

EXCERPTS OF MINUTES

At a regular meeting of the Township Board of the Charter Township of Holland, Ottawa County, Michigan, held at the Township Hall at 353 North 120th Avenue, Holland Charter Township, Ottawa County, Michigan, on the 5th day of December, 2024, at 7:00 p.m., local time.

PRESENT: _____

ABSENT: _____

After certain other matters of business were concluded, the Supervisor stated the next order of business was the consideration of a proposed Resolution and appended Report concerning the recommended approval of a proposed amendment to the Final Development Plan of the Macatawa Legends planned unit development project. A draft of this Resolution and Report was then reviewed by members of the Board. After discussion, the following resolution was offered by: _____ and supported by: _____

RESOLUTION

WHEREAS, Calvin D. Prins, on behalf of Partners Fore Development Group, LLC., a Michigan limited liability company, whose address is 854 South Washington, Suite 300, Holland, Michigan, 49423 (the "Developer") has previously been granted Planned Unit Development approval on February 5, 2004, for the Macatawa Legends mixed-use (golf course/residential community), which was amended by resolution of the Township Board on December 2, 2004, June 16, 2005, May 4, 2006, April 19, 2007, August 1, 2013, April 3, 2014, September 17, 2015, September 1, 2016, April 20, 2017, April 5, 2018, August 4, 2022, and March 7, 2024 (cumulatively, as amended, the "Original Project"); and

WHEREAS, the Developer now desires to make additional amendments, all of which may include but not necessarily be limited to the following: define Phase 1 of Fairway View as consisting of 40 single-family residential units served by private roads with street trees and public utilities, eliminate a 20 foot wide golf course access route abutting Fairways Phase 2 and distribute that land between units 1-14, extend the side unit lines for units 1-14 to the western property boundary, extend the cul-de-sac serving units 15-25 and the cul-de-sac serving units 26-36 to the east by 10 feet, and affirm a deviation from the private street paving requirement associated with Section 8.2.D.4 of the Holland Charter Township Zoning Ordinance to require surface course pavement installation is complete within 2 years of the date a development phase is issued its first building permit (the "Amended Project") to be located on property in the Township, described specifically on Exhibit A; and

WHEREAS, the Developer previously submitted to this Planning Commission a preliminary development plan for the Original Project as required by Sections 16.4 and 16.5 of the Holland Charter Township Zoning Ordinance (the "Zoning Ordinance"), which is actually Appendix A of the Holland Charter Township Code of Ordinances, and the Developer has now submitted the same for the Amended Project; and

WHEREAS, the Planning Commission previously held a public hearing where it reviewed the preliminary development plan for the Original Project, and made recommendations to the Developer as provided in Section 16.5 of the Zoning Ordinance; and the Planning Commission followed the same procedure for the preliminary development plan for the Amended Project; and

WHEREAS, the Developer previously submitted a Final Development Plan for the Original Project as provided in Section 16.6 of the Zoning Ordinance, and the Developer has now submitted the same for the Amended Project; and

WHEREAS, the Planning Commission previously reviewed the Final Development Plan for the Original Project and determined to recommend to the Township Board that it approve the Original Project; and

WHEREAS, the Township Board previously held a public hearing where it reviewed the Final Development Plan for the Original Project and determined to grant the request for planned unit development approval, subject to all of the conditions referenced in the February 5, 2004 report; and

WHEREAS, the Planning Commission held a public hearing where it reviewed the Final Development Plan for the Amended Project as provided in Sections 16.6 of the Zoning Ordinance; and

WHEREAS, the Planning Commission has reviewed the final development plan for the Amended Project and has determined to recommend to the Township Board that it approve the Amended Project; and

WHEREAS, the Township Board now desires to take action concerning the request for planned unit development approval for the Amended Project.

THE HOLLAND CHARTER TOWNSHIP BOARD NOW RESOLVES AS FOLLOWS:

1. The Township Board adopts the Report attached as Exhibit B and grants the request for planned unit development approval of the Amended Project, subject to all of the conditions referenced in the attached Report.

2. All resolutions in conflict in whole or in part are revoked to the extent of such conflict.

YES: _____

NO: _____

RESOLUTION DECLARED ADOPTED.

Dated: December 5, 2024

Michael Dalman, Township Clerk
Holland Charter Township

CERTIFICATE

I, the undersigned, the Clerk of the Charter Township of Holland, Ottawa County, Michigan, certify that the foregoing is a true and complete copy of a resolution adopted by the Planning Commission at a meeting held on the 12th day of November, 2024. I further certify that public notice of the meeting was given pursuant to and in full compliance with Michigan Act 267 of 1976, as amended, and that the minutes of the meeting were kept and will be or have been made available as required by the Act.

