

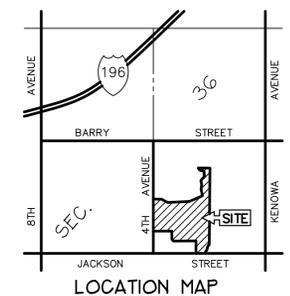
LOT AREA SUMMARY

Lot Number:	Buildable Envelope:	Total Lot Area:
Lot 1	30,340 s.f.	81,080 s.f.
Lot 2	26,335 s.f.	73,065 s.f.
Lot 3	27,795 s.f.	71,470 s.f.
Lot 4	65,690 s.f.	455,770 s.f.
Lot 5	63,465 s.f.	150,495 s.f.
Lot 6	80,350 s.f.	218,500 s.f.
Lot 7	42,370 s.f.	76,010 s.f.
Lot 8	21,635 s.f.	45,325 s.f.
Lot 9	27,680 s.f.	52,620 s.f.
Lot 10	23,845 s.f.	52,055 s.f.

- GENERAL NOTES:**
- LEGAL DESCRIPTION:**
That part of the SE 1/4 of Section 36, T6N, R13W, Georgetown Township, Ottawa County, Michigan, described as: Commencing at the South 1/4 corner of said Section 36; thence N01°28'10"W 530.00 feet along the West line of said SE 1/4 to the PLACE OF BEGINNING of this description; thence N01°28'10"W 744.37 feet along said West line; thence N88°31'50"E 185.00 feet along the South line of Whitetail Ridge as recorded in Liber 33 of Plats, Pages 22-24; thence S63°36'41"E 162.13 feet along said South line; thence N85°43'18"E 515.28 feet along said South line; thence N64°44'45"E 152.07 feet along said South line to Reference Point "A"; thence N64°44'45"E 185 feet more or less along said South line to the centerline of Rush Creek; thence Northerly along the centerline of said Rush Creek to its intersection with a line bearing S89°16'08"W from Reference Point "B" (Reference Point "B" is located N18°14'11"E 771.33 feet from Reference Point "A"); thence N89°16'08"E 196 feet more or less along the South line of the North 600 feet of said SE 1/4 to Reference Point "B"; thence N89°16'08"E 80.00 feet along said South line; thence S01°22'34"E 1798.98 feet along the East line of the West 1/2 of said SE 1/4 to Reference Point "C"; thence S88°37'26"W 12 feet more or less to the centerline of Rush Creek; thence Southerly along the centerline of said Rush Creek to a point on the South line of said SE 1/4 being S22°02'11"W 249.28 feet from said Reference Point "C"; thence S89°20'28"W 215.00 feet along said South line; thence N00°39'32"W 295.00 feet; thence S89°20'28"W 545.17 feet; thence N40°11'05"W 45.33 feet; thence N01°28'10"W 200.00 feet; thence S89°20'28"W 435.64 feet to the place of beginning. This parcel contains 31.7 acres, more or less, including Highway R.O.W.
 - CURRENT ZONING:** RR - RURAL RESIDENTIAL
 - ZONING REGULATIONS:**
FRONT YARD SETBACK 40 FEET
SIDE YARD SETBACK 20 AND 40 FEET TOTAL
REAR YARD SETBACK 50 FEET
LOT AREA 30,000 S.F.
LOT WIDTH 200 FEET
 - THIS PROJECT WILL BE DEVELOPED AS A SUBDIVISION WITH A PUBLIC STREET CONSTRUCTED TO OTTAWA COUNTY ROAD COMMISSION STANDARDS.
 - THE LOTS WILL BE USED FOR SINGLE FAMILY HOMES WITH ATTACHED GARAGES ONLY.
 - UTILITIES:**
a. THE LOTS WILL BE SERVICED BY INDIVIDUAL ON-SITE SEWAGE DISPOSAL SYSTEMS SUBJECT TO APPROVAL OF THE OTTAWA COUNTY HEALTH DEPARTMENT.
b. THE LOTS WILL BE SERVICED BY PUBLIC WATERMAIN EXTENSION IN 4TH AVENUE.
c. AN EASEMENT ACROSS THE FRONT 10' OF EACH LOT WILL BE RESERVED FOR UNDERGROUND POWER, PHONE AND GAS.
 - ACCESS TO LOTS 1 AND 10 SHALL BE RESTRICTED TO THE RIDGESIDE COURT.
 - ALL ADJACENT PROPERTY IS ZONED RR.
 - SIDEWALKS TO BE CONSTRUCTED ON BOTH SIDES OF JACKSON RIDGE COURT PER TOWNSHIP ORDINANCE AT THE TIME OF INDIVIDUAL HOUSE CONSTRUCTION. SIDEWALKS ON 4TH AVE. AND JACKSON STREET TO BE CONSTRUCTED BY HOME OWNER AT THE TIME OF INDIVIDUAL HOME CONSTRUCTION (UNLESS WAIVER IS GRANTED BY TOWNSHIP BOARD).

BENCHMARK ELEVATION 678.45
TOP OF SE FLANGE BOLT UNDER
"E" ON HYDRANT AT NE CORNER
OF 4TH AVE & WHITESTAG CT.
(NAVD 88)

RIDGESIDE COURT LENGTH = 800'
(FROM CENTER LINE OF 4TH AVE.
TO CENTER OF TURN AROUND.)



Proposed: JACKSON RIDGE - Preliminary Plat

FOR: Grand Ridge Enterprises LLC
4720 52nd St. SE
Grand Rapids, MI 49512

IN: Part of the SE 1/4 of Section 36, T6N, R13W,
Georgetown Township, Ottawa County, Michigan.

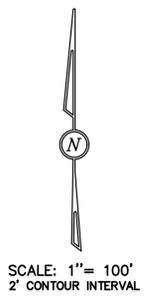
REVISIONS:	DATE:	BY:
12/05/19 Rev. per O.C.R.C. (dgb)		
02/26/18 Rev. per Township		
01-30-18 Rev. Preliminary Plat Submittal		
10-14-14 REV. PER TOWNSHIP (dwd)		
9-26-14 Cul-de-Sac (dwd)		
9-25-14 per Twp review (dwd)		
9-24-14 Layout Updated (dwd)		
7-31-14 rev chart (dwd)		
7-7-14 Update for Twp. Submittal (dwd)		

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www.exxelengineering.com

DRAWN BY: dgb
APPROVED BY: TRS
FILE NO.: 081122E

PROJ. ENG.: TRS
PROJ. SURV.: BMF
DATE: 5/14/14

SHEET 1 of 1



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