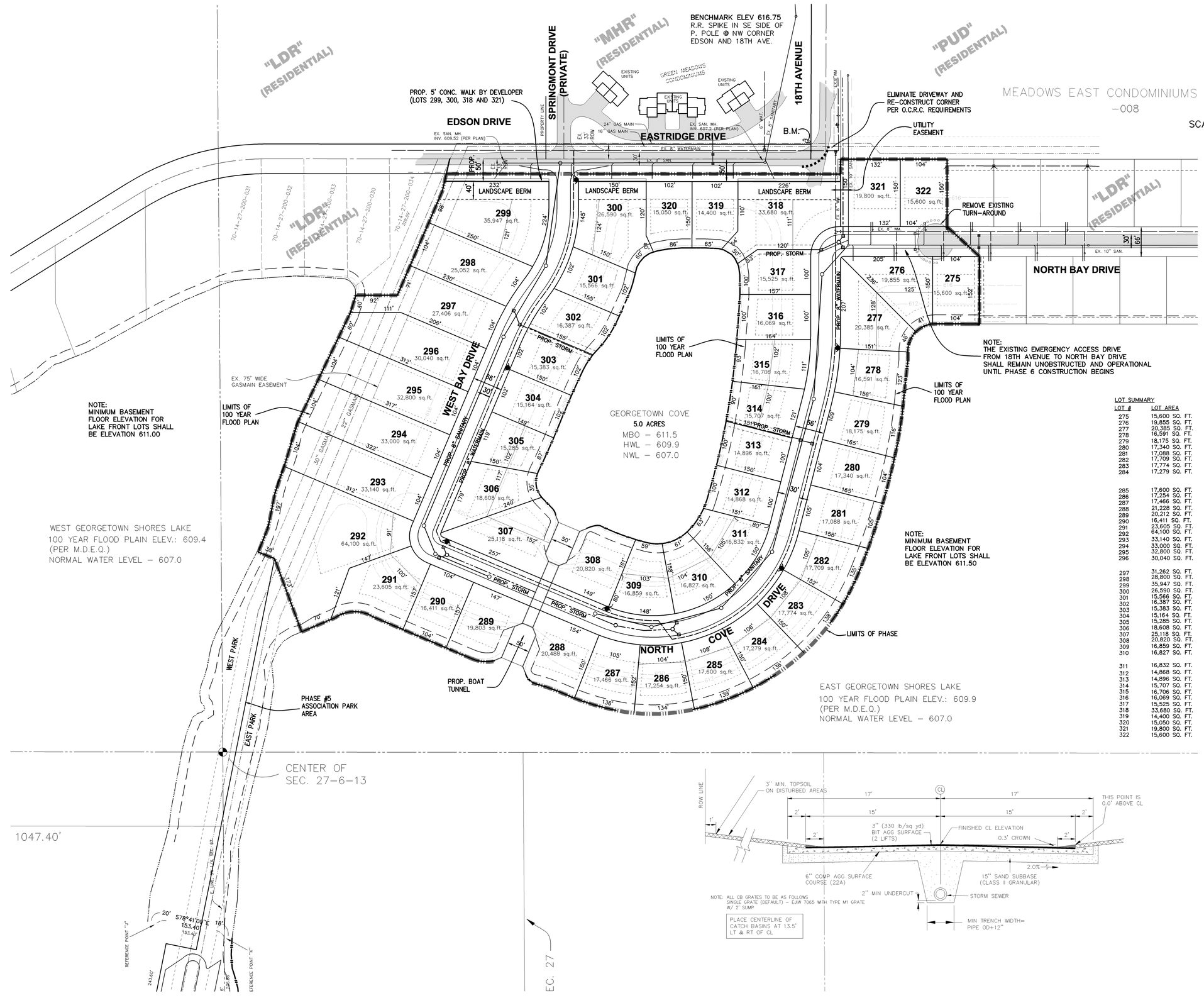


Description of proposed Georgetown Shores No. 6:

