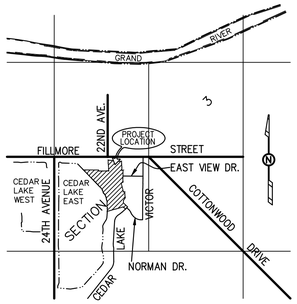
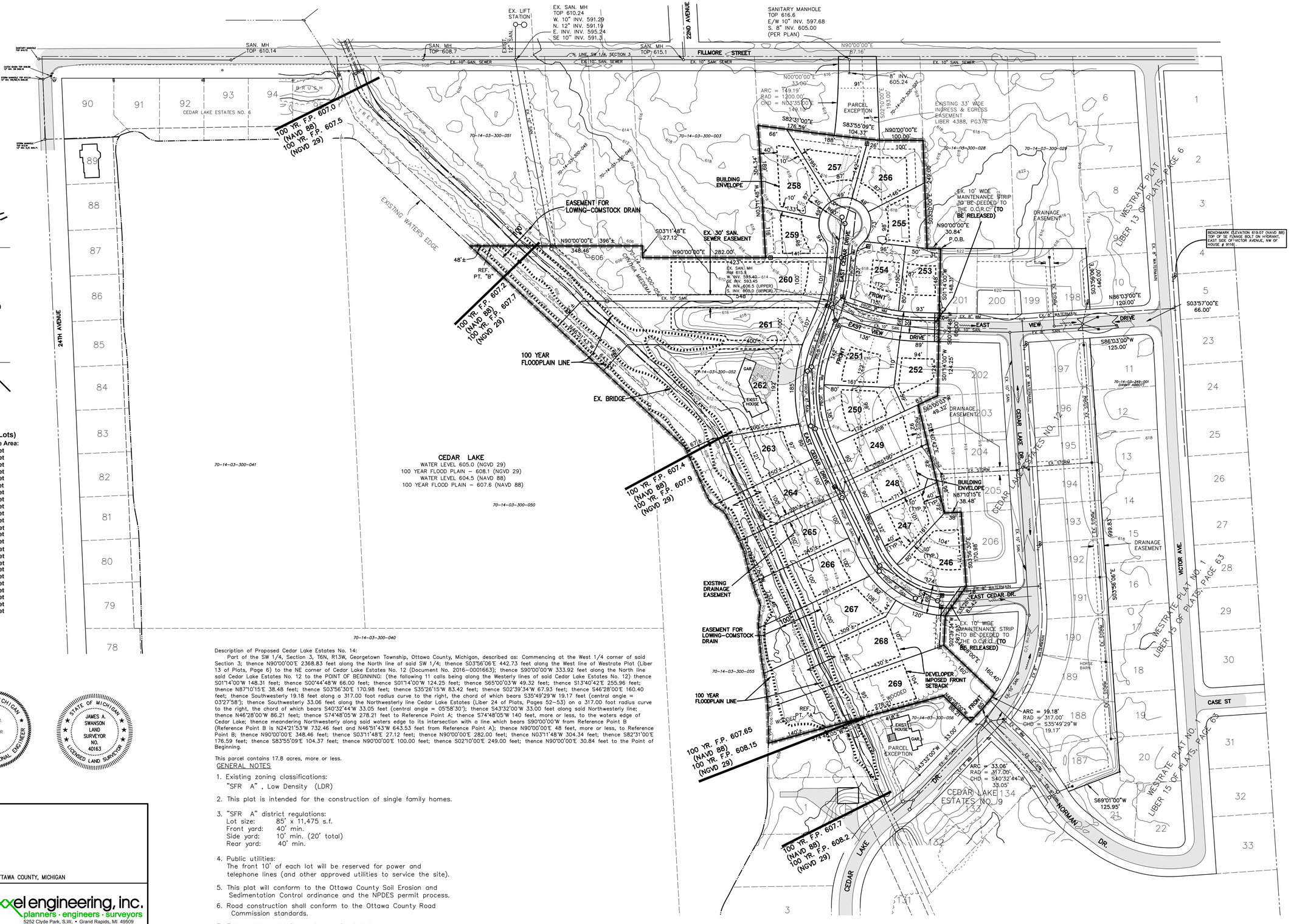


LOCATION MAP

SCALE: 1" = 2000'

LOT AREA SUMMARY (Lots 246-269, 24 Lots)