Michael Dalman, Township Clerk
Holland Charter Township

EXHIBIT A TO RESOLUTION

Lands located in the State of Michigan, County of Ottawa and Charter Township of Holland specifically described as follows:

PART OF THE NORTHWEST FRACTIONAL 1/4 OF SECTION 06, TOWN 05 NORTH, RANGE 15 WEST, HOLLAND TOWNSHIP, OTTAWA COUNTY, MICHIGAN DESCRIBED AS: COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 06, SAID NORTHWEST CORNER ALSO BEING COMMON WITH THE SOUTHWEST CORNER OF SECTION 31, TOWN 06 NORTH, RANGE 15 WEST AND COMMON WITH THE NORTHEAST CORNER OF SECTION 01, TOWN 05 NORTH, RANGE 16 WEST; THENCE ALONG THE SOUTH LINE OF SECTION 31, TOWN 06 NORTH, RANGE 15 WEST, NORTH 89 DEGREES 40 MINUTES 36 SECONDS EAST 270.14 FEET FOR THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID SOUTH LINE, NORTH 89 DEGREES 40 MINUTES 36 SECONDS EAST 1729.31 FEET TO THE SOUTH 1/4 CORNER OF SAID SECTION 31; THENCE CONTINUING ALONG SAID SOUTH LINE, NORTH 89 DEGREES 39 MINUTES 04 SECONDS EAST 68.51 FEET TO THE NORTH 1/4 CORNER OF SAID SECTION 06; THENCE CONTINUING ALONG SAID SOUTH LINE, NORTH 89 DEGREES 39 MINUTES 04 SECONDS EAST 313.87 FEET TO THE WEST LINE OF THE EAST 346.12 FEET OF THE WEST 1/2 OF THE NORTHWEST FRACTIONAL 1/4 OF THE NORTHEAST FRACTIONAL 1/4 OF SAID SECTION 06; THENCE ALONG SAID WEST LINE, SOUTH 01 DEGREE 32 MINUTES 04 SECONDS EAST 233.47 FEET TO THE SOUTH OF LINE OF THE NORTH 233.42 FEET OF THE WEST 1/2 OF THE NORTHWEST FRACTIONAL 1/4 OF THE NORTHEAST FRACTIONAL 1/4 OF SAID SECTION 06; THENCE ALONG SAID SOUTH LINE, NORTH 89 DEGREES 39 MINUTES 04 SECONDS EAST 346.19 FEET TO THE EAST LINE OF THE WEST 1/2 OF THE NORTHWEST FRACTIONAL 1/4 OF THE NORTHEAST FRACTIONAL 1/4 OF SAID SECTION 06; THENCE ALONG SAID EAST LINE, SOUTH 01 DEGREE 32 MINUTES 04 SECONDS EAST 505.34 FEET TO THE NORTH LINE OF THE SOUTH 1/2 OF THE EAST 3/4 OF THE NORTH FRACTIONAL 1/2 OF THE NORTHEAST FRACTIONAL 1/4 OF SAID SECTION 06; THENCE ALONG SAID NORTH LINE, NORTH 89 DEGREES 52 MINUTES 03 SECONDS EAST 1722.32 FEET TO THE WEST LINE OF THE EAST 258 FEET OF THE NORTHEAST FRACTIONAL 1/4 OF SAID SECTION 06; THENCE ALONG SAID WEST LINE, SOUTH 01 DEGREE 32 MINUTES 14 SECONDS EAST 319.10 FEET TO THE SOUTH LINE OF THE NORTH 319 FEET OF THE SOUTH 1/2 OF THE EAST 3/4 OF THE NORTH FRACTIONAL 1/2 OF THE NORTHEAST FRACTIONAL 1/4 OF SAID SECTION 06; THENCE ALONG SAID SOUTH LINE, NORTH 89 DEGREES 52 MINUTES 03 SECONDS EAST 258.08 FEET TO THE EAST LINE OF THE NORTHEAST FRACTIONAL 1/4 OF SAID SECTION 06; THENCE ALONG SAID EAST LINE, SOUTH 01 DEGREE 32 MINUTES 14 SECONDS EAST 1111.28 FEET; THENCE NORTH 89 DEGREES 49 MINUTES 21 SECONDS WEST 551.25 FEET; THENCE SOUTH 01 DEGREE 32 MINUTES 11 SECONDS EAST 463.32 FEET; THENCE SOUTH 89 DEGREES 52 MINUTES 58 SECONDS EAST 215.00 FEET; THENCE SOUTH 01 DEGREE 32 MINUTES 11 SECONDS EAST 176.00 FEET TO THE EAST & WEST 1/4 LINE OF SAID SECTION 06; THENCE ALONG SAID EAST & WEST 1/4 LINE, SOUTH 89 DEGREES 52 MINUTES 58 SECONDS EAST 12.24 FEET TO A POINT WHICH IS NORTH 89 DEGREES 52 MINUTES 58 SECONDS WEST 324.00 FEET FROM THE EAST 1/4 CORNER OF SAID SECTION 06; THENCE PARALLEL WITH THE EAST LINE OF SAID SECTION 06; SOUTH 01 DEGREE 35 MINUTES 12 SECONDS EAST 39.00 FEET; THENCE NORTH 89 DEGREES 52 MINUTES 58 SECONDS WEST 336.25 FEET TO THE EAST LINE OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 06; THENCE ALONG SAID EAST LINE, SOUTH 01 DEGREE 34 MINUTES 19 SECONDS EAST 815.94 FEET TO THE NORTH LINE OF THE FOR OUR FUTURE LLC PARCEL AS RECORDED IN LIBER 3121, PAGES 767-769, OTTAWA COUNTY RECORDS; THENCE ALONG SAID NORTH LINE, AND PARALLEL WITH THE EAST & WEST 1/4 LINE OF SAID SECTION 06, NORTH 89 DEGREES 52 MINUTES 58 SECONDS WEST 1981.39 TO THE NORTH & SOUTH 1/4 LINE

