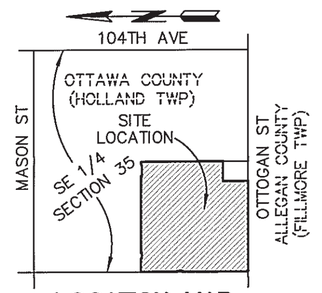
RESTRICTION NOTE:
THIS PLAT IS SUBJECT TO RESTRICTIONS AS REQUIRED BY ACT 288, OF 1967, AS AMENDED ON CERTAIN LOTS WITH RESPECT TO THE REQUIREMENTS OF THE OTTAWA COUNTY DRAIN COMMISSIONER WHICH ARE RECORDED IN DOCUMENT NO. _____ OF RECORDS OF THIS COUNTY.

WESTWOOD ESTATES

PART OF THE SE 1/4 OF
SECTION 35, T5N, R15W, HOLLAND TOWNSHIP
OTTAWA COUNTY, MICHIGAN

SOUTHEAST CORNER
SECTION 35, T5N, R15W
HOLLAND TOWNSHIP
OTTAWA COUNTY, MICHIGAN
REMON LIBER 1, PAGE 471



LOCATION MAP
NOT TO SCALE

MATCH LINE– SEE SHEET 6 OF 9

MATCH LINE– SEE SHEET 6 OF 9

MATCH LINE– SEE SHEET 4 OF 9

MATCH LINE– SEE SHEET 2 OF 9

MATCH LINE– SEE SHEET 2 OF 9

MATCH LINE– SEE SHEET 2 OF 9

N02°09'41"E 404.73'

S87°50'19"E 66.00'

66.00'

S02°09'41"W 168.26'

168.26'

N89°31'11"W 37.03'

N11°48'12"E

287.95'

160' PRIVATE EASEMENT FOR ELECTRIC PURPOSES TO CONSUMERS ENERGY AS PER INST. NO. 2024–0012379

10' PRIVATE EASEMENT FOR PUBLIC UTILITIES

160'

217.46'

N86°13'14"W

PVT. ESMT. FOR STORM WATER DETENTION AND PONDING TO THE BREES PARK SOUTH DRAIN DRAINAGE DISTRICT

S11°48'12"W

VARIABLE WIDTH PVT. ESMT. FOR DRAINAGE TO NO. 47 INTERCOUNTY DRAIN DRAINAGE DISTRICT AS PER INST NO. 2025–_____

S00°35'52"W 135.50'

S89°31'11"E 86.88'

S00°28'49"W 41.51' 86.79'

S89°31'11"E 28.79'

S00°35'52"W 181.18'

139.67'

S00°28'49"W 139.56'

34.13'

C1

264.57'

18.39'

N86°17'20"E 70.21'

51.82'

34.86'

C4

BREES PARK
(PRIVATE)

29

SPIREA AVENUE
(66' PUBLIC R.O.W.)

PEPPERMINT DRIVE
(66' PUBLIC R.O.W.)

66.00'

S87°50'19"E 197.19'

192.64'

S87°50'19"E 197.19'

S02°09'41"W 171.43'

96.61'

64.76'

60.62'

S00°30'20"W 178.68'

118.06'

37.03'

59.43'

76.15'

87.0'

10' PRIVATE EASEMENT FOR PUBLIC UTILITIES

10.06'

20' PRIVATE EASEMENT FOR DRAINAGE TO THE WESTWOOD PARK EAST DRAIN DRAINAGE DISTRICT

PVT. ESMT. FOR SIDEWALK PURPOSES

58.21'

66.00'

50'

33'

83'

30'

18.18'

35.08'

5'

N88°50'16"E 230.15'

10' PRIVATE EASEMENT FOR PUBLIC UTILITIES

S77°54'19"E 20.00'

S89°31'11"E

N11°40'34"E 189.72'

187.82'

307.70'

N12°05'41"E

20'

77.18'

59.53'

160'

N89°31'11"W 187.50'

100.72'

VARIABLE WIDTH PRIVATE ESMT. TO CONSUMERS ENERGY FOR ELECTRIC PURPOSES AS PER INST. NO. 2025–0004090

30' PVT. ESMT. FOR SANITARY SEWER TO HOLLAND CHARTER TOWNSHIP AS PER INST. NO. 2025–

S89°19'08"E 465.52'

399.51'

187.45'

30'

167.48'

N12°05'41"E 70.22'

S77°54'19"E 20.00'

31.70'

21.08'

102.22'

N00°28'49"E 156.49'

64.73'

70.67'

S00°28'49"W 199.19'

118.06'

1082.65'

N89°31'11"W

SOUTH LINE, SE 1/4, SEC. 35

2645.94'

OTTOGAN STREET
R/W PER LIBER 5737,
PAGES 378–379 (50' WIDE)

ALLEGAN COUNTY
(FILLMORE TOWNSHIP)

OTTAWA COUNTY
(HOLLAND TOWNSHIP)

UNPLATTED

1

2

3

4

5

6

C2

27.37'

4.55'

S83°08'06"E 181.82'

50' PRIVATE EASEMENT TO MICHIGAN GAS & ELECTRIC COMPANY FOR GAS MAIN PURPOSES AS PER LIBER 386, PAGE 93

20'

165.77'

60.27'

60.78'

38.92'

S89°31'11"E

5' PRIVATE EASEMENT FOR ELECTRIC PURPOSES TO THE HOLLAND BOARD OF PUBLIC WORKS

N86°17'20"E 70.21'

153.51'

S89°25'08"W 77.43'

S01°09'44"E 8.98'

N11°40'34"E

126.25'

339.54'

WESTWOOD PARK
(PRIVATE)

S00°28'49"W 95.84'

S00°28'49"W 150.00' (R.)

24.36'

C3

35.42'

S89°25'08"W

S00°28'49"W 113.36'

10'

20'

58.90'

S89°31'11"E 203.72'

294.43'

50'

S51°52'20"E

30'

83'

112.35'

77.47'

N69°38'08"W 8.85'

N10°36'49"E 154.60' (R.)

S00°28'49"W 202.20'

191.05'

S51°52'20"E

50'

33'

22.36'

63.15'

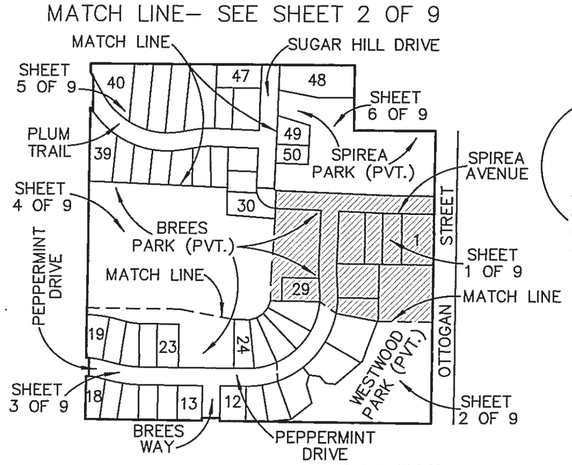
56.85'

29.84'

30.00'

20' PRIVATE EASEMENT FOR DRAINAGE TO THE WESTWOOD PARK EAST DRAIN DRAINAGE DISTRICT

SOUTH 1/4 CORNER
SECTION 35, T5N, R15W
HOLLAND TOWNSHIP
OTTAWA COUNTY, MICHIGAN
REMON LIBER 3, PAGE 44



SHEET INDEX AND PARKS DETAIL
NOT TO SCALE

TABLE OF CURVES				
CURVE	LENGTH	RADIUS	LONG CHORD	DELTA
C1	34.13'	333.00'	S89°13'31"W 34.12'	5°52'21"
C2	27.37'	267.00'	S89°13'31"W 27.35'	5°52'21"
C3	546.95'	333.00'	S46°39'26"E 487.51'	94°06'26"
C4	438.54'	267.00'	S46°39'26"E 390.88'	94°06'26"

GRAPHIC SCALE
40' 0 20' 40'
1 INCH = 40 ft.

CERTIFIED TRUE COPY

LEGEND

ALL DIMENSIONS ARE IN FEET AND DECIMAL PORTION THEREOF.

CURVILINEAR MEASUREMENTS ARE ARC MEASUREMENTS.

PLAT BEARINGS ARE BASED ON THE RECORDED SITE CONDOMINIUM OF "KNOLLWOOD" AS RECORDED IN LIBER 4630, PAGES 794–857 AND RESTATED MASTER DEED AS RECORDED IN INST. NO. 2020–0004451

MONUMENTS OF STEEL BARS 1/2 INCH IN DIAMETER AND 36 INCHES LONG, ENCASED IN CONCRETE 4 INCHES IN DIAMETER, HAVE BEEN SET AT ALL POINTS MARKED (○).

SET LOT CORNERS ARE MARKED BY STEEL BARS 1/2 INCH IN DIAMETER AND 18 INCHES LONG, WITH SURVEY CAP MARKED ROOSIEN 31604.

