

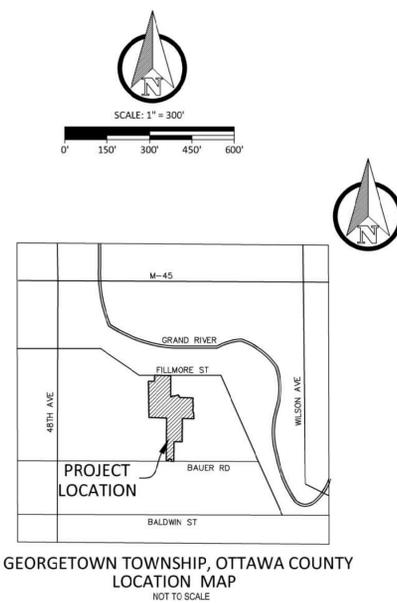
OVERALL BOUNDARY DESCRIPTION:
 LEGAL DESCRIPTION AS SURVEYED:
 THAT PART OF THE SOUTH HALF OF SECTION 4 AND THE NORTH HALF OF SECTION 9, TOWNSHIP 6 NORTH, RANGE 13 WEST, GEORGETOWN TOWNSHIP, OTTAWA COUNTY, MICHIGAN, DESCRIBED AS: BEGINNING AT A POINT ON THE NORTH LINE OF SAID SECTION 9 THAT IS 1375.63 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 1.31 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 140.24 FEET; THENCE SOUTH 81° 52' 01" WEST 238.04 FEET; THENCE SOUTH 17° 29' 55" 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' 18" 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' 18" WEST ON SAID SOUTH LINE 163.00 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 2809.00 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 351.13 FEET; THENCE NORTH 01° 22' 13" EAST 372.83 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 86.00 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° 58' 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 73° 19' 03" EAST 69.96 FEET; THENCE SOUTH 06° 30' 45" EAST 24.00 FEET TO REFERENCE POINT "A"; THENCE CONTINUING SOUTH 08° 30' 45" EAST 9 FEET; MORE OR LESS, TO THE WATERS EDGE OF WILLOW LAKE; THENCE SOUTHEASTERLY 190.00 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 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 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.



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 11 SECONDS EAST 312.77 FEET; THENCE SOUTH 17 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 1310.32 FEET ALONG THE EAST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 4; THENCE NORTH 89 DEGREES 57 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 SAID 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°18'17"W 44.06 FEET; THENCE N00°05'04"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 RCDS; 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 RCDS; THENCE NORTH 8 RCDS; THENCE EAST 10 RCDS 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°58'17"E 118.71 FEET; THENCE N89°39'15"E 51.23 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°58'59"E 69.96 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 WATERS 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 312.77 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 80 DEGREES 28'05"W 206.04 FEET; THENCE S 18 DEGREES 52'42"E 18.96 FEET; THENCE S70 DEGREES 18'14" W 34.16 FEET; THENCE S 13 DEGREES 49'33"W 103.82 FEET; THENCE S71 DEGREES 55'32"W 123.02 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.

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

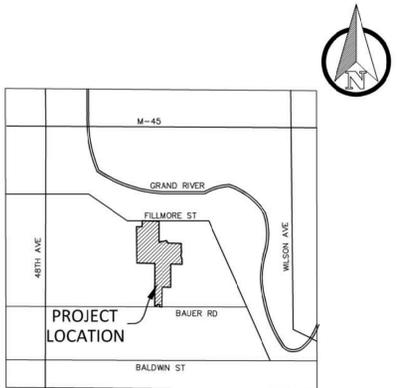
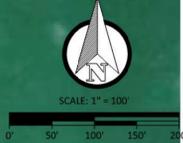
NO.	DATE	REVISION	BY
1	01/16/2025	TENTATIVE PRELIMINARY PLAT	FJ
2	02/16/2025	28TH AVENUE SETBACK UPDATE	CW

