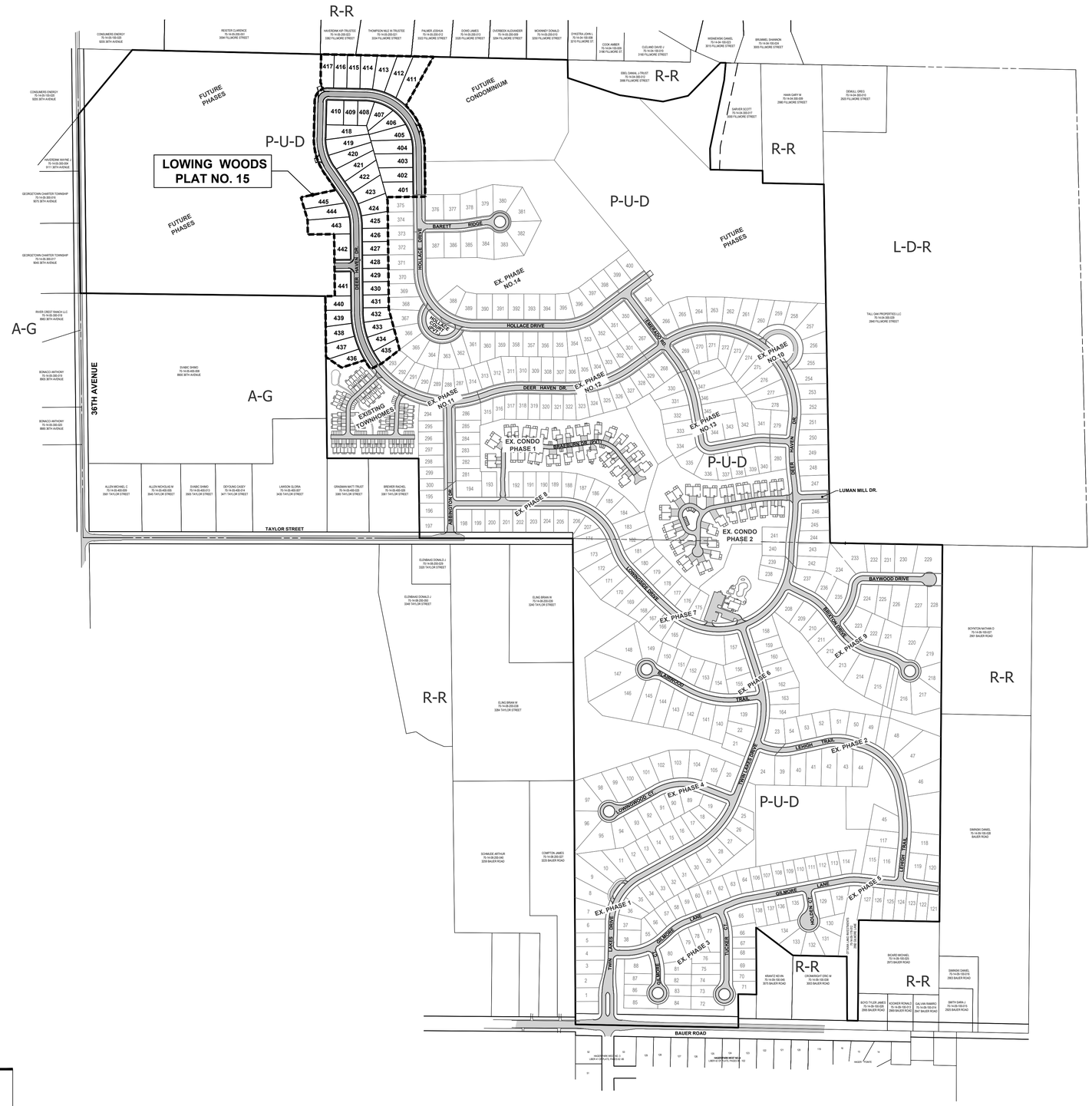

LOCATION MAP
NOT TO SCALE

SCALE: 1" = 300'

