

Bunker, Bruce

From: Lawler, Sean W <Sean.W.Lawler@xcelenergy.com>
Sent: Thursday, April 27, 2017 8:48 AM
To: Bunker, Bruce
Cc: Sandgren, Christopher W
Subject: RE: Public Easement Vacation V2017-727

Bruce,

Xcel Energy has no concerns with these easement vacations. Please direct the developer to contact our area distribution designer Chris Sandgren at 952-380-2676 if relocation of any existing Xcel facilities is desired.

Please include me on any future easement vacations notices as well.

Thanks,

Sean Lawler
Xcel Energy | Responsible By Nature
Land Rights Agent
414 Nicollet Mall, Minneapolis, MN 55401
P: 612.330.1956 C: 320.247.0309
E: sean.w.lawler@xcelenergy.com

From: Bunker, Bruce [<mailto:bbunker@BloomingtonMN.gov>]
Sent: Friday, April 21, 2017 3:19 PM
To: Becker, Eric; Cormier, David; Dice, Mitchell J; Grev, Justin; Grodi, Aaron; Hilliard, Dan; Jean M. Borgen; Jerry Streeter; Jones, Chris; Kirk Thoeke; Lundquist, Cassie; Mayers, Charles ; Miske, Richard; Parker, Ed; Rademacher, Eric; Reinhardt, Robert J; Rick Asp; Roback, Gary; Roggenkamp, Justin; Ron Bozich; Rotert, David; Sexton, Lee; Smith, Dave; Strong, Bob; Strop, Kevin; Tostenson, Kyle; Vang, Chong; Vince Johnson; Woods, Ronnie
Cc: Desrude, Jennifer
Subject: Public Easement Vacation V2017-727

XCEL ENERGY SECURITY NOTICE: This email originated from an external sender. Exercise caution before clicking on any links or attachments and consider whether you know the sender. For more information please visit the Phishing page on XpressNET.

All:

Attached is a preliminary "Notice of Hearing on Ordinance" for the vacation of public right-of-way and public easements over and across the properties located at 1225 and 1301 East 78th Street and 7830, 7831, and 7837 13th Avenue South, all in Bloomington. The reason for this vacation is to clear title for the re-platting of the properties to a one lot parcel. The attached maps show where the public right-of-way, drainage, utility, sidewalk, and bikeway easements are to be vacated.

The attached proposed plat of FRIENDLY PALM show where new drainage and utility easements are to be dedicated. Also, a new sidewalk and bikeway easement will be conveyed by document.

Please respond to this email by May 15, 2017 indicating acceptance of or conditions for this vacation of public right-of-way and easements.

Please contact me for further information.

Thank you,

Bruce Bunker | Engineering Technician

City of Bloomington | Engineering Division

1700 W 98th Street | Bloomington, MN 55431

P: (952) 563-4546 | F: (952) 563-4868

bbunker@BloomingtonMN.gov



PL201700045

PL2017-045

700 West Linden Avenue
PO Box 1165
Minneapolis, MN 55440-1165

April 24, 2017

Bruce Bunker
City of Bloomington | Engineering Division
1700 W 98th Street
Bloomington, MN 55431

RE: Ordinance No. V2017-727

Dear Mr. Bunker:

With reference to your request, CenterPoint Energy has no natural gas mains or services within the Proposed Vacation area and has no objection to this proposal.

If you have any questions, please contact me at 612-321-5381.

Respectfully,
CENTERPOINT ENERGY

A handwritten signature in cursive script that reads "Chuck Mayers".

Chuck Mayers **SRWA**
Right-of-Way Agent III
Engineering Services
charles.mayers@centerpointenergy.com
612-321-5381

NOTICE OF HEARING ON ORDINANCE

Please take notice that at the regular Council meeting to be held on May 22, 2017 in the City Council Chambers, 1800 West Old Shakopee Road, commencing at 7:00 p.m. the City Council will consider adoption of an ordinance relating to the vacation of:

V2017-727

All that part of 13th Avenue South lying southerly of a line drawn from the most easterly northeast corner of Lot 1, Block 1, PALM PLAZA ADDITION to the northwest corner of Lot 1, Block 1, SULLIVAN'S 1ST ADDITION, all in Hennepin County, Minnesota and lying northerly of a line drawn from the southeast corner of said Lot 1, Block 1, SULLIVAN'S 1ST ADDITION to the following described point: Commencing at a point 280 feet South of the Northwest corner of the West 1/2 of the Northeast 1/4 of Section 2, Township 27, Range 24; thence South along the West line of the West 1/2 of the Northeast 1/4 a distance of 75.00 feet; thence East parallel with the North line of said Northeast 1/4, a distance of 276.00 feet, thence North parallel with the West line of said West 1/2 of the Northeast 1/4 a distance of 75.00 feet; thence West a distance of 276.00 feet to the point being described.