GEORGETOWN TOWNSHIP
 OTTAWA COUNTY, MICHIGAN

TALL OAKS
 TENTATIVE PRELIMINARY PLAT
 OVERALL BOUNDARY

Byron Center, MI (616) 277-2185
 Kalamazoo, MI (269) 697-7120
 www.VKcivil.com

FILE NO. 1539
 CHECKED ZEB
 Sheet No. COVER



GEORGETOWN TOWNSHIP, OTTAWA COUNTY
LOCATION MAP
NOT TO SCALE

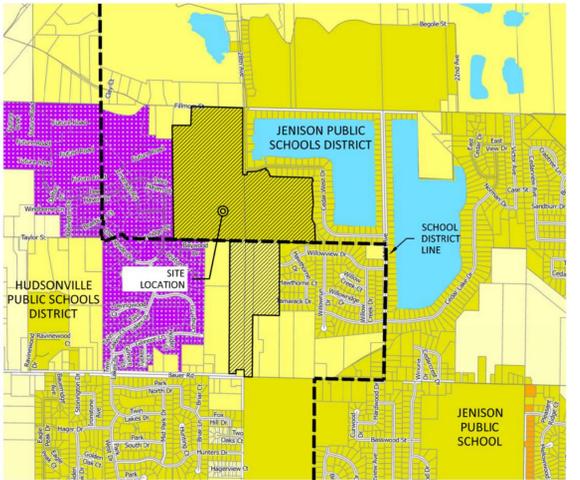
PHASE 1 DESCRIPTION:
THAT PART OF THE SOUTH HALF OF SECTION 4 AND THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 6 NORTH RANGE 13 WEST, GEORGETOWN TOWNSHIP, OTTAWA COUNTY, MICHIGAN, DESCRIBED AS: BEGINNING AT A POINT ON THE NORTH LINE OF SAID SECTION 9 THAT IS 1375.63 FEET NORTH 88° 15' 17" WEST OF THE 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° 17' 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 01° 07' 23" 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 43.00 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 46° 24' 39" WEST 8.11 FEET; THENCE NORTH 50° 39' 28" WEST 207.69 FEET; THENCE NORTH 25° 31' 16" EAST 47.53 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' 11" 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. 2010-0003271, 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 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 08° 30' 45" EAST 24.00 FEET TO REFERENCE POINT "A"; THENCE CONTINUING SOUTH 09° 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 96.88 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 --- EXISTING GAS
 --- RIGHT OF WAY
 --- EASEMENT



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



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

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	01/16/2025	TENTATIVE PRELIMINARY PLAT	FJ
2	02/16/2025	28TH AVENUE SETBACK UPDATE	CW

