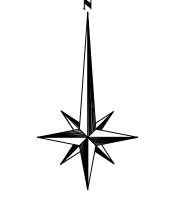
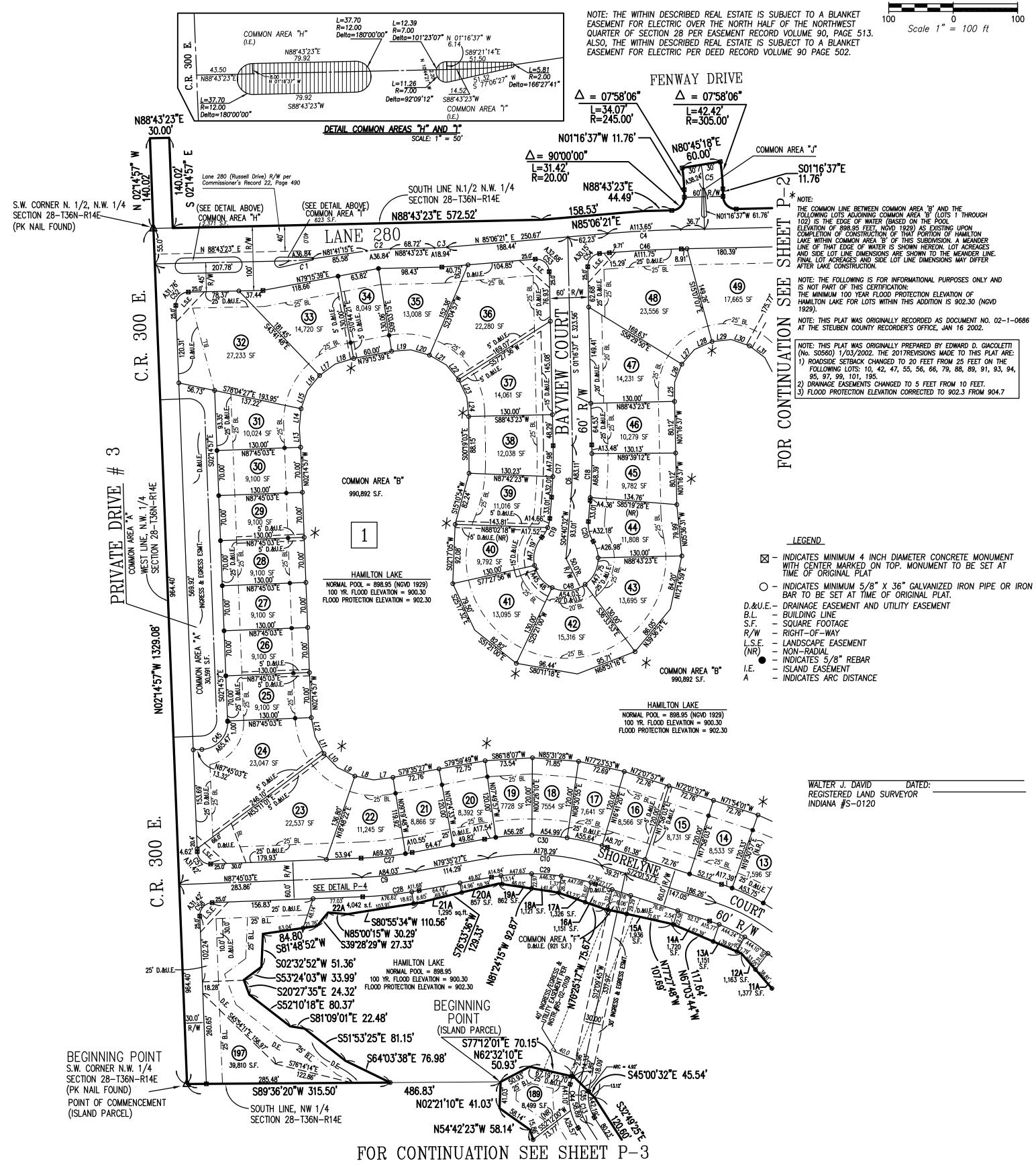
THIS INSTRUMENT WAS PREPARED UNDER THE DIRECTION OF WALTER J. DAVID REGISTERED LAND SURVEYOR — INDIANA S—0120 ROWLAND ASSOCIATES, INC.
120 1/2 E. MAUMEE STREET ANGOLA, IN 46703 (260) 665—3761

CRYSTAL BAY SECTION ONE FINAL PLAT - Amended

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





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)



