



APPLICATION FOR PLANNED UNIT DEVELOPMENT AND PRELIMINARY DEVELOPMENT PLAN APPROVAL

353 North 120th Avenue · Holland, MI 49424 · Phone: 616.395.0151 · www.hct.holland.mi.us

Applicant Information

Contact Name Michael Lewis
Address 5200 Buffington Road
Atlanta, GA 30349

Company Chick-Fil-A, Inc.
Phone [REDACTED]
Email [REDACTED]

Owner Information

Contact Name Michael Lewis
Address 5200 Buffington Road
Atlanta, GA 30349

Company Chick-Fil-A, Inc.
Phone [REDACTED]
Email [REDACTED]

Plan Preparer Information

Contact Name Jason Toole
Address 500 W Fulton Street
Sanford, Florida 32771

Company CPH
Phone [REDACTED]
Email [REDACTED]

Property Information

PUD Project Name Chick-Fil-A #3605 Holland
Address or Location 2332 North Park Dr. & 2352 North Park Dr. Holland, MI 49424
Parcel Number 70 - 16 - 21 - 100 - 046 & 045 Zoning District C-2 Commercial District
Acreage of Parcel 1.51 / 1.39 Acreage to be Developed 2.9
Present Use (s) Restaurant (Parcel 1 - Chick-Fil-A) Car Wash (Parcel 2 - Essenburg)
Description of Proposed Use (attach additional pages as needed): See Exhibit B.

I hereby attest that I have read and understand the PUD application form, submittal procedures, and the general standards for approval, and that the information on the materials submitted are true and accurate, and I hereby agree to all the terms, standards, conditions and other Holland Charter Township requirements.

[Signature] 12/8/25
Signature of Applicant Date

[Signature] 12/3/25
Signature of Owner Date

DO NOT WRITE BELOW THIS LINE

Date Received _____ Amount of Fee Paid \$ _____ Check No. _____
Planning Commission 1st Discuss on ____/____/____ Planning Commission Action on ____/____/____
Application Accepted by _____

Preliminary PUD Submittal Procedures

The owner and/or Applicant shall attend a pre-application conference with the Zoning Administrator to review the concept and determine the eligibility of the request.

Eligible requests may be submitted to the Zoning Administrator no later than four (4) weeks prior to the hearing date with the Planning Commission. Each request shall include a hearing fee of \$600.00 and eleven (11) complete copies of:

1. This application;
 - a. One (1) original signature copy of the application must be submitted; the other ten (10) may be copies.
 - b. The Owner and Applicant must sign the preliminary application. In the event that the Developer of project is not currently the Owner of record for the property, proof that the Owner of record agrees to the PUD must be submitted in written form.
2. The preliminary development plan including the required content noted in Section 16.5.B. One (1) set of plans shall bear the original seal and signature of the architect or engineer who prepared them; the other ten (10) may be copies.
3. A narrative statement clearly captioned NARRATIVE STATEMENT;
 - a. The document must describe the overall objective of the development and how submission satisfies the intent, qualifying conditions, and standards of approval for a PUD.
4. An electronic copy of the entire submittal on CD or other file sharing device.

Any PUD submission found to be deficient shall be rejected and will not be scheduled for Planning Commission review.

ALL pages of ALL documents submitted in conjunction with the preliminary PUD shall be labeled with the following (in addition to any other labeling requirement):

PRELIMINARY PUD
(Project Name)
(Date and revised date(s), if applicable)
(Page __ of __)

Rolled documents shall not be accepted. All documents must be folded to a size no larger than 9" x 12". If submittal contains multiple documents, the documents must be collated into "packets". Each packet shall be secured by clips, or rubber bands if necessary.

The Owner and/or Applicant are required to be present at the scheduled public hearing to present your application.

Preliminary PUD Standards of Approval (Section 16.8)

A preliminary PUD development plan shall only be approved if it complies with each of the following standards as well as applicable standards established elsewhere in this article:

- A. Intent and Qualification. The proposed PUD complies with the intent and the applicable qualifying conditions of Sections 16.1 C and 16.2 C of this article, respectively.
- B. Uses. The uses conducted within the proposed PUD, the PUD's impact on the community, and other aspects of the PUD are consistent with the Holland Charter Township Comprehensive Plan.
- C. Design. The proposed PUD shall 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 development.
- D. Character. The PUD shall not change the essential character of the surrounding area.
- E. Impact. The PUD shall 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. Public Service Capacity. The PUD shall not place demands on public services and facilities more than current or anticipated future capacity.
- G. Utilities. Underground utilities, including telephone and electrical systems, are required within the limits of all PUDs. Appurtenances to these systems, which can be effectively screened, may be exempt from this requirement if the Planning Commission finds that such exemption will not violate the intent or character of the proposed planned unit development.

Exhibit A

The owner of Parcel 2, Essenburg Car Wash of North Park, LLC, whose contact information appears below, hereby consents to and joins in the attached PUD Application. The undersigned represents and warrants that they are duly authorized to execute this consent on behalf of the owner.

Contact Name: Mandi Brower

Address: 661 East Lakewood Blvd.
Holland, Michigan 49424

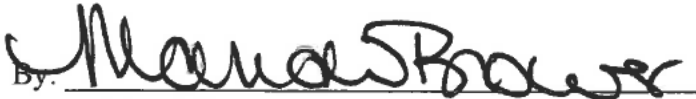
Company: Essenburg Car Wash of North
Park, LLC

Phone: [REDACTED]

Email: [REDACTED]

I hereby attest that I have read and understand the PUD application form, submittal procedures, and the general standards for approval, and that the information on the materials submitted are true and accurate, and I hereby agree to all the terms, standards, conditions and other Holland Charter Township requirements.

Essenburg Car Wash of North Park, LLC

By: 

Mandi Brower
Its Chief Operating Officer

Date: 11-26-2025

Exhibit B

Description of Proposed Use:

The proposed Planned Unit Development would create a dual-use development to supplement the currently operating restaurant, Chick-Fil-A, and car wash, Essenburg Car Wash of North Park. The PUD would allow Chick-Fil-A to expand their outdoor meal delivery operation by creating a second drive-thru lane. Current zoning and setback requirements frustrate this development. With the executed easement agreement between the two applicants and approval of this PUD, development of the second drive-thru can begin, allowing for improved customer convenience and reduced vehicle stacking throughout the commercial corridor on North Park Drive.

VARNUM

Bridgewater Place | Post Office Box 352
Grand Rapids, Michigan 49501-0352
Telephone 616 / 336-6000 | Fax 616 / 336-7000 | www.varnumlaw.com

David T. Caldon

Direct 616 / 336-6232
dtcaldon@varnumlaw.com

December 4, 2025

Planning Commission
Holland Charter Township
353 North 120th Ave.
Holland, Michigan 49424
(616) 396-2345

Regarding: **PUD Narrative Statement**
Chick-Fil-A # 3605
2332 N. Park Drive
Holland, Michigan 49424

Dear Commissioners,

We represent Chick-Fil-A Inc., ("Chick-Fil-A") and are writing to you today in connection with the request by co-owners, Chick-Fil-A and Essenburg Car Wash of North Park, LLC ("ECW") for a Planned Unit Development ("PUD") that encompasses two adjacent parcels located at 2332 and 2352 North Park Drive, Holland, Michigan 49424. Approval of the PUD would create a dual-use development for the currently operating restaurant and car wash. Presently, both parcels are zoned as C-2 Commercial and have both site plan approvals and ECW has special use approval as required by Section 5.2 of the Holland Charter Township Zoning Ordinance (the "Ordinance") to operate their respective businesses. Therefore, the already approved uses for the C-2 Commercial zoning district will continue consistent with the Holland Charter Township Comprehensive Plan.

Chick-Fil-A and ECW entered into an Easement Acquisition Agreement (the "Agreement"). The Agreement grants Chick-Fil-A an exclusive easement of approximately 1,075sq.ft. of land from ECW's parcel along the shared border of the properties. The easement is for the purpose of creating a second Chick-Fil-A drive-thru lane. Current zoning of the parcel makes this development project impracticable as it would violate the underlying C-2 Commercial District setback and landscape buffering requirements. The proposed PUD would allow for design flexibility and deviation from the underlying requirements effectuating the development, as allowed under Section 16.3.C. In turn, the development will create broad benefits to the parcels and greater community, for example, operational efficiency, improved traffic flow and reduced congestion, and overall safety which cannot be achieved under the conventional zoning of the parcels due to lot configuration and the existing developments.

As noted above, the overall objective of this PUD is to support the current operations at each adjacent parcel and facilitate construction of an expanded OMD lane on the Chick-Fil-A parcel. Currently, the two drive-thru lanes used for ordering merge into a single delivery lane. With the

Agreement from ECW and this PUD, Chick-Fil-A would alter the single lane into a dual lane pathway consistent with the rest of the drive-thru operation. This will effectuate faster meal delivery, reduce vehicle stacking onto public streets, and will promote safety and convenience for Chick-Fil-A patrons and Team Members.

This proposed PUD satisfies the intent and purpose of PUD developments outlined in Section 16.1 of the Ordinance. By approving the proposed PUD, the Commission would be providing permitting flexibility that promotes and encourages development of the parcels. Further, there are no compatibility issues with the adjacent land uses, as the two affected parcels will continue their established commercial uses in uniformity with the commercial uses of all surrounding properties in the corridor. Section 16.1 establishes that the purpose of a PUD is to provide innovative land development, efficient use of land, minimize traffic impacts and accommodate safe and efficient pedestrian access and circulation, and ultimately use and improve land where site conditions make development under conventional zoning difficult. This PUD meets all of the aforementioned purposes. By approving the proposed PUD land development will occur in the form of the additional drive-thru lane that would otherwise be frustrated by the conventional zoning setback requirements. This is an efficient use of the land and promotes greater capacity, efficient customer flow, and thus, increased business for the local Chick-Fil-A owner, and all businesses in the corridor. Finally, as alluded to above, the PUD would reduce traffic impacts where vehicles back up on North Park Drive by allowing Chick-Fil-A Team Members to expediently deliver to vehicles, resulting in a lower wait time and minimized public street encumbrance.

Section 16.2 states the qualifying conditions that a proposed PUD must meet. First, the proposed PUD is consistent with the Holland Charter Township Comprehensive Plan. Chapter 1 of the Comprehensive Plan includes a spatial framework map that indicates the proposed PUD area was designated for commercial activity as part of the US-31 corridor. This proposed PUD promotes the economic commercial activity along this corridor, allowing greater access to, from, and through, the restaurant parcel, and all other business that require access to North Park Drive. Chapter 2 of the Comprehensive Plan indicates the Goals and Objectives of Holland Charter Township. These include maintaining the Township's vehicular transportation network and investing in improving connectivity, using developmental design to increase economic development opportunities, encourage economic development that responds to the changing economy, and utilize prime geographic location and access for promoting tourism and visitors. The proposed PUD promotes connectivity, its prime location along the US-31 corridor brings in visitors, and the additional development overall increases economic prosperity.

