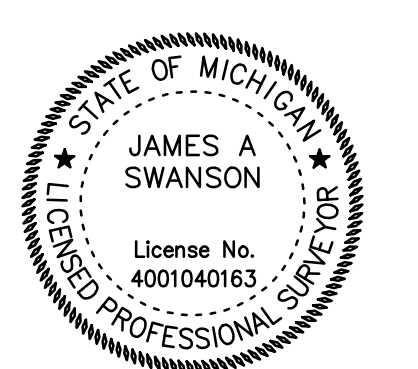
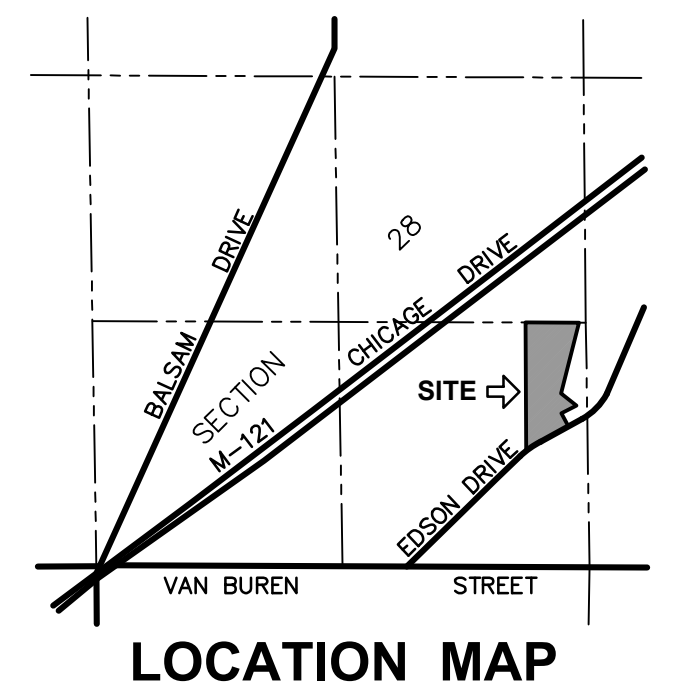


BENCHMARK ELEVATION 617.82
TOP OF NLY FLANGE, BOLT ON
HYDRANT (UNDER "E") NAVD 88

LEGAL DESCRIPTION:
 PFF 70-14-28-400-006
 E 1/2 OF NE 1/4 OF SE 1/4 N OF EDSON DR, EXC COM NE
 COR, TH S 1030 FT TO CEN OF ROAD, TH SWLY ON CEN OF
 EDSON DR 234 FT TH NWLY 160 FT AT RIGHT ANGLES TO
 EDSON DR, TH NE'LY PAR TO DR 185 FT, TH N 48017M W TO A
 PT BEING N 48017M W 381 FT FROM CEN OF EDSON DR & E
 SEC LINE, TH N'LY 744 FT TO PT BEING 86 FT W OF BEG, TH E
 86 FT TO BEG. SEC 28 T6N R13W 13 A

PLAT LEGAL DESCRIPTION:
 PART OF THE SE 1/4, SECTION 28, T6N, R13W, GEORGETOWN
 TOWNSHIP, OTTAWA COUNTY, MICHIGAN, DESCRIBED AS:
 COMMENCING AT THE EAST 1/4 CORNER OF SAID SECTION 28;
 THENCE N89°52'10"W 86.00 FEET ALONG THE NORTH LINE OF
 THE SE 1/4 OF SAID SECTION 28 TO THE PLACE OF BEGINNING
 OF THIS DESCRIPTION; THENCE S14°06'21"W 777.74 FEET;
 THENCE S48°57'26"E 211.09 FEET; THENCE S62°03'34"W 173.03
 FEET; THENCE S27°56'26"E 160.00 FEET TO THE CENTERLINE OF
 EDSON DRIVE; THENCE S62°03'34"W 85.00 FEET ALONG SAID
 CENTERLINE; THENCE N27°56'26"W 339.98 FEET; THENCE
 S62°03'34"W 170.00 FEET; THENCE N27°56'26"W 174.47 FEET
 TO THE WEST LINE OF THE EAST 1/2 OF THE NE 1/4 OF THE SE
 1/4 OF SAID SECTION 28; THENCE N00°45'29"W 781.72 FEET
 ALONG SAID WEST LINE TO THE NORTH LINE OF THE SE 1/4 OF
 SAID SECTION 28; THENCE S89°52'10"E 584.90 FEET ALONG
 SAID NORTH LINE TO THE PLACE OF BEGINNING.

- GENERAL NOTES:**
- Plat lies entirely within the Hudsonville Public School District.
 - Proposed zoning classifications:
"SFR A", Low Density (LDR)
 - This plat is intended for the construction of single family homes.
 - "SFR A" district regulations:
Lot size: 85' x 11,475 s.f.
Front yard: 40' min.
Side yard: 10' min. (20' total)
Rear yard: 40' min.
 - Public utilities:
The front 10' of the lot will be reserved for power and telephone lines (and other approved utilities to service the site).
 - This plat will conform to the Ottawa County Soil Erosion and Sedimentation Control ordinance and the NPDES permit process.
 - This plat is influenced by the 100 yr. flood plain of The Deweerd County Drain.
 - Sidewalk shall be installed per Township ordinance at such time as individual house construction is completed. (unless waived by township board).
 - All drainage easement will be conveyed to the Ottawa County Water Resources Commission.



SCALE: 1" = 50'
1' CONTOUR INTERVAL

PRELIMINARY PLAT
EDSON FARM
 FOR: CREEKSIDE CONSTRUCTION INC.
 ATTN: DOUG BUTTERWORTH
 3672 CHICAGO DRIVE
 HUDSONVILLE, MI 49426
 PART OF THE SE 1/4, SECTION 28, T6N, R13W, GEORGETOWN TOWNSHIP, OTTAWA COUNTY, MICHIGAN

excel engineering, inc.
 planners · engineers · surveyors
 5252 Clyde Park, S.W. • Grand Rapids, MI 49509
 Phone: (616) 531-3660 www.excelengineering.com

DRAWN BY: JB	PROJ. ENG.: TRS	SHEET
APPROVED BY: TRS	PROJ. SURV.: KJV	1 of 1
DATE: 04/07/2022	FILE NO.: 212069E	

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