CRYSTAL BAY SECTION ONE

FINAL PLAT - AMENDED

ROWLAND ASSOCIATES, INC. consulting engineers - surveyors

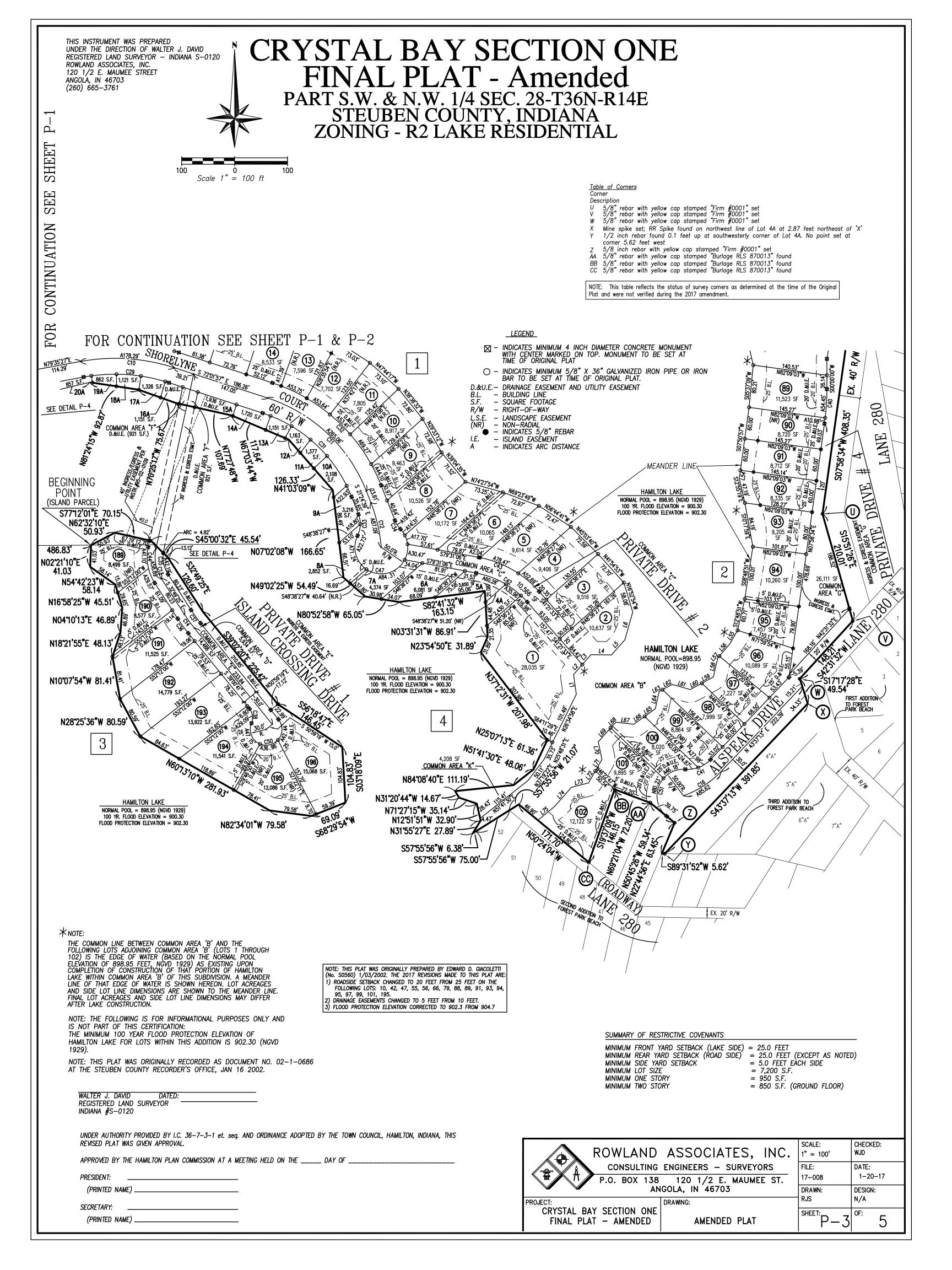
P.O. BOX 138 120 1/2 E. MAUMEE ST. ANGOLA, IN 46703

OJECT: DRAWING:

AMENDED PLAT

SCALE: 1" = 100'	CHECKED: WJD			
FILE:	DATE:			
17-008	1–20–17			
DRAWN:	DESIGN:			
RJS	N/A			
SHEET: D 1	OF: 5			
	5			

THIS INSTRUMENT WAS PREPARED CRYSTAL BAY SECTION ONE UNDER THE DIRECTION OF WALTER J. DAVID REGISTERED LAND SURVEYOR - INDIANA S-0120 FINAL PLAT- Amended
PART S.W. & N.W. 1/4 SEC. 28-T36N-R14E
STEUBEN COUNTY, INDIANA
ZONING - R2 LAKE RESIDENTIAL ROWLAND ASSOCIATES, INC. 120 1/2 E. MAUMEE STREET ANGOLA, IN 46703 (260) 665-3761 Table of Corners Description N No point set; 5/8" rebar with yellow cap stamped "Firm #0001" set 11.2 feet west of corner 5/8" rebar with yellow cap stamped "Firm #001" set No point set; 1 inch iron pin found 3.2 feet north and 1.8 feet east of corner FENWAY DRIVE No point set; 1 inch iron pin found 2.4 feet north and 1.5 feet east of corner No point set; 1 inch iron pin found 3.2 feet north and 3.4 feet east of corner No point set; 1 inch iron pin found 3.2 feet north and 3.4 feet east of corner 5/8" rebar with yellow cap stamped "Firm #0001" set 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 5/8" rebar with yellow cap stamped "Firm #0001" set $\Delta = 07^{\circ}58'06''$ (SEE DETAIL) COMMON AREA "J" L=42.42' R=305.00' (I.E.) 270 SQ. FT. 01. BERCAW'S GRANDVIEW HEIGHTS S L=12.97 N80.45'18"E PLAT BOOK NO. 2 PAGE 61 R=4.00' NOTE: This table reflects the status of survey corners as determined at the time of the Original \(\) = \(\) 185'46'44" 60.00 S0116'37"E Plat and were not verified during the 2017 amendment. [~]11.76 DETAIL COMMON AREA △= 90°00'00" L=31.42' 13.93 SCALE: 1"=50' Lane 280 (Russell Drive) R/W per Commissioner's Record 22, Page 490 S0116'37"E 40.00' N88'43'23"E 501.01 R=20.00 N 88'43'23" E 149.34' N 88'43'23" E N 88'43'23" E 266.06 302.76 8.91 SEE 73) | 11,926 SF 17,665 SF IATION 48) 23,556 SF 23,308 SF 11,546 SF 20/20 72 7,230 SF **78** 12,280 SF CONTINO71) S1374'26"W **^100.33'** .S72°07'48"E ___50.25' 9,980 SF FOR ·S23°05′51″W COMMON AREA "B" **81** 51.50 990,892 S.F. 2 31,340 SF 10,105 SF _S23**°**05'51"W 101.30 S23°05'51"W/ 50.00' / MEANDER LINE? HAMILTON LAKE (SEE DETAIL "A") NORMAL POOL = 898.95 (NGVD 1929) N23°05'51"E 100 YR. FLOOD ELEVATION = 900.30 FLOOD PROTECTION ELEVATION = 902.30 ′ 5.21**' MORTON** 280 **TRACT** 18,423 SF MEANDER LINE MEANDER LINE 17,907 SF 9 SCALE: 1"=20" 17,013 SI COMMON AREA "B" 990,892 S.F. 11 507.42.1 17,097 SF 12 HAMILTON LAKE NORMAL POOL = 898.95 (NGVD 1929) 100 YR. FLOOD ELEVATION = 900.30 FLOOD PROTECTION ELEVATION = 902.30 EXIST.40 R/W 100 17,031 SF Scale 1" = 100 ft S84°34'02"E 14 11,082 SF (T) COMMON AREA "B" 13,676 SF 5' D.&U.E. ——166.67'— 990,892 S.F. 11,351 SF SHORELYNE COURT S07'58'34"W 408.35' CRYSTAL BAY SECTION 1 11,523 SF $\mathcal{C}_{\mathcal{I}}$ 8,712 SF 2 N41°03'09"W 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 ACREAGES AND SIDE LOT LINE DIMENSIONS ARE SHOWN TO THE MEANDER LINE. FINAL LOT ACREAGES AND SIDE LOT LINE DIMENSIONS MAY DIFFER AFTER LAKE CONSTRUCTION. LEGEND NOTE: THIS PLAT WAS ORIGINALLY PREPARED BY EDWARD D. GIACOLETTI (No. S0560) 1/03/2002. THE 2017 REVISIONS MADE TO THIS PLAT ARE: □ INDICATES MINIMUM 4 INCH DIAMETER CONCRETE MONUMENT WITH CENTER MARKED ON TOP. MONUMENT TO BE SET AT TIME OF ORIGINAL PLAT 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, O - INDICATES MINIMUM 5/8" X 36" GALVANIZED IRON PIPE OR IRON BAR TO BE SET AT TIME OF ORIGINAL PLAT. NOTE: THE FOLLOWING IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT PART OF THIS CERTIFICATION: 2) DRAINAGE EASEMENTS CHANGED TO 5 FEET FROM 10 FEET. 3) FLOOD PROTECTION ELEVATION CORRECTED TO 902.3 FROM 904.7 D.&U.E. - DRAINAGE EASEMENT AND UTILITY EASEMENT THE MINIMUM 100 YEAR FLOOD PROTECTION ELEVATION OF B.L. – BUILDING LINE HAMILTON LAKE FOR LOTS WITHIN THIS ADDITION IS 902.30 (NGVD SQUARE FOOTAGE NOTE: THIS PLAT WAS ORIGINALLY RECORDED AS DOCUMENT NO. 02-1-0686 AT THE STEUBEN COUNTY RECORDER'S OFFICE, JAN 16 2002. R/W - RIGHT-OF-WAY L.S.E. – LANDSCAPE EASEMENT (NR) – NON-RADIAL NON-RADIAL
 NON-RADIAL
 NOICATES 5/8" REBAR
 ISLAND EASEMENT WALTER J. DAVID INDICATES ARC DISTANCE 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. SCALE: CHECKED: ROWLAND ASSOCIATES, INC. WJD 1" = 100' APPROVED BY THE HAMILTON PLAN COMMISSION AT A MEETING HELD ON THE _____ DAY OF ____ CONSULTING ENGINEERS - SURVEYORS FILE: DATE: 1-20-17 PRESIDENT: 17-008 P.O. BOX 138 120 1/2 E. MAUMEE ST. ANGOLA, IN 46703 (PRINTED NAME). DRAWN: DESIGN: N/A PROJECT: DRAWING: SECRETARY: CRYSTAL BAY SECTION ONE OF: SHEET: (PRINTED NAME). FINAL PLAT - AMENDED AMENDED PLAT



