



Georgetown Charter Township

1515 Baldwin St., Jenison, MI 49428

Planning Commission Meeting Agenda

Wednesday, February 18, 2026, 7:00pm

1. Call To Order
2. Roll Call
3. Approval Of The Agenda
4. Old Business
5. New Business
- 5.I. The Layout Of The Preliminary Plat Of Schepers Farm, P.P. # 70-14-07-400-049
Located At 8100 42nd Ave., Zoned Low Density Residential (LDR), Georgetown
Township, Ottawa County, Michigan.

Documents:

STAFF REPORT - SCHEPERS FARM PRELIMINARY.PDF
SITE PLAN - SCHEPERS FARM PRELIMINARY DATED 12-30-25.PDF
APPLICATION - AGENDA.PDF
SIDEWALK COMPLIANCE LETTER - AGENDA.PDF
STREET LIGHT PETITION - AGENDA.PDF
FEE PAID - AGENDA.PDF
PROPERTY NOTICE.PDF

- 5.II. The Overall Layout Of The Tall Oaks Plat And Layout Of The Preliminary Plat Of Tall
Oaks Phase 1, P.P. # 70-14-04-300-029, P.P. # 70-14-04-400-013, P.P. # 70-14-09-200-
023, Part Of P.P. # 70-14-09-200-002, P.P. # 70-14-09-200-001, And P.P. # 70-14-09-
100-006, Located At 2840 Fillmore St., 8900 24th Ave., Part Of 2721 Bauer Rd., 2769
Bauer Rd. And North Of Hawthorne Dr. And Willowview Dr., Zoned Low Density
Residential (LDR), Georgetown Township, Ottawa County, Michigan.

Documents:

STAFF REPORT - TALL OAKS PHASE 1 PRELIMINARY.PDF
SITE PLAN - TALL OAKS PHASE 1 PRELIMINARY PLAT.PDF
LETTER FROM DEVELOPER - AGENDA.PDF
APPLICATION - AGENDA.PDF
NARRATIVE STATEMENT.PDF
SIDEWALK COMPLIANCE LETTER - AGENDA.PDF
STREET LIGHT PETITION - AGENDA.PDF
TRIP GENERATION LETTER.PDF
ASSOCIATION DOCUMENTS - DECLARATION OF COVENANTS
RESTRICTIONS AND CONDITIONS.PDF
FEE PAID - AGENDA.PDF

[PROPERTY NOTICE.PDF](#)

6. Communications, Letters And Reports

7. Public Comments

8. Other Business

8.I. Ordinance Amendment Discussion - Open Air Business And Industrial Uses (Sec. 2.77
And Chapter 17)

Documents:

[ORDINANCE LANGUAGE FOR OPEN AIR BUSINESS.PDF](#)

9. Commissioner/Staff Comments

10. Adjournment

STAFF REPORT TO THE PLANNING COMMISSION FOR PRELIMINARY PLAT REQUEST

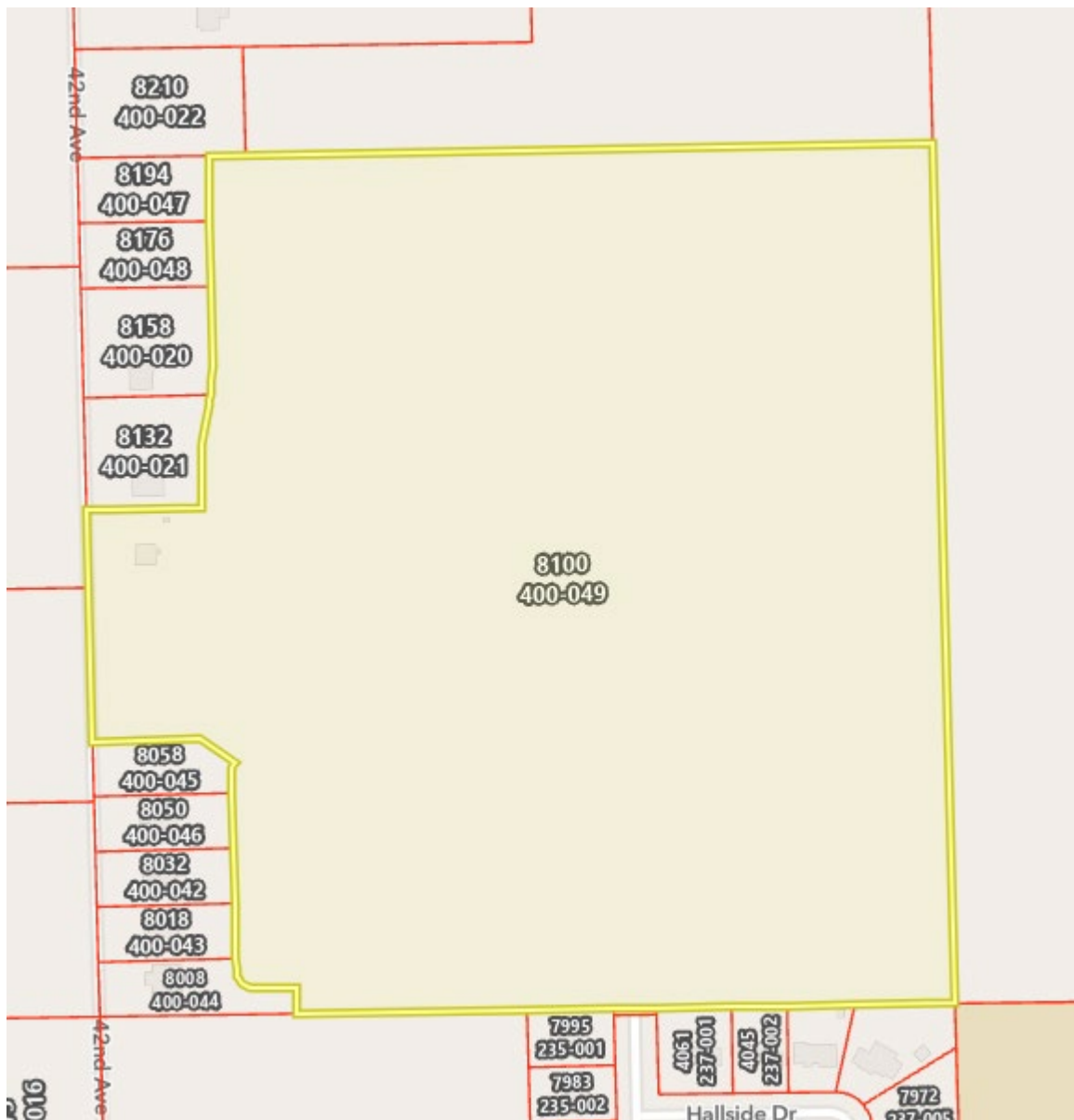
The layout of the Preliminary Plat of Schepers Farm, P.P. # 70-14-07-400-049 located at 8100 42nd Ave., zoned Low Density Residential (LDR), Georgetown Township, Ottawa County, Michigan. **This is a revision from the previous application submitted in 2023. The 2023 approval expired in June 2025.**

REQUEST

The request is for preliminary plat approval of Schepers Farm with 17 lots proposed in the LDR zoning district. The parcel is 35.6 acres including right-of-way and will be platted with multiple wetland/pond areas.

Aerial View





HISTORY

The original application for this property was withdrawn in 2001. The 2003 application expired. Then another application was submitted in 2021 and that one was also withdrawn. The second one submitted in 2021 was granted preliminary approval on November 25, 2021 and final preliminary approval on May 23, 2022. In 2023, another application was submitted and granted preliminary approval on December 11, 2023. On December 9, 2024 the Township Board granted a 6-month extension for the approval, but it eventually expired in June 2025.

SUMMARY

- a. The lots and building envelopes appear to meet ordinance requirements (all will be reviewed for exactness at the time building permit applications are submitted). Notes below are provided to identify specific features of lots.
 - Lots 7 & 8 shall have driveways on Schepers Drive, **not 42nd Ave.**
 - Most lots are affected by a wetlands, detention areas, and/or a pond. These are situations noted to be created by the developer and would be considered to be **a self-created situation in case any variance requests are submitted in the future based on those circumstances.**
- b. The plan notes that there is a plat entry sign which may be built at the time of plat construction and notes that location is “optional.” It should be noted that the plat entry sign will require a sign permit and follow all applicable Township Ordinances. **If there will be a plat entry sign, a legal instrument detailing responsibility for ownership and maintenance shall be provided prior to final plat approval.**
- c. The plan indicates that the proposed storm sewer and detention basin is intended to be part of a 433 agreement and will be adopted by the Ottawa County Water Resources Commission.
- d. The project is not located in the 100-year floodplain, based on the National Flood Insurance Program Rate maps.
- e. All existing and proposed utilities shall be coordinated with the township DPW department.
 - The DPW Director has indicated that the escrow fees have already been paid with previous submittals.
- f. A note on the plan indicates that the proposed plan shall be approved by Ottawa County Water Resources Commission,
- g. A note on the plan states that all streets with single family lots will be dedicated to the public and constructed per Ottawa County Road Commission standards and specifications.
- h. Attached garages with a minimum of 400 square feet shall be provided.
- i. A note on the plan states that sidewalks will be constructed per applicable Township Ordinances, sidewalks are shown on the plan and comply with Township Ordinances.
- j. All lighting will be shielded from all adjacent properties. Lighting will be provided by Consumers Energy and will be standard Consumers Energy pole-mounted “lantern” style lights, unless another style is requested by the developer.

OPTION FOR MOTION

If the Planning Commission determines that the plan complies with Township ordinances, the following motion is recommended.

- Motion:** **To adopt the staff report as findings of fact and to recommend to the Township Board to grant tentative preliminary plat approval of the overall layout of the Preliminary Plat of Schepers Farm, P.P. # 70-14-07-400-049 located at 8100 42nd Ave., zoned Low Density Residential (LDR), Georgetown Township, Ottawa County, Michigan., as shown on the Vriesman and Korhorn drawing dated revised 12/30/2025, and with the following conditions:**
- a. Building envelopes meet ordinance requirements. Envelopes will be reviewed for exactness at the time building permit applications are submitted.
 - b. Most lots are affected by a drainage easement, detention areas and/or wetlands. These are situations noted to be created by the developer and would be considered to be **a self-created situation in case any variance requests are submitted in the future based on those circumstances.**
 - c. All existing and proposed utilities shall be coordinated with the township DPW department
 - d. The proposed plan shall be approved by Ottawa County Water Resources Commission.
 - e. The proposed plan shall be approved by the Ottawa County Road Commission.
 - f. All fees, including deferred assessments, shall be paid prior to the issuance of any building permits.
 - g. If there will be a plat entry sign, a legal instrument detailing responsibility for ownership and maintenance shall be provided at the time of Final Plat approval.
 - h. Attached garages with a minimum of 400 square feet shall be provided.
 - i. Sidewalks will be provided by the individual property owner at the time a house is constructed.

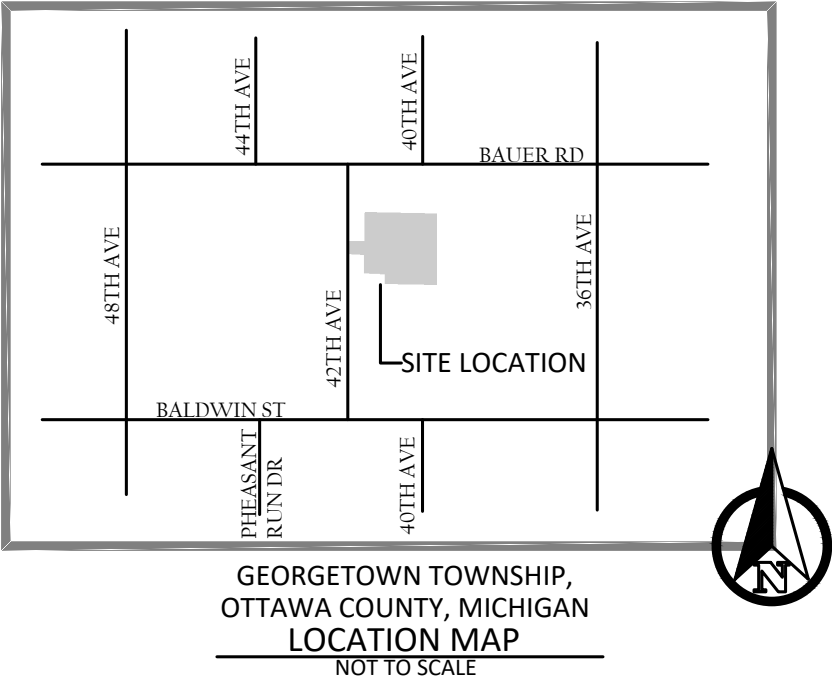
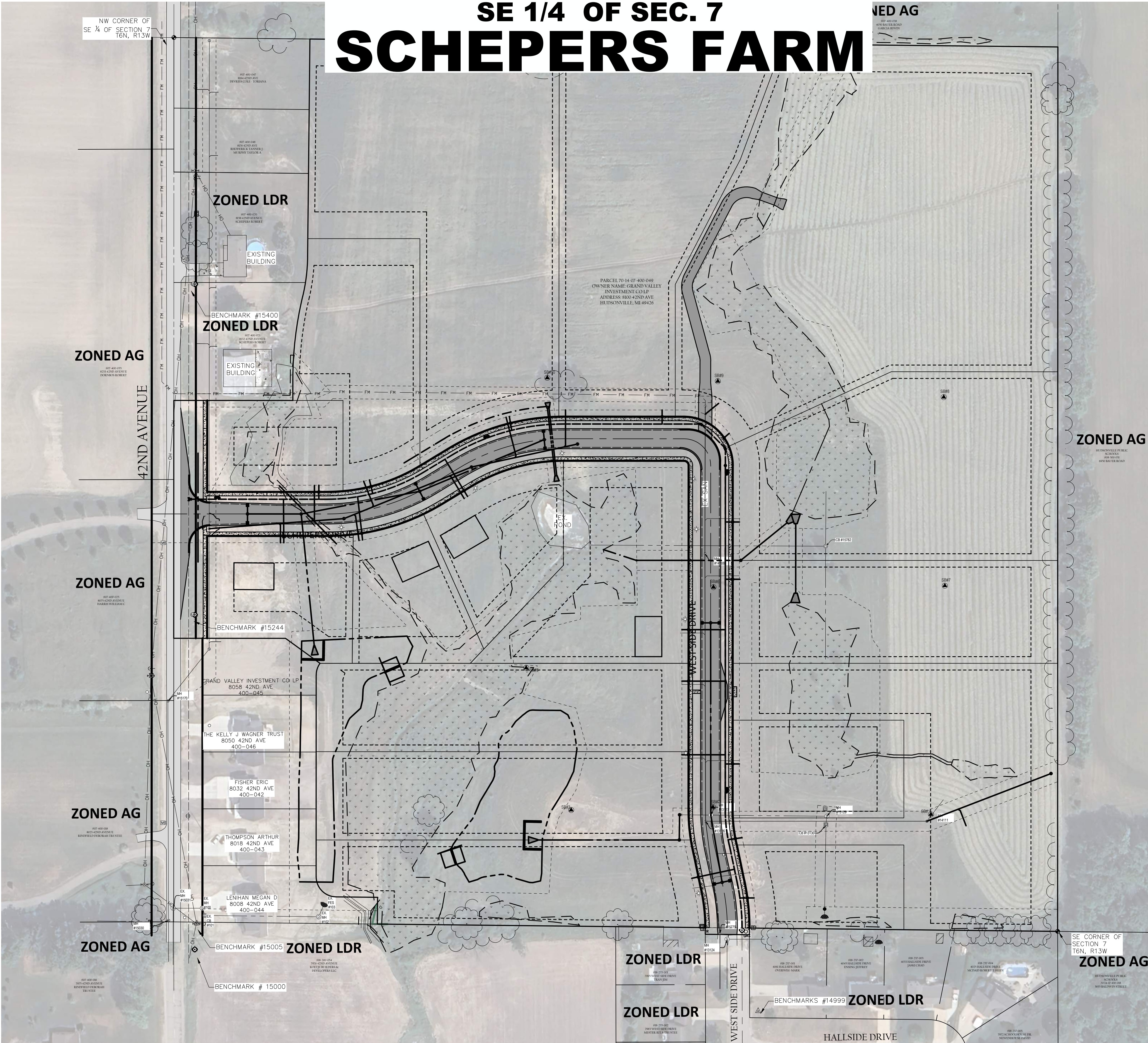
Criteria used for the site plan review:

I D number	Schepers Farm	Date	1/27/26
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Name	Schepers Farm		
Address	8100 42 nd Ave.		
Use	Preliminary Plat		

REQUIREMENT	PROVIDED	Needs or Comments
Date, north arrow, scale	X	
Name, address of preparer	X	
Name, address of property owner or petitioner	X	
Location sketch	X	
Legal description	X	
Size in acres of the property	X	
Property lines and required setbacks shown and dimensioned	X	
Location of existing structures, drives, parking areas within 100 ft of boundary	X	
Location and dimensions of existing and proposed structures	X	
Location of existing and proposed drives (dimensions and radii), circulation	X	
Sidewalks, non-motorized paths-select streets, accel, decel lanes	X	
Signs, exterior lighting	X	
Curbing, parking areas, dimensions of typical space, number of parking spaces	X	
Calculations of parking spaces, unloading areas	X	
Location, pavement width, ROW of all abutting roads, easements	X	
Existing zoning, and zoning and use of abutting property	X	
Location of existing vegetation-parkway association	X	
Location, type, size of proposed landscaping, streetscape, greenbelt	X	
Location, height, type of existing and proposed fences and walls	X	
Size, location of proposed, existing utilities, connections to water/sewer		a. DPW
Location, size of surface water drainage facilities		b. OCWRC
Existing, proposed topo contours, max 5 ft intervals	X	
Rec/common areas, floodplain areas	N/A	
Special Use Standards, general and specific	N/A	
Residential development extra requirements attached garages		Condition
Fire Department Approval of Parking Layout	X	

GEORGETOWN TOWNSHIP
OTTAWA COUNTY, MICHIGAN
SE 1/4 OF SEC. 7
SCHEPERS FARM



Sheet List Table

Sheet Number	Sheet Title
1 OF 4	COVER
2 OF 4	EXISTING CONDITIONS
3 OF 4	EXISTING CONDITIONS
4 OF 4	SITE PLAN

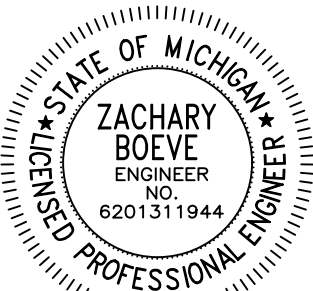


Know what's below.
Call before you dig.

NOTE:
ALL UTILITIES SHOWN ARE APPROXIMATE LOCATIONS DERIVED FROM ACTUAL MEASUREMENTS AND AVAILABLE RECORDS. THEY SHOULD NOT BE INTERPRETED TO BE THE EXACT LOCATION NOR SHOULD IT BE ASSUMED THAT THEY ARE THE ONLY UTILITIES IN THIS AREA.

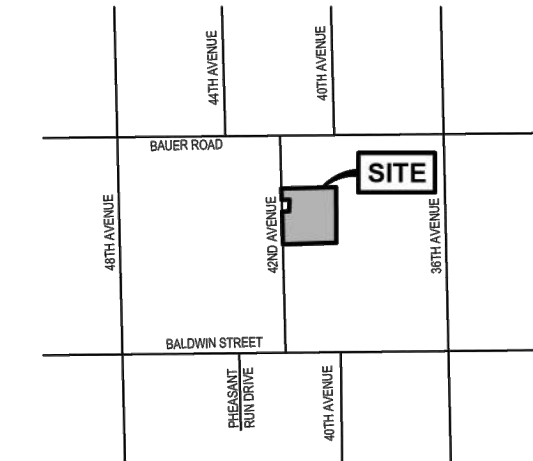
APPLICANT GREAT LAKES EXCAVATING CURTIS MORAN 616-893-1930 3471 146TH AVE ZEELAND, MI 49464	DESIGN ENGINEER VK CIVIL ZACH BOEVE, P.E. 616-277-2185 ZACH@VKCIVIL.COM
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OWNER
GRAND VALLEY
INVESTMENT CO LP
8100 42ND AVE
HUDSONVILLE, MI
49426



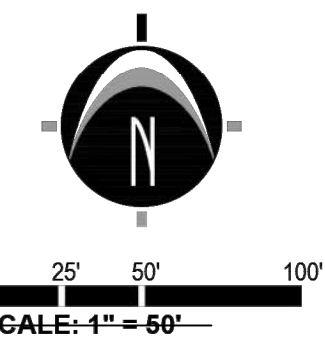
Zach Boeve

NO.	DATE	REVISION	BY	GEORGETOWN TOWNSHIP OTTAWA COUNTY, MICHIGAN SE 1/4 OF SEC. 7 SCHEPERS FARM TENTATIVE PRELIMINARY PLAT COVER	Vriesman & Korhorn Byron Center, MI (616) 277-2185 Kalamazoo, MI (269) 697-7120 www.VKcivil.com	FILE NO. 1123 CHECKED ZEB Sheet No. 1 OF 4
2	04/02/2025	REVISIONS PER OCRC, OCWRC, AND GEORGETOWN TOWNSHIP	MDS			
3	04/09/2025	PER GEORGETOWN TOWNSHIP COMMENTS	MDS			
4	05/22/2025	PER OCWRC COMMENTS	MDS			
5	08/15/2025	PER OCWRC COMMENTS	MDS			
6	09/26/2025	PER OCWRC COMMENTS	CJW			
7	12/30/2025	TENTATIVE PRELIMINARY PLAT RESUBMITTAL	MDS			



LOCATION MAP

NOT TO SCALE



LEGEND

	Benchmark
	Catch Basin - Round
	Catch Basin - Square
	Cable Riser
	Culvert
	Deciduous Tree
	Guy Anchor
	Hydrant
	Iron - Set
	Iron - Found
	Mailbox
	Manhole
	Monument
	Post
	Phone Riser
	Section Corner
	Stop Box
	Sign
	Sanitary Sewer Manhole
	Stormwater Manhole
	Transformer
	Utility Pole
	Underground Gas Marker
	Overhead Utility
	Sanitary
	Storm
	Watermain
	Fence
	Tree
	Asphalt
	Concrete
	Existing Building



UTILITY LOCATIONS ARE DERIVED FROM ACTUAL MEASUREMENTS OR AVAILABLE RECORDS. THEY SHOULD NOT BE INTERPRETED TO BE EXACT LOCATIONS NOR SHOULD IT BE ASSUMED THAT THEY ARE THE ONLY UTILITIES IN THIS AREA.

NOTE: EXISTING UTILITIES AND SERVICE LINES IDENTIFIED AS "PLANS" WERE OBTAINED FROM AVAILABLE CITY AGASAT RECORD DRAWINGS. THE CONTRACTOR SHALL VERIFY THE LOCATION, DEPTH AND STATUS OF ALL UTILITIES AND SERVICE LINES PRIOR TO ANY NEW CONNECTIONS.

BENCHMARKS

BENCHMARK #15000	ELEV. = 674.16 (NAVD88)
Flange bolt on hydrant under "M", located 34'± East of the centerline of 42nd Avenue & 41'± South of the South line of subject property.	
BENCHMARK #15005	ELEV. = 674.21 (NAVD88)
Spike in East side of utility pole, located 34'± East of the centerline of 42nd Avenue & 2'± South of the South line of subject property.	
BENCHMARK #15244	ELEV. = 677.46 (NAVD88)
Southeasterly flange bolt under "M" to hydrant, located 32'± East of centerline of 42nd Avenue & 460'± North of South line of subject property. (1.5'± A.G.L.)	
BENCHMARK #15400	ELEV. = 682.85 (NAVD88)
Southeasterly flange bolt under "M" to hydrant, located 32'± East of centerline of 42nd Avenue & 10'± South of South edge of House #8158 42nd Avenue. (1.5'± A.G.L.)	
BENCHMARK #15675	ELEV. = 678.55 (NAVD88)
Southeasterly flange bolt under "M" to hydrant, located 32'± East of centerline of 42nd Avenue & 160'± North of North line of subject property. (1.5'± A.G.L.)	
BENCHMARK #14999	ELEV. = 679.04 (NAVD88)
Southeasterly flange bolt to hydrant, located at the Northeast quadrant of Hallside Drive and West Side Drive. (1.0'± A.G.L.)	

STRUCTURE INFORMATION

Storm Manhole #13124	Catch Basin #13130	Sanitary Manhole #15030
4' Structure	4' Structure	4' Structure
Rim Elev. = 678.90	Rim Elev. = 678.92	Rim Elev. = 675.83
15" CPP (S) = 671.26	15" CPP (N) = 672.16	10" PVC (S) = 662.06
15" CPP (S) = 671.07	15" CPP (S) = 672.14	10" PVC (N) = 662.08
Water = 671.16	Water = 672.22	
Sanitary Manhole #13126	Storm Manhole #14106	Storm Manhole #15031
4' Structure	4' Structure	4' Structure
Rim Elev. = 678.46	Rim Elev. = 680.25	Rim Elev. = 675.92
10" PVC (S) = 669.81	24" CPP (E) = 671.17	18" Conc. (E) = 668.14
10" PVC (S) = 669.85	8" PVC (NW) = 668.44*	24" Conc. (S) = 668.02
10" PVC (N) = 669.78	*Invert may not be accurate, felt like something was in the invert	
8" PVC (W) = 669.76		
Storm Manhole #13127	Sanitary Manhole #14107	Sanitary Manhole #15170
4' Structure	4' Structure	4' Structure
Rim Elev. = 678.61	Rim Elev. = 679.99	Rim Elev. = 676.66
18" CPP (E) = 671.65	8" PVC (E) = 670.90	10" PVC (S) = 663.18
24" CPP (W) = 671.63	6" PVC (W) = 670.93	10" PVC (NE) = 663.22
Water = 671.65		
Catch Basin #13128	Sanitary Manhole #14108	Catch Basin #15782
4' Structure	4' Structure	4' Structure
Rim Elev. = 679.09	Rim Elev. = 680.25	Rim Elev. = 678.45
12" CPP (N) = 672.36	10" PVC (N) = 672.29	10" PVC (N) = 669.11
12" CPP (S) = 672.42	10" PVC (S) = 671.00	10" PVC (S) = 669.06
Water = 672.37		
Storm Manhole #13129	Sanitary Manhole #14111	Sanitary Manhole #15783
4' Structure	4' Structure	4' Structure
Rim Elev. = 679.56	Rim Elev. = 679.12	Rim Elev. = 678.82
12" CPP (N) = 672.26	10" PVC (W) = 670.89	10" PVC (S) = 673.12
15" CPP (S) = 672.15	10" PVC (NNE) = 671.00	8" PVC (N) = 673.24
18" CPP (W) = 672.00	*No casting	
Water = 672.85		

TAX DESCRIPTION

The Southeast 1/4 of the Southeast 1/4 Section 7, T6N, R13W, Georgetown Township, Ottawa County, Michigan, except commencing N00°00'48"E 778.73 feet from the Southwest corner to the Point of Beginning, thence S89°59'12"E 178.00 feet; thence N00°00'48"E 31.34 feet; thence Northeastly 125.41 feet along a 533.00 foot radius curve to the right (chord bears N08°45'15"E 125.12 feet); thence Northeastly 17.72 feet along a 267.00 foot radius curve to the left (chord bears N11°35'38"E 17.72 feet); thence northwesterly 42.33 feet along a 267.00 foot radius curve to the left (chord bears N05°09'05"E 42.28 feet); thence N0°36'35"E 124.40 feet; thence N89°23'25"W 201.33 feet to the West line of the Southeast 1/4 of the Southeast 1/4; thence S00°00'48"W 341.35 feet along said line to the beginning.

