

**CHARTER TOWNSHIP OF WEST BLOOMFIELD  
OAKLAND COUNTY, MICHIGAN**

**ORDINANCE NO. C-812**

**ACCEPTANCE OF WATER SUPPLY AND SANITARY SEWER SYSTEM  
BROOKFIELD DEVELOPMENT  
PARCEL ID NO. 18-09-301-003**

**THE CHARTER TOWNSHIP OF WEST BLOOMFIELD ORDAINS:**

**Section 1 of Ordinance**

Pursuant to Chapter 24, Article IV of the Code of Ordinances, the Charter Township of West Bloomfield hereby accepts and acquires from Brookfield Village Development, LLC, a Foreign Limited Liability Company, the Water Supply System and the Sanitary Sewer System constructed on property assigned Parcel Identification No. 18-09-301-003, and more particularly described in **Exhibit 1** located in part of the West ½ of the Southwest ¼ of Section 9, West Bloomfield Township, Oakland County, Michigan, in accordance with the Quit Claim Deed for the Water Supply System from Brookfield Village Development, LLC, to the Charter Township of West Bloomfield dated the June 7, 2018 attached as **Exhibit 2**; and in accordance with the Quit Claim Deed for the Sanitary Sewer System from Brookfield Village Development, LLC, to the Charter Township of West Bloomfield dated June 7, 2018, attached as **Exhibit 3**.

**Section 2 of Ordinance**

The Water Supply System as accepted and acquired shall be part of the Township Water Supply System under the jurisdiction of the Water Department; and the Sanitary Sewer System as accepted and acquired shall be part of the Township Public Sanitary Sewer System of the Charter Township of West Bloomfield and shall be administered in accordance with Chapter 24 of the West Bloomfield Code.

**Section 3 of Ordinance**

This Ordinance shall take effect immediately upon publication.

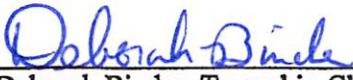
**CERTIFICATION**

STATE OF MICHIGAN    )  
                                  ) SS  
COUNTY OF OAKLAND    )

I certify that this Ordinance was adopted by the Board of Trustees of the Charter Township of West Bloomfield at a meeting duly called and held on March 18, 2019, the original of which is on file in the Office of the Township Clerk.

**CHARTER TOWNSHIP OF WEST BLOOMFIELD**

March 19, 2019  
Date

By:   
Deborah Binder, Township Clerk

INTRODUCED: 03/04/2019  
ADOPTED: 03/18/2019  
PUBLISHED: 03/27/2019  
EFFECTIVE: 03/27/2019

**EXHIBIT 1**  
**Legal Description of Property**

**LEGAL DESCRIPTION**

**A PARCEL OF LAND BEING PART OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 9, T. 2 N., R. 9 E., WEST BLOOMFIELD TOWNSHIP, OAKLAND COUNTY, MICHIGAN, MORE PARTICULARLY DESCRIBED AS:**

**BEGINNING AT THE NORTHEAST CORNER OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 9; THENCE S. 00°30'10" W., 522.89 FEET MEASURED (522.09 FEET RECORD); THENCE S. 82°23'10" W., 878.21 FEET; THENCE N. 00°42'30" E., 634.08 FEET; THENCE N. 89°39'24" E., 867.23 FEET TO THE POINT OF BEGINNING, CONTAINING 11.53 ACRES OF LAND MORE OR LESS AND BEING SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.**

**TAX PARCEL NO.: 18-09-301-003**

<b>REVISIONS</b>			<b>OVERALL PARCEL DESCRIPTION</b> <b>BROOKFIELD VILLAGE</b> WEST BLOOMFIELD TWP. MICHIGAN	<b>DATE</b>	<b>SCALE</b> HOR: 1" = NA	
<b>ITEM</b>	<b>DATE</b>	<b>BY</b>		9-2-16	<b>FIELD BOOK NO.</b>	
			 <b>ZEIMET WOZNIAK</b> & ASSOCIATES Civil Engineers & Land Surveyors 55800 GRAND RIVER AVE. SUITE 100 NEW HUDSON, MICHIGAN 48165 P: (248) 437-5099 F: (248) 437-5222 www.zeimetwozniak.com	<b>DESIGNED BY</b>	<b>JOB NO.</b>	<b>© COPYRIGHT 2016</b>
				SB	14138	
				<b>DRAWN BY</b>	<b>SHEET NO.</b>	
				PTG	1/1	

