CHARTER TOWNSHIP OF WEST BLOOMFIELD  
OAKLAND COUNTY, MICHIGAN

ORDINANCE NO. C-805

ACCEPTANCE OF WATER SUPPLY AND SANITARY SEWER SYSTEM  
LEGACY WOODS CONDOMINIUM  
PARCEL ID NO. 18-31-201-002 AND 18-31-201-003

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 WBWL LLC, a Michigan limited liability company, both the Water Supply and Sanitary Sewer Systems constructed on the property comprising two (2) parcels, Parcel A, Parcel Identification No. 18-31-201-002, and Parcel B, Parcel Identification No. 18-31-201-003, and more particularly described in Exhibit 1 located in part of the northeast ¼ of Section 31, West Bloomfield Township, Oakland County, Michigan, in accordance with the Quit Claim Deed for the Water Supply System from WBWL LLC to the Charter Township of West Bloomfield dated July 21, 2016 attached as Exhibit 2; and in accordance with the Quit Claim Deed for the Sanitary Sewer System from WBWL LLC to the Charter Township of West Bloomfield dated July 21, 2016, 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 July 17, 2017, the original of which is on file in the Office of the Township Clerk.

CHARTER TOWNSHIP OF WEST BLOOMFIELD

Date: 7-17-17

By: Deborah Binder, Township Clerk

INTRODUCED: 06-19-2017
ADOPTED: 07-17-2017
PUBLISHED: 07-26-2017
EFFECTIVE: 07-27-2017
EXHIBIT 1
Overall Legal Description
DESCRIPTION OF A 20.348 ACRE PARCEL OF LAND (TAX PARCELS 18-31-201-002 & 18-31-201-003) LOCATED IN THE NORTHEAST ¼ OF SECTION 31, T2N, R9E, WEST BLOOMFIELD TOWNSHIP, OAKLAND COUNTY, MICHIGAN (AS SURVEYED BY ATWELL)

Commencing at the North ¼ corner of Section 31, T2N, R9E, West Bloomfield Township, Oakland County, Michigan; thence S02°52'18"E 60.00 feet along the North-South ¼ line of said Section 31 for a PLACE OF BEGINNING; thence N87°06'13"E (recorded as S89°50'53"E) 339.60 feet along the South line of Maple Road (variable width); thence S02°52'18"E 250.25 feet (recorded as S00°09'07"W 310.25 feet); thence N87°06'13"E 195.00 feet (recorded as S89°50'53"E 195.00 feet); thence N02°52'18"W 250.25 feet (recorded as N00°09'07"E 310.25 feet); thence N87°06'13"E (recorded as S89°50'53"E) 126.92 feet along the South line of said Maple Road; thence S02°52'44"E (recorded as S00°09'12"W and platted as S01°13'03"E) 1413.64 feet along the West line of "Maple Run Estates" recorded in Liber 170 of Plats, Pages 28 through 30, Oakland County Records; thence S87°08'04"W 661.70 feet (recorded as N89°50'53"W 661.70 and platted as S88°47'59"W 661.77 feet) along the North line of "The Ravines of West Bloomfield" recorded in Liber 195 of Plats, Pages 1 through 3, Oakland County Records; thence N02°52'18"W (recorded as N00°10'28"E and platted as N01°12'23"W) 1413.28 feet along the North-South ¼ line of said Section 31 and the East line of "Bloomfield Pines Sub. No. 1" recorded in Liber 239 of Plats, Pages 16 through 22, Oakland County Records to the Place of Beginning, being a part of the Northeast ¼ of said Section 31, containing 20.348 acres of land, more or less, being subject to easements, conditions, restrictions, and exceptions of record, if any.
EXHIBIT 2

Quit Claim Deed dated July 21, 2016 from
WBWL LLC
To
Charter Township of West Bloomfield
Water Main Supply System
QUIT CLAIM DEED
Water Supply System

KNOW ALL MEN BY THESE PRESENTS that WBWL LLC, a Michigan limited liability company, the address of which is 1668 S. Telegraph Road, Suite 200, Bloomfield Hills, Michigan 48302, QUIT CLAIMS to the Charter Township of West Bloomfield, a Michigan Charter Township, 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 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 Numbers 18-31-201-002 and 18-31-201-003 which property is more fully described in Exhibit B attached hereto.