SURVEYOR'S NOTES

- This topographic survey was performed during a period of snow and ice covering. While every effort was made to locate all features, snow and/or ice may have prevented all features from being visible.
- Lacking excavation, the exact location of underground features cannot be accurately, completely, and reliably depicted. In addition, in some jurisdictions, 811 or other similar utility locate requests from surveyors may be ignored or result in an incomplete response. Where additional or more detailed information is required, the client is advised that excavation and/or a private utility locate request may be necessary. These locations should not be interpreted to be exact locations nor should it be assumed that they are the only utilities in this area.
- NOTE TO CONTRACTORS: 3 (THREE) WORKING DAYS BEFORE YOU DIG, CALL MISS DIG AT TOLL FREE 1-800-482-7171 FOR UTILITY LOCATIONS ON THE GROUND.



www.nederveld.com

800.222.1868

HOLLAND

347 Hoover Blvd.

Holland, MI 49423

Phone: 616.333.0449

ANN ARBOR

CHICAGO

COLUMBUS

GRAND RAPIDS

INDIANAPOLIS

ST. LOUIS

PREPARED FOR:

Grand Valley Investment Company, LP

Jeff Brewer

7242 40th Avenue

Hudsonville, MI 49426

CREATED:

Drawn: ED

Date: 01/21/20

REVISIONS:

Rev: TREE LOCATIONS

Drawn: DS

Date: 12/27/2022

Brewer-Schepers Farm

Topographic Survey

8100 42nd Avenue

PART OF THE SOUTHEAST 1/4 OF SECTION 7, T6N, R13W,

GEORGETOWN TOWNSHIP, OTTAWA COUNTY, MICHIGAN

STAMP:



PROJECT NO:

19200312

SHEET NO:

TO.1

SHEET: 1 OF 2

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Land Planning — Landscape Architecture — Civil Engineering — Land Surveying — High Definition Scanning — Forensic Engineering — Fire Investigation

SCALED TO 1"=60'

NO.	DATE	REVISION	BY
2	04/02/2025	REVISIONS PER OCRC, OCWRC, AND GEORGETOWN TOWNSHIP	MDS
3	04/09/2025	PER GEORGETOWN TOWNSHIP COMMENTS	MDS
4	05/22/2025	PER OCWRC COMMENTS	MDS
5	08/15/2025	PER OCWRC COMMENTS	MDS
6	09/26/2025	PER OCWRC COMMENTS	CJW
7	12/30/2025	TENTATIVE PRELIMINARY PLAT RESUBMITTAL	MDS

GEORGETOWN TOWNSHIP
OTTAWA COUNTY, MICHIGAN
SE 1/4 OF SEC. 7
SCHEPERS FARM
TENTATIVE PRELIMINARY PLAT
EXISTING CONDITIONS



Vriesman & Korhorn

www.VKcivil.com

Byron Center, MI

(616) 277-2185

Kalamazoo, MI

(269) 697-7120

FILE NO. 1123

CHECKED ZEB

Sheet No. 2 OF 4

GENERAL NOTES

- ZONING OF PROPERTY: LDR
 - LDR ZONING REQUIREMENTS
 - MINIMUM LOT WIDTH = 85 FT.
 - MINIMUM LOT AREA = 11,475 S.F.
- SETBACKS
 - FRONT YARD = 40 FT.
 - SIDE YARD = 10 FT.
 - REAR YARD = 40 FT.
- SUMMARY OF LAND USE:
 - TOTAL ACREAGE = 35.6 ACRES INCLUDING R.O.W.
 - TOTAL PLATTED ACREAGE = 32.9 ACRES
 - TOTAL LENGTH OF ROADS = 1,532 LN.FT.
 - TOTAL PUBLIC ROW = 116,932 SQ.FT. (2.68 ACRES) INCLUDING 42ND R.O.W.
 - TOTAL NUMBER OF PLATTED SINGLE FAMILY LOTS = 17
- ALL STREETS WITH SINGLE FAMILY LOTS WILL BE DEDICATED TO THE PUBLIC AND CONSTRUCTED PER OTTAWA COUNTY ROAD COMMISSION STANDARDS AND SPECIFICATIONS.
- SIDEWALKS TO BE CONSTRUCTED PER APPLICABLE TOWNSHIP ORDINANCES.
- THIS PROJECT IS NOT LOCATED IN THE 100 YEAR FLOOD PLAIN, BASED ON THE NATIONAL FLOOD INSURANCE PROGRAM RATE MAPS
- WETLAND DELINEATION WAS CONDUCTED BY LAKESHORE ENVIRONMENTAL, INC. AND SHOWN ACCORDING TO REPORT DATED 05-27-2025
- BEST MANAGEMENT PRACTICES WILL BE UTILIZED DURING AND AFTER CONSTRUCTION OF THE PROJECT. MEASURES WILL INCLUDE THE USE OF SEEDING AND MULCHING, SEDIMENT INLET FILTERS, COMPACTION AND PAYING. THE OWNER OF THE SUBJECT PARCEL SHALL HAVE THE RESPONSIBILITY TO MAINTAIN THE PERMANENT. SOIL EROSION PROTECTION MEASURES.
- PLAN SHALL BE APPROVED BY THE OTTAWA COUNTY WATER RESOURCES COMMISSION.
- ALL LIGHTING SHALL BE SHIELDED FROM ALL ADJACENT PROPERTIES. PROPOSED LIGHTING TO BE PROVIDED BY: CONSUMERS ENERGY. STREET LIGHTS TO BE STANDARD CONSUMERS ENERGY POLE-MOUNTED "LANTERN" STYLE LIGHTS.
- HOURS OF CONSTRUCTION OPERATIONS:
MON - FRI: 7AM - 7PM
SATURDAY: 7AM - 3PM
NO SUNDAY CONSTRUCTION
- PROPOSED PLAT ENTRY SIGN MAY BE BUILT AT TIME OF PLAT CONSTRUCTION (PLACEMENT OF SIGN IS OPTIONAL). GEORGETOWN CHARTER TOWNSHIP ORDINANCE SHALL BE FOLLOWED FOR SIGN PLACEMENT.
- SCHOOL DISTRICT OF PROJECT: HUDSONVILLE PUBLIC SCHOOLS
- PROPOSED DEVELOPMENT TO BE SERVED WITH PUBLIC SANITARY SEWER AND WATERMAIN. PROPOSED STORM SEWER AND DETENTION BASIN IS INTENDED TO BE PART OF A 433 AGREEMENT AND WILL BE ADOPTED BY THE OTTAWA COUNTY WATER RESOURCES COMMISSION.
- LOT 7 & 8 SHALL HAVE DRIVEWAYS OFF SCHEPERS DRIVE AND NOT 42ND AVENUE.

BOUNDARY DESCRIPTION

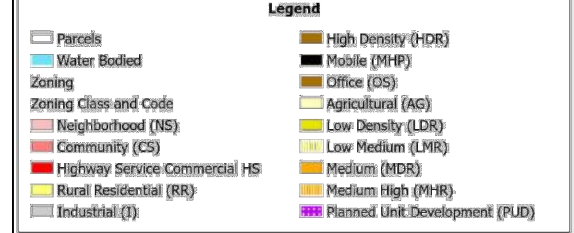
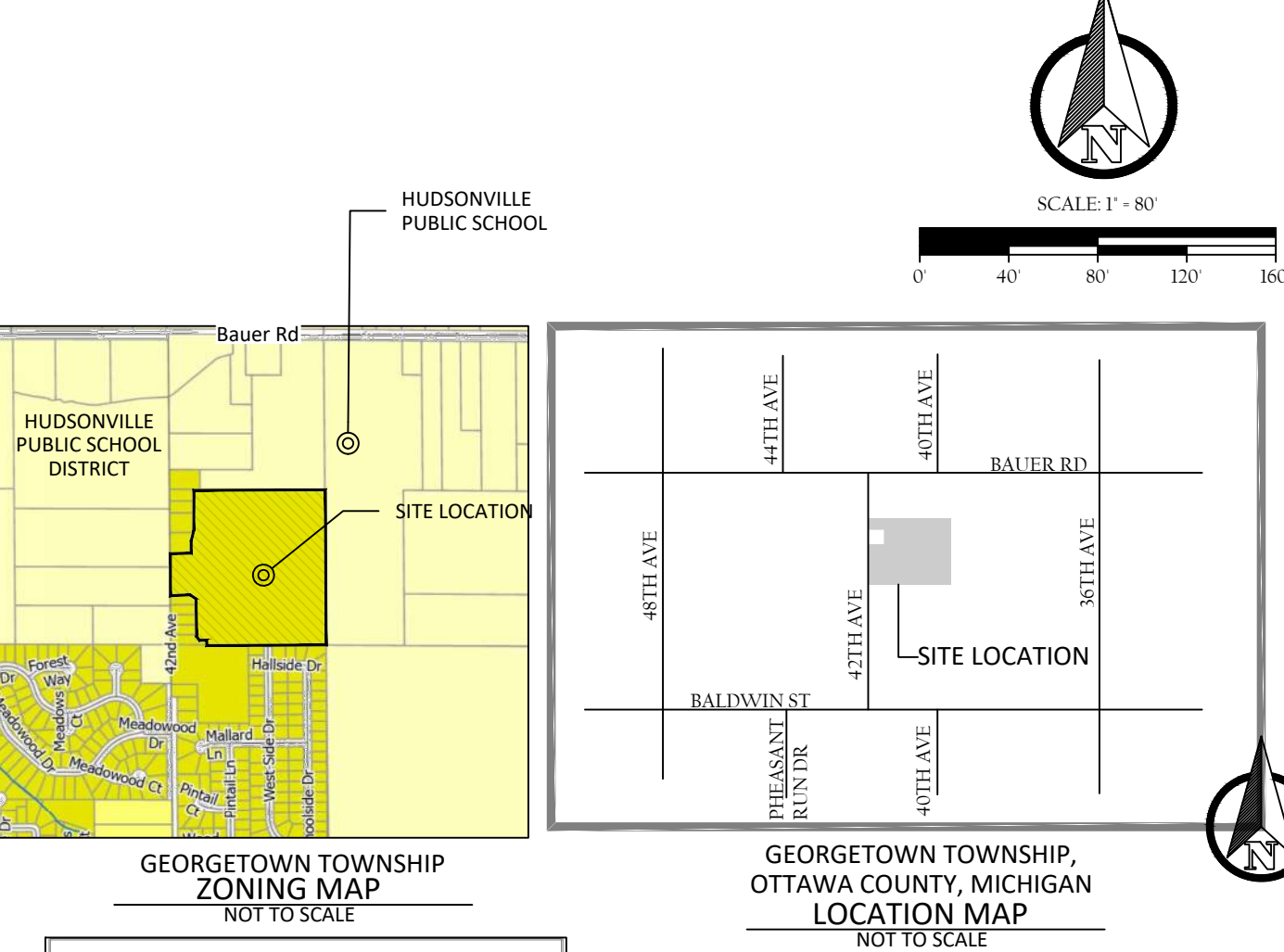
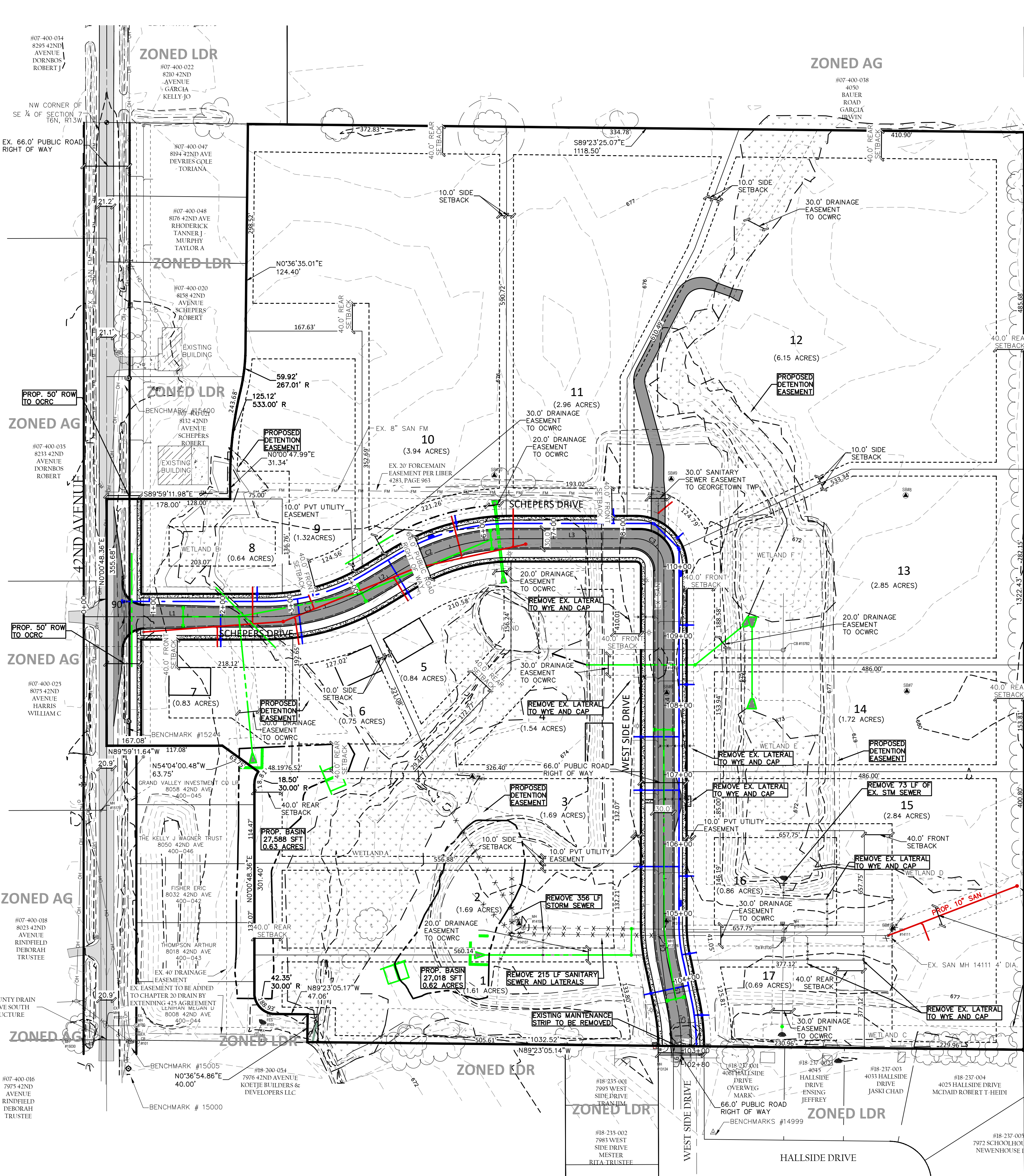
PART OF THE SOUTHEAST 1/4 OF SECTION 7, TOWN 6 NORTH, RANGE 13 WEST, GEORGETOWN TOWNSHIP, OTTAWA COUNTY, MICHIGAN, DESCRIBED AS COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION AND THE POINT OF BEGINNING, THENCE N89°23'07"W 102.52 FEET ALONG THE SOUTH LINE OF SAID SECTION; THENCE N0°36°35'E 40.00 FEET; THENCE N89°23'07"W 47.08 FEET PARALLEL WITH SAID SOUTH LINE; THENCE NORTHWESTERLY 47.01 FEET ALONG A 30.00 FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A CENTRAL ANGLE OF 89°47'23", AND A CHORD BEARING N44°29'23"W 42.35 FEET; THENCE N0°00°48"E 30.40 FEET PARALLEL WITH THE WEST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION; THENCE NORTHWESTERLY 18.81 FEET ALONG A 30.00 FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A CENTRAL ANGLE OF 35°53'11", AND A CHORD BEARING N0°00°48"E 35.68 FEET ALONG SAID WEST LINE; THENCE S89°59'12"E 178.00 FEET; THENCE N0°00°48"E 31.34 FEET; THENCE NORTHEASTERLY 125.41 FEET ALONG A 330.00 FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A CENTRAL ANGLE OF 12°33'07", AND A CHORD BEARING N0°00°48"E 125.12 FEET; THENCE N0°36°35'E 124.40 FEET; THENCE S89°23'25"W 20.33 FEET; THENCE N0°00°48"E 30.40 FEET ALONG SAID WEST LINE; THENCE S89°23'25"W 132.93 FEET ALONG THE NORTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION; THENCE S00°00°00"W 132.43 FEET ALONG THE EAST LINE OF SECTION 7 TO THE POINT OF BEGINNING, CONTAINS 36.49 ACRES SUBJECT TO EASEMENTS, RESTRICTIONS AND RIGHTS OF RECORD. ALSO SUBJECT TO HIGHWAY RIGHT-OF-WAY FOR 42ND AVENUE OVER THE MOST WESTERLY 33.01 FEET THEREOF.

BENCHMARKS

- BENCHMARK #15000 ELEV. = 674.16 (NAVD88)**
FLANGE BOLT ON HYDRANT UNDER "M", LOCATED 34'± EAST OF THE CENTERLINE OF 42ND AVENUE & 41'± SOUTH OF THE SOUTH LINE OF SUBJECT PROPERTY.
- BENCHMARK #15005 ELEV. = 674.21 (NAVD88)**
SPIKE IN EAST SIDE OF UTILITY POLE, LOCATED 34'± EAST OF THE CENTERLINE OF 42ND AVENUE & 2'± SOUTH OF THE SOUTH LINE OF SUBJECT PROPERTY.
- BENCHMARK #15244 ELEV. = 677.46 (NAVD88)**
SOUTHEASTERLY FLANGE BOLT UNDER "M" TO HYDRANT, LOCATED 32'± EAST OF CENTERLINE OF 42ND AVENUE & 460'± NORTH OF SOUTH LINE OF SUBJECT PROPERTY. (1.5'± A.G.L.)
- BENCHMARK #15400 ELEV. = 682.85 (NAVD88)**
SOUTHEASTERLY FLANGE BOLT UNDER "M" TO HYDRANT, LOCATED 32'± EAST OF CENTERLINE OF 42ND AVENUE & 10'± SOUTH OF SOUTH EDGE OF HOUSE #8158 42ND AVENUE. (1.5'± A.G.L.)
- BENCHMARK #15675 ELEV. = 678.55 (NAVD88)**
SOUTHEASTERLY FLANGE BOLT UNDER "M" TO HYDRANT, LOCATED 32'± EAST OF CENTERLINE OF 42ND AVENUE & 160'± NORTH OF NORTH LINE OF SUBJECT PROPERTY. (1.5'± A.G.L.)
- BENCHMARK #14999 ELEV. = 679.04 (NAVD88)**
SOUTHEASTERLY FLANGE BOLT TO HYDRANT, LOCATED AT THE NORTHEAST QUADRANT OF HALLSIDE DRIVE AND WEST SIDE DRIVE. (1.0'± A.G.L.)

SOIL BORING LOGS

- SB #67-2-01**
0.0-7.0' TOPSOIL
0.7-3.0' CLAY, GRAY/BROWN MOTTLED, SANDY
3.0-7.5' CLAY, BROWN, SANDY
7.5-13.0' SAND, VERY FINE TO FINE, GRAY, CLAYEY, WET
13.0-14.8' SAND, FINE TO COARSE, GRAY, WET
14.8-15.0' CLAY, GRAY, SILTY (WATER @ 6.7')
- SB #72-2-01**
0.0-3' SAND, FINE, DARK BROWN, CLAYEY
3.0-13.5' CLAY, DARK BROWN/LIGHT BROWN MOTTLED, SANDY
13.4-5' CLAY, DARK BROWN/LIGHT BROWN MOTTLED/VERY SANDY
4.5-4.8' SAND, FINE, BROWN, WET
4.8-7.0' CLAY, DARK BROWN/LIGHT BROWN MOTTLED, SANDY
7.0-9.5' CLAY, GRAY/BROWN MOTTLED, SANDY, MOST
9.5-11.0' SAND, VERY FINE TO FINE, GRAY, WET
11.0-12.0' CLAY, GRAY, SILTY
12.0-14.5' SAND, VERY FINE TO FINE, GRAY, WET
14.5-15.0' CLAY, GRAY, SILTY (WATER @ 6.0')
- SB #87-2-01**
0.0-3' SAND, FINE, BROWN, CLAYEY
3.0-7.0' CLAY, BROWN/GRAY MOTTLED, SANDY
7.0-8.5' CLAY, GRAY, SANDY
8.5-11.0' CLAY, BROWN, SANDY
11.0-12.5' SAND, VERY FINE TO FINE, GRAY, WET
12.5-13.0' CLAY, GRAY, SANDY
13.0-15.0' SAND, VERY FINE TO FINE, GRAY, WET (WATER @ 6.0')
- SB #97-2-01**
0.0-1.3' TOPSOIL
1.3-5.5' CLAY, DARK BROWN/LIGHT GRAY MOTTLED, SANDY
5.5-7.0' CLAY, BROWN, SANDY
7.0-8.5' SAND, VERY FINE TO FINE, BROWN, CLAYEY, WET
8.5-13.0' SAND, VERY FINE TO FINE, BROWN, VERY SANDY, MOST
13.0-14.0' CLAY, GRAY, SANDY
14.0-15.0' SAND, VERY FINE TO FINE, GRAY, WET (WATER @ 4.0')
- SB #107-2-01**
0.0-0.8' TOPSOIL
0.8-1.3' CLAY, DARK BROWN/GRAY MOTTLED, SANDY
1.3-1.8' CLAY, BROWN, VERY SANDY
1.8-7.0' SAND, VERY FINE TO FINE, BROWN, VERY CLAYEY, MOST
7.0-7.5' CLAY, GRAY, SILTY
7.5-10.5' SAND, VERY FINE TO FINE, BROWN, VERY CLAYEY, MOST TO
10.5-11.0' CLAY, GRAY
11.0-15.0' SAND, VERY FINE TO FINE, G



SYMBOL LEGEND

- EXISTING TREE
- BOLLARD
- LIGHT POLE
- POWER POLE
- CLEANOUT
- SANITARY SEWER MANHOLE
- STORM CATCH BASIN
- STORM MANHOLE
- STORM FLARED END SECTION
- STORM CULVERT
- SIGN
- HYDRANT
- VALVE
- MAILBOX
- FLOW DIRECTION ARROW
- COMMUNICATION STRUCTURE
- ELECTRICAL FIXTURE
- SECTION CORNER
- PROPERTY CORNER - SET
- PROPERTY CORNER - FOUND
- BENCHMARK/CONTROL POINT
- SOIL BORING
- WELL

LINE AND HATCH LEGEND

- LANDSCAPING
- EXISTING OVERHEAD ELECTRIC
- PROPOSED OVERHEAD ELECTRIC
- EXISTING UNDERGROUND ELECTRIC
- PROPOSED UNDERGROUND ELECTRIC
- EXISTING GAS
- PROPOSED GAS
- EXISTING COMMUNICATIONS
- PROPOSED COMMUNICATIONS
- EXISTING FENCE
- PROPOSED FENCE
- RIGHT OF WAY
- EASEMENT
- SETBACK
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- EXISTING WATERMAIN
- PROPOSED WATERMAIN
- EXISTING HOT MIXED ASPHALT
- PROPOSED HOT MIXED ASPHALT
- EXISTING CONCRETE
- PROPOSED CONCRETE
- WETLAND

Line Table					
Line #	Length	Direction	ROAD	Start Point	End Point
L1	262.13	N89° 32' 29.79"E	SCHEPERS DR.	0+00.00	2+62.13
L2	50.11	N58° 21' 57.17"E	SCHEPERS DR.	4+25.36	4+75.48
L3	180.21	N89° 32' 41.33"E	SCHEPERS DR.	6+38.73	8+18.94
L4	512.82	S0° 27' 18.69"E	SCHEPERS DR.	110+00.00	104+87.18
L5	50.20	S12° 57' 47.18"E	SCHEPERS DR.	104+21.69	103+71.49
L6	26.09	S0° 28' 58.90"E	SCHEPERS DR.	103+06.15	102+80.06

Curve Table						
CURVE NO.	DELTA	RADIUS	LENGTH	ROAD	PC	PT
C1	31°10'33"	300.00	163.24	SCHEPERS DR.	2+62.13	4+25.36
C2	31°10'44"	300.00	163.25	SCHEPERS DR.	4+75.48	6+38.73
C3	90°00'00"	40.00	62.83	SCHEPERS DR.	8+18.94	8+81.77
C4	12°30'28"	300.00	65.49	WEST SIDE DR.	110+00.00	110+62.83
C5	12°30'48"	300.00	65.35	WEST SIDE DR.	104+87.18	104+21.69

NO.	DATE	REVISION	BY
2	04/02/2025	REVISIONS PER OCRC, OCWRC, AND GEORGETOWN TOWNSHIP	MDS
3	04/09/2025	PER GEORGETOWN TOWNSHIP COMMENTS	MDS
4	05/22/2025	PER OCWRC COMMENTS	MDS
5	08/15/2025	PER OCWRC COMMENTS	MDS
6	09/26/2025	PER OCWRC COMMENTS	CJW
7	12/30/2025	TENTATIVE PRELIMINARY PLAT RESUBMITTAL	MDS

GEORGETOWN TOWNSHIP
OTTAWA COUNTY, MICHIGAN
SE 1/4 OF SEC. 7
SCHEPERS FARM
TENTATIVE PRELIMINARY PLAT
SITE PLAN



Vriesman & Korhorn

www.VKcivil.com

Byron Center, MI (616) 277-2185	FILE NO. 1123
Kalamazoo, MI (269) 697-7120	CHECKED ZEB
	Sheet No. 4 OF 4

Plat Name: Schepers Farm		
APPLICATION FOR PLAT APPROVAL Georgetown Charter Township 1515 Baldwin St, P.O. Box 769 Jenison, MI 49429 616-457-2340 revised: 3/1/2019		
APPLICANT INFORMATION		
COMPANY NAME: Great Lakes Excavating		PHONE: [REDACTED]
APPLICANT NAME: Curtis Moran		TITLE:
ADDRESS: 3471 146th Ave	CITY / STATE / ZIP: Zeeland, MI 49464	
PLAT INFORMATION		
ADDRESS OR LOCATION OF PLAT: 8100 42nd Ave		
PERMANENT PARCEL NUMBER(S) OF PLAT: 70-14-07-400-049		
EXISTING ZONING OF PLAT (Must be supplied for all parcels in plat): LDR		
REVIEW PROCESS (Check all that apply)		
☒ PRELIMINARY PLAT APPROVAL		
HAS THE STREET LIGHT PETITION BEEN SIGNED AND SUBMITTED:		HAS THE SIDEWALK LETTER BEEN SIGNED AND SUBMITTED:
☐ FINAL PRELIMINARY PLAT APPROVAL		
DATE OF PRELIMINARY PLAT APPROVAL (Application must be submitted within one year of Preliminary Plat Approval):		
HAVE ROAD AND DRAIN COMMISSION APPROVALS BEEN RECEIVED:		HAS THE LOT INSPECTION FEE BEEN PAID:
☐ FINAL PLAT APPROVAL		
DATE OF PRELIMINARY PLAT APPROVAL:		
DATE OF FINAL PRELIMINARY PLAT APPROVAL (Application must be submitted within two years of Final Preliminary Approval):		
HAS A LETTER OF CREDIT BEEN SUBMITTED:		HAVE ALL OUTSTANDING FEES BEEN PAID:
TEN (10) FOLDED COPIES OF A SITE PLAN MUST ACCOMPANY THE APPLICATION FOR ALL APPROVALS.		
APPLICANT SIGNATURE		
IT IS THE APPLICANT'S RESPONSIBILITY TO MEET THE REQUIREMENTS OF THE TOWNSHIP ZONING ORDINANCE IN ALL RESPECTS AND TO PROVIDE THE NECESSARY INFORMATION TO THE TOWNSHIP FOR APPROVAL. Copies of the ORDINANCE MAY BE OBTAINED FROM THE GEORGETOWN TOWNSHIP WEBSITE AT WWW.georgetown-mi.gov . BY SIGNING, PERMISSION IS GRANTED FOR THE TOWNSHIP STAFF AND BOARD AND COMMISSION MEMBERS TO ENTER THE SUBJECT PROPERTY FOR PURPOSES OF GATHERING INFORMATION TO REVIEW THIS REQUEST. By signing I acknowledge there will be no refunds for any reason.		
APPLICANT SIGNATURE: 		DATE: 12/30/2025
FOR OFFICE USE ONLY		
DATE OF PREAPPLICATION MEETING: 1/27/26		DATE OF PLANNING COMMISSION MEETING: 2/18/26
DATE OF TOWNSHIP BOARD MEETING: 3/9/26	DATE NOTICE PUBLISHED: 2/3/26	DATE PROPERTY NOTICES WERE SENT: 2/3/26

**GEORGETOWN CHARTER TOWNSHIP
SIDEWALK COMPLIANCE LETTER**

THIS DOCUMENT SERVES AS CERTIFICATION THAT THE DEVELOPER OF THE FOLLOWING PLAT WILL COMPLY WITH THE GEORGETOWN TOWNSHIP SIDEWALK ORDINANCE.

NAME OF PLAT: Schepers Farm

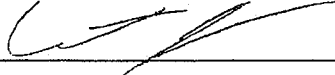
NAME OF DEVELOPER AND/OR PLATTER: Great Lakes Excavating

ADDRESS OF DEVELOPER AND/OR PLATTER: 3471 146th Ave, Zeeland, MI 49464

PHONE NUMBER OF DEVELOPER AND/OR PLATTER: [REDACTED]

AS THE DEVELOPER AND/OR PLATTER, I ATTEST TO GEORGETOWN CHARTER TOWNSHIP, THE FOLLOWING:

- A. THE PLAT MAP PRESENTED TO THE TOWNSHIP FOR APPROVAL SHALL CONTAIN A NOTE STATING THAT SIDEWALKS SHALL BE CONSTRUCTED ADJACENT TO ALL PAVED STREETS ACCORDING TO TOWNSHIP ORDINANCE.
- B. THAT I, AS DEVELOPER, AND/OR MY REPRESENTATIVES, SHALL BE RESPONSIBLE TO CONSTRUCT SIDEWALKS ADJACENT TO PROPERTY LINES ON ALL PAVED STREETS FROM WHICH THE LOT **COULD** NOT HAVE STREET ACCESS. THIS COULD BE A REAR PROPERTY LINE OR A SIDE PROPERTY LINE (WHICH WOULD BE CONSIDERED A FRONT YARD FOR SETBACK PURPOSES). A NOTE SHALL BE ADDED TO THE PLAT MAP THAT THESE SPECIFIC LOTS WOULD NOT HAVE ACCESS TO THIS PARTICULAR STREET. THE SIDEWALK CONSTRUCTION SHALL BE COMPLETED AT THE SAME TIME THAT THE STREET IS CONSTRUCTED. (IN MOST INSTANCES THIS SITUATION WOULD PERTAIN TO LOTS WHICH ABUT AND HAVE STREET ACCESS TO AN INTERIOR STREET, BUT STILL ABUT A STREET WITH ANOTHER PROPERTY LINE. THIS SHALL NOT APPLY TO AN INTERIOR CORNER LOT FROM WHICH THE PROPERTY OWNER COULD HAVE ACCESS TO EITHER STREET. THIS WOULD ALSO NOT APPLY TO LOTS WHICH ARE ONLY ADJACENT TO ONE STREET.)
- C. THAT I, AS DEVELOPER, AND/OR MY REPRESENTATIVES, SHALL BE RESPONSIBLE TO CONTRUCT SIDEWALKS ADJACENT TO ALL PAVED STREETS IN AREAS WHICH ARE CONSIDERED TO BE EXCEPTION TO THE PLAT THAT ABUT A STREET THAT IS TO BE CONSTRUCTED AS PART OF THIS PLAT.
- D. THAT I, AS DEVELOPER, AND/OR MY REPRESENTATIVES, SHALL BE RESPONSIBLE TO DEVELOP THE AREA DESIGNATED BY THE OTTAWA COUNTY ROAD COMMISSION SPECIFICATIONS FOR SIDEWALKS ON EACH LOT DEVELOPED IN THIS PLAT AT THE ESTABLISHED GRADE.