R = RADIAL, LINES NOT MARKED ARE NON–RADIAL

INST. = INSTRUMENT

STATE OF MICHIGAN
MICHAEL MANNING
PROFESSIONAL SURVEYOR
No. 4001051481
LICENSED PROFESSIONAL SURVEYOR

ADCCRC, LLC
ROOSIEN & ASSOCIATES (ASSUMED NAME)
5055 PLAINFIELD AVENUE, NE
GRAND RAPIDS, MICHIGAN 49525

MICHAEL MANNING — MAY 6, 2025
PROFESSIONAL SURVEYOR NO. 4001051481 — DATE

MATTHEW D COLE, MEMBER — MAY 6, 2025
PROFESSIONAL ENGINEER 6201048572 — DATE

ADCCRC, LLC
ROOSIEN & ASSOCIATES (ASSUMED NAME)
5055 PLAINFIELD AVENUE, NE
GRAND RAPIDS, MICHIGAN 49525

Michael Manning — MAY 6, 2025
MICHAEL MANNING — DATE
PROFESSIONAL SURVEYOR NO. 4001051481

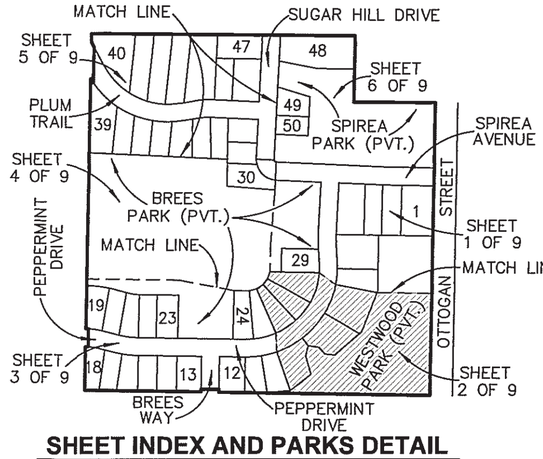
Matthew D Cole — MAY 6, 2025
MATTHEW D COLE, MEMBER — DATE
PROFESSIONAL ENGINEER 6201048572

STATE OF MICHIGAN
MICHAEL MANNING
PROFESSIONAL SURVEYOR
No. 4001051481
LICENSED PROFESSIONAL SURVEYOR

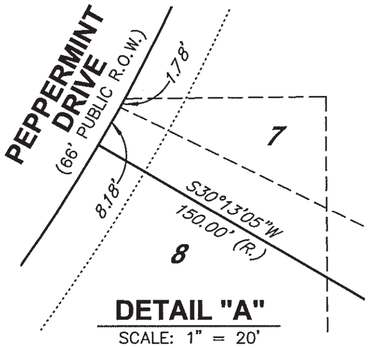
WESTWOOD ESTATES

PART OF THE SE 1/4 OF
SECTION 35, T5N, R15W, HOLLAND TOWNSHIP
OTTAWA COUNTY, MICHIGAN

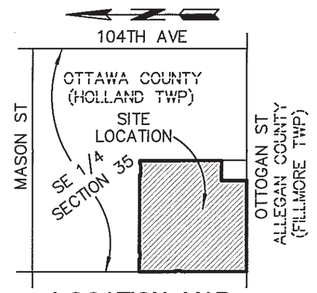
TABLE OF CURVES				
CURVE	LENGTH	RADIUS	LONG CHORD	DELTA
C3	546.95'	333.00'	S46°39'26"E 487.51'	94°06'26"
C4	438.54'	267.00'	S46°39'26"E 390.88'	94°06'26"



SHEET INDEX AND PARKS DETAIL
NOT TO SCALE

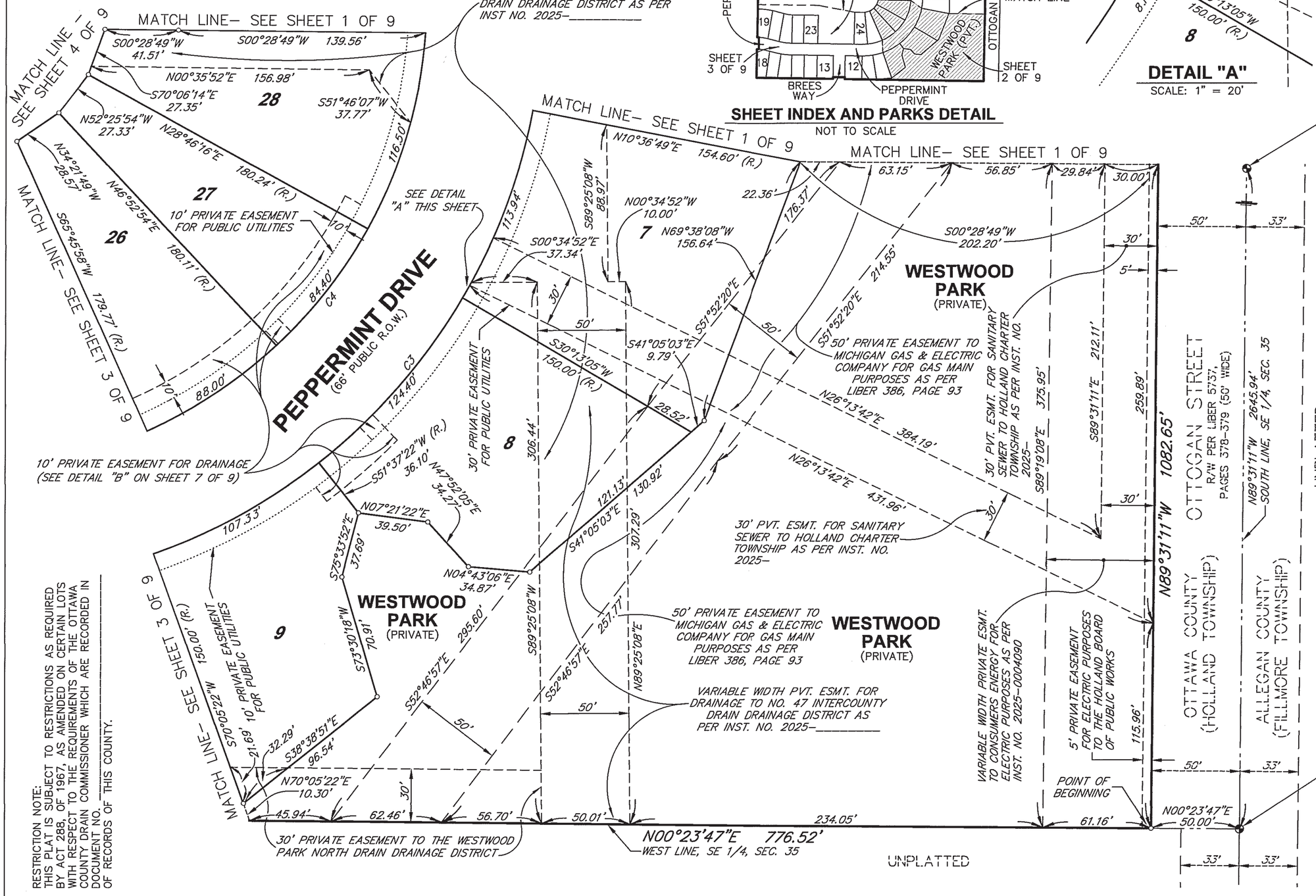


DETAIL "A"
SCALE: 1" = 20'



LOCATION MAP
NOT TO SCALE

CERTIFIED TRUE COPY



LEGEND

ALL DIMENSIONS ARE IN FEET AND DECIMAL PORTION THEREOF.

CURVILINEAR MEASUREMENTS ARE ARC MEASUREMENTS.

PLAT BEARINGS ARE BASED ON THE RECORDED SITE CONDOMINIUM OF "KNOLLWOOD" AS RECORDED IN LIBER 4630, PAGES 794–857 AND RESTATED MASTER DEED AS RECORDED IN INST. NO. 2020–0004451

MONUMENTS OF STEEL BARS 1/2 INCH IN DIAMETER AND 36 INCHES LONG, ENCASED IN CONCRETE 4 INCHES IN DIAMETER, HAVE BEEN SET AT ALL POINTS MARKED (○).

SET LOT CORNERS ARE MARKED BY STEEL BARS 1/2 INCH IN DIAMETER AND 18 INCHES LONG, WITH SURVEY CAP MARKED ROOSIEN 31604.

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INST. = INSTRUMENT

RESTRICTION NOTE:
THIS PLAT IS SUBJECT TO RESTRICTIONS AS REQUIRED BY ACT 288, OF 1967, AS AMENDED ON CERTAIN LOTS WITH RESPECT TO THE REQUIREMENTS OF THE OTTAWA COUNTY DRAIN COMMISSIONER WHICH ARE RECORDED IN DOCUMENT NO. _____ OF RECORDS OF THIS COUNTY.

ADCCRC, LLC
ROOSIEN & ASSOCIATES (ASSUMED NAME)
5055 PLAINFIELD AVENUE, NE
GRAND RAPIDS, MICHIGAN 49525

Michael Manning — MAY 6, 2025
MICHAEL MANNING — DATE
PROFESSIONAL SURVEYOR NO. 4001051481

Matthew D Cole — MAY 6, 2025
MATTHEW D COLE, MEMBER — DATE
PROFESSIONAL ENGINEER 6201048572

STATE OF MICHIGAN — MICHAEL MANNING — PROFESSIONAL SURVEYOR No. 4001051481 — LICENSED PROFESSIONAL SURVEYOR

WESTWOOD ESTATES

PART OF THE SE 1/4 OF
SECTION 35, T5N, R15W, HOLLAND TOWNSHIP
OTTAWA COUNTY, MICHIGAN

RESTRICTION NOTE:
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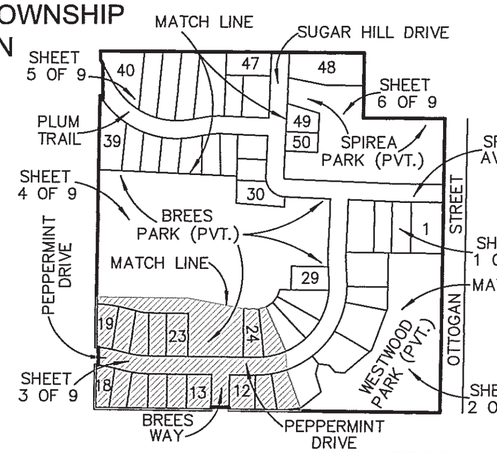
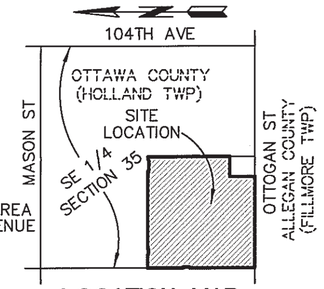
CERTIFIED TRUE COPY

TABLE OF CURVES				
CURVE	LENGTH	RADIUS	LONG CHORD	DELTA
C3	546.95'	333.00'	S46°39'26"E 487.51'	94°06'26"
C4	438.54'	267.00'	S46°39'26"E 390.88'	94°06'26"
C5	77.68'	333.00'	S07°04'46"W 77.51'	13°21'58"
C6	62.29'	267.00'	S07°04'46"W 62.15'	13°21'58"
C7	58.64'	333.00'	N08°43'04"E 58.56'	10°05'22"
C8	43.34'	267.00'	N09°06'45"E 43.29'	9°18'00"
C9	105.73'	493.00'	N07°37'07"E 105.53'	12°17'16"
C10	24.96'	107.00'	S07°04'46"W 24.90'	13°21'58"



SHEET INDEX AND PARKS DETAIL

NOT TO SCALE



LOCATION MAP

NOT TO SCALE

LEGEND

ALL DIMENSIONS ARE IN FEET AND DECIMAL PORTION THEREOF.