## **EXHIBIT 2**

**Quit Claim Deed dated June 7, 2018 from  
Brookfield Village Development, LLC  
To  
Charter Township of West Bloomfield  
Water Supply System**


**QUIT CLAIM DEED**  
Water Main Supply System

KNOW ALL MEN BY THESE PRESENTS that **Brookfield Village Development, LLC**, a Foreign Limited Liability Company organized under the laws of the state of Delaware, whose Michigan registered office address is 21 East Long Lake Road, Suite 2015, Bloomfield Hills, MI 48304, party of the first part, for the consideration of the sum of one (\$1.00) dollar **QUIT CLAIMS** to the Charter Township of West Bloomfield, a Michigan Municipal Corporation, whose address is 4550 Walnut Lake Road, West Bloomfield, Michigan 48323, the following property located in the Township of West Bloomfield, Oakland County, Michigan:

The entire water main supply system, including all mains, pipes, and other related fittings and connections located in or upon the Water Main Easement which is described in **Exhibit A** attached hereto and which Water Main Easement is located on **Tax Parcel Number 18-09-301-003** which property is more fully described in **Exhibit B** attached hereto.


Dated this 7<sup>th</sup> day of June, 2018

**BROOKFIELD VILLAGE DEVELOPMENT, LLC**  
a Delaware Limited Liability Company

By:   
Steven S. Perlman  
Its: Authorized Signatory

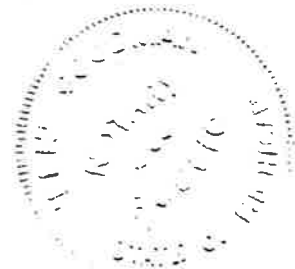
STATE OF MICHIGAN )  
  ) SS  
COUNTY OF OAKLAND )

On this 7 day of June, 2018 before me, personally appeared **Steven S. Perlman** being first duly sworn did say that he is the Authorized Signatory of **Brookfield Village Development, LLC** and that she/he is duly authorized to sign this instrument on behalf of the Company.

  
Notary Public  
Oakland County, Michigan  
My commission expires: 12-14-2024  
Acting in the County of Oakland

3659032

Ilene Goodman  
Notary Public of Michigan  
Oakland County  
Expires 12/14/2024  
Acting in the County of Oakland



**DRAFTED BY:**  
Steven S. Perlman  
21 East Long Lake, Suite 215  
Bloomfield Hills, MI 48304

**RETURN TO:**  
Township Clerk  
West Bloomfield  
4550 Walnut Lake Road  
West Bloomfield, MI 48323

**REVENUE STAMPS**  
Parcel # 18-09-301-003  
State: Exempt 207.526(a)  
County: Exempt 207.505(a)  
Recording Fee \$30.00



# EXHIBIT 'A'

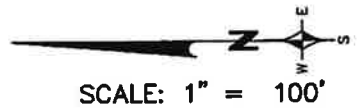
## LEGAL DESCRIPTION OF WATERMAIN EASEMENT

**A CENTERLINE DESCRIPTION OF A 20 FEET WIDE WATERMAIN EASEMENT LOCATED IN THE SOUTHWEST 1/4 OF SECTION 9, T. 2 N., R. 9 E., WEST BLOOMFIELD TOWNSHIP, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS:**

