

# AMENDED PLAT OF CRYSTAL COVE

PART OF THE S.W. 1/4 SEC. 21-T36N-R14E  
 PART OF THE N.W. 1/4 SEC. 28-T36N-R14E  
 STEUBEN COUNTY, INDIANA  
 ZONING - R2 LAKE RESIDENTIAL

CROSS-REFERENCE IS HEREBY MADE TO SURVEY PLAT BY THE SCHNEIDER CORPORATION, PROJECT #3746.001, 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 THAT 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 NEW SUBDIVISION.

I FURTHER CERTIFY THAT SAID SUBDIVISION WAS PLATTED UNDER MY DIRECT SUPERVISION AND CONTROL AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT ALL MONUMENTS SHOWN THEREON WILL BE SET AND THAT THE LOCATION, SIZE, TYPE AND MATERIAL ARE ACCURATELY SHOWN. THE BOUNDARY OF THIS SUBDIVISION HAS A LINEAR ERROR OF CLOSURE OF GREATER THAN 1:5000.

WITNESS MY SIGNATURE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_

WALTER J. DAVID  
 REGISTERED LAND SURVEYOR  
 INDIANA #S0120

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 "AMENDED PLAT OF CRYSTAL COVE", 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 \_\_\_\_\_ )

BOARD MEMBERS: LAMAR DICK-PRESIDENT DICK LINEBERRY-VICE PRESIDENT

BOARD MEMBERS: AMY YOUNG-TREASURER DANA MAGNUSON-SECRETARY

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE AND ACKNOWLEDGED EXECUTING THE FOREGOING RECORD PLAT.

WITNESS MY HAND AND NOTARIAL SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_

NOTARY PUBLIC (PRINTED NAME: \_\_\_\_\_)

MY COMMISSION EXPIRES: \_\_\_\_\_

COUNTY OF RESIDENCE: \_\_\_\_\_

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

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

PRESIDENT: \_\_\_\_\_

(PRINTED NAME: \_\_\_\_\_)

SECRETARY: \_\_\_\_\_

(PRINTED NAME: \_\_\_\_\_)

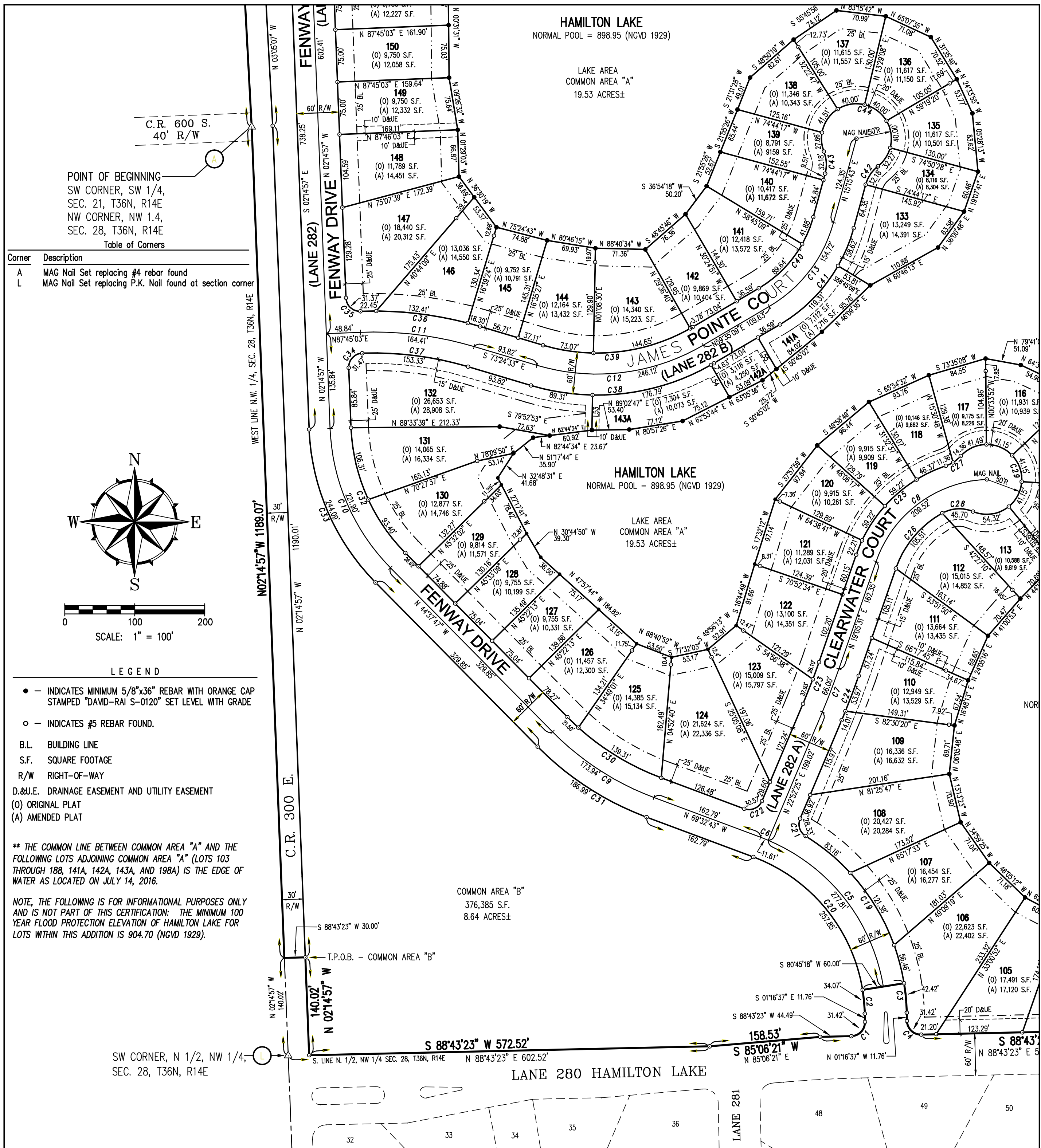
**ROWLAND ASSOCIATES, INC.**  
 CONSULTING ENGINEERS - SURVEYORS  
 P.O. BOX 138 120 1/2 E. MAUMEE ST.  
 ANGOLA, IN 46703