SIGNED:  DATE: 12/30/2025

**GEORGETOWN CHARTER TOWNSHIP
STREET LIGHT PETITION**

THIS DOCUMENT IS A PETITION FOR INSTALLATION AND PAYMENT OF STREET LIGHTS, THEREOF, AND ESTABLISHMENT OF A SPECIAL ASSESSMENT DISTRICT FOR A MAINTENANCE OF A LIGHTING SYSTEM (PAYMENT FOR ELECTRICITY USED) AND WAIVER OF NOTICE OF HEATING IN ACCORDANCE WITH GEORGETOWN CHARTER TOWNSHIP SUBDIVISION CONTROL ORDINANCE No. 125, SECTION 4.24.

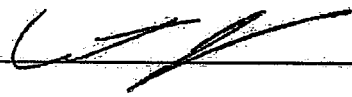
NAME OF PLAT OR PLATTER: Great Lakes Excavating

REPRESENTS TO GEORGETOWN CHARTER TOWNSHIP, AND PETITIONS THE TOWNSHIP AS FOLLOWS:

1. THAT THEY OR HE/SHE IS/ARE THE RECORD OWNER(S) OF THE FOLLOWING DESCRIBED REAL ESTATE:
See plan set for legal description of property.

2. PETITIONS FOR INSTALLATION AND PAYMENT OF STREETLIGHTS FOR THE ABOVE LISTED REAL ESTATE.
3. PETITIONS TO ESTABLISH A SPECIAL ASSESSMENT LIGHTING DISTRICT TO PAY THE COST OF MAINTAINING STREET LIGHTING IN SAID DISTRICT PURSUANT TO AUTHORITY GRANTED TO THE TOWNSHIP UNDER ACT 188, PUBLIC ACTS OF 1974, AS AMENDED, FOR THE PROPERTY AS DESCRIBED HEREIN.
4. PETITIONER FURTHER WAIVES ALL RIGHTS TO NOTICE OF ANY SPECIAL ASSESSMENT HEARING EITHER BY MAILING, POSTING OR PUBLICATION WHICH WILL BE HELD BY THE TOWNSHIP TO DETERMINE WHETHER OR NOT TO ESTABLISH THE SPECIAL ASSESSMENT DISTRICT AND IMPROVEMENTS AS SET FORTH ABOVE AND FURTHER WAIVES ALL RIGHTS TO ANY NOTICE OF ESTABLISHMENT OF A SPECIAL ASSESSMENT ROLL TO PAY THE COST OF SAID LIGHTING MAINTENANCE.

THIS PETITION AND WAIVER SIGNED ON (DATE):

2/3/20 

OWNER(S) AND PETITIONER(S): Grand Valley Investment Co LP

ADDRESS: 3471 146th Ave, Zeeland, MI 49464

PHONE: 

OFFICE USE: GIVEN TO CLERK _____ RETURNED FROM CLERK TO PLANNING _____

Georgetown Township**PLAT REVIEW**Permit No: **PPR26-0001**

Zoning Department
Phone: (616) 457-2340
contact.georgetown@gmail.com

1515 Baldwin Street
Jenison, MI 49428

Hours: Monday-Friday 8 am - 5:00 pm

8100 42ND AVE
70-14-07-400-049

Location

GRAND VALLEY INVESTMENT CO LP
7242 40TH AVE
HUDSONVILLE MI 49426-9711

Owner

Issued: 02/05/26

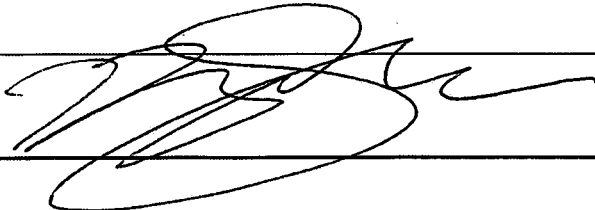
CURTIS MORAN
3471 146TH AVE
Zeeland MI 49464

Applicant

Comment:

Requesting preliminary approval of Schepers Farm Plat.

Permit Item	Work Type	No. of Items or size	Item Total
PLAT REVIEW		1.00	1,000.00



Zoning Administrator or Designee

Approval of a division is not a determination that the resulting parcels comply with other ordinances or regulations. The Township and its officers and employees shall not be liable for approving a land division if building permits for construction on the parcels are subsequently denied because of inadequate water supply, sewage disposal facilities or otherwise, and any notice of approval shall include a statement to this effect.

Fee Total: 1,000.00
Amount Paid: 0.00
Balance Due: 1,000.00

PAID 9

FEB 05 2026

Gr Georgetown Township
Treasurer
Payment Validation



NOTICE OF PUBLIC HEARING
GEORGETOWN TOWNSHIP
1515 BALDWIN STREET
JENISON, MICHIGAN
616-457-2340

The Georgetown Township Planning Commission will hold a public hearing on Wednesday, February 18, 2026, at 7:00 p.m., or after, at the Georgetown Township Office.

The hearing is called for the following applications:

1. The layout of the Preliminary Plat of **Schepers Farm**, P.P. # 70-14-07-400-049 located at 8100 42nd Ave., zoned Low Density Residential (LDR), Georgetown Township, Ottawa County, Michigan.
2. The **overall layout of the Tall Oaks plat** and layout of the Preliminary Plat of **Tall Oaks Phase 1**, P.P. # 70-14-04-300-029, P.P. # 70-14-04-400-013, P.P. # 70-14-09-200-023, part of P.P. # 70-14-09-200-002, P.P. # 70-14-09-200-001, and P.P. # 70-14-09-100-006, located at 2840 Fillmore St., 8900 24th Ave., part of 2721 Bauer Rd., 2769 Bauer Rd. and north of Hawthorne Dr. and Willowview Dr., zoned Low Density Residential (LDR), Georgetown Township, Ottawa County, Michigan.

The zoning map can be examined at the Township Office during regular office hours and until close of said hearing. Written comments will be received at the Township Office during regular office hours prior to the date of hearing. The Georgetown Township Board will hold a meeting to consider the Preliminary Plat requests on March 9, 2026 or after. Email comments to contact@georgetown-mi.gov to allow time for reading and review of your comments.

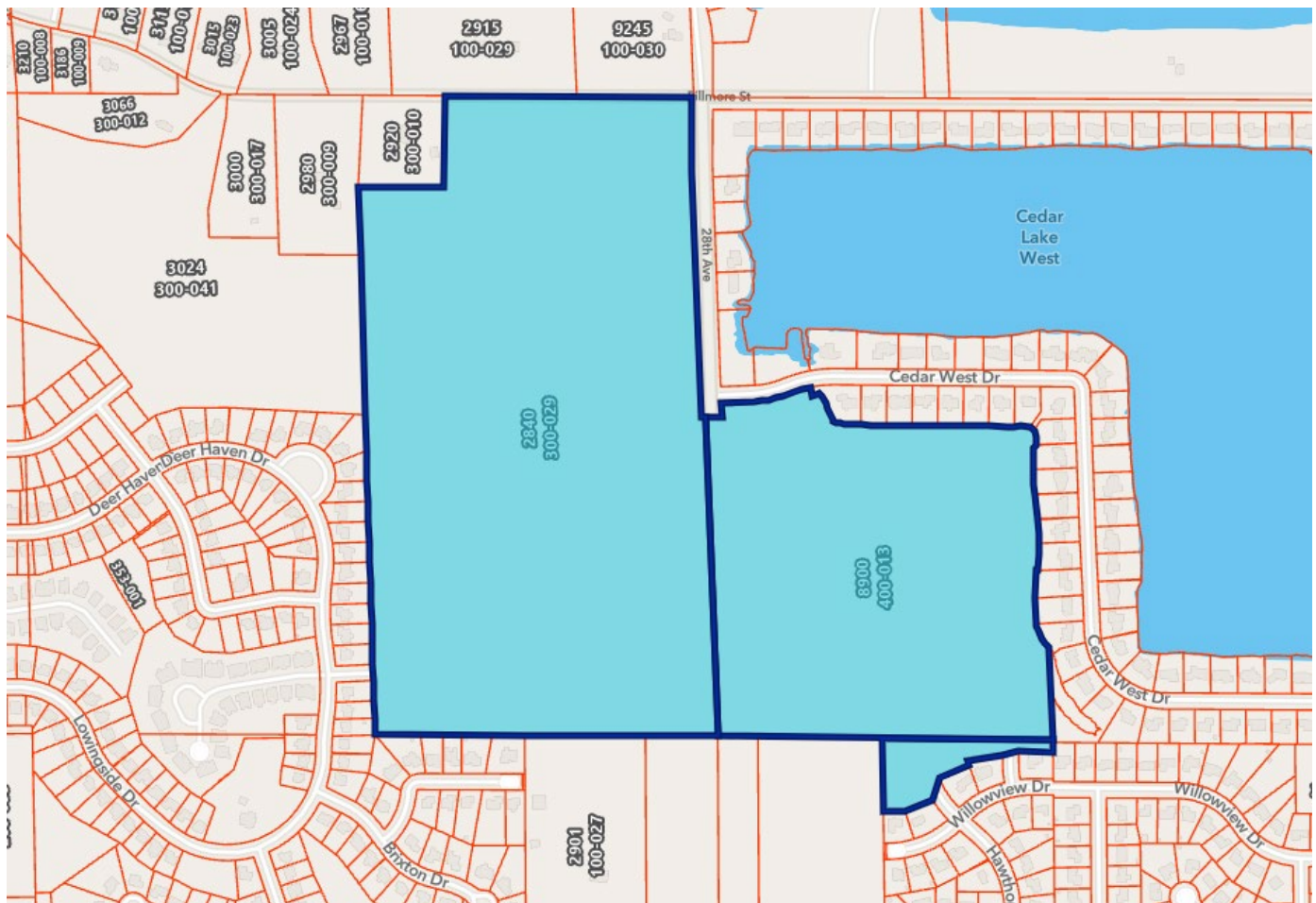
Signed: Ryan Schab, Zoning Administrator
Georgetown Charter Township

STAFF REPORT TO THE PLANNING COMMISSION FOR PRELIMINARY PLAT REQUEST

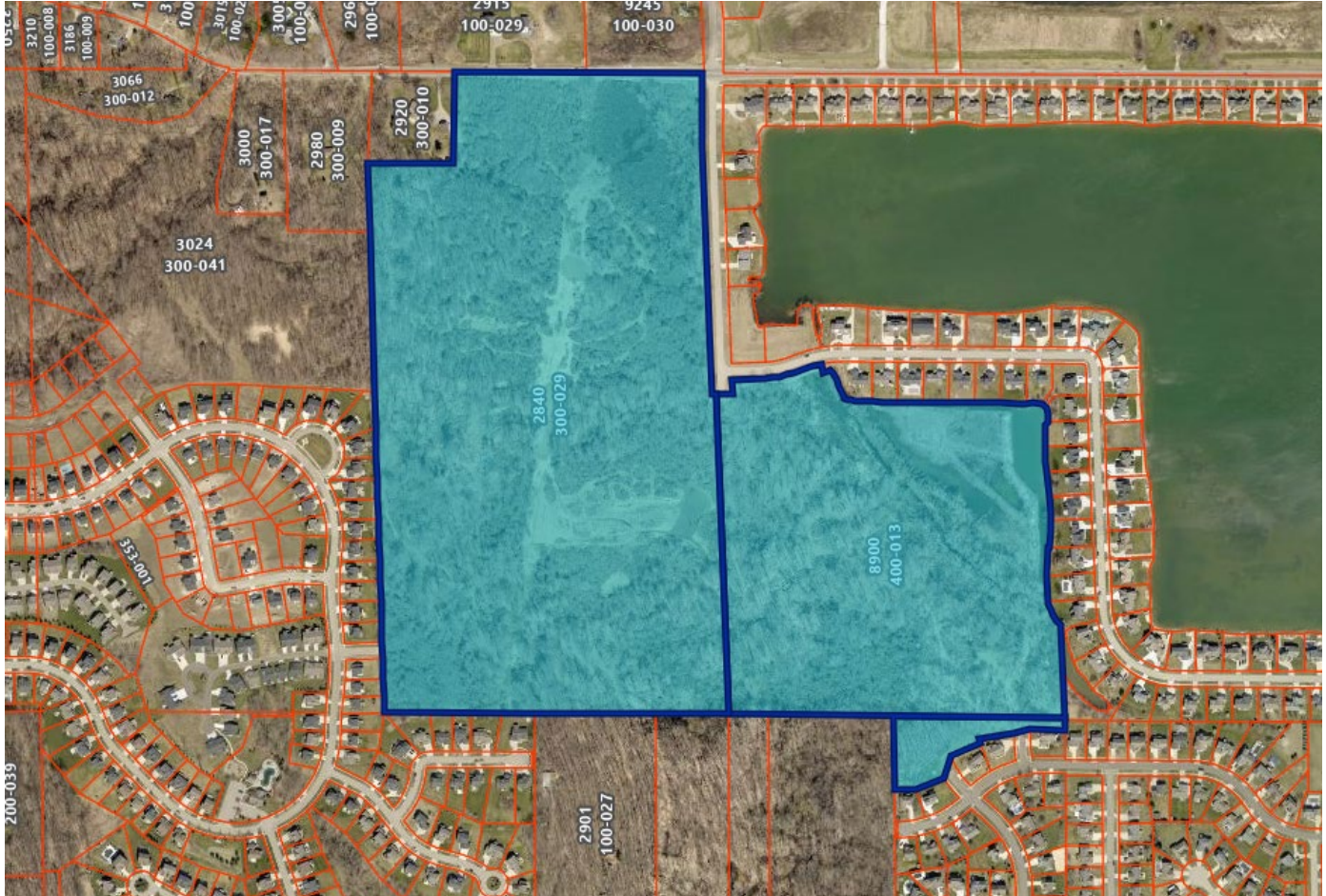
The overall layout of the Tall Oaks plat and layout of the Preliminary Plat of Tall Oaks Phase 1, P.P. # 70-14-04-300-029, P.P. # 70-14-04-400-013, P.P. # 70-14-04-200-023, part of P.P. # 70-14-09-200-002, P.P. # 70-14-09-200-001, and P.P. # 70-14-09-100-006, located at 2840 Fillmore St., 8900 24th Ave., part of 2721 Bauer Rd., 2769 Bauer Rd. and north of Hawthorne Dr. and Willowview Dr., zoned Low Density Residential (LDR), Georgetown Township, Ottawa County, Michigan.

The request is for overall preliminary plat approval of Tall Oaks, and Tall Oaks Phase 1 with 47 lots along 28th Ave. Although portions of the entire plat are not zoned LDR, a rezoning application has already been submitted and reviewed by the Planning Commission. The rezoning request will go on the Board agenda on February 23, 2026. However, the entire phase 1 is already zoned LDR. The lots of phase 1 will have frontage on 28th Ave. which will be extended to the stub at the north end of Hawthorne Dr.

Street View



Aerial View



SUMMARY

- a. The lots and building envelopes meet ordinance requirements (all will be reviewed for exactness at the time building permit applications are submitted). Some lots are affected by a drainage easement or detention pond. These are situations noted to be created by the developer and would be considered to be **a self-created situation in case any variance requests are submitted in the future based on those circumstances.**
- b. The plan does not show a plat entry sign. **If there will be a plat entry sign, a legal instrument detailing responsibility for ownership and maintenance shall be provided at the time a sign permit application is submitted.**
- c. The plan states that proposed storm water and detention basin is intended to be part of a 433 agreement with Ottawa County Water Resources Commission (OCWRC) or maintained privately, to be determined after review by the OCWRC
- d. The plan indicates the plat is not located in the 100-year flood plain based on the national flood insurance program rate maps.

- e. Attached garages with a minimum of 400 square feet shall be provided.
- f. A note on the plan state that sidewalks shall be constructed per Township Ordinance and sidewalks are shown adjacent to both sides of the street, in compliance with the Township Ordinance.
- g. A plan has been provided to show the extended phases for Tall Oaks.
- h. An escrow fee of \$23,000 should be submitted to the Township as determined by the Township Superintendent prior to the DPW reviewing the utility plans.
- i. Sidewalks shall be provided adjacent to the streets in compliance with Township Ordinances. Sidewalks are shown on the plan and appear to comply with Township Ordinances.
- j. Lots A, B, C, and D are not part of the overall plat and will be split with Land Division applications. The open space on the corner of 28th Ave. and Fillmore St. will be part of the plat and open space will be maintained by the association.
- k. The plan shows open space areas as part of the extending phases. The developer has submitted documentation indicating that the Tall Oaks Property Owners' Association will be responsible for maintaining the open space.
- l. The Township Fire Department has reviewed the current overall extended phase plan and has approved the layout. The Road Commission will still be required to review the construction plans.
- m. The Township would prefer that a connection is made to Bauer Rd. at the south end of the development but recognizes that the current layout is compliant with fire code and wetland/drainage/existing land condition constraints in that are pose a challenge to create a connection.

OPTION FOR MOTION

If the Planning Commission determines that the plan complies with Township ordinances, the following motion is recommended.

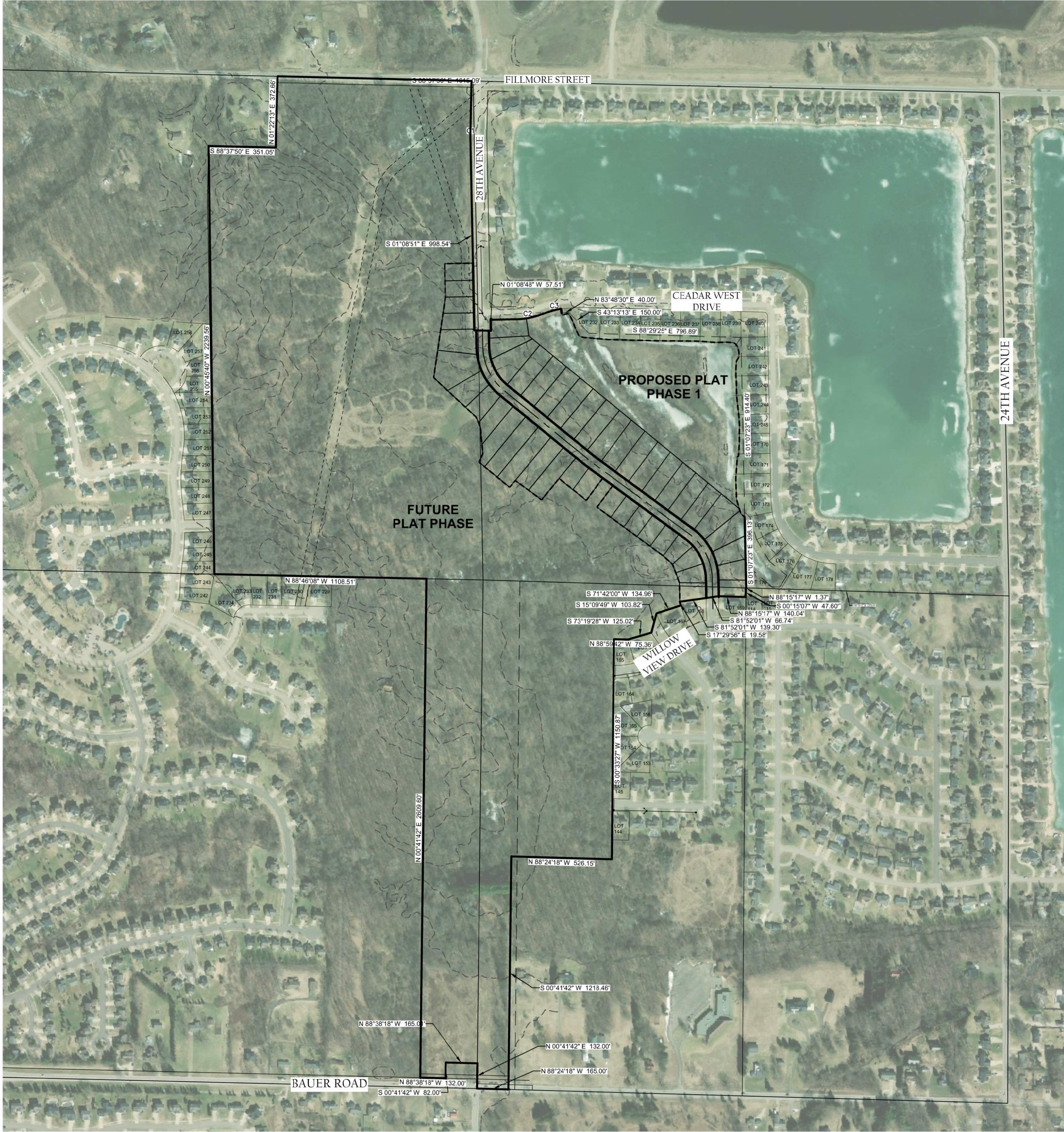
Motion: To adopt the staff report as findings of fact and to recommend to the Township Board to grant tentative preliminary plat approval of the overall layout of the Tall Oaks plat and layout of the Preliminary Plat of Tall Oaks Phase 1, P.P. # 70-14-04-300-029, P.P. # 70-14-04-400-013, and P.P. # 70-14-04-200-023, located at 2840 Fillmore St., 8900 24th Ave., and north of Hawthorne Dr. and Willowview Dr., zoned Low Density Residential (LDR), Georgetown Township, Ottawa County, Michigan, as shown on the drawing dated 1/16/2026, and with the following conditions:

- a. Building envelopes meet ordinance requirements, but will be reviewed for exactness at the time building permit applications are submitted. For all lots are affected by a drainage easement or detention basin, these situations are noted to be created by the developer and would be considered to be **a self-created situation in case any variance requests are submitted in the future based on those circumstances.**
- b. All fees, including deferred assessments, shall be paid prior to the issuance of any building permits.
- c. If there will be a plat entry sign, a legal instrument detailing responsibility for ownership and maintenance shall be provided at the time a sign permit application is submitted.
- d. Attached garages with a minimum of 400 square feet shall be provided.
- e. Sidewalks will be provided by the individual property owner at the time a house is constructed.
- f. Coordinate public water and sanitary sewer utilities with the Department of Public Works.
- g. Approval of the proposed plan shall be obtained from the Ottawa County Water Resources Commission.
- h. Approval of the proposed plan shall be obtained from the Ottawa County Road Commission.
- i. Lots A, B, C, and D are not part of the overall plat and will be split with Land Division applications. The open space noted on the plan will be part of the plat and shall be maintained by an established association.
- j. A \$23,000 escrow fee must be provided to the Township as determined by the Township Superintendent prior to the Department of Public review of the utility plans.

The following documents comply with Township ordinances:

ID number	P.P. # 70-14-04-300-029, P.P. # 70-14-04-400-013, and P.P. # 70-14-04-200-023	Date	1/27/2026
Name	Tall Oaks Phase 1		
Address	2840 Fillmore St., 8900 24 th Ave., and north of Hawthorne Dr. and Willowview Dr.		
Use	Preliminary Plat	SUP required	N/A

REQUIREMENT	PROVIDED	Needs or Comments
Date, north arrow, scale	X	
Name, address of preparer	X	
Name, address of property owner or petitioner	X	
Location sketch	X	
Legal description	X	
Size in acres of the property	X	
Property lines and required setbacks shown and dimensioned	X	
Location of existing structures, drives, parking areas within 100 ft of boundary	X	
Location and dimensions of existing and proposed structures	X	
Location of existing and proposed drives (dimensions and radii), circulation	X	
Sidewalks, non-motorized paths-select streets, accel, decel lanes	X	
Signs, exterior lighting	X	
Curbing, parking areas, dimensions of typical space, number of parking spaces	N/A	
Calculations of parking spaces, unloading areas	N/A	
Location, pavement width, ROW of all abutting roads, easements	X	OCRC
Existing zoning, and zoning and use of abutting property	X	
Location of existing vegetation-parkway association	N/A	
Location, type, size of proposed landscaping, streetscape, greenbelt	N/A	
Location, height, type of existing and proposed fences and walls	None	
Size, location of proposed, existing utilities, connections to water/sewer		DPW
Location, size of surface water drainage facilities		OCWRC
Existing, proposed topo contours, max 5 ft intervals	X	
Rec/common areas, floodplain areas	X	
Special Use Standards, general and specific	N/A	
Residential development extra requirements-attached garages		Required On Building Permits



Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	44.06	1043.00	2.42	S0° 03' 46"W	44.06
C2	119.19	383.00	17.83	N79° 56' 17"E	118.71
C3	70.02	467.00	8.59	N75° 19' 03"E	69.96

NO.	DATE	REVISION	BY
1	01/16/2026	TENTATIVE PRELIMINARY PLAT	FJ

GEORGETOWN TOWNSHIP
OTTAWA COUNTY, MICHIGAN

TALL OAKS
TENTATIVE PRELIMINARY PLAT
OVERALL BOUNDARY



Byron Center, MI
(616) 277-2185
Kalamazoo, MI
(269) 697-7120

FILE NO.	1539
CHECKED	ZEB
Sheet No.	COVER

OVERALL BOUNDARY DESCRIPTION:
LEGAL DESCRIPTION AS SURVEYED:
THAT PART OF THE SOUTH HALF OF SECTION 4 AND THE NORTH HALF OF SECTION 9, TOWNSHIP 6 NORTH, RANGE 13 WEST, GEORGETOWN TOWNSHIP, OTTAWA COUNTY, MICHIGAN, DESCRIBED AS: BEGINNING AT A POINT ON THE NORTH LINE OF SAID SECTION 9 THAT IS 1375.63 FEET NORTH 88° 15' 17" WEST OF THE NORTHEAST CORNER OF SAID SECTION 9; THENCE NORTH 88° 15' 17" WEST ON SAID NORTH SECTION LINE 1.37 FEET TO THE NORTHWEST CORNER OF LOT 114, WILLOW CREEK NO. 4, AS RECORDED IN LIBER 40 OF PLATS, PAGES 25-26; THENCE SOUTH 00° 15' 07" WEST ON THE WEST LINE OF SAID LOT 114 A DISTANCE OF 47.60 FEET (PLATTED 47.01 FEET) TO THE NORTH LINE OF WILLOW CREEK NO. 5, AS RECORDED IN LIBER 42 OF PLATS, PAGES 61-63; THENCE NORTH 88° 15' 17" WEST 140.04 FEET; THENCE SOUTH 81° 52' 01" WEST 206.04 FEET; THENCE SOUTH 17° 29' 56" EAST 19.58 FEET; THENCE SOUTH 71° 42' 00" WEST 134.96 FEET; THENCE SOUTH 15° 09' 49" WEST 103.82 FEET; THENCE SOUTH 73° 19' 28" WEST 125.02 FEET; THENCE NORTH 88° 59' 42" WEST ALL ON THE NORTH LINE OF SAID WILLOW CREEK NO. 5 A DISTANCE OF 75.36 FEET TO THE WEST LINE OF THE EAST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 9; THENCE SOUTH 00° 33' 27" WEST ON SAID WEST LINE 1158.87 FEET; THENCE NORTH 88° 24' 16" WEST PARALLEL WITH THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 9 A DISTANCE OF 526.15 FEET; THENCE SOUTH 00° 41' 42" WEST PARALLEL WITH THE NORTH AND SOUTH QUARTER LINE OF SAID SECTION 1218.46 FEET TO SAID SOUTH LINE; THENCE NORTH 88° 24' 16" WEST ON SAID SOUTH LINE 165.00 FEET TO THE CENTER OF SAID SECTION 9; THENCE NORTH 00° 41' 42" EAST ON SAID NORTH AND SOUTH QUARTER LINE 132.00 FEET; THENCE NORTH 88° 38' 18" WEST PARALLEL WITH THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 135.01 FEET; THENCE SOUTH 00° 41' 42" WEST PARALLEL WITH SAID NORTH AND SOUTH QUARTER LINE 62.00 FEET TO THE NORTH RIGHT OF WAY LINE OF BAUER ROAD; THENCE NORTH 88° 38' 18" WEST ON SAID NORTH RIGHT OF WAY LINE 122.30 FEET; THENCE NORTH 00° 41' 42" EAST PARALLEL WITH SAID NORTH AND SOUTH QUARTER LINE 2609.60 FEET TO THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 9; THENCE NORTH 88° 48' 08" WEST ON SAID NORTH LINE 1108.51 FEET TO THE WEST LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 4; THENCE NORTH 00° 45' 40" WEST ON SAID WEST LINE 2239.57 FEET; THENCE SOUTH 88° 37' 50" EAST PARALLEL WITH THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 4 A DISTANCE OF 351.05 FEET; THENCE NORTH 01° 22' 13" EAST 372.63 FEET TO SAID NORTH LINE; THENCE SOUTH 88° 37' 50" EAST ON SAID NORTH LINE 1015.09 FEET TO THE WEST LINE OF CEDAR LAKE ESTATES NO. 13, AS RECORDED IN INSTRUMENT NO. 2019-0003271, AND THE WEST RIGHT OF WAY LINE OF 28TH AVENUE; THENCE SOUTH 01° 16' 24" WEST 261.91 FEET; THENCE SOUTHWESTERLY 44.06 FEET ON A 1043.00 FOOT RADIUS CURVE TO THE LEFT WHOSE CHORD BEARS SOUTH 00° 03' 46" WEST 44.06 FEET; THENCE SOUTH 01° 08' 51" EAST PARALLEL WITH THE NORTH AND SOUTH QUARTER LINE OF SAID SECTION 4 ALL ON SAID WEST SUBDIVISION LINE AND SAID WEST RIGHT OF WAY LINE 998.54 FEET TO THE SOUTH LINE OF SAID CEDAR LAKE ESTATES NO. 13 AND THE SOUTH RIGHT OF WAY LINE OF 28TH AVENUE; THENCE SOUTH 88° 29' 25" EAST ON SAID SOUTH RIGHT OF WAY LINE 86.09 FEET TO THE EAST RIGHT OF WAY LINE OF SAID 28TH AVENUE; THENCE NORTH 01° 08' 48" WEST ON SAID EAST RIGHT OF WAY LINE 57.51 FEET TO THE SOUTH RIGHT OF WAY LINE OF CEDAR WEST DRIVE; THENCE NORTH 88° 51' 12" EAST 135.39 FEET; THENCE NORTHEASTERLY 119.19 FEET ON A 383.00 FOOT RADIUS CURVE TO THE LEFT WHOSE CHORD BEARS NORTH 73° 56' 17" EAST 118.71 FEET; THENCE NORTH 71° 01' 21" EAST 51.23 FEET; THENCE NORTHEASTERLY ALL ON SAID SOUTH RIGHT OF WAY LINE 70.02 FEET ON A 467.00 FOOT RADIUS CURVE TO THE RIGHT WHOSE CHORD BEARS NORTH 75° 19' 03" EAST 69.96 FEET; THENCE SOUTH 06° 30' 45" EAST 24.00 FEET TO REFERENCE POINT "A"; THENCE CONTINUING SOUTH 06° 30' 45" EAST 9 FEET, MORE OR LESS, TO THE WATERS EDGE OF WILLOW LAKE; THENCE SOUTHEASTERLY 190.0 FEET, MORE OR LESS, ON SAID WATERS EDGE TO THE INTERSECTION OF THE EAST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 4; THENCE NORTH 01° 07' 23" WEST ON SAID EAST LINE 25 FEET, MORE OR LESS, TO REFERENCE POINT "B"; SAID REFERENCE POINT "B" BEING NORTH 83° 48' 30" EAST 40.00 FEET; THENCE SOUTH 43° 13' 13" EAST 150.00 FEET TO THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 4; THENCE SOUTH 88° 29' 25" EAST ON SAID NORTH LINE 736.88 FEET TO SAID EAST LINE; THENCE SOUTH 01° 07' 23" EAST ON SAID EAST LINE ALL ON AN INTERMEDIATE TRAVERSE LINE FROM AFOREMENTIONED REFERENCE POINT "A" 914.40 FEET; THENCE SOUTH 01° 07' 23" EAST ON SAID EAST LINE 396.13 FEET TO THE POINT OF BEGINNING, CONTAINING 157.87 ACRES, MORE OR LESS.