LEGAL DESCRIPTION

PROPOSED LOWING WOODS NO. 15 PLAT DESCRIPTION:
Part of the Southeast 1/4 of Section 5, Town 6 North, Range 13 West, Georgetown Township, Ottawa County, Michigan, described as: Commencing at the East 1/4 corner of said Section; thence N88°42'15"W 733.73 feet along the East-West 1/4 line of said Section to the Point of Beginning; thence S29°19'21"W 306.37 feet; thence Southeasterly 265.17 feet along a 333.00 foot radius curve to the right, said curve having a central angle of 45°37'32", and a chord bearing S23°26'49"E 258.22 feet; thence S00°38'03"E 249.93 feet along the Northerly extension of the West line of Lot 376 of Lowing Woods No. 14, according to the plat thereof, as recorded as Instrument Number 2025-0013755, Ottawa County Records to the Northwest corner of said Lot 376; thence continuing S00°38'03"E 10.16 feet along said West line; thence S89°21'57"W 211.03 feet along the North line of Lot 375 of said Lowing Woods No. 14 plat and it's Easterly extension to the Northwest corner of said Lot 375; thence S15°43'53"E 19.31 feet; thence S00°38'03"E 594.00 feet; thence S14°54'32"E 229.58 feet (previous 3 courses being along Westerly line of said Lowing Woods No. 14 plat) to the most Southerly corner of Lot 366 of said Lowing Woods, No. 14 plat, being the most Northerly corner of Lot 293, Lowing Woods No. 11, according to the Plat thereof, as recorded as Instrument No. 2019-0010650, Ottawa County Records; thence S52°43'15"W 123.77 feet along the Northwesterly line of said Lot 293 to the most Westerly corner of said Lot 293; thence S63°23'09"W 67.22 feet (previous 2 courses being along the Northwesterly line of said lowing Woods No. 11 plat); thence Northwesterly 58.16 feet along a 533.00 foot radius curve to the right, said curve having a central angle of 06°15'09", and a chord bearing N33°42'21"W 58.14 feet; thence S72°11'40"W 132.74 feet; thence N55°48'05"W 102.74 feet (previous 3 courses being along the Northerly line of The Townhomes at Lowing Woods, Ottawa County Condominium Subdivision Plan No. 658, recorded as Document No. 2018-0042554, Ottawa County Records) to the Northwest corner of said The Townhomes at Lowing Woods; thence N00°38'03"W 332.56 feet along the West line of the SE 1/4 of said Section to the Northwest corner of the SE 1/4 of the SE 1/4 of said Section; thence N89°21'57"E 52.00 feet; thence N00°38'03"W 338.36 feet; thence S89°21'57"W 144.10 feet; thence N00°38'03"W 78.19 feet; thence N16°21'36"W 129.85 feet; thence N78°04'27"E 194.92 feet; thence N34°33'02"W 108.75 feet; thence Northwesterly 208.34 feet along a 333.00 foot radius curve to the right, said curve having a central angle of 35°50'47", and a chord bearing N16°37'38"W 204.96 feet; thence N01°17'45"E 200.00 feet; thence Northeasterly 85.62 feet along a 73.00 foot radius curve to the right, said curve having a central angle of 67°11'56", and a chord bearing N34°53'43"E 80.79 feet; thence N21°30'18"W 38.32 feet; thence N01°17'45"E 153.55 feet; thence S88°42'15"E 613.30 feet along the East-West 1/4 line of said Section to the Point of Beginning. Contains 17.41 acres. Subject to easements, restrictions and rights-of-way of record.

EXCEPT MAINTENANCE STRIP: Part of the Southeast 1/4 of Section 5, T6N, R13W, Georgetown Township, Ottawa County, Michigan, described as: Commencing at the Southeast corner of said Section; thence N89°53'47"W 1158.68 feet along the South line of said Section; thence N00°06'13"E 965.81 feet to the Point of Beginning; thence N26°11'47"W 94.23 feet; thence N68°37'04"E 104.37 feet; thence S26°11'47"E 96.39 feet; thence S35°19'57"E 46.70 feet; thence S52°43'15"W 10.01 feet; thence N35°19'57"W 47.84 feet; thence N26°11'47"W 88.00 feet; thence S68°37'04"W 84.30 feet; thence S26°11'47"E 84.83 feet; thence S72°11'40"W 10.11 feet to the Point of Beginning.