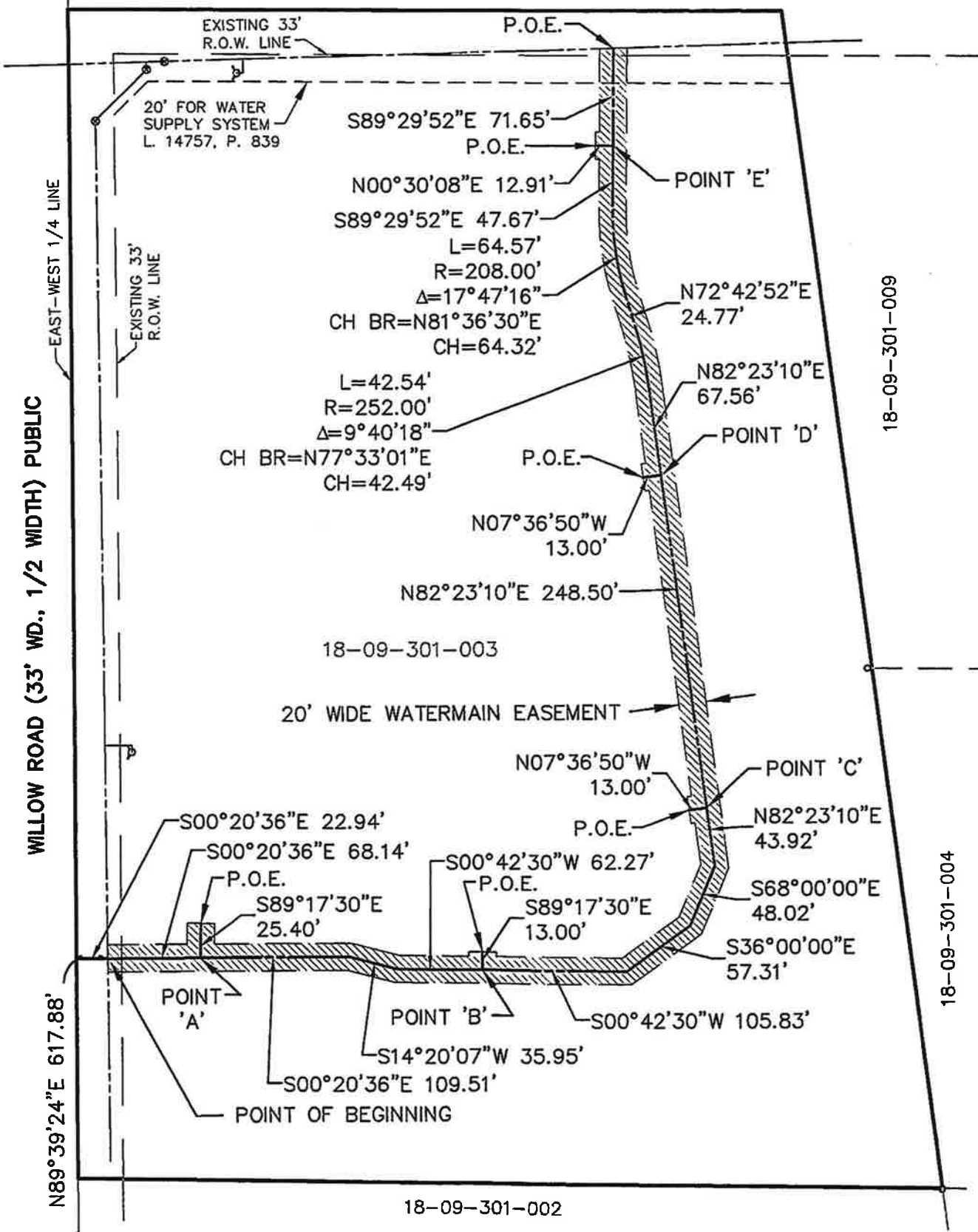
**COMMENCING AT THE WEST 1/4 CORNER OF SAID SECTION 9; THENCE N. 89°39'24" E. 617.88 FEET ALONG THE EAST-WEST 1/4 LINE OF SAID SECTION ALSO BEING THE CENTERLINE OF WILLOW ROAD (33 FEET, 1/2 WIDTH); THENCE S. 00°20'36" E. 22.94 FEET TO A POINT ON A EXISTING WATERMAIN LINE AND THE POINT OF BEGINNING OF SAID EASEMENT CENTERLINE; THENCE ALONG SAID EASEMENT CENTER LINE S. 00°20'36" E. 68.14 FEET TO POINT 'A'; THENCE S. 89°17'30" E. 25.40 FEET TO A POINT OF ENDING; THENCE FROM SAID POINT 'A' S. 00°20'36" E. 109.51 FEET; THENCE S. 14°20'07" W. 35.95 FEET; THENCE S. 00°42'30" W. 62.27 FEET TO POINT 'B'; THENCE S. 89°17'30" E. 13.00 FEET TO A POINT OF ENDING; THENCE FROM SAID POINT 'B' S. 00°42'30" E. 105.83 FEET; THENCE S. 36°00'00" E. 57.31 FEET; THENCE S. 68°00'00" E. 48.02 FEET; THENCE N. 82°23'10" E. 43.92 FEET TO POINT 'C'; THENCE N. 07°36'50" W. 13.00 FEET TO A POINT OF ENDING; THENCE FROM SAID POINT 'C' N. 82°23'10" E. 248.50 FEET TO POINT 'D'; THENCE N. 07°36'50" W. 13.00 FEET TO A POINT OF ENDING; THENCE FROM SAID POINT 'D' N. 82°23'10" E. 67.56 FEET; THENCE 42.54 FEET ALONG THE ARC OF A CURVE TO THE LEFT, RADIUS 252.00 FEET, CENTRAL ANGLE 09°40'18" AND A CHORD THAT BEARS N. 77°33'01" E. 42.49 FEET; THENCE N. 72°42'52" E. 24.77 FEET; THENCE 64.57 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, RADIUS 208.00 FEET, CENTRAL ANGLE 17°47'16" AND A CHORD THAT BEARS N. 81°36'30" E. 64.32 FEET; THENCE S. 89°29'52" E. 47.67 FEET TO POINT 'E'; THENCE N. 00°30'08" E. 12.91 FEET TO A POINT OF ENDING; THENCE FROM SAID POINT 'E' S. 89°29'52" E. 71.65 FEET TO A POINT ON A EXISTING WATERMAIN LINE ALSO BEING THE POINT OF ENDING OF SAID EASEMENT CENTERLINE.**