Dated this 21 day of July, 2016

WBWL LLC
a Michigan limited liability company

By
Howard Fingeroot
Its: Manager

STATE OF MICHIGAN  }
COUNTY OF OAKLAND }

On this 21 day of July, 2016, before me, personally appeared Howard Fingeroot who, being duly sworn did say that he is the Manager of WBWL LLC, a Michigan limited liability company, and that said instrument was signed in behalf of said limited liability company by authority of its articles of agreement; and the said Manager acknowledged the said instrument to be the free act and deed of said limited liability company.

Notary Public
Bonnie L. Ballog
Wayne County
Expires 04/04/2019
Notary Public Oakland County, Michigan
My commission expires: 4-4-19
Acting in the County of Oakland

COUNTY TREASURER’S CERTIFICATE  CITY TREASURER’S CERTIFICATE
QUIT CLAIM DEED

DRAFTED BY:
Duncan P. Ogilvie, Esq.
Seyburn Kahn, P.C.
2000 Town Center, Suite 1500
Southfield, MI 48075

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

REVENUE STAMPS
Parcel #18-31-201-002; 18-31-201-003
State: Exempt 207.526(a)
County: Exempt 207.505(a)
Recording Fee $________
EXHIBIT A

Water Main Easement
WATER MAIN EASEMENT
(for Limited Liability Company)

KNOW ALL MEN BY THESE PRESENT that WBWL, LLC, a Michigan limited liability company, whose address is 31550 Northwestern Highway, Suite 220, Farmington Hills, Michigan, party of the first part, for and in consideration of the sum of one ($1.00) Dollar paid by the Charter Township of West Bloomfield, a Michigan municipal corporation, party of the second part, whose address is 4550 Walnut Lake Road, West Bloomfield, Michigan 48323, hereby grants to said party of the second part, the right to construct, operate, maintain, repair and/or replace the water main over, under, upon and across the land situated in the Township of West Bloomfield, County of Oakland, State of Michigan more particularly described as follows:

SEE EXHIBIT A ATTACHED HERETO

Sidwell: 18-31-201-002 and 18-31-201-003

and to enter upon adjacent lands within ten (10) feet of said easement for the purpose of the construction, operation, maintenance, repair and/or replacement thereof. The foregoing easement is located within the land owned by the party of the first part and described on Exhibit B attached hereto.

The premises so disturbed by reason of the exercise of any of the foregoing rights shall be reasonably restored to its original condition by the party of the second part.

This instrument shall be binding upon and inure to the benefit of the parties hereto, their heirs, representatives, successors and assigns.

Dated this 21 day of July, 2016

WBWL, LLC, a Michigan limited liability company

By: ___________________________________________
Howard Fingeroot
Its: Manager

STATE OF MICHIGAN

COUNTY OF OAKLAND

The foregoing instrument was acknowledged before me this 21st day of July, 2016, by Howard Fingeroot, who was duly sworn did say that he is a member of WBWL, LLC, a Michigan limited liability company and that said instrument was signed in behalf of said limited liability company by the authority of its articles of agreement; and the said member acknowledged the said instrument to be the free act and deed of said limited liability company.

Notary Public, State of Michigan
County of ____________
My commission expires: ____________
Acting in the County of ____________

DRAFTED BY: Mark S. Cohn, Esq.
RETURN TO: Township Clerk
REVENUE STAMPS Parcel #18-31-201-002; 18-31-201-003
State: No consents

Parcel #18-31-201-002; 18-31-201-003
EXHIBIT A

Sketch and Legal Description of Water Main Easement
LEGEND

 SECTION CORNER

 POB  PLACE OF BEGINNING

 R/W  RIGHT-OF-WAY

 CLIENT  Pinnacle Homes

 SKETCH & DESCRIPTION OF A VARIABLE WIDTH WATER MAIN EASEMENT

 JOB: 14001009  CAD: 14001009EA-02
 DR: DRW  BK: MS
 SHEET 3 OF 6  DATE: 04-13-2016

 North Line of "The Ravines of West Bloomfield"

 "The Ravines of West Bloomfield Lib 193 of Plats, Pages 1, 2 & 3"
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EXHIBIT B

Overall Legal Description
Tax Parcel Numbers 18-31-201-002 and 18-31-201-003
DESCRIPTION OF A VARIABLE WIDTH WATER MAIN EASEMENT LOCATED IN THE NORTHEAST 1/4 OF
SECTION 31, T2N, R9E, WEST BLOOMFIELD TOWNSHIP, OAKLAND COUNTY, MICHIGAN