Following approval of the proposed PUD, the drive-thru development would remove some current landscaping buffers between the two adjacent properties. However, Chick-Fil-A will provide additional enhanced landscape buffering with use of native plants in other locations on the parcel in a thoughtful and meaningful way. This is consistent with the Comprehensive Plan goal of enhancing landscaping while also promoting flexibility of renovations for existing sites.

Second, a proposed PUD must be under unified control by a group of owners. This proposed PUD meets this criterion as seen by the co-applicant/owner participation of this proposal. Further, the Agreement between the applicants shows the agreed upon development.

Third, the proposed PUD meets at least four of the stated site design elements which could not be attained through conventional zoning. Each are addressed in turn.

Design Elements	PUD Conformance
<p>"Shared vehicular and pedestrian access between properties or uses." Section 16.2.C.10.</p>	<ul style="list-style-type: none"> • The site plan shows the addition of a second drive-thru lane for Chick-fil-A, which will cross onto the adjacent car wash parcel via an easement. • This arrangement creates a coordinated, shared access system between two separately operated businesses, reducing the need for redundant curb cuts and improving internal circulation. • The shared driveway and cross-access are not possible under conventional zoning, which would require each parcel to meet its own setback and buffering requirements, precluding this level of integration. • This design will also facilitate safer and more efficient vehicle movement, reducing potential traffic conflicts on North Park Drive and within the commercial center.
<p>"Efficient consolidation of poorly dimensioned lots of record or property with difficult site conditions (e.g. topography, shape, etc.)." Section 16.2.C.8.</p>	<ul style="list-style-type: none"> • The Chick-fil-A parcel is constrained by its existing development, drive-thru configuration, and the need to expand drive-thru capacity to meet operational demand. • The only feasible way to add a second drive-thru lane is to utilize a portion of the adjacent car wash parcel, which itself is already developed and has limited excess land. • The PUD approach allows the two parcels to be planned as a single unit, overcoming the limitations imposed by their individual shapes, sizes, and existing improvements. • This consolidation enables a site layout that would not be possible if each parcel

	<p>were required to meet all C-2 setbacks and buffering independently.</p>
<p>"High quality architectural design beyond the site plan requirements of this Ordinance." Section 16.2.C.3.</p>	<ul style="list-style-type: none"> • The project will deliver a higher level of site and architectural design than would be required for two stand-alone parcels. • The site plan indicates coordinated site improvements, including enhanced landscaping, and upgraded site features that will create a more unified and attractive appearance for both businesses. • The PUD process allows the applicant to propose architectural and site design enhancements that exceed the minimum requirements of the C-2 district, such as coordinated signage, lighting, and façade treatments.
<p>"Extensive landscaping beyond the site plan requirements of this Ordinance." Section 16.2.C.4.</p>	<ul style="list-style-type: none"> • The project can offer a landscaping package that is more thoughtful and effective than what currently exists. • The site plan shows preservation of existing landscape islands and the addition of new landscape buffers where feasible, despite the tight site constraints. • The PUD process allows the applicant to propose alternative landscaping solutions that, while deviating from strict setback/buffer requirements, may provide more meaningful and attractive green space than the Ordinance minimums. • The applicant can commit to enhanced plantings, upgraded materials, and maintenance standards as part of the PUD approval.
<p>"Mitigation to offset impacts on public facilities (such as street improvements)." Section 16.2.C.11.</p>	<ul style="list-style-type: none"> • The project will mitigate impacts on public streets through improved site design and traffic flow. • By improving internal circulation, the project will help mitigate traffic stacking on North Park Drive and the surrounding road network.

Given the above conditions, the proposed PUD meets at least four of the site design elements.

Finally, the proposed PUD complies with all other approval standards in Section 16.8 of the Ordinance. The proposed PUD is not hazardous to the adjacent properties and does not involve uses, activities, materials, or equipment that are detrimental to the health, safety, or welfare of persons or property. The proposed PUD does not alter the current uses of the parcels or essential character of the commercial corridor in anyway. Moreover, with the approval of this PUD, traffic stacking may be reduced with the allowance of greater flow of vehicles as detailed above, this is consistent with goals of the Comprehensive Plan. Additionally, the proposed PUD does not create any greater interference with public services or facilities and may result in less traffic on surrounding streets for vehicles entering the Chick-Fil-A parcel. There are no utility complications to consider as all utilities required are currently in operation at the two adjacent parcels.

Chick-Fil-A is closed on Sundays and anticipates the minimal construction to be performed during the weekly closure or after hours. Construction for the drive-thru development will not impact the car wash business. All construction will be completed as quickly as possible for the benefit of the business corridor and Chick-Fil-A.

Chick-Fil-A and ECW are excited about this opportunity to provide a safer and more convenient experience for their customers. The co-owners believe that the additional drive-thru lane is a necessary improvement to this site and are looking forward to working with the Holland Charter Township Planning Commission and Township Staff to ensure that the commercial corridor and their businesses remain assets to the community for decades to come.

Very truly yours,

VARNUM

A handwritten signature in blue ink, appearing to read 'D. Caldon', with a long horizontal flourish extending to the right.

David T. Caldon

DTC/hns

CONSTRUCTION PLANS FOR



2332 N PARK DR, HOLLAND, OTTAWA, MICHIGAN 49424
STORE # 03605
SECTION 21 - TOWNSHIP 05 NORTH- RANGE 15 WEST
PARCEL ID: 70-16-21-100-045



Chick-fil-A
5200 Buffington Road
Atlanta, Georgia
30349-2998



www.cphcorp.com
Building Better
Communities Together

Plans Prepared By:
CPH, LLC
A Full Service A & E Firm

CONSULTANTS	UTILITY PROVIDERS	APPROVAL AGENCIES	INDEX OF SHEETS	MAPS
<p>OWNER CHICK-FIL-A, INC. 5200 BUFFINGTON ROAD ATLANTA, GEORGIA 30349 ATTN.: MICAH DOWDY (678) 764-6637 micah.dowdy@cfacorp.com</p> <p>ENGINEER CPH, LLC. 1031-C WEST 23RD STREET PANAMA CITY, FLORIDA 32405 ATTN.: JASON L. TOOLE, P.E. (850) 563-1490 jtoole@cphcorp.com</p> <p>SURVEYOR YOUNG-HOBBS & ASSOCIATES 1202 CROSSLAND AVE, CLARKSVILLE, TN 37040 (931) 801-9469 dave@hobbssurveying.com</p>	<p>ELECTRIC HOLLAND BPW 625 HASTINGS AVENUE, HOLLAND, MI 49423 ATTN.: MICHEAL WISE (616) 355-1613 mwise@hollandbtw.com</p> <p>WATER & SEWER HOLLAND CHARTER TOWNSHIP 353 NORTH 120TH AVE, HOLLAND, MI 49424 ATTN.: AARON NYBOER, DIRECTOR OF PUBLIC WORKS (616) 395-0078 aaronn@hct.holland.mi.us</p> <p>STORM DRAINAGE OTTAWA COUNTY WATER RESOURCES STORMWATER 12220 FILLMORE, RM 141, WEST OLIVE, MI 49460 ATTN.: JESSICA PIERI, DEVELOPMENT REVIEW COORDINATOR (616) 994-4523 jpieri@miottawa.org</p> <p>GAS SEMCO ENERGY GAS COMPANY 1411 THIRD STREET, SUITE A, PORT HURON, MI 48060 ATTN.: GABE RAMIREZ (888) 300-5064 customer.service@semcoenergy.com</p>	<p>CITY OF HOLLAND HOLLAND CHARTER TOWNSHIP COMMUNITY DEVELOPMENT 353 NORTH 120TH AVE HOLLAND, MI 49424 ATTN.: KATE WHITE, ASSISTANT PLANNER/ZONING ADMINISTRATOR (616) 395-0196 katew@hct.holland.mi.us</p> <p>BUILDING DEPARTMENT HOLLAND CHARTER TOWNSHIP COMMUNITY DEVELOPMENT - BUILDING DEPARTMENT 353 NORTH 120TH AVE HOLLAND, MI 49424 ATTN.: RANDY JARZEMBOWSKI (616) 395-0196 randyj@hct.holland.mi.us</p> <p>WATER MANAGEMENT DISTRICT COUNTY OF OTTAWA SOIL EROSION & SEDIMENTATION CONTROL AGENCY 12220 FILLMORE, RM 141, WEST OLIVE, MI 49460 ATTN.: JON BRAXMAIER, EROSION CONTROL AGENT (616) 994-4528 jonbraxmaier@miottawa.org</p>	<p>C-1.0 COVER SHEET C-0.1 CAR WASH SURVEY C-0.1 CFA SUREVY C-2.0 PUD PLAN 1 C-2.1 PUD PLAN 2</p>	<p>MAPS</p> <p></p> <p>VICINITY MAP SCALE: 1" = 3,000'</p> <p></p> <p>LOCATION MAP SCALE: 1" = 500'</p>
	NOTES			

JASON L. TOOLE, P.E.
6201311849

This item has been digitally signed and sealed by Jason L. Toole, P.E. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

CHICK-FIL-A
3605 Holland
2332 N PARK DR, HOLLAND,
OTTAWA MICHIGAN 49424
OTTAWA COUNTY MICHIGAN

FSR#03605

BUILDING TYPE / SIZE: P1X LS LRG
RELEASE: vX.YY.MM

REVISION SCHEDULE		
NO.	DATE	DESCRIPTION
1		
2		
3		
4		

Project Status

CONSULTANT PROJECT #	C2500895
PRINTED FOR	Project Status
DATE	12/01/2025
DRAWN BY	CPH Inc.

Information contained on this drawing and in all digital files produced for above named project may not be reproduced in any manner without express written or verbal consent from authorized project representatives.

SHEET
COVER SHEET

SHEET NUMBER

C-1.0

NOTES CORRESPONDING TO SCHEDULE B
SECTION II:

CHICAGO TITLE INSURANCE COMPANY
COMMITMENT DATE: SEPTEMBER 15, 2025 @ 8 00 A.M.
COMMITMENT NO.: 701240583NTS
ITEMS 1-2 ARE STANDARD EXCEPTIONS AND/OR NOT SURVEY NG
RELATED.

3. Mortgage as set forth below:
Mortgagor: Essenburg Car Wash of North Park, LLC, a Michigan Limited
Liability Company
Mortgagee: Old National Bank
Dated: February 8, 2023
Recording Date: February 27, 2023
Recording No: Document No. 2023-000444.
AFFECTS, NOT PLOTTABLE.