REVISIONS			<b>WATERMAIN EASEMENT BROOKFIELD VILLAGE</b> WEST BLOOMFIELD TWP. MICHIGAN		DATE	SCALE	
ITEM	DATE	BY			9-2-16	HOR: 1" =	FIELD BOOK NO.
			<b>Z E I M E T   W O Z N I A K</b> & ASSOCIATES Civil Engineers & Land Surveyors 55800 GRAND RIVER AVE, SUITE 100 NEW HUDSON, MICHIGAN 48165 P: (248) 437-5099 F: (248) 437-3222 www.zeimetwozniak.com		DESIGNED BY	JOB NO.	© COPYRIGHT 2016
					SB	14138	
					DRAWN BY	SHEET NO.	
					PTG	2/2	

# EXHIBIT 'A'



HILLER ROAD (33' WD., 1/2 WIDTH) PUBLIC



WILLOW ROAD (33' WD., 1/2 WIDTH) PUBLIC

18-09-301-009

18-09-301-004

WEST 1/4 CORNER  
SECTION 9  
T. 2 N., R 9 E.,  
WEST BLOOMFIELD TWP.,  
OAKLAND COUNTY MI

**LEGEND**

P.O.E. POINT OF ENDING

REVISIONS			WATERMAIN EASEMENT BROOKFIELD VILLAGE WEST BLOOMFIELD TWP. MICHIGAN		DATE	SCALE
ITEM	DATE	BY			9-2-16	HOR: 1" = 100'
						FIELD BOOK NO.
						DESIGNED BY
						SB
						JOB NO.
						14138
						DRAWN BY
						PTG
						SHEET NO.
						1/2

**ZEIMET WOZNIAK**  
& ASSOCIATES  
Civil Engineers & Land Surveyors  
55800 GRAND RIVER AVE, SUITE 100  
NEW HUDSON, MICHIGAN 48165  
P: (248) 437-5099 F: (248) 437-5222 www.zeimetwozniak.com

© COPYRIGHT 2016



# EXHIBIT 'B'

**LEGAL DESCRIPTION**

**A PARCEL OF LAND BEING PART OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 9, T. 2 N., R. 9 E., WEST BLOOMFIELD TOWNSHIP, OAKLAND COUNTY, MICHIGAN, MORE PARTICULARLY DESCRIBED AS:**

**BEGINNING AT THE NORTHEAST CORNER OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 9; THENCE S. 00°30'10" W., 522.89 FEET MEASURED (522.09 FEET RECORD); THENCE S. 82°23'10" W., 878.21 FEET; THENCE N. 00°42'30" E., 634.08 FEET; THENCE N. 89°39'24" E., 867.23 FEET TO THE POINT OF BEGINNING, CONTAINING 11.53 ACRES OF LAND MORE OR LESS AND BEING SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.**

**TAX PARCEL NO.: 18-09-301-003**

<b>REVISIONS</b>			<b>OVERALL PARCEL DESCRIPTION</b>		<b>DATE</b>	<small>SCALE HOR: 1" = NA</small>	
<small>ITEM</small>	<small>DATE</small>	<small>BY</small>	<b>BROOKFIELD VILLAGE</b>		9-2-16	<small>FIELD BOOK NO.</small>	
			WEST BLOOMFIELD TWP. MICHIGAN		<b>DESIGNED BY</b>	<b>JOB NO.</b>	<small>© COPYRIGHT 2016</small>
			<b>Z EIMET W OZNIAK</b>		SB	14138	
			<small>&amp; ASSOCIATES Civil Engineers &amp; Land Surveyors 55800 GRAND RIVER AVE, SUITE 100 NEW HUDSON, MICHIGAN 48163 P: (248) 437-5099 F: (248) 437-5222 www.zimetwozniak.com</small>		<b>DRAWN BY</b>	<b>SHEET NO.</b>	
					PTG	1/1	

