

# 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

DULY ENTERED FOR TAXATION  
SUBJECT TO FINAL ACCEPTANCE

FEB 20 2003

*Lisa Kessler*  
AUDITOR STEUBEN COUNTY

PAMELA ADAMS COLEMAN 5P  
STEUBEN COUNTY RECORDER  
PAC Date 02/20/2003 Time 15:04:12  
I 03020775 Page 3 of 5

### 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)

FOR CONTINUATION SEE PAGE 4 OF 5

FOR CONTINUATION SEE PAGE 1 OF 5

FOR CONTINUATION SEE PAGE 1 OF 5

Table of Corners

Corner	Description
B	3/4-inch rebar found at surface
C	5/8-inch rebar with yellow cap stamped "Firm #0001"
D	5/8-inch rebar with yellow cap stamped "Firm #0001"

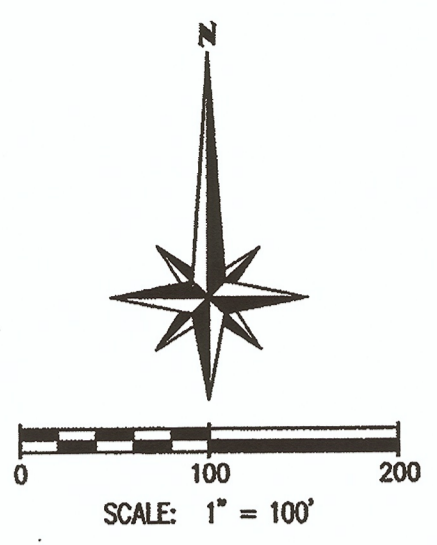
- LEGEND
- - INDICATES MINIMUM 4-IN. DIA. CONCRETE MONUMENT WITH CENTER MARKED ON TOP. MONUMENT TO BE SET SO THAT TOP IS SLIGHTLY BELOW FINISHED GRADE.
  - - INDICATES MINIMUM 5/8"x36" REBAR WITH YELLOW CAP STAMPED "RUCKEL S-0156" TO BE SET LEVEL WITH FINISHED GRADE.
  - B.L. BUILDING LINE
  - S.F. SQUARE FOOTAGE
  - R/W RIGHT-OF-WAY
  - D.&U.E. DRAINAGE EASEMENT AND UTILITY EASEMENT
  - - INDICATES IRON ROD (REBAR) FOUND.

LAYMAN  
DEED RECORD 00-03-0122

NORTH LINE, S 1/2, SW 1/4  
SECTION 21-T36N-R14E S89°19'48"E 2265.82'  
1107.50'