4. Covenants, conditions, restrictions and easements but omitting any
covenants or restrictions, if any, including but not limited to those based
upon race, color, religion, sex, sexual orientation, familial status, marital
status, disability, handicap, national origin, ancestry, or source of income, as
set forth in applicable state or federal laws, except to the extent that said
covenant or restriction is permitted by applicable law, as set forth in the
document

Recording No: Liber 1611, page 760, amended an Amendment to
Declaration of Standards, Covenants, Easements, Conditions and
Restrictions in Liber 1673, page 61 and further amended in Second
Amendment to Declaration of Standards, Covenants, Easement, Conditions
and Restrictions recorded in Liber 3150, page 68.
AFFECTS, NOT PLOTTABLE.

5. Covenants, conditions, restrictions and easements but omitting any
covenants or restrictions, if any, including but not limited to those based
upon race, color, religion, sex, sexual orientation, familial status, marital
status, disability, handicap, national origin, ancestry, or source of income, as
set forth in applicable state or federal laws, except to the extent that said
covenant or restriction is permitted by applicable law, as set forth in the
document

Recording No: Liber 1611, page 773, amended in an Amendment to
Declaration of Restrictions recorded in Liber 1661, page 651, further
amended in Second Amendment to Declaration of Restrictions recorded in
Liber 1832, page 642, further amended in Third Amendment to Declaration
of Restrictions recorded in Liber 1959, page 797 and further amended in
Fourth Amendment to Declaration of Restrictions recorded in Liber 3150,
page 85.
AFFECTS, NOT PLOTTABLE.

6. Right(s) of Way and/or Easement(s) and rights incidental thereto, as
granted in a document:
Granted to: Consumers Power Company, now known as Consumers Energy
Recording No: Liber 389, page 341 and Liber 422, page 612.
AFFECTS, NOT PLOTTABLE.

7. Right(s) of Way and/or Easement(s) and rights incidental thereto, as
granted in a document:
Granted to: County of Ottawa, a body corporate as authorized by the
Constitution of the State of Michigan, acting by and through its Board of
County Road Commissioners

Recording No: Liber 856, page 905.
DOES NOT AFFECT.

8. Right(s) of Way and/or Easement(s) and rights incidental thereto, as
granted in a document:
Granted to: the City of Holland

Recording No: Liber 915, page 101.
AFFECTS, NOT PLOTTABLE.

9. Right(s) of Way and/or Easement(s) and rights incidental thereto, as
granted in a document:
Granted to: Michigan Bell Telephone Company, a Michigan Corporation

Recording No: Liber 949, page 410.
DOES NOT AFFECT.

10. Right(s) of Way and/or Easement(s) and rights incidental thereto, as
granted in a document:
Granted to: County of Ottawa, a body corporate as authorized by the
Constitution of the State of Michigan, acting by and through its Board of
County Road Commissioners

Recording No: Liber 1261, page 634.
DOES NOT AFFECT.

11. Terms, Covenants, Restrictions, Conditions, and other Provisions of
Release of Right of Way as set forth below:

Recording No: Liber 1585, page 265.
DOES NOT AFFECT.

12. Terms, Covenants, Restrictions, Conditions, and other Provisions of
Declaration of Sign Easement for Signage - Sam's as set forth below:

Recording No: Liber 1611, page 662.
AFFECTS, NOT PLOTTABLE.

13. Terms, Covenants, Restrictions, and Conditions of Ottawa County
Road Commission - Public Highway
Easement (James Street) as set forth below:

Recording No: Liber 1611, page 670.
DOES NOT AFFECT.

14. Terms, Covenants, Restrictions, and Conditions of Ottawa County
Road Commission - Public Highway
Easement (Lakewood Boulevard) as set forth below:

Recording No: Liber 1611, page 675.
DOES NOT AFFECT.

15. Right(s) of Way and/or Easement(s) and rights incidental thereto, as
granted in a document:
Granted to: the County of Ottawa, a body corporate as authorized by the
Constitution of the State of Michigan, acting by and through its Board of
County Road Commissioners

Recording No: Liber 1611, page 679 and Liber 1611, page 688.
DOES NOT AFFECT.

16. Rights of others, and the terms, covenants and conditions in and to
the use of the Easement(s) described in a Mutual Easement Agreement for
Private Roadway and Signage as set forth below:

Recording No: Liber 1611, page 713 and amended in Liber 3150, page 37.
DOES NOT AFFECT.

17. Terms, Covenants, Restrictions, Conditions, and other Provisions of
Declaration of Easement for Signage - Holland Association as set forth
below:

Recording No: Liber 1611, page 743.
DOES NOT AFFECT.

18. Terms, Covenants, Restrictions, Conditions, and other Provisions of
Declaration of Easement for Surface Drainage as set forth below:

Recording No: Liber 1611, page 752.
AFFECTS, AS SHOWN HEREON.

19. Terms, Covenants, and Conditions of Easement Agreement as set
forth below:

Recording No: Liber 1621, page 36.
DOES NOT AFFECT.

20. Terms, Covenants, and Conditions of Declaration of Covenants as
set forth below:

Recording No: Liber 1666, page 448.
AFFECTS, NOT PLOTTABLE.

21. Right(s) of Way and/or Easement(s) and rights incidental thereto, as
granted in a document:
Granted to: City of Holland, a Municipal Corporation of Ottawa and Allegan
Counties, acting by and through its Holland Board of Public Works

Recording No: Document No. 2016-0005837.
AFFECTS.

22. Rights of tenants under unrecorded leases and any and all parties
claiming by, through and thereunder. SUBJECT TO THIS ITEM.

23. Rights of the public to any portion of the Land lying within the bounds
of any street, road, alley or highway. SUBJECT TO THIS ITEM.

24. Taxes and/or assessments which become a lien or become due and
payable subsequent to the effective date herein. SUBJECT TO THIS ITEM.

LAND DESCRIPTION (PER TITLE):

LAND SITUATED IN THE STATE OF MICHIGAN, COUNTY OF OTTAWA, TOWNSHIP OF
HOLLAND.

THAT PART OF THE NORTHWEST QUARTER OF SECTION 21, TOWN 5 NORTH, RANGE 15
WEST, HOLLAND TOWNSHIP, OTTAWA COUNTY, MICHIGAN, DESCRIBED AS:
COMMENCING AT THE NORTH QUARTER CORNER OF SECTION 21; THENCE NORTH 89
DEGREES 37 MINUTES 29 SECONDS WEST 259.23 FEET ALONG THE NORTH LINE OF
SECTION 21; THENCE SOUTH 17 DEGREES 39 MINUTES 00 SECONDS EAST 266.06 FEET
ALONG THE WESTERLY LINE OF HIGHWAY US-31 RIGHT-OF-WAY TO THE PLACE OF
BEGINNING OF THIS DESCRIPTION; THENCE SOUTH 17 DEGREES 39 MINUTES 00
SECONDS EAST 157.74 FEET ALONG SAID WESTERLY LINE; THENCE LEAVING SAID
WESTERLY LINE NORTH 89 DEGREES 37 MINUTES 29 SECONDS WEST 404.37 FEET;
THENCE NORTH 23 DEGREES 44 MINUTES 09 SECONDS WEST 77.16 FEET; THENCE
NORTH 10 DEGREES 59 MINUTES 38 SECONDS WEST 81.16 FEET; THENCE SOUTH 89
DEGREES 37 MINUTES 29 SECONDS EAST 403.06 FEET TO THE PLACE OF BEGINNING.

FOR UTILITIES CONTACT:

GAS SERVICE
SEMCO ENERGY
1411 THIRD ST., STE. A
PORT HURON, MI 48060
TEL 888-300-5064

ELECTRIC SERVICE
HOLLAND BOARD OF PUBLIC WORKS
625 HASTINGS AVE.
HOLLAND, MI 49423
TEL 616-355-1500

WATER AND SEWER SERVICES
HOLLAND CHARTER TOWNSHIP
PUBLIC WORKS MAINTENANCE DEPT.
207 W. LAKEWOOD BLVD.
HOLLAND, MI 49422
TEL 616-396-1891

TELEPHONE SERVICE
AT&T
3435 W. SHORE DR.
HOLLAND, MI 49424
TEL 61-994-0549

PARKING CONTACT:

REGULAR - 15
HANDICAP - 1
TOTAL - 16

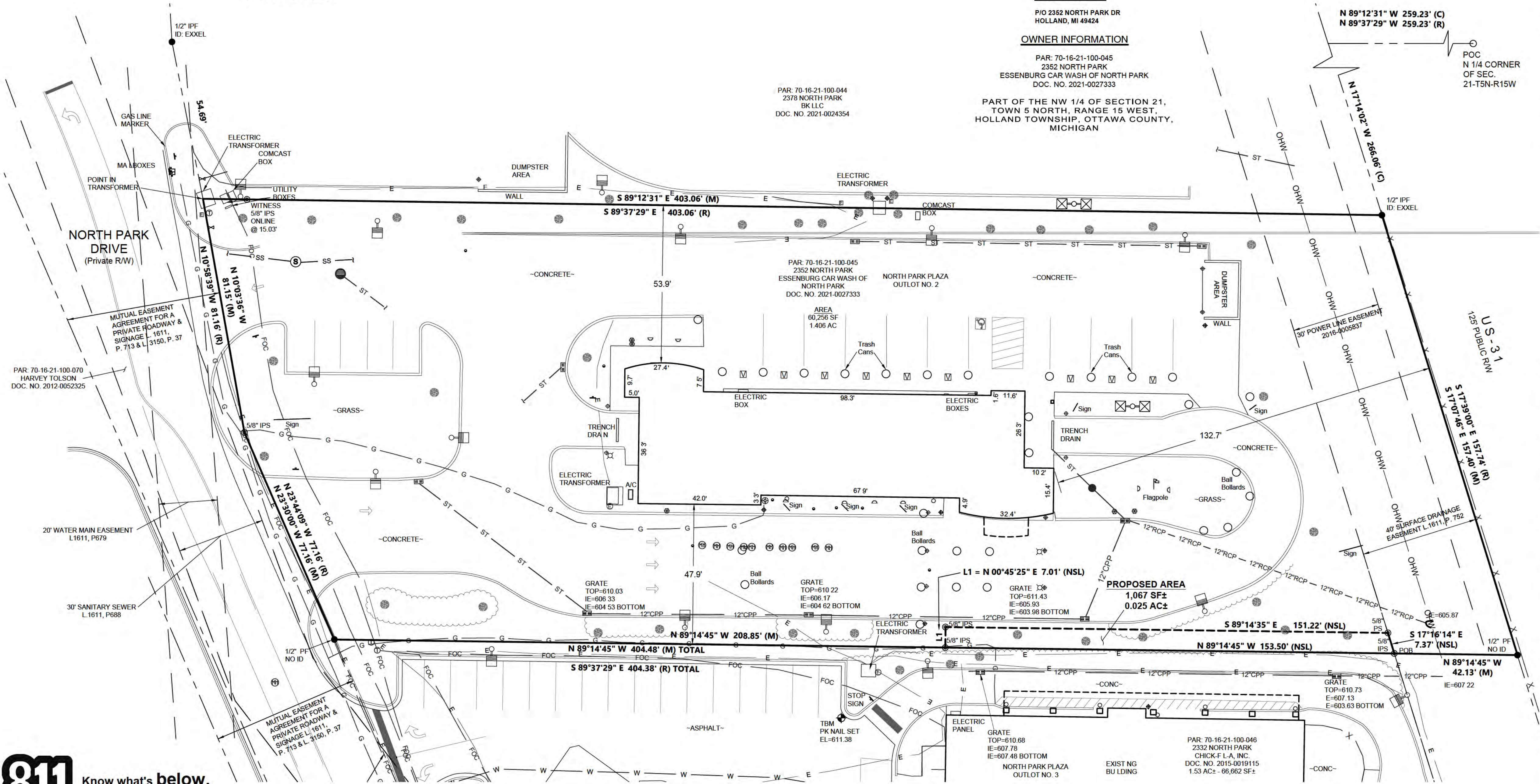
SITE ADDRESS

P/O 2352 NORTH PARK DR
HOLLAND, MI 49424

OWNER INFORMATION

PAR: 70-16-21-100-045
2352 NORTH PARK
ESSENBURG CAR WASH OF NORTH PARK
DOC. NO. 2021-0027333

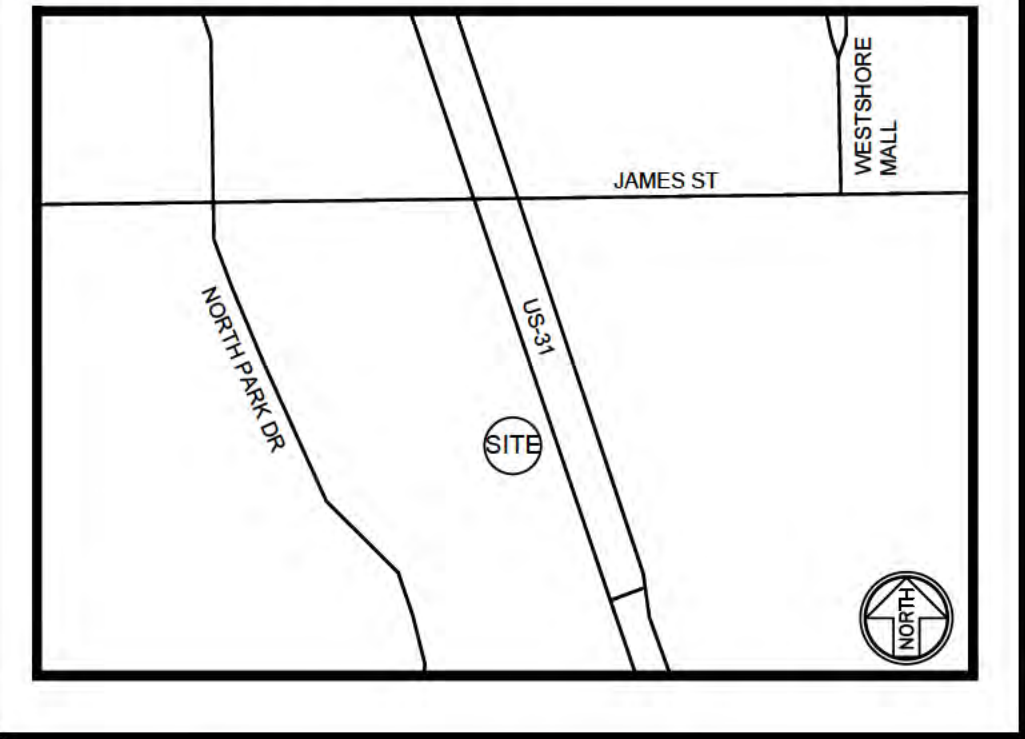
PART OF THE NW 1/4 OF SECTION 21,
TOWN 5 NORTH, RANGE 15 WEST,
HOLLAND TOWNSHIP, OTTAWA COUNTY,
MICHIGAN



LEGEND

IRON P N SET (IPS)	IRON P N FOUND, AS NOTED
BENCHMARK	BENCHMARK, AS NOTED
BOLLARD	BOLLARD
SIGN	SIGN, AS NOTED
VACUUM	VACUUM
FLAG POLE	FLAG POLE
SEWER CLEAN OUT	SEWER CLEAN OUT
SEWER MANHOLE	SEWER MANHOLE
UTILITY POLE	UTILITY POLE
GUY WIRE	GUY WIRE
TRAFFIC POLE	TRAFFIC POLE
ELECTRIC METER	ELECTRIC METER
CAMERA ON POST	CAMERA ON POST
ELECTRIC BOX	ELECTRIC BOX
ROOF DRA N	ROOF DRA N
IRRIGATION VALVE	IRRIGATION VALVE
GAS METER	GAS METER
GAS VALVE	GAS VALVE
FOC PULL BOX	FOC PULL BOX
TELEPHONE BOX	TELEPHONE BOX
GATE POST	GATE POST
TELEPHONE BOX	TELEPHONE BOX
CURB NLET	CURB NLET
GRATE INLET	GRATE INLET
STORM MANHOLE	STORM MANHOLE
PROPERTY LINE	PROPERTY LINE
EASEMENT LINE	EASEMENT LINE
SETBACK LINES	SETBACK LINES
OVERHEAD WIRE	OVERHEAD WIRE
UNDERGROUND ELECTRIC	UNDERGROUND ELECTRIC
UGE	UGE
X	X
OVERHANG	OVERHANG
G	GAS LINE, AS NOTED
W	WATER LINE, AS NOTED
SS	SANITARY SEWER, AS NOTED
FOC	UNDERGROUND FIBER OPTIC
ST	STORM SEWER PIPE, AS NOTED
TREE	TREE
LIGHT POLE	LIGHT POLE
X-X	LIGHT POLE(2-WAY)

LOCATION MAP NTS



SURVEYOR'S CERTIFICATION:

To: CHICK-FIL-A, NC, A GEORGIA CORPORATION, AND CHICAGO TITLE
INSURANCE COMPANY.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS
BASED WERE MADE IN ACCORDANCE WITH THE 2021 M N MUM STANDARD
DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY
ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4,
5, 6(a), 7(a), 7(b)(1), 7(c), 8, 9, 10(a), 11, 13, 14, 16, 17, 18, AND 19 OF TABLE A
THEREOF. THE FIELD WORK WAS COMPLETED ON NOVEMBER 12, 2024.

DATE OF PLAT OR MAP: NOVEMBER 17, 2024.

PRELIMINARY, NOT
FOR RECORDING
OR RECORD

DAVE R. HOBBS PS 4001063317
dave@younghobbs.com

DATE

TABLE A NOTES:

- ITEM 3: THIS PROPERTY IS LOCATED WITHIN AN AREA HAVING ZONE
DESIGNATIONS OF ZONE "X" BY THE SECRETARY OF HOUSING AND
URBAN DEVELOPMENT. ON FLOOD INSURANCE RATE MAP NO.
2613800312E, WITH AN EFFECTIVE DATE OF DEC. 16, 2011, IN TOWNSHIP
OF HOLLAND, STATE OF MICHIGAN, WHICH IS THE CURRENT FLOOD
INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY
IS SITUATED.
- ITEM 6A: NO ZONING LETTER SENT TO THIS SURVEYOR.
- ITEM 16: THERE WAS NO EVIDENCE OF RECENT EARTH MOVING, BUILDING
CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS
OF CONDUCTING THE FIELDWORK.
- ITEM 17: THERE WAS NO EVIDENCE OF RECENT CHANGES IN STREET RIGHT OF
WAY LINES. THERE WAS NO EVIDENCE OF RECENT OR STREET SIDEWALK
CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF
CONDUCTING THE FIELDWORK.

SURVEY NOTES:

INFORMATION REGARDING THE PRESENCE, SIZE AND LOCATION OF
UNDERGROUND UTILITIES IS SHOWN HEREON. THIS INFORMATION HAS BEEN
SHOWN BASED ON THE LOCATION OF ABOVE GROUND APPURTENANCES,
AVAILABLE DESIGN PLANS, AND FLAGS AND PAINT PLACED BY THE
UNDERGROUND PROTECTION SERVICE. NO CERTIFICATION IS MADE AS TO
THE ACCURACY OF THOROUGHNESS OF THE INFORMATION CONCERNING
UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON. (MICHIGAN
ONE CALL 811 OR 1-800-482-7171.)

NO PRIVATE UTILITY LOCATE WAS PERFORMED ON THIS SITE AT THE TIME OF
THIS SURVEY.

CONTACT PROPER AUTHORITIES BEFORE BUILDING NEAR UTILITY LINES, FOR
EASEMENT WIDTH AND RESTRICTIONS. UTILITIES ARE APPROXIMATE AND
SHOULD BE VERIFIED PRIOR TO ANY CONSTRUCTION.

THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PERSON
OR ENTITIES NAMED HEREON. NO EXPRESS OR IMPLIED WARRANTIES WITH
RESPECT TO THE INFORMATION SHOWN HEREON IS TO BE EXTENDED TO ANY
PERSONS OR ENTITIES OTHER THAN THOSE SHOWN HEREON.

LIST OF ENCROACHMENTS: NONE.

AT THE TIME OF THIS SURVEY THERE WAS NO OBSERVED EVIDENCE ON SITE
OF USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.

AT THE TIME OF THIS SURVEY THERE WAS NO DEL NEATION OF WETLANDS ON
THIS SITE.

AT THE TIME OF THIS SURVEY THERE WAS NO OBSERVED EVIDENCE OF
RECENT STREET OR SIDEWALK CONSTRUCTION REPAIRS.

GROUND MEASUREMENTS ARE USED AS THE BASIS FOR LOCATION OF ALL
FEATURES OF THE SUBJECT PROPERTY.

AT THE TIME OF THIS SURVEY THERE WAS NO OBSERVED EVIDENCE OF
CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING
ADDITIONS.

ALL MATTERS SHOWN ON RECORDED PLATS ARE SHOWN ON SURVEY.

A TITLE REPORT WAS PROVIDED TO THE SURVEYOR.

THE PROPERTY DESCRIBED IN THE TITLE COMMITMENT IS THE SAME
PROPERTY AS DEPICTED ON THE SURVEY.

EASEMENTS SHOWN ON OUTLOT NO. 3 IS FROM ALTA SURVEY BY SPICES
GROUP-JEFFERY E. WOOD PS 41115, DATED JAN. 7, 2015.

