

CONSTRUCTION PLANS

Bloomfield Township / City of Pontiac

Project Name: Village at Bloomfield

Part of the W. 1/2 of Section 5, T. 2N., R. 10E., and part of the NE 1/4 of Section 6, T. 2N., R. 10E., Bloomfield Township, The City of Pontiac and Bloomfield Township (conditionally transferred to The City of Pontiac) Oakland County, Michigan

LEGAL DESCRIPTION - MENARDS PARCEL

ALL OF LOTS 1 THROUGH 8, 41 THROUGH 50 AND 63, AND PART OF LOTS 9 THROUGH 16 AND 28, AND PART OF VACATED HOOD ROAD, ROSTEL ROAD AND MYRTLE ROAD OF "BLOOMFIELD ACRES", A SUBDIVISION OF PART OF THE S.W. 1/4 OF THE N.W. 1/4 OF SECTION 5, T.2N., R.10E., BLOOMFIELD TOWNSHIP (CONDITIONALLY TRANSFERRED TO THE CITY OF PONTIAC), OAKLAND COUNTY, MICHIGAN, AS RECORDED IN LIBER 41 OF PLATS, ON PAGE 49, OAKLAND COUNTY RECORDS, AND PART OF THE NORTHEAST 1/4 OF SECTION 6, T.2N., R.10E., BLOOMFIELD TOWNSHIP (CONDITIONALLY TRANSFERRED TO THE CITY OF PONTIAC), OAKLAND COUNTY, MICHIGAN, ALSO KNOWN AS BEING PART OF UNITS 1 AND 4 OF BLOOMFIELD PARK CONDOMINIUM, ACCORDING TO THE MASTER DEED RECORDED IN LIBER 35092, PAGE 207, OAKLAND COUNTY RECORDS, AND AS MODIFIED BY THE AMENDED AND RESTATED MASTER DEED RECORDED IN LIBER 36671, PAGE 569, AND AMENDMENTS THERETO (IF ANY), AND DESIGNATED AS OAKLAND COUNTY CONDOMINIUM SUBDIVISION PLAN No. 1718, TOGETHER WITH RIGHTS IN GENERAL COMMON ELEMENTS AND LIMITED COMMON ELEMENTS AS SET FORTH IN THE ABOVE MASTER DEED AND AMENDMENTS THERETO AND AS DESCRIBED IN ACT 59 OF THE PUBLIC ACTS OF 1978, AND AMENDMENTS THERETO ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST 1/4 CORNER OF SAID SECTION 5, ALSO BEING THE EAST 1/4 OF SAID SECTION 6; THENCE NORTH 01 DEGREES 59 MINUTES 37 SECONDS WEST, 698.81 FEET ALONG THE WEST LINE OF SAID SECTION 5, ALSO BEING THE EAST LINE OF SAID SECTION 6, TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF TELEGRAPH ROAD (204 FEET WIDE), SAID POINT BEING THE POINT OF BEGINNING; THENCE THE FOLLOWING (5) FIVE COURSES ALONG THE LIMITS OF SAID BLOOMFIELD PARK CONDOMINIUM: (1) NORTH 50 DEGREES 40 MINUTES 54 SECONDS WEST, 203.72 FEET; (2) NORTH 39 DEGREES 19 MINUTES 06 SECONDS EAST, 125.00 FEET; (3) SOUTH 50 DEGREES 40 MINUTES 54 SECONDS EAST, 91.05; (4) NORTH 02 DEGREES 13 MINUTES 10 SECONDS WEST, 768.44 FEET; (5) NORTH 87 DEGREES 20 MINUTES 36 SECONDS EAST, 640.12 FEET; THENCE SOUTH 02 DEGREES 14 MINUTES 00 SECONDS EAST, 780.03 FEET; THENCE SOUTH 39 DEGREES 19 MINUTES 06 SECONDS WEST, 71.08 FEET; THENCE SOUTH 50 DEGREES 43 MINUTES 35 SECONDS EAST, 36.41 FEET; THENCE SOUTH 39 DEGREES 19 MINUTES 06 SECONDS WEST, 473.52 FEET TO A POINT ON SAID NORTHERLY RIGHT-OF-WAY LINE OF TELEGRAPH ROAD, ALSO BEING A POINT ON THE SOUTHERLY LINE OF SAID BLOOMFIELD PARK CONDOMINIUM; THENCE NORTH 50 DEGREES 40 MINUTES 54 SECONDS WEST, 407.45 FEET ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF TELEGRAPH ROAD, ALSO BEING ALONG THE SOUTHERLY LINE OF SAID BLOOMFIELD PARK CONDOMINIUM TO THE POINT OF BEGINNING.

CONTAINING 686,219.72 SQUARE FEET OR 15.75 ACRES OF LAND.

