVEYORS P.O. BOX 138 120 1/2 E. MAUMEE ST. ANGOLA, IN 46703</p>	SCALE: 1" = 100'	CHECKED: WJD
	FILE: 17-008	DATE: 1-20-17
	DRAWN: RJS	DESIGN: N/A
	PROJECT: CRYSTAL BAY SECTION ONE FINAL PLAT - AMENDED	DRAWING: AMENDED PLAT

THIS INSTRUMENT WAS PREPARED UNDER THE DIRECTION OF WALTER J. DAVID REGISTERED LAND SURVEYOR - INDIANA S-0120 ROWLAND ASSOCIATES, INC. 120 1/2 E. MAUMEE STREET ANGOLA, IN 46703 (260) 665-3761

CRYSTAL BAY SECTION ONE FINAL PLAT - Amended

PART S.W. & N.W. 1/4 SEC. 28-T36N-R14E STEBEN COUNTY, INDIANA ZONING - R2 LAKE RESIDENTIAL



Scale 1" = 100 ft

FOR CONTINUATION SEE SHEET P-1

Table of Corners

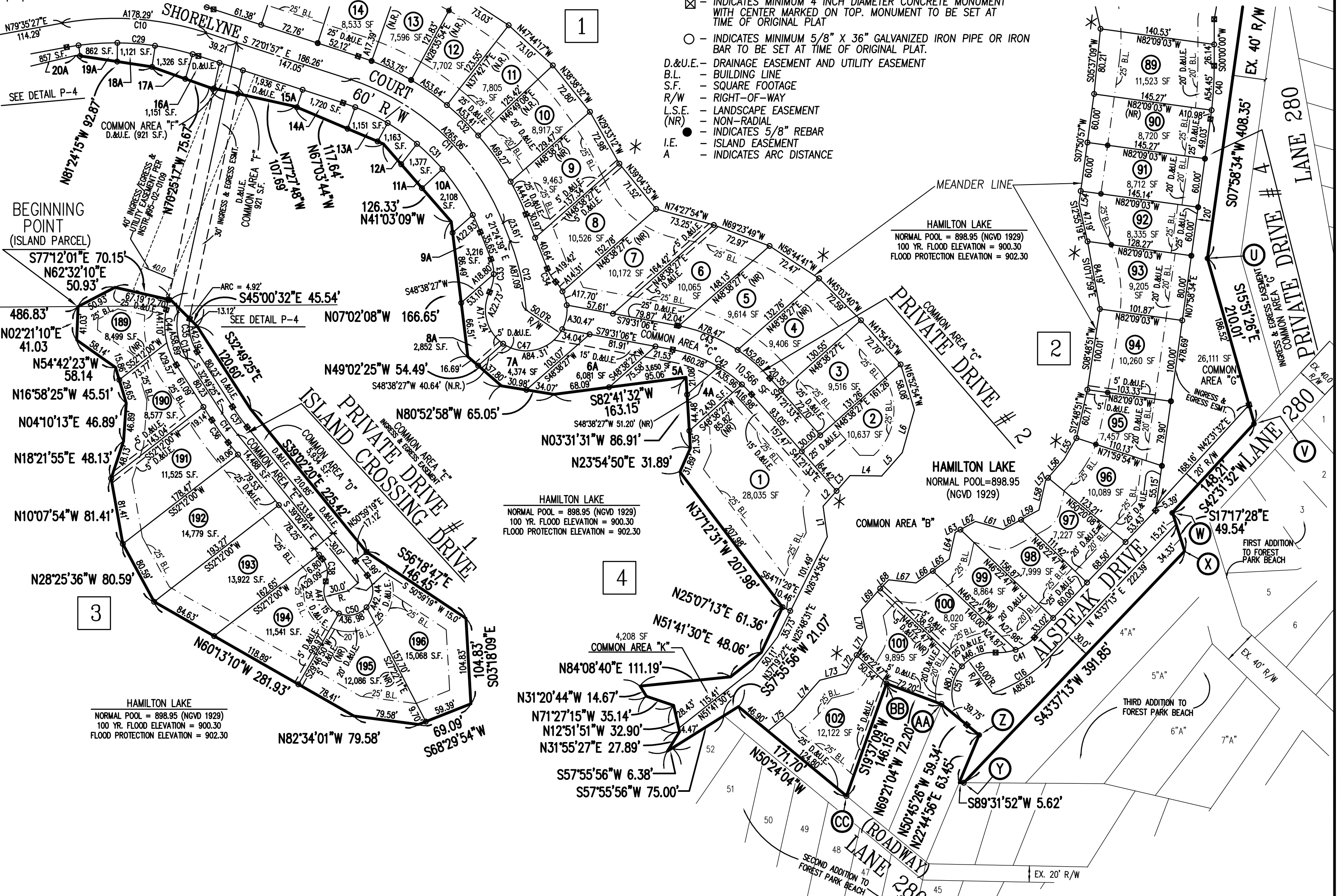
Corner	Description
U	5/8" rebar with yellow cap stamped "Firm #0001" set
V	5/8" rebar with yellow cap stamped "Firm #0001" set
W	5/8" rebar with yellow cap stamped "Firm #0001" set
X	Mine spike set; RR Spike found on northwest line of Lot 4A at 2.87 feet northeast of 'X'
Y	1/2 inch rebar found 0.1 feet up at southwesterly corner of Lot 4A. No point set at corner 5.62 feet west
Z	5/8" inch rebar with yellow cap stamped "Firm #0001" set
AA	5/8" rebar with yellow cap stamped "Burlage RLS 870013" found
BB	5/8" rebar with yellow cap stamped "Burlage RLS 870013" found
CC	5/8" rebar with yellow cap stamped "Burlage RLS 870013" found

