

OTTAWA COUNTY PLAT BOARD
FEBRUARY 4, 2010

The February 4, 2010 meeting of the Ottawa County Plat Board was called to order at 11:00a.m. by the chair, Gary Scholten.

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

The minutes of the January 5, 2010 meeting were read and approved.

The Plat Board reviewed communication sent to the chair regarding State Plat Reviews. The Board also reviewed a " Proprietor Plat Requirement Documentation " form attached to the letter regarding documents needed by the state to approve a plat or to determine which documents need be supplied by the surveyor to have the approval granted.

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

JENNIFER M. GRANHOLM
GOVERNOR

STANLEY "SKIP" PRUSS
DIRECTOR

January 6, 2010

GARY SCHOLTEN
OTTAWA CO REGISTER OF DEEDS
414 WASHINGTON
PO BOX 265
GRAND HAVEN MI 49417

RE: *State Plat Reviews*

Dear Mr. Scholten:

Please be advised that subdivision plats previously rejected by the Office of Land Survey and Remonumentation (OLSR) which are resubmitted to the OLSR for approval after January 31, 2010, must be accompanied by the state plat review fee prescribed in Section 241(1)(b) of the Land Division Act.

We are enclosing our notice and a required documentation checklist for your reference. These documents will be available on our website.

If you have any questions, please feel free to contact me at (517) 241-6322 or lambertk@michigan.gov.

Sincerely,

Keith E. Lambert, P.S., Director
Office of Survey & Remonumentation

KEL/aim

Enclosures

Providing for Michigan's Safety in the Built Environment

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FILED

JAN 19 2010

DANIEL C. KRUEGER
OTTAWA COUNTY CLERK



STATE OF MICHIGAN
DEPARTMENT OF ENERGY, LABOR & ECONOMIC GROWTH
LANSING

JENNIFER M. GRANHOLM
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LAND DIVISION ACT NOTICE

February 1, 2010

SUBJECT: STATE PLAT REVIEWS

The Office of Land Survey and Remonumentation (OLSR) has the statutory responsibility to administer the Land Division Act (LDA), 1967 PA 288, to ensure orderly development of subdivisions in the state. The OLSR performs plat reviews to confirm that the minimum statutory requirements of the Act are satisfied pursuant to Sections 151 and 171 of the Land Division Act.

The OLSR is required to form an opinion that a plat conforms to all the requirements of the LDA and published rules in order to certify that the plat has its approval pursuant to Section 151.

Section 171 of the LDA requires that within 15 days after receipt of a plat the Department of Energy, Labor and Economic Growth shall review the plat and do one of the following:

1. Approve the plat if it conforms to all the provisions of the act and send it to the register of deeds for recording, or
2. Reject the plat and notify the proprietor of the reasons.

Upon receipt of a plat, the OLSR will notify the surveyor/proprietor if any documents required by statute/administrative rule have not been provided with the plat. A state plat review will commence under Section 171 when all the required statutory documents are received by the OLSR.

Upon approval of the plat, or rejection and notification of deficiencies of a plat, the state plat review is completed. Effective February 1, 2010, if a plat previously rejected by the OLSR is resubmitted to the OLSR for approval, it must be accompanied by the state plat review fee prescribed in Section 241(1)(b) of the Land Division Act.

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Department of Energy, Labor & Economic Growth
 Bureau of Construction Codes
 Office of Land Survey & Remonumentation

Proprietor Plat Required Documentation

Upon receipt of the plat, the Office of Land Survey and Remonumentation (OLSR) has determined that the required statutory documents noted below are missing. The documents must be provided for OLSR to commence a review under Section 171 and form an opinion on whether this plat conforms to all the requirements of the Land Division Act, 1967 PA 288 and published rules. Please provide OLSR all documents circled "YES" below which indicates they are required (i.e. missing).