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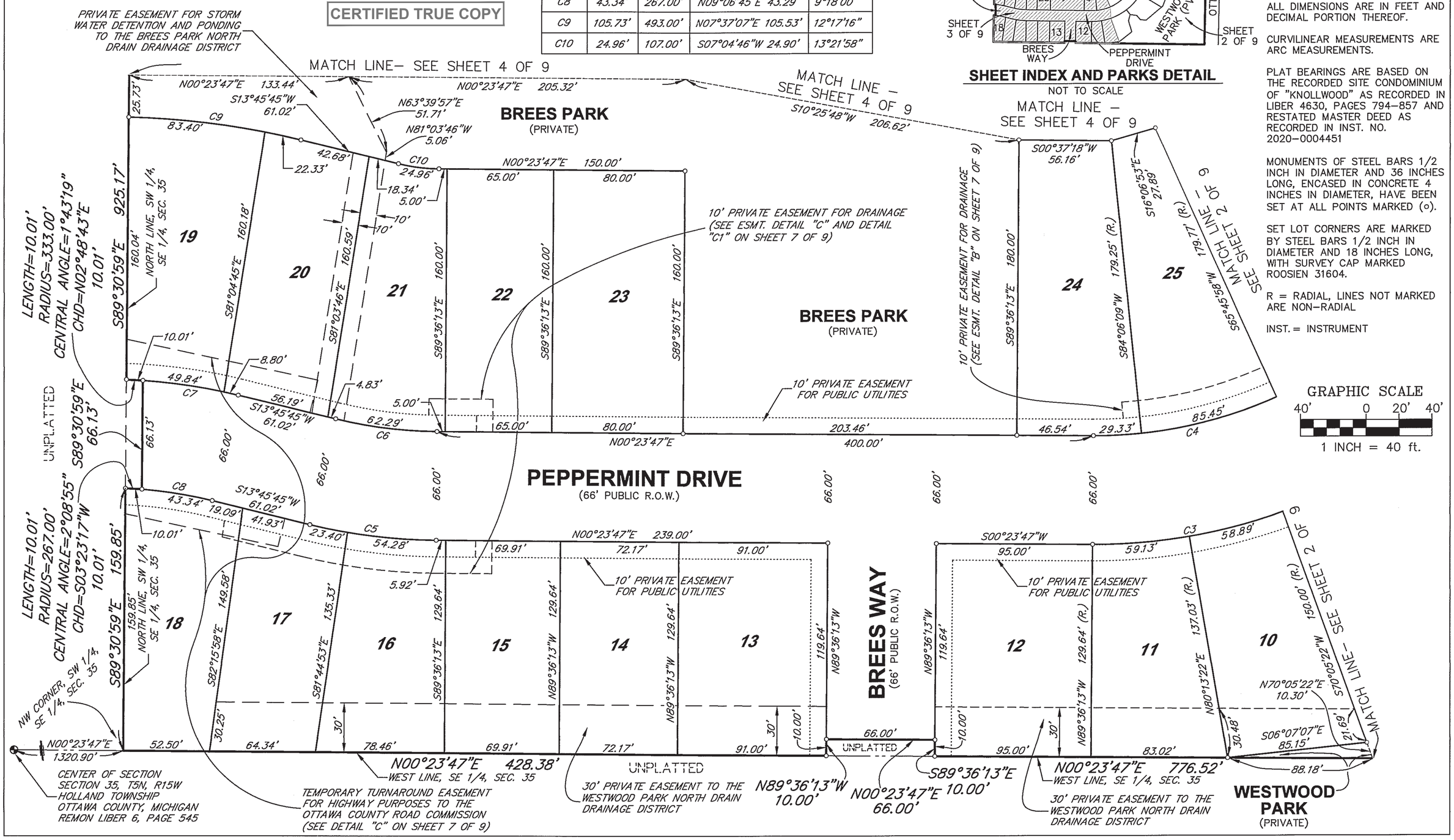
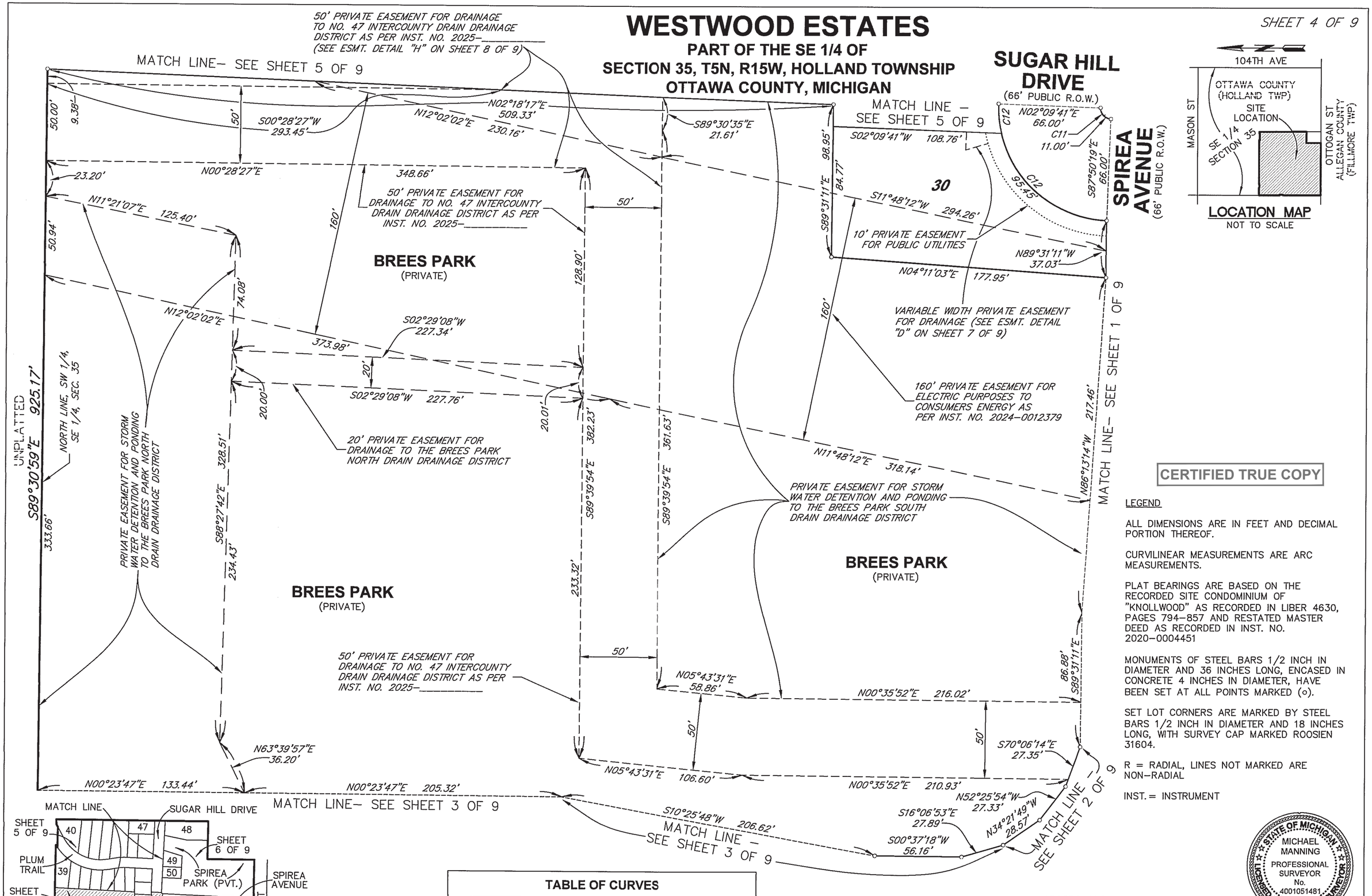
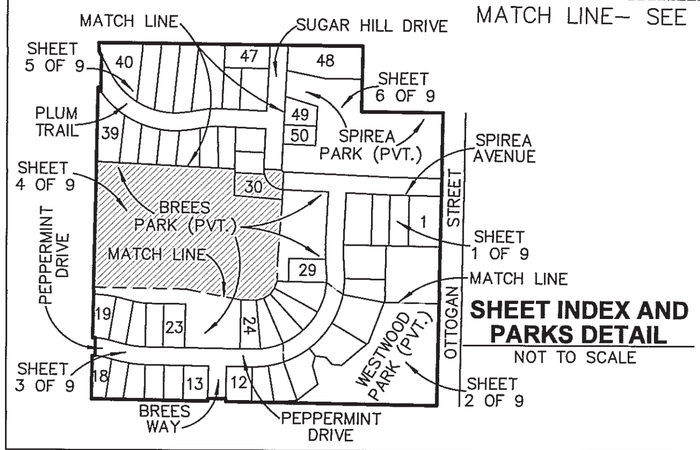
INST. = INSTRUMENT



WESTWOOD ESTATES

PART OF THE SE 1/4 OF SECTION 35, T5N, R15W, HOLLAND TOWNSHIP OTTAWA COUNTY, MICHIGAN





SHEET INDEX AND PARKS DETAIL
NOT TO SCALE

TABLE OF CURVES				
CURVE	LENGTH	RADIUS	LONG CHORD	DELTA
C11	11.00'	7.00'	S47°09'41"W 9.90'	90°00'00"
C12	114.67'	73.00'	S47°09'41"W 103.24'	90°00'00"

RESTRICTION NOTE:
THIS PLAT IS SUBJECT TO RESTRICTIONS AS REQUIRED BY ACT 288, OF 1967, AS AMENDED ON CERTAIN LOTS WITH RESPECT TO THE REQUIREMENTS OF THE OTTAWA COUNTY DRAIN COMMISSIONER WHICH ARE RECORDED IN DOCUMENT NO. _____ OF RECORDS OF THIS COUNTY.

GRAPHIC SCALE
40' 0 20' 40'
1 INCH = 40 ft.