BENCHMARKS

BENCHMARK #1: ELEV.= 685.53
TOP OF NE FLANGE BOLT UNDER "E" OF "EJIW" TO HYDRANT LOCATED ON THE SOUTH SIDE OF BAUER RD., 45± EAST OF WEATHER SIREN & 200'± WEST OF THE PLAT LINE OF HAGER PARK WEST, NEAR EX. GAS LINE. (NGVD 29)

BENCHMARK #2: ELEV.= 678.55
SET NAIL S. SIDE P. POLE (0.5 A.G.L.) LOCATED ± 60' N. OF CENTERLINE BAUER "+/- 93' W. OF WEST LINE OF HOUSE #2995. (NGVD 29)

BENCHMARK #3: ELEV.= 668.53
NE FLANGE BOLT UNDER "E" TO HYDRANT (1.9 A.G.L.) LOCATED 33' N. CENTERLINE BAUER, 100' WEST CENTERLINE DRIVE TO HOUSE 2995. (NGVD 29)

BENCHMARK #4: ELEV.= 651.64
SET 20D NAIL IN S. SIDE 10" ASH LOCATED 36'N. OF CENTERLINE BAUER +/- 25' E. CENTERLINE DRIVE TO 2901 BAUER (1.1 A.G.L.). (NGVD 29)

BENCHMARK #11: ELEV.= 703.46
SW FLANGE BOLT UNDER "E" TO HYDRANT LOCATED 35' S. OF CENTERLINE BAUER RD. & 27' W. OF THE WEST LINE TO HOUSE #3280 BAUER ROAD. (NGVD29)

STATE OF MICHIGAN
Scott A Hendges
License No. 4001047953
LICENSED PROFESSIONAL SURVEYOR

Know what's **below.** **CALL** before you dig.

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 "(PLAN)" WERE OBTAINED FROM AVAILABLE AS-BUILT RECORD DRAWINGS. THE CONTRACTOR SHALL VERIFY THE LOCATION, DEPTH AND STATUS OF ALL UTILITIES AND SERVICE LINES PRIOR TO NEW CONNECTIONS.

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GRAND RAPIDS
217 Grandville Ave., Suite 302
Grand Rapids, MI 49503
Phone: 616.575.5190
ANN ARBOR
CHICAGO
COLUMBUS
HOLLAND
INDIANAPOLIS
ST. LOUIS

PREPARED FOR:
Nevada Creek Development Company
Michael R. McGraw

1188 East Paris Ave. SE,
Grand Rapids, MI 49546
Phone: 616.455.0200

REVISIONS:

Title: Tentative Prelim. Plat / Final Dev Plan Submittal		
Drawn: JM	Checked: RP	Date: 09.10.25
Title: Tentative Prelim. Plat Agency Submittals		
Drawn: JM	Checked: RP	Date: 09.24.25
Title: Revised Tentative Prelim. Plat Agency Submittals		
Drawn: JM	Checked: RP	Date: 10.06.25
Title: Revised Tentative Prelim. Plat Agency Submittals		
Drawn: JM	Checked: RP	Date: 10.21.25
Title: Tentative Prelim. Plat / Final Dev Plan Resubmittal		
Drawn: JM	Checked: RP	Date: 10.22.25

LOWING WOODS NO. 15

Tentative Preliminary Plat
Final Development Plan - Overall Site
PART OF THE SW 1/4 OF SECTION 4 AND SE 1/4 OF SECTION 5, T6N, R13W, GEORGETOWN TOWNSHIP, OTTAWA COUNTY, MICHIGAN

STAMP:

STATE OF MICHIGAN
RICHARD A. PULASKI
ENGINEER
No. 52618
LICENSED PROFESSIONAL ENGINEER

PROJECT NO:
25201449

SHEET NO:
C-101

25201449-PREL1.dwg JM 10/22/2025 09:41

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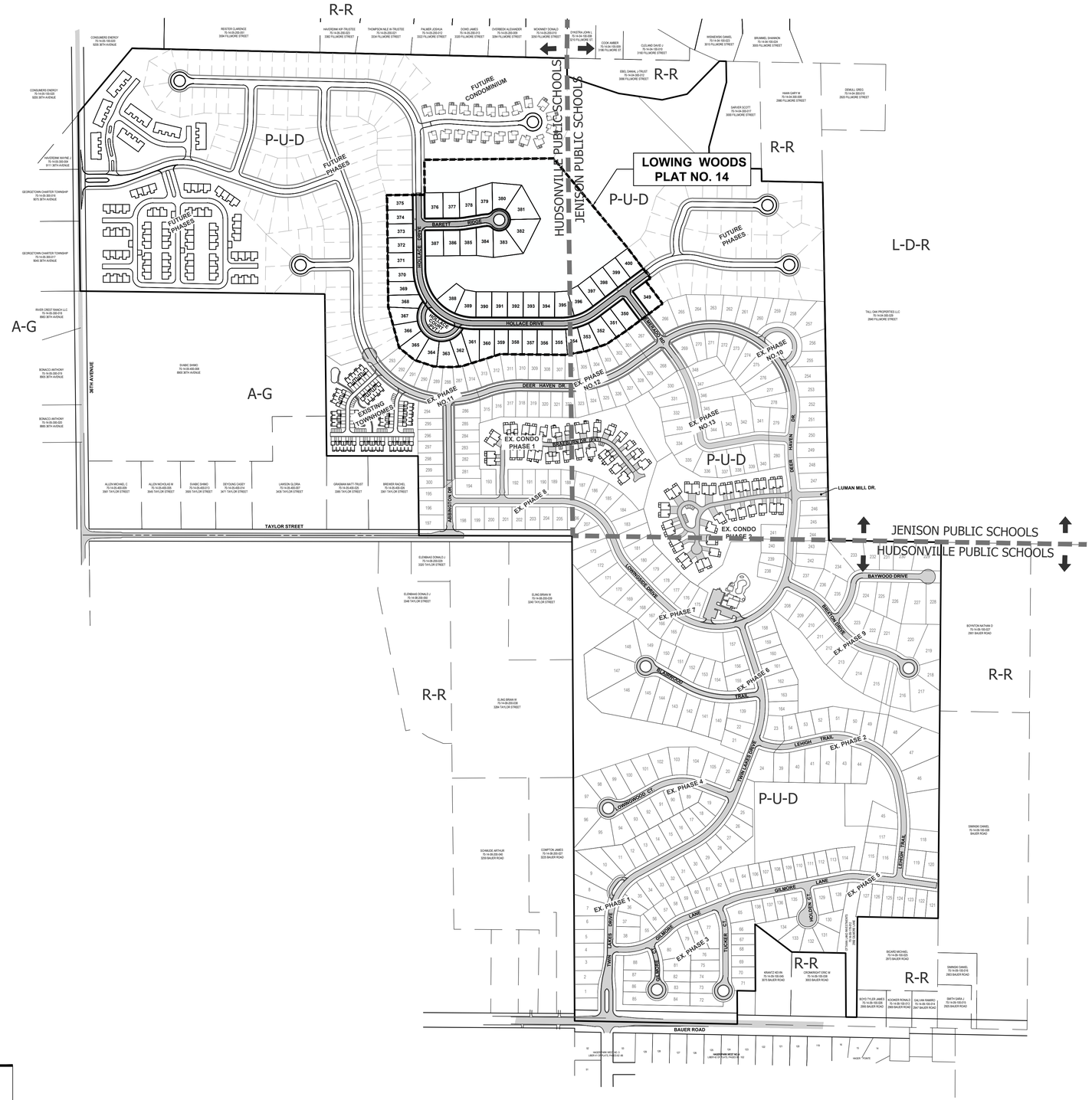

LOCATION MAP
NOT TO SCALE

N

0' 150' 300' 600'
SCALE: 1" = 300'