Part of the Southwest and Northwest Quarter of Section 28, Township 36 North, Range 14 East of the Second Principal Meridian in Steuben County, Indiana being described as follows:

BEGINNING at a PK Nail marking the Southwest Corner of the said Northwest Quarter; thence North 02 degrees 14 minutes 57 seconds West (basis of bearings is Indiana State Plane Coordinate Grid, East Zone) along the West Line of said Northwest Quarter; thence continue North 02 degrees 14 minutes 57 seconds West along the West Line of the said Northwest Quarter Section a distance of 140.02 feet; thence North 88 degrees 43 minutes 23 seconds East parallel with the South Line of the North Half of said Northwest Quarter Section, a distance of 30.00 feet; thence South 02 degrees 14 minutes 57 seconds East parallel with the said West Line, a distance of 140.02 feet to the South Line of the North Half of the said Northwest Quarter Section; thence North 88 degrees 43 minutes 23 seconds East along the South Line of the North Half of said Northwest Quarter Section a distance of 572.52 feet; thence North 85 degrees 06 minutes 21 seconds East a distance of 158.53 feet; thence North 88 degrees 43 minutes 23 seconds East, parallel with said South Line, a distance of 44.49 feet to a curve having a radius of 20.00 feet, the radius point of which bears North 01 degrees 16 minutes 37 seconds West; thence Northeasterly along the arc of said curve a distance of 31.42 feet to a point which bears North 88 degrees 43 minutes 23 seconds East from said radius point; thence North 01 degrees 16 minutes 37 seconds West a distance of 11.76 feet to a curve having a radius of 245.00 feet, the radius point of which bears South 88 degrees 43 minutes 23 seconds West; thence Northeasterly along the arc of said curve a distance of 34.07 feet to a point which bears North 80 degrees 45 minutes 18 seconds East from said radius point; thence North 80 degrees 45 minutes 18 seconds East a distance of 60.00 feet to a curve having a radius of 305.00 feet, the radius point of which bears South 80 degrees 45 minutes 18 seconds West; thence Southeasterly along the arc of said curve a distance of 42.42 feet to a point which bears North 88 degrees 43 minutes 23 seconds East from said radius point; thence South 01 degrees 16 minutes 37 seconds East a distance of 11.76 feet to a curve having a radius of 20.00 feet, the radius point of which bears North 88 degrees 43 minutes 23 seconds East; thence Southeasterly along the arc of said curve a distance of 31.42 feet to a point which bears South 01 degrees 16 minutes 37 seconds East from said radius point; thence North 88 degrees 43 minutes 23 seconds East, parallel with the South line of the North Half of the said Northwest Quarter Section, a distance of 501.01 feet to the Northwesterly right—of—way of Grandview Drive as shown on the plat of Bercaw's Grandview Heights (Plat Book 2, Page 61 in the office of the recorder of Steuben County, Indiana); thence South 42 degrees 50 minutes 39 seconds West along the said Northwesterly right—of—way line a distance of 13.93 feet to an iron bar (0.5 feet below grade) on the North Line of the South Half of the said Northwest Quarter Section; thence South 01 degrees 16 minutes 37 seconds East a distance of 40.00 feet; thence North 88 degrees 43 minutes 23 seconds East, parallel with the said North Line, a distance of 149.34 feet (passing through a 5/8 inch rebar with yellow cap stamped "Firm #0001 at 138.14 feet); thence South 67 degrees 56 minutes 58 seconds East a distance of 472.14 feet to a 5/8 inch rebar with yellow cap stamped "Firm #0001" (hereinafter referred to as "Rebar") at the northwest corner of the land described as "Tract II" in a deed to John and Lucy Cress (Deed Record 207, Page 523, Office of the Recorder of Steuben County); thence South 13 degrees 14 minutes 26 seconds West along the west line of said Cress tract a distance of 100.33 feet to the southwest corner thereof (1 inch iron pipe 3.2 feet north and 1.8 feet east of corner); thence South 72 degrees 07 minutes 48 seconds East along the south line of said Cress tract a distance of 50.25 feet to the northwest corner of the first tract of land described in a deed to James and Lila Ridlen (Deed Record 187, Page 140) (1 inch iron pipe 2.4 feet north and 1.5 feet east of corner); thence South 23 degrees 05 minutes 51 seconds West along the west line of said Ridlen tract a distance of 51.50 feet to the southwest corner thereof (1 inch iron pipe 3.2 feet north and 3.4 feet east of corner), said corner also being the northwest corner of the land described as "Tract I" in deed to Mark Morton (Deed Record 194, page 392); thence South 23 degrees 05 minutes 51 seconds West along the west line of said Morton tract a distance of 101.30 feet to the southwest corner thereof (1 inch iron pipe 3.2 feet north and 3.6 feet east of corner), said corner also being the northwest corner of the tract of land described in a deed to Mark and Pamela Morton (Instrument number 95-05-0165); thence South 23 degrees 05 minutes 51 seconds West along the west line of said Mark and Pamela Morton tract a distance of 50.00 feet to a "Rebar" at the southwest corner thereof; thence South 72 degrees 07 minutes 48 seconds East along the south line of said Morton tract a distance of 100.00 feet to a "Rebar" at the southeast corner thereof; thence North 23 degrees 05 minutes 51 seconds East along the east line of said Morton tract a distance of 5.21 feet to the west line of the 40 foot right-of-way of Russell Drive (being 40 feet west of and parallel with the east line of the 29 foot road shown as "Russell Drive" on the original plat of the Forest Park Beach (Plat Book 2, Page 78); thence South 07 degrees 42 minutes 12 seconds West along said west line a distance of 356.22 feet to a "Rebar"; thence South 07 degrees 58 