CRYSTAL BAY CRYSTAL COVE HOME OWNERS ASSOCIATION  
 HAMILTON, INDIANA

AMENDED PLAT OF CRYSTAL COVE

DATE: 09-30-16	FILE NO: 16-087	DRAWN: RKR II/RJS	CHECKED: RJS/WJD	SHEET 1 OF 5
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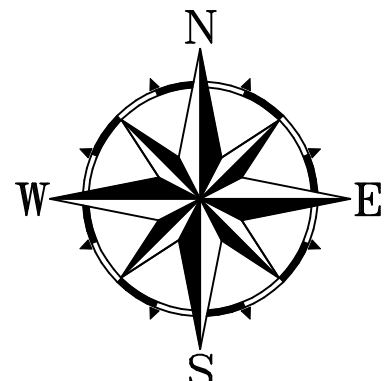
FOR CONTINUATION SEE PAGE 2 OF 5



POINT OF BEGINNING  
 SW CORNER, SW 1/4,  
 SEC. 21, T36N, R14E  
 NW CORNER, NW 1/4,  
 SEC. 28, T36N, R14E

Table of Corners

Corner	Description
A	MAG Nail Set replacing #4 rebar found
L	MAG Nail Set replacing P.K. Nail found at section corner



**LEGEND**

- - INDICATES MINIMUM 5/8"x36" REBAR WITH ORANGE CAP STAMPED "DAVID-RAI S-0120" SET LEVEL WITH GRADE
- - INDICATES #5 REBAR FOUND.
- B.L. BUILDING LINE
- S.F. SQUARE FOOTAGE
- R/W RIGHT-OF-WAY
- D.&U.E. DRAINAGE EASEMENT AND UTILITY EASEMENT
- (O) ORIGINAL PLAT
- (A) AMENDED PLAT

\*\* THE COMMON LINE BETWEEN COMMON AREA "A" AND THE FOLLOWING LOTS ADJOINING COMMON AREA "A" (LOTS 103 THROUGH 188, 141A, 142A, 143A, AND 198A) IS THE EDGE OF WATER AS LOCATED ON JULY 14, 2016.

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 904.70 (NGVD 1929).

SW CORNER, N 1/2, NW 1/4,  
 SEC. 28, T36N, R14E

# AMENDED PLAT OF CRYSTAL COVE

PART OF THE S.W. 1/4 SEC. 21-T36N-R14E  
PART OF THE N.W. 1/4 SEC. 28-T36N-R14E  
STEBEN COUNTY, INDIANA

**Land Description**

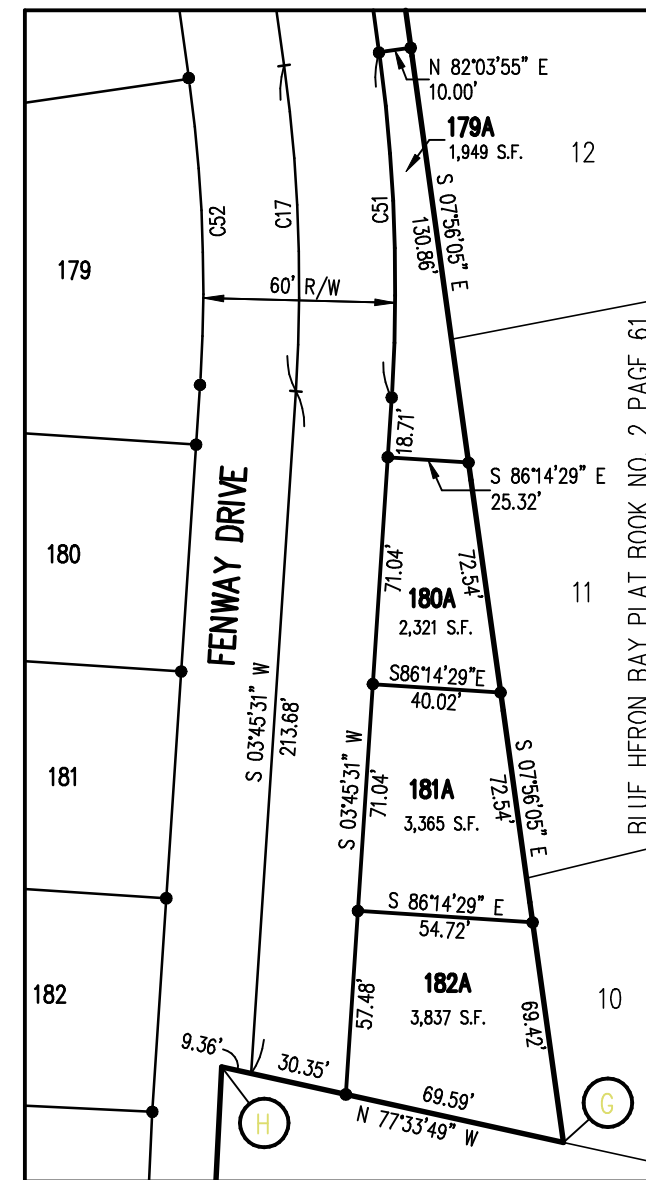
Part of the South Half of the Southwest Quarter of Section 21 and part of the North Half of the Northwest Quarter of Section 28, all in Township 36 North, Range 14 seconds East of the Second Principal Meridian in Steuben County, Indiana being described as follows:

Beginning at a 1/2 inch rebar marking the southwest corner of said southwest quarter; THENCE North 03 degrees 05 minutes 05 seconds West (basis of bearings is Indiana State Plane Coordinate Grid, East Zone) along the west line of said southwest quarter a distance of 820.10 feet to a 3/4 inch rebar point distant 495.00 feet south of the northwest corner of the South Half of said Southwest Quarter; THENCE South 89 degrees 19 minutes 48 seconds East parallel with the north line of said half-quarter section a distance of 395.00 feet to a 5/8 inch rebar with yellow cap stamped "Firm #0001" (hereinafter referred to as a "Rebar"); THENCE North 03 degrees 05 minutes 05 seconds West parallel with the west line of said southwest quarter a distance of 495.00 feet to a "Rebar" on the north line of said half-quarter section; THENCE South 89 degrees 19 minutes 48 seconds East along said north line a distance of 2265.82 feet to the northeast corner of said half-quarter section; THENCE South 02 degrees 26 minutes 30 seconds East along the east line of said half-quarter a distance of 58.55 feet to the edge of Hamilton Lake; THENCE meandering the edge of Hamilton Lake the following 16 courses,