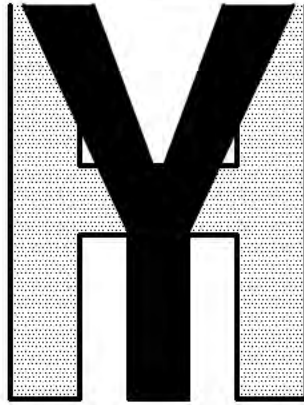
UNLESS STATED OTHERWISE, ANY MONUMENT REFERRED TO HEREIN AS AN
"IRON PIN SET" IS A SET 5/8" DIAMETER REBAR, 30" IN LENGTH, WITH A BLUE
PLASTIC CAP STAMPED "MI PLS 4001063317"

I HEREBY CERTIFY (OR STATE) THAT ALL PARTS OF THIS SURVEY AND
DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT
REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR SURVEYING IN THE
STATE OF MICHIGAN TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND
BELIEF.



Chick-fil-A

Chick-fil-A
5200 Buffington Road
Atlanta, Georgia 30349-2998



YOUNG & HOBBS
AND
ASSOCIATES

1202 CROSSLAND AVE.
CLARKSVILLE, TN 37040
PHONE 931-645-2524
FAX 931-645-2768

CHICK-FIL-A
HOLLAND FSR

2332 NORTH PARK DR, HOLLAND, MI 49424

FSR# 03605

REVISION SCHEDULE	NO.	DATE	DESCRIPTION
1			

YHA PROJECT #	187-24
DATE (FIELD)	11/12/24
DATE (OFFICE)	11/17/24
CHECKED BY	KAB

ALTA/NSPS LAND
TITLE SURVEY
SHEET 1 OF 1

SHEET NUMBER

C-010



Know what's below.
Call before you dig.

NOTES CORRESPONDING TO SCHEDULE B
SECTION II:

CHICAGO TITLE INSURANCE COMPANY
COMMITMENT DATE: SEPTEMBER 26, 2024 @ 8:00 A.M.
COMMITMENT NO.: 701240583NTS
ITEMS 1-2 ARE STANDARD EXCEPTIONS AND/OR NOT SURVEYING RELATED.

3. Mortgage as set forth below:
Mortgagor: Essenburg Car Wash of North Park, LLC, a Michigan Limited Liability Company
Mortgagee: Old National Bank
Dated: February 8, 2023
Recording Date: February 27, 2023
Recording No: Document No. 2023-0004444.
AFFECTS, NOT PLOTTABLE.

4. Covenants, conditions, restrictions and easements but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document

Recording No: Liber 1611, page 760, amended an Amendment to Declaration of Standards, Covenants, Easements, Conditions and Restrictions in Liber 1673, page 61 and further amended in Second Amendment to Declaration of Standards, Covenants, Easement, Conditions and Restrictions recorded in Liber 3150, page 68.
AFFECTS, NOT PLOTTABLE.

5. Covenants, conditions, restrictions and easements but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document

Recording No: Liber 1611, page 773, amended in an Amendment to Declaration of Restrictions recorded in Liber 1661, page 651, further amended in Second Amendment to Declaration of Restrictions recorded in Liber 1832, page 642, further amended in Third Amendment to Declaration of Restrictions recorded in Liber 1999, page 797 and further amended in Fourth Amendment to Declaration of Restrictions recorded in Liber 3150, page 85.
AFFECTS, NOT PLOTTABLE.

6. Right(s) of Way and/or Easement(s) and rights incidental thereto, as granted in a document:

Granted to: Consumers Power Company, now known as Consumers Energy
Recording No: Liber 389, page 341 and Liber 422, page 612.
AFFECTS, NOT PLOTTABLE.

7. Right(s) of Way and/or Easement(s) and rights incidental thereto, as granted in a document:

Granted to: County of Ottawa, a body corporate as authorized by the Constitution of the State of Michigan, acting by and through its Board of County Road Commissioners

Recording No: Liber 856, page 905.
DOES NOT AFFECT.

8. Right(s) of Way and/or Easement(s) and rights incidental thereto, as granted in a document:

Granted to: The City of Holland

Recording No: Liber 915, page 601.
AFFECTS, NOT PLOTTABLE.

9. Right(s) of Way and/or Easement(s) and rights incidental thereto, as granted in a document:

Granted to: Michigan Bell Telephone Company, a Michigan Corporation

Recording No: Liber 949, page 410.
DOES NOT AFFECT.

10. Right(s) of Way and/or Easement(s) and rights incidental thereto, as granted in a document:

Granted to: County of Ottawa, a body corporate as authorized by the Constitution of the State of Michigan, acting by and through its Board of County Road Commissioners

Recording No: Liber 1261, page 634.
DOES NOT AFFECT.

11. Terms, Covenants, Restrictions, Conditions, and other Provisions of Release of Right of Way as set forth below:

Recording No: Liber 1585, page 265.
DOES NOT AFFECT.

12. Terms, Covenants, Restrictions, Conditions, and other Provisions of Declaration of Sign Easement for Signage - Sam's as set forth below:

Recording No: Liber 1611, page 662.
AFFECTS, NOT PLOTTABLE.

13. Terms, Covenants, Restrictions, and Conditions of Ottawa County Road Commission - Public Highway Easement (James Street) as set forth below:

Recording No: Liber 1611, page 670.
DOES NOT AFFECT.

14. Terms, Covenants, Restrictions, and Conditions of Ottawa County Road Commission - Public Highway Easement (Lakewood Boulevard) as set forth below:

Recording No: Liber 1611, page 675.
DOES NOT AFFECT.

15. Right(s) of Way and/or Easement(s) and rights incidental thereto, as granted in a document:

Granted to: The County of Ottawa, a body corporate as authorized by the Constitution of the State of Michigan, acting by and through its Board of County Road Commissioners

Recording No: Liber 1611, page 679 and Liber 1611, page 688.
DOES NOT AFFECT.

16. Rights of others, and the terms, covenants and conditions in and to the use of the Easement(s) described in a Mutual Easement Agreement for Private Roadway and Signage as set forth below:

Recording No: Liber 1611, page 713 and amended in Liber 3150, page 37.
DOES NOT AFFECT.

17. Terms, Covenants, Restrictions, Conditions, and other Provisions of Declaration of Easement for Signage - Holland Association as set forth below:

Recording No: Liber 1611, page 743.
DOES NOT AFFECT.

18. Terms, Covenants, Restrictions, Conditions, and other Provisions of Declaration of Easement for Surface Drainage as set forth below:

Recording No: Liber 1611, page 752.
AFFECTS, AS SHOWN HEREON.

19. Terms, Covenants, and Conditions of Easement Agreement as set forth below:

Recording No: Liber 1621, page 36.
DOES NOT AFFECT.

20. Terms, Covenants, and Conditions of Declaration of Covenants as set forth below:

Recording No: Liber 1696, page 448.
AFFECTS, NOT PLOTTABLE.

21. Right(s) of Way and/or Easement(s) and rights incidental thereto, as granted in a document:

Granted to: City of Holland, a Municipal Corporation of Ottawa and Allegan Counties, acting by and through its Holland Board of Public Works

Recording No: Document No. 2016-0005837.
DOES NOT AFFECT.

LAND DESCRIPTION (AS SURVEYED):

BEING A PORTION OF THE ESSENBURG CAR WASH OF NORTH PARK, LLC PROPERTY, RECORDED IN INSTR. NO. 2021-0027333, IN THE COUNTY CLERK OFFICE FOR OTTAWA COUNTY, MICHIGAN, TO-WIT:

THAT PART OF THE NORTHWEST 1/4 OF SECTION 21, TOWN 5 NORTH, RANGE 15 WEST, HOLLAND TOWNSHIP, OTTAWA COUNTY, MICHIGAN, DESCRIBED AS: COMMENCING AT THE NORTH 1/4 CORNER OF SECTION 21; THENCE N 89°14'35" W A DISTANCE OF 259.23 FEET; THENCE S 17°16'09" E A DISTANCE OF 423.80 TO A 1/2" IRON P N FOUND, N THE WEST RIGHT OF WAY LINE OF US 31; THENCE LEAVING SAID RIGHT OF WAY WITH THE NORTH LINE OF THE CHICK-FIL-A, INC., PROPERTY, RECORDED IN DOC. NO. 2015-0019115 N 89°14'35" W A DISTANCE OF 42.06 FEET TO A 5/8" IRON P N SET, SAID IRON P N BEING THE TRUE POINT OF BEGINNING OF THIS TRACT; THENCE CONTINUING WITH SAID NORTH LINE N 89°14'35" W A DISTANCE OF 153.50 FEET TO A 5/8" IRON P N SET; THENCE ACROSS THE PARENT TRACT, AS FOLLOWS: N 00°45'25" E A DISTANCE OF 7.00 FEET TO A 5/8" IRON P N SET; THENCE S 89°14'35" E A DISTANCE OF 151.22 TO A 5/8" IRON P N SET; THENCE S 17°16'09" E A DISTANCE OF 7.36 FEET TO THE POINT OF BEGINNING, HAVING AN AREA OF 1,067 SQUARE FEET, 0.025 ACRES, MORE OR LESS.

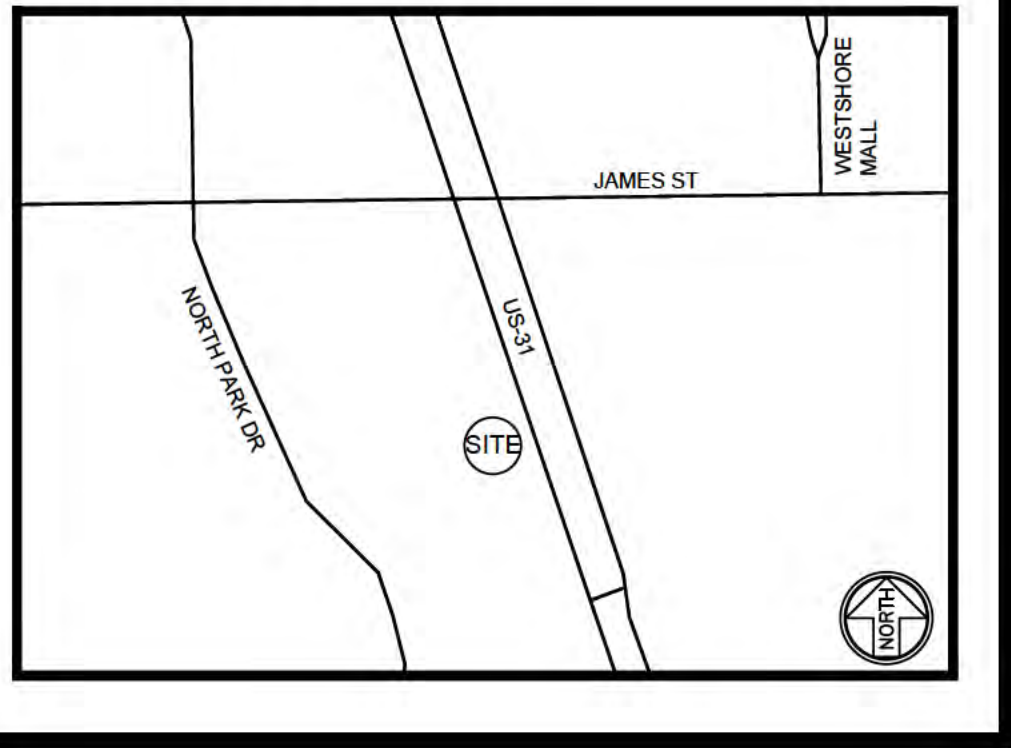
BOUNDARY NOTE:

BOUNDARY LINES SHOWN HEREON AND LABELED (NSL) ARE PROPOSED AND DO NOT EXIST ON RECORD AS OF THE TIME OF THIS ALTA/NSP'S LAND TITLE SURVEY. THE TITLE COMMITMENT PROVIDED TO THE SURVEYOR WAS FOR THE PARENT TRACT. THE TITLE COMMITMENT WAS REVIEWED AND RESPONSES LISTED HEREON REFLECT HOW THE EXCEPTION AFFECTS THE PROPOSED 0.025 ACRES PARCEL.

