

OTTAWA COUNTY PLAT BOARD
November 30, 2010

The Ottawa County Plat Board was called to order at 11:00a.m.on November 30, 2010 by the Chair, Gary Scholten.

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

The minutes of the November 16, 2010 meeting were read and approved.

The Clerk read a letter from the Department of Energy, Labor and Economic Growth regarding the proposed plat of Rolling Hills Estates No.2 located in part of the Southwest ¼ of section 16 in Georgetown Township.

The letter informs of the rejection of the plat for several reasons listed in the letter and suggests the plat may be resubmitted once the listed issues have been resolved.

There being no further business the meeting was adjourned.

Respectfully,

Gary Scholten, Chair
Register of Deeds

Daniel C. Krueger, CCO, MCCO
Ottawa County Clerk



STATE OF MICHIGAN

DEPARTMENT OF ENERGY, LABOR & ECONOMIC GROWTH
LANSING

JENNIFER M. GRANHOLM
GOVERNOR

ANDREW S. LEVIN
ACTING DIRECTOR

#2011-003

Douglas J. Root, P.S.
Exxel Engineering, Inc.
5252 Clyde Park SW
Grand Rapids, Mi. 49509-9724

RE: Proposed Plat of Rolling Hills Estates No. 2
Part of the Southwest ¼ of Section 16, T6N, R13W, Georgetown Township, Ottawa County,
Michigan

We have completed our review of the proposed plat and note the following reasons for rejection.

1. Please provide written authorization from all the original members of "Rolling Hills, L.L.C." authorizing Robert J. Deppe to sign the Proprietor Certificate as manager of Rolling Hills Ventures, L.L.C. as follows [1967 PA 288, MCL 560.144(2)]:
 - A. Please provide any other "Rolling Hills Ventures, L.L.C." written documentation that amends the original Rolling Hills Ventures, L.L.C. Operating Agreement dated July 22, 2004.
 - a. Note: Section 14.6 of the original operating agreement dated July 22, 2004, states "no change or modification to this Operating Agreement shall be valid unless in writing and signed by all of the Members."
 - b. Note: According to the original operating agreement dated July 22, 2004, the original members of the L.L.C. are Georgetown Development Co. Inc., President Todd Ponstein; James Tuuk and Alan Jurgens.
 - c. Note: The First Amendment to Operating Agreement of "Rolling Hills Ventures, L.L.C.", dated December 30, 2009, transferring membership interest to Robert Deppe was not signed by the original members of the L.L.C.
 - d. Note: The Second Amendment Operating Agreement dated January 19th, 2010 between Rolling Hills Ventures, L.L.C. and Robert Deppe which transfers the Management of the L.L.C. to Manager Robert Deppe was not signed by the original 3 members of the L.L.C.
2. Chemical Bank has signed the proprietor's certificate but they are not named as having a proprietary interest in the land on Title Insurance Policy #50499, dated September 27, 2010. [MCL 560.245, MCL 560.144(2)]

FILED

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DANIEL C. KRUEGER
OTTAWA COUNTY CLERK

Providing for Michigan's Safety in the Built Environment

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- A. Please provide an updated endorsement to the title insurance policy #50499 with the bank name that is consistent with the proprietor's certificate on the proposed plat.
 - B. Note: We found information on the National Information Center that states that on July 24, 2010 Byron Bank was renamed to **Byron Ctr Br** and became a branch of **Chemical Bank**.
 - C. Note: If the name of the corporation on the proprietor's certificate of the proposed plat changes than the county plat board must re-approve, sign and date the revised plat. [MCL 560.168(1)]
3. Please add the Southwest Corner of Section 16, T6N-R13W as indicated on the enclosed plat copy and provide a copy of the recorded Land Corner Recordation Certificate. [2008 MR 10, R560.112(2)(j) and R560.112(2)(k)]
 4. Please modify the Municipal Certificate as shown on the enclosed plat copy. [R560.121(2)(h)]
 5. Please make the following drafting revisions:
 - A. Please add the curve descriptions to the legend or spell out on the plat as shown on the enclosed plat copy. [R 560.112(2)(dd)]
 - B. Please add the purpose of all easements as shown on the enclosed plat copy. [MCL 560.112(2)(ee)(ii)]
 - C. Please verify the dimension of the easement on the west side of proposed Lot 74 as shown on the enclosed plat copy, as it does not appear to scale as dimensioned. [MCL 560.132(c)]
 6. Please make the other revisions as indicated on the enclosed plat copies and when the above issues have been addressed, please return the plat to us for review.

If you wish to resubmit this plat to our office for approval it must be accompanied by the state plat review fee prescribed in Section 241(1) (b) of the Land Division Act.

If you have any questions, please contact me at the Office of Land Survey & Remonumentation, P.O. Box 30704, Lansing, MI 48909; telephone number (517) 241-6320; fax number (517) 241-6301; or email address obrienk@michigan.gov.

Sincerely,



Kevin M. O'Brien, P.S.
Office of Land Survey & Remonumentation

Rolling Hills Venture, L.L.C.
Chemical Bank
Ottawa County Register of Deeds
Georgetown Township Clerk
Ottawa County Drain Commission
Ottawa County Road Commission

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