CERTIFIED TRUE COPY

LEGEND

ALL DIMENSIONS ARE IN FEET AND DECIMAL PORTION THEREOF.

CURVILINEAR MEASUREMENTS ARE ARC MEASUREMENTS.

PLAT BEARINGS ARE BASED ON THE RECORDED SITE CONDOMINIUM OF "KNOLLWOOD" AS RECORDED IN LIBER 4630, PAGES 794–857 AND RESTATED MASTER DEED AS RECORDED IN INST. NO. 2020–0004451

MONUMENTS OF STEEL BARS 1/2 INCH IN DIAMETER AND 36 INCHES LONG, ENCASED IN CONCRETE 4 INCHES IN DIAMETER, HAVE BEEN SET AT ALL POINTS MARKED (o).

SET LOT CORNERS ARE MARKED BY STEEL BARS 1/2 INCH IN DIAMETER AND 18 INCHES LONG, WITH SURVEY CAP MARKED ROOSIEN 31604.

R = RADIAL, LINES NOT MARKED ARE NON–RADIAL

INST. = INSTRUMENT

STATE OF MICHIGAN
MICHAEL MANNING
PROFESSIONAL SURVEYOR
No. 4001051481
LICENSED PROFESSIONAL SURVEYOR

ADCCRC, LLC
ROOSIEN & ASSOCIATES (ASSUMED NAME)
5055 PLAINFIELD AVENUE, NE
GRAND RAPIDS, MICHIGAN 49525

Michael Manning — MAY 6, 2025
MICHAEL MANNING — DATE
PROFESSIONAL SURVEYOR NO. 4001051481

Matthew D Cole — MAY 6, 2025
MATTHEW D COLE, MEMBER — DATE
PROFESSIONAL ENGINEER 6201048572

RESTRICTION NOTE:
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WESTWOOD ESTATES

PART OF THE SE 1/4 OF SECTION 35, T5N, R15W, HOLLAND TOWNSHIP OTTAWA COUNTY, MICHIGAN

KNOLLWOOD (INST. NO. 2022-0011463)

NE CORNER, SW 1/4, SE 1/4, SEC. 35

EAST LINE, SW 1/4, SE 1/4, SEC. 35

S00°02'04"W 629.07'

SUGAR HILL DRIVE (66.0' R.O.W.)

S89°30'56"E 10.00'

S00°02'04"W 66.00'

N89°30'56"W 10.00'

UNPLATTED

N89°30'59"E 2640.13'

S89°30'59"E 31.38'

S89°30'59"E 129.63'

CENTRAL ANGLE =3°05'15" RADIUS=333.00' LENGTH=17.94' CHD=S56°36'43"W 17.94'

VARIABLE WIDTH PVT. ESMT. FOR DRAINAGE TO NO. 47 INTERCOUNTY DRAIN DRAINAGE DISTRICT AS PER INST. NO. 2025-_____

50' PVT. ESMT. FOR DRAINAGE TO NO. 47 INTERCOUNTY DRAIN DRAINAGE DISTRICT

ENCROACHMENT AGREEMENT AS PER INST. NO. 2024-0017747

100' PRIVATE EASEMENT FOR GAS PIPELINE PURPOSES AS PER INST. NO. 2024-0015070

20' PVT. ESMT. FOR DRAINAGE

10' PRIVATE EASEMENT FOR PUBLIC UTILITIES

10' PRIVATE EASEMENT FOR DRAINAGE (SEE ESMT. DETAILS "F" AND "G" ON SHEET 8 OF 9)

SEE ESMT. DETAIL "I" THIS SHEET

40 41 42 43 44 45 46 47

PLUM TRAIL
(66' PUBLIC R.O.W.)

SUGAR HILL DRIVE
(66' PUBLIC R.O.W.)

MATCH LINE- SEE SHEET 6 OF 9

MATCH LINE- SEE SHEET 4 OF 9

TEMPORARY TURNAROUND EASEMENT FOR HIGHWAY PURPOSES TO THE OTTAWA COUNTY ROAD COMMISSION (SEE DETAIL "E" ON SHEET 8 OF 9)

UNPLATTED

NORTH LINE, SW 1/4, SE 1/4, SEC. 35 S89°30'59"E 925.17'

160' PRIVATE EASEMENT FOR ELECTRIC PURPOSES TO CONSUMERS ENERGY AS PER INST. NO. 2024-0012379

10' PRIVATE EASEMENT FOR PUBLIC UTILITIES

39 38 37 36 35 34 33 32 31

50' PVT. ESMT. FOR DRAINAGE TO NO. 47 INTERCOUNTY DRAIN DRAINAGE DISTRICT AS PER INST. NO. 2025-_____ (SEE ESMT. DETAIL "H" ON SHEET 8 OF 9)

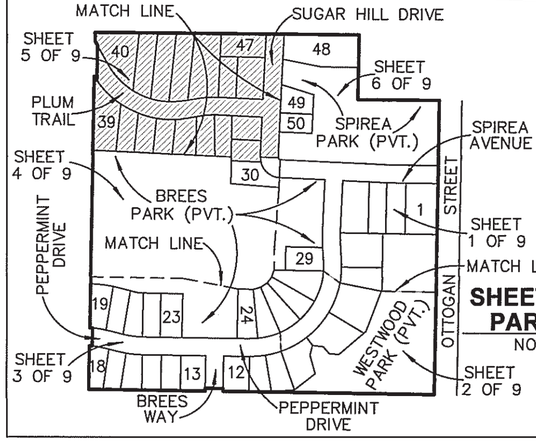
20' PVT. ESMT. FOR DRAINAGE

14' PRIVATE EASEMENT FOR DRAINAGE AND FLOODWAY TO THE BREES PARK SOUTH DRAIN DRAINAGE DISTRICT

VARIABLE WIDTH PRIVATE EASEMENT FOR DRAINAGE (SEE ESMT. DETAIL "D" ON SHEET 7 OF 9)

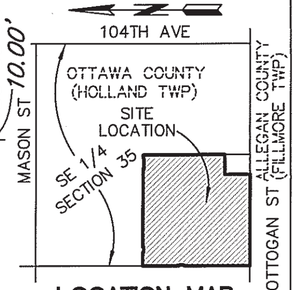
MATCH LINE - SEE SHEET 4 OF 9

MATCH LINE - SEE SHEET 4 OF 9

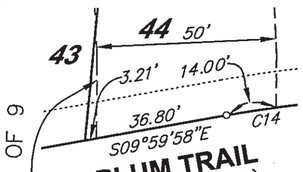


SHEET INDEX AND PARKS DETAIL
NOT TO SCALE

TABLE OF CURVES				
CURVE	LENGTH	RADIUS	LONG CHORD	DELTA
C12	114.67'	73.00'	S47°09'41"W 103.24'	90°00'00"
C13	56.67'	267.00'	N03°55'08"W 56.56'	12°09'39"
C14	70.68'	333.00'	N03°55'08"W 70.55'	12°09'39"
C15	378.17'	333.00'	S22°32'04"W 358.17'	65°04'03"
C16	329.45'	267.00'	S25°20'57"W 308.95'	70°41'50"
C17	7.83'	267.00'	S88°40'45"E 7.83'	1°40'53"
C18	10.29'	333.00'	S88°43'24"E 10.28'	1°46'11"



LOCATION MAP
NOT TO SCALE



PLUM TRAIL
(66' PUBLIC R.O.W.)

50' PVT. ESMT. FOR DRAINAGE TO NO. 47 INTERCOUNTY DRAIN DRAINAGE DISTRICT

DETAIL "I"
SCALE: 1" = 30'

LEGEND

ALL DIMENSIONS ARE IN FEET AND DECIMAL PORTION THEREOF.

CURVILINEAR MEASUREMENTS ARE ARC MEASUREMENTS.

PLAT BEARINGS ARE BASED ON THE RECORDED SITE CONDOMINIUM OF "KNOLLWOOD" AS RECORDED IN LIBER 4630, PAGES 794-857 AND RESTATED MASTER DEED AS RECORDED IN INST. NO. 2020-0004451

MONUMENTS OF STEEL BARS 1/2 INCH IN DIAMETER AND 36 INCHES LONG, ENCASED IN CONCRETE 4 INCHES IN DIAMETER, HAVE BEEN SET AT ALL POINTS MARKED (○).

SET LOT CORNERS ARE MARKED BY STEEL BARS 1/2 INCH IN DIAMETER AND 18 INCHES LONG, WITH SURVEY CAP MARKED ROOSIEN 31604.

R = RADIAL, LINES NOT MARKED ARE NON-RADIAL

INST. = INSTRUMENT

CERTIFIED TRUE COPY

GRAPHIC SCALE
40' 0 20' 40'
1 INCH = 40 ft.

STATE OF MICHIGAN
MICHAEL MANNING
PROFESSIONAL SURVEYOR
No. 4001051481
LICENSED PROFESSIONAL SURVEYOR

ADCCRC, LLC
ROOSIEN & ASSOCIATES (ASSUMED NAME)
5055 PLAINFIELD AVENUE, NE
GRAND RAPIDS, MICHIGAN 49525

Michael Manning — MAY 6, 2025
MICHAEL MANNING — DATE
PROFESSIONAL SURVEYOR NO. 4001051481

Matthew D Cole — MAY 6, 2025
MATTHEW D COLE, MEMBER — DATE
PROFESSIONAL ENGINEER 6201048572

WESTWOOD ESTATES

PART OF THE SE 1/4 OF SECTION 35, T5N, R15W, HOLLAND TOWNSHIP OTTAWA COUNTY, MICHIGAN

KNOLLWOOD (INST. NO. 2022-0011463)

KNOLLWOOD (INST. NO. 2020-0004451)

94 | 96 | 32 | 33 | 34

N89°30'56"W 10.00'

S00°02'04"W 275.79'

275.79'

C18

R = 333.00'
L = 10.29'
LC=S88°43'24"E
10.28'

EAST LINE, SW 1/4, SE 1/4, SEC. 35

82.80'

8.61'

N10°47'09"E 144.62'

N00°02'04"E 136.07'

94.68'

N16°40'26"E

100'

100' PRIVATE EASEMENT FOR GAS PIPELINE PURPOSES AS PER INST. NO. 2024-0015070

N16°40'26"E 123.96'

104.55'

S87°50'19"E 447.58'

MATCH LINE- SEE SHEET 5 OF 9

SUGAR HILL DRIVE
(66' PUBLIC R.O.W.)