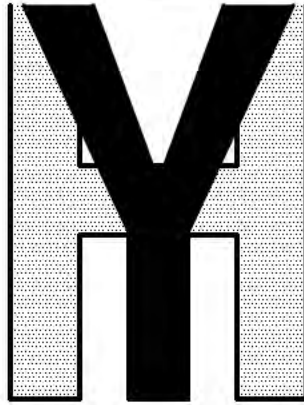
LEGEND

POC	POINT OF COMMENCEMENT
POB	POINT OF BEGINNING
IP	IRON P N SET (IPS)
IF	IRON P N FOUND, AS NOTED
B	BENCHMARK, AS NOTED
WV	WATER VALVE
EM	ELECTRIC METER
EB	ELECTRIC BOX
B	BOLLARD
S	SIGN, AS NOTED
R	ROOF DRAIN
IV	IRRIGATION VALVE
FP	FOC PULL BOX
TB	TELEPHONE BOX
SC	SEWER CLEAN OUT
SM	SEWER MANHOLE
CN	CURB INLET
GI	GRATE INLET
SMH	STORM MANHOLE
PL	PROPERTY LINE
EL	EASEMENT LINE
SL	SETBACK LINES
E	UNDERGROUND ELECTRIC
X	FENCE LINE
G	GRASS LINE, AS NOTED
W	WATER LINE, AS NOTED
SS	SANITARY SEWER, AS NOTED
UST	UNDERGROUND TELEPHONE
ST	STORM SEWER PIPE, AS NOTED
?	UNKNOWN UNDERGROUND UTILITY
---	OVERHANG
~~~~~	PLANTER

LOCATION MAP NTS



Chick-fil-A  
5200 Buffington Road  
Atlanta, Georgia 30349-2998



YOUNG - HOBBS  
AND  
ASSOCIATES

1202 CROSSLAND AVE.  
CLARKSVILLE, TN 37040  
PHONE 931-645-2524  
FAX 931-645-2768

SURVEYOR'S CERTIFICATION:

To: CHICK-FIL-A, INC., A GEORGIA CORPORATION, AND CHICAGO TITLE INSURANCE COMPANY.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSP'S LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSP'S, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6(a), 7(a), 7(b)(1), 7(c), 8, 9, 10(a), 11, 13, 14, 16, 17, 18, AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON NOVEMBER 12, 2024.

DATE OF PLAT OR MAP: NOVEMBER 17, 2024.

DAVE R. HOBBS PS 4001063317  
dave@younghobbs.com

DATE

TABLE A NOTES:

ITEM 3: THIS PROPERTY IS LOCATED WITHIN AN AREA HAVING ZONE DESIGNATIONS OF ZONE "X" BY THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, ON FLOOD INSURANCE RATE MAP NO. 28138Z0312E, WITH AN EFFECTIVE DATE OF DEC. 16, 2011, IN TOWNSHIP OF HOLLAND, STATE OF MICHIGAN, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.

ITEM 5: CONTOURS WERE DERIVED FROM RANDOM SHOTS AND CROSS-SECTIONS AND ARE SHOWN AT ONE FOOT INTERVALS. ELEVATIONS SHOWN HEREON ARE BASED ON GPS OBSERVATIONS TOGETHER WITH AN OPUS SOLUTION, DATED 11/12/2024 (NAV088, GEOID125).

ITEM 6A: NO ZONING LETTER SENT TO THIS SURVEYOR.

ITEM 16: THERE WAS NO EVIDENCE OF RECENT EARTH MOVING, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

ITEM 17: THERE WAS NO EVIDENCE OF RECENT CHANGES IN STREET RIGHT OF WAY LINES. THERE WAS NO EVIDENCE OF RECENT OR STREET SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

SURVEY NOTES:

INFORMATION REGARDING THE PRESENCE, SIZE AND LOCATION OF UNDERGROUND UTILITIES IS SHOWN HEREON. THIS INFORMATION HAS BEEN SHOWN BASED ON THE LOCATION OF ABOVE GROUND APPURTENANCES, AVAILABLE DESIGN PLANS, AND FLAGS AND PAINT PLACED BY THE UNDERGROUND PROTECTION SERVICE. NO CERTIFICATION IS MADE AS TO THE ACCURACY OF THOROUGHNESS OF THE INFORMATION CONCERNING UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON. (MICHIGAN ONE CALL 811 OR 1-800-482-7171.)

NO PRIVATE UTILITY LOCATE WAS PERFORMED ON THIS SITE AT THE TIME OF THIS SURVEY.

CONTACT PROPER AUTHORITIES BEFORE BUILDING NEAR UTILITY LINES, FOR EASEMENT WIDTH AND RESTRICTIONS. UTILITIES ARE APPROXIMATE AND SHOULD BE VERIFIED PRIOR TO ANY CONSTRUCTION.

THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PERSON OR ENTITIES NAMED HEREON. NO EXPRESS OR IMPLIED WARRANTIES WITH RESPECT TO THE INFORMATION SHOWN HEREON IS TO BE EXTENDED TO ANY PERSONS OR ENTITIES OTHER THAN THOSE SHOWN HEREON.

LIST OF ENCROACHMENTS: NONE.

AT THE TIME OF THIS SURVEY THERE WAS NO OBSERVED EVIDENCE ON SITE OF USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.

AT THE TIME OF THIS SURVEY THERE WAS NO DEL NEATION OF WETLANDS ON THIS SITE.

AT THE TIME OF THIS SURVEY THERE WAS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION REPAIRS.

GROUND MEASUREMENTS ARE USED AS THE BASIS FOR LOCATION OF ALL FEATURES OF THE SUBJECT PROPERTY.

AT THE TIME OF THIS SURVEY THERE WAS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.

ALL MATTERS SHOWN ON RECORDED PLATS ARE SHOWN ON SURVEY.

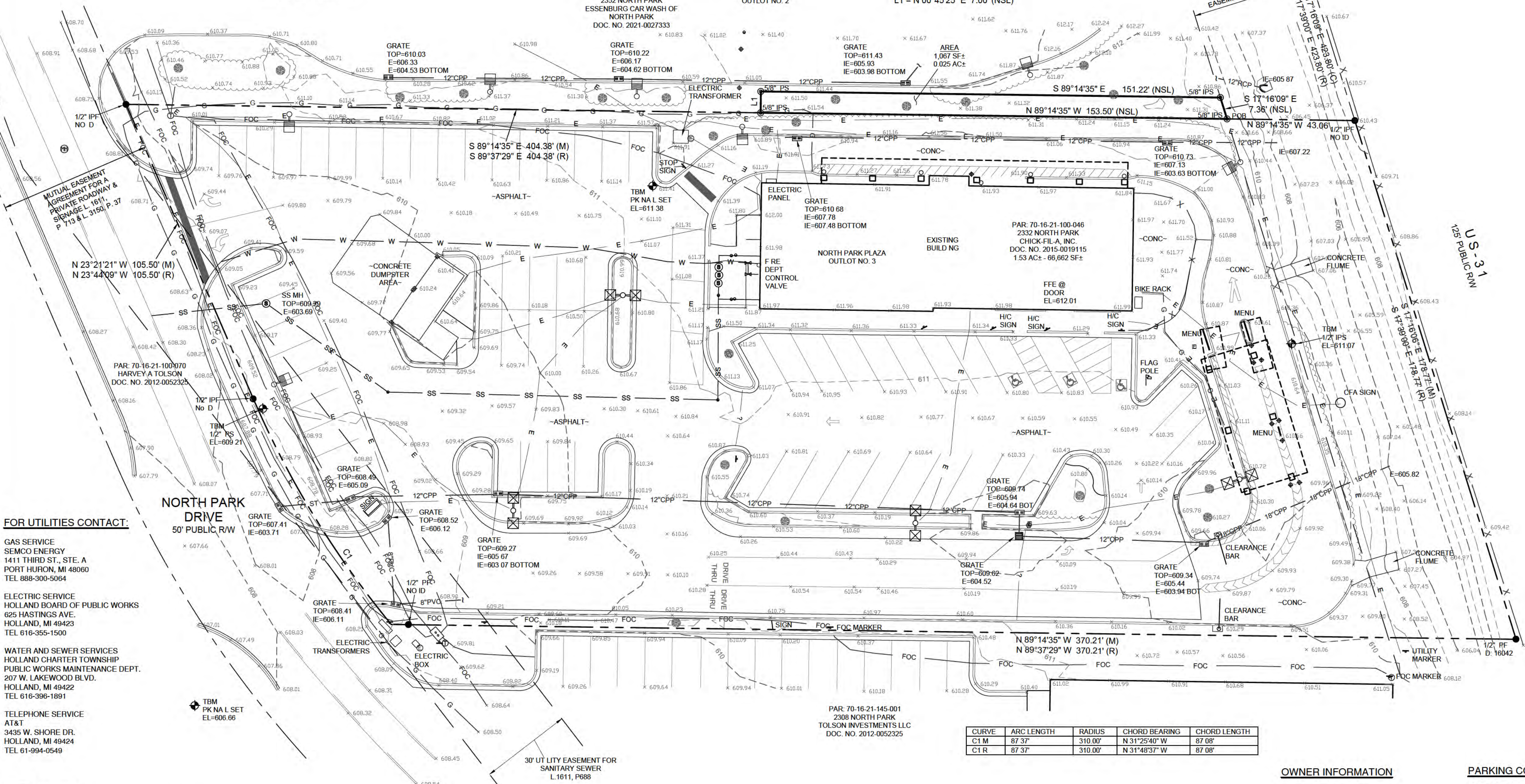
A TITLE REPORT WAS PROVIDED TO THE SURVEYOR.

