PRELIMINARY PLAT
ROLLING HILLS ESTATES NO. 4

For: ROLLING HILLS VENTURES LLC.
ATTN: ROBERT DEPPE
1235 - 76th STREET
BYRON CENTER, MI 49315

In: PART OF THE SW 1/4, SECTION 16. + SE 1/4, SECTION 17, T6N, R13W
GEORGETOWN TOWNSHIP, OTTAWA COUNTY, MICHIGAN

Revisions

exxel engineering, inc.
planners · engineers · surveyors
5252 Clyde Park, S.W. • Grand Rapids, MI 49509
Phone: (616) 531-3660 Fax: (616) 531-2121
www.exxelengineering.com

Drawn by: CDG
Approved by: TRS
File No: 121774E
Sheet 1 of 1
Date: 10-22-2012

drawing number: E F 70 • 14 • 16 • . •.
co. twp. sec. project drawing

Description of proposed Rolling Hills Estates No. 4:

Part of the SW 1/4, Section 16, T6N, R13W, Georgetown Township, Ottawa County, Michigan, described as: Beginning at the SW corner of said Section 16; thence N00°21'35"E 291.53 feet along the East line of Highpoint Acres Plat No. 9 (Liber 41 of Plats, Pages 67-69); thence S67°46'50"E 64.75 feet; thence N22°13'10"E 142.56 feet; thence N22°53'02"E 66.00 feet; thence N22°13'10"E 270.62 feet to the Southerly line of Rolling Hills Estates No. 3 (Document No. 2012-0043205); thence continuing along said Southerly line along the following seven courses: S34°32'03"E 154.34 feet; thence S67°46'50"E 185.76 feet; thence S46°11'30"E 216.55 feet; thence N43°48'30"E 22.64 feet; thence N00°38'10"E 170.00 feet; thence S89°21'50"E 173.84 feet; thence S85°42'56"E 66.13 feet; thence S89°21'50"E 144.89 feet along the Southerly line of Rolling Hills Estates No. 3 to Reference Point "B"; thence S89°21'50"E 21 feet along said Southerly line to the water's edge of Rolling Hills South Pond; thence meandering Southerly and Easterly along said water's edge to the Westerly line of Lot 94, Rolling Hills Estates No. 3 which bears N00°38'10"E from Reference Point "A" (Reference Point "A" is located S10°32'31"W 86.56 feet and S00°38'10"W 403.90 feet and S53°08'58"E 52.50 feet and N88°40'50"E 80.01 feet along an intermediate traverse line from aforesaid Reference Point "B") thence S00°38'10"W 15 feet along the Westerly line of said Lot 94 to Reference Point "A"; thence S00°38'10"W 73.68 feet to the SW corner of said Lot 94; thence N87°28'07"W 1163.62 feet along the South line, SW 1/4, Section 16 to the place of beginning.

This description is preliminary in nature and shall not be used for conveyance of title.

GENERAL NOTES:

1. Existing zoning classifications:
   "LDR" – Low Density Residential
2. This plat is intended for the construction of single family homes.
3. "LDR" district regulations:
   Lot size: 85'x 11,475 s.f.
   Front yard: 40' min.
   Side yard: 10' min.
   Rear yard: 40' min.
   Building Height: 2 1/2 stories (35' max.)
4. Public utilites:
   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. Street lights will be provided at locations determined by Consumer's Energy Co.
8. Sidewalks will be installed as individual home sites are constructed per Georgetown Township sidewalk ordinance.
9. This property does not lie within a 100 year floodplain.