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EXHIBIT B TO RESOLUTION

REPORT

Pursuant to the provisions of the Holland Charter Township Zoning Ordinance (the "Zoning Ordinance"), which is actually Appendix A of the Holland Charter Township Code of Ordinances, the following is a Report of the Holland Charter Township (the "Township Board") concerning an application by Kelly Kuiper of Eastbrook Homes, Inc., whose address is 1188 East Paris Avenue, Grand rapids, Michigan, 49546 (the "Developer"), for approval of an amendment to the Final Development Plan of the Macatawa Legends mixed-use (golf course/residential community) project (the "Amended Project") to be located on lands in Holland Charter Township, Ottawa County, Michigan, described on attached Exhibit 1 (the "Premises"). The Amended Project revises the Original Project, approved on February 5, 2004 and then amended several times thereafter.

The Amended Project will consist generally of 604 residential dwelling units comprised of attached and detached single-family dwellings surrounding a golf course with amenities including associated ponds, driving range, restaurant, pools, and athletic courts, all accessed by a network of private streets that shall have the surface course pavement installation complete within 2 years of the date a development phase is issued its first building permit, all as described more specifically in the final development plan for the Amended Project (the "Final Development Plan"), which is presently on file with the Township. The Final Development Plan shall consist of all of the following:

- (a) Application for an Amendment to a Planned Unit Development Final Development Plan Approval (two pages), dated August 29, 2024 and signed by Kelly Kuiper of Eastbrook Homes; and
- (b) Boundary Survey and Legal Description Fairway View Condominium – Phase 1 (2 pages), prepared by Driesenga & Associates, Inc. and dated August 8, 2024; and
- (c) Project Narrative summarizing the Amended Project (two pages), dated July 17, 2024 and signed by Eric Klompmaker, PE of Driesenga & Associates, Inc.; and
- (d) Eastbrook Homes, Macatawa Legends Final Development Plans, Submission for PUD Amendment, consisting of eight (8) sheets measuring 24" x 36" and issued for "REVISED PER OWNER 09-03-2024" (stamped Received Sept 03, 2024), all as prepared by Driesenga & Associates, Inc; and