CIRCLE ONE

Preliminary Plat Approvals

Road Commission [MCL 560.113]	YES	NO	N/A
Drain Commissioner [MCL 560.114]	YES	NO	N/A
State Transportation [MCL 560.115]	YES	NO	N/A
Environmental Quality [MCL 560.116 & 560.117]	YES	NO	N/A
Health Department [MCL 560.118]	YES	NO	N/A
Municipality [MCL 560.120]	YES	NO	
State Plat Review Fee [MCL 560.142 & 560.241]	YES	NO	
Certified True Copies of Plat [MCL 560.169]	YES	NO	
Floodplain Restrictions [MCL 560.194] -floodplain shown on drawing	YES	NO	N/A
Owner's Policy of Title Insurance [MCL 560.245]	YES	NO	
Governmental Imposed Deed Restrictions [R 560.103] -cross reference restriction note on drawing sheets	YES	NO	N/A
Final Plat on Approved Material [R 560.104]	YES	NO	
Land Corner Recordation Certificates [R 560.112]	YES	NO	
Recorded Easements [R 560.112] -listed in title insurance policy	YES	NO	
Traverse Closure [R 560.112]	YES	NO	
State Issued Constructions Permits and Proof of Surety [R 560.121] -public sewer and water statement in Municipal Certificate	YES	NO	N/A

Please note: additional documentation may be requested by OLSR to complete the review.

Plat Name _____ Surveyor _____
 Section ____ Town ____ Range ____

(Rev. 12-3-9)

- b. Please provide a copy of the a title search document or title policy, which describes all land in the proposed amended plat and which has a starting search date back to the original patent date, if applicable.
- c. Written authorization to destroy the old mylar which we still hold, since the new one was provided.
- d. A copy of the conversion and/or computation used to go from the IGLD 1955 elevation (579.8 feet for Lake Michigan pursuant to 1994 PA 451, MCL 324.32502), to the 581.1 feet NGVD elevation reported. We intend to confirm the elevation, datum and conversion with MDNRE upon re-submittal of the plat.
- e. A complete copy of the recorded affidavit document (for the easement abandonment) recorded in Liber 24, Page 160.

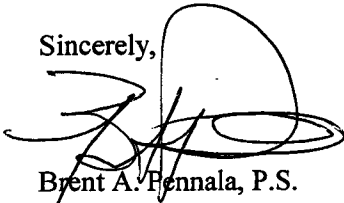
5. Please make the drafting revisions indicated on the enclosed prints.

The revisions are based on the Land Division Act 1967 PA 288, MCL 560.101 et seq and the administrative rules (2008 MR 10, R 560.101-135).

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 (517) 241-6324 or email address pennalab@michigan.gov.

Sincerely,



Brent A. Hennala, P.S.
Office of Land Survey & Remonumentation

BAP/aim

cc: ✓ Ottawa County Register of Deeds
Grand Haven Twp. Clerk
Hal Martin
Robert W. Scott



JENNIFER M. GRANHOLM
GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF ENERGY, LABOR & ECONOMIC GROWTH
LANSING

STANLEY "SKIP" PRUSS
DIRECTOR

#2010-016

February 19, 2010

Douglas J Root
Exxel Engineering Inc.
5252 Clyde Park SW
Grand Rapids, MI 49509

RE: The Proposed Amended Plat of Lots 1-9, Vacated Lake Drive Way and Vacated Sheldon Beach Park, Sheldon Beach Subdivision, Section 16, T7N-R16W, Grand Haven Twp., Ottawa County, Michigan

Dear Mr. Root:

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

1. Please consider re-numbering the revised lots in this amended plat, using the next available consecutive lot numbers in the original subdivision.
 - a. We recommend renumbering of lots to address possible future confusion between the new lots and the original lot limits. [1967 PA 288, MCL 560.105(e); MCL 560.132(e); MCL 560.140(a); MCL 560.186(1)(a); MCL 560.255]
 - b. Note, you might consider asking plaintiff's attorney to consider seeking an amended judgment which addresses renumbering of the lots.
2. Please add, label, and locate the meander corner at Lake Michigan, on the south section line. Provide a copy of the LCRC for the meander corner. [2008 MR 10, R 560.112(2)(k)]
3. Please label "front" on each lot, as applicable. [1967 PA 288, MCL 560.140(e); 2008 MR 10, R 560.112(2)(t)]
4. Please provide the following:
 - a. Revised updated written certification for record easement search which: clarifies that you have searched or caused to be searched, the records of the register of deeds, starting at the time of the original US patent; describes all land in the proposed amended plat; covers the time up to the date of the re-submittal of the plat. Note, the copy of the title search document provided to us (covering the time 12/3/25 thru 11/30/09), describes Lots 1-9 only (thus omitting the vacated street and park).

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OTTAWA COUNTY CLERK