- (1) North 73 degrees 38 minutes 03 seconds West a distance of 108.94 feet;
  - (2) THENCE South 68 degrees 42 minutes 48 seconds West a distance of 107.23 feet;
  - (3) THENCE South 57 degrees 17 minutes 24 seconds West a distance of 77.39 feet;
  - (4) THENCE South 23 degrees 50 minutes 15 seconds West a distance of 62.55 feet;
  - (5) THENCE South 08 degrees 45 minutes 15 seconds West a distance of 78.46 feet;
  - (6) THENCE South 07 degrees 37 minutes 01 seconds East a distance of 93.78 feet;
  - (7) THENCE South 07 degrees 15 minutes 10 seconds East a distance of 115.62 feet;
  - (8) THENCE South 10 degrees 14 minutes 19 seconds East a distance of 93.48 feet;
  - (9) THENCE South 19 degrees 26 minutes 58 seconds East a distance of 100.27 feet;
  - (10) THENCE South 25 degrees 02 minutes 46 seconds East a distance of 115.31 feet;
  - (11) THENCE South 01 degrees 19 minutes 55 seconds West a distance of 45.70 feet;
  - (12) THENCE South 87 degrees 32 minutes 18 seconds West a distance of 101.80 feet;
  - (13) THENCE North 82 degrees 35 minutes 25 seconds West a distance of 146.80 feet;
  - (14) THENCE South 74 degrees 32 minutes 06 seconds West a distance of 126.36 feet;
  - (15) THENCE South 60 degrees 39 minutes 37 seconds West a distance of 143.78 feet;
  - (16) THENCE South 14 degrees 12 minutes 42 seconds West a distance of 127.21 feet to the centerline of an existing open ditch; THENCE meandering said centerline the following six courses,
- (1) North 62 degrees 40 minutes 18 seconds West a distance of 118.75 feet;
  - (2) THENCE North 76 degrees 32 minutes 36 seconds West a distance of 74.24 feet;
  - (3) THENCE North 53 degrees 37 minutes 39 seconds West a distance of 50.12 feet;
  - (4) THENCE North 30 degrees 57 minutes 07 seconds West a distance of 83.78 feet;
  - (5) THENCE South 61 degrees 53 minutes 29 seconds West a distance of 45.36 feet;
  - (6) THENCE South 80 degrees 46 minutes 54 seconds West a distance of 29.65 feet to a point on the west line of the land described in a deed to James and Sondra Mergenthal (Deed Record 208, Page 488, Office of the Steuben County Recorder); THENCE South 07 degrees 56 minutes 05 seconds East along said west line a distance of 1193.31 feet to a "Rebar" on the north right of way line of Hillside Trail as shown on the plat of Bercau's Grandview Heights (Plat Book 2, Page 61); THENCE North 77 degrees 33 minutes 49 seconds West along said north line a distance of 109.30 feet to the intersection with the west right of way line of Skyline Lane per said plat; THENCE South 02 degrees 59 minutes 25 seconds West along said west line a distance of 195.11 feet; THENCE South 05 degrees 16 minutes 13 seconds East continuing along said west line a distance of 178.13 feet to a "Rebar" at the intersection with the northwesterly right of way line of Grandview Drive per said plat of Bercau's Grandview Heights; THENCE South 42 degrees 50 minutes 39 seconds West along said northwesterly right of way line a distance of 235.86 feet; THENCE South 88°43'23" West, parallel with the South line of the North half of the Northwest Quarter of Section 28, a distance of 501.01 feet; THENCE Northwesterly 31.42 feet along the arc of a 20.00 foot radius curve to the right having a chord bearing North 46°16'37" West a distance of 28.28 feet; THENCE North 01°16'37" West a distance of 11.76 feet; THENCE Northwesterly 42.42 feet along the arc of a 305.00 foot radius curve to the left having a chord bearing North 05°15'39" West a distance of 42.38 feet; THENCE South 80°45'18" West 60.00 feet; THENCE Southeasterly 34.07 feet along the arc of a 245.00 foot radius curve to the right having a chord bearing South 05°15'39" East a distance of 34.05 feet; THENCE South 01°16'37" East a distance of 11.76 feet; THENCE Southwesterly 31.42 feet along the arc of a 20.00 foot radius curve to the right having a chord bearing South 43°43'23" West a distance of 28.28 feet; THENCE South 88°43'23" West, parallel with said South line of the North half of the Northwest Quarter of Section 28, a distance of 44.49 feet; THENCE South 85°06'21" West 158.53 feet to said South line of the North half of the Northwest Quarter of Section 28; THENCE South 88°43'23" West 572.52 feet along said South line; THENCE North 02°14'57" West, parallel to the West line of said Northwest Quarter of Section 28, a distance of 140.02 feet; THENCE South 88°43'23" West, parallel to the South line of the North half of said Northwest Quarter of Section 28, a distance of 30.00 feet to said West line of the Northwest Quarter of Section 28; THENCE North 02°14'57" West along said West line a distance of 1,189.07 feet back to the point of beginning, containing 107.250 acres, more or less.

This subdivision consists of Lots numbered 103 through 140, 141, 141A, 142, 142A, 143, 143A, 144 through 168, 169, 169A, 170, 170A, 171, 171A, 172, 172A, 173, 173A, 174, 174A, 175, 175A, 176, 176A, 177, 177A, 178, 178A, 179, 179A, 180, 180A, 181, 181A, 182, 182A, 183 through 188, 198, 198A, together with common areas, streets, easements and public ways as shown hereon. Lots with suffix added (141A, 142A, 143A, etc.) are included with and part of their numerical counterpart (141, 142, 143, etc.). Total number of lots is 105.

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.



DETAIL LOTS 179A TO 182A

SCALE: 1" = 60'

**LEGEND**

- INDICATES MINIMUM 5/8"x36" REBAR WITH ORANGE CAP STAMPED "DAVID-RAI S-0120" SET LEVEL WITH GRADE
- INDICATES #5 REBAR FOUND.
- B.L. BUILDING LINE
- S.F. SQUARE FOOTAGE
- R/W RIGHT-OF-WAY
- D.&U.E. DRAINAGE EASEMENT AND UTILITY EASEMENT
- (O) ORIGINAL PLAT
- (A) AMENDED PLAT

**Table of Corners**

Corner	Description
G	#5 rebar with orange cap stamped "DAVID-RAI" set
H	MAG Nail set
I	#5 rebar with orange cap stamped "DAVID-RAI"
J	#5 rebar with orange cap stamped "DAVID-RAI"
K	Calculated Point

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WALTER J. DAVID  
REGISTERED LAND SURVEYOR  
INDIANA #S0120

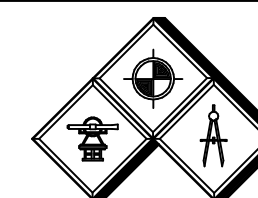
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APPROVED BY THE HAMILTON PLAN COMMISSION AT A MEETING HELD ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_.

