PRELIMINARY PLAT
ROLLING HILLS ESTATES NO. 6

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: JSD
Approved by: TRS
File No: 131506E
Sheet 1 of 1
Date: 6-26-2013
drawing number E F 70 · 14 · 16 · . · .
co. twp. sec. project drawing

Description of Rolling Hills Estates No. 6:

Part of the SW 1/4, Section 16, and part of the SE 1/4, Section 17, T6N, R13W, Georgetown Township, Ottawa County, Michigan, described as: Commencing at the SE corner of said Section 17; thence N00°21'35"E 291.53 feet along the Westerly line of Rolling Hills Estates No. 4 and the East line of Highpoint Acres Plat No. 9 (Liber 41 of Plats, Pages 67-69) to the Point of Beginning of this description; thence N00°21'35"E 38.82 feet along said East line to the NE corner of Highpoint Acres Plat No. 9; thence N88°51'25"W 1326.12 feet along the North line of said plat and the North line of Highpoint Acres Plat No. 10 (Liber 42 of Plats, Pages 67-69) to the NW corner of Lot 247, Highpoint Acres Plat No. 10; thence N00°25'38"E 539.20 feet along the Easterly line of Highpoint Acres Plat No. 10 and the East line of Grand View Estates No. 3 (Liber 41 of Plats, Pages 40-43) to the SW corner of Rolling Hills Estates No. 5; thence S89°34'22"E 150.00 feet along the Southerly line of Rolling Hills Estates No. 5; thence S00°25'38"W 44.69 feet and S88°47'17"E 993.80 feet and S67°39'31"E 191.92 feet and N89°48'00"E 175.96 feet along said Southerly line to the SE corner of Rolling Hills Estates No. 5; thence S68°13'00"E 51.63 feet along the Southerly line of Rolling Hills Estates No. 3 (Document No. 2012-0043205); thence S34°32'03"E 33.15 feet along said Southerly line to the Northwesterly corner of Rolling Hills Estates No. 4; thence S22°13'10"W 270.62 feet along the Westerly line of Rolling Hills Estates No. 4; thence S22°53'02"W 66.00 feet and S22°13'10"W 142.56 feet and N67°46'50"W 64.75 feet along said Westerly line to the point of beginning.

This site contains approximately 16.8 Acres

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.