SUBJECT TO ANY AND ALL EASEMENTS AND RESTRICTIONS OF RECORD, OR OTHERWISE.
SUBJECT TO THE RIGHTS OF THE PUBLIC AND OF ANY GOVERNMENTAL UNIT IN ANY PART THEREOF TAKEN, USED, OR DEEDED FOR STREET, ROAD, OR HIGHWAY PURPOSES.
SUBJECT TO ANY FACTS THAT MAY BE DISCLOSED IN A FULL AND ACCURATE TITLE SEARCH.
THE BEARINGS ARE RELATED TO THE MICHIGAN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE.

LINE LEGEND			
---	GAS	---	EXISTING GAS
---	GAS	---	RIGHT OF WAY
---	GAS	---	EASEMENT

Sheet List Table	
Sheet Number	Sheet Title
COVER	OVERALL BOUNDARY
2 OF 4	PHASE 1 BOUNDARY
3 OF 4	SITE PLAN
4 OF 4	SITE PLAN

PREPARED FOR:
PARAMOUNT DEVELOPMENT CORP.
MICHAEL MCGRAW
1188 EAST PARIS AVENUE SE,
SUITE 100
GRAND RAPIDS, MI 49546

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE TOWNSHIP OF GEORGETOWN, COUNTY OF OTTAWA, STATE OF MICHIGAN, AND IS DESCRIBED AS FOLLOWS:

PARCEL A:
THAT PART OF THE SOUTH FRACTIONAL 1/2 OF SECTION 4, TOWN 6 NORTH, RANGE 13 WEST, GEORGETOWN TOWNSHIP, OTTAWA COUNTY, MICHIGAN, DESCRIBED AS: BEGINNING AT THE SOUTH 1/4 CORNER OF SAID SECTION 4; THENCE SOUTH 89 DEGREES 51 MINUTES 45 SECONDS WEST 1405.71 FEET ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 4; THENCE NORTH 02 DEGREES 07 MINUTES 38 SECONDS WEST 2239.22 FEET ALONG THE WEST LINE OF THE EAST 1/2 OF THE SOUTHWEST 1/2 OF SAID SECTION; THENCE SOUTH 89 DEGREES 59 MINUTES 45 SECONDS EAST 351.13 FEET PARALLEL WITH THE NORTH LINE OF SAID SOUTHWEST 1/4; THENCE NORTH 00 DEGREES 00 MINUTES 13 SECONDS EAST 312.77 FEET; THENCE SOUTH 89 DEGREES 59 MINUTES 45 SECONDS EAST 1023.21 FEET ALONG THE NORTH LINE OF SAID SOUTHWEST 1/4; THENCE SOUTH 02 DEGREES 30 MINUTES 50 SECONDS EAST 1304.74 FEET ALONG THE EAST LINE OF SAID SOUTHWEST 1/4; THENCE SOUTH 89 DEGREES 51 MINUTES 23 SECONDS EAST 1375.59 FEET ALONG THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 4; THENCE SOUTH 02 DEGREES 29 MINUTES 40 SECONDS EAST 1510.32 FEET ALONG THE EAST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 4; THENCE NORTH 89 DEGREES 37 MINUTES 28 SECONDS WEST 1375.42 FEET ALONG THE SOUTH LINE OF SAID SOUTHWEST 1/4 TO THE PLACE OF BEGINNING, EXCEPT THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 4, TOWN 6 NORTH, RANGE 13 WEST, GEORGETOWN TOWNSHIP, OTTAWA COUNTY, MICHIGAN.

ALSO EXCEPT:
PART OF THE SOUTHWEST 1/4 OF SECTION 4, TOWN 6 NORTH, RANGE 13 WEST, GEORGETOWN TOWNSHIP, OTTAWA COUNTY, MICHIGAN, DESCRIBED AS: BEGINNING AT THE CENTER OF SAID SECTION 4; THENCE S02°30'54"E 1305.05 FEET ALONG THE EAST LINE OF THE SOUTHWEST 1/4 OF SECTION 4 TO THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 4; THENCE N89°51'31"W 20.02 FEET; THENCE N02°30'54"W 998.54 FEET; THENCE NORTHERLY 44.06 FEET ALONG A 1043.00 FOOT RADIUS CURVE TO THE RIGHT, THE CHORD OF WHICH BEARS N01°16'17"W 44.06 FEET; THENCE N00°05'40"W 292.12 FEET TO THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 4; THENCE S89°59'52"E 8.01 FEET ALONG SAID NORTH LINE TO THE PLACE OF BEGINNING.

PARCEL B:
THAT PART OF THE NORTHWEST 1/4 OF SECTION 9, TOWN 6 NORTH, RANGE 13 WEST, DESCRIBED AS COMMENCING AT THE NORTH 1/4 POST ON THE NORTH LINE OF SAID SECTION 9, THENCE WEST ON SAID SECTION LINE 18 RODS, THENCE SOUTH ON A LINE PARALLEL WITH THE NORTH AND SOUTH 1/4 LINE TO THE EAST AND WEST 1/4 LINE, THENCE EAST ON SAID EAST AND WEST 1/4 LINE 8 RODS, THENCE NORTH 8 RODS, THENCE EAST 10 RODS TO THE NORTH AND SOUTH 1/4 LINE, THENCE NORTH ON THE NORTH AND SOUTH 1/4 LINE TO THE PLACE OF BEGINNING, EXCEPT THE SOUTH 50 FEET FOR ROAD.

PARCEL C:
ALL THAT PART OF THE NORTHEAST 1/4 OF SECTION 9, TOWN 6 NORTH, RANGE 13 WEST, DESCRIBED AS COMMENCING ON THE NORTH SECTION LINE 30 RODS WEST OF THE CENTERLINE BETWEEN THE EAST AND WEST HALVES OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 9 RUNNING THENCE WEST TO THE NORTH 1/4 POST, THENCE SOUTH ON THE NORTH AND SOUTH 1/4 LINE TO THE EAST AND WEST 1/4 LINE; THENCE EAST ON SAID EAST AND WEST 1/4 LINE TO A POINT 30 RODS WEST OF THE CENTERLINE BETWEEN THE EAST AND WEST HALVES OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 9, THENCE NORTH ON A LINE PARALLEL TO THE NORTH AND SOUTH 1/4 LINE TO THE PLACE OF BEGINNING.

EXCEPT:
COMMENCING AT A POINT 10 RODS EAST OF THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF SECTION 9, TOWN 6 NORTH, RANGE 13 WEST, THENCE EAST 107.25 FEET, THENCE NORTH 1218.46 FEET, THENCE WEST 107.25 FEET, THENCE SOUTH 1218.46 FEET TO THE PLACE OF BEGINNING.

PARCEL D:
PART OF THE SOUTHEAST 1/4 OF SECTION 4, TOWN 6 NORTH, RANGE 13 WEST, GEORGETOWN TOWNSHIP, OTTAWA COUNTY, MICHIGAN, DESCRIBED AS: BEGINNING AT THE SOUTH 1/4 CORNER OF SAID SECTION; THENCE N02°30'54"W 1305.05 FEET ALONG THE NORTH-SOUTH 1/4 LINE OF SAID SECTION; THENCE S89°51'31"E 66.07 FEET ALONG THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION; THENCE N02°30'54"W 57.51 FEET; THENCE N87°29'06"E 135.39 FEET; THENCE 119.19 FEET ALONG A 383.00 FOOT RADIUS CURVE TO THE LEFT, SAID CURVE HAVING A CENTRAL ANGLE OF 17°49'50" AND A CHORD BEARING N73°41'11"E 118.71 FEET; THENCE N89°39'51"E 81.23 FEET; THENCE 70.02 FEET ALONG A 467.00 FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A CENTRAL ANGLE OF 8°35'25" AND A CHORD BEARING N73°56'59"E 69.95 FEET; THENCE S07°52'51"E 24.00 FEET TO THE POINT HEREFTER REFERRED TO AS REFERENCE POINT "A"; THENCE CONTINUING S07°52'51"E 9 FEET, MORE OR LESS, TO THE WATER'S EDGE OF WILLOW LAKE; THENCE EASTERLY AND SOUTHERLY ALONG SAID WATERS EDGE TO A LINE BEARING S02°29'42"E FROM A POINT HEREFTER REFERRED TO AS REFERENCE POINT "C"; LOT 113, SAID LINE BEING THE SOUTHERLY EXTENSION OF THE WEST LINE OF LOT 113, CEDAR LAKE ESTATES NO. 11, AS RECORDED IN LIBER 42 OF PLATS, PAGE 307, OTTAWA COUNTY RECORDS, AND LOCATED N82°26'24"E 40.00 FEET, THENCE S44°35'19"E 150.00 FEET, THENCE S89°51'31"E 797.15 FEET ALONG SAID NORTH LINE, THENCE S02°29'42"E 914.40 FEET ALONG THE EAST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION FROM AFOREMENTIONED POINT "A"; THENCE S02°29'42"E 3.71 FEET, MORE OR LESS, ALONG SAID EAST LINE TO THE SOUTH LINE OF SAID SECTION; THENCE N89°37'22"W 1375.63 FEET ALONG THE SOUTH LINE OF SAID SECTION TO THE POINT OF BEGINNING.

PARCEL E:
PART OF THE NORTHEAST 1/4 OF SECTION 9, TOWN 6 NORTH, RANGE 13 WEST, GEORGETOWN TOWNSHIP, OTTAWA COUNTY, MICHIGAN DESCRIBED AS: COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 9, TOWN 6 NORTH, RANGE 13 WEST; THENCE N89 DEGREES 39'13"W 1377.00 FEET ALONG THE NORTH LINE OF SAID NORTHEAST 1/4 TO THE NORTHWEST CORNER OF LOT 114, WILLOW CREEK NO. 4, AS RECORDED IN LIBER 40 OF PLATS, PAGES 25 AND 26 AND POINT OF BEGINNING; THENCE S00 DEGREES 58'42" E 47.01 FEET ALONG THE WEST LINE OF SAID LOT 114; THENCE N89 DEGREES 39'13"W 140.04 FEET; THENCE S 90 DEGREES 28'05"W 206.04 FEET; THENCE S 19 DEGREES 58'32"E 18.60 FEET; THENCE S70 DEGREES 18'14" W 134.96 FEET; THENCE S 13 DEGREES 48'33"W 103.82 FEET; THENCE S71 DEGREES 55'32"W 125.02 FEET; THENCE S89 DEGREES 10'34"W 76.15 FEET (THE PREVIOUS SEVEN COURSES BEING ALONG THE NORTHERLY LINES OF WILLOW CREEK NO. 5, AS RECORDED IN LIBER 42 OF PLATS, PAGES 61-63; THENCE N00 DEGREES 49'26"W 286.20 FEET ALONG THE WEST LINE OF THE EAST 1/2 OF THE WEST 1/2 OF SAID NORTHEAST 1/4; THENCE S 89 DEGREES 39'13"E 687.03 FEET ALONG THE NORTH LINE OF SAID NORTHEAST 1/4 TO THE POINT OF BEGINNING.



GEORGETOWN TOWNSHIP, OTTAWA COUNTY
LOCATION MAP
NOT TO SCALE

PHASE 1 DESCRIPTION:
THAT PART OF THE SOUTH HALF OF SECTION 4 AND THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 6 NORTH, RANGE 13 WEST, GEORGETOWN TOWNSHIP, OTTAWA COUNTY, MICHIGAN, DESCRIBED AS: BEGINNING AT A POINT ON THE NORTH LINE OF SAID SECTION 9 THAT IS 1375.63 FEET NORTH 88° 15' 17" WEST OF THE NORTHEAST CORNER OF SAID SECTION 9; THENCE NORTH 88° 15' 17" WEST ON SAID NORTH SECTION LINE 1.37 FEET TO THE NORTHWEST CORNER OF LOT 114, WILLOW CREEK NO. 4, AS RECORDED IN LIBER 40 OF PLATS, PAGES 25-28; THENCE SOUTH 00° 15' 07" WEST ON THE WEST LINE OF SAID LOT 114 A DISTANCE OF 47.60 FEET (PLATTED 47.01 FEET) TO THE NORTH LINE OF WILLOW CREEK NO. 5, AS RECORDED IN LIBER 42 OF PLATS, PAGES 61-63; THENCE NORTH 88° 15' 17" WEST 140.04 FEET TO THE EASTERLY RIGHT OF WAY LINE OF WILLOWVIEW COURT; THENCE SOUTH 81° 52' 01" WEST ON THE NORTH LINE OF SAID WILLOWVIEW COURT 68.74 FEET TO THE WESTERLY LINE OF SAID WILLOWVIEW COURT; THENCE CONTINUING SOUTH 81° 52' 01" WEST ALL ON SAID NORTH LINE 139.30 FEET TO THE NORTHWEST CORNER OF LOT 168 OF SAID WILLOW CREEK NO. 5; THENCE NORTH 01° 02' 20" WEST 99.64 FEET; THENCE NORTH 20° 20' 32" WEST 103.37 FEET; THENCE NORTH 48° 38' 54" WEST 65.65 FEET; THENCE NORTH 63° 38' 51" WEST 430.00 FEET; THENCE NORTH 38° 21' 09" EAST 140.00 FEET; THENCE NORTH 53° 38' 51" WEST 66.00 FEET; THENCE SOUTH 36° 21' 09" WEST 145.97 FEET; THENCE NORTH 50° 39' 28" WEST 182.64 FEET; THENCE SOUTH 39° 20' 32" WEST 144.90 FEET; THENCE NORTH 53° 38' 51" WEST 170.23 FEET; THENCE SOUTH 39° 20' 32" WEST 38.21 FEET; THENCE SOUTH 48° 24' 39" WEST 8.11 FEET; THENCE NORTH 50° 39' 28" WEST 207.69 FEET; THENCE NORTH 25° 31' 16" EAST 47.93 FEET; THENCE NORTH 05° 13' 42" WEST 138.67 FEET; THENCE NORTH 22° 47' 26" WEST 59.20 FEET; THENCE NORTH 47° 03' 59" WEST 302.39 FEET; THENCE NORTH 08° 19' 34" EAST 423.61 FEET; THENCE NORTH 01° 08' 17" WEST 176.58 FEET; THENCE NORTH 88° 51' 08" EAST 147.47 FEET TO THE WEST LINE OF CEDAR LAKE ESTATES NO. 13, AS RECORDED IN INSTRUMENT NO. 2019-000371, AND THE WEST RIGHT OF WAY LINE OF 28TH AVENUE; THENCE SOUTH 01° 08' 51" EAST PARALLEL WITH THE NORTH AND SOUTH QUARTER LINE OF SAID SECTION 4 AND ON SAID WEST SUBDIVISION LINE AND SAID WEST RIGHT OF WAY LINE 351.88 FEET TO THE SOUTH LINE OF SAID CEDAR LAKE ESTATES NO. 13 AND THE SOUTH RIGHT OF WAY LINE OF 28TH AVENUE; THENCE SOUTH 88° 28' 25" EAST ON SAID SOUTH RIGHT OF WAY LINE 68.09 FEET TO THE EAST RIGHT OF WAY LINE OF SAID 28TH AVENUE; THENCE NORTH 01° 08' 48" WEST ON SAID EAST RIGHT OF WAY LINE 51.51 FEET TO THE SOUTH RIGHT OF WAY LINE OF CEDAR WEST DRIVE; THENCE NORTH 88° 51' 12" EAST 135.39 FEET; THENCE NORTH 63° 38' 51" WEST 430.00 FEET ON A 383.00 FOOT RADIUS CURVE TO THE LEFT WHOSE CHORD BEARS NORTH 79° 56' 17" EAST 118.71 FEET; THENCE NORTH 71° 01' 21" EAST 51.23 FEET; THENCE NORTHEASTERLY ALL ON SAID SOUTH RIGHT OF WAY LINE 70.02 FEET ON A 467.00 FOOT RADIUS CURVE TO THE RIGHT WHOSE CHORD BEARS NORTH 75° 19' 03" EAST 69.96 FEET; THENCE SOUTH 08° 30' 45" EAST 24.00 FEET TO REFERENCE POINT "A"; THENCE CONTINUING SOUTH 08° 30' 45" EAST 8 FEET, MORE OR LESS, TO THE WATERS EDGE OF WILLOW LAKE; THENCE SOUTHEASTERLY 1900 FEET, MORE OR LESS, ON SAID WATER'S EDGE TO THE INTERSECTION OF THE EAST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 4; THENCE NORTH 01° 07' 23" WEST ON SAID EAST LINE 25 FEET, MORE OR LESS, TO REFERENCE POINT "B"; SAID REFERENCE POINT "B" BEING NORTH 83° 48' 30" EAST 40.00 FEET; THENCE SOUTH 43° 13' 13" EAST 150.00 FEET TO THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 4; THENCE SOUTH 88° 28' 25" EAST ON SAID NORTH LINE 796.88 FEET TO SAID EAST LINE; THENCE SOUTH 01° 07' 23" EAST ON SAID EAST LINE ALL ON AN INTERMEDIATE TRAVERSE LINE FROM A FOREMENTIONED REFERENCE POINT "A" 914.40 FEET; THENCE SOUTH 01° 07' 23" EAST ON SAID EAST LINE 396.13 FEET TO THE POINT OF BEGINNING, CONTAINING 33.40 ACRES, MORE OR LESS.

SUBJECT TO ANY AND ALL EASEMENTS AND RESTRICTIONS OF RECORD, OR OTHERWISE.

SUBJECT TO ANY FACTS THAT MAY BE DISCLOSED IN A FULL AND ACCURATE TITLE SEARCH.

THE BEARINGS ARE RELATED TO THE MICHIGAN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE.

LINE LEGEND

— GAS — GAS — GAS — EXISTING GAS
— RIGHT OF WAY
- - - - - EASEMENT

Legend

Parcels
Water Bodied
Zoning
Zoning Class and Code
Neighborhood (NS)
Community (CS)
Highway Service Commercial HS
Rural Residential (RR)
Industrial (I)

High Density (HDR)
Mobile (MHP)
Office (OS)
Agricultural (AG)
Low Density (LDR)
Low Medium (LMR)
Medium (MDR)
Medium High (MHR)
Planned Unit Development (PUD)

ZONING CONTEXT EXHIBIT

Georgetown Township, Ottawa County, Michigan

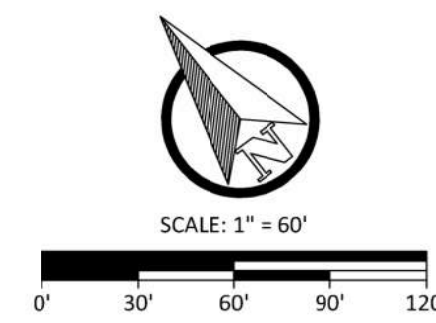
TALL OAKS
TENTATIVE PRELIMINARY PLAT
PHASE 1 BOUNDARY

Byron Center, MI (616) 277-2185
Kalamazoo, MI (269) 697-7120

FILE NO. 1539
CHECKED ZEB
Sheet No. 2 OF 4

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C2	119.19	383.00	17.83	N79° 56' 17"E	118.71
C3	70.02	467.00	8.59	N75° 19' 03"E	69.96

NO.	DATE	REVISION	BY
1	01/16/2026	TENTATIVE PRELIMINARY PLAT	FJ



SYMBOL LEGEND

- EXISTING TREE
- TREE STUMP
- SIGN
- MAILBOX
- BOLLARD
- LIGHT POLE
- POWER POLE
- GUYWIRE
- COM/ELEC STRUCTURE
- GAS METER
- VALVE
- HYDRANT
- WELL
- CLEANOUT
- SANITARY SEWER MANHOLE
- STORM CATCH BASIN
- STORM MANHOLE
- STORM FLARED END SECTION
- RIP RAP
- FLOW DIRECTION ARROW
- SECTION CORNER
- PROPERTY CORNER - SET
- PROPERTY CORNER - FOUND
- BENCHMARK/CONTROL POINT
- SOIL BORING

LINE LEGEND

- EXISTING OVERHEAD ELECTRIC
- EXISTING UNDERGROUND ELECTRIC
- EXISTING GAS
- EXISTING COMMUNICATIONS
- EXISTING FENCE
- RIGHT OF WAY
- EASEMENT
- SETBACK
- EXISTING GRAVEL
- PROPOSED GRAVEL
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- EXISTING WATERMAIN
- PROPOSED WATERMAIN

HATCH LEGEND

- EXISTING HOT MIXED ASPHALT
- PROPOSED HOT MIXED ASPHALT
- EXISTING GRAVEL
- PROPOSED GRAVEL
- EXISTING CONCRETE
- PROPOSED CONCRETE

- GENERAL NOTES
- ZONING OF PROPERTY: LDR
 - LDR ZONING REQUIREMENTS
 - MINIMUM LOT WIDTH = 85 FT.
 - MINIMUM LOT AREA = 11,475 S.F.
 - SETBACKS
 - FRONT YARD = 40 FT.
 - SIDE YARD = 10 FT.
 - REAR YARD = 40 FT.
 - SUMMARY OF LAND USE:
 - TOTAL ACREAGE = 33.6 ACRES INCLUDING R.O.W.
 - TOTAL LENGTH OF ROADS = 1,960 LN.FT.
 - TOTAL PUBLIC ROW = 2.94 ACRES
 - TOTAL NUMBER OF PLATTED SINGLE FAMILY LOTS = 47
 - ALL STREETS WITH SINGLE FAMILY LOTS WILL BE DEDICATED TO THE PUBLIC AND CONSTRUCTED PER OTTAWA COUNTY ROAD COMMISSION STANDARDS AND SPECIFICATIONS.
 - SIDEWALKS TO BE CONSTRUCTED PER APPLICABLE TOWNSHIP ORDINANCES.
 - THIS PROJECT IS NOT LOCATED IN THE 100 YEAR FLOOD PLAIN, BASED ON THE NATIONAL FLOOD INSURANCE PROGRAM RATE MAPS.
 - PLAN SHALL BE APPROVED BY THE OTTAWA COUNTY WATER RESOURCES COMMISSION.
 - SCHOOL DISTRICT OF PROJECT: JENISON PUBLIC SCHOOLS
 - PROPOSED DEVELOPMENT TO BE SERVED WITH PUBLIC SANITARY SEWER AND WATERMAIN. PROPOSED STORM SEWER AND DETENTION BASIN IS INTENDED TO BE PART OF A 433 AGREEMENT WITH OTTAWA COUNTY WATER RESOURCES COMMISSION OR MAINTAINED PRIVATELY, TO BE DETERMINED AFTER REVIEW BY THE OCWRC.

NO.	DATE	REVISION	BY
1	01/16/2025	TENTATIVE PRELIMINARY PLAT	FJ

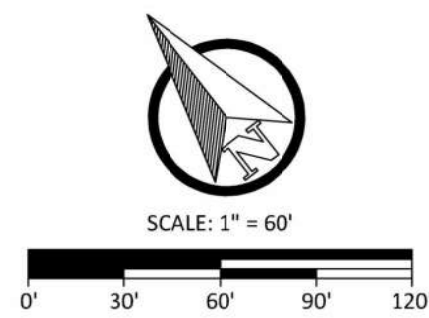
GEORGETOWN TOWNSHIP
OTTAWA COUNTY, MICHIGAN
TALL OAKS
TENTATIVE PRELIMINARY PLAT
SITE PLAN



Vriesman
& Korhorn
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1539
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ZEB
Sheet No.
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SYMBOL LEGEND

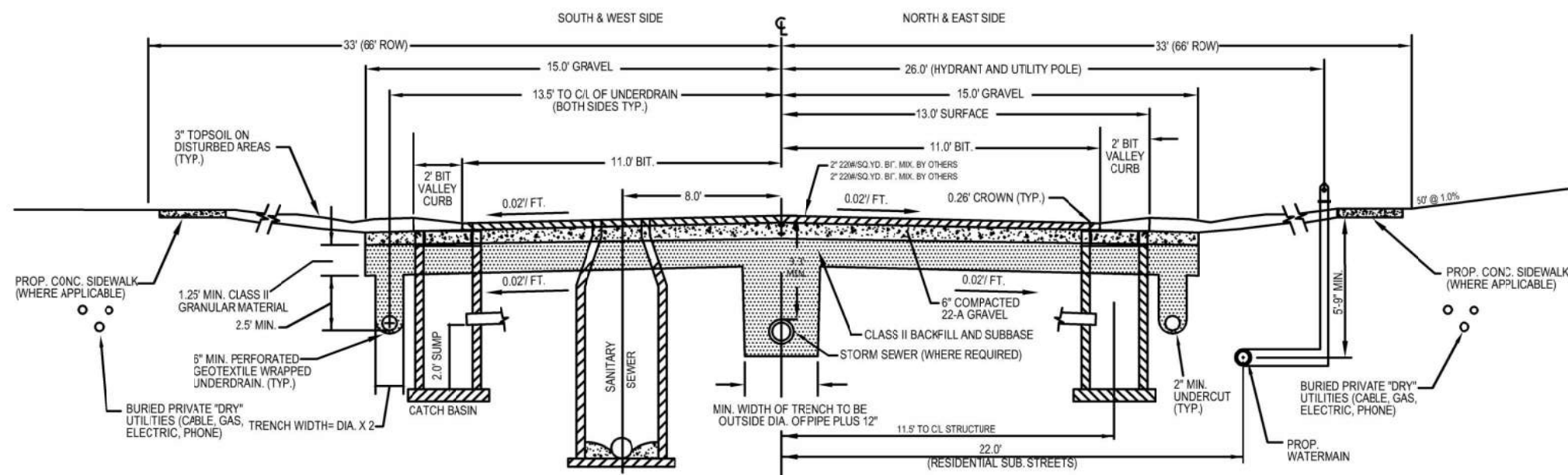
- EXISTING TREE
- TREE STUMP
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- VALVE
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- SANITARY SEWER MANHOLE
- STORM CATCH BASIN
- STORM MANHOLE
- STORM FLARED END SECTION
- RIP RAP
- FLOW DIRECTION ARROW
- SECTION CORNER
- PROPERTY CORNER - SET
- PROPERTY CORNER - FOUND
- BENCHMARK/CONTROL POINT
- SOIL BORING

LINE LEGEND

- EXISTING OVERHEAD ELECTRIC
- EXISTING UNDERGROUND ELECTRIC
- EXISTING GAS
- EXISTING COMMUNICATIONS
- EXISTING FENCE
- RIGHT OF WAY
- EASEMENT
- SETBACK
- EXISTING GRAVEL
- PROPOSED GRAVEL
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- EXISTING WATERMAIN
- PROPOSED WATERMAIN

HATCH LEGEND

- EXISTING HOT MIXED ASPHALT
- PROPOSED HOT MIXED ASPHALT
- EXISTING GRAVEL
- PROPOSED GRAVEL
- EXISTING CONCRETE
- PROPOSED CONCRETE



- NOTES:
- MIN. GRADE SHALL BE 3.0%.
 - STORM SEWERS SHALL BE CONSTRUCTED ALONG CENTERLINE.
 - BACK OF CATCH BASIN CASTINGS SHALL BE SET AT 14.5' FROM CENTERLINE.
 - BACK OF CATCH BASIN IN INTERSECTION RADI SHALL BE IN 8' FROM OUTSIDE EDGE OF CONCRETE CURB SURFACE.
 - TOP OF CASTING SHALL BE SET FLUSH TO FINISH GRAVEL GRADE. GRAVEL SHALL BE GRADDED TO EITHER DIRECTION FROM CASTING TO ALLOW FOR THICKNESS OF BITUMINOUS SURFACE.
 - THIS STREET SECTION SHALL HAVE A SPRING WEIGHT REDUCTION OF 20%.
 - THE TOP OF THE BITUMINOUS SURFACE SHALL BE BUILT TO A MINIMUM OF 3' ABOVE THE HIGH WATER TABLE.

