PL201700045 SKETCH & HAWKEYE HOTELS PL2017-045 NW COR OF THE NET/4 OF SECTION 2 STREET 78TH EAST R=60.00 /3°50'24" N47°15'43"W S74°36'04"W C=72.08 MOST ELY NE COR OF LOT I, BLOCK I, PALM PLAZA ADDITION S00°14'46"W LOT 1, BLOCK 1, PALM PLAZA ADDITION 1" = 40'4-25-2017 Vacate all drainage and utility easements platted in Lot 1, Block 1, Sullivan's 1st Addition, and Lot 1, Block 1, Palm Plaza 2. Addition, all in Hennepin County, Minnesota. AVEN LOT 1, BLOCK 1, SULLIVAN'S 1ST ADDITION SOUTH LINE OF LOT 1, BLOCK 1, PALM PLAZA ADDITION LINE PARALLEL WITH THE WEST LINE OF THE NET/4 N00°11 N90°00'00"E 276.00 LINE PARALLEL WITH THE NORTH LINE OF THE NE I/4 14,46" [c=31.92] VACATION 3TH AVENUE PROPERTY DESCRIPTION All that part of 13th Avenue South lying southerly of the following described lines: Commencing at the northwest corner of Lot 1, Block 1, Sullivan's 1st Addition, Hennepin County, Minnesota; thence South 00 degrees 14 minutes 46 seconds West, along the west line of said Lot 1, a distance of 63.58 feet to the point of beginning of the lines to be described; thence Northwesterly, along a non-tangential curve, concave to the northeast, having a radius of 60.00 feet, a central angle of 73 degrees 50 minutes 24 seconds, a chord bearing of North 47 degrees 15 minutes 43 seconds West, a chord distance of 72.08 feet, an arc distance of 77.33 feet; thence South 74 degrees 36 minutes 04 seconds West, non-tangent to said curve, a distance of 7.04 feet to the most easterly northeast corner of Lot 1, Block 1, Palm Plaza Addition and there terminating and lying northerly of the following described lines: Commencing at the southwest corner **DENOTES VACATION AREA** of Lot 1, Block 1, Sullivan's 1st Addition, Hennepin County, Minnesota; thence North 00 degrees 14 minutes 46 seconds East, along the west line of said Lot 1, a distance of 44.82 feet to the point of beginning of the lines to be described; 14,482 SF thence Southwesterly, along a non-tangential curve, concave to the southeast, having a radius of 60.00 feet, a central angle of 30 degrees 50 minutes 58 seconds, a chord bearing of South 69 degrees 59 minutes 08 seconds West, a Bohlen chord distance of 31.92 feet, an arc distance of 32.31 feet; thence North 00 degrees 14 minutes 46 seconds East, non-tangent to said curve, a distance of Surveying & Associates 17.15 feet; thence North 90 degrees 00 minutes 00 seconds West, a distance of 25.00 feet to the following described point: Commencing at a point 280 feet 31432 Foliage Avenue 1682 Cliff Road East South of the Northwest corner of the West 1/2 of the Northeast 1/4 of said Burnsville, MN 55337 Northfield, MN 55057 Section 2; thence South along the West line of the West 1/2 of the Northeast 1/4 a distance of 75 feet, thence East parallel with the North line of said Phone: (952) 895-9212 Phone: (507) 645-7768 Northeast 1/4 of said Section 276 feet and there terminating. tomeara@bohlensurveying.com Fax: (952) 895-9259