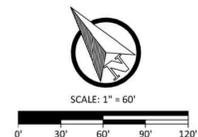
GEORGETOWN TOWNSHIP
OTTAWA COUNTY, MICHIGAN

TALL OAKS
TENTATIVE PRELIMINARY PLAT
PHASE 1 BOUNDARY

VK CIVIL
Vriesman & Korhorn
www.VKcivil.com

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

FILE NO. 1539
CHECKED ZEB
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

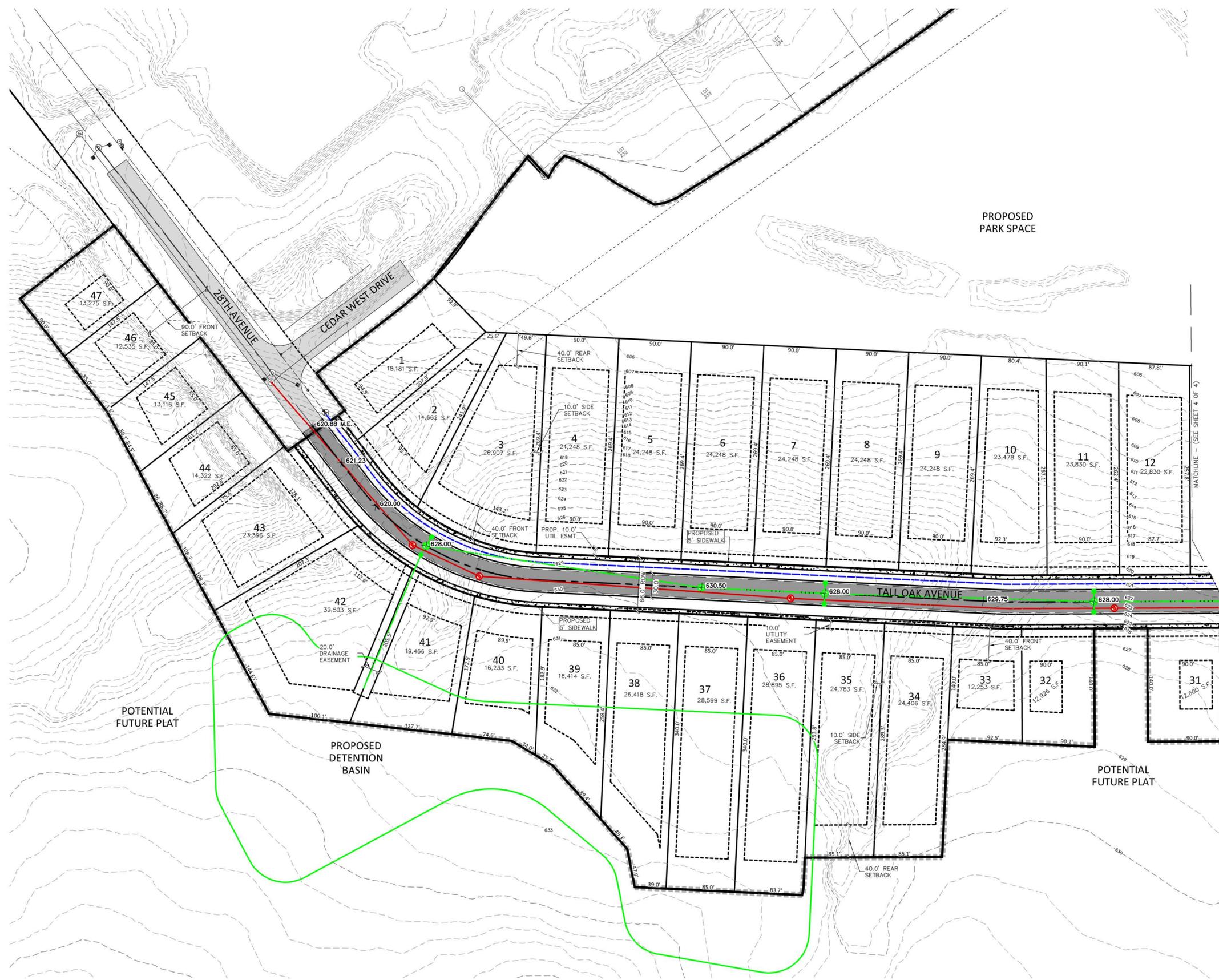
- OH — OH — OH — EXISTING OVERHEAD ELECTRIC
- E — E — E — EXISTING UNDERGROUND ELECTRIC
- GAS — GAS — GAS — EXISTING GAS
- C — C — C — EXISTING COMMUNICATIONS
- X — X — X — EXISTING FENCE
- EASEMENT
- SETBACK
- EXISTING GRAVEL
- PROPOSED GRAVEL
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- EXISTING 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

1. ZONING OF PROPERTY: LDR
 - a. LDR ZONING REQUIREMENTS
 - i. MINIMUM LOT WIDTH = 85 FT.
 - ii. MINIMUM LOT AREA = 11,475 S.F.
- b. SETBACKS
 - i. FRONT YARD = 40 FT.
 - ii. SIDE YARD = 10 FT.
 - iii. REAR YARD = 40 FT.
 - iv. 28TH AVENUE OVERLAY: 90 FT. FROM CENTERLINE
2. SUMMARY OF LAND USE:
 - a. TOTAL ACREAGE = 33.6 ACRES INCLUDING R.O.W.
 - b. TOTAL LENGTH OF ROADS = 1,960 LN.FT.
 - c. TOTAL PUBLIC ROW = 2.94 ACRES
 - d. TOTAL NUMBER OF PLATTED SINGLE FAMILY LOTS = 47
3. ALL STREETS WITH SINGLE FAMILY LOTS WILL BE DEDICATED TO THE PUBLIC AND CONSTRUCTED PER OTTAWA COUNTY ROAD COMMISSION STANDARDS AND SPECIFICATIONS.
4. SIDEWALKS TO BE CONSTRUCTED PER APPLICABLE TOWNSHIP ORDINANCES.
5. THIS PROJECT IS NOT LOCATED IN THE 100 YEAR FLOOD PLAIN, BASED ON THE NATIONAL FLOOD INSURANCE PROGRAM RATE MAPS.
6. PLAN SHALL BE APPROVED BY THE OTTAWA COUNTY WATER RESOURCES COMMISSION.
7. SCHOOL DISTRICT OF PROJECT: JENISON PUBLIC SCHOOLS
8. 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 OCWR.



NO.	DATE	REVISION	BY
1	01/16/2025	TENTATIVE PRELIMINARY PLAT	FJ
2	02/16/2025	28TH AVENUE SETBACK UPDATE	CW

GEORGETOWN TOWNSHIP
OTTAWA COUNTY, MICHIGAN

TALL OAKS
TENTATIVE PRELIMINARY PLAT
SITE PLAN



Byron Center, MI (616) 277-2185
Kalamazoo, MI (269) 697-7120
www.VKcivil.com

FILE NO. 1539
CHECKED ZEB
Sheet No. #####

