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CRYSTAL COVE FINAL PLAT

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
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 16th DAY OF DECEMBER 2002.



Ross K. Ruckel
ROSS K. RUCKEL
REGISTERED LAND SURVEYOR
INDIANA #50156

WE, THE UNDERSIGNED, NORTHWEST HAMILTON LAKE DEVELOPMENT COMPANY, LLC, 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 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 ERRECTED 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 16th DAY OF December 2002

STATE OF INDIANA
COUNTY OF Stauben

PAMELA ADAMS COLEMAN 5P
STEBUEN COUNTY RECORDER
PAC Date 02/20/2003 Time 15:04:12
I 03020775 Page 1 of 5

OWNER: NORTHWEST HAMILTON LAKE DEVELOPMENT COMPANY, LLC.
BY: *Kent A. Miller*
KENT A. MILLER

Stauben County Recorder
2-2-03 Time 15:04:12
03-02-0795

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 16th DAY OF December 2002

Linda Higgins Boyer
NOTARY PUBLIC (PRINTED NAME: Linda Higgins Boyer)



MY COMMISSION EXPIRES: June 9, 2008
COUNTY OF RESIDENCE: Stauben

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 16 DAY OF December 2002

PRESIDENT: *Richard Getts*
(PRINTED NAME: Richard Getts)

SECRETARY: *Karen R. Grieser*
(PRINTED NAME: Karen R. Grieser)

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

NORTHWEST HAMILTON LAKE DEVELOPMENT CO., LLC
COLUMBIA CITY, INDIANA

FINAL PLAT - CRYSTAL COVE

DATE:	FILE NO.:	DRAWN:	CHECKED:	SHEET	OF
11-25-02	02-283	KA/RJS	RKR	1	5

POINT OF BEGINNING
SW CORNER, SW 1/4
SECTION 21-T36N-R14E
NW CORNER, NW 1/4
SECTION 28-T36N-R14E
1/2" REBAR FOUND

C.R. 600 S.
40' R/W

DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE

FEB 20 2003

Jim Hamler
AUDITOR STEUBEN COUNTY

Table of Corners

Corner	Description
A	1/2-inch rebar found per Dickmeyer Survey
L	P.K. Nail found at section corner per Dickmeyer Survey



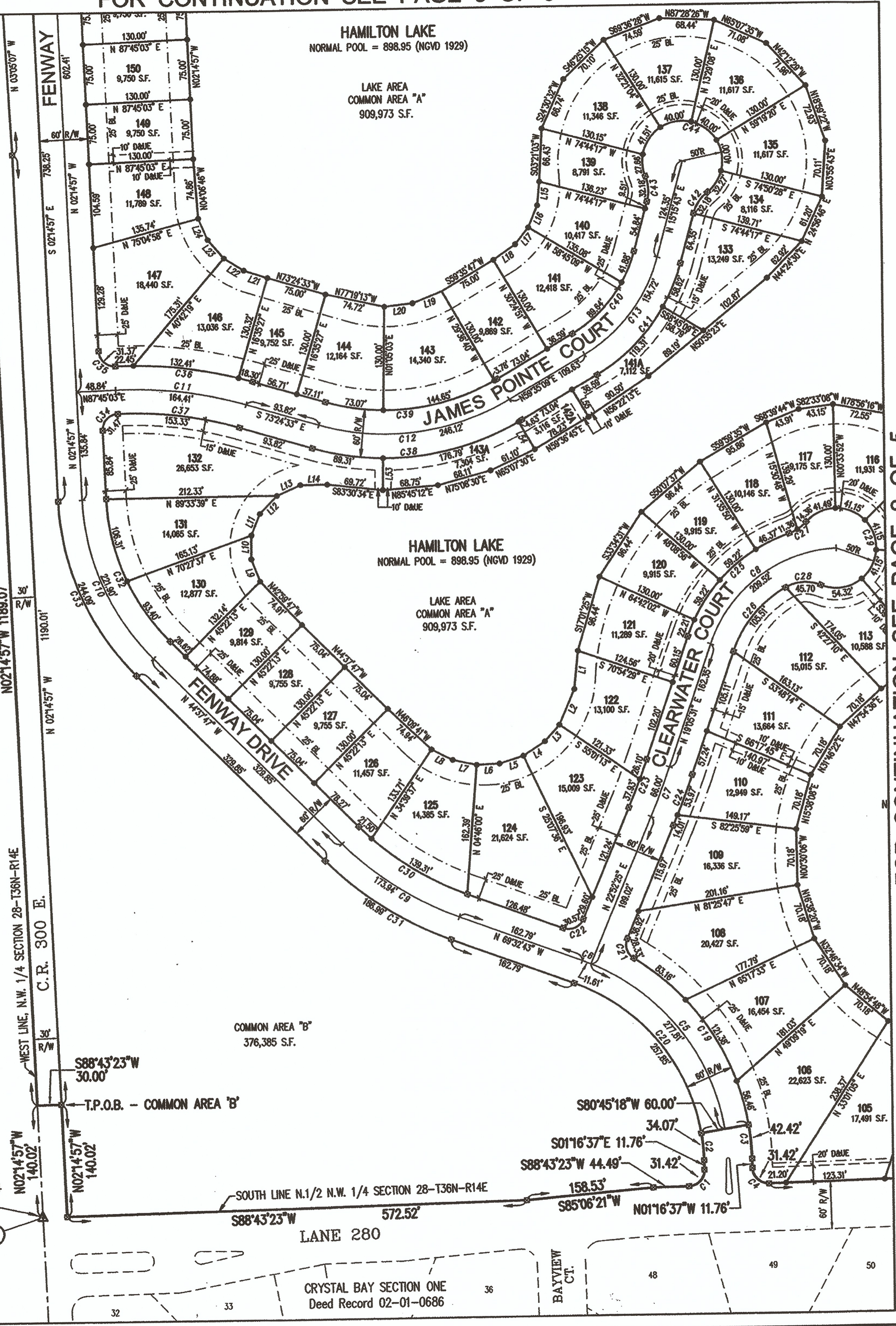
SCALE: 1" = 100'

LEGEND

- - INDICATES MINIMUM 4-IN. DIA. CONCRETE MONUMENT WITH CENTER MARKED ON TOP. MONUMENT TO BE SET SO THAT TOP IS SLIGHTLY BELOW FINISHED GRADE.
- - INDICATES MINIMUM 5/8"x3/8" REBAR WITH YELLOW CAP STAMPED "RUCKEL S-0156" TO BE SET LEVEL WITH FINISHED GRADE.
- B.L. BUILDING LINE
- S.F. SQUARE FOOTAGE
- R/W RIGHT-OF-WAY
- D.&U.E. DRAINAGE EASEMENT AND UTILITY EASEMENT
- - INDICATES IRON ROD (REBAR) FOUND.

** 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 (BASED ON THE NORMAL POOL ELEVATION OF 898.95 FEET, NGVD 1929) AS EXISTING UPON COMPLETION OF THAT PORTION OF HAMILTON LAKE WITHIN COMMON AREA "A" OF THIS SUBDIVISION.

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).



S.W. CORNER N. 1/2, N.W. 1/4
SECTION 28-T36N-R14E
(PK NAIL FOUND)

COMMON AREA "B"
376,385 S.F.

T.P.O.B. - COMMON AREA "B"

SOUTH LINE N.1/2 N.W. 1/4 SECTION 28-T36N-R14E
572.52'

LANE 280

CRYSTAL BAY SECTION ONE
Deed Record 02-01-0686

FOR CONTINUATION SEE PAGE 2 OF 5