LEGAL DESCRIPTION

Part of the Southeast 1/4 of Section 5 and part of the Southwest 1/4 of Section 4, T6N, R13W, Georgetown Township, Ottawa County, Michigan, described as: Commencing at the Southeast corner of said Section 5 and the Southwest corner of said Section 4; thence N00°37'05"W 995.89 feet along the East of said Section 5, being the West line of said Section 4 to the Point of Beginning, said point being on the North line of Lowing Woods No. 12, according to the plat thereof, as recorded in Instrument No. 2022-0003561, Ottawa County Records; thence S80°06'07"W 27.31 feet; thence N89°22'25"W 355.31 feet; thence S72°25'12"W 216.60 feet (previous 3 courses being along the North line of said Lowing Woods No. 12), to the Northwest corner of said plat and the Northeast corner of Lowing Woods No. 11, according to the plat thereof, as recorded in Instrument No. 2019-0010650, Ottawa County Records; thence S84°27'31"W 53.58 feet; thence N89°51'57"W 52.55 feet; thence N85°49'07"W 53.51 feet; thence N71°35'17"W 108.72 feet; thence N51°05'33"W 108.56 feet (previous five courses being along the Northerly line of said Lowing Woods No. 11); thence N14°54'32"W 229.58 feet; thence N00°38'03"W 594.00 feet; thence N15°43'53"W 19.31 feet; thence N89°21'57"E 211.03 feet; thence N00°38'03"W 192.32 feet; thence N89°21'57"E 707.00 feet; thence S39°34'47"E 637.71 feet; thence S36°53'01"E 206.00 feet; thence S53°06'59"W 30.00 feet; thence S36°53'01"E 151.13 feet; thence S53°06'59"W 245.98 feet along the Northwesterly line of Lowing Woods No. 10, according to the plat thereof, as recorded in Instrument No. 2019-0010281, Ottawa County Records; thence S56°00'16"W 132.12 feet; thence S70°41'25"W 117.37 feet; thence S80°06'07"W 90.37 feet (previous three courses being along the Northerly line of said Lowing Woods No. 12) to the Point of Beginning. Contains 30.00 acres. Subject to easements, restrictions and rights-of-way of record.

BENCHMARKS

BENCHMARK #1: ELEV.= 685.53
TOP OF NE FLANGE BOLT UNDER "E" OF "EJIW" TO HYDRANT LOCATED ON THE SOUTH SIDE OF BAUER RD., 45± EAST OF WEATHER SIREN & 200'± WEST OF THE PLAT LINE OF HAGER PARK WEST, NEAR EX. GAS LINE. (NGVD 29)

BENCHMARK #2: ELEV.= 678.55
SET NAIL S. SIDE P. POLE (0.5 A.G.L.) LOCATED ± 60' N. OF CENTERLINE BAUER '+/- 93' W. OF WEST LINE OF HOUSE #2995. (NGVD 29)

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BENCHMARK #4: ELEV.= 651.64
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BENCHMARK #11: ELEV.= 703.46
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STATE OF MICHIGAN
Scott A Hendges
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LICENSED PROFESSIONAL SURVEYOR

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ST. LOUIS

PREPARED FOR:
West Michigan Development
Michael R. McGraw

1188 East Paris Ave. SE,
Grand Rapids, MI 49546
Phone: 616.455.0200

REVISIONS:

Title: Prelim. Plat Submittal		V. Date:
Drawn: Joel W.	Checked: Rick P.	S. Date: 01.09.24
Title: Sanitary Sewer Easement		V. Date:
Drawn: Joel W.	Checked: Rick P.	S. Date: 02.22.24
Title: Corner Lot Adjustment		V. Date:
Drawn: Joel W.	Checked: Rick P.	S. Date: 03.27.24
Title: Final Preliminary Plat		V. Date:
Drawn: Joel W.	Checked: Rick P.	S. Date: 07.10.24
Title: Tentative Prelim. Plat / Final Dev Plan Resubmittal		
Drawn: JM	Checked: RP	Date: 10.22.25