Part of the NE 1/4, Section 27, T6N, R13W, Georgetown Township, Ottawa County, Michigan, described as: Commencing at the N 1/4 corner of Section 27; thence S00°26'06"E 1318.50 feet along the West line of said NE 1/4; thence S89°58'14"E 514.35 feet along the North line of the S 1/2 of said NE 1/4 to the PLACE OF BEGINNING of this description; thence S89°58'14"E 1106.92 feet along said North line and the South line of Meadows East (Ottawa County Condominium Subdivision Plan No. 177, Liber 1990, Page 569) to the NW corner of Georgetown Shores No. 4 (Liber 42 of Plats, Pages 64-66): thence S00°01'46"W 150.00 feet along the Westerly line of Georgetown Shores No. 4; thence S46°54'42"E 96.67 feet and S00°01'46"W 128.00 feet along said Westerly line to Reference Point "A"; thence S00°01'46"W 29 feet to the waters edge of East Georgetown Shores Lake; thence meandering Southerly and Westerly along said waters edge to its intersection with a line which bears S20°21'06"E from Reference Point "K"

(Reference Point "K" is located along an intermediate traverse line from aforesaid Reference Point "A" along the following 10 courses: N89°58'14"W 98.94 feet; thence Southwesterly 125.00 feet along an 80.00 foot radius curve to the left, the chord of which bears S45°15'59"W 112.67 feet (delta = 89°31'33"); thence Southwesterly 562.45 feet along a 1180.00 foot radius curve to the right, the chord of which bears S14°09'32"W 557.14 feet (delta = 27°18'37"); thence Southwesterly 687.39 feet along a 463.00 foot radius curve to the right, the chord of which bears S70°20'44"W 625.98 feet (delta = 85°03'49"); thence N67°07'21"W 100.40 feet; thence N22°52'39"E 100.74 feet; thence N67°07'21"W 90.00 feet; thence S22°52'39"W 100.74 feet; thence N67°07'21"W 278.03 feet; thence N81°47'25"W 204.71 feet);

thence N20°21'06"W 93 feet to Reference Point "K"; thence N20°21'06"W 80.01 feet; thence N68°19'53"W 19.67 feet to Reference Point "J"; thence N68°19'53"W 48 feet to the waters edge of West Georgetown Shores Lake; thence meandering Northerly along said waters edge to its intersection with a line which bears N89°58'14"W from Reference Point "L"

(Reference Point "L" is located N23°24'48"E 829.95 feet along an intermediate traverse line from aforesaid Reference Point "J");

thence S89°58'14"E 82 feet along the South line of the North 303.00 feet of the S 1/2 of the NE 1/4 of Section 27 to Reference Point "L"; thence S89°58'14"E 40.86 feet along said South line; thence N23°24'48"E 251.86 feet; thence N12°53'55"E 73.67 feet to the place of beginning. Except the submerged lands of Georgetown Cove. (Total area 27.6 ac.)

Note: This description is preliminary in nature and is not intended for use in conveyance of title.

GENERAL NOTES

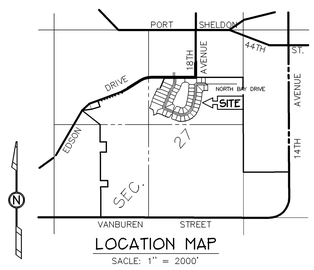
1. Existing zoning classifications:
   "LDR" – Low Density Residential
2. This plat is intended for the construction of single family homes.
3. "LDR" district regulations:
   Lot size: 85' x 11,475 s.f.
   Front yard: 40' min.
   Side yard: 10' min. (20' total)
   Rear yard: 40' min.
   Bldg height: 2 1/2 stories, or 35' max.
4. Public utilities:
   The front 10' of each lot will be reserved for power and telephone lines (and other approved utilities to service the site).
5. This plat will conform to the Ottawa County Soil Erosion and Sedimentation Control ordinance and the NPDES permit process.
6. Road construction shall conform to the Ottawa County Road Commission standards.
7. Sidewalks will be installed as individual home sites are constructed per Georgetown Township sidewalk ordinance.
8. The developer will construct sidewalk along the Edson Dr. and 18th Ave. frontage for lots 299, 300, 318, 321, as part of plat construction.
9. Lots 299, 300, 318, 321 shall not have driveway access to Edson Dr. and/or 18th Avenue.
10. Street lights will be provided at locations determined by Consumer's Energy Company.
11. Existing vegetation consists of open raw soil within the gravel operation area. An existing grass berm has been constructed along Edson Drive.
12. Proposed site will be cleared for lot & roadway grading and restored with topsoil & grass seed. No landscaping is proposed except for the proposed berms on lots 299, 300, and 318.
13. No permanent signage is proposed.
14. A minimum of 2 parking spaces will be provided for all dwelling unit.