minutes 34 seconds West along said west line a distance of 408.35 feet to a "Rebar"; thence South 15 degrees 51 minutes 26 seconds East along said west line a distance of 210.01 feet to a "Rebar" on the north line of the 40 foot right of way of Russell Drive as shown on the record plat of the First Addition to Forest Park Beach; thence South 42 degrees 31 minutes 32 seconds West along said north line a distance of 148.21 feet to a "Rebar" at an angle point in said line; thence South 17 degrees 17 minutes 28 seconds East along the west line of said Russell Drive a distance of 49.54 feet to a mine spike on the northwesterly line of Lot 4A in the Third Addition to Forest Park Beach (Plat Book 3, Page 54); thence South 43 degrees 37 minutes 13 seconds West along the northwesterly line of said Lot 4A a distance of 391.85 feet to a 1/2 inch rebar at the southwesterly corner thereof; thence South 89 degrees 31 minutes 52 seconds West along the westerly extension of the south line of said Lot 4A a distance of 5.62 feet to a point on the east line of the tract of land described in a deed to Charles and Delores Hampton (Instrument number 94–09–0335); thence North 22 degrees 44 minutes 56 seconds East along the east line of said Hampton tract a distance of 63.45 feet to a "Rebar" at the northeast corner thereof; thence North 50 degrees 45 minutes 26 seconds West along the north line of said Hampton tract a distance of 59.34 feet to a 5/8 inch rebar with cap stamped "Burlage RLS 870013" at the northwest corner thereof (being also the northeast corner of the tract land described in a deed to Lynn and Merium Bickhard (Instrument number 98-08-0160); thence North 69 degrees 21 minutes 04 seconds West along the north line of said Bickhard tract a distance of 72.20 feet to a 5/8 inch rebar with cap stamped "Burlage RLS 870013 at the northwest corner thereof; thence South 19 degrees 37 minutes 09 seconds West along the west line of said Bickhard tract a distance of 146.15 feet to a 5/8 inch rebar with cap stamped "Burlage RLS 870013" at the southwest corner thereof, said point being on the north line of the 20 foot right of way of the roadway shown on the record plat of the Second Addition to Forest Park Beach; thence North 50 degrees 24 minutes 04 seconds West along said north line a distance of 171.70 feet to a "Rebar" at the northeasterly extension of the northwesterly line of Lot 52 in said Second Addition; thence South 57 degrees 55 minutes 56 seconds West along said extension 21.07 feet to a 1/2 inch iron pipe at the northerly corner of said Lot 52; thence continuing South 57 degrees 55 minutes 56 seconds West along the northwesterly line of said Lot 52 a distance of 75.00 feet $(1-1/2 \text{ inch iron rod 2 feet above grade 0.4 feet south and 0.4 feet west and 1/2 inch rebar 0.6 feet above grade$ 1.5 feet south); thence continuing South 57 degrees 55 minutes 56 seconds West along the northwesterly line of said Lot 52 a distance of 6.38 feet to the edge of Hamilton Lake; thence meandering the edge of Hamilton Lake northerly, westerly and southerly the following 31 courses, (1) North 31 degrees 55 minutes 27 seconds East a distance of 27.89 feet; (2) thence North 12 degrees 51 minutes 51 seconds West a distance of 32.90 feet; (3) thence North 71 degrees 27 minutes 15 seconds West a distance of 35.14 feet; (4) thence North 31 degrees 20 minutes 44 seconds West a distance of 14.67 feet; (5) thence North 84 degrees 08 minutes 40 seconds East a distance of 111.19 feet; (6) thence North 51 degrees 41 minutes 30 seconds East a distance of 48.06 feet; (7) thence North 25 degrees 07 minutes 13 seconds East a distance of 61.36 feet; (8) thence North 37 degrees 12 minutes 31 seconds West a distance of 207.98 feet; (9) thence North 23 degrees 54 minutes 50 seconds East a distance of 31.89 feet; (10) thence North 03 degrees 31 minutes 31 seconds West a distance of 86.91 feet; (11) thence South 82 degrees 41 minutes 32 seconds West a distance of 163.15; (12) thence North 80 degrees 52 minutes 58 seconds West a distance of 65.05 feet; (13) thence North 49 degrees 02 minutes 25 seconds West a distance of 54.49 feet; (14) thence North 07 degrees 02 minutes 08 seconds West a distance of 166.65 feet; (15) thence North 41 degrees 03 minutes 09 seconds West a distance of 126.33 feet; (16) thence North 67 degrees 03 minutes 44 seconds West a distance of 117.64 feet; (17) thence North 77 degrees 27 minutes 48 seconds West a distance of 107.69 feet; (18) thence North 70 degrees 25 minutes 17 seconds West a distance of 75.67 feet; (19) thence North 81 degrees 24 minutes 15 seconds West a distance of 92.87 feet; (20) thence South 76 degrees 33 minutes 36 seconds West a distance of 129.33 feet; (21) thence South 80 degrees 55 minutes 34 seconds West a distance of 110.56 feet; (22) thence North 85 degrees 00 minutes 15 seconds West a distance of 30.29 feet; (23) thence South 39 degrees 28 minutes 29 seconds West a distance of 27.33 feet; (24) thence South 81 degrees 48 minutes 52 seconds West a distance of 84.80 feet; (25) thence South 02 degrees 32 minutes 52 seconds West a distance of 51.36 feet; (26) thence South 53 degrees 24 minutes 03 seconds West a distance of 33.99 feet: (27) thence South 20 degrees 27 minutes 35 seconds East a distance of 24.32 feet: (28) thence South 52 degrees 10 minutes 18 seconds East a distance of 80.37 feet; (29) thence South 81 degrees 09 minutes 01 seconds East a distance of 22.48 feet; (30) thence South 51 degrees 53 minutes 25 seconds East a distance of 81.15 feet; (31) thence South 64 degrees 03 minutes 38 seconds East a distance of 76.98 feet to the south line of the northwest quarter of Section 28: thence South 89 degrees 36 minutes 20 seconds West glong said south line a distance of 315.50 feet to the Point of Beginning. Containing 61.818 acres, more or less.

