

OTTAWA COUNTY PLAT BOARD
APRIL 15, 2008

The Ottawa County Plat Board was called to order at 11:00a.m.on April 15, 2008, by the Chair, Gary Scholten.

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

The minutes of the March 4, 2008 meeting were read and approved.

LOWING WOODS NO. 5

The above proposed plat in part of the NW ¼ of section 9 of Georgetown 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

#2008-058

April 30, 2008

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

RE: The Proposed Plat of Lowing Woods No. 5, Georgetown Township, Ottawa County,
Michigan, Section 09, T06N, R13W.

Dear Mr. Vugteveen:

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

1. Please provide a copy of the preliminary plat for this proposed development and a copy of the preliminary plat approvals granted by the approval authorities of this proposed plat. It is acknowledged that the list of reviewing authorities and the Municipal preliminary plat approval granted on 11/26/07 have been provided.
[1967 PA 288, MCL 560.113-118, 120]
2. The list of the preliminary plat approval authorities provided indicates that the State of Michigan, Department of Environmental Quality (MDEQ) had not been provided a copy for informational purposes. Please note that 1967 PA 288, MCL 560.116(1) requires that a copy of the preliminary plat be provided to the MDEQ if the land in the proposed subdivision abuts a lake or stream where public rights may be affected. A copy of the proposed plat has been provided to the MDEQ for their comment. A copy of their correspondence will be forwarded when received.
3. Please revise the Proprietor's Certificates to include a riparian statement indicating that West Pipeline Park (private) embraces the waters of the unnamed creek and is subject to the correlative rights of other riparian owners and the public trust in these waters.
[1967 PA 288, MCL 560.144, clarified by 1978 AGO #5246 (attached)]
4. Please locate by dimension all points where the waters of the unnamed creek cross the plat boundary as indicated on the plat markup.
[1967 PA 288, MCL 560.136(e)]

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5. Please provide a copy of the most recent policy of title insurance if the copy provided is not. A note on the policy provided indicates that there may be a more recent policy.
6. Please provide legible copies of the easement recorded in L.926, Pg.327. The attachment "A" provided with this document is not legible.
7. Please review and revise, if necessary, the location of the easement recorded in L.5109, Pg.778 shown on the proposed plat. The easement as shown on the proposed plat drawing is not consistent with the legal description indicated on the easement document.
8. Please revise a portion of the easement labels on the plat drawing to indicate that the easements are private easements and to indicate their width (variable) as indicated on the plat markup. All easements are considered private easements and need to be shown by their width and relationship to the lot and or street lines.
[1967 PA 288, MCL 560.139(a) and MCL 560.190(a)]
9. A cross reference note appears on the drawing sheets of the proposed plat. Are there restrictions imposed by any of the approving authorities which encumber this proposed plat? If there are please provide the restrictions, in recordable form and executed by all proprietor's along with the proper recording fee to be recorded with the proposed plat and include on the plat drawing sheet a cross reference note for the restrictions. If there are no restrictions being imposed by a reviewing authority, please have the cross reference note removed from the drawing sheets of the proposed plat.
10. Please include on each sheet of the proposed plat the seal of the surveyor.
11. Please make the other minor revisions as noted on the plat drawings and restrictions.

Please note that any erasures performed on 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 may not be accepted for approval.**

[R 560.104]

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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 revisions are based on the 2/91 printing of the checklist, guidelines, and explanations.

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) 241-6320 or email address njcleve@michigan.gov.

Sincerely,



Nicholas J. Clever, P.S.
Plat Examiner
Office of Land Survey & Remonumentation

NJC:aim

cc: ✓ Ottawa County Register of Deeds
Georgetown Township Clerk
Ottawa County Drain Commissioner
Ottawa County Road Commission
Eastbrook Development Company
Eastbrook Homes, Inc.



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