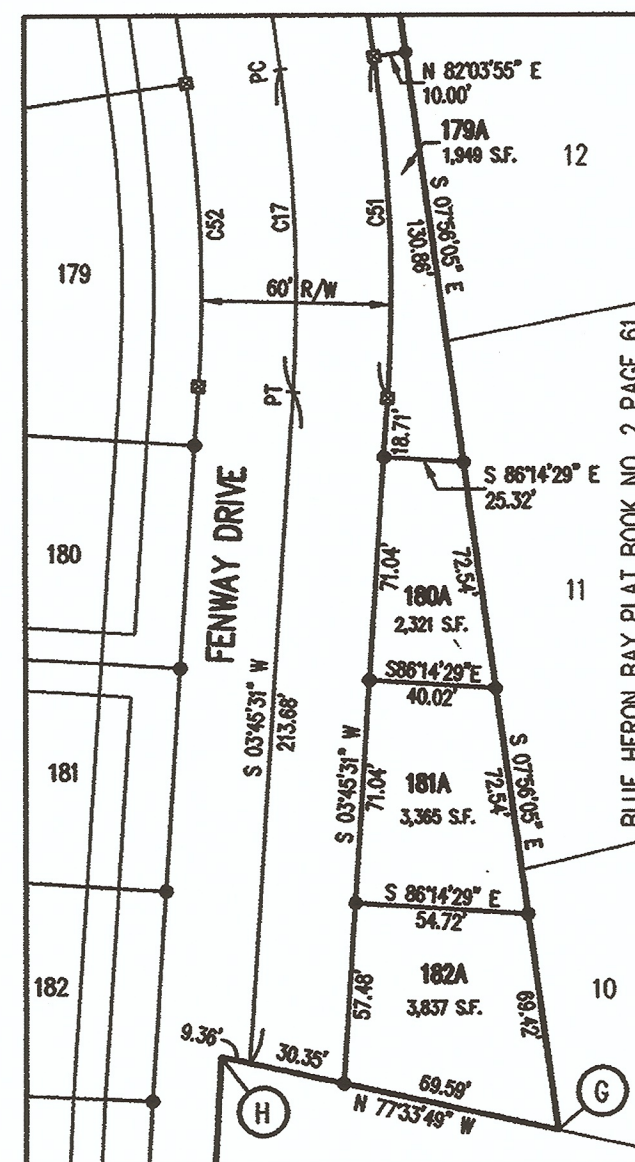
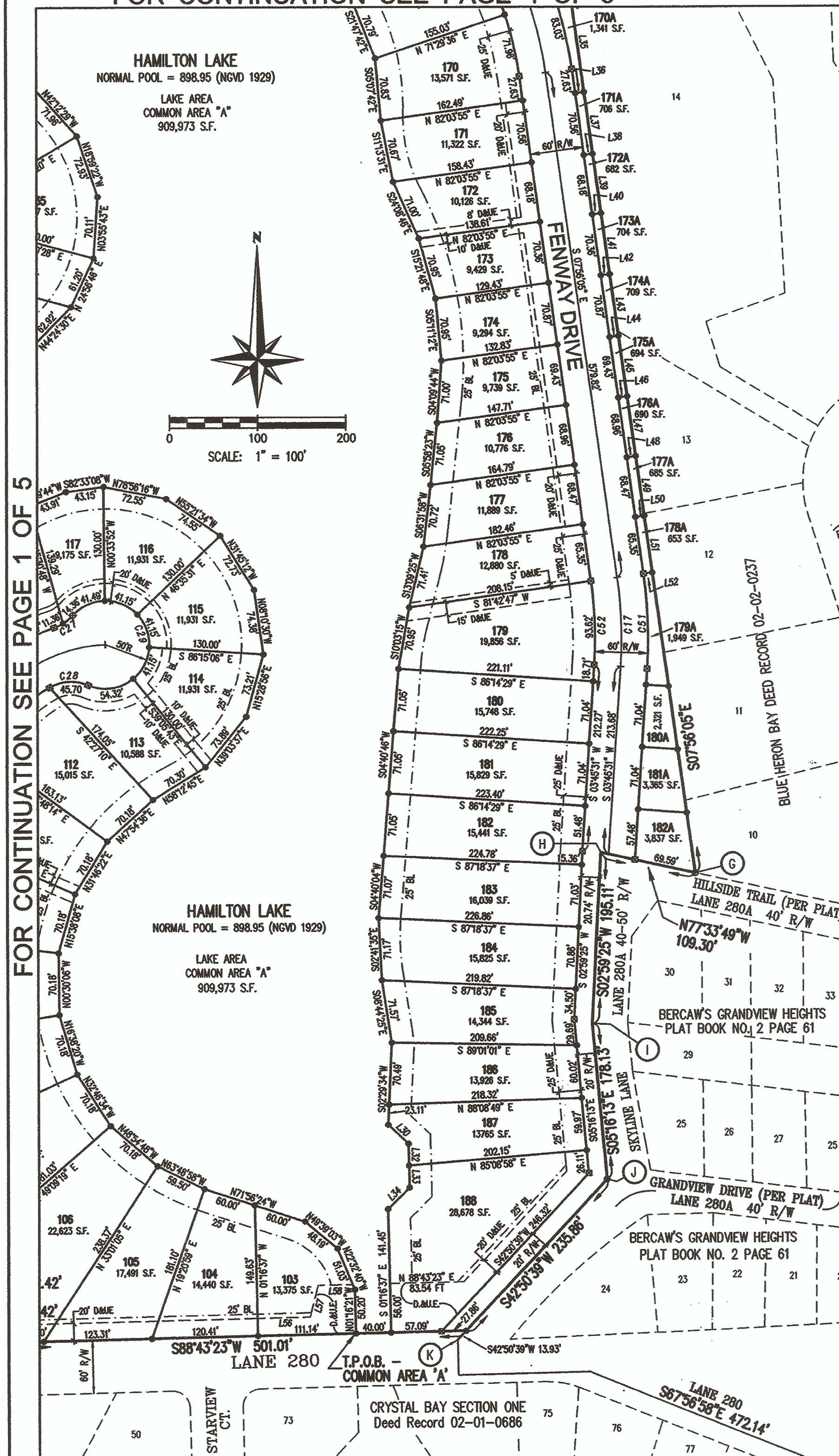


