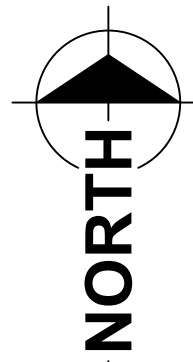


TYPICAL STREET CROSS-SECTION
NO SCALE



SCALE: 1" = 100'

PROPERTY DESCRIPTION:

PPN# 70-10-10-200-019

ADDRESS: 1678 Johnson St, Marne

CURRENT PARCEL DESCRIPTION:

The NE 1/4 of the NE 1/4 of Section 10, T7N, R13W, Tallmadge Township, Ottawa County, Michigan, EXCEPT commencing 550 feet West of the NE section corner; thence West 150 feet; thence South 340 feet; thence East 150 feet; thence North 340 feet to the place of beginning; ALSO EXCEPT commencing at the NW corner of the NE 1/4 of the NE 1/4 of said Section 10; thence South 585 feet; thence East 408 feet; thence North 585 feet; thence West 408 feet to the place of beginning; ALSO EXCEPT the North 50 feet thereof. EXCEPT part of the NE 1/4 of Section 10, T7N, R13W, Tallmadge Township, Ottawa County, Michigan, described as: Commencing at the NE corner of said Section; thence N90°00'00"W 700.00 feet along the North line of said Section; thence S00°00'00"W 50.00 feet perpendicular to the North line of said Section to the Point of Beginning; thence S00°00'00"W 534.77 feet; thence N90°00'00"W 228.53 feet along the South line of the North 585 feet of said Section; thence N01°36'20"W 534.98 feet parallel with the West line of the NE 1/4 of the NE 1/4 of said Section; thence S90°00'00"E 243.52 feet along the South line of the North 50 feet of said section to the point of beginning.

Contains 30.64 Acres

PROPOSED PARCEL A:

Part of the NE 1/4 of Section 10, T7N, R13W, Tallmadge Township, Ottawa County, Michigan described as: Commencing at the NE corner of said Section 10; thence S01°37'24"E 50.02 feet along the East line of said NE 1/4 to the South line of Johnson Street and the Point of Beginning; thence continuing S01°37'24"E 118.00 feet, along said East line; thence S61°28'47"W 305.88 feet; thence S90°00'00"W 220.00 feet; thence N00°00'00"W 264.00 feet to the South line of Johnson Street; thence N90°00'00"E 485.42 feet along said South line to the Point of Beginning. Together with an easement for ingress, egress and utilities as described below.

PROPOSED PARCEL B:

Part of the NE 1/4 of Section 10, T7N, R13W, Tallmadge Township, Ottawa County, Michigan described as: Commencing at the NE corner of said Section 10; thence S01°37'24"E 168.02 feet along the East line of said NE 1/4 to the Point of Beginning; thence continuing S01°37'24"E 326.18 feet along said East line; thence N90°00'00"W 498.00 feet; thence N00°00'00"W 180.00 feet; thence N90°00'00"E 220.00 feet; thence N61°28'47"E 305.88 feet to the Point of Beginning. Together with an easement for ingress, egress and utilities as described below.

PROPOSED PARCEL C:

Part of the NE 1/4 of Section 10, T7N, R13W, Tallmadge Township, Ottawa County, Michigan described as: Commencing at the NE corner of said Section 10; thence S01°37'24"E 494.20 feet along the East line of said NE 1/4 to the Point of Beginning; thence continuing S01°37'24"E 270.00 feet along said East line; thence N78°16'51"W 516.41 feet; thence N00°00'00"W 165.00 feet; thence S90°00'00"E 498.00 feet to the Point of Beginning. Together with an easement for ingress, egress and utilities as described below.