Also (Island Parcel)

Part of the Southwest Quarter and part of the South Half of the Northwest Quarter of Section 28, all in Township 36 North, Range 14 East of the Second Principal Meridian in Steuben County, Indiana being described as follows:

COMMENCING at a PK Nail marking the Southwest Corner of said Northwest Quarter; thence North 89 degrees 36 minutes 20 seconds East along the South Line of the South Half of the said Northwest Quarter Section a distance of 486.83 feet to the BEGINNING POINT (said point being on the shoreline of an island in Hamilton Lake); thence meandering said shoreline the following 17 courses; thence North 62 degrees 32 minutes 10 seconds East a distance of 50.93 feet; thence South 77 degrees 12 minutes 01 seconds East a distance of 70.15 feet; thence South 45 degrees 00 minutes 32 seconds East a distance of 45.54 feet; thence South 32 degrees 49 minutes 25 seconds East a distance of 120.60 feet; thence South 39 degrees 02 minutes 20 seconds East a distance of 225.42 feet; thence South 56 degrees 18 minutes 47 seconds East a distance of 146.45 feet; thence South 03 degrees 18 minutes 09 seconds East a distance of 104.83 feet; thence South 68 degrees 29 minutes 54 seconds West a distance of 69.09 feet; thence North 82 degrees 34 minutes 01 seconds West a distance of 79.58 feet; thence North 60 degrees 13 minutes 10 seconds West a distance of 281.93 feet; thence North 28 degrees 25 minutes 36 seconds West a distance of 80.59 feet; thence North 10 degrees 07 minutes 54 seconds West a distance of 81.41 feet; thence North 18 degrees 21 minutes 55 seconds East a distance of 48.13 feet; thence North 04 degrees 10 minutes 13 seconds East a distance of 46.89 feet; thence North 16 degrees 58 minutes 25 seconds West a distance of 45.51 feet; thence North 54 degrees 42 minutes 23 seconds West a distance of 58.14 feet; thence North 02 degrees 21 minutes 10 seconds East a distance of 41.03 feet to the BEGINNING POINT. Containing 2.67 acres, more or less.

Containing a total of 64.488 acres, more or less.

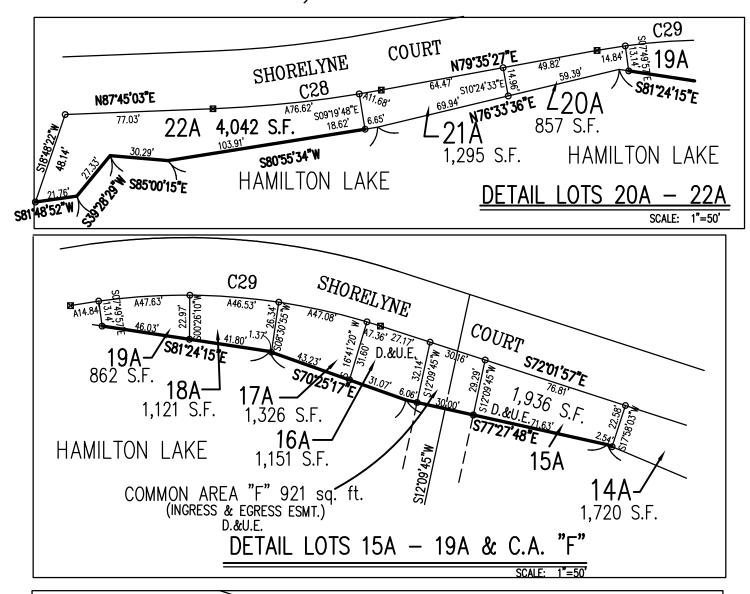
THIS SUBDIVISION CONSISTS OF LOTS NUMBERED 1 THROUGH 4, 4A, 5, 5A, 6, 6A, 7, 7A, 8, 8A, 9, 9A, 10, 10A, 11, 11A, 12, 12A, 13, 13A, 14, 14A, 15, 15A, 16, 16A, 17, 17A, 18, 18A, 19, 19A, 20, 20A, 21, 21A, 22, 22A, 23 THROUGH 102, 189 THROUGH 197, TOGETHER WITH COMMON AREAS, STREETS, EASEMENTS AND PUBLIC WAYS AS SHOWN HEREON. LOTS WITH SUFFIX ADDED (4A, 5A, 6A, ETC.) ARE INCLUDED WITH AND PART OF THEIR NUMBERICAL COUNTERPART (4, 5, 6, ETC.). TOTAL NUMBER OF LOTS IS