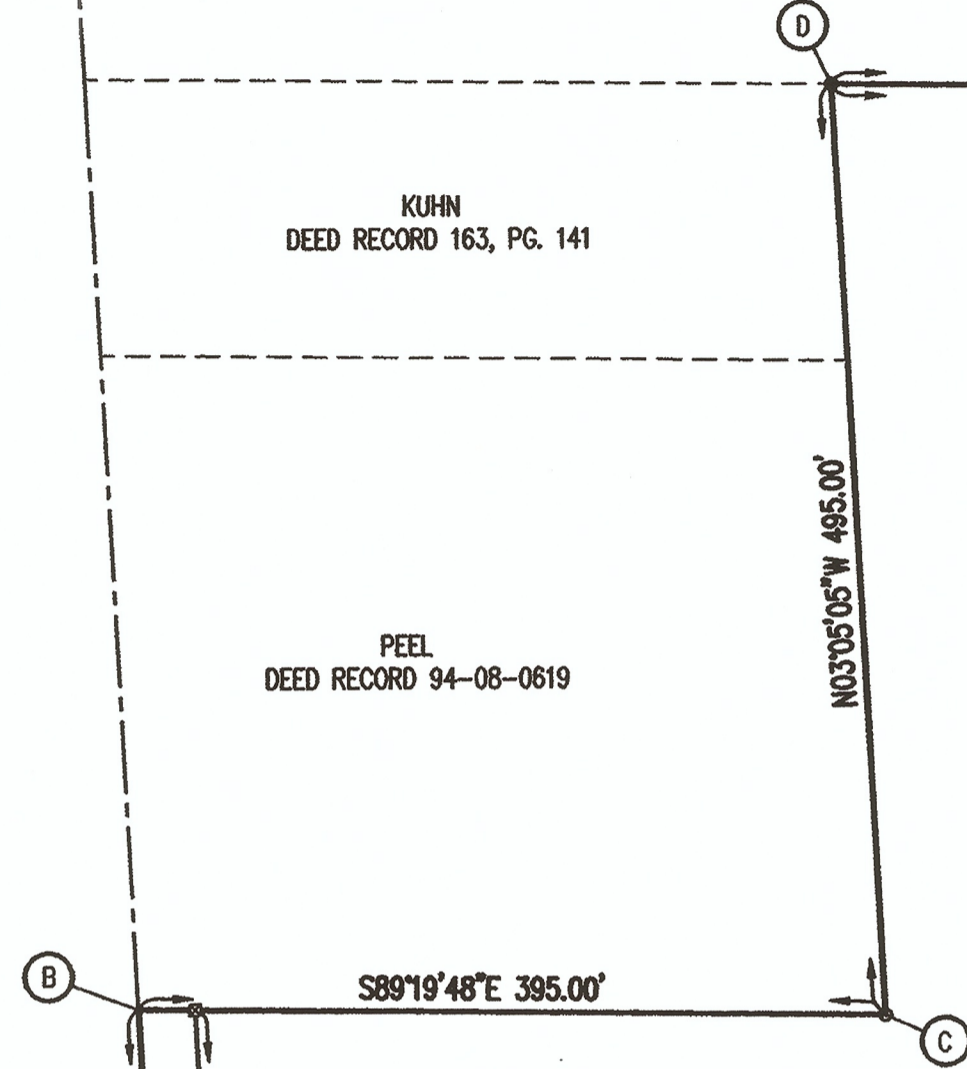
NUMBER	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD DIRECTION	DELTA ANGLE	NUMBER	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD DIRECTION	DELTA ANGLE
C1	20.00	31.42	28.28	N 43°43'23" E	90°00'00"	C43	50.00	32.18	31.62	S 03°10'23" E	36°52'12"
C2	245.00	34.07	34.05	N 05°15'39" W	07°58'06"	C44	50.00	221.43	80.00	N 74°44'17" W	253°44'23"
C3	305.00	42.42	42.38	S 05°15'39" E	07°58'06"	C45	230.00	402.83	363.35	N 47°56'19" E	100°22'32"
C4	20.00	31.42	28.28	S 46°16'37" E	90°00'00"	C46	170.00	297.82	281.17	N 47°56'19" E	100°22'32"
C5	275.00	277.81	268.15	N 38°11'09" W	57°52'53"	C47	570.00	119.76	119.54	N 87°53'33" W	12°02'16"
C6	275.00	11.61	11.61	N 68°20'09" W	02°25'08"	C48	630.00	132.36	132.12	S 87°53'33" E	12°02'16"
C7	1000.00	68.00	65.99	N 20°58'58" E	03°46'54"	C49	390.00	585.22	531.84	N 50°55'23" W	85°58'36"
C8	175.00	209.52	197.23	S 53°23'29" W	68°35'56"	C50	450.00	675.26	613.66	N 50°55'23" W	85°58'36"
C9	400.00	173.94	172.58	N 57°05'15" W	24°54'56"	C51	530.00	108.16	107.98	S 02°05'17" E	11°41'36"
C10	300.00	221.90	216.88	N 23°26'22" W	42°22'50"	C52	470.00	95.92	95.75	S 02°05'17" E	11°41'36"
C11	500.00	164.41	163.67	S 82°49'48" E	18°50'24"	ALL LINEAR DIMENSIONS IN FEET.					
C12	300.00	246.12	238.27	N 83°05'18" E	47°00'16"						
C13	200.00	154.72	150.89	N 37°25'26" E	44°19'26"						
C14	200.00	350.38	307.26	N 47°56'19" E	100°22'32"						
C15	600.00	126.06	125.83	S 87°53'33" E	12°02'16"						
C16	420.00	630.24	572.75	S 50°55'23" E	85°58'36"						
C17	500.00	102.04	101.86	S 02°05'17" E	11°41'36"						
C18			(NO CURVE)								
C19	305.00	261.01	253.12	N 33°45'39" W	49°01'53"						
C20	245.00	257.65	246.71	N 38°23'43" W	60°18'01"						
C21	20.00	28.33	26.02	N 17°42'05" W	81°09'00"						
C22	20.00	30.57	27.68	N 66°39'51" E	87°34'52"						
C23	970.00	64.02	64.01	N 20°58'58" E	03°46'54"						
C24	1030.00	67.98	67.97	N 20°58'58" E	03°46'54"						
C25	205.00	187.02	180.60	S 45°13'37" W	52°16'12"						
C26	145.00	105.51	103.19	S 39°56'13" W	41°41'25"						
C27	50.00	25.72	25.44	S 56°37'32" W	29°28'23"						
C28	50.00	45.70	44.13	S 86°58'06" W	52°22'21"						
C29	50.00	219.27	81.28	N 12°28'41" W	251°15'56"						
C30	370.00	160.90	158.63	N 57°05'15" W	24°54'56"						
C31	430.00	186.99	185.52	N 57°05'15" W	24°54'56"						
C32	270.00	199.71	195.19	N 23°26'22" W	42°22'50"						
C33	330.00	244.09	238.57	N 23°26'22" W	42°22'50"						
C34	20.00	31.47	28.32	S 42°49'28" W	90°08'51"						
C35	20.00	31.37	28.25	S 47°11'20" E	89°52'46"						
C36	530.00	173.16	172.39	S 82°46'08" E	18°43'10"						
C37	470.00	153.33	152.68	S 82°46'20" E	18°41'33"						
C38	330.00	270.73	263.20	N 83°05'18" E	47°00'16"						
C39	270.00	221.50	215.35	N 83°05'18" E	47°00'16"						
C40	170.00	131.51	128.26	N 37°25'26" E	44°19'26"						
C41	230.00	177.93	173.52	N 37°25'26" E	44°19'26"						
C42	50.00	32.18	31.62	N 33°41'49" E	36°52'12"						