NO.	DATE	REVISION	BY
1	01/16/2025	TENTATIVE PRELIMINARY PLAT	FJ

GEORGETOWN TOWNSHIP
OTTAWA COUNTY, MICHIGAN
TALL OAKS
TENTATIVE PRELIMINARY PLAT
SITE PLAN



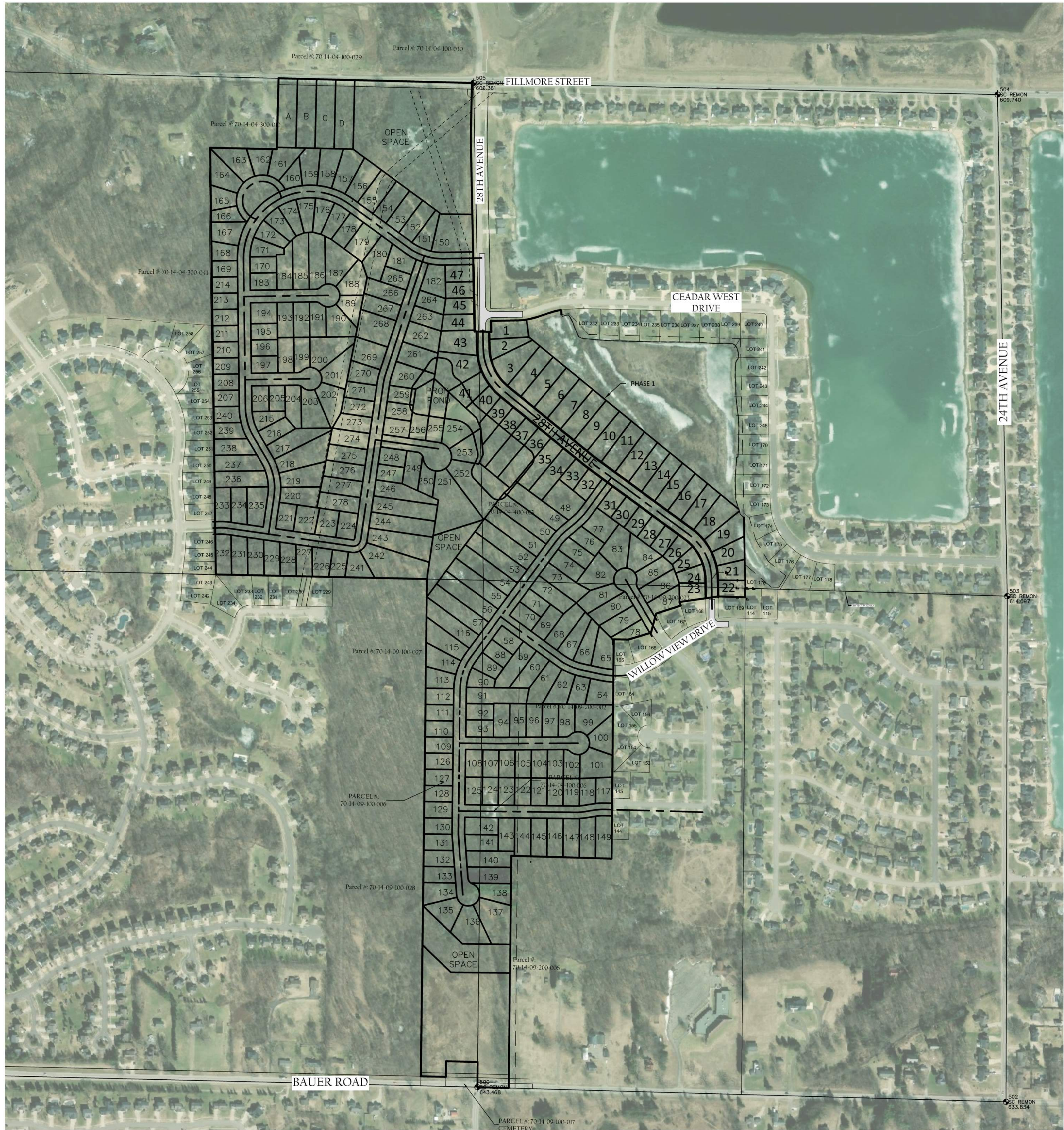
Vriesman & Korhorn
www.VKcivil.com

Byron Center, MI
(616) 277-2185
Kalamazoo, MI
(269) 697-7120

FILE NO. 1539
CHECKED ZEB
Sheet No. 4 OF 4



LOCATION MAP



LINE LEGEND

- RIGHT OF WAY
- EASEMENT
- EXISTING GAS

PROPOSED DEVELOPMENT

278 PROPOSED LOTS
13,730 LINEAR FEET OF PROPOSED ROAD
4 PROPOSED SEPARATE PARCELS

ZONING: LDR
MIN. LOT FRONTAGE: 85 FEET
MIN. LOT SIZE: 11,475 SF

NO.	DATE	REVISION	BY
1	01/16/2025	TENTATIVE PRELIMINARY PLAT	FJ

GEORGETOWN TOWNSHIP
OTTAWA COUNTY, MICHIGAN
TALL OAKS
PRELIMINARY CONCEPT LAYOUT



Vriesman
& Korhorn

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Byron Center, MI (616) 277-2185	FILE NO. 1539
Kalamazoo, MI (269) 697-7120	CHECKED ZEB
Sheet No. 1 OF 1	



December 19, 2025

Mr. Ryan Schab
Zoning Administrator
Georgetown Charter Township
1515 Baldwin Street
PO Box 769
Jenison, MI 49429-0769

RE: Tall Oaks Phase 1 Tentative Preliminary Plat

Dear Mr. Schab:

Enclosed please find the following items being submitted to support the request for Tentative Preliminary Plat approval for Phase One of a new plat called "Tall Oaks" located on PPN: 70-14-04-300-029, 70-14-04-400-013, and 70-14-09-200-023. This phase will include 47 detached, single-family lots that have all been designed to meet the Low-Density Residential zoning district requirements of the Georgetown Township Zoning Ordinance. Included within each package are the following items:

1. Plat Application
2. Legal Description
3. Sidewalk Compliance Letter
4. Street Light Petition
5. Narrative
6. DRAFT Tall Oaks Covenants and Restrictions
7. Tentative Preliminary Plan Set (Scaled, 24x36)
8. \$1,000 Tentative Preliminary Plat Fee

These items are being submitted for the February 4, 2026 regular Planning Commission meeting. If you have any questions or require further information, please do not hesitate to contact me at

Sincerely,

Michael McGraw
President

Plat Name: Tall Oaks Phase I

APPLICATION FOR PLAT APPROVAL

Georgetown Charter Township
1515 Baldwin St, P.O. Box 769 Jenison, MI 49429
616-457-2340 revised: 3/1/2019

APPLICANT INFORMATION

COMPANY NAME:

Paramount Development Company

PHONE:

[REDACTED]

APPLICANT NAME:

Michael McGraw

TITLE:

President

ADDRESS:

1188 East Paris Ave SE, Ste 100

CITY / STATE / ZIP:

Grand Rapids, MI 49546

PLAT INFORMATION

ADDRESS OR LOCATION OF PLAT:

2840 Fillmore St and 8900 24th Ave

PERMANENT PARCEL NUMBER(S) OF PLAT:

70-14-04-300-029, 70-14-04-400-013, 70-14-09-200-023

EXISTING ZONING OF PLAT (Must be supplied for all parcels in plat):

LDR

REVIEW PROCESS (Check all that apply)

☒ PRELIMINARY PLAT APPROVAL

HAS THE STREET LIGHT PETITION BEEN SIGNED AND SUBMITTED: Y

HAS THE SIDEWALK LETTER BEEN SIGNED AND SUBMITTED: Y

☐ FINAL PRELIMINARY PLAT APPROVAL

DATE OF PRELIMINARY PLAT APPROVAL (Application must be submitted within one year of Preliminary Plat Approval):

HAVE ROAD AND DRAIN COMMISSION APPROVALS BEEN RECEIVED:

HAS THE LOT INSPECTION FEE BEEN PAID:

☐ FINAL PLAT APPROVAL

DATE OF PRELIMINARY PLAT APPROVAL:

DATE OF FINAL PRELIMINARY PLAT APPROVAL (Application must be submitted within two years of Final Preliminary Approval):

HAS A LETTER OF CREDIT BEEN SUBMITTED:

HAVE ALL OUTSTANDING FEES BEEN PAID:

TEN (10) FOLDED COPIES OF A SITE PLAN MUST ACCOMPANY THE APPLICATION FOR ALL APPROVALS.

APPLICANT SIGNATURE

IT IS THE APPLICANT'S RESPONSIBILITY TO MEET THE REQUIREMENTS OF THE TOWNSHIP ZONING ORDINANCE IN ALL RESPECTS AND TO PROVIDE THE NECESSARY INFORMATION TO THE TOWNSHIP FOR APPROVAL. Copies of the ORDINANCE MAY BE OBTAINED FROM THE GEORGETOWN TOWNSHIP WEBSITE AT WWW.georgetown-mi.gov. BY SIGNING, PERMISSION IS GRANTED FOR THE TOWNSHIP STAFF AND BOARD AND COMMISSION MEMBERS TO ENTER THE SUBJECT PROPERTY FOR PURPOSES OF GATHERING INFORMATION TO REVIEW THIS REQUEST. By signing I acknowledge there will be no refunds for any reason.

APPLICANT SIGNATURE:



DATE:

12/12/2025

FOR OFFICE USE ONLY

DATE OF PREAPPLICATION MEETING:

1/28/26

DATE OF PLANNING COMMISSION MEETING:

2/18/26

DATE OF TOWNSHIP BOARD MEETING:

~~2/18/26~~ 3/9/26

DATE NOTICE PUBLISHED:

2/3/26

DATE PROPERTY NOTICES WERE SENT:

2/3/26

Legal Description

PHASE 1 DESCRIPTION:

THAT PART OF THE SOUTH HALF OF SECTION 4 AND THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 6 NORTH, RANGE 13 WEST, GEORGETOWN TOWNSHIP, OTTAWA COUNTY, MICHIGAN, DESCRIBED AS: BEGINNING AT A POINT ON THE NORTH LINE OF SAID SECTION 9 THAT IS 1375.63 FEET NORTH 88° 15' 17" WEST OF THE NORTHEAST CORNER OF SAID SECTION 9; THENCE NORTH 88° 15' 17" WEST ON SAID NORTH SECTION LINE 1.37 FEET TO THE NORTHWEST CORNER OF LOT 114, WILLOW CREEK NO. 4, AS RECORDED IN LIBER 40 OF PLATS, PAGES 25-26; THENCE SOUTH 00° 15' 07" WEST ON THE WEST LINE OF SAID LOT 114 A DISTANCE OF 47.60 FEET (PLATTED 47.01 FEET) TO THE NORTH LINE OF WILLOW CREEK NO. 5, AS RECORDED IN LIBER 42 OF PLATS, PAGES 61-63; THENCE NORTH 88° 15' 17" WEST 140.04 FEET TO THE EASTERLY RIGHT OF WAY LINE OF WILLOWVIEW COURT; THENCE SOUTH 81° 52' 01" WEST ON THE NORTH LINE OF SAID WILLOWVIEW COURT 66.74 FEET TO THE WESTERLY LINE OF SAID WILLOWVIEW COURT; THENCE CONTINUING SOUTH 81° 52' 01" WEST ALL ON SAID NORTH LINE 139.30 FEET TO THE NORTHWEST CORNER OF LOT 168 OF SAID WILLOW CREEK NO. 5; THENCE NORTH 01° 02' 20" WEST 99.64 FEET; THENCE NORTH 20° 20' 32" WEST 103.67 FEET; THENCE NORTH 48° 38' 54" WEST 65.65 FEET;

THENCE NORTH 53° 38' 51" WEST 430.00 FEET; THENCE NORTH 36° 21' 09" EAST 140.00 FEET; THENCE NORTH 53° 38' 51" WEST 66.00 FEET; THENCE SOUTH 36° 21' 09" WEST 145.97 FEET; THENCE NORTH 50° 39' 28" WEST 182.64 FEET; THENCE SOUTH 39° 20' 32" WEST 144.90 FEET; THENCE NORTH 53° 38' 51" WEST 170.23 FEET; THENCE SOUTH 39° 20' 32" WEST 38.21 FEET; THENCE SOUTH 48° 24' 39" WEST 8.11 FEET; THENCE NORTH 50° 39' 28" WEST 207.69 FEET; THENCE NORTH 25° 31' 16" EAST 47.93 FEET; THENCE NORTH 05° 13' 42" WEST 138.67 FEET; THENCE NORTH 22° 47' 26" WEST 59.20 FEET; THENCE NORTH 47° 03' 59" WEST 302.39 FEET; THENCE NORTH 08° 19' 34" EAST 423.61 FEET; THENCE NORTH 01° 08' 17" WEST 176.58 FEET; THENCE NORTH 88° 51' 09" EAST 147.47 FEET TO THE WEST LINE OF CEDAR LAKE ESTATES NO. 13, AS RECORDED IN INSTRUMENT NO. 2019-0003271, AND THE WEST RIGHT OF WAY LINE OF 28TH AVENUE; THENCE SOUTH 01° 08' 51" EAST PARALLEL WITH THE NORTH AND SOUTH QUARTER LINE OF SAID SECTION 4 AND ON SAID WEST SUBDIVISION LINE AND SAID WEST RIGHT OF WAY LINE 351.88 FEET TO THE SOUTH LINE OF SAID CEDAR LAKE ESTATES NO. 13 AND THE SOUTH RIGHT OF WAY LINE OF 28TH AVENUE; THENCE SOUTH 88° 29' 25" EAST ON SAID SOUTH RIGHT OF WAY LINE 86.09 FEET TO THE EAST RIGHT OF WAY LINE OF SAID 28TH AVENUE; THENCE NORTH 01° 08' 48" WEST ON SAID EAST RIGHT OF WAY LINE 57.51 FEET TO THE SOUTH RIGHT OF WAY LINE OF CEDAR WEST DRIVE; THENCE NORTH 88° 51' 12" EAST 135.39 FEET; THENCE NORTHEASTERLY 119.19 FEET ON A 383.00 FOOT RADIUS CURVE TO THE LEFT WHOSE CHORD BEARS NORTH 79° 56' 17" EAST 118.71 FEET; THENCE NORTH 71° 01' 21" EAST 51.23 FEET; THENCE NORTHEASTERLY ALL ON SAID SOUTH RIGHT OF WAY LINE 70.02 FEET ON A 467.00 FOOT RADIUS CURVE TO THE RIGHT WHOSE CHORD BEARS NORTH 75° 19' 03" EAST 69.96 FEET; THENCE SOUTH 06° 30' 45" EAST 24.00 FEET TO REFERENCE POINT "A"; THENCE CONTINUING SOUTH 06° 30' 45" EAST 9 FEET, MORE OR LESS, TO THE WATER'S EDGE OF WILLOW LAKE; THENCE SOUTHEASTERLY 1900 FEET, MORE OR LESS, ON SAID WATER'S EDGE TO THE INTERSECTION OF THE EAST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 4; THENCE NORTH 01° 07' 23" WEST ON SAID EAST LINE 25 FEET, MORE OR LESS, TO REFERENCE POINT "B", SAID REFERENCE POINT "B" BEING NORTH 83° 48' 30" EAST 40.00 FEET; THENCE SOUTH 43° 13' 13" EAST 150.00 FEET TO THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 4; THENCE SOUTH 88° 29' 25" EAST ON SAID NORTH LINE 796.88 FEET TO SAID EAST LINE; THENCE SOUTH 01° 07' 23" EAST ON SAID EAST LINE ALL ON AN INTERMEDIATE TRAVERSE LINE FROM AFOREMENTIONED REFERENCE POINT "A" 914.40 FEET;

THENCE SOUTH 01° 07' 23" EAST ON SAID EAST LINE 396.13 FEET TO THE POINT OF BEGINNING.
CONTAINING 33.40 ACRES, MORE OR LESS.

SUBJECT TO ANY AND ALL EASEMENTS AND RESTRICTIONS OF RECORD, OR OTHERWISE.

SUBJECT TO ANY FACTS THAT MAY BE DISCLOSED IN A FULL AND ACCURATE TITLE SEARCH.

THE BEARINGS ARE RELATED TO THE MICHIGAN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE.

Narrative Statement

The proposed Tall Oaks plat represents a fully by-right residential development consistent with the Low Density Residential (LDR) zoning requirements of the Georgetown Township Zoning Ordinance, requiring no special approvals or discretionary actions. Thoughtfully positioned between the established Lowing Woods, Cedar Lake, and Willow Creek neighborhoods, the project will create valuable connective links while preserving and respecting the site's existing topography and natural features. The resulting layout offers an attractive, detached single-family residential environment that directly aligns with Georgetown Township's long-standing goal of providing contiguous single family residential opportunities. This site presents a unique and meaningful opportunity to complete the surrounding residential fabric and to deliver a community that reflects the character, expectations, and pride of Georgetown Township.

**GEORGETOWN CHARTER TOWNSHIP
SIDEWALK COMPLIANCE LETTER**

THIS DOCUMENT SERVES AS CERTIFICATION THAT THE DEVELOPER OF THE FOLLOWING PLAT WILL COMPLY WITH THE GEORGETOWN TOWNSHIP SIDEWALK ORDINANCE.

NAME OF PLAT: Tall Oaks Phase 1

NAME OF DEVELOPER AND/OR PLATTER: Paramount Development Company

ADDRESS OF DEVELOPER AND/OR PLATTER: 1188 East Paris Ave SE, Ste 100, Grand Rapids, MI 49546

PHONE NUMBER OF DEVELOPER AND/OR PLATTER: [REDACTED]

AS THE DEVELOPER AND/OR PLATTER, I ATTEST TO GEORGETOWN CHARTER TOWNSHIP, THE FOLLOWING:

- A. THE PLAT MAP PRESENTED TO THE TOWNSHIP FOR APPROVAL SHALL CONTAIN A NOTE STATING THAT SIDEWALKS SHALL BE CONSTRUCTED ADJACENT TO ALL PAVED STREETS ACCORDING TO TOWNSHIP ORDINANCE.
- B. THAT I, AS DEVELOPER, AND/OR MY REPRESENTATIVES, SHALL BE RESPONSIBLE TO CONSTRUCT SIDEWALKS ADJACENT TO PROPERTY LINES ON ALL PAVED STREETS FROM WHICH THE LOT **COULD** NOT HAVE STREET ACCESS. THIS COULD BE A REAR PROPERTY LINE OR A SIDE PROPERTY LINE (WHICH WOULD BE CONSIDERED A FRONT YARD FOR SETBACK PURPOSES). A NOTE SHALL BE ADDED TO THE PLAT MAP THAT THESE SPECIFIC LOTS WOULD NOT HAVE ACCESS TO THIS PARTICULAR STREET. THE SIDEWALK CONSTRUCTION SHALL BE COMPLETED AT THE SAME TIME THAT THE STREET IS CONSTRUCTED. (IN MOST INSTANCES THIS SITUATION WOULD PERTAIN TO LOTS WHICH ABUT AND HAVE STREET ACCESS TO AN INTERIOR STREET, BUT STILL ABUT A STREET WITH ANOTHER PROPERTY LINE. THIS SHALL NOT APPLY TO AN INTERIOR CORNER LOT FROM WHICH THE PROPERTY OWNER COULD HAVE ACCESS TO EITHER STREET. THIS WOULD ALSO NOT APPLY TO LOTS WHICH ARE ONLY ADJACENT TO ONE STREET.)
- C. THAT I, AS DEVELOPER, AND/OR MY REPRESENTATIVES, SHALL BE RESPONSIBLE TO CONTRUCT SIDEWALKS ADJACENT TO ALL PAVED STREETS IN AREAS WHICH ARE CONSIDERED TO BE EXCEPTION TO THE PLAT THAT ABUT A STREET THAT IS TO BE CONSTRUCTED AS PART OF THIS PLAT.
- D. THAT I, AS DEVELOPER, AND/OR MY REPRESENTATIVES, SHALL BE RESPONSIBLE TO DEVELOP THE AREA DESIGNATED BY THE OTTAWA COUNTY ROAD COMMISSION SPECIFICATIONS FOR SIDEWALKS ON EACH LOT DEVELOPED IN THIS PLAT AT THE ESTABLISHED GRADE.

SIGNED: _____



DATE: 12/12/2025

**GEORGETOWN CHARTER TOWNSHIP
STREET LIGHT PETITION**

THIS DOCUMENT IS A PETITION FOR INSTALLATION AND PAYMENT OF STREET LIGHTS, THEREOF, AND ESTABLISHMENT OF A SPECIAL ASSESSMENT DISTRICT FOR A MAINTENANCE OF A LIGHTING SYSTEM (PAYMENT FOR ELECTRICITY USED) AND WAIVER OF NOTICE OF HEARING IN ACCORDANCE WITH GEORGETOWN CHARTER TOWNSHIP SUBDIVISION CONTROL ORDINANCE No. 125, SECTION 4.24.

NAME OF PLAT OR PLATTER: Tall Oaks Phase 1

REPRESENTS TO GEORGETOWN CHARTER TOWNSHIP, AND PETITIONS THE TOWNSHIP AS FOLLOWS:

1. THAT THEY OR HE/SHE IS/ARE THE RECORD OWNER(S) OF THE FOLLOWING DESCRIBED REAL ESTATE:
Legal description included on separate sheet

2. PETITIONS FOR INSTALLATION AND PAYMENT OF STREETLIGHTS FOR THE ABOVE LISTED REAL ESTATE.
3. PETITIONS TO ESTABLISH A SPECIAL ASSESSMENT LIGHTING DISTRICT TO PAY THE COST OF MAINTAINING STREET LIGHTING IN SAID DISTRICT PURSUANT TO AUTHORITY GRANTED TO THE TOWNSHIP UNDER ACT 188, PUBLIC ACTS OF 1974, AS AMENDED, FOR THE PROPERTY AS DESCRIBED HEREIN.
4. PETITIONER FURTHER WAIVES ALL RIGHTS TO NOTICE OF ANY SPECIAL ASSESSMENT HEARING EITHER BY MAILING, POSTING OR PUBLICATION WHICH WILL BE HELD BY THE TOWNSHIP TO DETERMINE WHETHER OR NOT TO ESTABLISH THE SPECIAL ASSESSMENT DISTRICT AND IMPROVEMENTS AS SET FORTH ABOVE AND FURTHER WAIVES ALL RIGHTS TO ANY NOTICE OF ESTABLISHMENT OF A SPECIAL ASSESSMENT ROLL TO PAY THE COST OF SAID LIGHTING MAINTENANCE.

THIS PETITION AND WAIVER SIGNED ON (DATE): 12/12/2025

OWNER(S) AND PETITIONER(S): Michael McGraw, President, Paramount Development Company



ADDRESS: 1188 East Paris Ave SE, Ste 100, Grand Rapids, MI 49546

PHONE: _____

OFFICE USE: GIVEN TO CLERK _____ RETURNED FROM CLERK TO PLANNING _____



January 30, 2026

Kelly Kuiper
Eastbrook Homes
1188 East Paris Avenue SE, Suite 100
Grand Rapids, MI 49546

Re: Trip Generation Analysis
Tall Oaks Housing Development, Georgetown Township, Michigan

Dear Ms. Kuiper,

Progressive Companies has been requested to complete a trip generation analysis for the proposed phased housing development in Georgetown Township, Michigan. The following trip generation analysis was based on the *Evaluating Traffic Impact Studies: A Recommended Practice for Michigan Communities*. This includes projecting the new vehicular trips expected to be generated by the proposed development.

INTRODUCTION

Eastbrook Homes is working to construct a 280-unit single-family housing residential development located on the southwest quadrant of Fillmore Street and 28th Avenue in Georgetown Township (Township), as shown in Figure 1. The development is anticipated to be completed in phases; upon completion of the final phase, the buildout will comprise 280 single-family houses.

Access to this site will be via connections to the existing residential streets on 28th Street, Willow View Drive, Brayridge Drive, and Tamarack Drive. As part of the approval process through the Township, an analysis of the anticipated number of vehicular trips to and from the site has been requested.

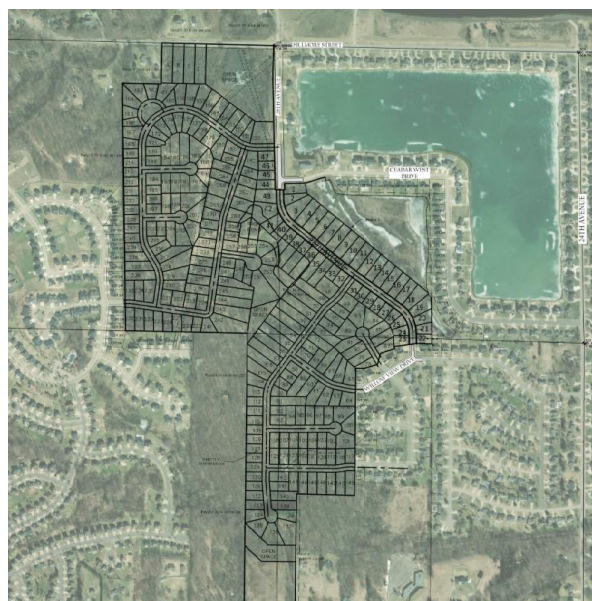


Figure 1. Proposed Site Plan

TRIP GENERATION

The *Trip Generation Manual*, Twelfth Edition, by the Institute of Transportation Engineers (ITE), was used to calculate the anticipated traffic that the proposed site may generate. Trips are measured individually for inbound and outbound movements; therefore, a visit to the site by guest, for instance, generates two (2) trips – one (1) inbound and one (1) outbound.

Based on the land use descriptions provided within the ITE *Trip Generation Manual*, the most applicable land use for the proposed site is Single-Family Detached Housing (Land Use Code 210). The potential trip generation for the proposed site was calculated for the typical daily, weekday morning, and weekday afternoon peak hours based on the proposed number of units. Table 1 shows the daily and typical peak hour trips anticipated to be generated by the proposed development after completion.

Table 1. Trip Generation Summary

Land Use	ITE Code	Size	A.M.			P.M.			Daily Trips
			Total	Enter	Exit	Total	Enter	Exit	
Single-Family Detached Housing (Phase 1)	210	47 Units	37	10	27	48	30	18	645
Single-Family Detached Housing (Full Buildout)	210	278 Units	192	52	140	247	153	94	2,509

Source: ITE *Trip Generation Manual*, Twelfth Edition

As shown in Table 1, Phase 1 is anticipated to generate approximately 645 total weekday trips, 37 new weekday morning peak hour vehicle trips (10 inbound, 27 outbound), and 48 new weekday afternoon peak hour trips (30 inbound, 18 outbound) onto the roadway system.

Additionally, at full buildout the site is expected to generate approximately 2,509 total weekday trips, 192 new weekday morning peak hour vehicle trips (52 inbound, 140 outbound), and 247 new weekday afternoon peak hour trips (153 inbound, 94 outbound) onto the roadway system.

CONCLUSION

Phase 1 of the development is not anticipated to have a significant impact on surrounding roadways. This phase is anticipated to generate approximately 645 total weekday trips, 37 new weekday morning peak hour vehicle trips (10 inbound, 27 outbound), and 48 new weekday afternoon peak hour trips (30 inbound, 18 outbound) onto the roadway system. This trip generation is less than 750 daily trips, or 100 directional peak hour trips typically required for a full traffic impact study, and a traffic impact study is not recommended for Phase 1. The full buildout of this development is currently being analyzed in a traffic impact study that will follow this trip generation letter.

Sincerely,

Joseph Eberle

Digitally signed by Joseph Eberle
DN: C=US,
E=j.eberle@weareprogressive.com,
O=Progressive AE, CN=Joseph
Eberle
Date: 2026.01.30 15:08:32-05'00'

Joseph P. Eberle, PE
Transportation Engineer

Tall Oaks

DECLARATION OF COVENANTS RESTRICTIONS AND CONDITIONS

THIS DECLARATION OF COVENANTS, RESTRICTIONS and CONDITIONS is made as of the _____ day of _____, 2026 by Paramount Development Corporation, a Michigan domestic corporation, of 1188 East Paris Ave., SE, Suite 100, Grand Rapids, MI 49546, (hereinafter "Developer");

WHEREAS, Paramount Development Corporation is developing certain property in the Township of Georgetown, Ottawa County, Michigan, legally described on the attached Exhibit A, to be known as Tall Oaks. Tall Oaks will be platted for single family homes pursuant to the appropriate recorded plat; and.

WHEREAS, the first plat of Tall Oaks was recorded with the Ottawa County Register of Deeds on _____, 2026 in Instrument No. _____; and

WHEREAS, Developer is developing Tall Oaks plat in platted phases, all plats to be known as Tall Oaks followed by the appropriate plat number (collectively referred to as Tall Oaks), which lot owners will use and benefit from the same entry areas, common areas and amenities at such time as the subsequent plat(s) are recorded with the Ottawa County Register of Deeds; and

WHEREAS, this area may be expanded or contracted by Developer at any time and without any limitations. Only properties developed by Paramount Development Corporation, its successors or assigns, within the above described boundaries may use the name of Tall Oaks; and

WHEREAS, it is required that each owner or purchaser of a lot in Tall Oaks becomes and remains a member of the Tall Oaks Property Owners' Association (hereinafter "Association"), a Michigan non-profit corporation, formed to maintain the common property areas in the Tall Oaks subdivision, and is required to contribute to the maintenance of the common area property under the control of the Association; and

WHEREAS, it is part of the purpose and intention of this agreement that all of the platted lots in Tall Oaks, as recorded, be conveyed by Developer, subject to reservations, easements, notifications and the use and building restrictions contained herein to establish a general plan of uniform restrictions with respect to said subdivision, to insure to the purchasers of lots the use of

the property for attractive residential purposes and to preserve the general character of the neighborhood; and

NOW, THEREFORE, the platted lots in said Tall Oaks shall be subject to the following building restrictions and other provisions which shall be covenants running with the land, binding on the heirs, personal representatives, successors and assigns of Developer and of each individual lot owner and of each individual lot owner's successors and assigns:

A. USE AND OCCUPANCY RESTRICTIONS

1. Residential Use. Lots shall be used for residential purposes or other purposes customarily incidental thereto. No house shall be designed, constructed or remodeled for the purpose of housing more than one family and not more than one house shall be built on anyone platted lot. Homeowner may use their residences for home occupations, provided that the use does not generate unreasonable traffic by members of the general public, does not cause the violation of any other plat restrictions and the use conforms to the Georgetown Township Zoning Ordinance concerning home occupations.

2. Common Areas. Tall Oaks includes common areas which shall be maintained by the Association, including, but not limited to, entry areas, drainage areas, open space, park areas and a common mailbox area. The common areas shall be used only by the Developer, the lot owners and by their agents, tenants, family members, invitees and licensees for access, ingress to and egress from, their respective properties and for other permitted purposes provided that common areas designed for a specific purpose shall be used only for those purposes or other uses approved by the Developer or the Association. The use, maintenance and operation of the common areas shall not be obstructed, damaged or unreasonably interfered with by any owner and shall be subject to any easement presently in existence or entered into by the Developer at some future date that affects all or any part of the common areas.