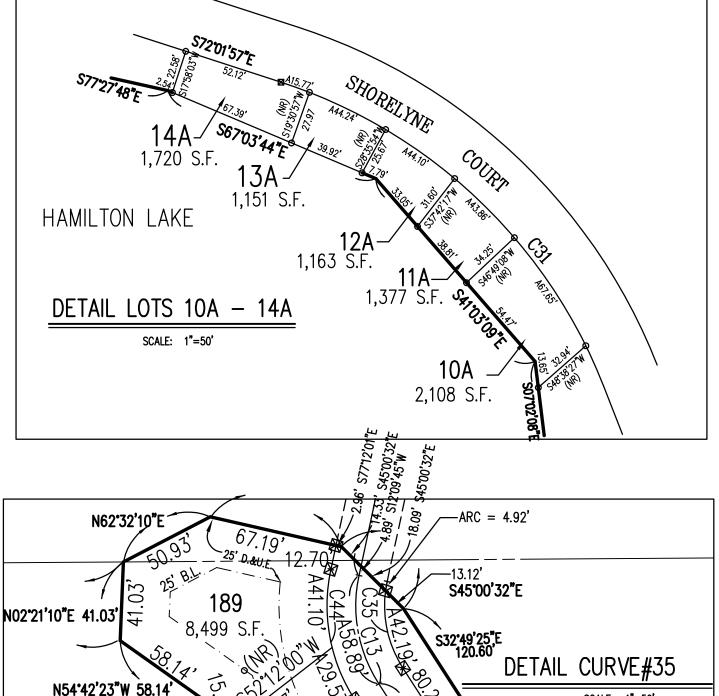
THE SIZE OF LOTS AND COMMON AREAS TOGETHER WITH THE WIDTHS OF STREETS AND EASEMENTS ARE SHOWN IN FIGURES DENOTING FEET AND DECIMAL PARTS THEREOF.

CRYSTAL BAY SECTION ONE

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

FINAL PLAT - Amended PART S.W. & N.W. 1/4 SEC. 28-T36N-R14E STEUBEN COUNTY, INDIANA





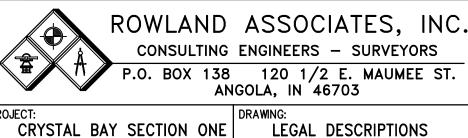
CROSS-REFERENCE IS HEREBY MADE TO SURVEY PLAT RECORDED AS INSTRUMENT #02-01-0685 IN THE OFFICE OF THE RECORDER OF STEUBEN COUNTY, INDIANA.

I, THE UNDERSIGNED, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, LICENSED IN COMPLIANCE WITH THE LAWS OF THE STATE OF INDIANA, AND THAT THE WITHIN PLAT REPRESENTS A SUBDIVISION OF LANDS SURVEYED WITHIN THE CROSS—REFERENCED SURVEY PLAT, AND TO THE BEST OF MY KNOWLEDGE AND BELIEF, THERE HAS BEEN NO CHANGE FROM THE MATTERS OF SURVEY REVEALED BY THE CROSS—REFERENCED SURVEY ON ANY LINES THAT ARE COMMON WITH THE AMENDED SUBDIVISION.

I FURTHER CERTIFY THAT SAID SUBDIVISION AS PLATTED IN INSTRUMENT #02—01—0686 BY EDWARD D. GIACOLETTI, RLS #S0560 HAS NOT BEEN ALTERD EXCEPT REVISED BUILDING SETBACKS, DRAINAGE EASEMENTS, AND FLOOD PROTECTION ELEVATION, AS

_	SCALE:	CHECKED.
SECRETARY:		
PRESIDENT: (PRINTED NAME)		
APPROVED BY THE HAMILTON PLAN COMMISSION AT A MEETING HELD ON THE DAY OF		
UNDER AUTHORITY PROVIDED BY I.C. 36–7–3–1 et. seq. AND ORDINANCE ADOPTED BY THE TOWN COUNCIL, HAMIL REVISED PLAT WAS GIVEN APPROVAL.	TON, INDIANA, THIS	
WALTER J. DAVID RLS #S-0120		
WITNESS MY SIGNATURE THISDAY OF		
NOT BEEN ALTERED EXCEPT REVISED BUILDING SETBACKS, DRAINAGE EASEMENTS, AND FLOOD PROTEC NOTED ON THE FACE OF THE REVISED PLAT.	HON ELEVATION, A	15
NOT BEEN ALTERED EXCEPT REVISED BUILDING SETBACKS, DRAINAGE EASEMENTS, AND FLOOD PROTECT NOTED ON THE FACE OF THE REVISED PLAT.	HON ELEVATION, A	15

PLAT DETAILS



FINAL PLAT - AMENDED

1" = 100'	WJD
FILE:	DATE:
17-008	1-20-17
DRAWN:	DESIGN:
RJS	N/A
SHEET: P-4	of: 5

SCALE: 1"=50'

CRYSTAL BAY SECTION ONE

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

DELTA

FINAL PLAT - Amended
PART S.W. & N.W. 1/4 SEC. 28-T36N-R14E
STEUBEN COUNTY, INDIANA

WE, THE UNDERSIGNED, CRYSTAL BAY CRYSTAL COVE HOME OWNERS ASSOCIATION BOARD MEMBERS, REPRESENTIVES OF THE REAL ESTATE DESCRIBED HEREIN, DO HEREBY CERTIFY THAT WE HAVE LAID OFF, PLATTED AND SUBDIVIDED THE REAL ESTATE IN ACCORDANCE WITH THE WITHIN PLAT. THIS SUBDIVISION SHALL BE KNOWN AND DESIGNATED AS "CRYSTAL BAY SECTION ONE FINAL PLAT - AMENDED", AN ADDITION IN STEUBEN COUNTY, INDIANA.