FOR CONTINUATION SEE PAGE 4 OF 5



DETAIL LOTS 179A TO 182A

SCALE: 1" = 60'

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"x36" 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.

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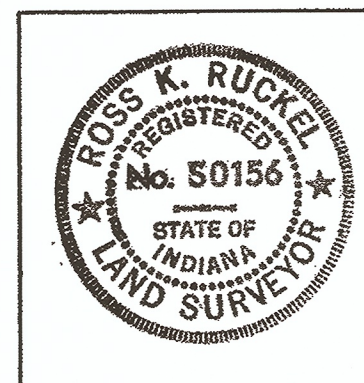
Corner	Description
G	5/8-inch rebar with yellow cap stamped "Firm #0001"
H	5/8-inch rebar to be set on completion of road construction
I	5/8-inch rebar to be set on completion of road construction
J	5/8-inch rebar with yellow cap stamped "Firm #0001"
K	1-inch iron pin found 0.4 feet down

** 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).

ROSS K. RUCKEL
REGISTERED LAND SURVEYOR
INDIANA #S0156

12-16-2002
DATE



PAMELA ADAMS COLEMAN 5F
STUBEN COUNTY RECORDER
PAC Date 02/20/2003 Time 15:04:12
I 03020775 Page 2 of 5

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)

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

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 57.70 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 Berow'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 Berow'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°16'57" 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, 189, 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.



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: 11-25-02	FILE NO: 02-283	DRAWN: KAA/RJS	CHECKED: RKR	SHEET 2 OF 5
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