- (e) All other items referenced in the resolutions and reports pertaining to the Original Project, amended numerous times, including but not limited to December 2, 2004, June 16, 2005, May 4, 2006, April 19, 2007, August 1, 2013, April 3, 2014, September 17, 2015, September 1, 2016, April 20, 2017, April 5, 2018, August 4, 2022, and March 7, 2024; and other approved minor amendments.
1. The decision of the Township is to grant the request that the Project be approved as an amended planned unit development, subject to all of the conditions contained in this Report.
 2. The conclusions of the Township Board on the request for planned unit development approval of the Amended Project, as shown on the Final Development Plan, and the basis of the recommendation by the Township Board, are as follows:
 - (a) The Amended Project complies with the intent and applicable qualifying criteria of the Zoning Ordinance, specifically including but not limited to the intent and the applicable qualifying conditions of Sections 16.1 and 16.2.
 - (b) The uses conducted within the Amended Project, the Amended Project's impact on the community, and other aspects of the Amended Project will be consistent with the Holland Charter Township Comprehensive Plan.
 - (c) The Amended Project will be designed, constructed, operated, and maintained in a manner harmonious with the character of adjacent property, the surrounding uses of land, the natural environment, and the capacity of public services and facilities affected by the Amended Project.
 - (d) The Amended Project will not change the essential character of the surrounding area.
 - (e) The Amended Project will not be hazardous to adjacent property or involve uses, activities, materials, or equipment that will be detrimental to the health, safety, or welfare of persons or property through the excessive production of traffic, noise, smoke, fumes, or glare.
 - (f) The Amended Project will not place demands on public services and facilities more than current or anticipated future capacity.
 - (g) The Amended Project's utilities on the Premises, including telephone and electric systems, shall be underground.
 3. The conditions that the Township Board grants approval of the Amended Project are as follows:

- (a) Except as expressly modified or revised by these conditions, the Developer shall comply with all of the agreements, plans, representations, and warranties included in the Final Development Plan. No change shall be made in the Final Development Plan except in accordance with Section 16.9 of the Zoning Ordinance.
- (b) The Amended Project shall comply with all Federal, State, and Ottawa County laws, rules, regulations, and requirements.
- (c) No revision or change of these conditions shall be made except by Township Board action after a public hearing, with notice of such hearing to be given as then required by law for Township Board hearings with respect to proposed planned unit development projects, except as otherwise allowed by Section 16.9 of the Zoning Ordinance.
- (d) These conditions shall be binding on the Developer, and on all successor owners or parties in interest in the Amended Project.
- (e) Any violation of these conditions shall constitute a violation of the Zoning Ordinance and, in addition to the remedies provided therein, shall be cause for the Township Board to suspend or revoke any zoning or building permit applicable to the Amended Project.
- (f) In the event of any conflict between these conditions and the Final Development Plan, these conditions shall control. In the event of any conflict among the documents included in the Final Development Plan, the more rigorous requirement shall control.
- (g) The right is reserved by the Township to impose additional conditions if reasonably necessary to achieve the purposes of the Zoning Ordinance.
- (h) The planned unit development approval for the Amended Project shall be personal to the Developer, and shall not be transferred by the Developer to a third party without prior written consent of the Township Board, which shall not be unreasonably withheld.
- (i) Except as expressly modified or revised by these conditions, the Amended Project shall comply with all requirements of the Zoning Ordinance generally and those requirements pertaining to the R-1 Low Density Residential District specifically, as well as all other Township ordinances, the Zoning Ordinance and other Township ordinances as may be amended from time to time.

- (j) Public water and public sanitary sewer shall be installed by the Developer to service the buildings included in the Amended Project. Any easements required for installing the water and sewer utilities shall be granted to the Township as the Township deems necessary. Installation of the utilities shall be in accordance with all Township utility policies. The Developer shall also grant other separate easements to private utility companies for electrical distribution, telephone, natural gas, cable television, fiber optics, and other similar activities and services. All utilities shall be located underground.
- (k) No zoning or building permits shall be issued for the construction of any building in the Amended Project until the Ottawa County Water Resources Commissioner has approved in writing the drainage plan for the Project and a copy of it has been delivered to the Township. No occupancy permit shall be issued for any building or structure within the Amended Project until the Township has received written certification from the Ottawa County Water Resources Commissioner's engineer that all drainage required for the Amended Project has been completed to the satisfaction of the Ottawa County Water Resources Commissioner's engineer. The Developer shall pay all costs incurred in obtaining this written opinion from the Ottawa County Water Resources Commissioner's engineer.
- (l) No more than 30 building permits will be issued within Fairway View – Phase 1 prior to the construction of a private road connection between Mattison Drive and Georgian Bay Drive in a manner acceptable to the Township Board and the Holland Charter Township Fire Chief.
- (m) The private streets identified in the Final Development Plan shall be constructed and completed consistent with the requirements of Section 8.2.D.3. and 8.2.E. of the Zoning Ordinance. Surface course pavement shall be installed within 2 years of the date a development phase is issued its first building permit.
- (n) The Developer acknowledges that it has designed and engineered the proposed stormwater management system for the Amended Project. The Developer assumes all responsibility with respect to the adequacy of the stormwater management system, including with respect to design, adequacy for surface drainage of the Premises, adequacy of outlet(s) into County drains, safety with respect to residents, occupants, visitors and others of and to the Amended Project and the public generally, and all other aspects of its construction, operation, and maintenance of the stormwater management system. The Developer agrees to defend, indemnify, and hold harmless the Township and its officers, Board and Planning Commission members, employees, and agents, as well as the Ottawa County Water Resources Commissioner, from and against any and all claims, damages, demands, expenses, liabilities, and losses of any character or nature whatsoever arising out of or resulting from the construction, operation, maintenance, repair, reconstruction,

