

**OTTAWA COUNTY PLAT BOARD  
FEBRUARY 19, 2008**

The Ottawa County Plat Board was called to order at 11:00 a.m. on February 5, 2008, by the Chair, Gary Scholten.

Present: Mr. Slagh, Mr. Krueger, and Mr. Scholten

Absent:

The minutes of the February 5, 2008 meeting were read and approved.

**COUNTRY CORNER ESTATES WEST NO.3**

The above proposed plat in part of the SW ¼ of section 10 in Holland Township was examined and approved.

There being no further business the meeting was adjourned.

Respectfully,

Gary Scholten, Chair  
Register of Deeds

Daniel C. Krueger, CCO, MCCO  
Ottawa County Clerk



JENNIFER M. GRANHOLM  
GOVERNOR

STATE OF MICHIGAN  
DEPARTMENT OF LABOR & ECONOMIC GROWTH  
LANSING

KEITH W. COOLEY  
DIRECTOR

#2008-043

February 19, 2008

Randal J Vugteveen PS  
Nederveld Associates Surveying  
5570 – 32<sup>nd</sup> Avenue  
PO Box 10  
Hudsonville MI 49426

RE: The Proposed Plat of Dewpointe West, Allendale Township, Ottawa County, Michigan,  
Section 23, T07N, R14W

Dear Mr. Vugteveen:

The following revisions and/or clarifications need to be made before we are able to complete our review of the above named proposed plat.

1. Please add the approval date to the County Road Commission Certificate. Provide a letter from County Road Commission which acknowledges this date added.
2. Please provide a copy of the governing body's written notification of final preliminary plat approval or a copy of minutes of the meeting in which approval was granted. [1967 PA 288, MCL 560.113-118; 560.120]
3. Please provide a copy of the surety posted to ensure installation of the public water and sewerage services. [Checklist, Page A-15, II.B.2.b] Or, if these services have been installed and are ready for connection, you may revise the Municipal Certificate to reflect this. Provide a letter from the township acknowledging the revised Municipal Certificate, if applicable. Note, we acknowledge having received the bank letter of credit (undated?) which apparently does not address for the surety for these services.
4. Please provide a copy of the signed endorsements to the policy of title insurance (which removed/released the easements and removed the mortgagee interest). Note, the copy of the endorsements we received are not signed.
5. Please provide a legible copy of the recorded survey plans for The Dales condominium. Note, the copy we received is somewhat illegible.

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BUREAU OF CONSTRUCTION CODES  
P.O. BOX 30704 • LANSING, MICHIGAN 48909  
Phone (517) 241-6321 • Fax (517) 241-6301  
[www.michigan.gov](http://www.michigan.gov)

6. Please revise the map to address the following issues:
  - a. Please add your seal to each sheet.
  - b. Report the applicable "recorded as (bearing), from the abutting condominium. [1967 PA 288, MCL 560.136(c)]
  - c. It is our understanding that the "expandable area" is not in the condominium project boundaries, unless an amended Master Deed is recorded which address for its inclusion. Provide a copy of the applicable portions of the recorded Master Deed (for The Dales) which addresses for the project boundaries to include the expandable area. Or, revise the map and description, as applicable, to reference the actual condominium boundary excluding the expandable area.
  - d. The recorded easements to the county (Liber 5475, Page 874 and Liber 5475, Page 879) affecting proposed Lots 4 and 16, apparently do not define the term "utility lines". We recommend that you either revise the plat to create a private easement for all public utilities in these locations (i.e. revise easement labels to state, "Pvt. esmt. for public utilities, including L,P"), as applicable or provide written clarification from the county (grantee) which address/clarifies the term, utility lines. Note, public utilities is defined in 1967 PA 288, MCL 560.102(s).
7. Please make any other minor drafting revisions indicated on the enclosed prints.
8. Please note that any erasures performed on the new Photographically Reproduced, Archival Quality Mylar material must be made using a "2 step" chemical process. To properly complete this process an adequate amount of solution B shall be used to fully neutralize the solution A and the surface shall be adequately cleaned with water so that no chemical residue is left remaining on the plat mylar surface. **Plats submitted with erasures made which have removed the matte finish will not be accepted for approval.** [1967 PA 288, MCL 560.132(b) & Rules and Regulations, page B-2, R 560.104.]