PROPOSED PARCEL D:

Part of the NE 1/4 of Section 10, T7N, R13W, Tallmadge Township, Ottawa County, Michigan described as: Commencing at the NE corner of said Section 10; thence S01°37'24"E 764.20 feet along the East line of said NE 1/4 to the Point of Beginning; thence continuing S01°37'24"E 559.45 feet along said East line to the South line of the NE 1/4 of said NE 1/4; thence S89°58'44"W 1353.33 feet along said South line to the West line of the NE 1/4 of said NE 1/4; thence N01°36'17"E 739.13 feet along said West line to the South line of the North 585 feet of said NE 1/4; thence N90°00'00"E 636.53 feet along said South line; thence N00°00'00"E 244.77 feet; thence S90°00'00"E 150.00 feet; thence N00°00'00"W 290.00 feet; thence N90°00'00"E 66.00 feet along the South line of Johnson Street; thence S00°00'00"E 609.00 feet; thence S78°16'51"E 516.41 feet to the Point of Beginning. Subject to an easement for ingress, egress and utilities as described below.

PROPOSED EASEMENT FOR INGRESS, EGRESS AND UTILITIES:

An easement within the NE 1/4 of Section 10, T7N, R13W, Tallmadge Township, Ottawa County, Michigan, which is described as: Commencing at the NE corner of said Section 10; thence S01°37'24"E 50.02 feet along the East line of said NE 1/4 to the south line of Johnson Street; thence S90°00'00"W 485.42 feet along the North line of Johnson Street to the Point of Beginning; thence S00°00'00"E 444.00 feet; thence S90°00'00"E 30.00 feet; thence S00°00'00"E 66.00 feet; thence N90°00'00"W 30.00 feet; thence S00°00'00"E 99.00 feet; thence N90°00'00"W 66.00 feet; thence N00°00'00"W 609.00 feet to the North line of Johnson Street; thence N90°00'00"E 66.00 feet along said North line to the Point of Beginning.

PARENT PARCEL 38.557 ACRES

6 SPLITS ALLOWED + A BONUS PARCEL IF IT IS 60% OF PARENT

1	1740 JOHNSON	2.898 ACRES
2	1760 JOHNSON	2.504 ACRES
3	1786 JOHNSON	2.504 ACRES
4	PARCEL A	2.507 ACRES
5	PARCEL B	2.505 ACRES
6	PARCEL C	2.502 ACRES

BONUS PARCEL (D) 23.137 ACRES (60% OF PARENT)

NOTES:

- "The private road shall be constructed in a manner to provide effective storm water drainage and to prevent run-off onto adjacent property." Section 1.04(6). Storm water runoff from the private road will flow along the west side of the road into a 9 acre swamp on the subject property. The additional runoff from the widening of the existing driveway will be negligible.
- The 100 year floodplain as established by EGLE is 6.8 feet above the Ordinary High Water Mark or approximately 648.0.

LEGEND	
T	TOWN
R	RANGE
N	NORTH
S	SOUTH
E	EAST
W	WEST
SEC	SECTION
POB	POINT OF BEGINNING
PROPOSED BLACKTOP	
PROPOSED CONCRETE	
EXISTING BLACKTOP	
EXISTING CONCRETE	
BUILDING	
SECTION CORNER	
SET CAPPED IRON	
FOUND IRON OR NAIL	
STORM SEWER MANHOLE	
SANITARY SEWER MANHOLE	
CATCH BASIN	
HYDRANT	
VALVE	
UTILITY POLE	
GUY WIRE	
LIGHT POLE	
WALL MOUNTED LIGHT	
PEDESTAL	
TRANSFORMER	
SIGN	

PRIVATE ROAD SITE PLAN

RYDEN WAY

(1678 JOHNSON ST.)

FOR: DAVE HANKO
1678 JOHNSON ST.
MARNE, MI 49435
PHONE: 616-915-5881

PART OF THE NE 1/4, SECTION 10, T7N, R13W,
TALLMADGE TOWNSHIP, OTTAWA COUNTY, MICHIGAN

Feenstra
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CIVIL ENGINEERS & SURVEYORS
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