3. Local Codes. No lot shall be used, nor shall any structure be erected thereon, unless the use thereof and the location thereon satisfies the requirements of the Zoning Ordinance of The Township of Georgetown, Ottawa County, Michigan, which is in effect at the time of the contemplated use or the construction of any structure, unless approval thereof is obtained by a variance from the Township of Georgetown. Nothing in this Declaration of Restrictions shall give any person the right to violate or fail to comply with any applicable requirement of Georgetown Township or any other governmental entity with jurisdiction.

4. Development and Sales Period. Development and sales period means the period continuing for as long as the Developer or its successors continue to own and offer for sale any lot or unit in the Tall Oaks development.

5. Developer Approvals. During the development and sales periods, no residences shall be commenced or erected until plans or specifications acceptable to the Developer showing the nature, kind, shape, height, materials, color scheme, location and approximate cost for such residence shall have been submitted to and approved in writing by the Developer. Any plans and specifications prepared for residences constructed by Eastbrook Homes, Inc. (the "Builder") are deemed approved by the Developer. The Developer shall have the right to refuse to approve any plans or specifications that are not suitable or desirable in its opinion for aesthetic or other reasons. In passing upon such specifications, the Developer shall have the right to take into consideration the suitability of the proposed structure, the site upon which it is proposed to erect the same and the degree of harmony with the project as a whole.

6. Architectural Control Committee. An architectural review committee (the "Architectural Control Committee") has been or will be established by the Developer. The mission of the Architectural Control Committee is to ensure that non-builder/developer exterior changes or modifications meet the criteria established in these restrictions, provide a compatible neighborhood image and assure a harmonious and aesthetic development.

Following the development and sales periods, if rights of appointment have not previously been assigned to the Association, the Developer representatives or appointees shall resign from the Committee and the Board of Directors of the Association shall appoint 3 new members to the Architectural Control Committee. In each succeeding year, or at such other intervals as the Board of Directors may decide, the Board of Directors shall appoint or re-appoint the 3 members to serve on the Architectural Control Committee.

7. Architectural Review. Following completion of the house, unless provided elsewhere in these Restrictions, no buildings, fences, walls, driveways, driveways expansions, walkways, dog runs, pools, play structures larger than a 20x12 foot area and more than 12 feet in height, sports court, or other improvements shall be constructed on a lot or elsewhere on the property; and no exterior modification shall be made to any existing residence, structure or other improvement, unless in each case plans and specifications containing such detail as the Architectural Control Committee may reasonably require have first been approved in writing by the Architectural Control Committee. The Architectural Control Committee may establish guidelines detailing the approved materials and colors and detailing the application and approval process. In passing on such plans and specifications the Architectural Control Committee shall have the right to take into consideration the suitability of the proposed structure, improvement or modification, the site on which it is proposed to be constructed, the proposed location of any improvement on the lot, the location of structures within adjoining lots, correspondence from adjoining lot owners and the degree of harmony with the project as a whole. In addition, to the extent that any proposed landscaping, hedges, trees or other planting are not customary or typical of similar landscaping within the project, then that landscaping shall not be undertaken until the landscaping plan has been submitted to and approved by the Architectural Control Committee.

8. Decks. A deck or a deck extension may be constructed with the written approval of the Developer or the Architectural Control Committee. The deck must be located fully behind the side walls of the residence construction.

9. Storage Buildings. A storage building does require submittal to the Architectural Control Committee, but will be allowed, provided that it meets the subdivision criteria. The maximum size permitted is 10'x12' and not higher than 12 feet. It shall be of materials similar to that as used on the home and painted in colors similar to the home or clad with vinyl siding matching that of the home. A storage building shall be located in the rear yard within the boundaries of the width of the house so as not to be seen from the front and shall not be located closer than five feet from the property line and shall be suitably landscaped. Further criteria for accessory structures may be adopted by the Architectural Control Committee. It is the owner's responsibility to ensure the requested accessory structure conforms to the Georgetown Township Zoning Ordinance.

10. Fences. Fencing will not be permitted unless approved in writing by the Architectural Control Committee. If permitted, fencing on all lots shall be of a style and type as the Architectural Control Committee deems appropriate for the project. The Architectural Control Committee may establish fencing guidelines.

11. Pools, Sport Courts and Accessories. Aboveground swimming pools are not permitted. Inground swimming pools will require the approval of the Architectural Control Committee for location and aesthetic treatment, inclusive of fencing details and a landscape plan. Pools shall be suitably maintained. Swimming pools shall meet the requirements of the Township of Georgetown. Fencing around pools is permitted to meet township requirements. Location of the pool and fencing shall be fully behind the side walls of the house. All pool and fencing plans must be submitted to and approved by the Architectural Control Committee before work commences. Sports courts, including, but not limited to, basketball courts, tennis courts, racket ball, pickle ball, and all other similar improvements, will require the approval of the Architectural Control Committee for location and aesthetic treatment, inclusive of fencing details and a landscape plan.

12. Landscaping, Trees and Lawn Care. Landscaping within a lot shall be completed by the lot owner within seven (7) months after the completion of construction of the residence on a lot, to the extent it does not have natural cover within woods. Landscaping by the owner must include at least two (2) additional trees. Evergreen trees shall meet the requirement of at least 8 feet tall when planted and the deciduous trees shall be of at least 2.5" caliper when planted. Existing trees greater than 8" in diameter and new trees that are planted within the boundaries of a lot by the Developer or Builder shall be maintained by the lot owner. Such trees shall not be removed unless the tree is diseased, dying or endangers life or property. If an owner believes that a tree is diseased, dying or endangers life or property, the owner shall request approval from the Architectural Control Committee prior to removing a tree. After occupancy, it will be the responsibility of the homeowner to control soil erosion. Each lot owner shall mow grass at least two (2) times each month during the growing season; however, when appropriate to the project, a lot owner may leave portions of the lot intended to remain in a natural state in that natural state.

13. Satellite Dish.

a. All satellite dishes, whether permanent or temporary, shall be placed adjacent to, or be attached to the outdoor side wall of a house or garage.

b. All satellite dishes shall be placed in the rear yard (i.e. between the building and the rear lot line). The placement shall not exceed an envelope area of four (4) feet horizontally from the side of the house or garage and four (4) feet vertically from grade level.

c. The size of all satellite dishes shall not exceed a diameter of thirty-six (36) inches.

d. There shall be no placement of any satellite dish in the front or side yard unless the criteria stated herein cannot be met due to the required line of sight with the satellite.

e. Satellite dishes may be located outside the criteria set forth above if the applicant can show that such placement would not permit a satellite dish to receive signals from the satellite due to obstructions or sight line interference. The exact location and height of the satellite dish rests with the discretion of the Architectural Control Committee and/or the Board of Directors.

f. The Architectural Control Committee and/or the Board of Directors may require landscaping or other conditions in addition to the stated criteria so as to hide or blend the satellite dish with the surrounding topography, landscape or other structures.

14. Sidewalks. In accordance with a requirement of the Township of Georgetown, lot owners with sidewalks will be required to maintain the sidewalk areas adjacent to their front or side lots, including snow removal and turf maintenance. Any lot owner who believes a lot owner is violating applicable ordinances concerning sidewalk maintenance may contact the appropriate governmental authority to seek enforcement measures.

15. Mailboxes. Cluster mailboxes are required by the United States Postal Service. The boxes will be maintained by the Association.

16. Nuisances. No noxious or offensive trade or activities shall be carried on upon any lot, nor shall anything be done thereon, including but not limited to, the storage of personal property or junk, which may be, or may become, an annoyance or nuisance to the neighborhood.

17. Pets and Animals. No more than three (3) common household pets may be maintained on any lot without the prior written consent of the Association, which consent, if given, may be revoked at any time by the Association. No exotic, savage or dangerous animal shall be kept on the property, and no animal may be kept or bred for commercial purposes. Common household pets permitted under the provisions of this subsection shall be kept only in compliance with the rules and regulations promulgated by the Board of Directors from time to time, and must at all times be kept under care and restraint so as not to be obnoxious on account of noise, odor or unsanitary conditions. No animal shall be permitted to run loose upon the common areas, nor upon any lot except the lot owned by the owner of such animal, and the owner of each pet shall be responsible for cleaning up after it.

Each pet owner is responsible for complying with applicable municipal ordinances and state laws regulating pets, including so-called "leash laws". Any lot owner who believes that a pet owner is violating applicable ordinances or laws may contact the appropriate governmental authority to seek enforcement measures.

18. Automobiles. Not more than two vehicles shall be parked outside an enclosed garage on a regular basis without approval of the Architectural Control Committee. No automobiles or other vehicles that are not in operating condition are to be kept outside of an enclosed garage at any time. No commercial vehicles or trucks larger than a traditional passenger style van of 20 feet in length shall be parked or stored on or about the property, with the exception of trucks or vehicles making deliveries or pick-ups within the normal course of business.

No vehicles shall be parked on or along the roadways, except in the event of occasional or unusual circumstances, such as parties or receptions that generate the need for off-site parking. No vehicles shall be parked in the yard area of any lot or common area.

19. Boats or Recreational Vehicles. No boat or recreational vehicle shall be permanently stored on the lot, except in an enclosed garage. Boats and recreational vehicles may be kept on the property for a period not exceeding 72 hours for preparation for use. No snowmobile, all-terrain vehicle or other motorized recreational vehicle shall be operated on the property.

20. Trash Containers and Pick Up. All trash shall be placed in containers approved by the Architectural Control Committee and kept inside the garage or other fully enclosed area except for short periods of time reasonably necessary to permit collection. The Developer or the Association may, from time to time, designate one waste hauler to provide trash removal services

to all lots. The waste hauler may separately invoice each lot owner for that service. The Developer or the Association may enter into agreements with the waste hauler under which the waste hauler provides rebates, from fees received, directly to the Developer or the Association to offset the cost of managing the Association or funding common areas maintenance or improvements.

21. Landscape Area Irrigation. Irrigation for the landscaping may be, at Developer's discretion, connected to the underground irrigation system of a lot located near the landscape area. It is the responsibility and the requirement of the lot owner to irrigate the landscaping located in the landscape area. The lot owner is required to water the vegetation on a regular basis to provide for green grass and healthy plant/tree growth. The lot owner needs to water the vegetation during the months of June through September. The lot owner will also be responsible to have the irrigation system properly drained when the weather requires it. The Association will be responsible for the repairs and maintenance of the irrigation lines and heads located in the island or landscape areas. The Association is responsible to the lot owner for the repair of any damage to his yard area due to the repair and maintenance of the irrigation system under the street, in the island or landscape area.

The Association will pay one hundred fifty dollars (\$150.00) to the lot owner at the end of the year to cover the cost of the water and draining the irrigation lines for the landscape area. The Association will review the annual payment amount every year to insure that a fair and equitable payment is made to cover the cost of the water.

22. Firearms and Weapons. No lot owner shall use, or permit the use by any occupant, agent, tenant, invitee, guest or member of the lot owner's family of any firearms or other dangerous weapons, fireworks, projectiles or devices anywhere on or about the property, consistent with applicable township ordinances and state law.

23. Signs and Flags. No signs, flags, or other advertising devices (other than one professionally made for sale sign or political election sign, or a sign of substantially the same quality and appearance, which is not larger than 4 square feet in size), shall be displayed from any residence or on any lot or common areas that are visible from the exterior of the lot or from the common areas without written permission from the Association or its managing agent.

24. Well Prohibition. The entire development is being supplied with municipal water and sewer so that well use is not required. No individual wells or irrigation wells are permitted in the Tall Oaks development.

25. Violations. If there is a question as to whether there is a violation of any of these specific covenants, it shall be submitted to the Board of Directors of the Association, which shall conduct an investigation. Written notice shall be given to the lot owner with the opportunity for a hearing before the Board. If the lot owner is found to have violated the restrictions, the Board's determination shall state what corrective action needs to be taken and state a punctual but reasonable time period to comply with the determination. If the lot owner refuses to correct the violation, the Board may suspend the voting rights and rights to use of the recreational facilities pursuant to the Bylaws of the Association and/or it shall be lawful for the Association or any lot owner to prosecute any proceedings at law or in equity to prevent the violation or to recover damages for such violation.

26. Permitted Variance. The Developer or the Architectural Control Committee may, upon a showing of practical difficulty or other good cause, grant variances from the requirements of these Restrictions, but only to the extent and in such a manner as do not violate the spirit and

intent of the requirements; however, the Developer or the Architectural Control Committee may not grant variances as to the requirements that are mandated by the township or Ottawa County.

27. Rules of Conduct. Additional rules and regulations consistent with these Restrictions may be promulgated and amended by the Board. Copies of such rules and regulations must be furnished by the Board to each lot owner at least 10 days prior to their effective date and may be revoked at any time by the affirmative vote of sixty-six percent (66%) or more of all lot owners.

B. TALL OAKS PROPERTY OWNERS' ASSOCIATION

1. Organization. The Developer has created the Tall Oaks Property Owners' Association, a Michigan non-profit corporation (the "Association"), for the purpose of the management, maintenance, operation and administration of the common areas and the other purposes set forth in these Restrictions.

2. Compliance. All owners of the lots in said Tall Oaks are hereby obligated to become and remain members of the Tall Oaks Property Owners Association and to pay annual dues to the Association in accordance with these Restrictions and with the Articles and Bylaws of said Association for the cost of the maintenance of the property known as the common areas, parks, entry areas, private roads and any other property under the control of the Association. This shall be the personal obligation of the owners and shall constitute a lien on the parcel owned or being purchased. The obligations may be enforced in any manner permitted by law and specifically including foreclosure of the lien the same as if the lien were a mortgage on the parcel affected. The obligation may be enforced by the Developer, any owner of a lot or unit in Tall Oaks or by the Property Owners Association. Paramount Development Corporation, Eastbrook Homes, Inc., Eagle Creek Construction, LLC, or its assigns, shall not be obligated to pay dues on any lots except a fully completed model sales home.

3. Board of Directors. The business, property and affairs of the Association shall be managed and administered by a board of directors as detailed in the Articles of Incorporation and Bylaws of the Association. During the development and sales periods, the Developer has the right to appoint the members of the board of directors. After approximately ninety percent (90%) of all lots that may be created have been sold and closed by the Developer, or sooner at Developer's discretion, the board of directors shall be elected by the owners as set forth in the Articles and Bylaws of the Association.

4. Advisory Committee. Prior to the first full election of the Board of Directors by the owners, the Developer may appoint or hold elections for various advisory committees or boards to assist with the administration of the Association. After election of the first board of directors by the owners, the Board of Directors will be in charge of appointing the various advisory committees to assist with the administration of the Association.

C. RESERVED RIGHTS OF DEVELOPER

1. Sales Effort. The Developer (or any residential builder to whom the Developer has assigned such rights) shall have the right to maintain a model unit, sales office, advertising signs and flags, storage areas and reasonable parking incident to its sales efforts and such access to, from and over the property as may be reasonable to enable development and sale of the entire project. The architectural review requirements shall not apply to the Developer during the

development and sales periods, and the Architectural Control Committee shall have no control over the activities of the Developer during the development and sales periods.

2. Easements Reserved by Developer. The Developer reserves easements over the project as follows:

(a) Access Easements. The Developer reserves the right to grant or retain easements to construct, improve, pave, replace, reconstruct, extend and use all roadways, drives, walkways and bike paths located within the project, and to construct, improve, pave, replace and use any new roadways, driveways, walkways and bike paths that Developer desires to construct at any time in the future, over any property within the project (the "Access Easements").

(b) Utility Easements. Developer reserves the right to grant or retain easements to improve, replace, extend, tap into, reconstruct, enlarge and use all utility lines and mains located within the project and the public water system and the public sanitary sewer system located within the project, and to construct, improve, replace and use any new utility lines and mains that Developer desires to construct at any time in the future over, under, beneath or across any property within the project (the "Utility Easements"). The Utility Easements are intended to include all public and private utilities, including, without limitation, water, sanitary sewer, storm sewer, gas, electric, telephone and cable. Any exercise by the Developer of the foregoing reserved rights shall be subject to the Developer's compliance with applicable municipal statutes and ordinances.

(c) Benefited Property. The Access Easements may provide ingress and egress rights over the project for the benefit of any real property designated by the Developer, including, without limitation, any lot, the future phases, other real property adjacent to or within the vicinity of the project and any other real property that the Developer owns or may acquire in the future. The Access Easements may provide ingress and egress over the project between the property or properties benefited and any public roadway, private roadway, driveway, walkway, bike path, utility line or utility main wherever located. The Utility Easements may provide rights to use utilities as described above for the benefit of any real property designated by the Developer, including without limitation, any lots, the future phases, other real property adjacent to or within the vicinity of the property, and any other real property that Developer owns or may acquire in the future.

(d) Perpetual. The Access Easements and the Utility Easements (collectively the "Developer Easements") are perpetual and non-exclusive easements for the benefit of the Developer, its successors and assigns, and any persons or entities designated in writing by the Developer or by its successors and assigns. The Developer Easements may be used or established at any time and from time to time at the sole election of the Developer.

(e) Additional Access. The Developer also reserves the right of reasonable access over the entire project to the extent deemed necessary or desirable by the Developer, to make use of and to access the Developer Easements. This includes the right to undertake grading in the course of construction and to operate construction machinery and equipment within the project for the purposes of constructing, improving, repairing or replacing improvements within the Developer Easements.

(f) Assignment. The Developer may assign its rights, in whole or in part, under this section to third persons, including successor developers, lot owners, municipalities, utility providers and other persons, without limit. The Developer Easements reserved in this section are

intended to be self-executing, in that no additional conveyance documents are required for the Developer to exercise its rights; however if a third party, such as a utility company or a municipality, by way of example and not limitation, requires that the property owner execute, revise or amend a separate grant of easement or other document, the Developer is deemed to be the attorney-in-fact for the Association or any lot owner and may execute any instrument under this power of attorney on behalf of the Association or the lot owner. No third party may claim any rights under this section unless the third party receives a written assignment of rights under this section from the Developer. The Association has no rights under this section. The Developer has no duty to contribute or to cause others to contribute in any way to the Association or to any lot owner on account of the exercise of the rights reserved under this section. The Developer has no duty to exercise any of the rights it has reserved under this section.

D. DRAINAGE AND DETENTION AREAS

1. Drainage. Some of the lots in the project are subject to private, unnamed easements for drainage. These unnamed private easements for drainage are for the surface drainage of upland lots within the project. No development, grading or construction is permitted within private easement for drainage. This includes swimming pools, sheds, garages, patios, decks or any other permanent structure or landscaping feature that may interfere with surface drainage. Each lot owner will be responsible for maintaining the drainage system, including natural flow of surface water across his property, whether in an easement or not. Alterations to final grade or excessive irrigation that result in a drainage issue for the owner or neighboring lots will be the sole responsibility of the owner who caused the alteration.

2. Detention Ponds. The Tall Oaks plats may include stormwater detention areas for the temporary storage of water during storms, which areas have been approved by the appropriate governmental entities. The purchasers of lots and the Association agree to hold harmless Paramount Development Corporation and Eastbrook Homes Inc., their successors and assigns from and against any and all damages, claims, lawsuits and liabilities and expenses that may arise as a result of personal injury or property damage related to the detention pond areas.

E. ENFORCEMENT OF RESTRICTIONS

1. Remedies of Association. If the Association determines that any lot owner has failed to comply with any conditions of the Restrictions, the Association may notify the lot owner by mail advising of the alleged violation. If a dispute or question as to whether a violation of any specific regulation or restriction contained in these Restrictions has occurred, it shall be submitted to the Board of Directors of the Association, which shall conduct a hearing and render a decision in writing, which decision shall be binding upon all owners and other parties having an interest in the project. If the violation is not corrected within a reasonable time period as set by the Board of Directors, the Association can seek enforcement through one or more of the following methods.

(a) Suspension of voting rights pursuant to the Articles and Bylaws of the Association.

(b) Fines assessed at levels set by the Board of Directors with late charges added for every month the account is past due.

(c) Property liens may be filed for unpaid annual Association dues, late fees and recording fees. Property liens may also be filed for costs to bring non-compliant exterior site improvements into compliance.

- (d) Police enforcement where applicable.
- (e) Filing of small claims court action in district court to seek monetary judgments.
- (f) Legal prosecution to prevent the violation and to recover damage for such violation.

2. Enforcement by Developer. The project shall at all times be maintained in a manner consistent with the high standards of a private residential community, used and occupied for the benefit of the lot owners and all other persons interested in the project. If at any time the Association fails or refuses to carry out its obligations to maintain, repair, replace and landscape in a manner consistent with the maintenance of such standards, the Developer, or any person to whom it may assign this right, may, at its option, elect to maintain, repair and/or replace any common areas or to do any landscaping required by these Bylaws and to charge the cost to the Association as an expense of administration. The Developer shall have the right to enforce these Bylaws throughout the development and sales periods, which right of enforcement shall include (Without limitation) an action to restrain the Association or any lot owner from any prohibited activity.

3. Lot Owner Enforcement. Any aggrieved lot owner will also be entitled to compel enforcement of these Restrictions by action for injunctive relief and/or damages against another lot owner in the project, but not against the Association or the Developer.

4. Remedies on Breach. In addition to the remedies granted by this Section E for the collection of assessments, the Association shall have the right, in the event of a violation of the Restrictions on use and occupancy imposed by this section, to enter the lot and to remove or correct the cause of the violation. Such entry will not constitute a trespass, and the lot owner of the lot will reimburse the Association for all costs of the removal or correction. Failure to enforce any of the restrictions contained in this section will not constitute a waiver of the right of the Association to enforce restrictions in the future.

5. Liability. The Tall Oaks Property Owners' Association and/or the Developer will make reasonable effort to enforce the Restrictions but cannot be held responsible if the enforcement mechanisms do not work. It must be understood that these Restrictions require a certain amount of voluntary compliance, and the Board of Directors and the Association or the Developer cannot oversee or enforce every infraction of these Restrictions.

F. AMENDMENTS BY DEVELOPER

1. Amendments. Developer reserves the right to amend, add to and/or finalize these Restrictions by appropriate recorded instrument up until Developer has sold and closed the final lot in Tall Oaks. Thereafter, these Restrictions may be amended by appropriate recorded written instrument executed and acknowledged by the owners of not less than two-thirds of the lots in all of the Tall Oaks plats.

2. Invalidation. The invalidation of anyone or more of the restrictions provided herein, by judgment or court order, or the amendment of any one or more of the restrictions as

hereinabove provided, shall in no way affect any of the other provisions hereof, which shall remain in full force and effect.

EXECUTED the day and year first above written.

PARAMOUNT DEVELOPMENT CORPORATION

By _____
Michael R. McGraw
Its President

STATE OF MICHIGAN
COUNTY OF KENT

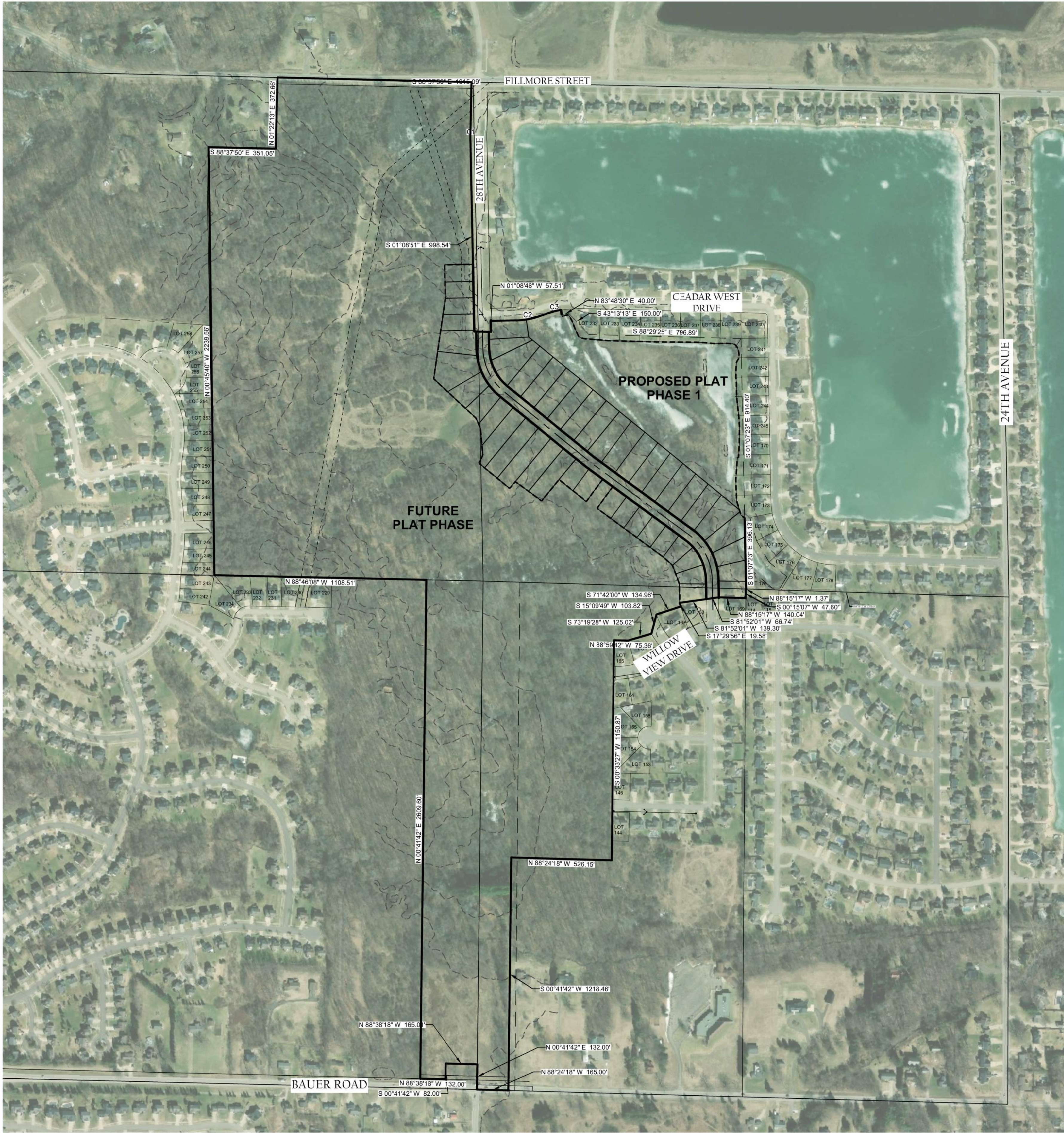
The foregoing instrument was acknowledged before me this _____ day of _____
2026 by Michael R. McGraw, President of Paramount Development Corporation, a Michigan
domestic corporation, on behalf of said company.