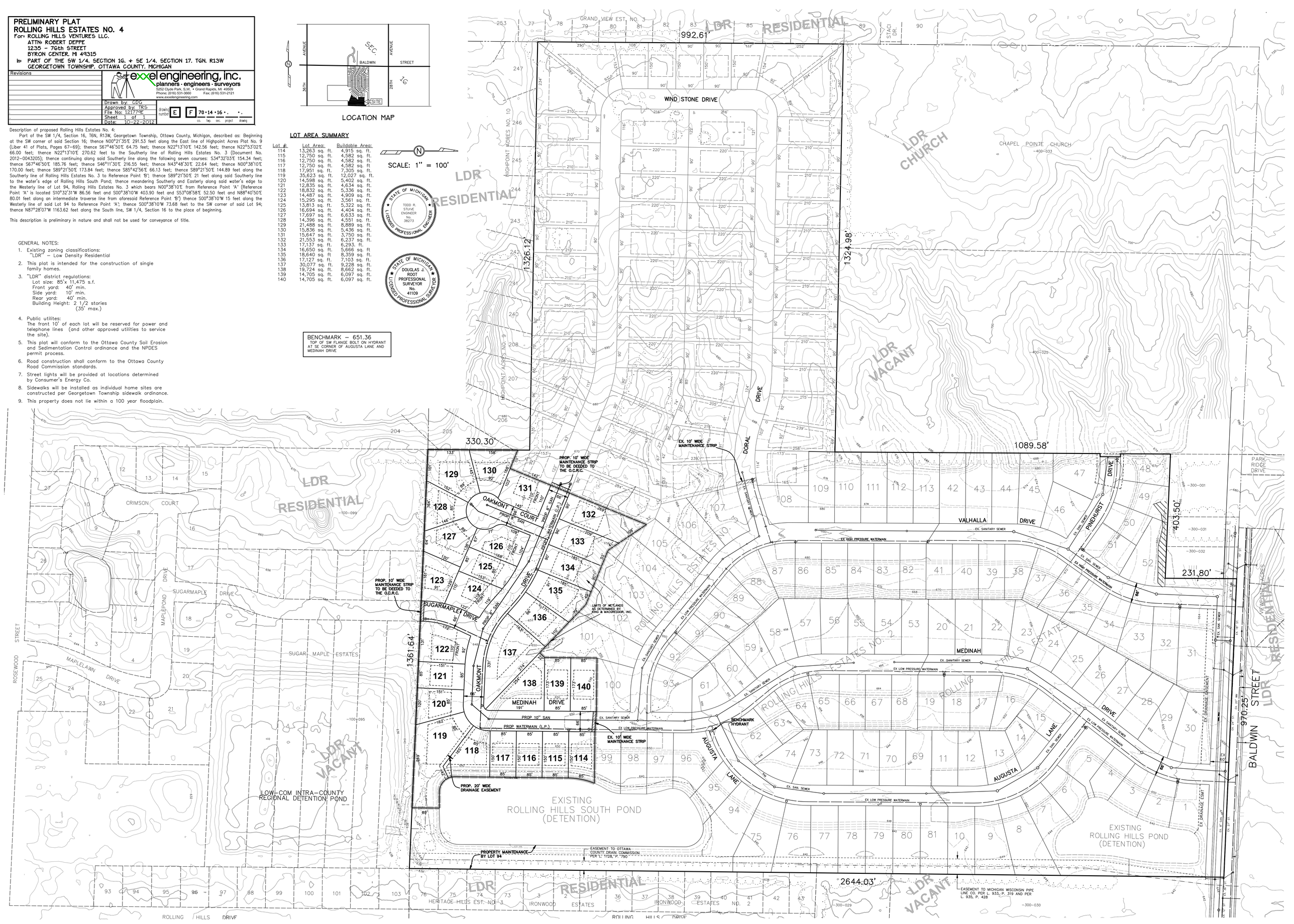
LOCATION MAP

LOT AREA SUMMARY

Lot #:	Lot Area:	Buildable Area:
114	13,263 sq. ft.	4,915 sq. ft.
115	12,750 sq. ft.	4,582 sq. ft.
116	12,750 sq. ft.	4,582 sq. ft.
117	12,750 sq. ft.	4,582 sq. ft
118	17,951 sq. ft.	7,305 sq. ft.
119	35,623 sq. ft.	12,027 sq. ft.
120	14,598 sq. ft.	5,402 sq. ft.
121	12,835 sq. ft.	4,634 sq. ft.
122	18,832 sq. ft.	5,336 sq. ft.
123	14,487 sq. ft.	4,909 sq. ft.
124	15,295 sq. ft.	3,561 sq. ft.
125	13,813 sq. ft.	5,322 sq. ft.
126	16,694 sq. ft.	4,404 sq. ft.
127	17,697 sq. ft.	6,633 sq. ft.
128	14,396 sq. ft.	4,551 sq. ft.
129	21,488 sq. ft.	8,889 sq. ft.
130	15,836 sq. ft.	5,436 sq. ft.
131	15,647 sq. ft.	3,750 sq. ft.
132	21,553 sq. ft.	6,237 sq. ft.
133	17,137 sq. ft.	6,293. ft.
134	16,650 sq. ft.	5,666 sq. ft
135	18,640 sq. ft	8,359 sq. ft.
136	17,127 sq. ft.	7,103 sq. ft.
137	30,077 sq. ft.	9,228 sq. ft.
138	19,724 sq. ft.	8,662 sq. ft.
139	14,705 sq. ft.	6,097 sq. ft.
140	14,705 sq. ft.	6,097 sq. ft.

SCALE: 1" = 100'

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

STATE OF MICHIGAN
DOUGLAS J. ROOT
PROFESSIONAL SURVEYOR
No. 41109
LICENSED PROFESSIONAL SURVEYOR

BENCHMARK – 651.36
TOP OF SW FLANGE BOLT ON HYDRANT AT SE CORNER OF AUGUSTA LANE AND MEDINAH DRIVE