# **EXHIBIT 3**

**Quit Claim Deed dated June 7, 2018 from  
Brookfield Village Development, LLC  
To  
Charter Township of West Bloomfield  
Sanitary Sewer System**




# EXHIBIT 'A'

## LEGAL DESCRIPTION OF SANITARY SEWER EASEMENT

**A CENTERLINE DESCRIPTION OF A 20 FEET WIDE SANITARY SEWER EASEMENT LOCATED IN THE SOUTHWEST 1/4 OF SECTION 9, T. 2 N., R. 9 E., WEST BLOOMFIELD TOWNSHIP, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS:**

**COMMENCING AT THE WEST 1/4 CORNER OF SAID SECTION 9; THENCE N. 89°39'24" E. 745.32 FEET ALONG THE EAST-WEST 1/4 LINE OF SAID SECTION ALSO BEING THE CENTERLINE OF WILLOW ROAD (33 FEET, 1/2 WIDTH); THENCE S. 00°20'36" E. 51.70 FEET TO A EXISTING SANITARY MANHOLE ALSO BEING THE POINT OF BEGINNING OF SAID EASEMENT CENTERLINE; THENCE S. 00°20'36" E. 32.92 FEET; THENCE S. 89°39'24" W. 76.77 FEET; THENCE S. 00°42'30" W. 311.42 FEET; THENCE S. 48°27'10" E. 22.87 FEET; THENCE N. 82°23'08" E. 256.90 FEET; THENCE N. 81°41'25" E. 124.01 FEET; THENCE N. 74°21'17" E. 62.61 FEET; THENCE N. 86°25'46" E. 81.52 FEET TO THE POINT OF ENDING OF SAID EASEMENT CENTERLINE.**

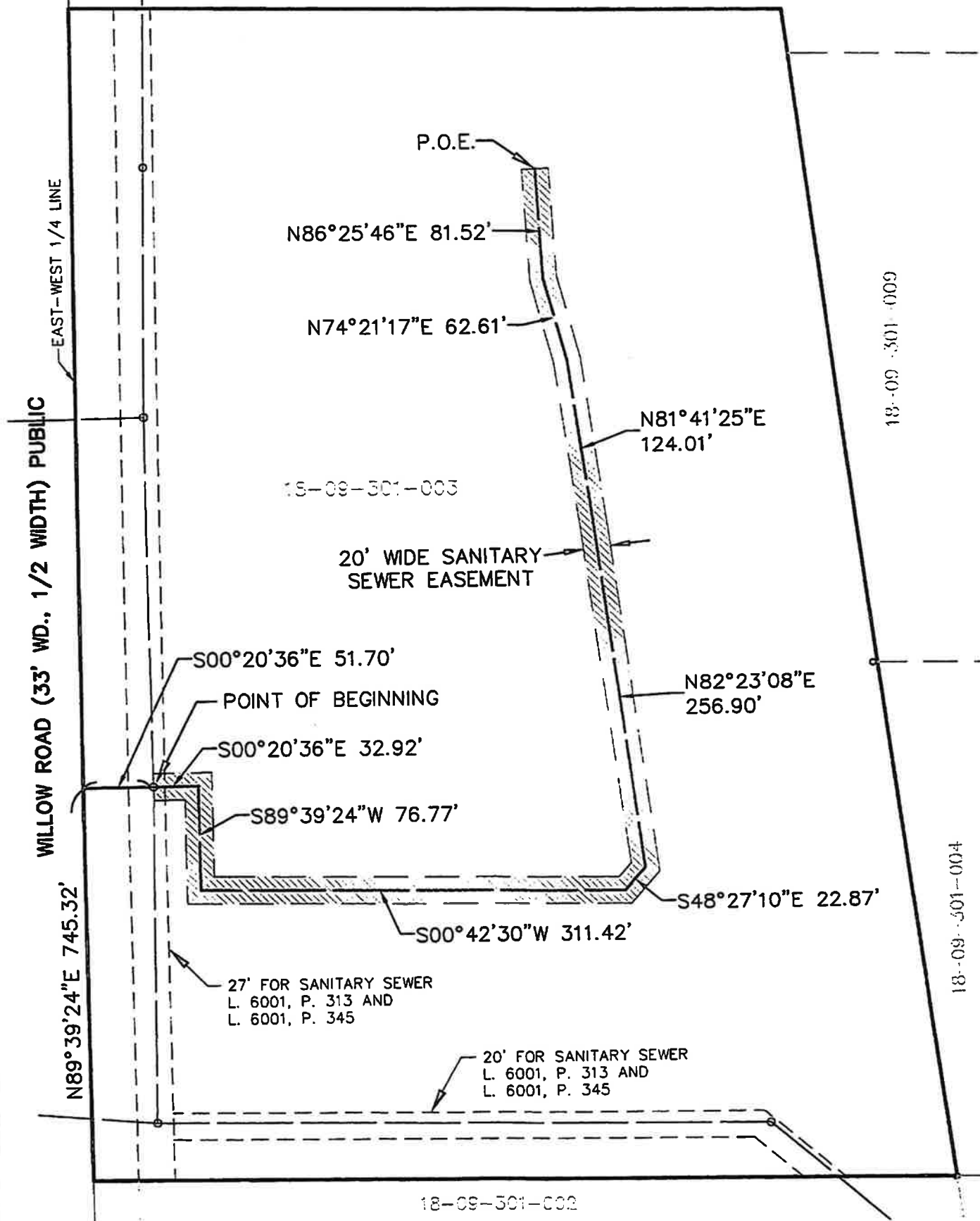
REVISIONS			<b>SANITARY SEWER EASEMENT BROOKFIELD VILLAGE</b> WEST BLOOMFIELD TWP. MICHIGAN		DATE	SCALE
ITEM	DATE	BY			9-2-16	HOR: 1" =
			 <b>Z EIMET W OZNIAK</b> & ASSOCIATES Civil Engineers & Land Surveyors 55800 GRAND RIVER AVE. SUITE 100 NEW HUDSON, MICHIGAN 48165 P: (248) 437-5099 F: (248) 437-5222 www.zeimctwozniak.com		DESIGNED BY	JOB NO.
					SB	14138
					DRAWN BY	SHEET NO.
					PTG	2/2