PRESIDENT: \_\_\_\_\_  
(PRINTED NAME: \_\_\_\_\_)

SECRETARY: \_\_\_\_\_  
(PRINTED NAME: \_\_\_\_\_)



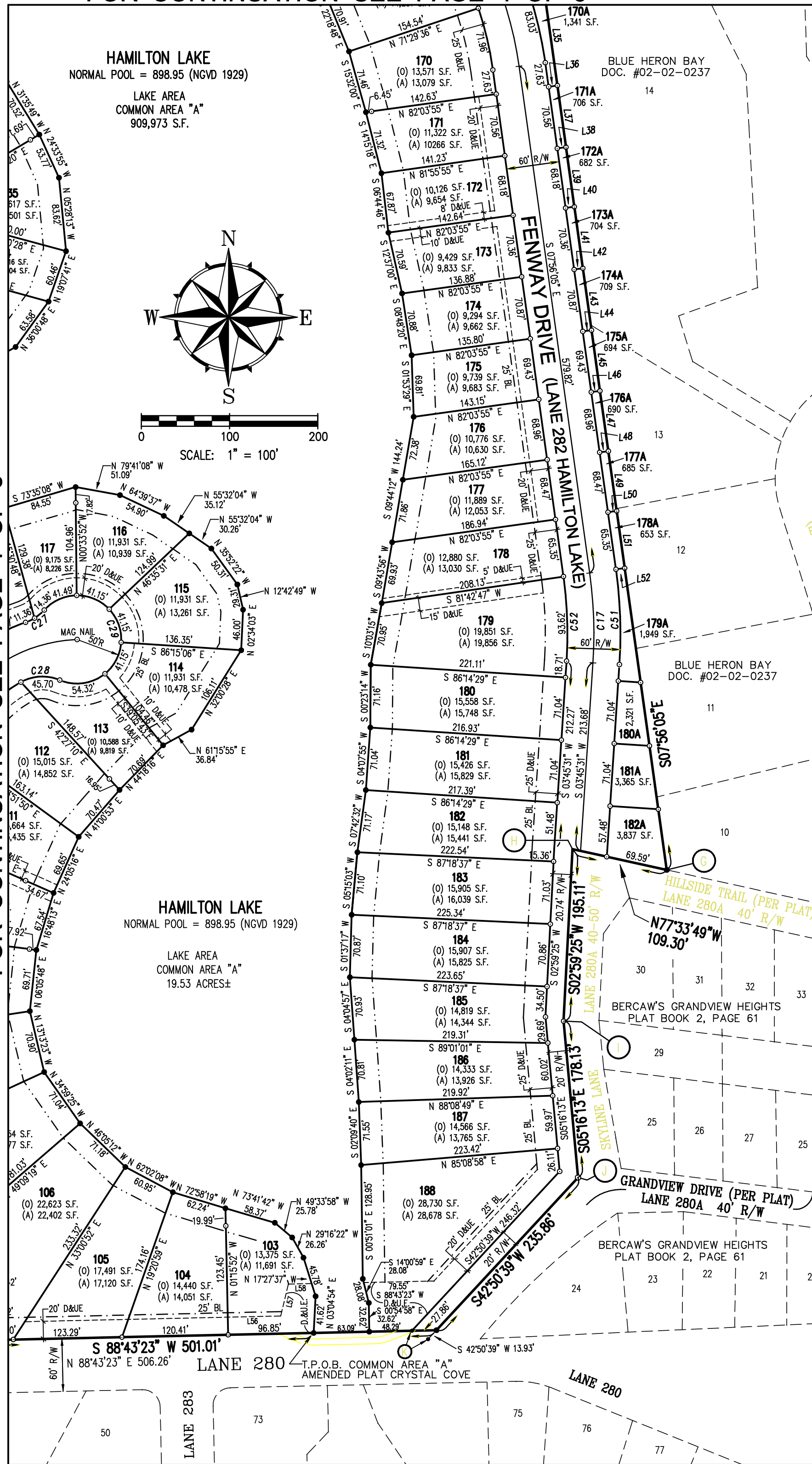
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ANGOLA, IN 46703

CRYSTAL BAY CRYSTAL COVE HOME OWNERS ASSOCIATION  
HAMILTON, INDIANA

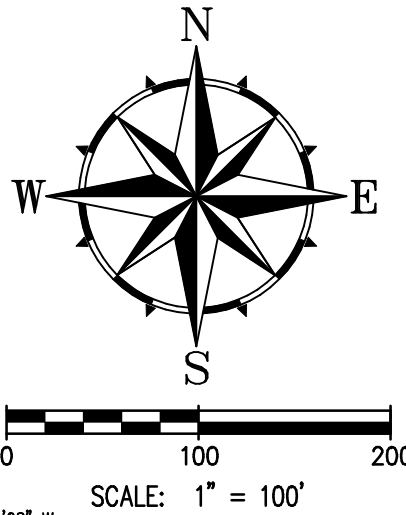
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9-30-16	16-087	RKR II/RJS	RJS/WJD	2	5

FOR CONTINUATION SEE PAGE 1 OF 5



HAMILTON LAKE  
NORMAL POOL = 898.95 (NGVD 1929)  
LAKE AREA  
COMMON AREA "A"  
909,973 S.F.