inspection, and replacement of the storm retention area and the stormwater management system for the Amended Project. The indemnification obligation provided in the preceding sentence shall include the payment of all reasonable attorney's fees and other expenses of defense.

- (o) The Amended Project shall be completed by December 31, 2033. If the Developer cannot comply with this condition, the Developer shall have the right to request the Township, in its discretion, to extend the completion date without formally amending the planned unit development approval.
- (p) The Developer shall, at the Developer's sole cost and expense, record a document with the Ottawa County Register of Deeds to inform future potential purchasers of the Premises, or of the Project, that the Amended Project is subject to a planned unit development approved by the Township, the conditions and regulations of which may be reviewed by any interested person in the office of the Township Community Development Director. The Developer shall submit to the Township a copy of the recorded document within 60 calendar days after approval of the Amended Project by the Township Board.
- (q) The Amended Project shall comply with all of the conditions placed upon the Original Project, as amended, to the extent the conditions are consistent with the Amended Project.
- (r) If the Developer elects to proceed with the Amended Project, by so doing Developer shall be deemed to have accepted and agreed to comply fully at all times with all of the terms and provisions of this Resolution and Report.

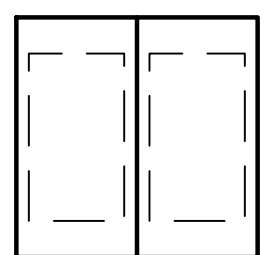
EXHIBIT 1 TO REPORT

Lands located in the State of Michigan, County of Ottawa and Charter Township of Holland specifically described as follows:

PART OF THE NORTHWEST FRACTIONAL 1/4 OF SECTION 06, TOWN 05 NORTH, RANGE 15 WEST, HOLLAND TOWNSHIP, OTTAWA COUNTY, MICHIGAN DESCRIBED AS: COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 06, SAID NORTHWEST CORNER ALSO BEING COMMON WITH THE SOUTHWEST CORNER OF SECTION 31, TOWN 06 NORTH, RANGE 15 WEST AND COMMON WITH THE NORTHEAST CORNER OF SECTION 01, TOWN 05 NORTH, RANGE 16 WEST; THENCE ALONG THE SOUTH LINE OF SECTION 31, TOWN 06 NORTH, RANGE 15 WEST, NORTH 89 DEGREES 40 MINUTES 36 SECONDS EAST 270.14 FEET FOR THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID SOUTH LINE, NORTH 89 DEGREES 40 MINUTES 36 SECONDS EAST 1729.31 FEET TO THE SOUTH 1/4 CORNER OF SAID SECTION 31; THENCE CONTINUING ALONG SAID SOUTH LINE, NORTH 89 DEGREES 39 MINUTES 04 SECONDS EAST 68.51 FEET TO THE NORTH 1/4 CORNER OF SAID SECTION 06; THENCE CONTINUING ALONG SAID SOUTH LINE, NORTH 89 DEGREES 39 MINUTES 04 SECONDS EAST 313.87 FEET TO THE WEST LINE OF THE EAST 3/4 OF THE WEST 1/2 OF THE NORTHWEST FRACTIONAL 1/4 OF THE NORTHEAST FRACTIONAL 1/4 OF SAID SECTION 06; THENCE ALONG SAID WEST LINE, SOUTH 01 DEGREE 32 MINUTES 04 SECONDS EAST 233.47 FEET TO THE SOUTH OF LINE OF THE NORTH 233.42 FEET OF THE WEST 1/2 OF THE NORTHWEST FRACTIONAL 1/4 OF THE NORTHEAST FRACTIONAL 1/4 OF SAID SECTION 06; THENCE ALONG SAID SOUTH LINE, NORTH 89 DEGREES 39 MINUTES 04 SECONDS EAST 346.19 FEET TO THE EAST LINE OF THE WEST 1/2 OF THE NORTHWEST FRACTIONAL 1/4 OF THE NORTHEAST FRACTIONAL 1/4 OF SAID SECTION 06; THENCE ALONG SAID EAST LINE, SOUTH 01 DEGREE 32 MINUTES 04 SECONDS EAST 505.34 FEET TO THE NORTH LINE OF THE SOUTH 1/2 OF THE EAST 3/4 OF THE NORTH FRACTIONAL 1/2 OF THE NORTHEAST FRACTIONAL 1/4 OF SAID SECTION 06; THENCE ALONG SAID NORTH LINE, NORTH 89 DEGREES 52 MINUTES 03 SECONDS EAST 1722.32 FEET TO THE WEST LINE OF THE EAST 258 FEET OF THE NORTHEAST FRACTIONAL 1/4 OF SAID SECTION 06; THENCE ALONG SAID WEST LINE, SOUTH 01 DEGREE 32 MINUTES 14 SECONDS EAST 319.10 FEET TO THE SOUTH LINE OF THE NORTH 319 FEET OF THE SOUTH 1/2 OF THE EAST 3/4 OF THE NORTH FRACTIONAL 1/2 OF THE NORTHEAST FRACTIONAL 1/4 OF SAID SECTION 06; THENCE ALONG SAID SOUTH LINE, NORTH 89 DEGREES 52 MINUTES 03 SECONDS EAST 258.08 FEET TO THE EAST LINE OF THE NORTHEAST FRACTIONAL 1/4 OF SAID SECTION 06; THENCE ALONG SAID EAST LINE, SOUTH 01 DEGREE 32 MINUTES 14 SECONDS EAST 1111.28 FEET; THENCE NORTH 89 DEGREES 49 MINUTES 21 SECONDS WEST 551.25 FEET; THENCE SOUTH 01 DEGREE 32 MINUTES 11 SECONDS EAST 463.32 FEET; THENCE SOUTH 89 DEGREES 52 MINUTES 58 SECONDS EAST 215.00 FEET; THENCE SOUTH 01 DEGREE 32 MINUTES 11 SECONDS EAST 176.00 FEET TO THE EAST & WEST 1/4 LINE OF SAID SECTION 06; THENCE ALONG SAID EAST & WEST 1/4 LINE, SOUTH 89 DEGREES 52 MINUTES 58 SECONDS EAST 12.24 FEET TO A POINT WHICH IS NORTH 89 DEGREES 52 MINUTES 58 SECONDS WEST 324.00 FEET FROM THE EAST 1/4 CORNER OF SAID SECTION 06; THENCE PARALLEL WITH THE EAST LINE OF SAID SECTION 06; SOUTH 01 DEGREE 35 MINUTES 12 SECONDS EAST 39.00 FEET; THENCE NORTH 89 DEGREES 52 MINUTES 58 SECONDS WEST 336.25 FEET TO THE EAST LINE OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 06; THENCE ALONG SAID EAST LINE, SOUTH 01 DEGREE 34 MINUTES 19 SECONDS EAST 815.94 FEET TO THE NORTH LINE OF THE FOR OUR FUTURE LLC PARCEL AS RECORDED IN LIBER 3121, PAGES 767-769, OTTAWA COUNTY RECORDS; THENCE ALONG SAID NORTH LINE, AND PARALLEL WITH THE EAST & WEST 1/4 LINE OF SAID SECTION 06, NORTH 89 DEGREES 52 MINUTES 58 SECONDS WEST 1981.39 TO THE NORTH & SOUTH 1/4 LINE

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FAIRWAY VIEW PHASE 1
(40) UNITS
 ATTACHED GARAGE
 FRONT-LOADED
 1 & 2 STORY



SETBACKS
 30' FRONT YARD SETBACK.
 7' SIDE YARD SETBACK.
 30' REAR YARD SETBACK.
 * AC UNITS & WINDOW WELLS MAY BE WITHIN SIDE YARD SETBACK BUT NO CLOSER THAN 5' TO PROPERTY LINE.

LIGHTING: ☆ LIGHT POLE LOCATIONS SHOWN ARE PRELIMINARY. LOCATIONS TO BE CONFIRMED BY HOLLAND BOARD OF PUBLIC WORKS.