198  
1,784,288 S.F.

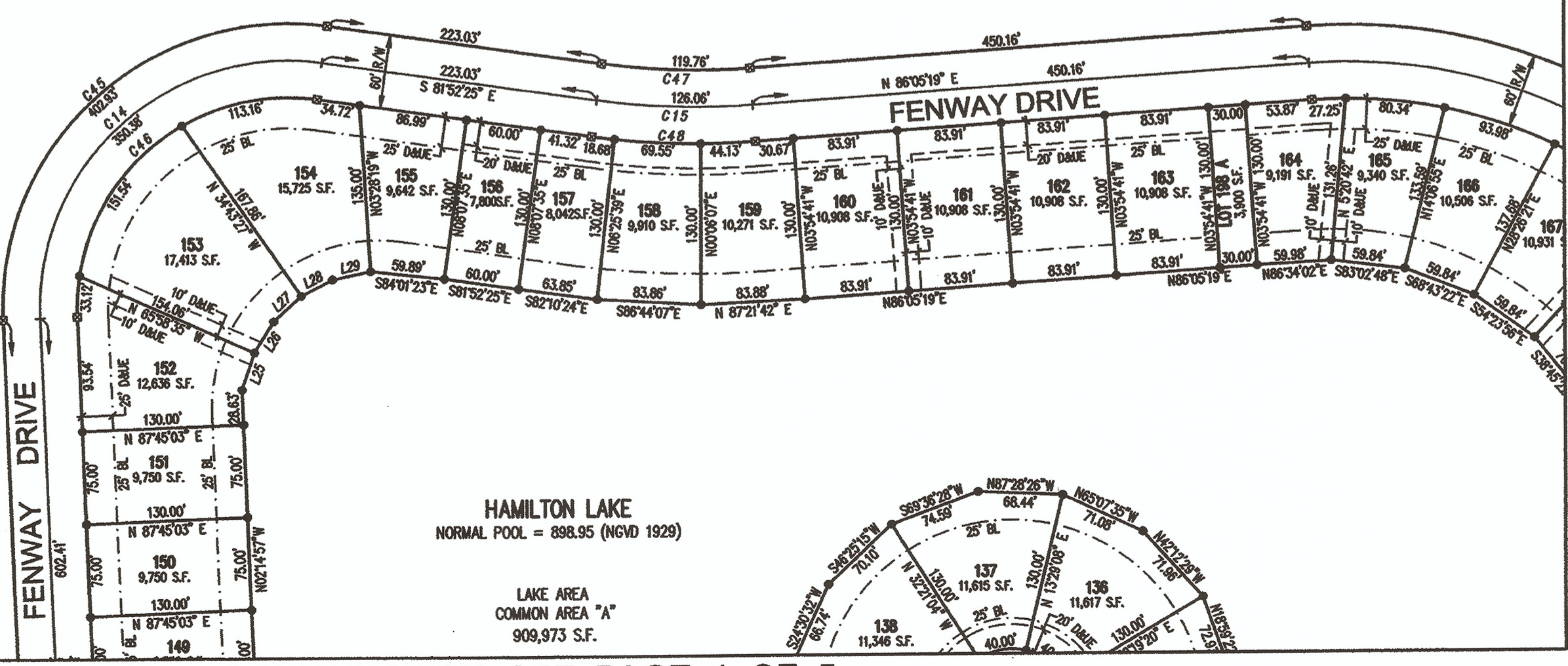


KUHN  
DEED RECORD 163, PG. 141

PEEL  
DEED RECORD 94-08-0619



WEST LINE, SW 1/4  
SECTION 21-T36N-R14E  
N03°05'05" W 820.10'  
C.R. 300 E.  
S 03°05'05" E 516.27'



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

*James C. Ruckel*  
ROSS K. RUCKEL  
REGISTERED LAND SURVEYOR  
INDIANA #50156  
DATE 12-16-2002



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: 11-25-02	FILE NO: 02-283	DRAWN: KAA/RJS	CHECKED: RKR	SHEET 3 OF 5
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