

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

Him Hoeller
AUDITOR STEUBEN COUNTY

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

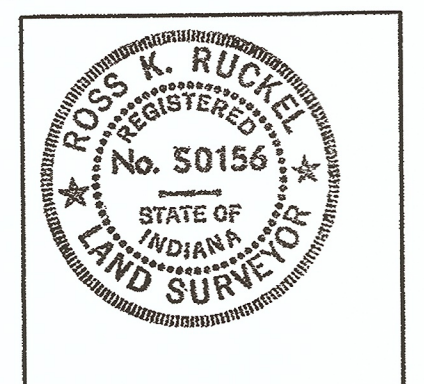
SUMMARY OF RESTRICTIVE COVENANTS

- 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)

** THE COMMON LINE BETWEEN COMMON AREA "A" AND THE FOLLOWING LOTS ADJOINING COMMON AREA "A" (LOTS 103 THROUGH 188) 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).

Jan E. Ruckel 12-16-2002
ROSS K. RUCKEL DATE
REGISTERED LAND SURVEYOR
INDIANA #50156



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 5 OF 5
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Land Description for Common Area 'A'

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 East, Otsego Township, Steuben County, Indiana, described as follows:

Commencing at a P.K. nail marking the Southwest corner of the North half of the Northwest Quarter of said Section 28; THENCE North 88°43'23" East 602.52 feet along the South line of said North half of the Northwest Quarter of Section 28, also being the North right-of-way line of Lane 280, Hamilton Lake; THENCE North 85°06'21" East 158.53 feet along said North right-of-way line; THENCE North 88°43'23" East parallel to said South line of the North half of the Northwest Quarter and along said North right-of-way line a distance of 520.55 feet to the water's edge of Hamilton Lake, based on the normal pool elevation of 898.95 feet, NGVD 1929, and being the true point of beginning of this description; THENCE along said water's edge the following 113 courses:

