

# 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 Hamler*  
AUDITOR STEUBEN COUNTY

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	5/8-inch rebar with Dickmeyer cap found

LINE TABLE					
NUMBER	DIRECTION	DISTANCE	NUMBER	DIRECTION	DISTANCE
L1	S 06°15'22" W	48.11'	L30	S 46°16'37" E	31.46'
L2	S 22°51'47" W	48.28'	L31	(NO LINE)	
L3	S 41°53'08" W	27.65'	L32	S 01°16'37" E	24.92'
L4	S 58°49'56" W	32.17'	L33	S 01°16'37" E	25.08'
L5	S 72°40'22" W	31.21'	L34	S 45°11'26" W	34.48'
L6	S 87°37'10" W	28.62'	L35	S 07°36'05" E	113.49'
L7	N 77°36'12" W	30.54'	L36	N 82°03'55" E	10.00'
L8	N 62°39'24" W	29.28'	L37	S 07°36'05" E	70.56'
L9	N 20°38'41" W	29.76'	L38	N 82°03'55" E	10.00'
L10	N 00°50'28" E	29.89'	L39	S 07°36'05" E	68.18'
L11	N 21°39'47" E	28.85'	L40	N 82°03'55" E	10.00'
L12	N 43°28'58" E	30.80'	L41	S 07°36'05" E	70.36'
L13	N 66°09'56" E	32.13'	L42	N 82°03'55" E	10.00'
L14	N 88°49'25" E	33.47'	L43	S 07°36'05" E	70.87'
L15	S 05°26'04" W	29.78'	L44	N 82°03'55" E	10.00'
L16	S 22°37'24" W	29.98'	L45	S 07°36'05" E	68.43'
L17	S 38°53'02" W	28.58'	L46	N 82°03'55" E	10.00'
L18	S 55°07'13" W	33.25'	L47	S 07°36'05" E	68.96'
L19	S 68°27'54" W	38.34'	L48	N 82°03'55" E	10.00'
L20	S 83°48'45" W	35.44'	L49	S 07°36'05" E	68.47'
L21	N 71°49'33" W	30.98'	L50	N 82°03'55" E	10.00'
L22	N 57°36'04" W	28.89'	L51	S 07°36'05" E	65.34'
L23	N 40°29'38" W	30.80'	L52	N 82°03'55" E	10.00'
L24	N 23°18'18" W	29.17'	L53	N 01°05'03" E	40.00'
L25	N 18°44'02" E	31.73'	L54	N 29°36'40" W	40.00'
L26	N 31°43'18" E	29.47'	L55	N 30°24'51" W	40.00'
L27	N 47°20'32" E	30.34'	L56	N 88°43'23" E	58.93'
L28	N 62°44'15" E	28.57'	L57	N 13°38'43" E	37.23'
L29	N 78°21'49" E	31.24'	L58	N 88°43'23" E	39.38'

198  
1,784,288 S.F.

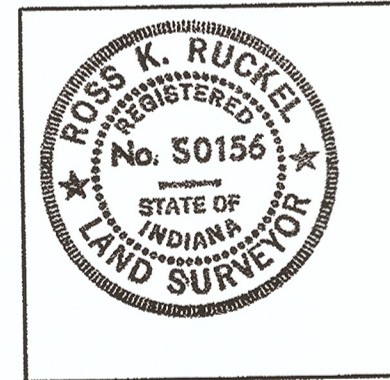
HAMILTON LAKE  
NORMAL POOL = 898.95  
100 YR. FLOOD ELEVATION = 902.70  
FLOOD PROTECTION ELEVATION = 904.70

PAMELA ADAMS COLEMAN 5P  
STEUBEN COUNTY RECORDER  
PAC Date 02/20/2003 Time 15:04:12  
I 03020775 Page 4 of 5

\*\* 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*  
ROSS K. RUCKEL  
REGISTERED LAND SURVEYOR  
INDIANA #50156  
12-16-2002  
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.

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)

- 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.

**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 4 OF 5
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FOR CONTINUATION SEE PAGE 3 OF 5

FOR CONTINUATION SEE PAGE 2 OF 5