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# EXHIBIT 'A'



HILLER ROAD (33' WD., 1/2 WIDTH) PUBLIC



WEST 1/4 CORNER  
SECTION 9  
T. 2 N., R 9 E.,  
WEST BLOOMFIELD TWP.,  
OAKLAND COUNTY MI

### LEGEND

P.O.E. POINT OF ENDING

REVISIONS		
ITEM	DATE	BY

**SANITARY SEWER EASEMENT  
BROOKFIELD VILLAGE**  
WEST BLOOMFIELD TWP. MICHIGAN

**ZEIMET WOZNAK**  
& ASSOCIATES  
Civil Engineers & Land Surveyors  
55800 GRAND RIVER AVE. SUITE 100  
NEW HUDSON, MICHIGAN 48165  
P: (248) 437-5099 F: (248) 437-5222 www.zeimetwozniak.com

DATE	9-2-16	SCALE	HOR: 1" = 100'
DESIGNED BY	SB	FIELD BOOK NO.	
DRAWN BY	PTG	JOB NO.	14138
		SHEET NO.	1/2

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# EXHIBIT 'B'

**LEGAL DESCRIPTION**

**A PARCEL OF LAND BEING PART OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 9, T. 2 N., R. 9 E., WEST BLOOMFIELD TOWNSHIP, OAKLAND COUNTY, MICHIGAN, MORE PARTICULARLY DESCRIBED AS:**

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**TAX PARCEL NO.: 18-09-301-003**

<b>REVISIONS</b>			<b>OVERALL PARCEL DESCRIPTION</b>		<b>DATE</b>	<small>SCALE</small> HGR: 1" = NA	
<small>ITEM</small>	<small>DATE</small>	<small>BY</small>	<b>BROOKFIELD VILLAGE</b>		9-2-16	<small>FIELD BOOK NO.</small>	
			WEST BLOOMFIELD TWP. MICHIGAN		DESIGNED BY	JOB NO.	
			<b>Z EIMET W OZNIAK</b> & ASSOCIATES		SB	14138	
			Civil Engineers & Land Surveyors		DRAWN BY	SHEET NO.	
			55800 GRAND RIVER AVE. SUITE 100		PTG	1/1	
			NEW HUDSON, MICHIGAN 48165		© COPYRIGHT 2016		
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