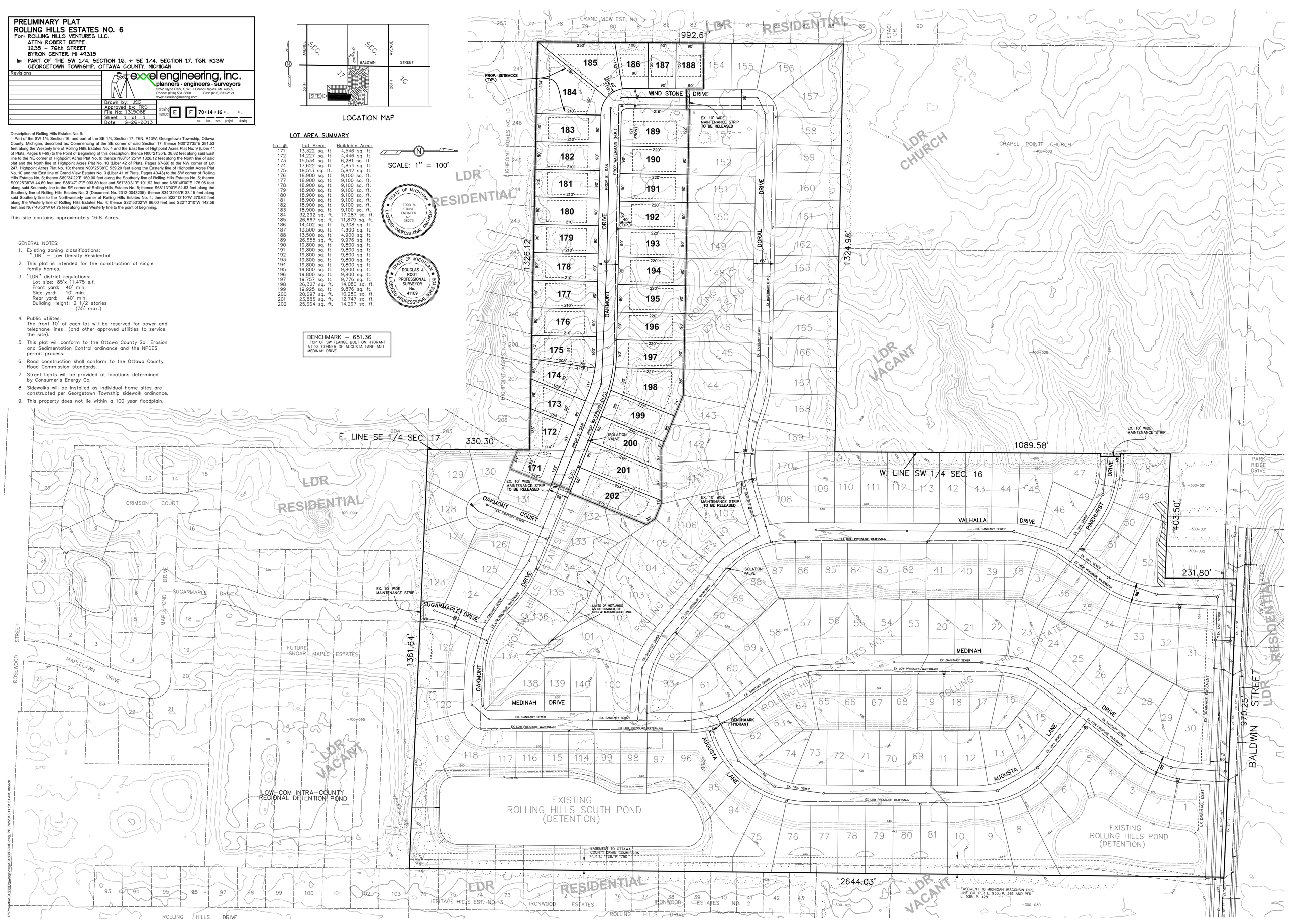
LOCATION MAP

LOT AREA SUMMARY

Lot #:	Lot Area:	Buildable Area:
171	13,322 sq. ft.	4,546 sq. ft.
172	14,227 sq. ft.	4,446 sq. ft.
173	15,534 sq. ft.	6,281 sq. ft.
174	17,622 sq. ft.	4,854 sq. ft.
175	18,513 sq. ft.	5,842 sq. ft.
176	18,900 sq. ft.	9,100 sq. ft.
177	18,900 sq. ft.	9,100 sq. ft.
178	18,900 sq. ft.	9,100 sq. ft.
179	18,900 sq. ft.	9,100 sq. ft.
180	18,900 sq. ft.	9,100 sq. ft.
181	18,900 sq. ft.	9,100 sq. ft.
182	18,900 sq. ft.	9,100 sq. ft.
183	18,900 sq. ft.	9,100 sq. ft.
184	32,292 sq. ft.	17,287 sq. ft.
185	26,667 sq. ft.	11,879 sq. ft.
186	14,402 sq. ft.	5,308 sq. ft.
187	13,500 sq. ft.	4,900 sq. ft.
188	13,500 sq. ft.	4,900 sq. ft.
189	26,655 sq. ft.	9,976 sq. ft.
190	19,800 sq. ft.	9,800 sq. ft.
191	19,800 sq. ft.	9,800 sq. ft
192	19,800 sq. ft.	9,800 sq. ft.
193	19,800 sq. ft.	9,800 sq. ft.
194	19,800 sq. ft.	9,800 sq. ft.
195	19,800 sq. ft.	9,800 sq. ft.
196	19,800 sq. ft.	9,800 sq. ft.
197	19,757 sq. ft.	9,776 sq. ft.
198	26,327 sq. ft.	14,080 sq. ft.
199	19,925 sq. ft.	9,876 sq. ft.
200	20,697 sq. ft.	10,280 sq. ft.
201	23,885 sq. ft.	12,747 sq. ft.
202	25,664 sq. ft.	14,297 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