- (1) North 01°16'21" West a distance of 50.20 feet;
- (2) THENCE North 22°32'40" West a distance of 51.03 feet;
- (3) THENCE North 49°39'03" West a distance of 48.19 feet;
- (4) THENCE North 71°56'24" West a distance of 120.00 feet;
- (5) THENCE North 63°48'58" West a distance of 59.50 feet;
- (6) THENCE North 48°54'48" West a distance of 70.18 feet;
- (7) THENCE North 32°46'34" West a distance of 70.18 feet;
- (8) THENCE North 16°38'20" West a distance of 70.18 feet;
- (9) THENCE North 00°30'06" West a distance of 70.18 feet;
- (10) THENCE North 15°38'08" East a distance of 70.18 feet;
- (11) THENCE North 31°46'22" East a distance of 70.18 feet;
- (12) THENCE North 47°54'36" East a distance of 70.18 feet;
- (13) THENCE North 58°12'45" East a distance of 70.30 feet;
- (14) THENCE North 39°03'37" East a distance of 73.89 feet;
- (15) THENCE North 15°28'56" East a distance of 73.21 feet;
- (16) THENCE North 08°10'30" West a distance of 74.38 feet;
- (17) THENCE North 31°45'12" West a distance of 72.73 feet;
- (18) THENCE North 55°21'34" West a distance of 74.55 feet;
- (19) THENCE North 78°56'16" West a distance of 72.55 feet;
- (20) THENCE South 82°33'08" West a distance of 43.15 feet;
- (21) THENCE South 68°39'44" West a distance of 43.91 feet;
- (22) THENCE South 59°59'35" West a distance of 95.86 feet;
- (23) THENCE South 50°07'37" West a distance of 96.44 feet;
- (24) THENCE South 33°34'31" West a distance of 96.44 feet;
- (25) THENCE South 17°01'25" West a distance of 96.44 feet;
- (26) THENCE South 06°15'22" West a distance of 48.11 feet;
- (27) THENCE South 22°51'47" West a distance of 48.28 feet;
- (28) THENCE South 41°53'08" West a distance of 27.65 feet;
- (29) THENCE South 56°49'56" West a distance of 32.17 feet;
- (30) THENCE South 72°40'22" West a distance of 31.21 feet;
- (31) THENCE South 87°37'10" West a distance of 28.62 feet;
- (32) THENCE North 77°36'12" West a distance of 30.54 feet;
- (33) THENCE North 62°39'24" West a distance of 29.29 feet;
- (34) THENCE North 46°09'41" West a distance of 74.94 feet;
- (35) THENCE North 44°37'47" West a distance of 150.08 feet;
- (36) THENCE North 42°59'47" West a distance of 74.91 feet;
- (37) THENCE North 20°38'41" East a distance of 29.76 feet;
- (38) THENCE North 00°50'28" East a distance of 29.89 feet;
- (39) THENCE North 21°59'47" East a distance of 28.85 feet;
- (40) THENCE North 43°28'56" East a distance of 30.80 feet;
- (41) THENCE North 66°09'56" East a distance of 32.13 feet;
- (42) THENCE North 89°49'25" East a distance of 33.47 feet;
- (43) THENCE South 83°30'34" East a distance of 69.72 feet;
- (44) THENCE North 85°45'12" East a distance of 68.75 feet;
- (45) THENCE North 75°08'30" East a distance of 68.11 feet;
- (46) THENCE North 65°07'30" East a distance of 61.10 feet;
- (47) THENCE North 59°36'45" East a distance of 78.23 feet;
- (48) THENCE North 56°22'13" East a distance of 90.50 feet;
- (49) THENCE North 50°55'23" East a distance of 192.06 feet;
- (50) THENCE North 44°24'30" East a distance of 62.92 feet;
- (51) THENCE North 24°56'46" East a distance of 61.20 feet;
- (52) THENCE North 03°55'43" East a distance of 70.11 feet;
- (53) THENCE North 18°59'22" West a distance of 72.93 feet;
- (54) THENCE North 42°12'29" West a distance of 71.96 feet;
- (55) THENCE North 65°07'35" West a distance of 71.08 feet;
- (56) THENCE North 87°28'26" West a distance of 68.44 feet;
- (57) THENCE South 69°36'28" West a distance of 74.59 feet;
- (58) THENCE South 46°25'15" West a distance of 70.10 feet;
- (59) THENCE South 24°30'32" West a distance of 66.74 feet;
- (60) THENCE South 03°21'03" West a distance of 66.43 feet;
- (61) THENCE South 05°26'04" West a distance of 29.78 feet;
- (62) THENCE South 22°37'24" West a distance of 29.99 feet;
- (63) THENCE South 38°53'02" West a distance of 26.58 feet;
- (64) THENCE South 55°07'13" West a distance of 33.25 feet;
- (65) THENCE South 59°35'47" West a distance of 75.00 feet;
- (66) THENCE South 68°27'54" West a distance of 39.34 feet;
- (67) THENCE South 83°48'45" West a distance of 35.44 feet;
- (68) THENCE North 77°19'13" West a distance of 74.72 feet;
- (69) THENCE North 73°24'33" West a distance of 75.00 feet;
- (70) THENCE North 71°49'33" West a distance of 30.98 feet;
- (71) THENCE North 57°36'04" West a distance of 28.89 feet;
- (72) THENCE North 40°29'38" West a distance of 30.60 feet;
- (73) THENCE North 23°18'18" West a distance of 29.17 feet;
- (74) THENCE North 04°06'46" West a distance of 74.86 feet;
- (75) THENCE North 02°14'57" West a distance of 253.63 feet;
- (76) THENCE North 18°44'02" East a distance of 31.73 feet;
- (77) THENCE North 31°43'18" East a distance of 29.47 feet;
- (78) THENCE North 47°20'52" East a distance of 30.34 feet;
- (79) THENCE North 62°44'15" East a distance of 28.57 feet;
- (80) THENCE North 78°21'49" East a distance of 31.24 feet;
- (81) THENCE South 84°01'23" East a distance of 59.89 feet;