48

49

50

73.49'

143.49'

10' PRIVATE EASEMENT FOR PUBLIC UTILITIES

N02°09'41"E 120.00'

S87°50'19"E

70.00'

70.00'

S02°09'41"W 120.00'

95.55'

10' PRIVATE EASEMENT FOR DRAINAGE (SEE DETAIL "D" ON SHEET 7 OF 9)

R = 7.00'
L = 11.00'
LC=S47°09'41"W
9.90'

N02°05'07"W 50.01'

N88°50'16"E 49.31'

50'

N88°50'16"E 53.02'

N02°09'41"E 404.73'

137.28'

MATCH LINE- SEE SHEET 1 OF 9

UNPLATTED

120.00'

N89°31'11"W 240.00'

120.00'

539.22'

72.66'

S16°40'26"W 519.97'

396.01'

S00°02'04"W 300.00'

300.00'

UNPLATTED

52.87'

S09°05'06"W 60.94'

5.00'

8.09'

57.37'

30'

8.41'

100' PRIVATE EASEMENT FOR GAS PIPELINE PURPOSES AS PER INST. NO. 2024-0015070

VARIABLE WIDTH PRIVATE ESMT. TO CONSUMERS ENERGY FOR ELECTRIC PURPOSES AS PER INST. NO. 2025-0004090

DETAIL "J"
SCALE: 1" = 30'

SEE DETAIL "J" ON THIS SHEET

UNPLATTED

OTTOGAN STREET
R/W PER LIBER 5737, PAGES 378-379 (50' WIDE)

SOUTHEAST CORNER SECTION 35, T5N, R15W HOLLAND TOWNSHIP OTTAWA COUNTY, MICHIGAN REMON LIBER 1, PAGE 471

50' | 33'

UNPLATTED

2645.94'
N89°31'11"W
SOUTH LINE, SW 1/4, SEC. 35

S00°30'20"W 50.00'

S89°31'11"E 63.33'

S89°31'11"E 63.49'

101.14'

5'

30'

N86°01'22"E 104.04'

N86°01'22"E 104.04'

OTTAWA COUNTY (HOLLAND TOWNSHIP)

ALLEGAN COUNTY (FILLMORE TOWNSHIP)

UNPLATTED

SPIREA PARK
(PRIVATE)

100' PRIVATE EASEMENT FOR GAS PIPELINE PURPOSES AS PER INST. NO. 2024-0015070

30' PVT. ESMT. FOR SANITARY SEWER TO HOLLAND CHARTER TOWNSHIP AS PER INST. NO. 2025-

N09°05'06"E 82.71'

50' PRIVATE EASEMENT FOR DRAINAGE TO NO. 47 INTERCOUNTY DRAIN DRAINAGE DISTRICT AS PER INST. NO. 2025-_____

5' PRIVATE EASEMENT FOR ELECTRIC PURPOSES TO THE HOLLAND BOARD OF PUBLIC WORKS

240.83'

S89°19'08"E

VARIABLE WIDTH PRIVATE ESMT. TO CONSUMERS ENERGY FOR ELECTRIC PURPOSES AS PER INST. NO. 2025-0004090

131.75'

N89°31'11"W 1082.65'

50' | 33'

S89°31'11"E 73.98'

S89°31'11"E 74.17'

S23°23'25"E 24.66'

22.55'

10.01'

S00°30'20"W 177.69'

MATCH LINE- SEE SHEET 1 OF 9

SPIREA AVENUE
(66' PUBLIC R.O.W.)

PVT. ESMT. FOR SIDEWALK PURPOSES

SOUTH 1/4 CORNER SECTION 35, T5N, R15W HOLLAND TOWNSHIP OTTAWA COUNTY, MICHIGAN REMON LIBER 3, PAGE 44

104TH AVE

MASON ST

OTTAWA COUNTY (HOLLAND TWP)

SITE LOCATION

SE 1/4 SECTION 35

OTTOGAN ST

ALLEGAN COUNTY (FILLMORE TWP)

LOCATION MAP
NOT TO SCALE

GRAPHIC SCALE
40' 0 20' 40'
1 INCH = 40 ft.

LEGEND

ALL DIMENSIONS ARE IN FEET AND DECIMAL PORTION THEREOF.

CURVILINEAR MEASUREMENTS ARE ARC MEASUREMENTS.

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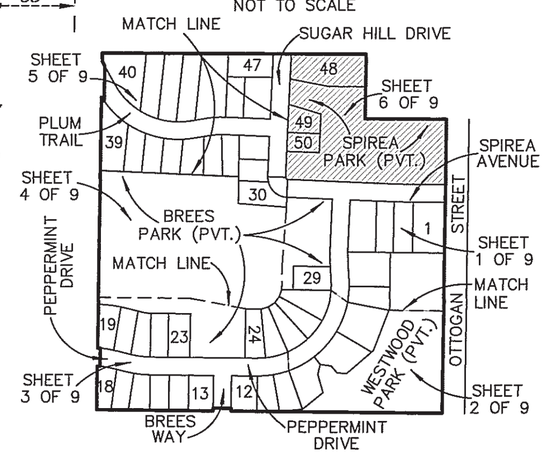
R = RADIAL, LINES NOT MARKED ARE NON-RADIAL

INST. = INSTRUMENT

SHEET INDEX AND PARKS DETAIL
NOT TO SCALE



ADCCRC, LLC
ROOSIEN & ASSOCIATES (ASSUMED NAME)
5055 PLAINFIELD AVENUE, NE
GRAND RAPIDS, MICHIGAN 49525

MICHAEL MANNING — MAY 6, 2025
MICHAEL MANNING — DATE
PROFESSIONAL SURVEYOR NO. 4001051481

MATTHEW D COLE, MEMBER — MAY 6, 2025
PROFESSIONAL ENGINEER 6201048572 — DATE

STATE OF MICHIGAN
MICHAEL MANNING
PROFESSIONAL SURVEYOR
No. 4001051481
LICENSED PROFESSIONAL SURVEYOR

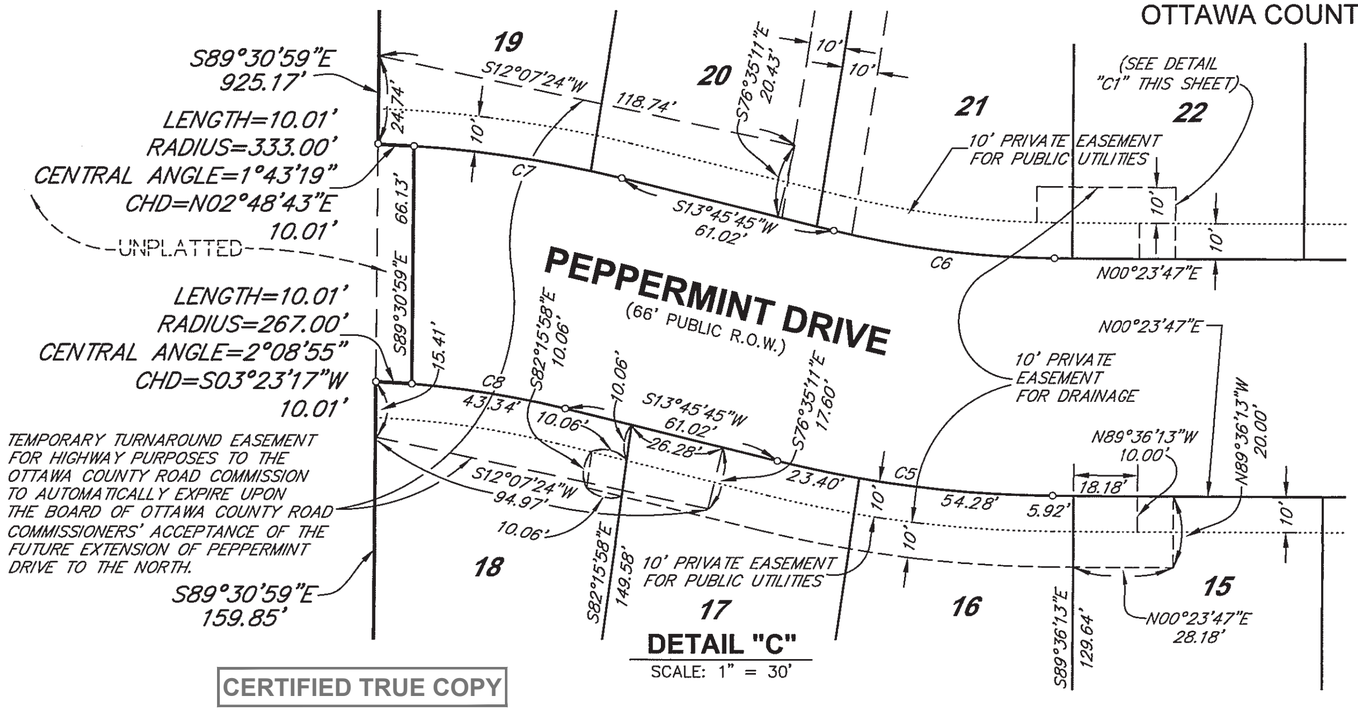
CERTIFIED TRUE COPY

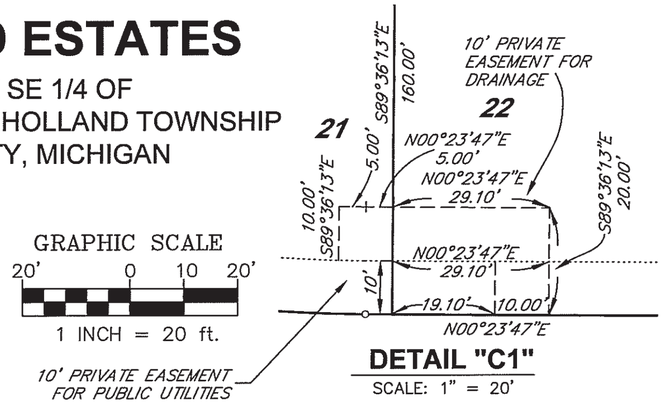
RESTRICTION NOTE:
THIS PLAT IS SUBJECT TO RESTRICTIONS AS REQUIRED BY ACT 288, OF 1967, AS AMENDED ON CERTAIN LOTS WITH RESPECT TO THE REQUIREMENTS OF THE OTTAWA COUNTY DRAIN COMMISSIONER WHICH ARE RECORDED IN DOCUMENT NO. _____ OF RECORDS OF THIS COUNTY.