LEGAL DESCRIPTION - COMMERCIAL DEVELOPMENT

PART OF LOT 34 OF "BLOOMFIELD ACRES", A SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 5, AS RECORDED IN LIBER 41, PAGE 49, OAKLAND COUNTY RECORDS, TOGETHER WITH LAND SITUATED IN THE WEST 1/2 OF SECTION 5, AND PART OF THE NORTHEAST 1/4 OF SECTION 6, TOWN 2 NORTH, RANGE 10 EAST, BLOOMFIELD TOWNSHIP AND BLOOMFIELD TOWNSHIP (CONDITIONALLY TRANSFERRED TO THE CITY OF PONTIAC), OAKLAND COUNTY, MICHIGAN; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE WEST 1/4 CORNER OF SAID SECTION 5; THENCE NORTH 01 DEGREES 59 MINUTES 37 SECONDS WEST ALONG THE NORTH-SOUTH 1/4 LINE OF SAID SECTION 5, 1635.58 FEET; THENCE NORTH 87 DEGREES 20 MINUTES 36 SECONDS EAST, 634.98 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 87 DEGREES 20 MINUTES 36 SECONDS EAST, 250.29 FEET; THENCE NORTH 02 DEGREES 01 MINUTES 00 SECONDS WEST, 608.32 FEET; THENCE NORTH 87 DEGREES 37 MINUTES 40 SECONDS EAST, 362.35 FEET; THENCE SOUTH 04 DEGREES 10 MINUTES 40 SECONDS EAST, 606.70 FEET; THENCE NORTH 87 DEGREES 54 MINUTES 40 SECONDS EAST, 1146.85 FEET; THENCE SOUTH 05 DEGREES 30 MINUTES 10 SECONDS EAST, 120.14 FEET TO THE NORTHWEST CORNER OF "FAIRVIEW HEIGHTS SUBDIVISION" AS RECORDED IN LIBER 22 OF PLATS, ON PAGE 7, OAKLAND COUNTY RECORDS; THENCE SOUTH 05 DEGREES 21 MINUTES 37 SECONDS EAST, 1527.35 FEET TO THE CENTER POST OF SAID SECTION 5; THENCE SOUTH 87 DEGREES 49 MINUTES 01 SECONDS WEST, 1018.13 FEET; THENCE SOUTH 02 DEGREES 04 MINUTES 31 SECONDS EAST, 61.18 FEET; THENCE NORTH 50 DEGREES 40 MINUTES 54 SECONDS WEST, 563.31 TO THE LOT LINE COMMON TO LOTS 33 AND 34 OF SAID "BLOOMFIELD ACRES"; THENCE NORTH 39 DEGREES 19 MINUTES 06 SECONDS EAST, 242.65 FEET TO THE NORTHEAST CORNER OF SAID LOT 33; THENCE NORTH 71 DEGREES 29 MINUTES 42 SECONDS WEST, 320.96 FEET; THENCE SOUTH 39 DEGREES 19 MINUTES 06 SECONDS WEST, 218.70 FEET; THENCE NORTH 50 DEGREES 40 MINUTES 54 SECONDS WEST, IN PART ALONG THE CENTERLINE OF VACATED HOOD ROAD OF THE PLAT OF BLOOMFIELD ACRES, VACATED BY CIRCUIT COURT ORDER RECORDED IN L.50025, PG. 782, OAKLAND COUNTY RECORDS, 352.08 FEET TO THE INTERSECTION OF SAID CENTERLINE WITH THE NORTHEASTERLY EXTENSION OF THE NORTHWESTERLY LINE OF LOT 64 OF THE AMENDED PLAT OF PART OF LOT 39 AND 40, LOTS 51 THROUGH 62 AND PART OF THE VACATED PART OF HOOD ROAD PLAT OF BLOOMFIELD ACRES, AS RECORDED IN LIBER 297 OF PLATS, ON PAGES 17 AND 18 OF THE OAKLAND COUNTY RECORDS; THENCE NORTH 39 DEGREES 19 MINUTES 06 SECONDS EAST, 143.52 FEET; THENCE NORTH 50 DEGREES 43 MINUTES 35 SECONDS WEST, 36.41 FEET; THENCE NORTH 39 DEGREES 19 MINUTES 06 SECONDS EAST, 71.08 FEET; THENCE NORTH 02 DEGREES 14 MINUTES 00 SECONDS WEST, 780.03 FEET TO THE POINT OF BEGINNING.

CONTAINING 2,944,070 SQUARE FEET OR 67.59 ACRES OF LAND.