SCALE: 1" = 100'

HAMILTON LAKE  
NORMAL POOL = 898.95 (NGVD 1929)  
LAKE AREA  
COMMON AREA "A"  
19.53 ACRES±

LANE 283

LANE 280

LANE 280

LANE 280

LANE 280

LANE 280

LANE 280

LANE 280

LANE 280

LANE 280

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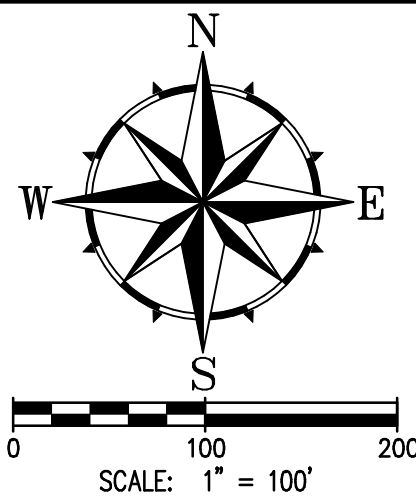
LANE 280

LANE 280

# AMENDED PLAT OF CRYSTAL COVE

PART OF THE S.W. 1/4 SEC. 21-T36N-R14E  
PART OF THE N.W. 1/4 SEC. 28-T36N-R14E  
STEBEN COUNTY, INDIANA

FOR CONTINUATION SEE PAGE 4 OF 5

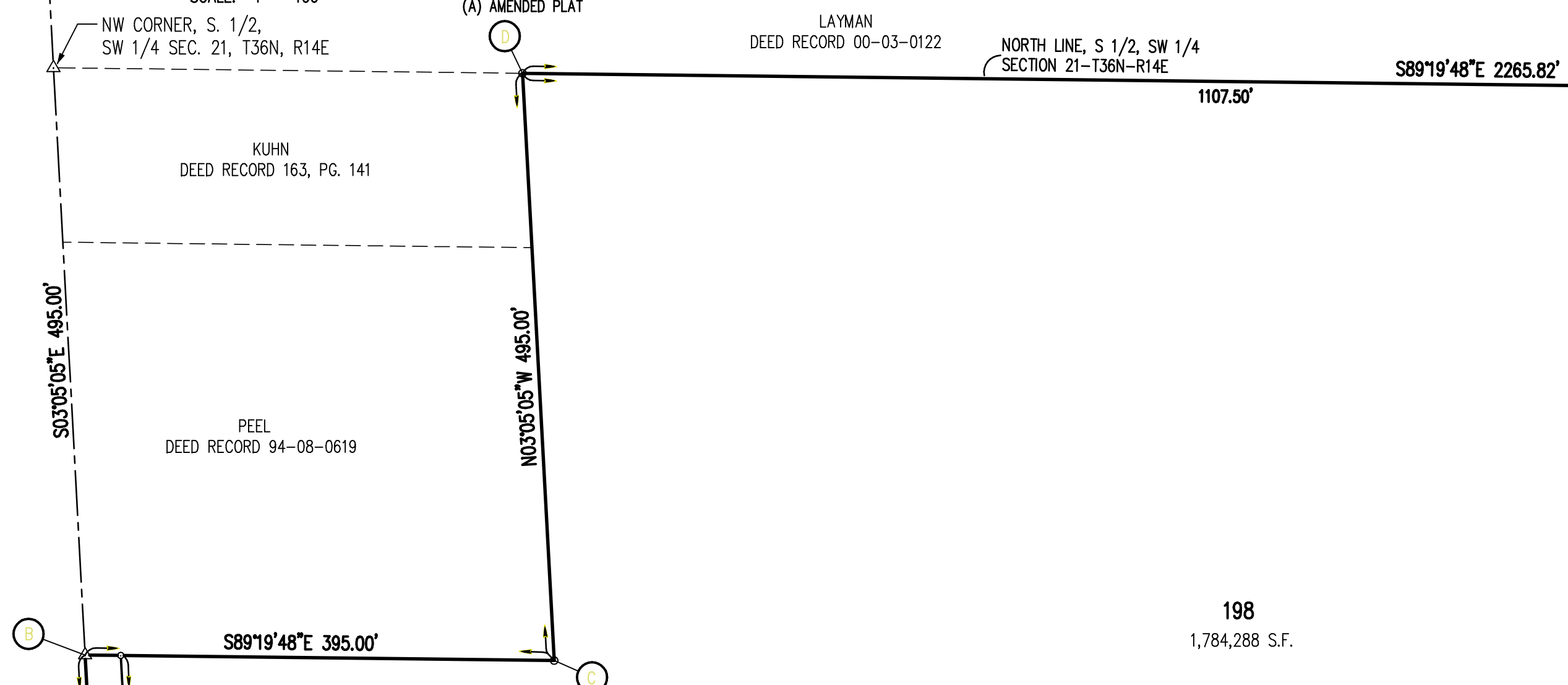


### LEGEND

- - INDICATES MINIMUM 5/8"x36" REBAR WITH ORANGE CAP STAMPED "DAVID-RAI S-0120" SET LEVEL WITH GRADE
- - INDICATES #5 REBAR FOUND.
- B.L. BUILDING LINE
- S.F. SQUARE FOOTAGE
- R/W RIGHT-OF-WAY
- D.&U.E. DRAINAGE EASEMENT AND UTILITY EASEMENT
- (O) ORIGINAL PLAT
- (A) AMENDED PLAT

### Table of Corners

Corner	Description
B	MAG Nail Set replacing 3/4" rebar
C	#5 rebar with yellow cap stamped "Firm #0001"
D	#5 rebar with yellow cap stamped "Firm #0001"



### SUMMARY OF RESTRICTIVE COVENANTS

MINIMUM FRONT YARD SETBACK	= 25.00'
MINIMUM REAR YARD SETBACK	= 25.00'
MINIMUM SIDE YARD SETBACK	= 5.00'
MINIMUM LOT SIZE	= 7,200 S.F.
MINIMUM ONE STORY	= 950 S.F.
MINIMUM TWO STORY	= 850 S.F. (GROUND FLOOR)

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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 904.70 (NGVD 1929).