[Printed Notary Name]
Notary Public, Ottawa County, Michigan
My Commission Expires: _____

Prepared by and return to:
Phillip B. Slot, Esq.
SLOT LAW GROUP, PLLC
C/O Kelly Kuiper
1188 East Paris Ave Ste 100
Grand Rapids MI 49546

EXHIBIT A

Legal description to be inserted



Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	44.06	1043.00	2.42	S0° 03' 46"W	44.06
C2	119.19	383.00	17.83	N79° 56' 17"E	118.71
C3	70.02	467.00	8.59	N75° 19' 03"E	69.96

NO.	DATE	REVISION	BY
1	01/16/2026	TENTATIVE PRELIMINARY PLAT	FJ

GEORGETOWN TOWNSHIP
OTTAWA COUNTY, MICHIGAN

TALL OAKS
TENTATIVE PRELIMINARY PLAT
OVERALL BOUNDARY



Vriesman
& Korhorn

www.VKcivil.com

Byron Center, MI
(616) 277-2185
Kalamazoo, MI
(269) 697-7120

FILE NO.
1539

CHECKED
ZEB

Sheet No.
COVER

OVERALL BOUNDARY DESCRIPTION:
LEGAL DESCRIPTION AS SURVEYED:
THAT PART OF THE SOUTH HALF OF SECTION 4 AND THE NORTH HALF OF SECTION 9, TOWNSHIP 6 NORTH, RANGE 13 WEST, GEORGETOWN TOWNSHIP, OTTAWA COUNTY, MICHIGAN, DESCRIBED AS: BEGINNING AT A POINT ON THE NORTH LINE OF SAID SECTION 9 THAT IS 1375.63 FEET NORTH 88° 15' 17" WEST OF THE NORTHEAST CORNER OF SAID SECTION 9; THENCE NORTH 88° 15' 17" WEST ON SAID NORTH SECTION LINE 1.37 FEET TO THE NORTHWEST CORNER OF LOT 114, WILLOW CREEK NO. 4, AS RECORDED IN LIBER 40 OF PLATS, PAGES 25-26; THENCE SOUTH 00° 15' 07" WEST ON THE WEST LINE OF SAID LOT 114 A DISTANCE OF 47.60 FEET (PLATTED 47.01 FEET) TO THE NORTH LINE OF WILLOW CREEK NO. 5, AS RECORDED IN LIBER 42 OF PLATS, PAGES 61-63; THENCE NORTH 88° 15' 17" WEST 140.04 FEET; THENCE SOUTH 81° 52' 01" WEST 206.04 FEET; THENCE SOUTH 17° 29' 56" EAST 19.58 FEET; THENCE SOUTH 71° 42' 00" WEST 134.96 FEET; THENCE SOUTH 15° 09' 49" WEST 103.82 FEET; THENCE SOUTH 73° 19' 28" WEST 125.02 FEET; THENCE NORTH 88° 59' 42" WEST ALL ON THE NORTH LINE OF SAID WILLOW CREEK NO. 5 A DISTANCE OF 75.36 FEET TO THE WEST LINE OF THE EAST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 9; THENCE SOUTH 00° 33' 27" WEST ON SAID WEST LINE 1158.87 FEET; THENCE NORTH 88° 24' 16" WEST PARALLEL WITH THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 9 A DISTANCE OF 526.15 FEET; THENCE SOUTH 00° 41' 42" WEST PARALLEL WITH THE NORTH AND SOUTH QUARTER LINE OF SAID SECTION 1218.46 FEET TO SAID SOUTH LINE; THENCE NORTH 88° 24' 16" WEST ON SAID SOUTH LINE 165.00 FEET TO THE CENTER OF SAID SECTION 9; THENCE NORTH 00° 41' 42" EAST ON SAID NORTH AND SOUTH QUARTER LINE 132.00 FEET; THENCE NORTH 88° 38' 18" WEST PARALLEL WITH THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 135.01 FEET; THENCE SOUTH 00° 41' 42" WEST PARALLEL WITH SAID NORTH AND SOUTH QUARTER LINE 62.00 FEET TO THE NORTH RIGHT OF WAY LINE OF BAUER ROAD; THENCE NORTH 88° 38' 18" WEST ON SAID NORTH RIGHT OF WAY LINE 122.30 FEET; THENCE NORTH 00° 41' 42" EAST PARALLEL WITH SAID NORTH AND SOUTH QUARTER LINE 2609.60 FEET TO THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 9; THENCE NORTH 88° 48' 08" WEST ON SAID NORTH LINE 1108.51 FEET TO THE WEST LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 4; THENCE NORTH 00° 45' 40" WEST ON SAID WEST LINE 2239.57 FEET; THENCE SOUTH 88° 37' 50" EAST PARALLEL WITH THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 4 A DISTANCE OF 351.05 FEET; THENCE NORTH 01° 22' 13" EAST 372.63 FEET TO SAID NORTH LINE; THENCE SOUTH 88° 37' 50" EAST ON SAID NORTH LINE 1015.09 FEET TO THE WEST LINE OF CEDAR LAKE ESTATES NO. 13, AS RECORDED IN INSTRUMENT NO. 2019-0003271, AND THE WEST RIGHT OF WAY LINE OF 28TH AVENUE; THENCE SOUTH 01° 16' 24" WEST 261.91 FEET; THENCE SOUTHWESTERLY 44.06 FEET ON A 1043.00 FOOT RADIUS CURVE TO THE LEFT WHOSE CHORD BEARS SOUTH 00° 03' 46" WEST 44.06 FEET; THENCE SOUTH 01° 08' 51" EAST PARALLEL WITH THE NORTH AND SOUTH QUARTER LINE OF SAID SECTION 4 ALL ON SAID WEST SUBDIVISION LINE AND SAID WEST RIGHT OF WAY LINE 998.54 FEET TO THE SOUTH LINE OF SAID CEDAR LAKE ESTATES NO. 13 AND THE SOUTH RIGHT OF WAY LINE OF 28TH AVENUE; THENCE SOUTH 88° 29' 25" EAST ON SAID SOUTH RIGHT OF WAY LINE 86.09 FEET TO THE EAST RIGHT OF WAY LINE OF SAID 28TH AVENUE; THENCE NORTH 01° 08' 48" WEST ON SAID EAST RIGHT OF WAY LINE 57.51 FEET TO THE SOUTH RIGHT OF WAY LINE OF CEDAR WEST DRIVE; THENCE NORTH 88° 51' 12" EAST 135.39 FEET; THENCE NORTHEASTERLY 119.19 FEET ON A 383.00 FOOT RADIUS CURVE TO THE LEFT WHOSE CHORD BEARS NORTH 73° 19' 03" EAST 69.96 FEET; THENCE SOUTH 06° 30' 45" EAST 24.00 FEET TO REFERENCE POINT "A"; THENCE CONTINUING SOUTH 06° 30' 45" EAST 9 FEET, MORE OR LESS, TO THE WATERS EDGE OF WILLOW LAKE; THENCE SOUTHEASTERLY 190.0 FEET, MORE OR LESS, ON SAID WATERS EDGE TO THE INTERSECTION OF THE EAST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 4; THENCE NORTH 01° 07' 23" WEST ON SAID EAST LINE 25 FEET, MORE OR LESS, TO REFERENCE POINT "B"; SAID REFERENCE POINT "B" BEING NORTH 83° 48' 30" EAST 40.00 FEET; THENCE SOUTH 43° 13' 13" EAST 150.00 FEET TO THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 4; THENCE SOUTH 88° 29' 25" EAST ON SAID NORTH LINE 736.88 FEET TO SAID EAST LINE; THENCE SOUTH 01° 07' 23" EAST ON SAID EAST LINE ALL ON AN INTERMEDIATE TRAVERSE LINE FROM AFOREMENTIONED REFERENCE POINT "A" 914.40 FEET; THENCE SOUTH 01° 07' 23" EAST ON SAID EAST LINE 396.13 FEET TO THE POINT OF BEGINNING, CONTAINING 157.87 ACRES, MORE OR LESS.

SUBJECT TO ANY AND ALL EASEMENTS AND RESTRICTIONS OF RECORD, OR OTHERWISE.

SUBJECT TO THE RIGHTS OF THE PUBLIC AND OF ANY GOVERNMENTAL UNIT IN ANY PART THEREOF TAKEN, USED, OR DEEDED FOR STREET, ROAD, OR HIGHWAY PURPOSES.

SUBJECT TO ANY FACTS THAT MAY BE DISCLOSED IN A FULL AND ACCURATE TITLE SEARCH.

THE BEARINGS ARE RELATED TO THE MICHIGAN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE.

LINE LEGEND

— GAS — GAS — GAS — EXISTING GAS
— RIGHT OF WAY
- - - - - EASEMENT

Sheet List Table	
Sheet Number	Sheet Title
COVER	OVERALL BOUNDARY
2 OF 4	PHASE 1 BOUNDARY
3 OF 4	SITE PLAN
4 OF 4	SITE PLAN

PREPARED FOR:
PARAMOUNT DEVELOPMENT CORP.
MICHAEL MCGRAW
1188 EAST PARIS AVENUE SE,
SUITE 100
GRAND RAPIDS, MI 49546

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE TOWNSHIP OF GEORGETOWN, COUNTY OF OTTAWA, STATE OF MICHIGAN, AND IS DESCRIBED AS FOLLOWS:

PARCEL A:
THAT PART OF THE SOUTH FRACTIONAL 1/2 OF SECTION 4, TOWN 6 NORTH, RANGE 13 WEST, GEORGETOWN TOWNSHIP, OTTAWA COUNTY, MICHIGAN, DESCRIBED AS: BEGINNING AT THE SOUTH 1/4 CORNER OF SAID SECTION 4; THENCE SOUTH 89 DEGREES 51 MINUTES 45 SECONDS WEST 1405.71 FEET ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 4; THENCE NORTH 02 DEGREES 07 MINUTES 38 SECONDS WEST 2239.22 FEET ALONG THE WEST LINE OF THE EAST 1/2 OF THE SOUTHWEST 1/2 OF SAID SECTION; THENCE SOUTH 89 DEGREES 59 MINUTES 45 SECONDS EAST 351.13 FEET PARALLEL WITH THE NORTH LINE OF SAID SOUTHWEST 1/4; THENCE NORTH 00 DEGREES 00 MINUTES 13 SECONDS EAST 312.77 FEET; THENCE SOUTH 89 DEGREES 59 MINUTES 45 SECONDS EAST 1023.21 FEET ALONG THE NORTH LINE OF SAID SOUTHWEST 1/4; THENCE SOUTH 02 DEGREES 30 MINUTES 50 SECONDS EAST 1304.74 FEET ALONG THE EAST LINE OF SAID SOUTHWEST 1/4; THENCE SOUTH 89 DEGREES 51 MINUTES 23 SECONDS EAST 1375.59 FEET ALONG THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 4; THENCE SOUTH 02 DEGREES 29 MINUTES 40 SECONDS EAST 1510.32 FEET ALONG THE EAST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 4; THENCE NORTH 89 DEGREES 37 MINUTES 28 SECONDS WEST 1375.42 FEET ALONG THE SOUTH LINE OF SAID SOUTHWEST 1/4 TO THE PLACE OF BEGINNING, EXCEPT THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 4, TOWN 6 NORTH, RANGE 13 WEST, GEORGETOWN TOWNSHIP, OTTAWA COUNTY, MICHIGAN.

ALSO EXCEPT:
PART OF THE SOUTHWEST 1/4 OF SECTION 4, TOWN 6 NORTH, RANGE 13 WEST, GEORGETOWN TOWNSHIP, OTTAWA COUNTY, MICHIGAN, DESCRIBED AS: BEGINNING AT THE CENTER OF SAID SECTION 4; THENCE S02°30'54"E 1305.05 FEET ALONG THE EAST LINE OF THE SOUTHWEST 1/4 OF SECTION 4 TO THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 4; THENCE N89°51'31"W 20.02 FEET; THENCE N02°30'54"W 998.54 FEET; THENCE NORTHERLY 44.06 FEET ALONG A 1043.00 FOOT RADIUS CURVE TO THE RIGHT, THE CHORD OF WHICH BEARS N01°16'17"W 44.06 FEET; THENCE N00°05'40"W 292.12 FEET TO THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 4; THENCE S89°59'52"E 8.01 FEET ALONG SAID NORTH LINE TO THE PLACE OF BEGINNING.

PARCEL B:
THAT PART OF THE NORTHWEST 1/4 OF SECTION 9, TOWN 6 NORTH, RANGE 13 WEST, DESCRIBED AS COMMENCING AT THE NORTH 1/4 POST ON THE NORTH LINE OF SAID SECTION 9, THENCE WEST ON SAID SECTION LINE 18 RODS, THENCE SOUTH ON A LINE PARALLEL WITH THE NORTH AND SOUTH 1/4 LINE TO THE EAST AND WEST 1/4 LINE, THENCE EAST ON SAID EAST AND WEST 1/4 LINE 8 RODS, THENCE NORTH 8 RODS, THENCE EAST 10 RODS TO THE NORTH AND SOUTH 1/4 LINE, THENCE NORTH ON THE NORTH AND SOUTH 1/4 LINE TO THE PLACE OF BEGINNING, EXCEPT THE SOUTH 50 FEET FOR ROAD.

PARCEL C:
ALL THAT PART OF THE NORTHEAST 1/4 OF SECTION 9, TOWN 6 NORTH, RANGE 13 WEST, DESCRIBED AS COMMENCING ON THE NORTH SECTION LINE 30 RODS WEST OF THE CENTERLINE BETWEEN THE EAST AND WEST HALVES OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 9 RUNNING THENCE WEST TO THE NORTH 1/4 POST, THENCE SOUTH ON THE NORTH AND SOUTH 1/4 LINE TO THE EAST AND WEST 1/4 LINE; THENCE EAST ON SAID EAST AND WEST 1/4 LINE TO A POINT 30 RODS WEST OF THE CENTERLINE BETWEEN THE EAST AND WEST HALVES OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 9, THENCE NORTH ON A LINE PARALLEL TO THE NORTH AND SOUTH 1/4 LINE TO THE PLACE OF BEGINNING.

EXCEPT:
COMMENCING AT A POINT 10 RODS EAST OF THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF SECTION 9, TOWN 6 NORTH, RANGE 13 WEST, THENCE EAST 107.25 FEET, THENCE NORTH 1218.46 FEET, THENCE WEST 107.25 FEET, THENCE SOUTH 1218.46 FEET TO THE PLACE OF BEGINNING.

PARCEL D:
PART OF THE SOUTHEAST 1/4 OF SECTION 4, TOWN 6 NORTH, RANGE 13 WEST, GEORGETOWN TOWNSHIP, OTTAWA COUNTY, MICHIGAN, DESCRIBED AS: BEGINNING AT THE SOUTH 1/4 CORNER OF SAID SECTION; THENCE N02°30'54"W 1305.05 FEET ALONG THE NORTH-SOUTH 1/4 LINE OF SAID SECTION; THENCE S89°51'31"E 66.07 FEET ALONG THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION; THENCE N02°30'54"W 57.51 FEET; THENCE N87°29'06"E 135.39 FEET; THENCE 119.19 FEET ALONG A 383.00 FOOT RADIUS CURVE TO THE LEFT, SAID CURVE HAVING A CENTRAL ANGLE OF 17°49'50" AND A CHORD BEARING N73°41'11"E 118.71 FEET; THENCE N89°39'15"E 81.23 FEET; THENCE 70.05 FEET ALONG A 467.00 FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A CENTRAL ANGLE OF 8°35'25" AND A CHORD BEARING N73°56'59"E 69.95 FEET; THENCE S07°52'51"E 24.00 FEET TO THE POINT HEREFTER REFERRED TO AS REFERENCE POINT "A"; THENCE CONTINUING S07°52'51"E 9 FEET, MORE OR LESS, TO THE WATER'S EDGE OF WILLOW LAKE; THENCE EASTERLY AND SOUTHERLY ALONG SAID WATERS EDGE TO A LINE BEARING S02°29'42"E FROM A POINT HEREFTER REFERRED TO AS REFERENCE POINT "C"; LOT 113, SAID LINE BEING THE SOUTHERLY EXTENSION OF THE WEST LINE OF LOT 113, CEDAR LAKE ESTATES NO. 11, AS RECORDED IN LIBER 42 OF PLATS, PAGE 307, OTTAWA COUNTY RECORDS, AND LOCATED N82°26'24"E 40.00 FEET, THENCE S44°35'19"E 150.00 FEET, THENCE S89°51'31"E 797.15 FEET ALONG SAID NORTH LINE, THENCE S02°29'42"E 914.40 FEET ALONG THE EAST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION FROM AFOREMENTIONED POINT "A"; THENCE S02°29'42"E 3.71 FEET, MORE OR LESS, ALONG SAID EAST LINE TO THE SOUTH LINE OF SAID SECTION; THENCE N89°37'22"W 1375.63 FEET ALONG THE SOUTH LINE OF SAID SECTION TO THE POINT OF BEGINNING.

PARCEL E:
PART OF THE NORTHEAST 1/4 OF SECTION 9, TOWN 6 NORTH, RANGE 13 WEST, GEORGETOWN TOWNSHIP, OTTAWA COUNTY, MICHIGAN DESCRIBED AS: COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 9, TOWN 6 NORTH, RANGE 13 WEST; THENCE N89 DEGREES 39'13"W 1377.00 FEET ALONG THE NORTH LINE OF SAID NORTHEAST 1/4 TO THE NORTHWEST CORNER OF LOT 114, WILLOW CREEK NO. 4, AS RECORDED IN LIBER 40 OF PLATS, PAGES 25 AND 26 AND POINT OF BEGINNING; THENCE S00 DEGREES 58'42" E 47.01 FEET ALONG THE WEST LINE OF SAID LOT 114; THENCE N89 DEGREES 39'13"W 140.04 FEET; THENCE S 90 DEGREES 28'05"W 206.04 FEET; THENCE S 19 DEGREES 58'32"E 16.94 FEET; THENCE S70 DEGREES 18'14" W 134.96 FEET; THENCE S 13 DEGREES 48'33"W 103.82 FEET; THENCE S71 DEGREES 55'32"W 125.02 FEET; THENCE S89 DEGREES 10'34"W 76.15 FEET (THE PREVIOUS SEVEN COURSES BEING ALONG THE NORTHERLY LINES OF WILLOW CREEK NO. 5, AS RECORDED IN LIBER 42 OF PLATS, PAGES 61-63; THENCE N00 DEGREES 49'26"W 286.20 FEET ALONG THE WEST LINE OF THE EAST 1/2 OF THE WEST 1/2 OF SAID NORTHEAST 1/4; THENCE S 89 DEGREES 39'13"E 687.03 FEET ALONG THE NORTH LINE OF SAID NORTHEAST 1/4 TO THE POINT OF BEGINNING.



PHASE 1 DESCRIPTION:

THAT PART OF THE SOUTH HALF OF SECTION 4 AND THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 6 NORTH, RANGE 13 WEST, GEORGETOWN TOWNSHIP, OTTAWA COUNTY, MICHIGAN, DESCRIBED AS: BEGINNING AT A POINT ON THE NORTH LINE OF SAID SECTION 9 THAT IS 1375.63 FEET NORTH 88° 15' 17" WEST OF THE NORTHEAST CORNER OF SAID SECTION 9; THENCE NORTH 88° 15' 17" WEST ON SAID NORTH SECTION LINE 1.37 FEET TO THE NORTHWEST CORNER OF LOT 114, WILLOW CREEK NO. 4, AS RECORDED IN LIBER 40 OF PLATS, PAGES 25-28; THENCE SOUTH 00° 15' 07" WEST ON THE WEST LINE OF SAID LOT 114 A DISTANCE OF 47.60 FEET (PLATTED 47.01 FEET) TO THE NORTH LINE OF WILLOW CREEK NO. 5, AS RECORDED IN LIBER 42 OF PLATS, PAGES 61-63; THENCE NORTH 88° 15' 17" WEST 140.04 FEET TO THE EASTERLY RIGHT OF WAY LINE OF WILLOWVIEW COURT; THENCE SOUTH 81° 52' 01" WEST ON THE NORTH LINE OF SAID WILLOWVIEW COURT 68.74 FEET TO THE WESTERLY LINE OF SAID WILLOWVIEW COURT; THENCE CONTINUING SOUTH 81° 52' 01" WEST ALL ON SAID NORTH LINE 139.30 FEET TO THE NORTHWEST CORNER OF LOT 168 OF SAID WILLOW CREEK NO. 5; THENCE NORTH 01° 02' 20" WEST 99.64 FEET; THENCE NORTH 20° 20' 32" WEST 103.37 FEET; THENCE NORTH 48° 38' 54" WEST 65.65 FEET; THENCE NORTH 63° 38' 51" WEST 430.00 FEET; THENCE NORTH 38° 21' 09" EAST 140.00 FEET; THENCE NORTH 53° 38' 51" WEST 66.00 FEET; THENCE SOUTH 36° 21' 09" WEST 145.97 FEET; THENCE NORTH 50° 39' 28" WEST 182.64 FEET; THENCE SOUTH 39° 20' 32" WEST 144.90 FEET; THENCE NORTH 53° 38' 51" WEST 170.23 FEET; THENCE SOUTH 39° 20' 32" WEST 38.21 FEET; THENCE SOUTH 48° 24' 39" WEST 8.11 FEET; THENCE NORTH 50° 39' 28" WEST 207.69 FEET; THENCE NORTH 25° 31' 16" EAST 47.93 FEET; THENCE NORTH 05° 13' 42" WEST 138.67 FEET; THENCE NORTH 22° 47' 26" WEST 59.20 FEET; THENCE NORTH 47° 03' 59" WEST 302.39 FEET; THENCE NORTH 08° 19' 34" EAST 423.61 FEET; THENCE NORTH 01° 08' 17" WEST 176.58 FEET; THENCE NORTH 88° 51' 08" EAST 147.47 FEET TO THE WEST LINE OF CEDAR LAKE ESTATES NO. 13, AS RECORDED IN INSTRUMENT NO. 2019-0003271, AND THE WEST RIGHT OF WAY LINE OF 28TH AVENUE; THENCE SOUTH 01° 08' 51" EAST PARALLEL WITH THE NORTH AND SOUTH QUARTER LINE OF SAID SECTION 4 AND ON SAID WEST SUBDIVISION LINE AND SAID WEST RIGHT OF WAY LINE 351.88 FEET TO THE SOUTH LINE OF SAID CEDAR LAKE ESTATES NO. 13 AND THE SOUTH RIGHT OF WAY LINE OF 28TH AVENUE; THENCE SOUTH 88° 28' 25" EAST ON SAID SOUTH RIGHT OF WAY LINE 88.09 FEET TO THE EAST RIGHT OF WAY LINE OF SAID 28TH AVENUE; THENCE NORTH 01° 08' 48" WEST ON SAID EAST RIGHT OF WAY LINE 51.51 FEET TO THE SOUTH RIGHT OF WAY LINE OF CEDAR WEST DRIVE; THENCE NORTH 88° 51' 12" EAST 135.39 FEET; THENCE NORTH 63° 38' 51" WEST 430.00 FEET; THENCE NORTH 38° 21' 09" EAST 8 FEET, MORE OR LESS, TO THE WATERS EDGE OF WILLOW LAKE; THENCE SOUTHEASTERLY 1900 FEET, MORE OR LESS, ON SAID WATER'S EDGE TO THE INTERSECTION OF THE EAST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 4; THENCE SOUTH 01° 07' 23" WEST ON SAID EAST LINE 25 FEET, MORE OR LESS, TO REFERENCE POINT "B"; SAID REFERENCE POINT "B" BEING NORTH 83° 48' 30" EAST 40.00 FEET; THENCE SOUTH 43° 13' 13" EAST 150.00 FEET TO THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 4; THENCE SOUTH 88° 28' 25" EAST ON SAID NORTH LINE 796.88 FEET TO SAID EAST LINE, THENCE SOUTH 01° 07' 23" EAST ON SAID EAST LINE ALL ON AN INTERMEDIATE TRAVERSE LINE FROM A FOREMENTIONED REFERENCE POINT "A" 914.40 FEET; THENCE SOUTH 01° 07' 23" EAST ON SAID EAST LINE 396.13 FEET TO THE POINT OF BEGINNING, CONTAINING 33.40 ACRES, MORE OR LESS.

SUBJECT TO ANY AND ALL EASEMENTS AND RESTRICTIONS OF RECORD, OR OTHERWISE.

SUBJECT TO ANY FACTS THAT MAY BE DISCLOSED IN A FULL AND ACCURATE TITLE SEARCH.

THE BEARINGS ARE RELATED TO THE MICHIGAN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE.

Legend

Parcels	High Density (HDR)
Water Bodied	Mobile (MHP)
Zoning	Office (OS)
Neighborhood (NS)	Agricultural (AG)
Community (CS)	Low Density (LDR)
Highway Service Commercial HS	Low Medium (LMR)
Rural Residential (RR)	Medium (MDR)
Industrial (I)	Medium High (MHR)
	Planned Unit Development (PUD)

ZONING CONTEXT EXHIBIT

LINE LEGEND

— GAS —	— GAS —	— GAS —
—	—	—
—	—	—

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C2	119.19	383.00	17.83	N79° 56' 17"E	118.71
C3	70.02	467.00	8.59	N75° 19' 03"E	69.96

NO.	DATE	REVISION	BY
1	01/16/2026	TENTATIVE PRELIMINARY PLAT	FJ

GEORGETOWN TOWNSHIP
OTTAWA COUNTY, MICHIGAN

TALL OAKS
TENTATIVE PRELIMINARY PLAT
PHASE 1 BOUNDARY

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civIL
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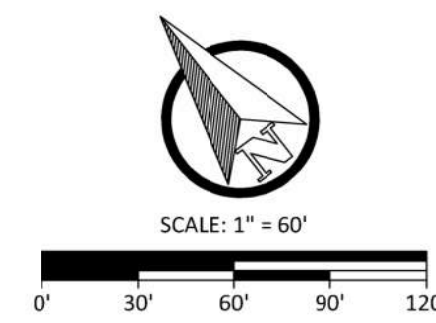
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Kalamazoo, MI
(269) 697-7120

FILE NO. 1539

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Sheet No. 2 OF 4



SYMBOL LEGEND

- EXISTING TREE
- TREE STUMP
- SIGN
- MAILBOX
- BOLLARD
- LIGHT POLE
- POWER POLE
- GUYWIRE
- COM/ELEC STRUCTURE
- GAS METER
- VALVE
- HYDRANT
- WELL
- CLEANOUT
- SANITARY SEWER MANHOLE
- STORM CATCH BASIN
- STORM MANHOLE
- STORM FLARED END SECTION
- RIP RAP
- FLOW DIRECTION ARROW
- SECTION CORNER
- PROPERTY CORNER - SET
- PROPERTY CORNER - FOUND
- BENCHMARK/CONTROL POINT
- SOIL BORING

LINE LEGEND

- EXISTING OVERHEAD ELECTRIC
- EXISTING UNDERGROUND ELECTRIC
- EXISTING GAS
- EXISTING COMMUNICATIONS
- EXISTING FENCE
- RIGHT OF WAY
- EASEMENT
- SETBACK
- EXISTING GRAVEL
- PROPOSED GRAVEL
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- EXISTING WATERMAIN
- PROPOSED WATERMAIN

HATCH LEGEND

- EXISTING HOT MIXED ASPHALT
- PROPOSED HOT MIXED ASPHALT
- EXISTING GRAVEL
- PROPOSED GRAVEL
- EXISTING CONCRETE
- PROPOSED CONCRETE

- GENERAL NOTES
- ZONING OF PROPERTY: LDR
 - LDR ZONING REQUIREMENTS
 - MINIMUM LOT WIDTH = 85 FT.
 - MINIMUM LOT AREA = 11,475 S.F.
 - SETBACKS
 - FRONT YARD = 40 FT.
 - SIDE YARD = 10 FT.
 - REAR YARD = 40 FT.
 - SUMMARY OF LAND USE:
 - TOTAL ACREAGE = 33.6 ACRES INCLUDING R.O.W.
 - TOTAL LENGTH OF ROADS = 1,960 LN.FT.
 - TOTAL PUBLIC ROW = 2.94 ACRES
 - TOTAL NUMBER OF PLATTED SINGLE FAMILY LOTS = 47
 - ALL STREETS WITH SINGLE FAMILY LOTS WILL BE DEDICATED TO THE PUBLIC AND CONSTRUCTED PER OTTAWA COUNTY ROAD COMMISSION STANDARDS AND SPECIFICATIONS.
 - SIDEWALKS TO BE CONSTRUCTED PER APPLICABLE TOWNSHIP ORDINANCES.
 - THIS PROJECT IS NOT LOCATED IN THE 100 YEAR FLOOD PLAIN, BASED ON THE NATIONAL FLOOD INSURANCE PROGRAM RATE MAPS.
 - PLAN SHALL BE APPROVED BY THE OTTAWA COUNTY WATER RESOURCES COMMISSION.
 - SCHOOL DISTRICT OF PROJECT: JENISON PUBLIC SCHOOLS
 - PROPOSED DEVELOPMENT TO BE SERVED WITH PUBLIC SANITARY SEWER AND WATERMAIN. PROPOSED STORM SEWER AND DETENTION BASIN IS INTENDED TO BE PART OF A 433 AGREEMENT WITH OTTAWA COUNTY WATER RESOURCES COMMISSION OR MAINTAINED PRIVATELY, TO BE DETERMINED AFTER REVIEW BY THE OCWRC.

NO.	DATE	REVISION	BY
1	01/16/2025	TENTATIVE PRELIMINARY PLAT	FJ

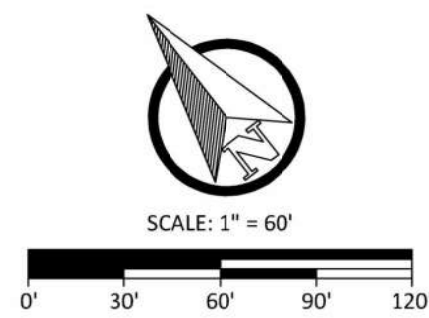
GEORGETOWN TOWNSHIP
OTTAWA COUNTY, MICHIGAN
TALL OAKS
TENTATIVE PRELIMINARY PLAT
SITE PLAN



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SYMBOL LEGEND

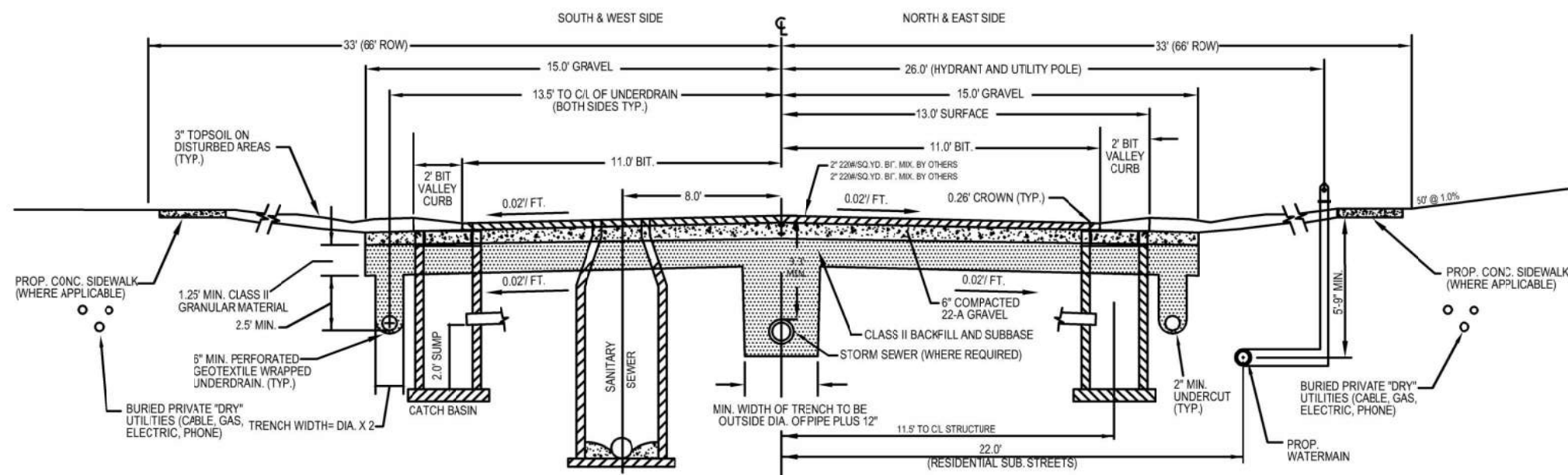
- EXISTING TREE
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- PROPERTY CORNER - SET
- PROPERTY CORNER - FOUND
- BENCHMARK/CONTROL POINT
- SOIL BORING

LINE LEGEND

- EXISTING OVERHEAD ELECTRIC
- EXISTING UNDERGROUND ELECTRIC
- EXISTING GAS
- EXISTING COMMUNICATIONS
- EXISTING FENCE
- RIGHT OF WAY
- EASEMENT
- SETBACK
- EXISTING GRAVEL
- PROPOSED GRAVEL
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- EXISTING WATERMAIN
- PROPOSED WATERMAIN

HATCH LEGEND

- EXISTING HOT MIXED ASPHALT
- PROPOSED HOT MIXED ASPHALT
- EXISTING GRAVEL
- PROPOSED GRAVEL
- EXISTING CONCRETE
- PROPOSED CONCRETE



- NOTES:
- MIN. GRADE SHALL BE 3.0%.
 - STORM SEWERS SHALL BE CONSTRUCTED ALONG CENTERLINE.
 - BACK OF CATCH BASIN CASTINGS SHALL BE SET AT 14.5' FROM CENTERLINE.
 - BACK OF CATCH BASIN IN INTERSECTION RADI SHALL BE IN 8' FROM OUTSIDE EDGE OF CONCRETE CURB SURFACE.
 - TOP OF CASTING SHALL BE SET FLUSH TO FINISH GRAVEL GRADE. GRAVEL SHALL BE GRADDED TO EITHER DIRECTION FROM CASTING TO ALLOW FOR THICKNESS OF BITUMINOUS SURFACE.
 - THIS STREET SECTION SHALL HAVE A SPRING WEIGHT REDUCTION OF 20%.
 - THE TOP OF THE BITUMINOUS SURFACE SHALL BE BUILT TO A MINIMUM OF 3' ABOVE THE HIGH WATER TABLE.