All drainage and utility easements within Lot 1, Block 1, SULLIVAN'S 1ST ADDITION, according to the recorded plat thereof, Hennepin County, Minnesota, as dedicated on said plat.

All utility and drainage easements within Lot 1, Block 1, PALM PLAZA ADDITION, according to the recorded plat thereof, Hennepin County, Minnesota, as dedicated on said plat.

An easement for sidewalk and utility purposes over and across Lot 1, Block 1, PALM PLAZA ADDITION as described in Document No. 4047290, filed of record in the Office of the County Recorder, Hennepin County, Minnesota.

An easement for sidewalk, bikeway, and utility purposes over and across Lot 1, Block 1, PALM PLAZA ADDITION as described in Document No. 5083687, filed of record in the Office of the County Recorder, Hennepin County, Minnesota.

An easement for sidewalk and bikeway purposes over and across Lot 1, Block 1, SULLIVAN'S 1ST ADDITION as described in Document No. 1684815, filed of record in the Office of the Registrar of Titles, Hennepin County, Minnesota.

Purpose of Vacation: Clear title for re-platting of the property.

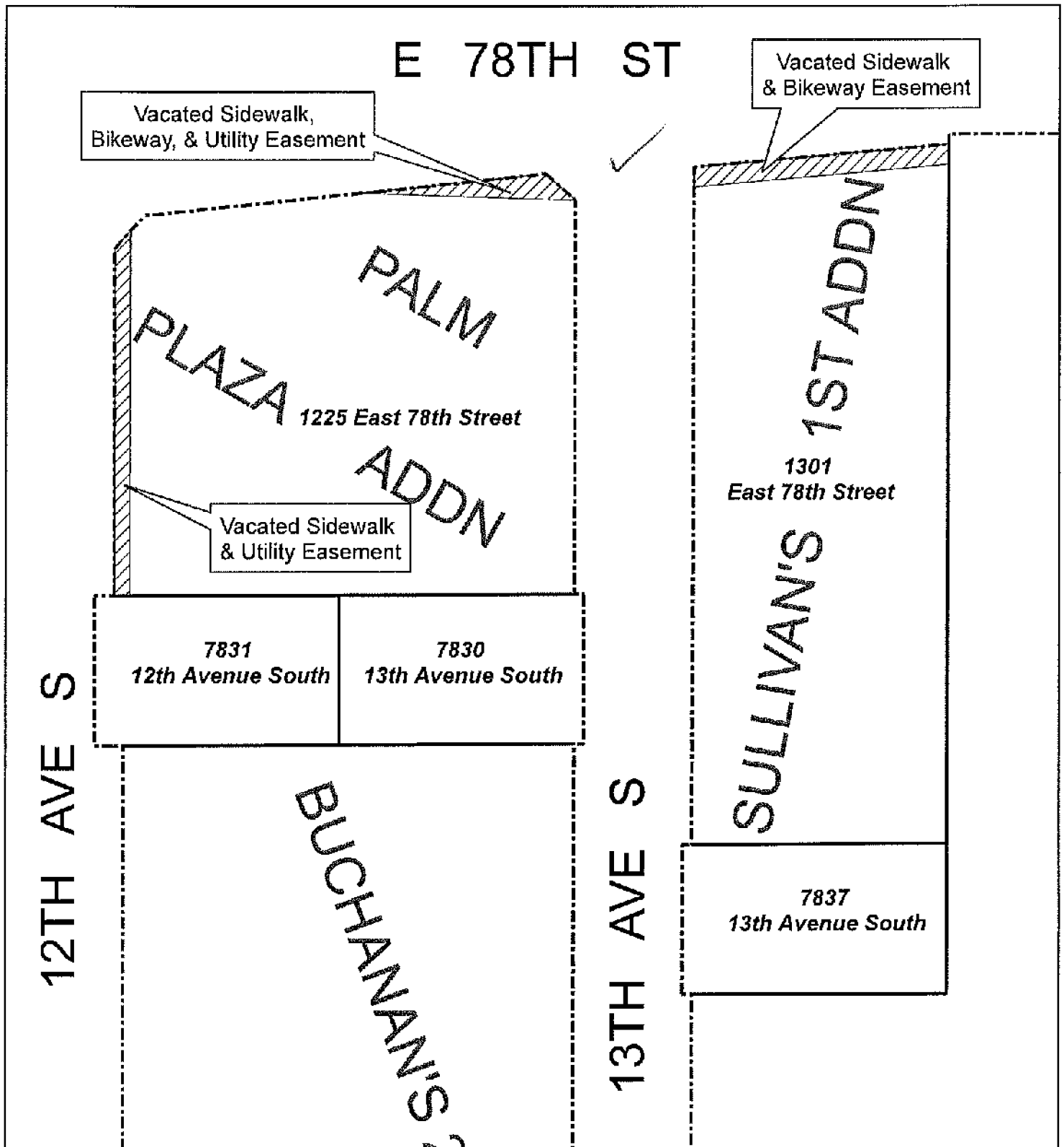
Applicant: JR Hospitality II LLC

Additional information may be obtained from the Engineering Division of the Public Works Department at 952-563-4546 (TDD: 952-563-8740).