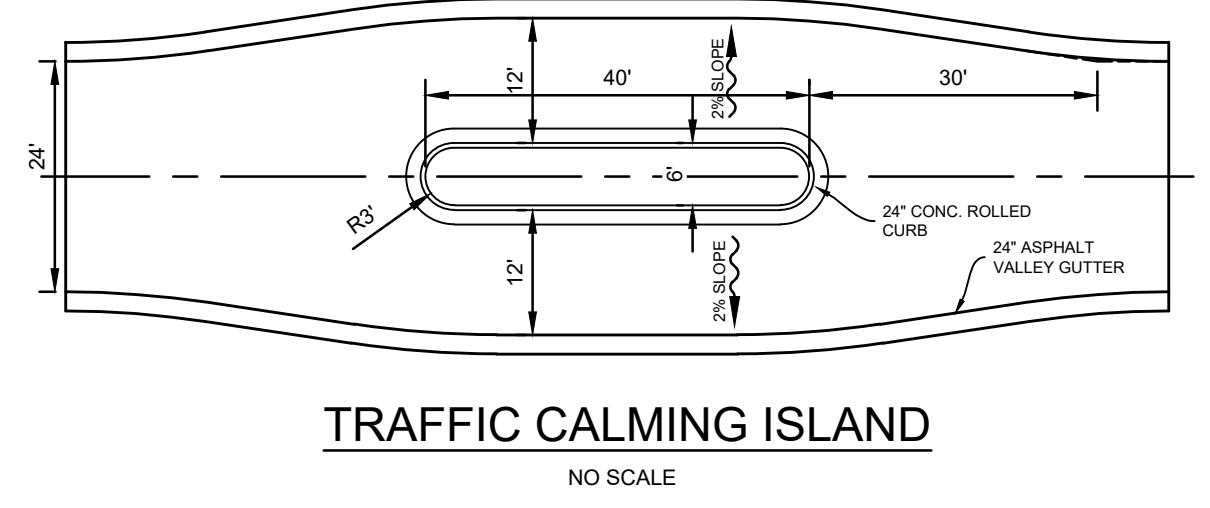
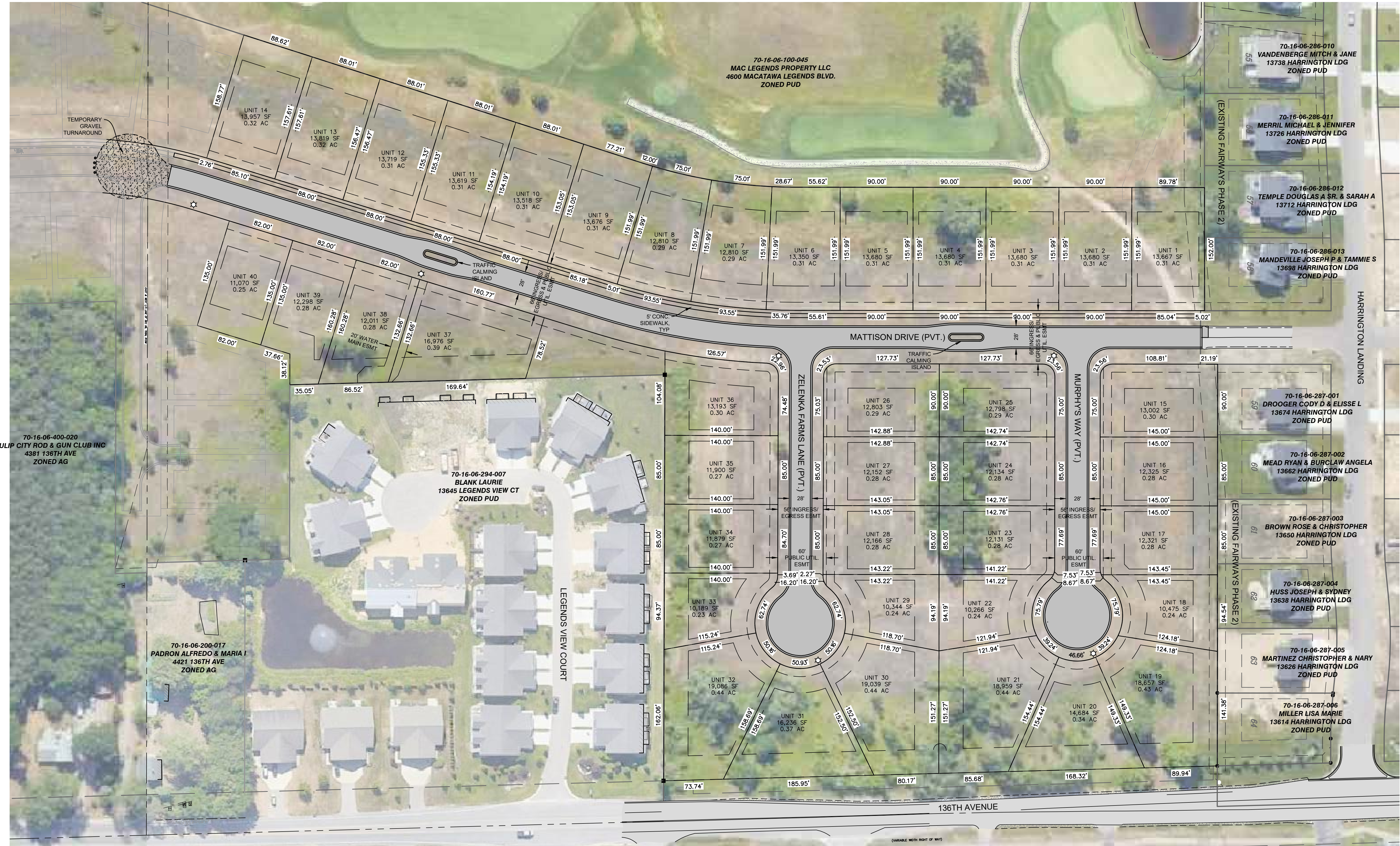
DRIESENKA & ASSOCIATES, INC.
 Engineering
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 www.driesenga.com
 Holland, MI 616-396-0255
 Grand Rapids, MI 616-249-3800
 Kalamazoo, MI 269-544-1455
 Lansing, MI 517-889-6210
 Ypsilanti, MI 734-368-9483