RESTRICTION NOTE:
THIS PLAT IS SUBJECT TO RESTRICTIONS AS REQUIRED BY ACT 288, OF 1967, AS AMENDED ON CERTAIN LOTS WITH RESPECT TO THE REQUIREMENTS OF THE OTTAWA COUNTY DRAIN COMMISSIONER WHICH ARE RECORDED IN DOCUMENT NO. _____OF RECORDS OF THIS COUNTY.

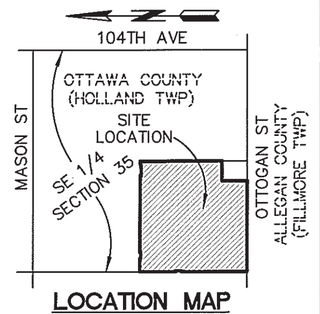
WESTWOOD ESTATES

PART OF THE SE 1/4 OF
SECTION 35, T5N, R15W, HOLLAND TOWNSHIP
OTTAWA COUNTY, MICHIGAN

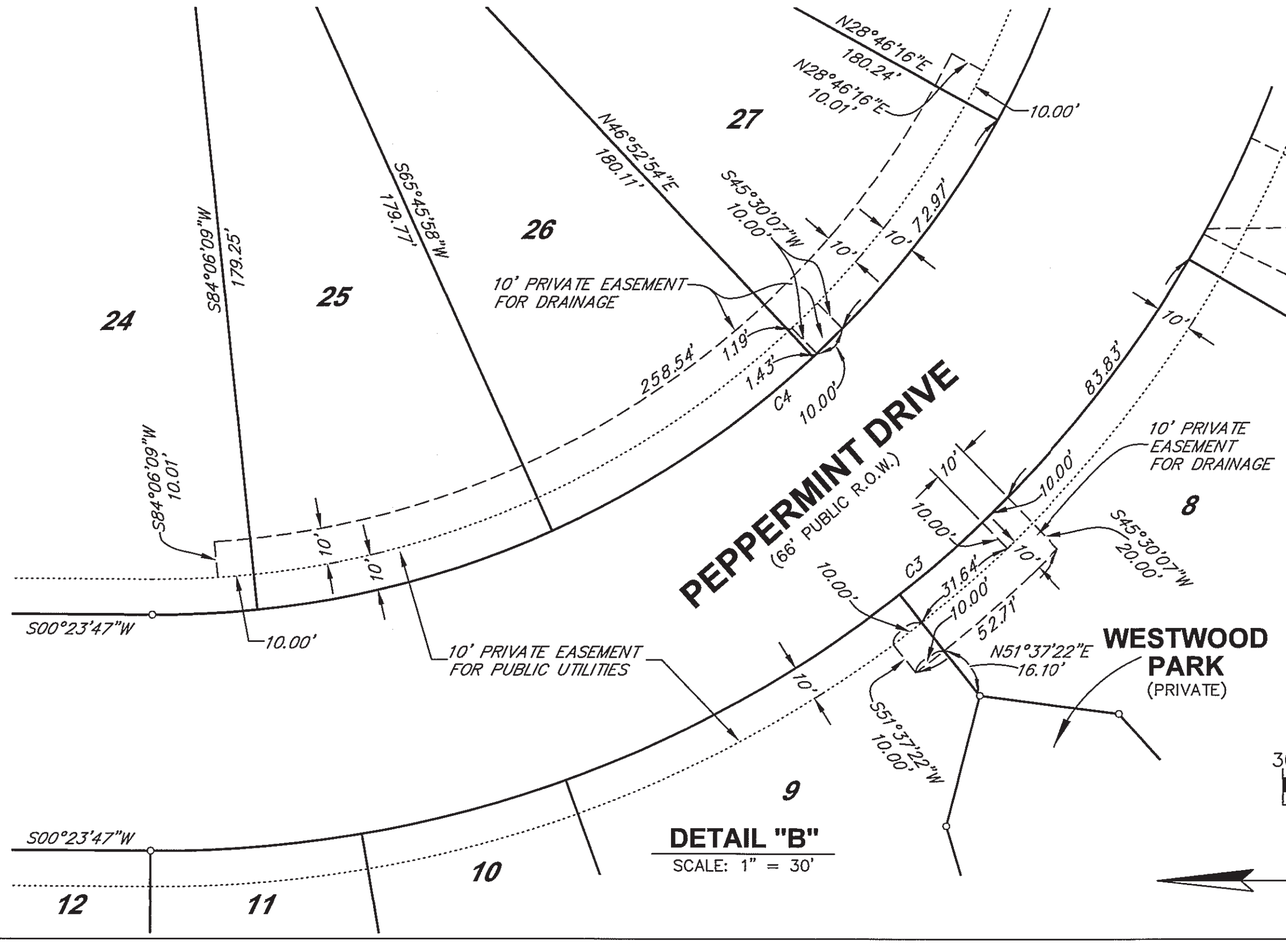




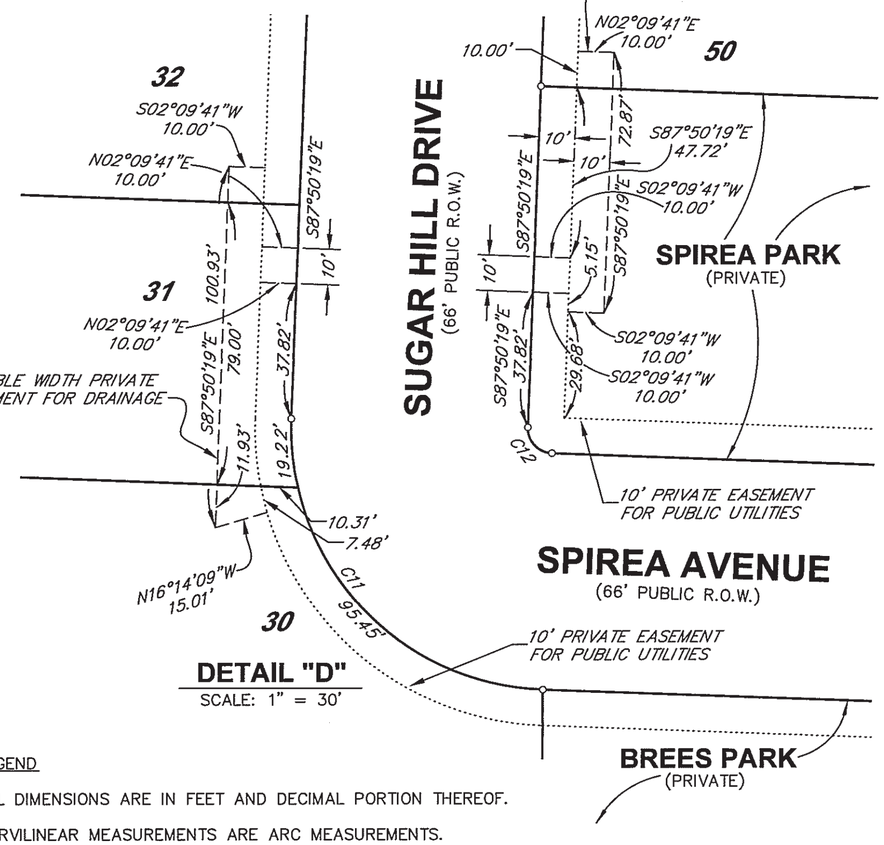
DETAIL "C1"
SCALE: 1" = 20'



LOCATION MAP
NOT TO SCALE



DETAIL "B"
SCALE: 1" = 30'



DETAIL "D"
SCALE: 1" = 30'

GRAPHIC SCALE
30' 0 15' 30'
1 INCH = 30 ft.

LEGEND

ALL DIMENSIONS ARE IN FEET AND DECIMAL PORTION THEREOF.