Commencing at the North 1/4 corner of Section 31, T2N, R9E, West Bloomfield Township, Oakland
County, Michigan; thence S00°52'18"E 75.00 feet along the North-South 1/4 line of said Section
31; thence N87°06'13"E 139.05 feet along the South Right-of-Way line of Maple Road (variable
width, public) for a PLACE OF BEGINNING; thence continuing N87°06'13"E 74.58 feet along the
South Right-of-Way line of said Maple Road; thence S02°37'48"E 33.37 feet; thence N87°07'42"E
7.57 feet; thence S02°52'18"E 20.00 feet; thence S87°07'42"W 7.57 feet; thence S02°52'18"E
149.19 feet; thence 45.81 feet along the arc of a 240.00 foot radius curve to the right, having a
chord bearing S02°35'48"W 45.74 feet; thence S08°03'54"W 28.15 feet; thence 119.04 feet along
the arc of a 248.09 foot radius curve to the left, having a chord bearing S06°37'42"E 117.90 feet;
thence S20°22'29"E 92.27 feet; thence 81.97 feet along the arc of a 258.54 foot radius curve to
the right, having a chord bearing S11°17'30"E 81.63 feet; thence S02°12'28"E 57.55 feet; thence
118.41 feet along the arc of a 230.00 foot radius curve to the left, having a chord bearing
S18°57'24"E 117.11 feet; thence S31°42'20"E 57.90 feet; thence 25.72 feet along the arc of a
250.00 foot radius curve to the right, having a chord bearing S28°45'30"E 25.71 feet; thence
S25°48'41"E 21.75 feet to Reference Point ":A"; thence N64°54'35"E 38.23 feet; thence S70°22'15"E
108.37 feet; thence S25°08'33"E 56.08 feet; thence 97.01 feet along the arc of a 250.00 foot
radius curve to the right, having a chord bearing S14°01'34"E 96.40 feet; thence S02°54'35"E
108.53 feet; thence S19°53'30"W 13.11 feet; thence 71.07 feet along the arc of a 230.00 foot
radius curve to the left, having a chord bearing S84°01'36"E 70.79 feet; thence N87°07'16"E 53.60
feet; thence S49°18'25"E 55.52 feet; thence N89°47'12"E 0.80 feet; thence S02°52'44"E 228.02
feet along the West line of "Maple Run Estates" as recorded in Liber 170 of Plats, Pages 28-30,
Oakland County Records; thence S87°08'04"W 20.00 feet along the North line of "The Ravines of
West Bloomfield" as recorded in Liber 195 of Plats, Pages 1, 2 & 3, Oakland County Records;
thence N02°52'44"W 218.71 feet; thence N49°18'25"W 40.06 feet; thence S87°07'16"W 45.60 feet;
thence 79.02 feet along the arc of a 250.00 foot radius curve to the right, having a chord bearing
N83°49'25"W 78.59 feet; thence S19°53'30"W 60.34 feet; thence S63°44'59"W 113.12 feet;
thence N69°13'16"W 108.95 feet; thence 134.90 feet along the arc of a 268.25 foot radius curve to
the right, having a chord bearing N18°14'05"W 133.48 feet; thence N03°19'07"W 79.35 feet;
thence 97.36 feet along the arc of a 250.00 foot radius curve to the right, having a chord bearing
N07°50'17"E 96.75 feet; thence N19°29'59"E 42.49 feet; thence N64°54'35"E 51.48 feet;
thence N25°48'41"W 21.50 feet; thence 23.66 feet along the arc of a 230.00 foot radius curve to
the left, having a chord bearing N28°45'30"W 23.65 feet; thence N31°42'20"W 57.90 feet; thence
128.71 feet along the arc of a 250.00 foot radius curve to the left, having a chord bearing
N16°57'24"W 127.29 feet; thence N02°12'28"W 57.55 feet; thence 75.63 feet along the arc of a
238.54 foot radius curve to the left, having a chord bearing N11°17'30"W 75.32 feet; thence
N20°22'29"W 92.27 feet; thence 128.81 feet along the arc of a 268.09 foot radius curve to the right,
having a chord bearing N06°36'37"W 127.57 feet; thence N08°03'54"E 28.31 feet; thence
41.99 feet along the arc of a 220.00 foot radius curve to the left, having a chord bearing
N02°35'48"E 41.93 feet; thence N02°51'24"W 182.54 feet; thence N70°12'42"W 23.06 feet;
thence 35.05 feet along the arc of a 240.04 foot radius curve to the left, having a chord bearing
N74°23'47"W 35.02 feet to the Place of Beginning.

