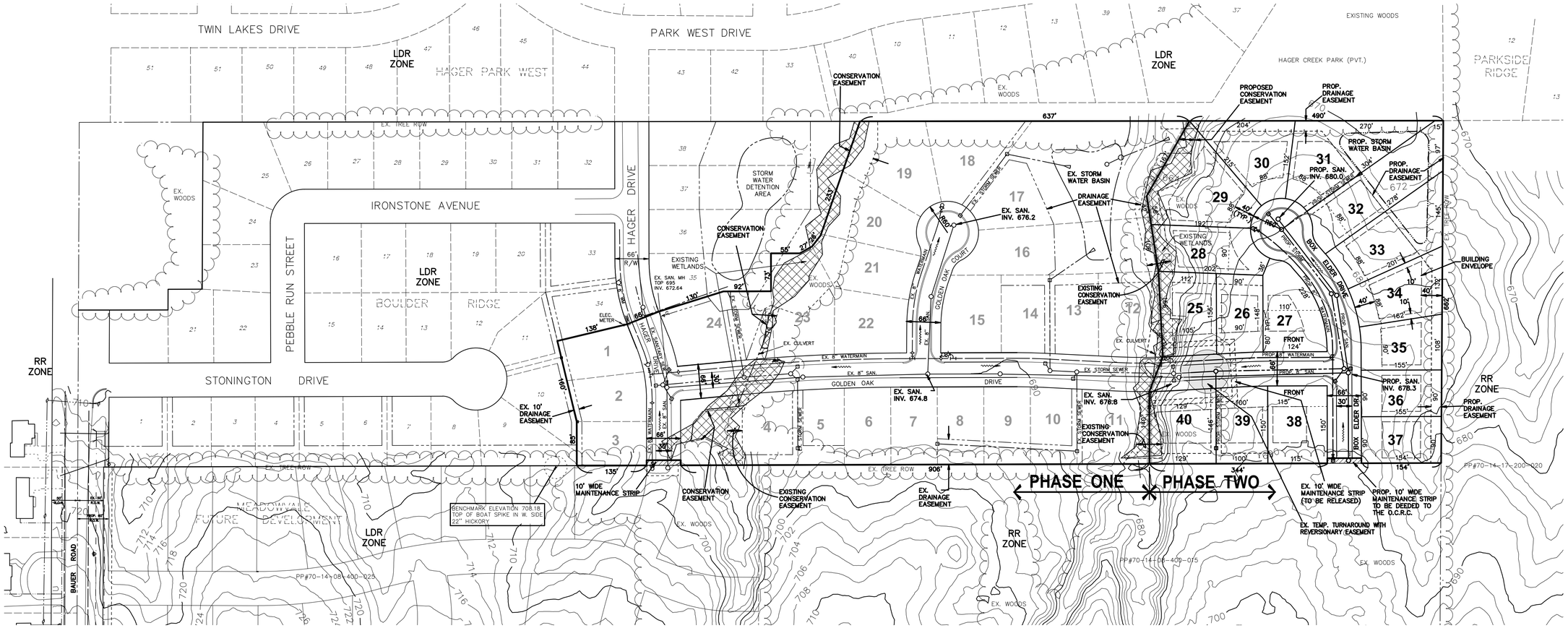


Know what's **below.**
Call before you dig.

SCALE: 1"= 100'
2' CONTOUR INTERVAL

PROPERTY DESCRIPTION – PHASE 2:

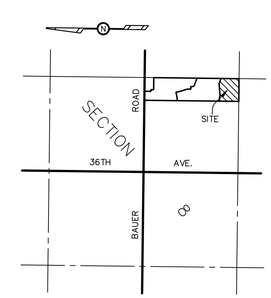
Part of the SE 1/4 of Section 8, T6N, R13W, Georgetown Township, Ottawa County, Michigan, described as: BEGINNING at the SE corner of said Section 8; thence N89°38'05"W 662.10 feet along the South line of said SE 1/4 to the West line of the East 1/2 of the East 1/2 of said SE 1/4; thence N00°10'24"W 154.02 feet along said West line; thence N89°49'36"E 10.00 feet; thence N00°10'24"W 66.00 feet; thence S89°49'36"W 10.00 feet; thence N00°10'24"W 344.01 feet along said West line to the SW corner of Walnut Grove; thence continuing along the Southerly line of said Walnut Grove the following five calls: N89°49'36"E 139.94 feet; thence S68°26'10"E 71.78 feet; thence N87°03'45"E 165.92 feet; thence N81°07'10"E 147.78 feet; thence S60°17'36"E 167.04 feet to the SE corner of Walnut Grove and the East line of said SE 1/4; thence S00°04'15"E 490.79 feet to the place of beginning. This parcel contains 8.354 acres.

GENERAL NOTES

1. Existing zoning classifications:
   "SFR A", Low Density (LDR)
2. This plat is intended for the construction of single family homes.
3. "SFR A" district regulations:
   Lot size: 85' x 11,475 s.f.
   Front yard: 40' min.
   Side yard: 10' min. (20' total)
   Rear yard: 40' min.
4. Public utilities:
   The front 10' of each lot will be reserved for power and telephone lines (and other approved utilities to service the site).
5. This plat will conform to the Ottawa County Soil Erosion and Sedimentation Control ordinance and the NPDES permit process.
6. Road construction shall conform to the Ottawa County Road Commission standards.
7. This plat is not influenced by a flood plain.
8. Sidewalks shall be installed per Township ordinance at such time as individual house construction is completed.
9. All adjacent property to this plat is zoned LDR and RR.
10. All drainage easement and detention areas will be conveyed to the Ottawa County Water Resources Commission.

LOT AREA SUMMARY (Lots 25 - 40, 16 Lots)

Lot Number:	Total Lot Area:	Buildable Envelope Area:
Lot 25	17,350 square feet	5,275 square feet
Lot 26	13,670 square feet	5,020 square feet
Lot 27	17,325 square feet	3,990 square feet
Lot 28	18,250 square feet	8,160 square feet
Lot 29	27,015 square feet	12,670 square feet
Lot 30	19,980 square feet	8,030 square feet
Lot 31	26,830 square feet	8,060 square feet
Lot 32	26,690 square feet	6,280 square feet
Lot 33	24,350 square feet	8,220 square feet
Lot 34	18,010 square feet	7,725 square feet
Lot 35	15,035 square feet	5,810 square feet
Lot 36	13,975 square feet	5,270 square feet
Lot 37	13,900 square feet	5,210 square feet
Lot 38	17,250 square feet	4,550 square feet
Lot 39	14,830 square feet	5,430 square feet
Lot 40	18,390 square feet	6,260 square feet



LOCATION MAP
SCALE: 1" = 2000'

STATE OF MICHIGAN
TODD R. STUIVE
ENGINEER
No. 38273
LICENSED PROFESSIONAL ENGINEER

STATE OF MICHIGAN
JAMES A. SWANSON
LAND SURVEYOR
NO. 40163
LICENSED LAND SURVEYOR

WALNUT GROVE PHASE 2 – PRELIMINARY PLAT

FOR: WEST MICHIGAN PROPERTIES, LLC
ATTN: KARLA WAGNER
P.O. BOX 751
JENISON, MI 49428

IN: PART OF THE SE 1/4, SECTION 8, T6N, R13W, GEORGETOWN TOWNSHIP, OTTAWA COUNTY, MICHIGAN

REVISIONS:

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planners · engineers · surveyors
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drawing number E F .. . . . . co. twp. sec. project drawing

DRAWN BY: dgb
APPROVED BY: TRS
FILE NO.: 151265E

PROJ. ENG.: TRS
PROJ. SURV.: JAS
DATE: 5/12/2015

SHEET 1 of 1

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