

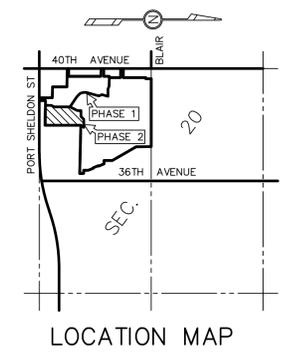
BENCHMARK ELEV. 641.60
RR SPIKE IN P. POLE, N. SIDE PORT
SHELDON ST., W. SIDE OF DRIVE TO
HOUSE, #3921

BENCHMARK ELEV. 649.43
SPIKE IN P. POLE, E. SIDE 40TH AVE,
200± S. OF C/L SARA ST.

- GENERAL NOTES**
- DESCRIPTION OF ALWARD ESTATES WEST NO. 2:
PART OF THE SW 1/4 OF SECTION 20, T6N, R13W, GEORGETOWN TOWNSHIP, OTTAWA COUNTY, MICHIGAN, DESCRIBED AS: COMMENCING AT THE SW CORNER OF SAID SECTION; THENCE N89°43'56"E 754.85 FEET ALONG THE SOUTH LINE OF SAID SW 1/4 TO THE SE CORNER OF ALWARD ESTATES WEST (AS RECORDED IN DOCUMENT NO. 2015-0040599); THENCE N01°38'09"W 165.00 FEET AND N89°43'56"E 115.00 FEET ALONG THE EAST LINE OF SAID ALWARD ESTATES WEST TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE N00°16'04"W 140.00 FEET; THENCE N26°15'09"E 73.76 FEET; THENCE N01°38'09"W 372.60 FEET (THE PREVIOUS 3 CALLS BEING ALONG SAID EAST LINE OF ALWARD ESTATES WEST); THENCE N24°55'45"E 192.30 FEET; THENCE N01°38'09"W 172.00 FEET; THENCE N05°26'47"W 102.53 FEET; THENCE S82°47'22"E 156.20 FEET; THENCE N79°53'27"E 69.53 FEET; THENCE S80°41'50"E 233.04 FEET; THENCE S35°24'06"W 164.53 FEET TO A POINT ON THE EAST LINE OF THE W 1/2 OF SAID SW 1/4; THENCE S01°33'09"E 845.95 FEET ALONG SAID EAST LINE; THENCE S89°43'56"W 469.98 FEET TO THE PLACE OF BEGINNING. THIS PARCEL CONTAINS 9.675 ACRES.
 - Existing zoning classifications:
"LDR" - Low Density Residential
 - This plat is intended for the construction of single family homes.
 - Statistical Summary: Phase 2
a. Number of lots = 24
b. Total acreage = 9.675 ac.
c. Length of street = 1,180 l.f.
 - "LDR" district regulations:
Lot size: 85' x 11,475 s.f.
Front yard: 40' minimum
Side yard: 10' minimum (20' total)
40' minimum for street side of a corner lot
Rear yard: 40' minimum
 - Public utilities:
The front 10' of each lot will be reserved for underground power and telephone lines (and other approved utilities to service the site).
 - This plat will conform to the Ottawa County Soil Erosion and Sedimentation Control ordinance and the NPDES permit process.
 - Road construction shall conform to the Ottawa County Road Commission standards.
 - This plat is not influenced by a flood plain.
 - All adjacent property to this plat is zoned LDR.
 - Sidewalks to be installed per Township Ordinance at the completion of house construction.



SCALE : 1"=100'



LOT AREA SUMMARY

Phase 2 Lot Number:	Total Lot Area:	Buildable Envelope Area:
Lot 32	12040 SF	3960 SF
Lot 33	12040 SF	3960 SF
Lot 34	12180 SF	4020 SF
Lot 35	19032 SF	7293 SF
Lot 36	20247 SF	7955 SF
Lot 37	12040 SF	3960 SF
Lot 38	12040 SF	3960 SF
Lot 39	12040 SF	3960 SF
Lot 40	12040 SF	3960 SF
Lot 41	12040 SF	3960 SF
Lot 42	12040 SF	3960 SF
Lot 43	12040 SF	3960 SF
Lot 44	13783 SF	4709 SF
Lot 45	18784 SF	8032 SF
Lot 46	13240 SF	4465 SF
Lot 47	12042 SF	3960 SF
Lot 48	12040 SF	3960 SF
Lot 49	13899 SF	5067 SF
Lot 50	17887 SF	7905 SF
Lot 51	19436 SF	9636 SF
Lot 52	19436 SF	9636 SF
Lot 53	12040 SF	3960 SF
Lot 54	16566 SF	4099 SF
Lot 55	17340 SF	8027 SF

**PRELIMINARY PLAT OF:
ALWARD ESTATES WEST NO. 2**

FOR: DJLK, LLC
ATTN: MR. JOHN KOETJE
1860 R.W. BERENDS SW
WYOMING, MI 49519

IN: PART OF THE SW 1/4 OF SECTION 20, T6N, R13W,
GEORGETOWN TOWNSHIP, OTTAWA COUNTY, MICHIGAN.

REVISIONS:	DATE:	APPROVED BY:	FILE NO.:
01-29-16 REVISED FOR SUBMITTAL (mk)		MK	141596E
09-26-14 REV PER OCR (mk)		DJS	
09-11-14 REV ST. NAMES PER OWNER (DWD)			
08-26-14 REV PER TOWNSHIP (mk)	07-28-14		SHEET 1 OF 1

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