WALTER J. DAVID  
REGISTERED LAND SURVEYOR  
INDIANA #50120

DATE \_\_\_\_\_

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

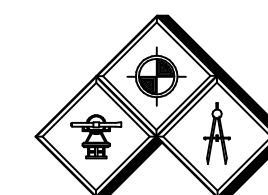
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PRESIDENT: \_\_\_\_\_

(PRINTED NAME: \_\_\_\_\_)

SECRETARY: \_\_\_\_\_

(PRINTED NAME: \_\_\_\_\_)



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CONSULTING ENGINEERS - SURVEYORS  
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CRYSTAL BAY CRYSTAL COVE HOME OWNERS ASSOCIATION  
HAMILTON, INDIANA

AMENDED PLAT OF CRYSTAL COVE

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9-30-16	16-087	RKR II/RJS	RJS/WJD	3	5

FOR CONTINUATION SEE PAGE 1 OF 5

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PART OF THE S.W. 1/4 SEC. 21-T36N-R14E  
PART OF THE N.W. 1/4 SEC. 28-T36N-R14E  
STEBUEN COUNTY, INDIANA

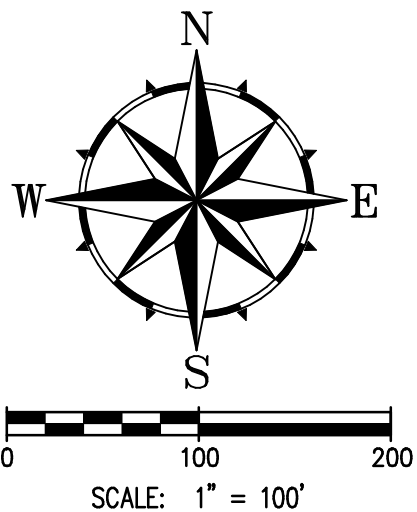
FOR CONTINUATION SEE PAGE 3 OF 5

LAYMAN  
DEED RECORD 00-03-0122

Table of Corners	
Corner	Description
E	Iron pipe found 21 feet west of corner and 2.5 feet north of extended line
F	Centerline of ditch
M	#5 rebar with Dickmeyer cap found

NORTH LINE, S 1/2, SW 1/4  
SECTION 21-T36N-R14E **S89°19'48"E 2265.82'**

NE CORNER, S 1/2, SW 1/4  
SECTION 21-T36N-R14E  
**S02°26'30"E  
58.55'**



198  
1,784,288 S.F.

**HAMILTON LAKE**  
NORMAL POOL = 898.95  
100 YR. FLOOD ELEVATION = 902.70  
FLOOD PROTECTION ELEVATION = 904.70

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WALTER J. DAVID  
REGISTERED LAND SURVEYOR  
INDIANA #50120

DATE

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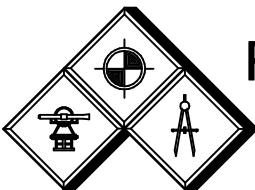
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PRESIDENT: \_\_\_\_\_  
(PRINTED NAME: \_\_\_\_\_)

SECRETARY: \_\_\_\_\_  
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**LEGEND**

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FOR CONTINUATION SEE PAGE 2 OF 5

Description for Common Area "A"

A part of the South Half of the Southwest Quarter of Section 21 and a part of the North Half of the Northwest Quarter of Section 28, all in Township 36 North, Range 14 East, Otsego Civil Township, Steuben County, Indiana, described as follows:

Commencing at a MAG nail marking the Southwest corner of the North Half of the Northwest Quarter of said Section 28; thence North 88°43'23" East 602.52 feet along the South line of said North Half of the Northwest Quarter of Section 28, also being the North right-of-way line of Lane 280, Hamilton Lake; thence North 85°06'21" East 158.53 feet along said North right-of-way line; thence North 88°43'23" East parallel to said South line of the North Half of the Northwest Quarter and along said North right-of-way line a distance of 506.26 feet to a point on the water's edge of Hamilton Lake as located on July 14, 2016 and being the True Point of Beginning of this description; thence along said water's edge of Hamilton Lake the following courses:

thence North 03° 04'54" East a distance of 41.62 to a Point;  
 thence North 17° 27'37" West a distance of 45.78 to a Point;  
 thence North 29° 16'22" West a distance of 26.26 to a Point;  
 thence North 49° 33'58" West a distance of 25.78 to a Point;  
 thence North 73° 41'42" West a distance of 58.37 to a Point;  
 thence North 72° 58'19" West a distance of 62.24 to a Point;  
 thence North 62° 02'08" West a distance of 60.95 to a Point;  
 thence North 46° 05'12" West a distance of 71.18 to a Point;  
 thence North 34° 59'25" West a distance of 71.04 to a Point;  
 thence North 13° 13'23" West a distance of 70.90 to a Point;  
 thence North 06° 05'48" East a distance of 69.71 to a Point;  
 thence North 16° 48'13" East a distance of 67.54 to a Point;  
 thence North 24° 05'16" East a distance of 69.65 to a Point;  
 thence North 41° 00'53" East a distance of 70.47 to a Point;  
 thence North 44° 18'16" East a distance of 70.69 to a Point;  
 thence North 61° 15'55" East a distance of 36.84 to a Point;  
 thence North 32° 00'28" East a distance of 106.11 to a Point;  
 thence North 02° 34'03" East a distance of 46.00 to a Point;  
 thence North 12° 42'49" West a distance of 29.31 to a Point;  
 thence North 35° 52'22" West a distance of 50.31 to a Point;  
 thence North 55° 32'04" West a distance of 30.26 to a Point;  
 thence North 55° 32'04" West a distance of 35.12 to a Point;  
 thence North 64° 39'37" West a distance of 54.90 to a Point;  
 thence North 79° 41'08" West a distance of 51.09 to a Point;  
 thence South 73° 35'08" West a distance of 84.55 to a Point;  
 thence South 65° 54'32" West a distance of 93.76 to a Point;  
 thence South 49° 58'49" West a distance of 96.44 to a Point;  
 thence South 37° 57'59" West a distance of 97.84 to a Point;  
 thence South 17° 32'12" West a distance of 97.14 to a Point;  
 thence South 16° 44'49" West a distance of 91.66 to a Point;  
 thence South 49° 56'13" West a distance of 52.91 to a Point;  
 thence South 77° 32'03" West a distance of 53.17 to a Point;  
 thence North 68° 40'52" West a distance of 53.50 to a Point;  
 thence North 47° 57'44" West a distance of 73.15 to a Point;  
 thence North 47° 57'44" West a distance of 75.17 to a Point;  
 thence North 47° 57'44" West a distance of 36.50 to a Point;  
 thence North 30° 44'50" West a distance of 39.30 to a Point;  
 thence North 27° 17'41" West a distance of 78.42 to a Point;  
 thence North 27° 17'41" West a distance of 11.29 to a Point;  
 thence North 32° 48'31" East a distance of 41.68 to a Point;  
 thence North 51° 17'44" East a distance of 35.90 to a Point;  
 thence North 82° 44'34" East a distance of 23.67 to a Point;  
 thence North 82° 44'34" East a distance of 60.92 to a Point;  
 thence North 89° 02'47" East a distance of 53.40 to a Point;  
 thence North 80° 57'26" East a distance of 77.12 to a Point;  
 thence North 62° 53'44" East a distance of 75.12 to a Point;  
 thence North 63° 05'36" East a distance of 53.09 to a Point;  
 thence North 50° 45'02" East a distance of 25.72 to a Point;  
 thence North 50° 45'02" East a distance of 84.02 to a Point;  
 thence North 46° 09'35" East a distance of 95.76 to a Point;  
 thence North 60° 46'13" East a distance of 110.88 to a Point;  
 thence North 36° 00'48" East a distance of 63.58 to a Point;  
 thence North 19° 07'41" East a distance of 60.46 to a Point;  
 thence North 05° 28'13" West a distance of 83.62 to a Point;  
 thence North 24° 33'55" West a distance of 53.77 to a Point;  
 thence North 31° 35'49" West a distance of 70.52 to a Point;  
 thence North 65° 07'35" West a distance of 71.08 to a Point;  
 thence North 83° 15'42" West a distance of 70.99 to a Point;  
 thence South 55° 45'56" West a distance of 74.12 to a Point;  
 thence South 48° 50'19" West a distance of 82.61 to a Point;  
 thence South 21° 31'28" West a distance of 49.01 to a Point;  
 thence South 21° 55'26" West a distance of 65.44 to a Point;  
 thence South 21° 55'26" West a distance of 52.67 to a Point;  
 thence South 36° 54'18" West a distance of 50.20 to a Point;  
 thence South 48° 45'46" West a distance of 76.36 to a Point;  
 thence North 88° 40'34" West a distance of 71.36 to a Point;  
 thence North 80° 46'15" West a distance of 69.93 to a Point;  
 thence North 75° 24'43" West a distance of 74.88 to a Point;  
 thence North 36° 30'19" West a distance of 53.37 to a Point;  
 thence North 36° 30'19" West a distance of 36.69 to a Point;  
 thence North 01° 29'03" West a distance of 66.87 to a Point;  
 thence North 09° 26'32" West a distance of 75.64 to a Point;  
 thence North 00° 31'31" West a distance of 75.03 to a Point;  
 thence North 00° 31'31" West a distance of 75.03 to a Point;  
 thence North 43° 22'44" East a distance of 104.21 to a Point;  
 thence North 67° 53'20" East a distance of 58.41 to a Point;  
 thence South 87° 39'21" East a distance of 60.31 to a Point;