Lot Number:	Total Lot Area:	Buildable Envelope Area:
Lot 246	17,855 square feet	7,550 square feet
Lot 247	16,555 square feet	6,645 square feet
Lot 248	16,250 square feet	6,985 square feet
Lot 249	17,875 square feet	8,245 square feet
Lot 250	16,650 square feet	6,980 square feet
Lot 251	18,900 square feet	5,560 square feet
Lot 252	13,615 square feet	4,925 square feet
Lot 253	12,935 square feet	4,608 square feet
Lot 254	15,845 square feet	4,035 square feet
Lot 255	14,500 square feet	4,420 square feet
Lot 256	19,805 square feet	7,890 square feet
Lot 257	17,250 square feet	6,175 square feet
Lot 258	22,620 square feet	9,275 square feet
Lot 258	13,805 square feet	4,275 square feet
Lot 260	87,100 square feet	20,235 square feet
Lot 261	59,515 square feet	13,890 square feet
Lot 262	79,560 square feet	26,350 square feet
Lot 263	30,590 square feet	7,600 square feet
Lot 264	23,490 square feet	6,780 square feet
Lot 265	23,685 square feet	6,870 square feet
Lot 266	25,540 square feet	7,005 square feet
Lot 267	31,220 square feet	8,685 square feet
Lot 268	41,330 square feet	10,400 square feet
Lot 269	50,080 square feet	9,480 square feet



SCALE: 1"= 100'
2' CONTOUR INTERVAL

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

Description of Proposed Cedar Lake Estates No. 14:

Part of the SW 1/4, Section 3, T6N, R13W, Georgetown Township, Ottawa County, Michigan, described as: Commencing at the West 1/4 corner of said Section 3; thence N90°00'00"E 2368.83 feet along the North line of said SW 1/4; thence S03°56'06"E 442.73 feet along the West line of Westrate Plat (Liber 13 of Plats, Page 6) to the NE corner of Cedar Lake Estates No. 12 (Document No. 2016–0001663); thence S90°00'00"W 333.92 feet along the North line said Cedar Lake Estates No. 12 to the POINT OF BEGINNING: (the following 11 calls being along the Westerly lines of said Cedar Lake Estates No. 12) thence S01°14'00"W 148.31 feet; thence S00°44'48"W 66.00 feet; thence S01°14'00"W 124.25 feet; thence S65°00'03"W 49.32 feet; thence S13°40'42"E 255.96 feet; thence N87°10'15"E 38.48 feet; thence S03°56'30"E 170.98 feet; thence S35°26'15"W 83.42 feet; thence S02°39'34"W 67.93 feet; thence S46°28'00"E 160.40 feet; thence Southwesterly 19.18 feet along a 317.00 foot radius curve to the right, the chord of which bears S35°49'29"W 19.17 feet (central angle = 03°27'58"); thence Southwesterly 33.06 feet along the Northwesterly line Cedar Lake Estates (Liber 24 of Plats, Pages 52–53) on a 317.00 foot radius curve to the right, the chord of which bears S40°32'44"W 33.05 feet (central angle = 05°58'30"); thence S43°32'00"W 33.00 feet along said Northwesterly line; thence N46°28'00"W 86.21 feet; thence S74°48'05"W 278.21 feet to Reference Point A; thence S74°48'05"W 140 feet, more or less, to the waters edge of Cedar Lake; thence meandering Northwesterly along said waters edge to its intersection with a line which bears S90°00'00"W from Reference Point B (Reference Point B is N24°21'53"W 732.46 feet and N46°51'43"W 643.53 feet from Reference Point A); thence N90°00'00"E 48 feet, more or less, to Reference Point B; thence N90°00'00"E 348.46 feet; thence N03°11'48"E 27.12 feet; thence N90°00'00"E 282.00 feet; thence N03°11'48"W 304.34 feet; thence S82°31'00"E 176.59 feet; thence S83°55'09"E 104.37 feet; thence N90°00'00"E 100.00 feet; thence S02°10'00"E 249.00 feet; thence N90°00'00"E 30.84 feet to the Point of Beginning.

This parcel contains 17.8 acres, more or less.

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.

PRELIMINARY PLAT

CEDAR LAKE NO. 14

FOR: Cedar Valley Associates, Inc.
Attn: Denise Decker
8879 24th Ave.
Jension MI 49428

PART OF THE SW 1/4, SECTION 3, T6N, R13W, GEORGETOWN TOWNSHIP, OTTAWA COUNTY, MICHIGAN

DATE	REVISION	BY

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

DRAWN BY: dgb
APPROVED BY: TRS
FILE NO.: 191937E
PROJ. ENG.: TRS
PROJ. SURV.: JAS
DATE: 11/08/19

SHEET 1 of 1

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