- (82) THENCE South 81°52'25" East a distance of 60.00 feet;
- (83) THENCE South 82°10'24" East a distance of 63.85 feet;
- (84) THENCE South 86°44'07" East a distance of 83.86 feet;
- (85) THENCE North 87°21'42" East a distance of 83.88 feet;
- (86) THENCE North 86°05'19" East a distance of 385.64 feet;
- (87) THENCE North 86°34'02" East a distance of 59.98 feet;
- (88) THENCE South 83°02'48" East a distance of 59.84 feet;
- (89) THENCE South 88°43'22" East a distance of 59.84 feet;
- (90) THENCE South 54°23'56" East a distance of 59.84 feet;
- (91) THENCE South 38°45'22" East a distance of 70.79 feet;
- (92) THENCE South 21°47'42" East a distance of 70.79 feet;
- (93) THENCE South 05°07'42" East a distance of 70.83 feet;
- (94) THENCE South 11°13'31" East a distance of 70.67 feet;
- (95) THENCE South 24°08'46" East a distance of 71.00 feet;
- (96) THENCE South 15°27'48" East a distance of 70.95 feet;
- (97) THENCE South 05°11'12" East a distance of 70.95 feet;
- (98) THENCE South 04°09'44" West a distance of 71.00 feet;
- (99) THENCE South 05°58'23" West a distance of 71.05 feet;
- (100) THENCE South 06°31'58" West a distance of 70.72 feet;
- (101) THENCE South 13°09'25" West a distance of 71.41 feet;
- (102) THENCE South 10°03'15" West a distance of 70.95 feet;
- (103) THENCE South 04°40'46" West a distance of 213.15 feet;
- (104) THENCE South 04°40'04" West a distance of 71.07 feet;
- (105) THENCE South 02°41'35" East a distance of 71.17 feet;
- (106) THENCE South 08°44'25" East a distance of 71.57 feet;
- (107) THENCE South 02°29'34" West a distance of 93.60 feet;
- (108) THENCE South 46°16'37" East a distance of 31.46 feet;
- (109) THENCE South 01°16'37" East a distance of 24.92 feet;
- (110) THENCE South 01°16'37" East a distance of 25.08 feet;
- (111) THENCE South 45°11'26" West a distance of 34.48 feet;
- (112) THENCE South 01°16'37" East a distance of 141.45 feet;
- (113) THENCE South 88°43'23" West a distance of 40.00 feet back to the true point of beginning, containing 909,973 square feet (20.89 acres), more or less.

Mapcheck of Crystal Cove, Hamilton, Indiana

Beginning Point	Northing	Easting
	8235.9930	3324.1520
Direction	Distance	
N 03° 05' 05" W	820.10	9054.9047
N 89° 19' 48" E	395.00	9050.2858
N 03° 05' 04" W	495.00	9544.5687
S 89° 19' 48" E	2265.82	9518.0735
S 02° 26' 30" E	58.55	9459.5766
N 73° 38' 03" W	108.94	9490.2726
S 68° 42' 48" W	107.23	9451.3444
S 57° 17' 24" W	77.39	9409.5238
S 23° 50' 15" W	62.55	9352.3097
S 08° 45' 15" W	78.46	9274.7637
S 07° 37' 01" E	93.78	9181.8112
S 07° 15' 10" E	115.62	9067.1163
S 10° 14' 19" E	93.48	8975.1248
S 19° 26' 58" E	100.27	8880.5767
S 25° 02' 46" E	115.31	8776.1096
S 01° 19' 55" W	57.70	8718.4252
S 87° 32' 18" W	101.80	8714.0527
N 82° 35' 25" W	146.80	8732.9846
S 74° 32' 06" W	126.36	8699.2908
S 60° 39' 37" W	143.78	8628.8405
S 14° 12' 42" W	127.18	8505.5528
N 62° 40' 37" W	118.74	8560.0533
N 76° 32' 55" W	74.24	8577.3250
N 53° 38' 46" W	50.12	8607.0347
N 30° 57' 07" W	83.78	8678.8843
S 10° 16' 29" W	45.36	8657.5132
S 80° 46' 54" W	29.65	8652.7634
S 07° 56' 05" E	1193.31	7470.8781
N 77° 33' 49" W	109.30	7494.4165
S 02° 59' 25" W	195.11	7299.5722
S 05° 16' 13" E	178.13	7122.1952
S 42° 50' 39" W	235.86	6949.2613
S 88° 43' 23" W	501.01	6938.0962
N 46° 16' 37" W	28.28	6957.6426
N 01° 16' 37" W	11.76	6969.3997
N 05° 15' 39" W	42.38	7011.6012
S 80° 45' 18" W	60.00	7001.9618
S 05° 15' 39" E	34.05	6968.0552
S 01° 16' 37" E	11.76	6956.2981
S 43° 43' 23" W	28.28	6935.8605
S 88° 43' 23" W	44.49	6934.8690
S 85° 06' 21" W	158.53	6921.3440
S 88° 43' 23" W	57.52	6908.5853
N 02° 14' 57" W	140.02	7048.4975
S 88° 43' 23" W	30.00	7047.8289
N 02° 14' 57" W	1189.07	8235.9930