EXCEPTING THEREFROM: Commencing at aforementioned Reference Point "A"; thence S25°48'41"E
20.00 feet for a PLACE OF BEGINNING; thence N64°54'35"E 29.75 feet; thence S70°22'15"E 91.81
feet; thence S25°08'33"E 47.75 feet; thence 89.25 feet along the arc of a 230.00 foot radius
curve to the right, having a chord bearing S14°01'34"E 88.69 feet; thence S02°54'35"E 104.49 feet;
thence S19°53'30"W 81.44 feet; thence S63°44'59"W 96.36 feet; thence N69°13'16"W 93.50 feet;
thence 118.16 feet along the arc of a 248.25 foot radius curve to the right, having a chord bearing
N17°30'21"W 117.05 feet; thence N03°19'07"W 79.35 feet; thence 89.57 feet along the arc of a
230.00 foot radius curve to the right, having a chord bearing N07°50'17"E 89.01 feet; thence
N19°29'59"E 33.94 feet; thence N64°54'35"E 63.36 feet to the Place of Beginning.

CLIENT
Pinnacle Homes

Sketch & Description
Of a Variable Width
Water Main Easement

Date: 04-25-16
EXHIBIT 3

Quit Claim Deed dated July 21, 2016 from
WBWL LLC
To
Charter Township of West Bloomfield
Sanitary Sewer Main System
QUIT CLAIM DEED
Sanitary Sewer System

KNOW ALL MEN BY THESE PRESENTS that WBWL LLC, a Michigan limited liability company, the address of which is 1668 S. Telegraph Road, Suite 200, Bloomfield Hills, Michigan 48302, QUIT CLAIMS to the Charter Township of West Bloomfield, a Michigan Charter Township, 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 sanitary sewer system, including all mains, manholes, and other related fittings and connections located in or upon the Sanitary Sewer Easement which is described in Exhibit A attached hereto and which Sanitary Sewer Easement is located on Tax Parcel Numbers 18-31-201-002 and 18-31-201-003 which property is more fully described in Exhibit B attached hereto.

Dated this 21 day of July, 2016

WBWL LLC
a Michigan limited liability company

By: ____________________________
Howard Fingeroot
Its: Manager

STATE OF MICHIGAN

COUNTY OF OAKLAND

On this 21 day of July, 2016, before me, personally appeared Howard Fingeroot who, being by me duly sworn did say that he is the Manager of WBWL LLC, a Michigan limited liability company, and that said instrument was signed in behalf of said limited liability company by authority of its articles of agreement; and the said Manager acknowledged the said instrument to be the free act and deed of said limited liability company.

Bonnie L. Ballog
Notary Public of Michigan
Wayne County
Expires 04/04/2019
Acting in the County of Oakland

COUNTY TREASURER’S CERTIFICATE

CITY TREASURER’S CERTIFICATE
RETURN TO:
Township Clerk
West Bloomfield
4550 Walnut Lake Road
West Bloomfield, MI 48323

REVENUE STAMPS
Parcel #18-31-201-002; 18-31-201-003
State: Exempt 207.526(a)
County: Exempt 207.505(a)

Recording Fee $_________
EXHIBIT A

Sanitary Sewer Easement
SANITARY SEWER EASEMENT
(for Limited Liability Company)

KNOW ALL MEN BY THESE PRESENT that: WBWL, LLC, a Michigan limited liability company, whose address is 31550 Northwestern Highway, Suite 220, Farmington Hills, Michigan, party of the first part, for and in consideration of the sum of one ($1.00) Dollar paid by the Charter Township of West Bloomfield, a Michigan municipal corporation, party of the second part, whose address is 4550 Walnut Lake Road, West Bloomfield, Michigan 48323, hereby grants to said party of the second part, the right to construct, operate, maintain, repair and/or replace the sanitary sewer over, under, upon and across the land situated in the Township of West Bloomfield, County of Oakland, State of Michigan more particularly described as follows:

SEE EXHIBIT A ATTACHED HERETO

Sidwell: 18-31-201-002 and 18-31-201-003

and to enter upon adjacent lands within ten (10) feet of said easement for the purpose of the construction, operation, maintenance, repair and/or replacement thereof. The foregoing easement is located within the land owned by the party of the first part and described on Exhibit B attached hereto.

The premises so disturbed by reason of the exercise of any of the foregoing rights shall be reasonably restored to its original condition by the party of the second part.