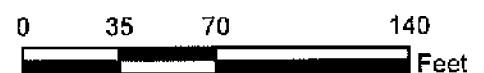
/s/ Shelly A. Hanson
City Engineer

Publish: May 4, 2017
Publish: May 11, 2017

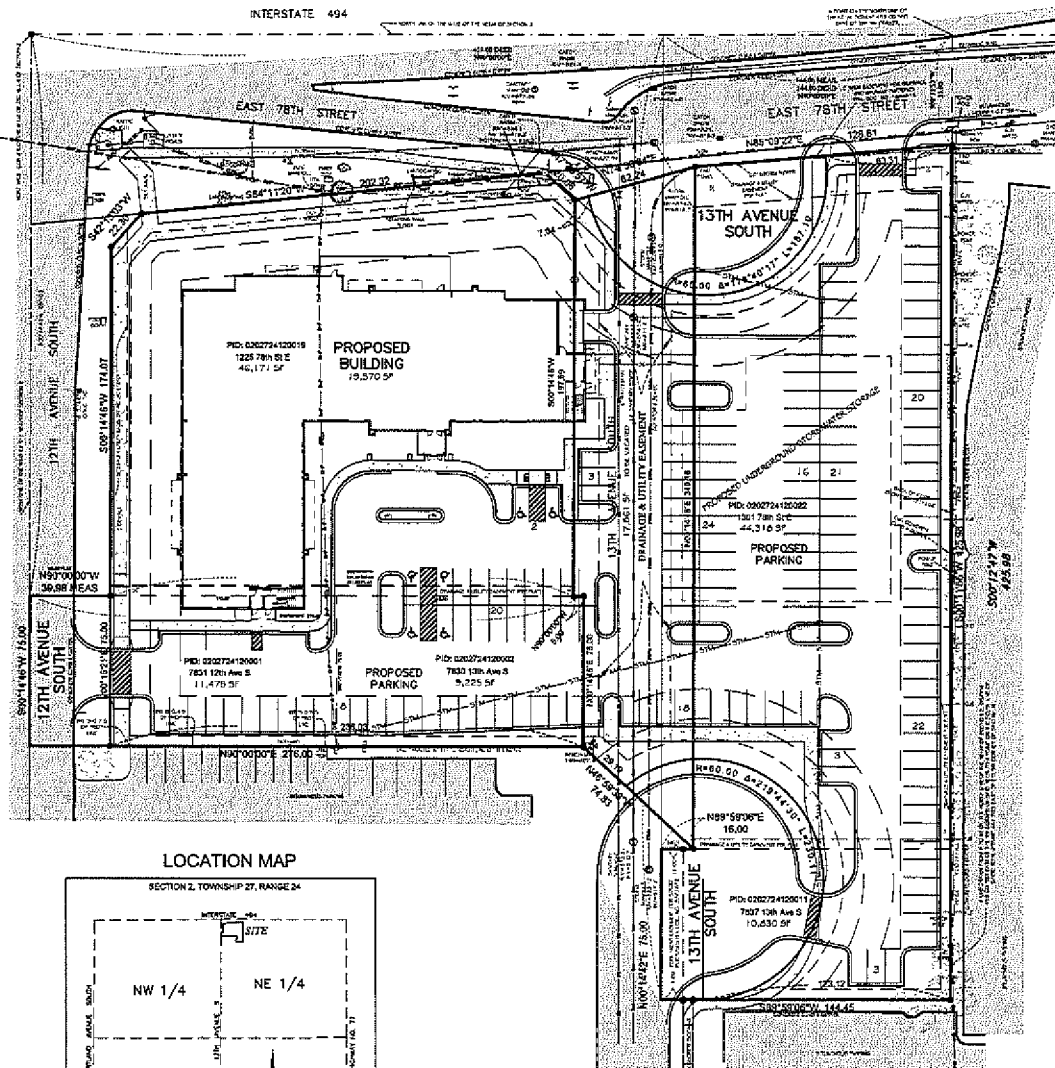
Statement of Nondiscrimination
The City of Bloomington does not discriminate on the basis of disability



V2017-727
Vacated Sidewalk, Bikeway, and Utility Easements































PL201700045
PL2017-045



CONTACT THE CITY OF BLOOMINGTON PLANNING AND ZONING
DEPARTMENT FOR SPECIFIC SETBACK REQUIREMENTS AND ZONING FOR
THIS SITE.

