

Port 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 (axis of bearings is Indiana State Plane Coordinate Grid, East Zone) along the West Line of said Northwest Quarter a distance of 1329.08 feet to PK Nail marking the Southwest Corner of the North Half 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 18 minutes 37 seconds West; thence Northeastly 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 Northwesterly along the arc of said curve, the radius point of which bears South 88 degrees 43 minutes 23 seconds East from said radius point; thence Northwesterly along the arc of said curve a distance of 34.07 feet to a point which bears North 80 degrees 45 minutes 18 seconds Northwesterly along the arc of said curve a distance of 34.07 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 South Line of the North Half of the said Northwest Quarter Section, a distance of 501.01 feet to the Northwestly right-of-way of Grandview Drive as shown on the plat of Berco'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 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 a "Rebar") at the northwest corner of the land described as "Tract 1" 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 Riden (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 Riden 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 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 12 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 "Russel Drive" on the original plat of 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 15 degrees 51 minutes 07 seconds West 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 51 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 51 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 "Buridge RLS 870013" at the northwest corner thereof (being also the northeast corner of the tract of land described in a deed to Lynn and Merilyn Bickhard (Instrument number 98-08-0160); thence North 89 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 "Buridge 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 "Buridge RLS 870013" at the southwest corner thereof; thence North 50 degrees 24 minutes 04 seconds West along said north line a distance of 171.70 feet to a "Rebar" at the northwesterly extension of the northwesterly line of Lot 52 in said Second Addition; thence South 57 degrees 55 minutes 56 seconds West along said extension a distance of 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 6.38 feet (1 1/2 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 (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 94 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 81.36 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 feet; (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 05 minutes 09 seconds West a distance of 126.53 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 94.80 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 along 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 45.34 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 35 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 80.39 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 56.14 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 NUMERICAL COUNTERPART (4, 5, 6, ETC.). TOTAL NUMBER OF LOTS IS 111.

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 FINAL PLAT

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

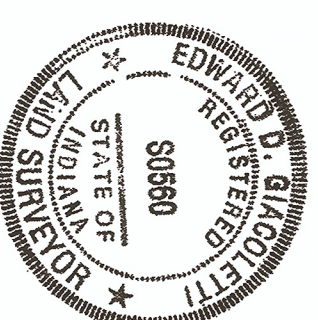
THIS INSTRUMENT WAS PREPARED BY EDWARD D. GACOLETTI REGISTERED LAND SURVEYOR - INDIANA #50560 THE SCHNEIDER CORPORATION HISTORIC FORT HARRISON 8901 OTIS AVENUE INDIANAPOLIS, INDIANA 46216-1037 TELEPHONE (317) 528-7100

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 THE 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 3RD DAY OF JANUARY, 2002.

EDWARD D. GACOLETTI REGISTERED LAND SURVEYOR INDIANA #50560



WE, THE UNDERSIGNED, NORTHWEST HAMILTON LAKE DEVELOPMENT COMPANY, L.L.C., OWNERS OF THE REAL ESTATE SHOWN AND 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, 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 ERRECTED OR MAINTAINED NO BUILDING OR STRUCTURE.

TITLE TO THE FOREGOING REAL ESTATE IS SUBJECT TO A CERTAIN DECLARATIONS OF COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS OF NORTHWEST HAMILTON LAKE DEVELOPMENT COMPANY, L.L.C. DATED 1-11-02 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 11TH DAY OF JANUARY, 2002

STATE OF INDIANA)
(COUNTY OF WHITELY)

OWNER, NORTHWEST HAMILTON LAKE DEVELOPMENT COMPANY, L.L.C.

By: Kent A. Miller

KENT A. MILLER

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 11th DAY OF JANUARY, 2002

NOTARY PUBLIC (PRINTED NAME) Scott E. Miller

MY COMMISSION EXPIRES: 01-13-2006

COUNTY OF RESIDENCE: Allen

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

APPROVED BY THE HAMILTON PLAN COMMISSION AT A MEETING HELD ON THE 17th DAY OF December, 2001

PRESIDENT: Richard Getts

Richard Getts

SECRETARY: Patricia A. Achermann

Patricia A. Achermann



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Formerly Schneider Engineering Corp. / Bobben, Meyer, Gibson & Assoc.

NORTHWEST HAMILTON LAKE DEVELOPMENT CO., L.L.C.

CRYSTAL BAY

COLUMBIA CITY, INDIANA

FINAL PLAT
CRYSTAL BAY SECTION ONE

Date	01/03/02	Project No.	3746.002	Drawn	EDG	Approv.	
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DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE
JAN 16 2002
AUDITOR STEUBEN COUNTY

RECEIVED FOR RECORD 02-01-0686 2002 JAN 16 10 28 AM RECORDER STEUBEN COUNTY INDIANA