thence South 72° 25'34" East a distance of 65.44 to a Point;  
 thence South 78° 47'28" East a distance of 87.98 to a Point;  
 thence South 86° 04'21" East a distance of 87.18 to a Point;  
 thence North 74° 55'30" East a distance of 171.04 to a Point;  
 thence North 85° 23'14" East a distance of 167.82 to a Point;  
 thence North 89° 20'21" East a distance of 87.68 to a Point;  
 thence South 82° 56'19" East a distance of 57.50 to a Point;  
 thence South 72° 51'11" East a distance of 56.66 to a Point;  
 thence South 63° 14'56" East a distance of 58.87 to a Point;  
 thence South 40° 23'53" East a distance of 70.37 to a Point;  
 thence South 22° 18'48" East a distance of 70.91 to a Point;  
 thence South 15° 32'00" East a distance of 71.46 to a Point;  
 thence South 14° 15'18" East a distance of 71.32 to a Point;  
 thence South 06° 44'46" East a distance of 67.87 to a Point;  
 thence South 12° 37'00" East a distance of 70.59 to a Point;  
 thence South 08° 48'20" East a distance of 70.88 to a Point;  
 thence South 01° 53'29" East a distance of 69.81 to a Point;  
 thence South 09° 44'12" West a distance of 144.24 to a Point;  
 thence South 09° 43'56" West a distance of 69.93 to a Point;  
 thence South 10° 03'15" West a distance of 70.95 to a Point;  
 thence South 00° 23'14" West a distance of 71.16 to a Point;  
 thence South 04° 07'55" West a distance of 71.04 to a Point;  
 thence South 07° 42'32" West a distance of 71.17 to a Point;  
 thence South 05° 15'03" West a distance of 71.10 to a Point;  
 thence South 01° 37'17" West a distance of 70.87 to a Point;  
 thence South 04° 04'57" East a distance of 70.93 to a Point;  
 thence South 04° 02'11" East a distance of 70.81 to a Point;  
 thence South 02° 09'40" East a distance of 71.55 to a Point;  
 thence South 00° 51'01" East a distance of 128.95 to a Point;  
 thence South 14° 00'59" East a distance of 28.08 to a Point;  
 thence South 00° 54'58" East a distance of 32.62 to a Point;  
 thence South 88° 43'23" West a distance of 63.09 to a Point;  
 to the Point of Beginning of this description, containing 19.53 acres, more or less.