If any governmental reviewing agency believes that any of the above requested revisions to the proposed plat drawing would alter their conditions of approval for this subdivision, please contact the Office of Land Survey and Remonumentation (OLSR). If the OLSR is not contacted by any governmental reviewing agency which expresses their concerns in regard to the revisions requested by the OLSR, OLSR will continue to process this subdivision for recording.

References may be from the 8/79 printing of the checklist, guidelines, and explanations.



JENNIFER M. GRANHOLM  
GOVERNOR

STATE OF MICHIGAN  
DEPARTMENT OF LABOR & ECONOMIC GROWTH  
LANSING

KEITH W. COOLEY  
DIRECTOR

#2008-046

February 27, 2008

Randal J. Vugteveen, P.S.  
Nederveld Associates Surveying  
5570 32<sup>nd</sup> Avenue  
Hudsonville, MI 49426

RE: The Proposed Plat of Country Corners Estates West No. 3, Holland Township, Ottawa County, Michigan, Section 10, T5N, R15W.

Dear Mr. Vugteveen:

The following revisions and/or clarifications need to be made before we are able to complete our review of the above named plat.

1. Please revise Acknowledgement and/or Proprietor's Certificate for the bank on the plat, as applicable, so that the title of the person that signed on behalf of the bank is consistent. See enclosed print. Provide a letter from the Notary Public Acknowledging the change.
2. Please add the day in which the plat was approved to the County Plat Board Certificate. Provide a letter from the County Plat Board acknowledging the date added.
3. Please provide a copy of the state issued construction permit for water main for within Barkton Drive. Note, the permit provided (#66011) does not list this.
4. Please provide a copy of a signed endorsement to the policy of title insurance which revises the description. One of the bearings (see 3<sup>rd</sup> from last call) in the description is incomplete.
5. Please provide a legible copy of the recorded easement (Liber 5200, Page 972). Please confirm in writing that this easement does not affect any lot area.
6. We question whether the proprietor has permission from the proprietor of phase one, to use the plat name? We do acknowledge having received a copy of the letter for phase 2.

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7. Please have restrictions revised as follows:
  - a. Have page 2 re-printed so that all text meets the minimum text height (10 point size) per 1937 PA 103 MCL 565.201(f)iii.
  - b. Revise the Acknowledgment for the bank to address the following:
    - i. Revise title of the bank officer, if applicable.
    - ii. Add the printed name under the signature of the Notary of Public.
8. Please make those minor drafting revisions indicated on the enclosed prints.

If any governmental reviewing agency believes that any of the above requested revisions to the proposed plat drawing would alter their conditions of approval for this subdivision, please contact the Office of Land Survey and Remonumentation (OLSR). If the OLSR is not contacted by any governmental reviewing agency which expresses their concerns in regard to the revisions requested by the OLSR, OLSR will continue to process this subdivision for recording.

The above references to the checklist, guidelines and explanations refer to the 8/79 printing.

When the above changes have been completed, please return the plat to us for final review and approval. If you have any comments or questions, please contact me at (517) 241-6324 or email address pennalab@michigan.gov.

Sincerely,



Brent A. Pennala, P.S.  
Plat Examiner  
Office of Land Survey and Remonumentation

BAP/jd

cc: Ottawa County Register of Deeds  
Holland Township Clerk  
CC7 Development, LLC  
Macatawa Bank  
Ottawa County Drain Commissioner  
Ottawa County Road Commission

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February 19, 2008  
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When the above revisions have been completed, please return the plat to us for final review and approval. If you have any questions, please contact me at (517) 241-6324 or email address [pennalab@michigan.gov](mailto:pennalab@michigan.gov).

Sincerely,



Brent A. Fennala, P.S.  
Plat Examiner  
Office of Land Survey & Remonumentation

BAP:aim

cc: ✓ Ottawa County Register of Deeds  
Allendale Township Clerk  
Ottawa County Drain Commissioner  
Ottawa County Road Commission  
DeYoung & Ultberg Developments, LLC