LOWING WOODS NO.15

Previously Approved Preliminary Development Plan (2024) - Overall Site Plan

PART OF THE SW 1/4 OF SECTION 4 AND SE 1/4 OF SECTION 5, T6N, R13W, GEORGETOWN TOWNSHIP, OTTAWA COUNTY, MICHIGAN

STAMP:
STATE OF MICHIGAN
RICHARD A. PULASKI
ENGINEER
No. 52618
LICENSED PROFESSIONAL ENGINEER

PROJECT NO:
21201625

SHEET NO:
C-102

21201625-PREL1.dwg JM 10/22/2025 14:13

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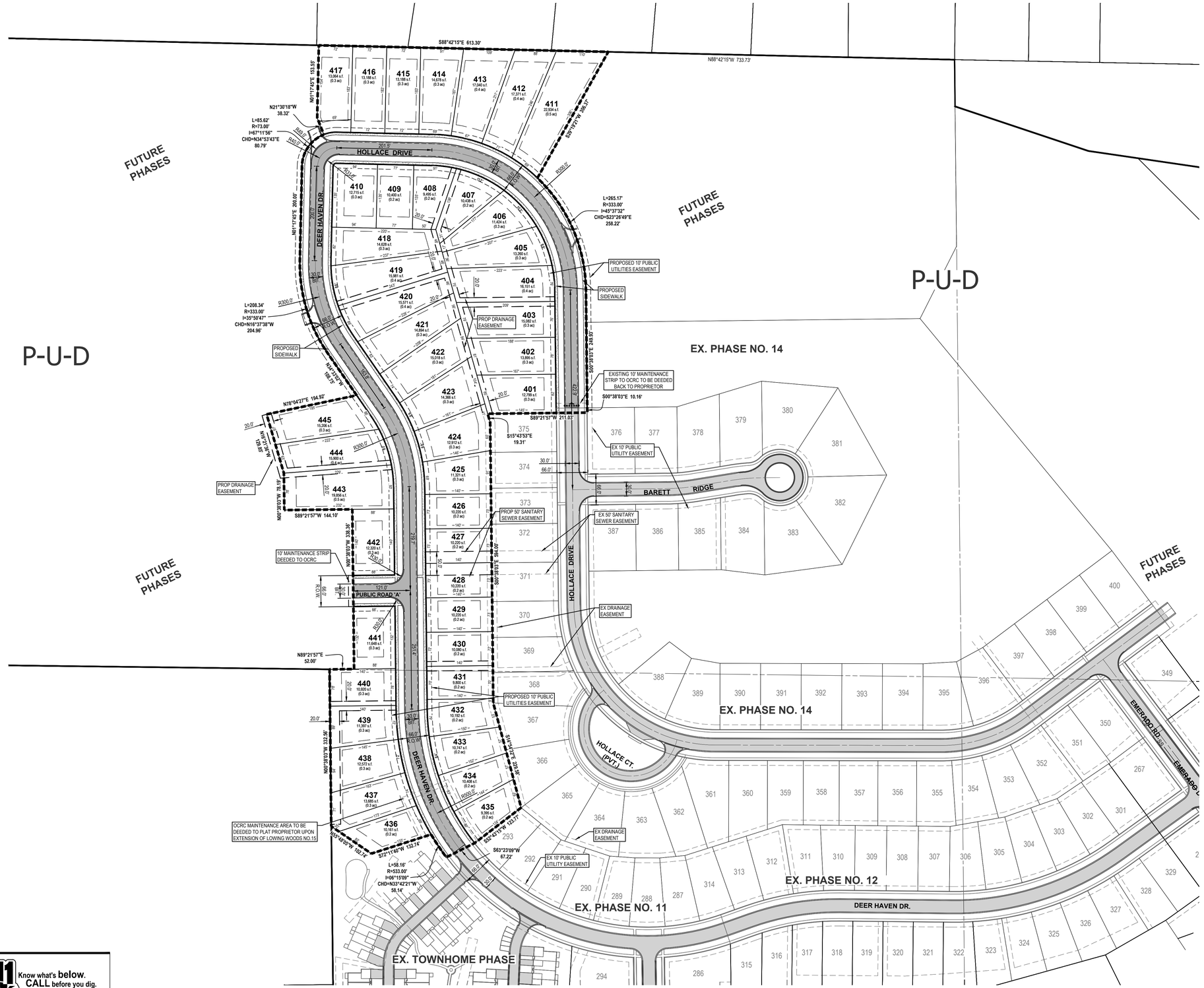