NO.	DATE	REVISION	BY
1	01/16/2025	TENTATIVE PRELIMINARY PLAT	FJ

GEORGETOWN TOWNSHIP
OTTAWA COUNTY, MICHIGAN
TALL OAKS
TENTATIVE PRELIMINARY PLAT
SITE PLAN



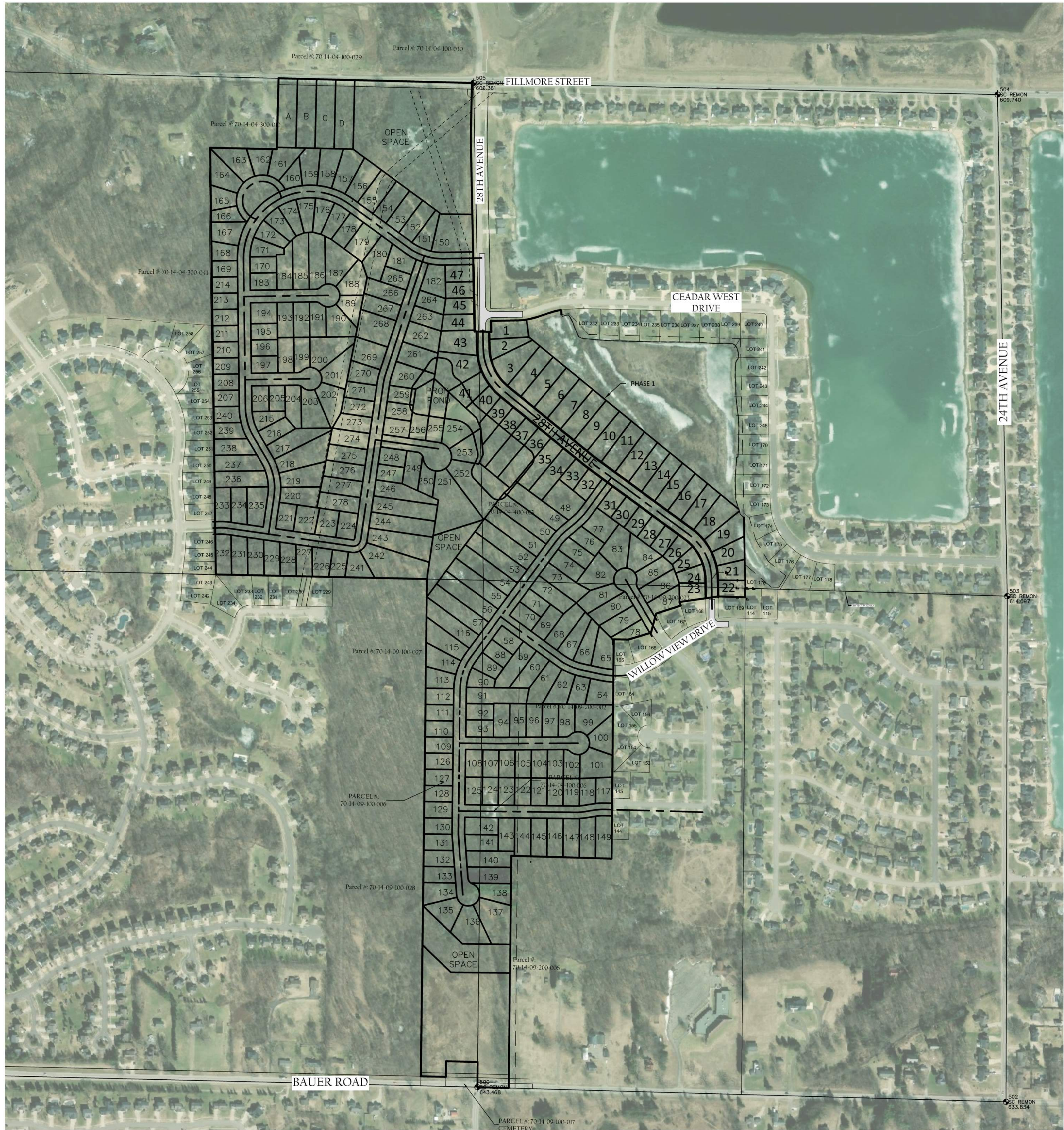
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Sheet No. 4 OF 4



LOCATION MAP



LINE LEGEND

- RIGHT OF WAY
- EASEMENT
- EXISTING GAS

PROPOSED DEVELOPMENT

278 PROPOSED LOTS
13,730 LINEAR FEET OF PROPOSED ROAD
4 PROPOSED SEPARATE PARCELS

ZONING: LDR
MIN. LOT FRONTAGE: 85 FEET
MIN. LOT SIZE: 11,475 SF

NO.	DATE	REVISION	BY
1	01/16/2025	TENTATIVE PRELIMINARY PLAT	FJ

GEORGETOWN TOWNSHIP
OTTAWA COUNTY, MICHIGAN
TALL OAKS
PRELIMINARY CONCEPT LAYOUT



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Sheet No.	1 OF 1

Georgetown Township**PLAT REVIEW**

Permit No: PPR26-0002

Zoning Department
Phone: (616) 457-2340
contact.georgetown@gmail.com

1515 Baldwin Street
Jenison, MI 49428

Hours: Monday-Friday 8 am - 5:00 pm

8900 24TH AVE
70-14-04-400-013

Location

TALL OAK PROPERTIES LLC
2000 CHICAGO DRIVE SW
WYOMING MI 49519

Owner

Issued: 02/05/26

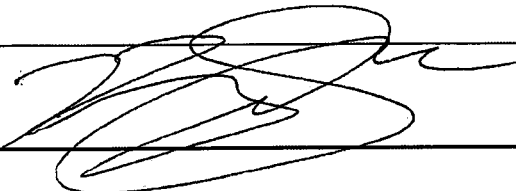
MICHAEL MCGRAW
1188 EAST PARIS AVE SE
Grand Rapids MI 49546

Applicant

Comment:

Requesting preliminary approval for Tall Oaks Phase 1 plat

Permit Item	Work Type	No. of Items or size	Item Total
PLAT REVIEW		1.00	1,000.00



Zoning Administrator or Designee

Approval of a division is not a determination that the resulting parcels comply with other ordinances or regulations. The Township and its officers and employees shall not be liable for approving a land division if building permits for construction on the parcels are subsequently denied because of inadequate water supply, sewage disposal facilities or otherwise, and any notice of approval shall include a statement to this effect.

Fee Total: 1,000.00
Amount Paid: 0.00
Balance Due: 1,000.00

PAID 9

FEB 05 2026

Gr Georgetown
Township
Payment Validation



NOTICE OF PUBLIC HEARING
GEORGETOWN TOWNSHIP
1515 BALDWIN STREET
JENISON, MICHIGAN
616-457-2340

The Georgetown Township Planning Commission will hold a public hearing on Wednesday, February 18, 2026, at 7:00 p.m., or after, at the Georgetown Township Office.

The hearing is called for the following applications:

1. The layout of the Preliminary Plat of **Schepers Farm**, P.P. # 70-14-07-400-049 located at 8100 42nd Ave., zoned Low Density Residential (LDR), Georgetown Township, Ottawa County, Michigan.
2. The **overall layout of the Tall Oaks plat** and layout of the Preliminary Plat of **Tall Oaks Phase 1**, P.P. # 70-14-04-300-029, P.P. # 70-14-04-400-013, P.P. # 70-14-09-200-023, part of P.P. # 70-14-09-200-002, P.P. # 70-14-09-200-001, and P.P. # 70-14-09-100-006, located at 2840 Fillmore St., 8900 24th Ave., part of 2721 Bauer Rd., 2769 Bauer Rd. and north of Hawthorne Dr. and Willowview Dr., zoned Low Density Residential (LDR), Georgetown Township, Ottawa County, Michigan.

The zoning map can be examined at the Township Office during regular office hours and until close of said hearing. Written comments will be received at the Township Office during regular office hours prior to the date of hearing. The Georgetown Township Board will hold a meeting to consider the Preliminary Plat requests on March 9, 2026 or after. Email comments to contact@georgetown-mi.gov to allow time for reading and review of your comments.

Signed: Ryan Schab, Zoning Administrator
Georgetown Charter Township

Memo for Ordinance Language for Open Air Business/Industrial Uses

Meeting: Planning Commission – 2/18/2026

Ryan Schab, ZA

Planning Commission,

The ZBA meeting held on 1/28/2026 was in regard to our Open Air Business definition (Sec. 2.77) and the uses permitted within the Industrial (I) district (Chapter 17). Please read through the [minutes](#) from ZBA meeting to understand the context of the hearing.

The ZBA decided to table their determination while the Planning Commission evaluates the ordinance. There was a consensus among the ZBA that a U-Haul Dealer (with vehicles stored outside) use would be appropriate in the Industrial (I) district. Our current ordinance only allows for Open Air Businesses to be permitted in the Highway Service Commercial (HS) and Community Service Commercial (CS) districts as a special land use.

This memo includes information on how neighboring municipalities have classified this type of use, and then possible ordinance language the Township can adopt. If the Planning Commission determines that an ordinance change is necessary, they can decide specific language and initiate an ordinance amendment. Following the ordinance amendment being initiated, a notice will be posted to hold a public hearing at a future Planning Commission meeting.

CITY OF HUDSONVILLE

Uses allowed by SUP:

Outdoor storage, outdoor display and sales,

Heavy truck/equipment sales rental and maintenance

- Standards:

SLU Standards: Heavy Truck/Equipment Sales and Rental. Heavy truck and equipment sales and rental uses that require a Special Land Use permit shall meet the following standards:

- 1. Setback Requirements. Vehicles or other equipment on a site shall meet the building setback requirements of the zoning district.
- 2. Location from Residential. Heavy truck and equipment sales and rental special land uses shall be located at least 25 feet from any residentially used or zoned property. A property shall not be considered residentially used if the first floor is occupied by a nonresidential use or uses.
- 3. Sales and Rental Area. The outdoor area dedicated for parking and storage of for sale or for rent vehicles shall be limited to a maximum of 50 vehicles at any given time.
- 4. Accessory Buildings and Uses. Accessory buildings and uses are not permitted unless they get separate approval, this includes car washes, repair and maintenance facilities or other servicing of vehicles or car sales.
- 5. Paving Requirements. All surfaces for maneuvering and storage of motor vehicles shall be paved with asphalt or concrete.* It shall be graded to conduct stormwater to a collection system approved by the City.
- 6. Screening. An obscuring screen for any accessory storage areas consisting of a wall, fence or landscaping shall be required as determined by the Planning Commission.
- 7. Fencing and Lighting. Fencing and lighting for security and aesthetic purposes may be required as determined by the Planning Commission. All lighting shall be shielded from adjacent property and rights-of-way in accordance with Article 4, Section 4.07 of this Ordinance.

TALLMADGE TOWNSHIP

Use allowed with SUP:

Outdoor storage of equipment, raw materials and supplies, or finished or semi-finished products, subject to the following:

1. All such storage shall be located within a rear yard and screened with fencing in accordance with Section 3.17(c). No material shall be stored above the height of the principal building.

2. All storage areas shall conform to all setback requirements for buildings in the I-1 District, but in no case shall outside storage be located closer than fifty (50) feet to residentially zoned property.
3. Property access to all parts of the storage areas shall be provided for fire and emergency services.

Open-air businesses such as sales of plant materials not grown on the site, nurseries, lumber yards, outdoor display areas, playground equipment, and home garden supplies subject to the following:

1. The minimum lot width for these uses shall be one hundred (100) feet, except for temporary roadside stands. All display and loading areas shall meet the setback requirements of this district.
2. The nearest edge of any entrance or exit drive shall be located no closer than sixty (60) feet from any street or road intersection as measured along the road intersection right-of-way line.
3. All loading and parking areas for these uses shall be confined within the boundaries of the site and shall not be permitted to spill over onto adjacent roads.
4. The storage of soil, fertilizer, and similar loosely packaged materials shall be contained or covered to prevent it from blowing onto adjacent properties. Zoning Ordinance Tallmadge Charter Township 109
5. Unless Christmas tree sales are accessory to the principal use of the site, a permit shall be obtained from the Building Official to allow temporary use of the site for such sales.
6. All fenced in areas are subject to the provisions of Section 3.12.

OPEN AIR BUSINESS: Any business that is conducted primarily out-of-doors. Unless otherwise specified herein, open air business shall include:

- (a) Retail sales of garden supplies and equipment, including but not limited to: trees, shrubbery, plants, flowers, seed, topsoil, trellises, and lawn furniture.
- (b) Various outdoor recreation uses, including but not limited to: tennis courts, archery fields, shuffleboards, horseshoe courts, miniature golf, golf driving ranges, and children's amusement parks.
- (c) Outdoor display and sale of garages, swimming pools, playground equipment, and similar uses.

GRAND HAVEN TOWNSHIP

Section 12.45 Vehicle Sales.

(A) Major and Minor Vehicle Sales. A “Minor Vehicle Sales” operation shall be one where no more than ten (10) vehicles are available on the site for sale at any time. A “Major Vehicle Sales” operation shall be one where eleven (11) or more vehicles are available for sale at any given time.

(B) The following shall apply to all Vehicle Sales operations:

(1) The outside vehicle display areas shall be setback 50 feet from the front lot line and thirty (30) feet from all other property lines. Chapter 13: Reserved EFFECTIVE MARCH 22, 2020

(2) Inoperable vehicles left on the site shall be stored within an enclosed building or in an area surrounded by a six (6) foot sight-obscuring wall or fence.

(3) Storage of vehicle components and parts, trash, supplies, or equipment outside of a building is prohibited, except in designated and approved storage areas screened from view of adjoining properties and streets.

(4) All vehicles must remain on a paved surface at all times.

(C) Major Vehicle Sales. The following shall apply to Major Vehicle Sales operations ONLY.

(1) Outdoor vehicle display areas in the front yard shall be paved with decorative pavers, stamped concrete, brick, or permeable pavement.

(2) The display area must be equipped with curbs where it abuts landscaping, grass, and other impervious surfaces.

(3) All vehicles displayed in the front yard must be displayed on the approved display area.

(4) Only one vehicle of each model sold at the dealership may be displayed in the front yard display area.

Section 12.34 Outdoor Storage.

(A) Construction Material Storage and/or Landscape Contractor’s Operations.

(1) Screening of Materials:

All materials and equipment must be stored within an enclosed building or within an area completely enclosed by a sight obscuring fence at least eight (8) feet in height, and screened with landscaping that provides effective visual screening throughout all

seasons Landscaping shall include a minimum of one evergreen tree for every ten (10) linear feet of the fence. Additional plantings such as shrubs or ornamental grasses may be used to supplement screening, provided they are a minimum of four (4) feet in height at the time of planting and will reach a minimum height equivalent to or greater than that of the fence. If landscaping other than evergreen trees are utilized, they shall be species capable of maintaining their screening function year-round.

Materials may not be stacked or piled to be visible above the fence. Equipment (including vehicles) may only be visible above the fence if the equipment is greater than eight (8) feet tall and cannot be disassembled for storage.

The Planning Commission has discretion to limit or waive any or all of the screening requirements if the lot has natural or proposed features that provide screening that is equal to or better than the above screening requirements, provided that conditions shall be imposed to ensure the perpetual care, maintenance, and replacement of the natural screening, as necessary, in the same condition approved by the Planning Commission

(2) The area on which vehicles, materials, or equipment is stored must be kept in a clean, dust free condition. The area must be swept at least daily and as often as necessary to keep it free from dust and loose materials.

(3) Materials shall be stored in a manner that prevents them from blowing outside the area in which they are stored.

(4) A permanent main building of at least five hundred (500) square feet must be constructed on the property.

(5) Storage areas shall be located in the rear yard of the lot. However, the Planning Commission may partially or entirely waive that requirement if the Planning Commission finds exceptional conditions or unique circumstances exist on the site whereby storage in alternative locations would be more compatible with adjoining properties or provide other benefits that would better achieve the intent and purposes of this ordinance.

(6) The storage area shall meet setback requirements applicable to a main building in the zoning district.

(7) Storage areas shall be setback at least one hundred (100) feet from any R-1, R-2, R-3, or R-4 zoning district.

(8) The property shall be serviced by municipal water.

(C) Storage Yard for Machinery, Trucks, RVs, Boats, or Mechanical Equipment.

- (1) All vehicles including dismantled and inoperable vehicles and equipment must be stored within enclosed buildings or within an area completely enclosed by a sight obscuring fence at least eight (8) feet in height.
- (2) The area in which vehicles, material, or equipment is stored must be hard surfaced and dust-free.
- (3) If the site will be regularly accessed by trucks, ingress and egress shall be provided from a paved road. RV and boat storage facilities shall not be considered to be “regularly accessed by trucks,” and therefore may be located on an unpaved road.
- (4) The centerline of all access drives shall be at least one hundred (100) feet from the centerline of the nearest intersection.
- (5) The storage or materials display areas shall meet all the yard setback requirements applicable to any Main Building in the district.
- (6) Any property storing boats shall be serviced by municipal water. The Fire Chief or their designee shall determine if other vehicles, machinery, or equipment being stored shall require a municipal water connection in order to provide adequate service to the site.

ALLENDALE TOWNSHIP

Use allowed by right:

Vehicle sales lot, showroom or other establishment, other than Vehicle or Freight Terminals, that sells, stores or rents five (5) or more vehicles in a period of twelve (12) months, subject to the standards of Section 23.03.D. For purposes of this subsection, the term "vehicles" shall include, without limitation, cars, trucks, travel trailers, campers, motor homes, motorcycles, boats trailers and all similar vehicles.

Establishments for the sale, rental or storage of construction equipment with incidental repair and service, subject to the standards of Section 23.03.D. For purposes of this subsection, construction equipment shall include, without limitation, bulldozers, graders, backhoes, front-end loaders, asphalt paving equipment, dump trucks and trailers, and all similar excavation and heavy construction equipment.

Storage requirements: Open storage of materials and equipment shall be permitted in a C-3 zone only when incidental to the use of an office, store, or manufacturing building located on the front portion of the same lot; and provided, that:

1. Storage is located on the rear one-half of the lot and is confined to an area not to Allendale Township Zoning Ordinance C-3 District 15-3 exceed three thousand (3,000) square feet.

2. Storage is completely enclosed by a solid wall or fence (with necessary solid gates) not less than six (6) feet in height.

3. No material shall be stored to a height greater than that of the wall or fence enclosing the storage area.

Use allowed by SUP:

Outdoor storage of vehicles, boats, trailers, recreational vehicles and similar items.

GEORGETOWN TOWNSHIP (Current Ordinance)

Industrial Ordinance:

Chapter 17 I - INDUSTRIAL

Sec 17.2 PERMITTED USES

Land and/or buildings in this District may be used for the following purposes by right:

1. Compounding, processing, packaging, treating and assembling from previously prepared materials in the production of:
 1. Food products including meat, dairy, fruit, vegetable, seafood, grain, bakery, confectionery, beverage and kindred foods.
 2. Textile mill products including woven fabric, knit goods, dyeing, and finishing, floor coverings, yarn and thread and other textile goods.
 3. Apparel and other finished products made from fabrics, leather goods, fur, canvas, and similar materials.
 4. Lumber and wood products including millwork, prefabricated structural wood products and containers, not including logging camps or outdoor storage.
 5. Furniture and fixtures.
 6. Paperboard containers, building paper, building board, and bookbinding.
 7. Printing and publishing.
 8. Chemical products such as plastics, perfumes, synthetic fibers.
 9. Engineering, measuring, optic, medical, lenses, photographs, and similar instruments.
 10. Jewelry, silverware, toys, athletic, office and tobacco goods, musical instruments, signs and displays, lampshades, and similar products.
2. Wholesale establishments including automotive equipment, drugs, chemicals, dry goods, apparel, food, farm products, electrical goods, hardware, machinery, equipment, metals, paper products, and furnishings, and lumber and building products, not including outdoor storage.
3. Warehouses, cartage businesses.
4. Laboratories including experimental, film and testing.

5. Trade or industrial schools and veterinary/animal hospitals or clinics or kennels (kennels subject to the standards in Chapter 20). (revised 10-25-2021)
6. Motor freight terminals and distribution centers including garaging and maintenance of equipment. Freight forwarding, packing, and crating services.
7. Central dry-cleaning plant.
8. Municipal buildings, public service buildings.
9. Electricity regulating substation, and pressure control station for gas, water and sewage.
10. Office buildings for any of the following: executive, administrative, professional, accounting, clerical or stenographic, and drafting.
11. Accessory buildings and uses customarily incidental of the above permitted uses as defined in Chapter II.
12. Private non-commercial recreation.
13. Vehicle repair establishments.
14. Restaurants or other eating or drinking establishments which provide food and drink on the premises, including drive-through establishments. (revised 6/25/18)
15. Contractor's yards, building materials storage
16. Tool and die, metal working and stone, clay, glass, concrete, brick, pottery, abrasives, tile and related products.
17. Retail sales fronting on a major street with no outdoor sales or display.
18. Contractor/showroom (where, in general, the contractor installs the product)
19. Health and physical fitness salons, indoor sports, gymnastics and dance studios.
20. Mini-storage garages.
21. Commercial enterprises producing merchandise on the premises to be sold at retail and/or wholesale

(section revised 3/28/16)

Sec 17.3 USES REQUIRING SPECIAL LAND USE APPROVAL

The following uses may be permitted by obtaining Special Land Use Approval when all applicable standards as cited in Chapter XX are met.

1. Waste treatment facilities.
2. Water supply and treatment facilities.

3. Waste disposal facilities, including incinerators and sanitary landfills.
 4. Airports and Landing fields.
 5. Commercial soil removal.
 6. Heating and electric power generating plants.
 7. Junk yards and salvage yards.
 8. Commercial radio and television and wireless communication towers. (Revised November 1997).
 9. Community Fair. (revised 4/24/17)
 10. Restaurants having a distillery, brewery or winery on the same site. (revised 6/25/18)
- (section revised 3/28/16)

Open Air Business Definition:

Sec 2.77 OPEN AIR BUSINESS

Includes uses operated for profit substantially in the open air, including, but not limited to:

1. Bicycle, utility truck or trailer, motor vehicle, boats, or home equipment sale, repair, rental, or storage services.
2. Outdoor display and sale of garages, motor homes, mobile homes, snowmobiles, farm implements, swimming pools, and similar activities.
3. Retail sale of trees, fruits, vegetables, shrubbery, plants, seeds, topsoil, humus, fertilizer, trellises, lawn furniture, playground equipment, and other home garden supplies and equipment.
4. Tennis courts, archery courts, shuffleboard, horseshoe courts, rifle ranges, miniature golf, golf driving ranges, children's amusement park or similar recreation uses (transient or permanent).

Special Land Use Standards Specific to Open Air Businesses (Only allowed in CS and HS currently):

Sec 20.4 SITE DESIGN STANDARDS

Those uses specified in Section 20.1 as permitted by "right" or as special land uses shall be subject to the requirements of the District in which the use is located in addition to all applicable conditions, standards and regulations regarding site design and development and other standards and conditions as are cited in the following:

Z. Open air businesses. The use of an open air business is expressly prohibited in all zoning districts except (CS) Community Service Commercial district and (HS) Highway Service Commercial district. In the CS and HS districts, the use is allowed with special land use approval with is contingent upon compliance with the following standards (revised 03-26-07):

1. Minimum lot area shall be one (1) acre.
2. Minimum lot width shall be two hundred (200) feet.
3. The Planning Commission may require a six (6) foot fence or wall to be constructed along the rear and/or sides of the lot to keep trash, paper, and other debris from blowing off the premises. (revised 10/0/2023)
4. All open air businesses shall comply with all applicable Health Department regulations regarding sanitation and general health conditions.
5. The Planning Commission may, to ensure strict compliance with any regulation contained herein and required as a condition of special land use approval, require the permittee to furnish a Surety Bond in accordance with Section 29.4(B) of this Ordinance.
6. The lot area used for parking shall be hard-surfaced and the display or storage areas shall be provided with a permanent, durable, and dustless surface, and shall be graded and drained so as to dispose of all surface water.
7. Ingress and egress shall be provided as far as practicable from two (2) intersecting streets and shall be at least one hundred (100) feet from an intersection.
8. All lighting shall be shielded from adjacent residential areas.
9. In the case of a plant materials nursery:
 - a. The storage or materials display areas shall meet all the yard setback requirements applicable to any building in the District.

- b. All loading activities and parking areas shall be provided on the same premises (off-street).
- c. The storage of any soil, fertilizer, or similar loosely packaged materials shall be sufficiently contained to prevent any adverse effect upon adjacent properties.

10. No display area shall be located within ten (10) feet of a road right-of-way line.

POSSIBLE LANGUAGE TO AMEND THE ORDINANCE

Open Air Business Definition:

Sec 2.77 OPEN AIR BUSINESS

Includes uses operated for profit substantially in the open air, including, but not limited to:

1. Bicycle, utility truck or trailer, motor vehicle, boats, or home equipment sale. ~~repair, rental, or storage services.~~
1. Outdoor display and sale of garages, motor homes, mobile homes, snowmobiles, farm implements, swimming pools, and similar activities.
2. Retail sale of trees, fruits, vegetables, shrubbery, plants, seeds, topsoil, humus, fertilizer, trellises, lawn furniture, playground equipment, and other home garden supplies and equipment.
3. Tennis courts, archery courts, shuffleboard, horseshoe courts, rifle ranges, miniature golf, golf driving ranges, children's amusement park or similar recreation uses (transient or permanent).

Industrial Ordinance:

Chapter 17 I - INDUSTRIAL

Sec 17.2 PERMITTED USES

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- A. Compounding, processing, packaging, treating and assembling from previously prepared materials in the production of:
 1. Food products including meat, dairy, fruit, vegetable, seafood, grain, bakery, confectionery, beverage and kindred foods.

2. Textile mill products including woven fabric, knit goods, dyeing, and finishing, floor coverings, yarn and thread and other textile goods.
 3. Apparel and other finished products made from fabrics, leather goods, fur, canvas, and similar materials.
 4. Lumber and wood products including millwork, prefabricated structural wood products and containers, not including logging camps or outdoor storage.
 5. Furniture and fixtures.
 6. Paperboard containers, building paper, building board, and bookbinding.
 7. Printing and publishing.
 8. Chemical products such as plastics, perfumes, synthetic fibers.
 9. Engineering, measuring, optic, medical, lenses, photographics, and similar instruments.
 10. Jewelry, silverware, toys, athletic, office and tobacco goods, musical instruments, signs and displays, lampshades, and similar products.
- B. Wholesale establishments including automotive equipment, drugs, chemicals, dry goods, apparel, food, farm products, electrical goods, hardware, machinery, equipment, metals, paper products, and furnishings, and lumber and building products, not including outdoor storage.
- C. Warehouses, cartage businesses.
- D. Laboratories including experimental, film and testing.
- E. Trade or industrial schools and veterinary/animal hospitals or clinics or kennels (kennels subject to the standards in Chapter 20). (revised 10-25-2021)
- F. Motor freight terminals and distribution centers including garaging and maintenance of equipment. Freight forwarding, packing, and crating services.
- G. Central dry-cleaning plant.
- H. Municipal buildings, public service buildings.
- I. Electricity regulating substation, and pressure control station for gas, water and sewage.
- J. Office buildings for any of the following: executive, administrative, professional, accounting, clerical or stenographic, and drafting.
- K. Accessory buildings and uses customarily incidental of the above permitted uses as defined in Chapter II.

- L. Private non-commercial recreation.
- M. Vehicle repair establishments.
- N. Restaurants or other eating or drinking establishments which provide food and drink on the premises, including drive-through establishments. (revised 6/25/18)
- O. Contractor's yards, building materials storage
- P. Tool and die, metal working and stone, clay, glass, concrete, brick, pottery, abrasives, tile and related products.
- Q. Retail sales fronting on a major street with no outdoor sales or display.
- R. Contractor/showroom (where, in general, the contractor installs the product)
- S. Health and physical fitness salons, indoor sports, gymnastics and dance studios.
- T. Mini-storage garages.
- U. Commercial enterprises producing merchandise on the premises to be sold at retail and/or wholesale
- V. Utility truck or trailer, motor vehicle, boats, or equipment rental or storage services.

*Outdoor storage may be permitted in Industrial (I) district already if the use is listed as a permitted use AND if located in the rear yard or non-required side yard and screened from adjoining properties and streets by a sight-obscuring fence, wall or landscaping, approved by the approving authority as designed in Chapter 19.

Note: If the Planning Commission determines that this type of use should be allowed in industrial but ONLY as a special land use, site specific standards can be outlined. Every special land use must meet the general standards listed below:

1. Be designed, constructed, operated and maintained so as to be harmonious and appropriate in appearance, with the existing or intended character of the general vicinity and that such a use will not change the essential character of the area in which it is proposed.
2. Be served adequately by essential public facilities and services such as highways, streets, police, fire protection, drainage structures, refuse disposal, water and sewage facilities, or schools.

3. Not create excessive additional requirements at public cost for public facilities and services.
4. Not involve uses, activities, processes, materials, and equipment or conditions of operation that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare, or odors.