LOT SUMMARY

LOT #	LOT AREA	BUILDABLE AREA
275	15,600 SQ. FT.	6,048 SQ. FT.
276	19,855 SQ. FT.	8,112 SQ. FT.
277	20,385 SQ. FT.	8,402 SQ. FT.
278	16,591 SQ. FT.	6,383 SQ. FT.
279	18,175 SQ. FT.	7,549 SQ. FT.
280	17,340 SQ. FT.	7,267 SQ. FT.
281	17,088 SQ. FT.	7,032 SQ. FT.
282	17,709 SQ. FT.	7,034 SQ. FT.
283	17,774 SQ. FT.	6,942 SQ. FT.
284	17,279 SQ. FT.	6,620 SQ. FT.
285	17,600 SQ. FT.	6,763 SQ. FT.
286	17,254 SQ. FT.	6,733 SQ. FT.
287	17,466 SQ. FT.	6,790 SQ. FT.
288	21,228 SQ. FT.	7,326 SQ. FT.
289	20,212 SQ. FT.	7,228 SQ. FT.
290	16,411 SQ. FT.	6,535 SQ. FT.
291	23,605 SQ. FT.	9,592 SQ. FT.
292	64,100 SQ. FT.	20,771 SQ. FT.
293	33,140 SQ. FT.	12,558 SQ. FT.
294	33,000 SQ. FT.	12,541 SQ. FT.
295	32,800 SQ. FT.	12,521 SQ. FT.
296	30,040 SQ. FT.	12,502 SQ. FT.
297	31,262 SQ. FT.	12,532 SQ. FT.
298	28,800 SQ. FT.	13,522 SQ. FT.
299	35,947 SQ. FT.	16,323 SQ. FT.
300	26,590 SQ. FT.	9,156 SQ. FT.
301	15,566 SQ. FT.	5,913 SQ. FT.
302	16,387 SQ. FT.	6,567 SQ. FT.
303	15,383 SQ. FT.	5,774 SQ. FT.
304	15,164 SQ. FT.	5,630 SQ. FT.
305	15,285 SQ. FT.	5,596 SQ. FT.
306	18,608 SQ. FT.	7,445 SQ. FT.
307	25,118 SQ. FT.	9,448 SQ. FT.
308	20,820 SQ. FT.	7,399 SQ. FT.
309	16,859 SQ. FT.	6,854 SQ. FT.
310	16,827 SQ. FT.	6,712 SQ. FT.
311	16,832 SQ. FT.	6,657 SQ. FT.
312	14,868 SQ. FT.	5,480 SQ. FT.
313	14,896 SQ. FT.	5,507 SQ. FT.
314	15,707 SQ. FT.	6,097 SQ. FT.
315	16,706 SQ. FT.	6,875 SQ. FT.
316	16,069 SQ. FT.	6,445 SQ. FT.
317	15,525 SQ. FT.	6,015 SQ. FT.
318	33,680 SQ. FT.	12,229 SQ. FT.
319	14,400 SQ. FT.	5,650 SQ. FT.
320	15,050 SQ. FT.	5,773 SQ. FT.
321	19,800 SQ. FT.	6,502 SQ. FT.
322	15,600 SQ. FT.	5,853 SQ. FT.

STATE OF MICHIGAN
DOUGLAS J. ROOT
PROFESSIONAL SURVEYOR
No. 41109
LICENSED PROFESSIONAL SURVEYOR

STATE OF MICHIGAN
TODD R. STUIVE
ENGINEER
No. 38273
LICENSED PROFESSIONAL ENGINEER



LOCATION MAP
SACLE: 1" = 2000'

Proposed:
GEORGETOWN SHORES NO. 6

For: B + G DEVELOPMENT CO. OF WEST MICHIGAN, INC. (GG7-G190)
ATTN: MR. ROBERT LAND
O-3396 LAKE MICHIGAN DRIVE
GRAND RAPIDS, MICHIGAN 49504
In: PART OF THE NE 1/4, SECTION 27, TGN, R13W
GEORGETOWN TOWNSHIP, OTTAWA COUNTY, MICHIGAN

Revisions
7/18/05 Revised per Township Planning Comm
6/03/05 Revised per Township (CFB)
5/02/05 Added Sidewalk (CFB)
4/07/05 Rev. lots (CFB)

exxel engineering inc.
5252 CLYDE PARK, S.W. • GRAND RAPIDS, MI. 49509
PHONE (616) 531-3660

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TAB: PL
Approved by: TRS
File No: 051297E
Sheet 1 of 1
Date: 3-21-05

drawing number: E F 70•14•27•206•400
co. twp. sec. project drawing