ALL RIGHTS-OF-WAY AND EASEMENTS SHOWN AND NOT HERETOFORE DEDICATED, ARE HEREBY DEDICATED TO THE PUBLIC. FRONT AND SIDE YARD BUILDING SETBACK LINES ARE HEREBY ESTABLISHED AS SHOWN ON THE WITHIN PLAT, BETWEEN WHICH LINES AND THE PROPERTY LINES OF THE STREET, THERE SHALL BE ERECTED AND MAINTAINED NO BUILDING OR STRUCTURE.

TITLE TO THE FOREGOING REAL ESTATE IS SUBJECT TO A CERTAIN DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS OF NORTHWEST HAMILTON LAKE DEVELOPMENT COMPANY, LLC DATED JANUARY 11, 2002, RECORDED AS INSTRUMENT # 02-01-0684 IN THE OFFICE OF THE RECORDER OF STEUBEN COUNTY, INDIANA, AS THE SAME MAY BE AMENDED. SUCH DECLARATIONS AND THE COVENANTS AND RESTRICTIONS SET FORTH THEREIN RUN WITH THE LAND DESCRIBED HEREON AND ARE INCORPORATED HEREIN BY REFERENCE. EACH OWNER OF A LOT DEPICTED ON THIS PLAT SHALL TAKE TITLE TO SUCH LOT SUBJECT TO THE TERMS AND CONDITIONS OF SUCH DECLARATION.

DATED THIS	DAY OF	·
STATE OF INDIANA		
COUNTY OF) ss)	
BOARD MEMBERS:	LAMAR DICK-PRESIDENT	DICK LINEBERRY-VICE PRESIDENT
BOARD MEMBERS:	AMY YOUNG-TREASURER	DANA MAGNUSON—SECRETARY
	INDERSIGNED NOTARY PUBLIC IN AND FOR SAID CO ECUTING THE FOREGOING RECORD PLAT.	UNTY AND STATE, PERSONALLY APPEARED THE ABOVE AND
WITNESS MY HAND	AND NOTARIAL SEAL THIS DAY OF	·
NOTARY PUBLIC (P	PRINTED NAME:	_ _)
MY COMMISSION EX	(PIRES:	
COUNTY OF RESIDE	ENCE:	
UNDER AUTHORITY REVISED PLAT WAS		NICE ADOPTED BY THE TOWN COUNCIL, HAMILTON, INDIANA,
APPROVED BY THE	HAMILTON PLAN COMMISSION AT A MEETING HELD	ON THE DAY OF
PRESIDENT: _		
(PRINTED NAME)		

