

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:

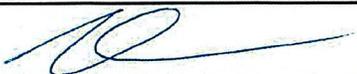
DATE OF FINAL PRELIMINARY PLAT APPROVAL (Application must be submitted within two years of Final Preliminary Approval) :

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: 1/28/26 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.