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INST. = INSTRUMENT

CERTIFIED TRUE COPY

ADCCRC, LLC
ROOSIEN & ASSOCIATES (ASSUMED NAME)
5055 PLAINFIELD AVENUE, NE
GRAND RAPIDS, MICHIGAN 49525

MICHAEL MANNING — MAY 6, 2025
MICHAEL MANNING — DATE
PROFESSIONAL SURVEYOR NO. 4001051481

MATTHEW D COLE, MEMBER — MAY 6, 2025
MATTHEW D COLE, MEMBER — DATE
PROFESSIONAL ENGINEER 6201048572

STATE OF MICHIGAN
MICHAEL MANNING
PROFESSIONAL SURVEYOR
No. 4001051481
LICENSED PROFESSIONAL SURVEYOR

RESTRICTION NOTE:
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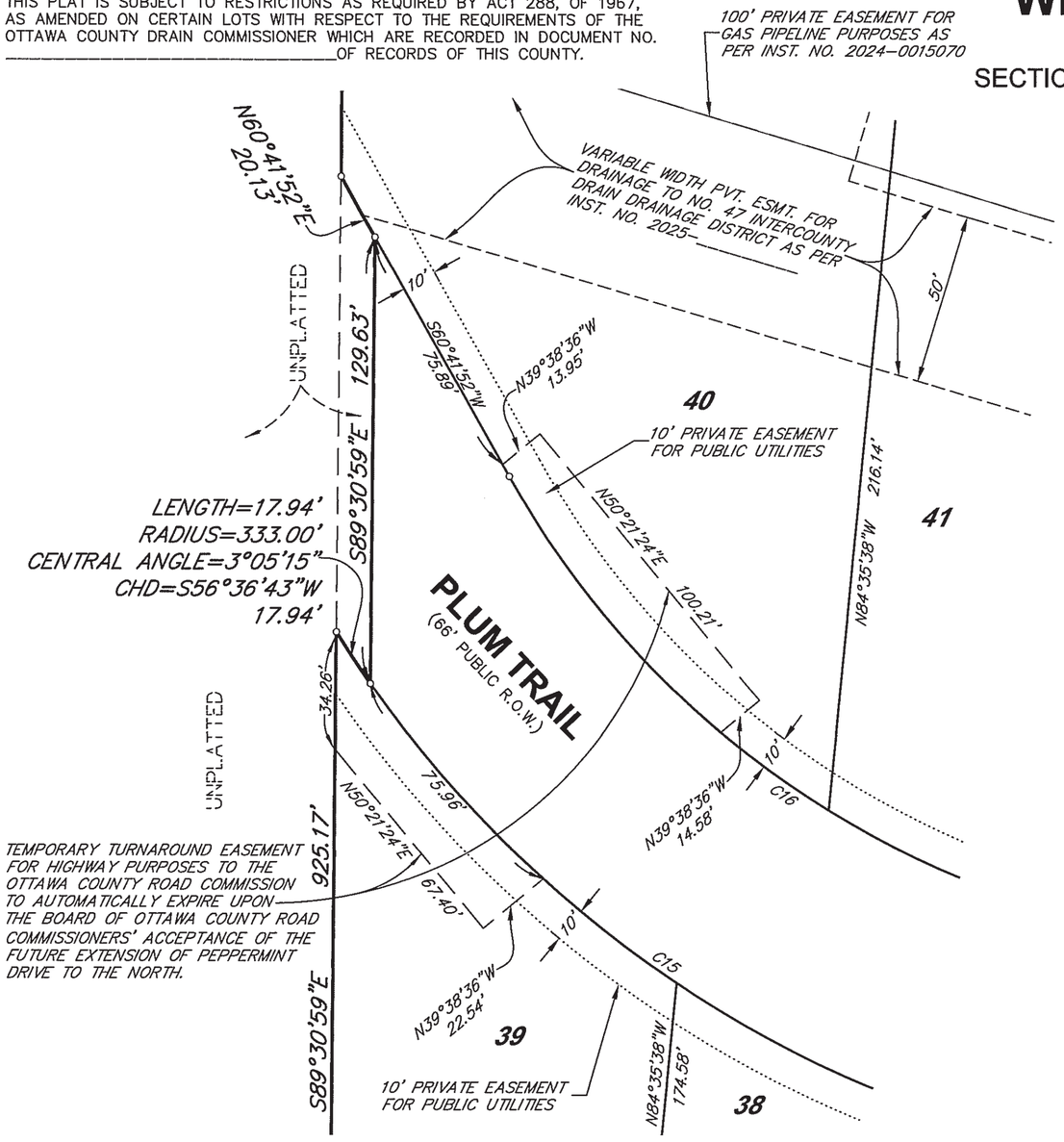
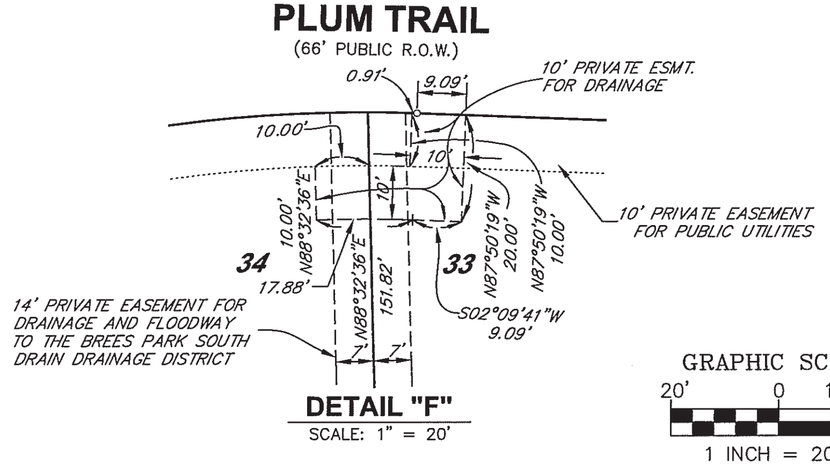
WESTWOOD ESTATES

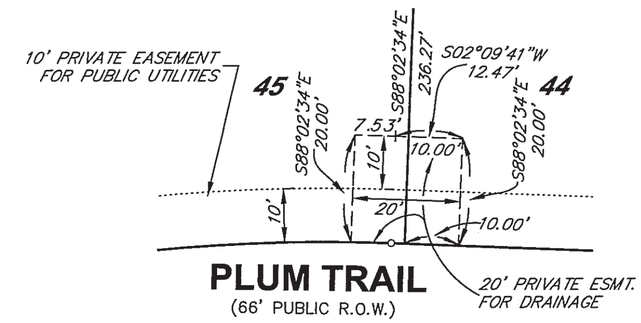
PART OF THE SE 1/4 OF
SECTION 35, T5N, R15W, HOLLAND TOWNSHIP
OTTAWA COUNTY, MICHIGAN



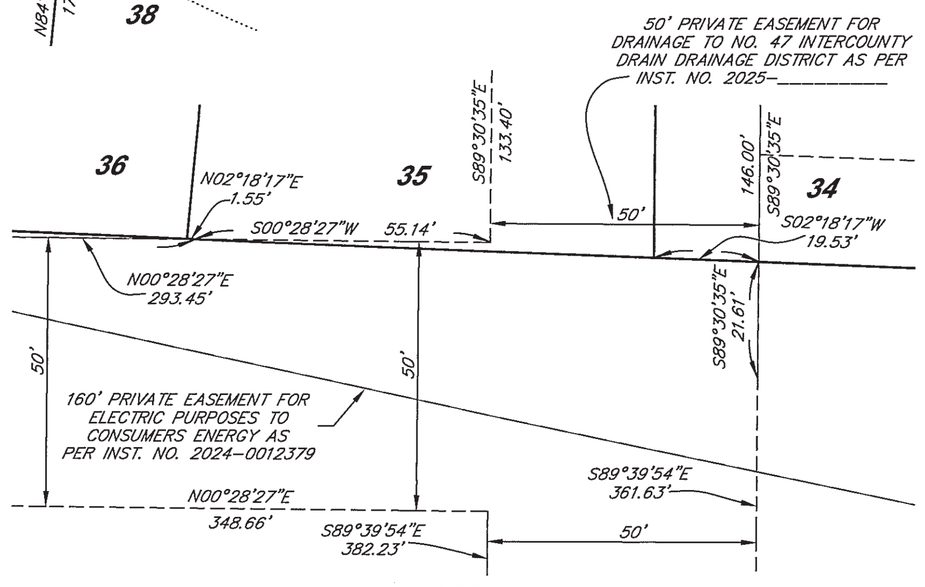
DETAIL "E"
SCALE: 1" = 30'



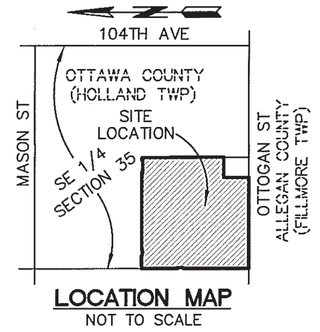
DETAIL "F"
SCALE: 1" = 20'



DETAIL "G"
SCALE: 1" = 20'



DETAIL "H"
SCALE: 1" = 30'



LOCATION MAP
NOT TO SCALE

GRAPHIC SCALE
20' 0 10 20'
1 INCH = 20 ft.

GRAPHIC SCALE
20' 0 10 20'
1 INCH = 20 ft.

GRAPHIC SCALE
30' 0 15' 30'
1 INCH = 30 ft.

CERTIFIED TRUE COPY

LEGEND

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STATE OF MICHIGAN
MICHAEL MANNING
PROFESSIONAL SURVEYOR
No. 4001051481
LICENSED PROFESSIONAL SURVEYOR

ADCCRC, LLC
ROOSIEN & ASSOCIATES (ASSUMED NAME)
5055 PLAINFIELD AVENUE, NE
GRAND RAPIDS, MICHIGAN 49525

MAY 6, 2025
MICHAEL MANNING — DATE
PROFESSIONAL SURVEYOR NO. 4001051481

MAY 6, 2025
MATTHEW D COLE, MEMBER — DATE
PROFESSIONAL ENGINEER 6201048572

WESTWOOD ESTATES

PART OF THE SE 1/4 OF
SECTION 35, T5N, R15W, HOLLAND TOWNSHIP
OTTAWA COUNTY, MICHIGAN

CERTIFIED TRUE COPY

SURVEYOR CERTIFICATION OF TRUE COPY

I, MICHAEL MANNING, SURVEYOR, CERTIFY: THAT PURSUANT TO SECTION 560.101 TO 560.293, THIS IS A TRUE COPY OF THE FINAL PLAT OF WESTWOOD ESTATES, PART OF THE SE 1/4 OF SECTION 35, T5N, R15W, HOLLAND TOWNSHIP, OTTAWA COUNTY, MICHIGAN; AND, THAT THE FINAL PLAT IS SUBJECT TO THE APPROVAL OF EACH OF THE FOLLOWING AGENCIES (WHOSE APPROVAL IS REQUIRED UNDER SECTION 560.101 TO 560.293): JOE BUSH, OTTAWA COUNTY WATER RESOURCES COMMISSIONER, KURT VAN KOEVERING, BOARD CHAIR OF COUNTY ROAD COMMISSIONERS, MICHAEL DALMAN, TOWNSHIP CLERK, JOHN TEEPLES, CHAIRMAN OF THE OTTAWA COUNTY PLAT BOARD.