NOTE: This table reflects the status of survey corners as determined at the time of the Original Plat and were not verified during the 2017 amendment.

FOR CONTINUATION SEE SHEET P-1 & P-2

LEGEND

- ☒ - INDICATES MINIMUM 4 INCH DIAMETER CONCRETE MONUMENT WITH CENTER MARKED ON TOP. MONUMENT TO BE SET AT TIME OF ORIGINAL PLAT
- - INDICATES MINIMUM 5/8" X 36" GALVANIZED IRON PIPE OR IRON BAR TO BE SET AT TIME OF ORIGINAL PLAT.
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2) DRAINAGE EASEMENTS CHANGED TO 5 FEET FROM 10 FEET.
3) FLOOD PROTECTION ELEVATION CORRECTED TO 902.3 FROM 904.7

SUMMARY OF RESTRICTIVE COVENANTS

MINIMUM FRONT YARD SETBACK (LAKE SIDE)	= 25.0 FEET
MINIMUM REAR YARD SETBACK (ROAD SIDE)	= 25.0 FEET (EXCEPT AS NOTED)
MINIMUM SIDE YARD SETBACK	= 5.0 FEET EACH SIDE
MINIMUM LOT SIZE	= 7,200 S.F.
MINIMUM ONE STORY	= 950 S.F.
MINIMUM TWO STORY	= 850 S.F. (GROUND FLOOR)

WALTER J. DAVID DATED: _____
REGISTERED LAND SURVEYOR
INDIANA #S-0120

UNDER AUTHORITY PROVIDED BY I.C. 36-7-3-1 et. seq. AND ORDINANCE ADOPTED BY THE TOWN COUNCIL, HAMILTON, INDIANA, THIS REVISED PLAT WAS GIVEN APPROVAL.

APPROVED BY THE HAMILTON PLAN COMMISSION AT A MEETING HELD ON THE _____ DAY OF _____

PRESIDENT: _____
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	ROWLAND ASSOCIATES, INC. CONSULTING ENGINEERS - SURVEYORS P.O. BOX 138 120 1/2 E. MAUMEE ST. ANGOLA, IN 46703		SCALE: 1" = 100'	CHECKED: WJD
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SHEET: P-3	OF: 5	DRAWN: RJS	DESIGN: N/A	