This instrument shall be binding upon and inure to the benefit of the parties hereto, their heirs, representatives, successors and assigns.

Dated this 21st day of July, 2016

[Signature]

WBWL, LLC, a Michigan limited liability company

By: 

Howard Fingeroot

Its: Manager

The foregoing instrument was acknowledged before me this 21st day of July, 2016, by Howard Fingeroot, who was duly sworn did say that he is a member of WBWL, LLC, a Michigan limited liability company and that said instrument was signed in behalf of said limited liability company by the authority of its articles of agreement; and the said member acknowledged the said instrument to be the free act and deed of said limited liability company.

Notary Public, State of Michigan
County of , My commission expires: Acting in the County of

[Signature]

Antoinette Berger

DRAFTED BY:
Mark S. Cohn, Esq.
Seyburn Kahn, P.C.
2000 Town Center, Suite 1500
Southfield, MI 48075

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

REVENUE STAMPS
Parcel #18-31-201-002; 18-31-201-003
State: No conveyance
County: No conveyance
Recording Fee $
EXHIBIT A

Sketch and Legal Description of
Sanitary Sewer Main Easement
VARIABLE WIDTH SANITARY SEWER EASEMENT PARCEL 20.348± ACRES
### Line Table

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<th>Bearing</th>
<th>Length</th>
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<td>193.33'</td>
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<tr>
<td>L2</td>
<td>N87°06'13&quot;E</td>
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<td>S35°43'33&quot;W</td>
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<td>S03°12'38&quot;E</td>
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<td>S23°05'19&quot;E</td>
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<td>L20</td>
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EXHIBIT B

Overall Legal Description
Tax Parcel Numbers 18-31-201-002 and 18-31-20
DESCRIPTION OF A VARIABLE WIDTH SANITARY SEWER EASEMENT IN THE NORTHEAST 1/4
OF SECTION 31, T2N, R9E, WEST BLOOMFIELD TOWNSHIP, OAKLAND COUNTY, MICHIGAN

Commencing at the North 1/4 corner of Section 31, T2N, R9E, West Bloomfield Township, Oakland County, Michigan; thence S02°52'18"E 75.00 feet along the North–South 1/4 line of said Section 31, as monumented, and the East line of “Bloomfield Pines Sub. No. 1”, as recorded in Liber 239 of Plats, Pages 16–22, Oakland County Records, as monumented to the proposed South line of Maple Road (variable width); thence N87°06'13"E 193.33 feet along said South line of Maple Road for a PLACE OF BEGINNING; thence continuing N87°06'13"E 40.96 feet along said South line of Maple Road; thence S35°43'33"W 135.98 feet; thence S03°12'36"E 123.34 feet; thence S11°00'42"E 184.06 feet; thence S23°05'19"E 103.23 feet; thence S07°01'47"E 215.11 feet; thence S25°50'55"E 72.88 feet; thence N69°37'59"E 96.16 feet; thence S78°04'37"E 131.93 feet; thence S11°55'23"W 30.00 feet; thence S78°04'37"W 119.50 feet; thence S69°37'59"W 96.02 feet; thence S27°23'50"W 88.27 feet; thence S02°12'25"E 238.45 feet; thence S48°41'48"E 156.01 feet; thence N80°33'21"E 102.31 feet; thence N41°43'33"E 113.73 feet; thence N01°29'54"E 154.42 feet; thence N77°35'12"E 36.00 feet; thence S12°24'48"E 171.77 feet; thence S01°29'54"W 163.51 feet; thence S41°43'33"W 145.53 feet; thence S80°33'21"W 112.83 feet; thence S19°38'24"W 112.67 feet; thence S87°08'07"W 287.46 feet to the North–South 1/4 line of said Section 31, as monumented, and the East line of said “Bloomfield Pines Sub. No. 1”; thence N02°52'18"W 40.00 feet along the North–South 1/4 line of said Section 31, as monumented, and said East line; thence N87°08'07"E 259.66 feet; thence N19°38'24"E 85.82 feet; thence N48°41'48"W 164.02 feet; thence N02°12'25"W 271.80 feet; thence N27°23'50"E 99.28 feet; thence N25°50'55"W 76.00 feet; thence N07°01'47"W 185.90 feet; thence N23°05'19"W 147.53 feet; thence N11°00'42"W 181.81 feet; thence N03°12'38"W 125.14 feet; thence N35°43'33"E 137.64 feet to the Place of Beginning.