LOCATION MAP
NOT TO SCALE

0' 50' 100' 200'
SCALE: 1" = 100'

GENERAL NOTES

1) ZONING OF PROPERTY: PUD
   PUD ZONING REQUIREMENTS
   A) MINIMUM LOT WIDTH = 65 FT.
   SETBACKS
   A) FRONT YARD = 25 FT.
   B) SIDE YARD = 7 FT.
   C) REAR YARD = 25 FT.
2) SUMMARY OF LAND USE:
   A) TOTAL ACREAGE = 17.41 ACRES (758,285 SQ.FT.)
   B) LENGTH OF ROADS = 2,372 LN.FT.
   C) TOTAL ROW = 170,967 SQ.FT. (PUBLIC)
   D) TOTAL NUMBER OF UNITS = 45 LOTS
   E) PHASE 15 OPEN SPACE = NONE PROVIDED
   F) TOTAL PUD OPEN SPACE = 70.35 ACRES
3) ALL STREETS WITH SINGLE FAMILY LOTS WILL BE DEDICATED TO THE PUBLIC AND CONSTRUCTED PER OCRC 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) 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 PAVING. THE OWNER OF THE SUBJECT PARCEL SHALL HAVE THE RESPONSIBILITY TO MAINTAIN THE PERMANENT SOIL EROSION PROTECTION MEASURES.
7) 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.
8) HOURS OF CONSTRUCTION OPERATIONS:
   MON - FRI: 7AM - 7PM
   SATURDAY: 7AM - 3PM
   NO SUNDAY CONSTRUCTION
9) SIGNS
   A) ROAD SIGNS PER OCRC STANDARDS AND SPECIFICATIONS.
   B) PROJECT SIGNS SHALL BE IN ACCORDANCE WITH THE PUD PRELIMINARY DEVELOPMENT PLAN (PUD0406), AS APPROVED ON DECEMBER 20, 2004, AND AS AMENDED.
10) BERMING, LANDSCAPING, NARRATIVE STATEMENT, AND ARCHITECTURAL CONCEPT (ELEVATIONS) SHALL BE PER THE PUD PRELIMINARY DEVELOPMENT PLAN (PUD0406), AS APPROVED BY GEORGETOWN CHARTER TOWNSHIP ON DECEMBER 20, 2004, AND AS AMENDED.

LEGEND

- EXISTING BITUMINOUS
- PROPOSED BITUMINOUS (STANDARD DUTY)
- PROPSED CONCRETE (STANDARD DUTY)

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REVISIONS:

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Title: Tentative Prelim. Plat Agency Submittals		
Drawn: JM	Checked: RP	Date: 09.24.25
Title: Revised Tentative Prelim. Plat Agency Submittals		
Drawn: JM	Checked: RP	Date: 10.06.25
Title: Revised Tentative Prelim. Plat Agency Submittals		
Drawn: JM	Checked: RP	Date: 10.21.25
Title: Tentative Prelim. Plat / Final Dev Plan Resubmittal		
Drawn: JM	Checked: RP	Date: 10.22.25

LOWING WOODS NO. 15

Tentative Preliminary Plat
Final Development Plan - Site Layout

PART OF THE SW 1/4 OF SECTION 4 AND SE 1/4 OF SECTION 5, T6N, R13W,
GEORGETOWN TOWNSHIP, OTTAWA COUNTY, MICHIGAN

STAMP:
STATE OF MICHIGAN
RICHARD A. PULASKI
ENGINEER
No. 52618
LICENSED PROFESSIONAL ENGINEER

STATE OF MICHIGAN
Scott A Hendges
License No. 4001047953
LICENSED PROFESSIONAL SURVEYOR

PROJECT NO:
25201449

SHEET NO:
C-103

25201449-PREL1.dwg JM 10/22/2025 09:41

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