Closure: N 57°58'36" W 0.019 0.0101 N -0.0162 E
Perimeter 10856.87 Closure Ratio 567911
Area 4671605.7186 Square Feet = 107.2453 Acres

Land Description for Common Area 'B'

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 East, Otsego Township, Steuben County, Indiana, described as follows:

Commencing at a P.K. nail marking the Southwest corner of the North half of the Northwest Quarter of said Section 28; THENCE North 02°14'57" West (basis of bearing in Indiana State Plane Coordinate Grid, East Zone) 140.02 feet along the West line of said Northwest Quarter; THENCE North 88°43'23" East, parallel with the South line of the North half of said Northwest Quarter, a distance of 30.00 feet to the true point of beginning of this description; THENCE North 02°14'57" West, parallel with the West line of said Northwest Quarter, a distance of 1,190.01 feet to a point that is North 86°54'55" East 30.00 feet from a 1/2" rebar marking the Southwest corner of the Southwest Quarter of Section 21; THENCE North 03°05'07" West, parallel to the West line of said Southwest Quarter of Section 21, a distance of 301.87 feet; THENCE North 86°54'55" East 39.41 feet; THENCE South 02°14'57" East, parallel with the West line of the Northwest Quarter of Section 28, a distance of 738.25 feet; THENCE Southeasterly 244.09 feet along the arc of a 330.00 foot radius curve to the left having a chord bearing South 23°26'22" East a distance of 238.57 feet; THENCE South 44°37'47" East 329.85 feet; THENCE Southwesterly 186.99 feet along the arc of a 430.00 foot radius curve to the left having a chord bearing South 57°05'15" East a distance of 185.52 feet; THENCE South 69°32'43" East 162.79 feet; THENCE Southeasterly 291.92 feet along the arc of a 245.00 foot radius curve to the right having a chord bearing South 35°24'40" East a distance of 274.96 feet; THENCE South 01°16'37" East 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" a distance of 28.28 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 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 back to the true point of beginning, containing 376,385.44 square feet (8.64 acres).

NUMBER	RADIUS	ARC LENGTH	CURVE TABLE		DELTA ANGLE
			CHORD LENGTH	CHORD DIRECTION	
C1	20.00	31.42	28.28	N 43°43'23" E	90°00'00"
C2	245.00	34.07	34.05	N 05°15'39" W	07°58'06"
C3	305.00	42.42	42.38	S 05°15'39" E	07°58'06"
C4	20.00	31.42	28.28	S 46°16'37" E	90°00'00"
C5	275.00	277.81	286.15	N 38°11'09" W	57°52'53"
C6	275.00	11.61	11.61	N 88°20'09" W	02°25'06"
C7	1000.00	66.00	65.99	N 20°58'58" E	03°46'54"
C8	175.00	209.52	197.23	S 53°25'29" W	66°35'56"
C9	400.00	173.94	172.58	N 57°05'15" W	24°54'56"
C10	300.00	221.90	216.88	N 23°26'22" W	42°22'50"
C11	500.00	184.41	183.67	S 82°48'46" E	18°50'24"
C12	300.00	246.12	239.27	N 83°05'18" E	47°00'18"
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	572.76	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	281.01	253.12	N 33°45'39" W	49°01'53"
C20	245.00	257.85	246.11	N 39°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	27.88	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	67.88	67.97	N 20°58'58" E	03°46'54"
C25	205.00	187.02	180.60	S 45°13'57" W	52°16'12"
C26	145.00	105.61	103.19	S 39°56'13" W	41°41'25"
C27	50.00	25.72	25.44	S 56°37'32" W	28°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 122°41' W	251°15'58"
C30	370.00	180.90	159.63	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°06'51"
C35	20.00	31.37	28.25	S 47°11'20" E	88°52'48"
C36	530.00	173.16	172.39	S 82°48'46" E	18°50'24"
C37	470.00	183.33	182.66	S 82°48'46" E	18°50'24"
C38	330.00	270.73	263.20	N 83°05'18" E	47°00'18"
C39	270.00				