THE PROPERTY DESCRIBED IN THE TITLE COMMITMENT IS THE SAME PROPERTY AS DEPICTED ON THE SURVEY.

EASEMENTS SHOWN ON OUTLOT NO. 3 IS FROM ALTA SURVEY BY SPICES GROUP-JEFFERY E. WOOD PS 41115, DATED JAN. 7, 2015.

UNLESS STATED OTHERWISE, ANY MONUMENT REFERRED TO HEREIN AS AN "IRON P N SET" IS A SET 5/8" DIAMETER REBAR, 30" IN LENGTH, WITH A BLUE PLASTIC CAP STAMPED "MI PLS 4001063317"

I HEREBY CERTIFY (OR STATE) THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF MICHIGAN TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF.



FOR UTILITIES CONTACT:

GAS SERVICE  
SEMCO ENERGY  
1411 THIRD ST., STE. A  
PORT HURON, MI 48060  
TEL 888-300-5064

ELECTRIC SERVICE  
HOLLAND BOARD OF PUBLIC WORKS  
625 HASTINGS AVE.  
HOLLAND, MI 49423  
TEL 616-355-1500

WATER AND SEWER SERVICES  
HOLLAND CHARTER TOWNSHIP  
PUBLIC WORKS MAINTENANCE DEPT.  
207 W. LAKEWOOD BLVD.  
HOLLAND, MI 49422  
TEL 616-396-1891

TELEPHONE SERVICE  
AT&T  
3435 W. SHORE DR.  
HOLLAND, MI 49424  
TEL 611-994-0549



Know what's below.  
Call before you dig.

CURVE	ARC LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1 M	87.37'	310.00'	N 31°25'40" W	87.08'
C1 R	87.37'	310.00'	N 31°48'37" W	87.08'

OWNER INFORMATION

PAR: 70-16-21-100-045  
2352 NORTH PARK  
ESSENBURG CAR WASH OF NORTH PARK  
DOC. NO. 2021-0027333

PART OF THE NW 1/4 OF SECTION 21,  
TOWN 5 NORTH, RANGE 15 WEST,  
HOLLAND TOWNSHIP, OTTAWA COUNTY,  
MICHIGAN

PARKING COUNT

REGULAR - 0  
HANDICAP - 0

SITE ADDRESS

P/O 2352 NORTH PARK DR  
HOLLAND, MI 49424

CHICK-FIL-A

HOLLAND FSR

2332 NORTH PARK DR, HOLLAND, MI 49424

FSR# 03605

REVISION	SCHEDULE	NO.	DATE	DESCRIPTION
1				

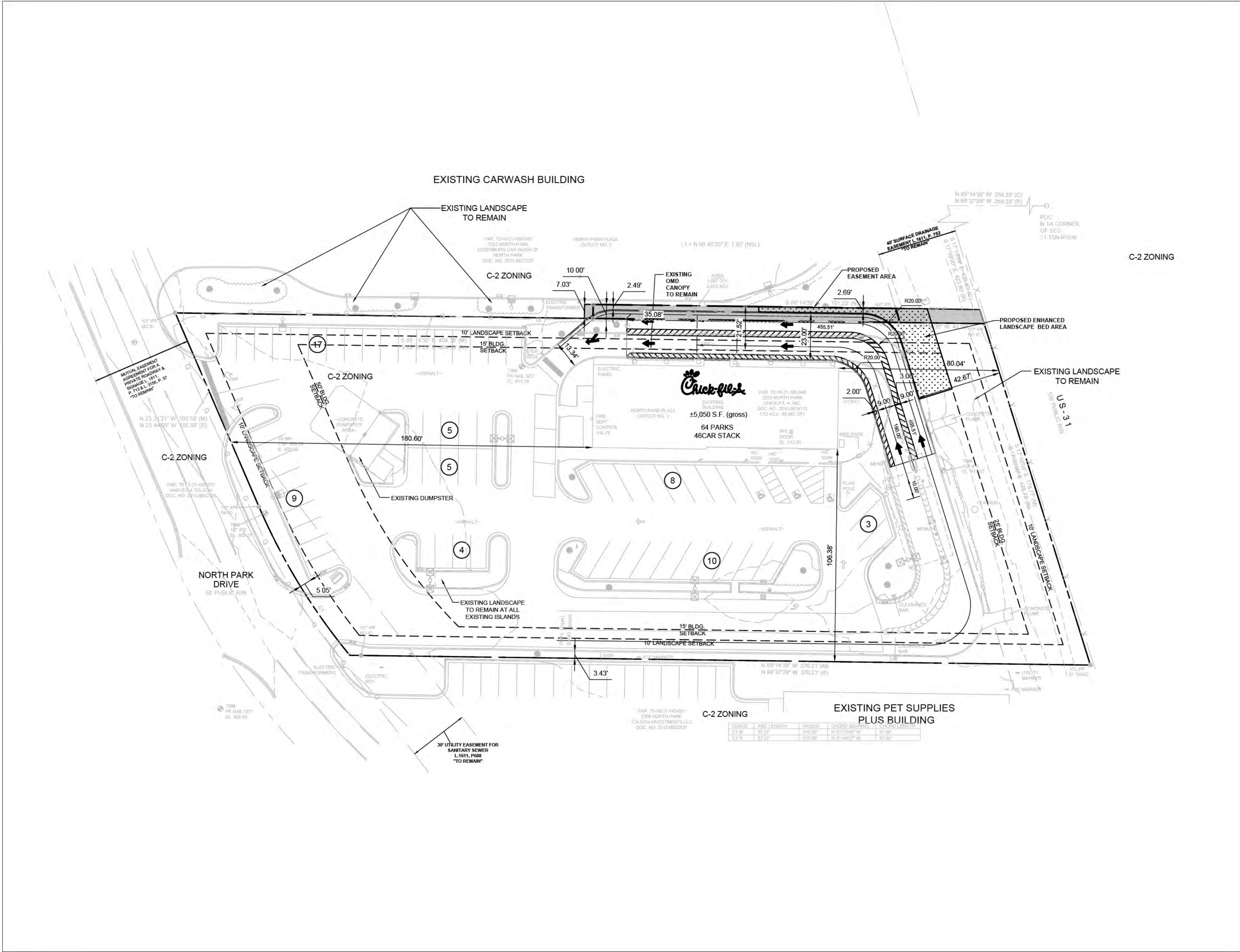
YHA PROJECT #	187-24
DATE (FIELD)	11/12/24
DATE (OFFICE)	11/17/24
CHECKED BY	KAB

ALTA/NSP'S LAND  
TITLE SURVEY  
SHEET 1 OF 1

SHEET NUMBER

C-010





SITE DATA:

PROJECT NARRATIVE: CHICK-FIL-A IS PROPOSING TO EXPAND THE EXISTING DRIVE-THRU LANES IN ORDER TO HAVE TWO LANES OF DRIVE-THRU MEAL DELIVERY.

ZONING - C-2 COMMUNITY COMMERCIAL DISTRICT

PARCEL SIZE - 1.51 ACRES

BUILDING SETBACKS:	REQUIRED:	PROVIDED:
FRONT (WEST)	50'	180.60'
LEFT SIDE (NORTH)	15'	21.52'
RIGHT SIDE(SOUTH)	15'	106.38'
REAR (EAST)	25'	80.04'

LANDSCAPE BUFFERS/ SETBACK:	REQUIRED:	PROVIDED:
FRONT (WEST)	10'	5.05'
LEFT SIDE (NORTH)	10'	2.49'
RIGHT SIDE(SOUTH)	10'	3.43'
REAR (EAST)	10'	42.67'

FEMA FLOOD ZONE NOTE:-

THIS PROPERTY IS LOCATED WITHIN AN AREA HAVING ZONE DESIGNATIONS OF ZONE "X" BY THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, ON FLOOD INSURANCE RATE MAP NO. 26139C0312E, WITH AN EFFECTIVE DATE OF DEC. 16, 2011, IN TOWNSHIP OF HOLLAND, STATE OF MICHIGAN, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.

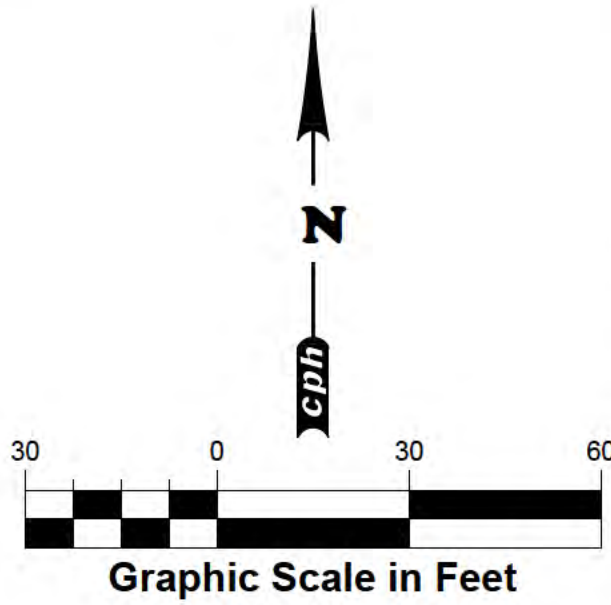
LEGAL DECRPTION:-

BEING A PORTION OF THE ESSENBURG CAR WASH OF NORTH PARK, LLC PROPERTY, RECORDED IN INSTR. NO. 2021-0027333, IN THE COUNTY CLERK OFFICE FOR OTTAWA COUNTY, MICHIGAN, TO-WIT:

THAT PART OF THE NORTHWEST ¼ OF SECTION 21, TOWN 5 NORTH, RANGE 15 WEST, HOLLAND TOWNSHIP, OTTAWA COUNTY, MICHIGAN, DESCRIBED AS: COMMENCING AT THE NORTH ¼ CORNER OF SECTION 21; THENCE N 89°14'35" W A DISTANCE OF 259.23 FEET; THENCE S 17°16'09" E A DISTANCE OF 423.80 TO A 1/2" IRON PIN FOUND IN THE WEST RIGHT OF WAY LINE OF US 31; THENCE LEAVING SAID RIGHT OF WAY WITH THE NORTH LINE OF THE CHICK-FIL-A, INC., PROPERTY, RECORDED IN DOC. NO. 2015-0019115 N 89°14'35" W A DISTANCE OF 42.06 FEET TO A 5/8" IRON PIN SET, SAID IRON PIN BEING THE TRUE POINT OF BEGINNING OF THIS TRACT; THENCE CONTINUING WITH SAID NORTH LINE N 89°14'35" W A DISTANCE OF 153.50 FEET TO A 5/8" IRON PIN SET; THENCE ACROSS THE PARENT TRACT, AS FOLLOWS: N 00°45'25" E A DISTANCE OF 7.00 FEET TO A 5/8" IRON PIN SET; THENCE S 89°14'35" E A DISTANCE OF 151.22 TO A 5/8" IRON PIN SET; THENCE S 17°16'09" E A DISTANCE OF 7.36 FEET FEET TO THE POINT OF BEGINNING, HAVING AN AREA OF 1,067 SQUARE FEET, 0.025 ACRES, MORE OR LESS.

EXISTING PARKING TO REMAIN

REGULAR	40 SPACES
ANGULAR	21 SPACES
HANDICAP	03 SPACES
TOTAL	64 SPACES