STATE OF MICHIGAN
MICHAEL MANNING
PROFESSIONAL SURVEYOR
No. 4001051481
LICENSED PROFESSIONAL SURVEYOR

DATE

MICHAEL MANNING
PROFESSIONAL SURVEYOR
NUMBER 4001051481

SURVEYOR'S CERTIFICATE

I, MICHAEL MANNING, SURVEYOR, CERTIFY: THAT I HAVE SURVEYED, DIVIDED AND MAPPED THE LAND SHOWN ON THIS PLAT DESCRIBED AS FOLLOWS: PART OF THE SE 1/4 OF SECTION 35, T5N, R15W, HOLLAND TOWNSHIP, OTTAWA COUNTY, MICHIGAN, DESCRIBED AS: COMMENCING AT THE SOUTH 1/4 CORNER OF SAID SECTION; THENCE N0°23'47"E 50.00 FEET ALONG THE WEST LINE OF THE SE 1/4 OF SAID SECTION TO A POINT ON THE NORTH LINE OF OTTOGAN STREET AND THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID WEST LINE N0°23'47"E 776.52 FEET; THENCE S89°36'13"E 10.00 FEET; THENCE N0°23'47"E 66.00 FEET; THENCE N89°36'13"W 10.00 FEET TO A POINT ON SAID WEST LINE; THENCE N0°23'47"E 428.38 FEET ALONG SAID WEST LINE TO THE NW CORNER OF THE SW 1/4 OF THE SE 1/4 OF SAID SECTION; THENCE S89°30'59"E 159.85 FEET ALONG THE NORTH LINE OF THE SW 1/4 OF SAID SE 1/4; THENCE SOUTHERLY 10.01 FEET ALONG A 267.00 FOOT RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A CENTRAL ANGLE OF 02°08'55" AND A LONG CHORD BEARING S03°23'17"W 10.01 FEET; THENCE S89°30'59"E 66.13 FEET; THENCE NORTHERLY 10.01 FEET ALONG A 333.00 FOOT RADIUS CURVE TO THE LEFT, SAID CURVE HAVING A CENTRAL ANGLE OF 01°43'19" AND A LONG CHORD BEARING N02°48'43"E 10.01 FEET TO A POINT ON SAID NORTH LINE; THENCE S89°30'59"E 925.17 FEET ALONG SAID NORTH LINE; THENCE SOUTHWESTERLY 17.94 FEET ALONG A 333.00 FOOT RADIUS CURVE TO THE LEFT, SAID CURVE HAVING A CENTRAL ANGLE OF 03°05'15" AND A LONG CHORD BEARING S56°36'43"W 17.94 FEET; THENCE S89°30'59"E 129.63 FEET; THENCE N60°41'52"E 20.13 FEET TO A POINT ON SAID NORTH LINE; THENCE S89°30'59"E 31.38 FEET ALONG SAID NORTH LINE TO THE NE CORNER OF THE SW 1/4 OF THE SE 1/4 OF SAID SECTION; THENCE S0°02'04"W 629.07 FEET ALONG THE EAST LINE OF THE SW 1/4 OF SAID SE 1/4 (ALSO BEING THE WEST LINE OF KNOLLWOOD CONDOMINIUM, AS RECORDED IN INSTRUMENT NUMBER 2020-0004451) TO THE SOUTHWEST CORNER OF UNIT 92 OF SAID CONDOMINIUM; THENCE S89°30'56"E 10.00 FEET ALONG THE SOUTH LINE OF SAID UNIT 92 (ALSO BEING THE NORTH LINE OF SUGAR HILL DRIVE); THENCE S0°02'04'W 66.00 FEET TO A POINT ON THE SOUTH LINE OF SAID SUGAR HILL DRIVE; THENCE N89°30'56'W 10.00 FEET ALONG SAID SOUTH LINE TO A POINT ON THE EAST LINE OF THE SW 1/4 OF SAID SE 1/4 (ALSO BEING THE WEST LINE OF KNOLLWOOD CONDOMINIUM, AS RECORDED IN INSTRUMENT NUMBER 2020-0004451); THENCE S0°02'04"W 275.79 FEET ALONG SAID EAST LINE; THENCE N89°31'11"W 240.00 FEET; THENCE S0°02'04"W 300.00 FEET TO A POINT ON THE NORTH LINE OF OTTOGAN STREET; THENCE N89°31'11"W 1082.65 FEET ALONG SAID NORTH LINE TO THE POINT OF BEGINNING. CONTAINS 50 LOTS AND 36.8 ACRES.

THAT I HAVE MADE SUCH SURVEY, LAND DIVISION AND PLAT BY THE DIRECTION OF THE OWNERS. THAT SUCH PLAT IS A CORRECT REPRESENTATION OF ALL THE EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE SUBDIVISION OF IT.

THAT THE REQUIRED MONUMENTS AND LOT MARKERS HAVE BEEN LOCATED IN THE GROUND, OR THAT SURETY HAS BEEN DEPOSITED WITH THE MUNICIPALITY, AS REQUIRED BY THE ACT.

THAT THE ACCURACY OF SURVEY IS WITHIN THE LIMITS REQUIRED BY THE ACT.

THAT THE BEARINGS SHOWN ON THE PLAT ARE EXPRESSED AS REQUIRED BY THE ACT AND AS EXPLAINED IN THE LEGEND.

ADCCRC, LLC
ROOSIEN & ASSOCIATES (ASSUMED NAME)
5055 PLAINFIELD AVENUE, NE
GRAND RAPIDS, MICHIGAN 49525

STATE OF MICHIGAN
MICHAEL MANNING
PROFESSIONAL SURVEYOR
No. 4001051481
LICENSED PROFESSIONAL SURVEYOR

Michael Manning — MAY 6, 2025
MICHAEL MANNING — DATE
PROFESSIONAL SURVEYOR NO. 4001051481

Matthew D Cole — MAY 6, 2025
MATTHEW D COLE, MEMBER — DATE
PROFESSIONAL ENGINEER 6201048572

PROPRIETOR'S CERTIFICATE

GREEN DEVELOPMENT VENTURES, LLC, 2186 E. CENTRE STREET, PORTAGE, MICHIGAN 49002, A LIMITED LIABILITY COMPANY, DULY ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF MICHIGAN BY THOMAS M. LARABEL, IT'S VICE PRESIDENT, AS PROPRIETOR, HAS CAUSED THE LAND DESCRIBED IN THIS PLAT TO BE SURVEYED, DIVIDED, MAPPED, AND DEDICATED AS REPRESENTED ON THIS PLAT AND THAT THE STREETS ARE FOR THE USE OF THE PUBLIC; AND THAT THE PUBLIC UTILITY EASEMENTS ARE PRIVATE EASEMENTS AND THAT ALL OTHER EASEMENTS ARE FOR THE USES SHOWN ON THE PLAT; AND THAT SPIREA PARK, WESTWOOD PARK, AND BREES PARK ARE PRIVATE PARKS FOR THE EXCLUSIVE USE BY LOT OWNERS OF THIS PLAT.

GREEN DEVELOPMENT VENTURES, LLC
2186 E. CENTRE STREET
PORTAGE, MICHIGAN 49002

STATE OF MICHIGAN FILE NUMBER 802611925
FILED ON FEBRUARY 27, 2021

BY: THOMAS M. LARABEL, VICE PRESIDENT

ACKNOWLEDGMENT

STATE OF MICHIGAN)
COUNTY OF KENT)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 6th DAY OF May, 2025, BY THOMAS M. LARABEL, VICE PRESIDENT OF GREEN HOLDINGS LLC, A MICHIGAN LIMITED LIABILITY COMPANY, ON BEHALF OF THE LIMITED LIABILITY COMPANY.

Kristine Louise Andres

KRISTINE LOUISE ANDRES
NOTARY PUBLIC, ~~KENT~~ Ottawa COUNTY, MICHIGAN
MY COMMISSION EXPIRES: AUGUST 11, 2028
Acting in the County of Kent

TREASURER'S CERTIFICATE

THE RECORDS IN MY OFFICE SHOW NO UNPAID TAXES OR SPECIAL ASSESSMENTS FOR THE 5 YEARS PRECEDING _____, 2025, INVOLVING THE LANDS INCLUDED IN THIS PLAT.

DATE CHERYL CLARK, OTTAWA COUNTY TREASURER

COUNTY WATER RESOURCES COMMISSIONER'S CERTIFICATE

APPROVED ON_____, 2025, AS COMPLYING WITH 1967 PA 288, MCL 560.192 AND THE APPLICABLE RULES AND REGULATIONS PUBLISHED BY MY OFFICE IN THE COUNTY OF OTTAWA.

DATE JOE BUSH, OTTAWA COUNTY WATER RESOURCES COMMISSIONER

COUNTY ROAD COMMISSIONER'S CERTIFICATE

APPROVED ON_____, 2025, AS COMPLYING WITH 1967 PA 288, MCL 560.183 AND THE APPLICABLE PUBLISHED RULES AND REGULATIONS OF THE BOARD OF COUNTY ROAD COMMISSIONERS OF OTTAWA COUNTY.

DATE KURT VAN KOEVERING, BOARD CHAIR

DATE FRANCISCO GARCIA, BOARD VICE-CHAIR

DATE JIM MIEDEMA, MEMBER

DATE BETTY GAJEWSKI, MEMBER

DATE JOHN FIELD REICHARDT, MEMBER

CERTIFICATE OF MUNICIPAL APPROVAL

I CERTIFY THAT THIS PLAT WAS APPROVED BY THE BOARD OF THE TOWNSHIP OF HOLLAND, AT A MEETING HELD _____2025, AND WAS REVIEWED AND FOUND TO BE IN COMPLIANCE WITH 1967 PA 288, MCL 560.101 TO 560.293. PUBLIC WATER AND PUBLIC SEWER SERVICES HAVE BEEN INSTALLED AND READY FOR CONNECTION. SURETY FOR THE PLACEMENT OF LOT CORNERS AND MONUMENTS HAS ALSO BEEN POSTED WITH THE TOWNSHIP OF HOLLAND AND EXPIRES ON _____.

DATE MICHAEL DALMAN, CLERK

COUNTY PLAT BOARD CERTIFICATE

THIS PLAT HAS BEEN REVIEWED AND IS APPROVED BY THE KENT COUNTY PLAT BOARD ON _____, 2025, AS BEING IN COMPLIANCE WITH ALL OF THE PROVISIONS OF 1967 PA 288, MCL 560.101 TO 560.293, AND THE PLAT BOARD'S APPLICABLE RULES AND REGULATIONS.

DATE JOHN TEEPLES, CHAIRMAN OF THE BOARD

DATE JUSTIN F. ROEBUCK, COUNTY CLERK/REGISTER

DATE CHERYL CLARK, TREASURER

RECORDING CERTIFICATE

STATE OF MICHIGAN)
OTTAWA COUNTY)

THIS PLAT WAS RECEIVED FOR RECORD ON THE _____ DAY OF _____, 2025, AT _____O'CLOCK _M, AND RECORDED IN INSTRUMENT NUMBER_____

DATE JUSTIN F. ROEBUCK, COUNTY CLERK – REGISTER OF DEEDS