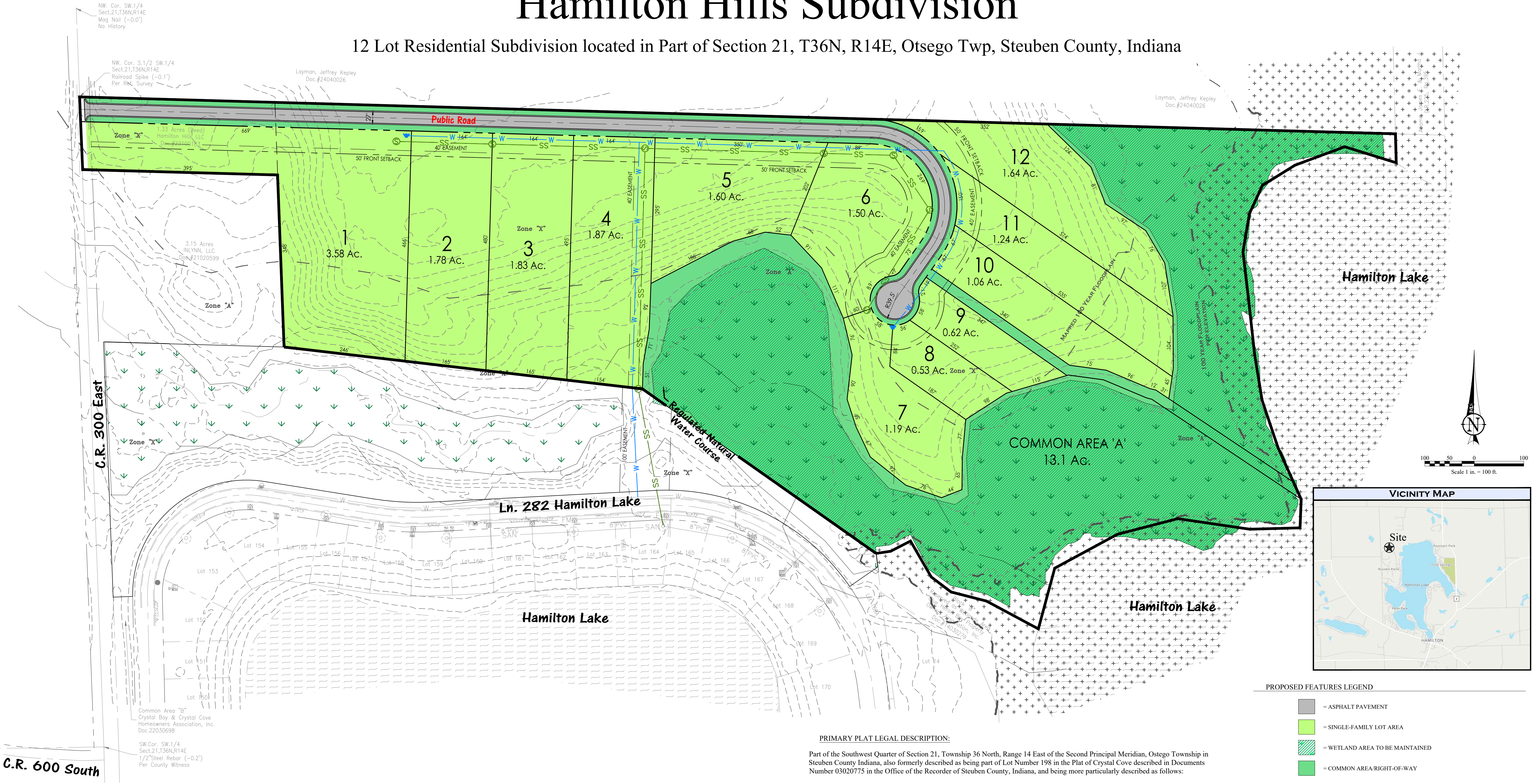


Primary Plat for  
Hamilton Hills Subdivision

12 Lot Residential Subdivision located in Part of Section 21, T36N, R14E, Otsego Twp, Steuben County, Indiana



**PRIMARY PLAT LEGAL DESCRIPTION:**

Part of the Southwest Quarter of Section 21, Township 36 North, Range 14 East of the Second Principal Meridian, Otsego Township in Steuben County Indiana, also formerly described as being part of Lot Number 198 in the Plat of Crystal Cove described in Documents Number 03020775 in the Office of the Recorder of Steuben County, Indiana, and being more particularly described as follows:

Commencing at a 1/2"Steel Rebar marking the Southwest corner of said Southwest Quarter; thence North 02 degrees 38 minutes 42 seconds West (Indiana Geospatial Coordinate System - Steuben County bearing and basis of bearings to follow), a distance of 1168.10 feet along the West line of said Southwest Quarter and within the right-of-way of County Road 300 East to a Dura Nail with a "Miller Surveying Firm#0095" identification ring, said point being the POINT OF BEGINNING of the herein described tract; thence continuing North 02 degrees 38 minutes 42 seconds West, a distance of 147.00 feet (Deed) along said West line to a Railroad Spike on the North line of the South Half of said Southwest Quarter; thence South 88 degrees 53 minutes 25 seconds East, a distance of 2660.82 feet along said North line to the East line of an existing 40.962 acre tract described in Document Number 22060498 in the Office of said Recorder; thence South 02 degrees 00 minutes 07 seconds East, a distance of 58.55 feet (Deed) along said East line to the edge of Hamilton Lake; thence along the edge of Hamilton Lake and the Easterly lines of said 40.962 acre tract the following 16 courses; thence North 73 degrees 11 minutes 40 seconds West, a distance of 108.94 feet (Deed); thence South 69 degrees 09 minutes 11 seconds West, a distance of 107.23 feet (Deed); thence South 57 degrees 43 minutes 47 seconds West a distance of 77.39 feet (Deed); thence South 24 degrees 16 minutes 38 seconds West, a distance of 62.55 feet (Deed); thence South 09 degrees 11 minutes 38 seconds West, a distance of 78.46 feet (Deed); thence South 07 degrees 10 minutes 38 seconds East, a distance of 93.78 feet (Deed); thence South 06 degrees 48 minutes 47 seconds East, a distance of 115.62 feet (Deed); thence South 09 degrees 47 minutes 56 seconds East, a distance of 93.48 feet (Deed); thence South 19 degrees 00 minutes 35 seconds East, a distance of 100.27 feet (Deed); thence South 24 degrees 36 minutes 23 seconds East, a distance of 115.31 feet (Deed); thence South 01 degrees 46 minutes 18 seconds West, a distance of 57.70 feet (Deed); thence South 87 degrees 58 minutes 41 seconds West, a distance of 101.80 feet (Deed); thence North 82 degrees 09 minutes 02 seconds West, a distance of 146.80 feet; thence South 74 degrees 58 minutes 29 seconds West, a distance of 126.36 feet (Deed); thence South 61 degrees 06 minutes 00 seconds West, a distance of 143.78 feet (Deed); thence South 14 degrees 39 minutes 05 seconds West, a distance of 127.21 feet (Deed) to the centerline of a Regulated Natural Water Course also being the Southerly line of said 40.962 acre tract; thence along said centerline and said Southerly lines of said 40.962 acre tract the next 6 courses, North 62 degrees 13 minutes 55 seconds West, a distas of 118.75 feet (Deed); thence North 76 degrees 13 seconds West, a distance of 74.24 feet (Deed); thence North 53 degrees 11 minutes 16 seconds West, a distance of 50.12 feet (Deed); thence North 30 degrees 30 minutes 44 seconds West, a distance of 83.78 feet (Deed); thence South 62 degrees 19 minutes 52 seconds West, a distance of 45.36 feet (Deed); thence South 81 degrees 13 minutes 17 seconds West, a distance of 29.65 feet (Deed); thence North 55 degrees 20 minutes 31 seconds West, a distance of 577.50 feet; thence North 83 degrees 50 minutes 04 seconds West, a distance of 729.30 feet to a 5/8" Steel Rebar on the East line of an existing 3.15 acre tract described in Document Number 21020599 in the Office of said Recorder; thence North 02 degrees 38 minutes 42 seconds West, a distance of 348.00 feet (Deed) along said East line to a 5/8"Steel Rebar with a "Miller Land Surveying Firm #0095" identification cap on the North line of said 3.15 acre tract; thence North 88 degrees 53 minutes 25 seconds West, a distance of 395.00 feet (Deed) along said North line to the Point of Beginning. Containing 34.083 acres, more or less. Subject to rights-of-ways of County Road 300 East and Regulated Natural Water Course and subject to Easements of record.

- PROPOSED FEATURES LEGEND**
- ASPHALT PAVEMENT
  - SINGLE-FAMILY LOT AREA
  - WETLAND AREA TO BE MAINTAINED
  - COMMON AREA/RIGHT-OF-WAY
- PROPOSED EASEMENT LINE**
- BUILDING SETBACK LINE**
- PROPOSED LOT LINE**
- PROPOSED R.O.W. LINE**
- EXISTING PROPERTY LINE**
- SANITARY PIPE**
- WATER PIPE**
- STORM CATCH BASIN / INLETS**
- (D) DRAINAGE / (S) SANITARY STRUCTURE**
- FIRE HYDRANT**



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**PREPARED FOR:**

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Table with 2 columns: REVISIONS, and empty rows for revision tracking.

Hamilton Hills Subdivision  
S 300 E  
Hamilton, Indiana 46742

Primary Plat

Date: 10-24-2024  
Design By: ABN  
Checked By: BRM  
Project No.: 24037332  
Sheet Number  
**PP-1**