OWNER / DEVELOPER

BLOOMFIELD VILLAGE OWNER, LLC.
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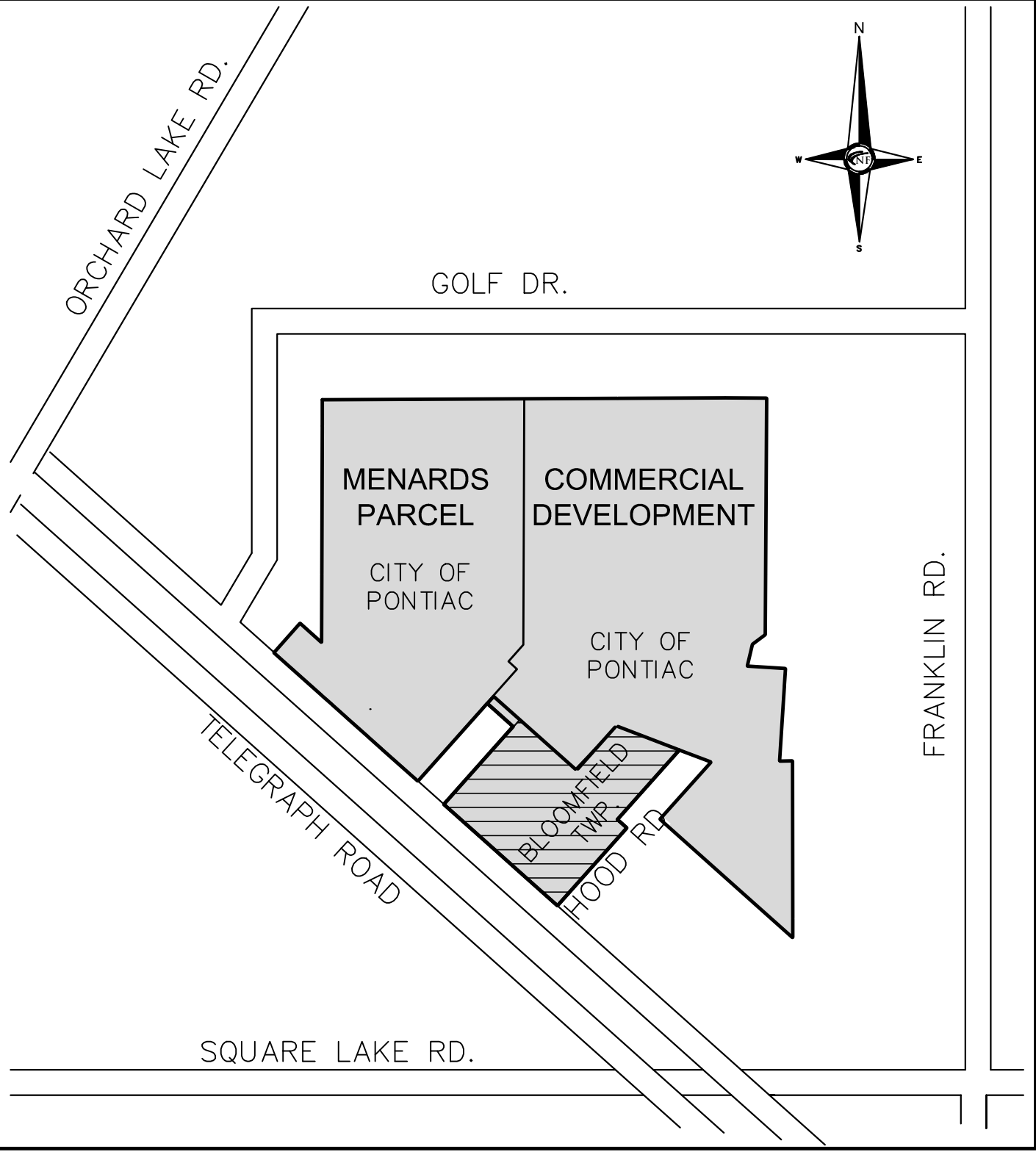
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LANDSCAPE ARCHITECT :

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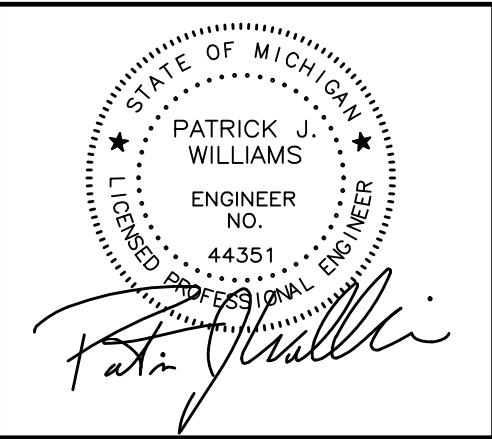
LOCATION MAP
N.T.S.

STANDARD DETAIL SHEETS

BLOOMFIELD TOWNSHIP
Water Main Standard Details & Notes
Sanitary Sewer Standard Details & Notes
Storm Sewer Standard Details & Notes

PONTIAC
Standard Storm Sewer Details 1
Standard Storm Sewer Details 2

WATER RESOURCE COMMISSIONER
Water Main Standard Details 1
Water Main Standard Details 2
Water Main Standard Details 3
Sanitary Sewer Standard Notes & Details 1
Sanitary Sewer Standard Notes & Details 2
Soil Erosion & Sedimentation Control Details



NFE Job #A116-21



NF
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