MACATAWA LEGENDS
 SOUTH OF NEW HOLLAND ST. BETWEEN 144TH AVE. & 136TH AVE.
 SECTION 6, T05N, R15W, HOLLAND TWP., OTTAWA CO.
 -FOR-
EASTBROOK HOMES
 1188 E PARIS AVE SE #100, GRAND RAPIDS, MICHIGAN 49546

ISSUED FOR:

1	REVISED PER OWNER	06-23-2017
2	REVISED PER TWP	07-21-2017
3	REVISED PER OWNER	08-04-2017
4	REVISED PER OWNER	11-17-2017
5	REVISED PER OWNER	11-22-2017
6	REVISED PER OWNER	11-30-2017
7	REVISED LOT NUMBERS	03-18-2018
8	REVISED PER OWNER	12-18-2019
9	REVISED PER OWNER	12-18-2019
10	REVISED PER TWP	01-21-2020
11	REVISED LOT NUMBERS	08-12-2020
12	REVISED PER OWNER	11-06-2020
13	REVISED PER TWP COMMENTS	04-13-2022
14	REVISED PER OWNER	11-24-2020
15	REVISED PER TWP COMMENTS	05-14-2022
16	REVISED PER TWP COMMENTS	06-22-2022
17	REVISED PER OWNER	10-03-2023
18	REVISED PER OWNER	12-05-2023
19	REVISED PER OWNER	07-18-2024
20	REVISED PER OWNER	09-25-2024

Project Manager:
JOHN TENPAS
 Project #
 1310543.1A
 Sheet Title:
SITE PLAN
 Sheet #
PUD
 5 of 7

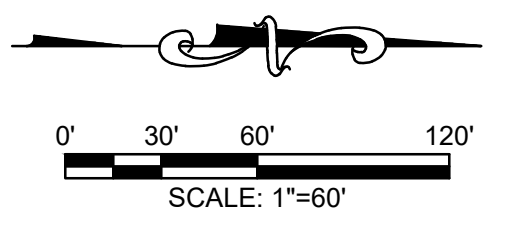


70-16-05-100-006
GMH PROPERTIES LLC
 4520 136TH AVE
 ZONED I-2

70-16-05-100-024
4552 136TH L L C
 4552 136TH AVE
 ZONED I-2

70-16-05-100-019
BEECHWOOD AUTOMOTIVE
 4580 136TH AVE
 ZONED I-2

70-16-05-100-017
BEECHWOOD AUTOMOTIVE
 4600 136TH AVE
 ZONED I-2



File Name: C:\Users\eric.kompendier\OneDrive\Documents\0313105431\Fairways Phase 1\13105431_V.dwg
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