SECRETARY: __

(PRINTED NAME) _____

CURVETABLE DISTANCE NUMBER DIRECTION DISTANCE CURVE RADIUS LENGTH CHORD DIRECTION

LINETABLE

NUMBER DIRECTION

						00			0110115	51112011011	522
	N 07°57'00" W	37.87'	L38	N 03'36'00" W	24.62'	C1	300.00'	36.84'	36.81'	N 8572'19" E	07°02'08"
L2	N 41°28'38" E	25.00'	L39	N 41°24'00" E	35.14'	C2	300.00'	36.84'	36.81'	S 8572'19" W	07°02'08"
L3	N 41°28'38" E	25.00'	L40	N 0176'37" W	10.15'	C3	300.00'	18.94'	18.94'	N 86°54'52" E	03°37'03"
L4	S 89°25′15″ E	38.81'	L41	N 0176'37" W	10.00'	C4	1800.00'	113.65'	113.63'	S 86°54'52" W	03°37'03"
L5	N 41″9'05″ E	38.09'	L42	N 4696'37" W	<i>35.36</i> ′	C5	275.00'	38.24'	38.21'	N 0545'39" W	07°58'06"
L6	N 15°47'47" E	54.44'	L43	N 0176'37" W	28.50'	C6	800.00'	83.11'	83.07	N 01°41'58" E	05*57'08"
L7	S 82'38'04" W	30.00'	L44	N 0176'37" W	21.50'	C7	600.00'	174.88'	174.27'	S 09°37'37" E	16°42'01"
L8	N 78°38'10" W	30.00'	L45	N 43'43'23" E	<i>35.36</i> ′	C8	1000.00'	195.59'	195.28'	N 12°22'25" W	1172'24"
L9	N 63°55'09" W	30.00'	L46	N 0176'37" W	52.43'	C9	590.00'	84.03'	83.96'	N 83°40'15" E	08'09'36"
L10	N 44°05'28" W	30.00'	L47	S 20°54'48" E	46.26'	C10	360.00'	178.29'	176.48'	N 8643'15" W	28°22'35"
L11	N 27°30'09" W	30.00'	L48	S 36°51'10" E	45.88'	C11	300.00'	265.06'	256.52'	N 46°43′18″ W	50°37′19″
L12	N 11°33'47" W	<i>30.00</i> ′	L49	N 76°33'29" E	32.33'	C12	300.00'	87.09'	86.79	N 13°05'38" W	16°38'00"
L13	N 03°44'30" W	<i>30.00</i> ′	L50	S 6617'04" E	23.82'	C13	75.00'	58.89'	57.39'	S 1019'50" E	44°59'10"
	N 05°04'42" E	30.00°	L51	S 6617'04" E	26.18'	C14	300.00'	32.40'	32.38'	S 35°55'03" E	0611'16"
L15	N 1912'02" E	30.00'	L52	S 29°07'37" E	30.29'	C16	179.93'	85.62'	84.82	N 57"5'11" E	2715'54"
L16	N 39°01'43" E	30.00'	L53	S 83°29'32" E	14.81'	C17	770.00'	79.99'	79.96'	N 01°41'58" E	05'57'08"
L17	N 53°35'45" E	30.00'	L54	S 07°50'57" W	15.88'	C18	830.00'	86.23'	86.19'	N 01'41'58" E	05'57'08"
L18	N 7319'51" E	30.00'	L55	S 30°05'56" W	30.00'	C19	50.00'	32.18'	31.62'	N 23°06'38" E	36°52′12″
	N 86°00'36" E	30.00'	L56	S 40°43'43" W	30.00'	C20	50.00°	32.18'	31.62'	S 13'45'34" E	36°52'12"
L20	S 7472'57" E	30.00'	L57	S 40°43'43" W	4.65'	C21	570.00°	166.14	165.55	S 09'37'37" E	16'42'01"
L21	S 59'38'34" E	30.00	L58	S 12'43'29" W	36.77	C22	630.00'	183.63'	182.98'	S 09'37'37" E	16°42'01"
L22	S 39'48'53" E	30.00	L59	S 61°21'56" W	25.00'		970.00'	129.04		N 14°09'58" W	07°37'19"
	S 25'09'38" E	30.00	L60	S 61°21'56" W	25.00	C23			128.94'		
	S 05'48'58" E	30.00	L61	N 73'38'04" W	35.36	C24	1030.00' 50.00'	141.98'	141.87'	N 14°01'41" W	07°53'53" 38°41'59"
L25	N 0016'49" E	30.00	L62	S 61°21'56" W	21.00'	C25		33.77'	33.13'	N 08°59'41" E	
	N 21°53'41" E	30.00	L63	S 61°21'56" W	7.18'	C26	50.00'	30.76'	30.28'	S 27'42'09" E	3574'51"
L26	N 40°41'23" E			S 12'33'44" W	-	C27	560.00'	79.75'	79.69'	N 83°40'15" E	08'09'36"
L27	N 65'41'40" E	30.00'	L64		33.62' 24.81'	C28	620.00'	88.30'	88.22'	N 83°40′15″ E	08'09'36"
L28	N 84°04'06" E	30.00'	L65	S 54°30'54" W S 54°30'54" W	-	C29	330.00'	163.44'	161.77'	N 8673'15" W	28*22'35"
	S 70°55'37" E	30.00° 30.00°	L66 L67		25.19'	C30	390.00'	193.15'	191.18'	N 8643'15" W	28*22'35"
				N 83°39'32" W	33.68'	C31	270.00'	238.55'	230.87	N 46°43'18" W	50°37′19″
L31	S 52°33'11" E	30.00'	L68	S 44°40'21" W	14.87'	C32	330.00'	291.56'	282.17'	N 46°43′18″ W	50°37′19″
L32	S 27'32'55" E	30.00'	L69	S 41°20'11" W	35.34'	C33	50.00'	41.53'	40.34	N 02°22'58" E	47'35'14"
	S 10°21'17" E	30.00'	L70	S 12°00'10" E	33.85'	C34	50.00'	19.42'	13.30'	S 32°32'11" E	2215'04"
	S 01°34'16" E	30.00'	L71	S 29'43'18" W	25.25'	C35	60.00'	47.11'	45.91	N 1079'50" W	44*59'10"
L35	N 10'44'49" W	18.79'	L72	S 29°43'18" W	25.90'	C36	315.00'	34.02'	34.00'	S 35°55′03″ E	06"11"16"
L36	N 48°36'00" W	35.35'	L73	S 75'40'11" W	33.30'	C37	285.00'	30.78'	30.76'	S 35°55'03" E	0671'16"
L37	N 03°36'00" W	25.38'	L74	S 4116'38" W	48.49'	C38	27.00'	29.09'	27.70'	N 08°08'54" W	61°43'35"
			L75	S 50°43'25" W	40.77	C39	100.00'	40.50	40.22'	N 79°40′32″ W	2312'09"
						C40	470.00	65.43'	65.38'	N 03°59'17" E	07'58'34"
						C41	60.00'	52.85	51.16	N 68°51'24" E	50°28'20"
						C42	170.00'	113.22'	111.14'	N 60°26′20″ W	38'09'33"
						C43	200.00'	133.20'	130.75	N 60°26′20″ W	38'09'33"
						C44	90.00'	70.67'	68.86	N 1079'50" W	44°59'10"
						C45	41.68'	<i>65.47</i> ′	58.94	N 42°45'03" E	90°00'00"
						C46	1770.00'	111.75'	111.73'	S 86°54'52" W	<i>03</i> °37′03″
						C47	50.00'	218.03°	82.00°	N 8175'26" E	249°50'38"
						C48	50.00'	221.43'	80.00°	N 8519'28" W	253°44'23"
						C49	50.00'	221.37'	80.04'	N 81°30'33" E	253°40′15″
						C50	30.00'	126.57'	51.50'	S 81°51′06" W	241°43'35"
						C51	50.00'	126.41	95.33'	S 21°40'04" W	144°51'00"
						C52	20.00'	31.76'	28.52'	N 43°14'13" E	90°58'20"
						C53	20.00'	32.68'	29.16'	N 48°05'08" W	93'37'03"
						C54	20.00'	30.15'	27.38'	N 41°54'52" E	86°22'57"
						C55	20.00'	31.42'	28.28'	S 4676'37" E	90'00'00"
						C56	20.00'	31.42'	28.28'	S 43'43'23" W	90'00'00"
						C57	20.00'	31.42'	28.28'	S 47"14"57" E	90°00'00"
						C58	20.00'	31.42'	28.28'	S 42°45'03" W	9000000
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THIS

ROWLAND ASSOCIATES, INC. CONSULTING ENGINEERS - SURVEYORS

P.O. BOX 138 120 1/2 E. MAUMEE ST. ANGOLA, IN 46703

DJECT:	DRAWING:
CRYSTAL BAY SECTION ONE	CERTIFICATIONS
FINAL PLAT - AMENDED	LINE AND CURVE TABL

SCALE:	CHECKED:
1" = 100'	WJD
FILE:	DATE:
17-008	1-20-17
DRAWN:	DESIGN:
RJS	N/A
SHEET: D_5	OF:
ı ı—J	