Chick-fil-A  
5200 Buffington Road  
Atlanta, Georgia  
30349-2998



500 West Fulton Street  
Sanford, FL 32771  
Ph: 407.322.6841

Plans Prepared By:  
CPH, LLC  
A Full Service A & E Firm

JASON L. TOOLE, P.E.  
6201311849

This item has been digitally signed and sealed by Jason L. Toole, P.E. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

**CHICK-FIL-A**  
**3605 Holland**  
**2332 N PARK DR, HOLLAND,**  
**OTTAWA MICHIGAN 49424**  
**OTTAWA COUNTY MICHIGAN**

**FSR#03605**

BUILDING TYPE / SIZE: P1X LS LRG  
RELEASE: vX.YY.MM

REVISION SCHEDULE

NO.	DATE	DESCRIPTION
1		
2		
3		
4		

CONSULTANT PROJECT # C2500895

PRINTED FOR Project Status

DATE 12/01/2025

DRAWN BY CPH Inc.

Information contained on this drawing and in all digital files produced for above named project may not be reproduced in any manner without express written or verbal consent from authorized project representatives.

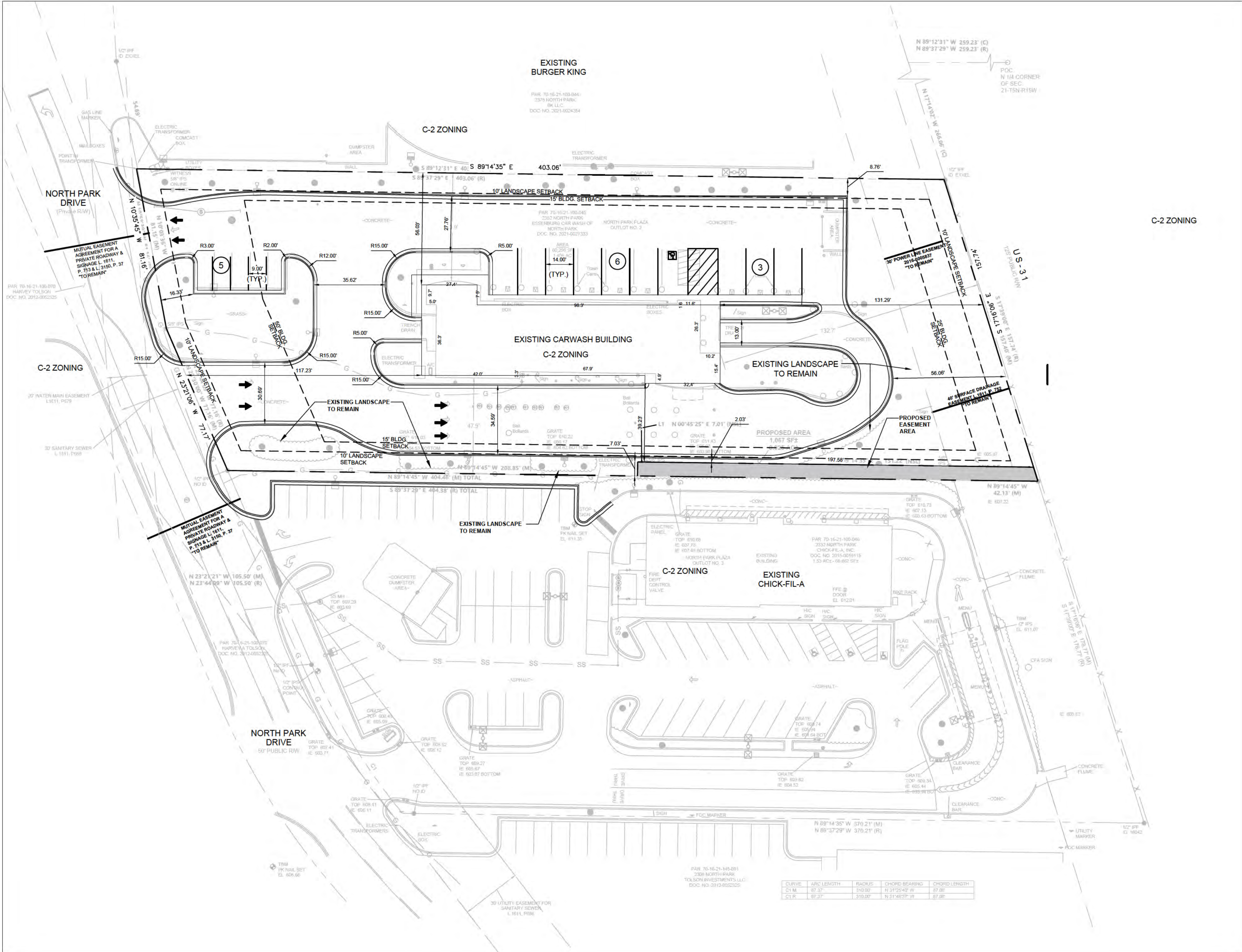
SHEET  
PUD PLAN 1

SHEET NUMBER

C-2.0

Project Status





SITE DATA:

PROJECT NARRATIVE: EXISTING CARWASH WILL REMAIN UNCHANGED. THERE IS A PROPOSED REDUCTION IN SOUTH SIDE BUFFER WHERE EXISTING PROPERTY IS BEING PROPOSED TO BE ADDED TO THE ADJACENT CHICK-FIL-A PARCEL.

ZONING - C-2 COMMUNITY COMMERCIAL DISTRICT

PARCEL SIZE - 1.40 ACRES

BUILDING SETBACKS:	REQUIRED:	PROVIDED:
FRONT (WEST)	50'	117.23'
LEFT SIDE (NORTH)	15'	56.03'
RIGHT SIDE(SOUTH)	15'	39.23'
REAR (EAST)	25'	131.29'

LANDSCAPE BUFFERS/ SETBACKS:	REQUIRED:	PROVIDED:
FRONT (WEST)	10'	16.33'
LEFT SIDE (NORTH)	10'	8.76'
RIGHT SIDE(SOUTH)	10'	2.03'
REAR (EAST)	10'	56.10'

FEMA FLOOD ZONE NOTE:-

THIS PROPERTY IS LOCATED WITHIN AN AREA HAVING ZONE DESIGNATIONS OF ZONE "X" BY THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, ON FLOOD INSURANCE RATE MAP NO. 26139C0312E, WITH AN EFFECTIVE DATE OF DEC. 16, 2011, IN TOWNSHIP OF HOLLAND, STATE OF MICHIGAN, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.

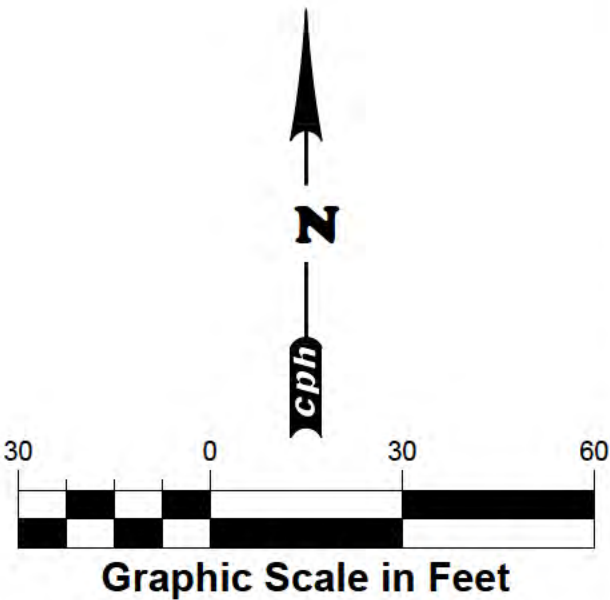
LEGAL DECRPTION:-

LAND SITUATED IN THE STATE OF MICHIGAN, COUNTY OF OTTAWA, TOWNSHIP OF HOLLAND.

THAT PART OF THE NORTHWEST QUARTER OF SECTION 21, TOWN 5 NORTH, RANGE 15 WEST, HOLLAND TOWNSHIP, OTTAWA COUNTY, MICHIGAN, DESCRIBED AS: COMMENCING AT THE NORTH QUARTER CORNER OF SECTION 21; THENCE NORTH 89 DEGREES 37 MINUTES 29 SECONDS WEST 259.23 FEET ALONG THE NORTH LINE OF SECTION 21; THENCE SOUTH 17 DEGREES 39 MINUTES 00 SECONDS EAST 266.06 FEET ALONG THE WESTERLY LINE OF HIGHWAY US-31 RIGHT-OF-WAY TO THE PLACE OF BEGINNING OF THIS DESCRIPTION; THENCE SOUTH 17 DEGREES 39 MINUTES 00 SECONDS EAST 157.74 FEET ALONG SAID WESTERLY LINE; THENCE LEAVING SAID WESTERLY LINE NORTH 89 DEGREES 37 MINUTES 29 SECONDS WEST 404.37 FEET; THENCE NORTH 23 DEGREES 44 MINUTES 09 SECONDS WEST 77.16 FEET THENCE NORTH 10 DEGREES 58 MINUTES 38 SECONDS WEST 81.16 FEET; THENCE SOUTH 89 DEGREES 37 MINUTES 29 SECONDS EAST 403.06 FEET TO THE PLACE OF BEGINNING.

EXISTING PARKING TO REMAIN

REGULAR	14 SPACES
HANDICAP	01 SPACES
TOTAL	15 SPACES



Chick-fil-A  
5200 Buffington Road  
Atlanta, Georgia  
30349-2998



Building Better  
Communities Together

500 West Fulton Street  
Sanford, FL 32771  
Ph: 407.322.6841

Plans Prepared By:  
CPH, LLC  
A Full Service A & E Firm

JASON L. TOOLE, P.E.  
6201311849

This item has been digitally signed and sealed by Jason L. Toole, P.E. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

**CHICK-FIL-A**  
**3605 Holland**  
**2332 N PARK DR, HOLLAND,**  
**OTTAWA MICHIGAN 49424**  
**OTTAWA COUNTY MICHIGAN**

**FSR#03605**

BUILDING TYPE / SIZE: P1X LS LRG  
RELEASE: vX.YY.MM

REVISION SCHEDULE

NO.	DATE	DESCRIPTION
1		
2		
3		
4		

CONSULTANT PROJECT # C2500895

PRINTED FOR Project Status

DATE 12/01/2025

DRAWN BY CPH Inc.

Information contained on this drawing and in all digital files produced for above named project may not be reproduced in any manner without express written or verbal consent from authorized project representatives.

SHEET  
PUD PLAN 2

SHEET NUMBER

C-2.1