Mapcheck of: Crystal Cove, Hamilton, Indiana

Beginning Point	Direction	Distance	Northing 8235.9930	Easting 3324.1520
	N 03° 05' 05" W	820.10	9054.9047	3280.0203
	S 89° 19' 48" E	395.00	9050.2858	3674.9933
	N 03° 05' 04" W	495.00	9544.5687	3648.3585
	S 89° 19' 48" E	2265.82	9518.0735	5918.0735
	S 02° 26' 30" E	58.55	9459.5766	5916.5179
	N 73° 38' 03" W	108.94	9490.2726	5811.9920
	S 68° 42' 48" W	107.23	9451.3444	5712.0776
	S 57° 17' 24" W	77.39	9409.5238	5646.9604
	S 23° 50' 15" W	62.55	9352.3097	5621.6812
	S 08° 45' 15" W	78.46	9274.7637	5609.7400
	S 07° 37' 01" E	93.78	9181.8112	5622.1705
	S 07° 15' 10" E	115.62	9067.1163	5636.7672
	S 10° 14' 19" E	93.48	8975.1248	5653.3830
	S 19° 26' 58" E	100.27	8880.5767	5686.7704
	S 25° 02' 46" E	115.31	8776.1096	5735.5866
	S 01° 19' 55" W	57.70	8718.4252	5734.2454
	S 87° 32' 18" W	101.80	8714.0527	5632.5394
	N 82° 35' 25" W	146.80	8732.9846	5486.9652
	S 74° 32' 06" W	126.36	8699.2908	5365.1803
	S 60° 39' 37" W	143.78	8628.8405	5239.8430
	S 14° 12' 42" W	127.18	8505.5528	5208.6197
	N 62° 40' 37" W	118.74	8560.0553	5103.1272
	N 76° 32' 55" W	74.24	8577.3250	5030.9238
	N 53° 38' 46" W	50.12	8607.0347	4990.5586
	N 30° 57' 07" W	83.78	8678.8843	4947.4689
	S 61° 53' 29" W	45.36	8657.5132	4907.4589
	S 80° 46' 54" W	29.65	8652.7634	4878.1918
	S 07° 56' 05" E	1193.31	7470.8781	5042.9220
	N 77° 33' 49" W	109.30	7494.4165	4936.1867
	S 02° 59' 25" W	195.11	7299.5722	4926.0085
	S 05° 16' 13" E	178.13	7122.1952	4942.3704
	S 42° 50' 39" W	235.86	6949.2613	4781.9840
	S 88° 43' 23" W	501.01	6938.0962	4281.0985
	N 46° 16' 37" W	28.28	6957.6426	4260.6608
	N 01° 16' 37" W	11.76	6969.3997	4256.5129
	N 05° 15' 39" W	42.38	7011.6012	4197.2923
	S 80° 45' 18" W	60.00	7001.9618	4200.4143
	S 05° 15' 39" E	34.05	6968.0552	4200.4143
	S 01° 16' 37" E	11.76	6956.2981	4200.6704
	S 43° 43' 23" W	28.28	6935.8605	4181.1300
	S 88° 43' 23" W	44.49	6934.8690	4136.6511
	S 85° 06' 21" W	158.53	6921.3440	3978.6991
	S 88° 43' 23" W	572.52	6908.5853	3406.3213
	N 02° 14' 57" W	140.02	7048.4975	3400.8261
	S 88° 43' 23" W	30.00	7047.8289	3370.8336
	N 02° 14' 57" W	1189.07	8235.9829	3324.1682

Closure: N 57° 58' 36" W 0.019 0.0101 N -0.0162 E  
 Perimeter: 10856.87 Closure Ratio: 567911  
 Area: 4671605.7186 Square Feet = 107.2453 Acres

Land Description for Common Area "B"

Part of the South half of the Southwest Quarter of Section 21 and part of the North half of the Northwest Quarter of Section 28, all in Township 36 North, Range 14 East, Otsego Township, Steuben County, Indiana, described as follows:

Commencing at a P.K. nail marking the Southwest corner of the North half of the Northwest Quarter of said Section 28; THENCE North 02°14'57" West (basis of bearing in Indiana State Plane Coordinate Grid, East Zone) 140.02 feet along the West line of said Northwest Quarter; THENCE North 88°43'23" East, parallel with the South line of the North half of said Northwest Quarter, a distance of 30.00 feet to the true point of beginning of this description; THENCE North 02°14'57" West, parallel with the West line of said Northwest Quarter, a distance of 1,190.01 feet to a point that is North 86°54'55" East 30.00 feet from a 1/2" rebar marking the Southwest corner of the Southwest Quarter of Section 21; THENCE North 03°05'07" West, parallel to the West line of said Southwest Quarter of Section 21, a distance of 301.87 feet; THENCE North 86°54'55" East 39.41 feet; THENCE South 02°14'57" East, parallel with the West line of the Northwest Quarter of Section 28, a distance of 738.25 feet; THENCE Southeasterly 244.09 feet along the arc of a 330.00 foot radius curve to the left having a chord bearing South 23°26'22" East a distance of 238.57 feet; THENCE South 44°37'47" East 329.85 feet; THENCE Southwesterly 186.99 feet along the arc of a 430.00 foot radius curve to the left having a chord bearing South 57°05'15" East a distance of 185.52 feet; THENCE South 69°32'43" East 162.79 feet; THENCE Southeasterly 291.92 feet along the arc of a 245.00 foot radius curve to the right having a chord bearing South 35°24'40" East a distance of 274.96 feet; THENCE South 01°16'37" East 11.76 feet; THENCE Southwesterly 31.42 feet along the arc of a 20.00 foot radius curve to the right having a chord bearing South 43°43'23" a distance of 28.28 feet; THENCE South 88°43'23" West, parallel with the South line of the North half of the Northwest Quarter of Section 28, a distance of 44.49 feet; THENCE South 85°06'21" West 158.53 feet to said South line of the North half of the Northwest Quarter of Section 28; THENCE South 88°43'23" West 572.52 feet along said South line; THENCE North 02°14'57" West, parallel to the West line of said Northwest Quarter of Section 28, a distance of 140.02 feet back to the true point of beginning, containing 376,385.44 square feet (8.64 acres).

# AMENDED PLAT OF CRYSTAL COVE

PART OF THE S.W. 1/4 SEC. 21-T36N-R14E  
 PART OF THE N.W. 1/4 SEC. 28-T36N-R14E  
 STEUBEN COUNTY, INDIANA

SUMMARY OF RESTRICTIVE COVENANTS

MINIMUM FRONT YARD SETBACK = 25.00'  
 MINIMUM REAR YARD SETBACK = 25.00'  
 MINIMUM SIDE YARD SETBACK = 5.00'  
 MINIMUM LOT SIZE = 7,200 S.F.  
 MINIMUM ONE STORY = 950 S.F.  
 MINIMUM TWO STORY = 850 S.F. (GROUND FLOOR)

\*\* THE COMMON LINE BETWEEN COMMON AREA "A" AND THE FOLLOWING LOTS ADJOINING COMMON AREA "A" (LOTS 103 THROUGH 188, 141A, 142A, 143A, AND 198A) IS THE EDGE OF WATER AS LOCATED ON JULY 14, 2016.

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 904.70 (NGVD 1929).

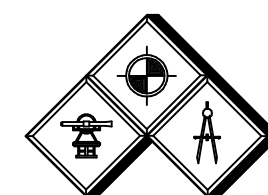
WALTER J. DAVID \_\_\_\_\_ DATE \_\_\_\_\_  
 REGISTERED LAND SURVEYOR  
 INDIANA #S0120

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

CRYSTAL BAY CRYSTAL COVE HOME OWNERS ASSOCIATION  
 HAMILTON, INDIANA

AMENDED PLAT OF CRYSTAL COVE

DATE: 9-30-16	FILE NO: 16-087	DRAWN: RKR II/RJS	CHECKED: RJS/WJD	SHEET 5 OF 5
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