FLOOD ZONE: SUBJECT PROPERTY IS IN ZONE X OF THE FLOOD INSURANCE RATE MAP, PANEL NO. 2703300457E, DATED SEPTEMBER 2, 2004 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. ZONE X IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. FIELD SURVEYING WAS NOT PERFORMED TO DETERMINE THIS ZONE.

- ### LEGEND
-  DENOTES IRON MONUMENT FOUND
 -  DENOTES IRON MONUMENT SET
 -  DENOTES SIGN
 -  DENOTES ELECTRIC MH
 -  DENOTES EVERGREEN TREE
 -  DENOTES DECIDUOUS TREE
 -  DENOTES LIGHT POLE
 -  DENOTES GUY WIRE
 -  DENOTES UTIL. POLE
 -  DENOTES CATCH BASIN
 -  DENOTES WATER VALVE
 -  DENOTES FIRE HYD
 -  DENOTES DRAINAGE MANHOLE
 -  DENOTES SANITARY MANHOLE
 -  DENOTES TREE & BRUSH LINE
 -  DENOTES EXISTING CONTOUR
 -  DENOTES SANITARY SEWER LINE
 -  DENOTES WATER MAIN LINE
 -  DENOTES STORM SEWER LINE
 -  DENOTES FENCE
 -  DENOTES FIBER OPTIC LINE
 -  DENOTES OVERHEAD ELECTRIC LINE
 -  DENOTES GAS LINE (BURIED)
 -  DENOTES TELEPHONE LINE (BURIED)
 -  DENOTES ELECTRIC LINE (BURIED)
 -  DENOTES BITUMINOUS SURFACE
 -  DENOTES CONCRETE SURFACE
 -  DENOTES GRAVEL SURFACE

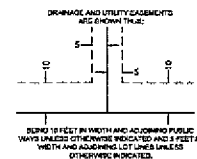
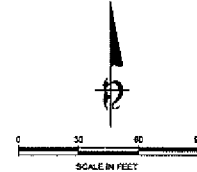
PROPERTY DESCRIPTION

Law 1, Black 1, Pablo Picasso, Unknown, Anonymous, Anonymous

And that part of the West $1\frac{1}{2}$ of the Northeast $1\frac{1}{4}$ of Section 22, Township 22, Range 24, described as follows: Commencing at a point 280 feet South of the North west corner of the West $1\frac{1}{2}$ of the Northeast $1\frac{1}{4}$ of said Section 22, going along the West line of the West $1\frac{1}{2}$ of the Northeast $1\frac{1}{4}$ a distance of 75 feet, thence East parallel to the North line of said Northeast $1\frac{1}{4}$ of said Section 22, 276 feet, thence North parallel to the West line of said West $1\frac{1}{2}$ of the Northeast $1\frac{1}{4}$ of said Section a distance of 75 feet, thence West 276 feet to the point of beginning, More County, Minnesota.

And Let 1, Block 1, Sullivan's 1st Addition, Haysman County, Virginia

And the South 75 feet of East part of the Northwest Quarter of the Northwest Quarter, Section 2, Township 27, Range 24, described as beginning at a point on the North line of the Westmost Quarter of said Section 2 (about 439 feet East along said North line from the Northwest corner thereof), thence West along said North line 144 feet; thence South parallel to the West line of said Northwest Quarter 489.00 feet; thence East parallel to the North line of said Northwest Quarter, 144.00 feet to an intersection with a line running from the point of beginning to a point on the South line of said Northwest Quarter (thence West 461 feet East along said South line from the Southwest corner thereof), thence North 489.00 feet to the point of beginning.

[illegible]

<u>AREAS</u>	
LOT 1	122,700 SF
R.O.W.	17,180 SF
TOTAL	139,880 SF
ACQUISITION	17,861 SF

PLANNED DEVELOPMENT:
C-1 - FREEWAY OFFICE WITH PD
(PLANNED DEVELOPMENT) OVERLAY

S:\Projects\Bloomington\sullivan's first-addition\dwg\PRELIM-3-14-17.dwg

PREPARED BY:

**Bohlen
Surveying & Associates**

31432 Palgrave Avenue
Newmarket, NH 03857

Phone: (603) 644-1754
Fax: (603) 644-1755

4452 Oak Road E.
Sturtevant, WI 53589

Phone: (608) 864-4242
Fax: (608) 864-4245

PREPARED FOR:
HAWKEYE HOTELS
1601 N. ROOSEVELT AVE.
BURLINGTON, IA 52601
PHONE: (319) 732-7400
FAX: (319) 486-4183

I HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

DATE: 2-24-2013 Thomas J. O'Meara
THOMAS J. O'MEARA, LAND SURVEYOR
MINNESOTA LICENSE NO. 49187

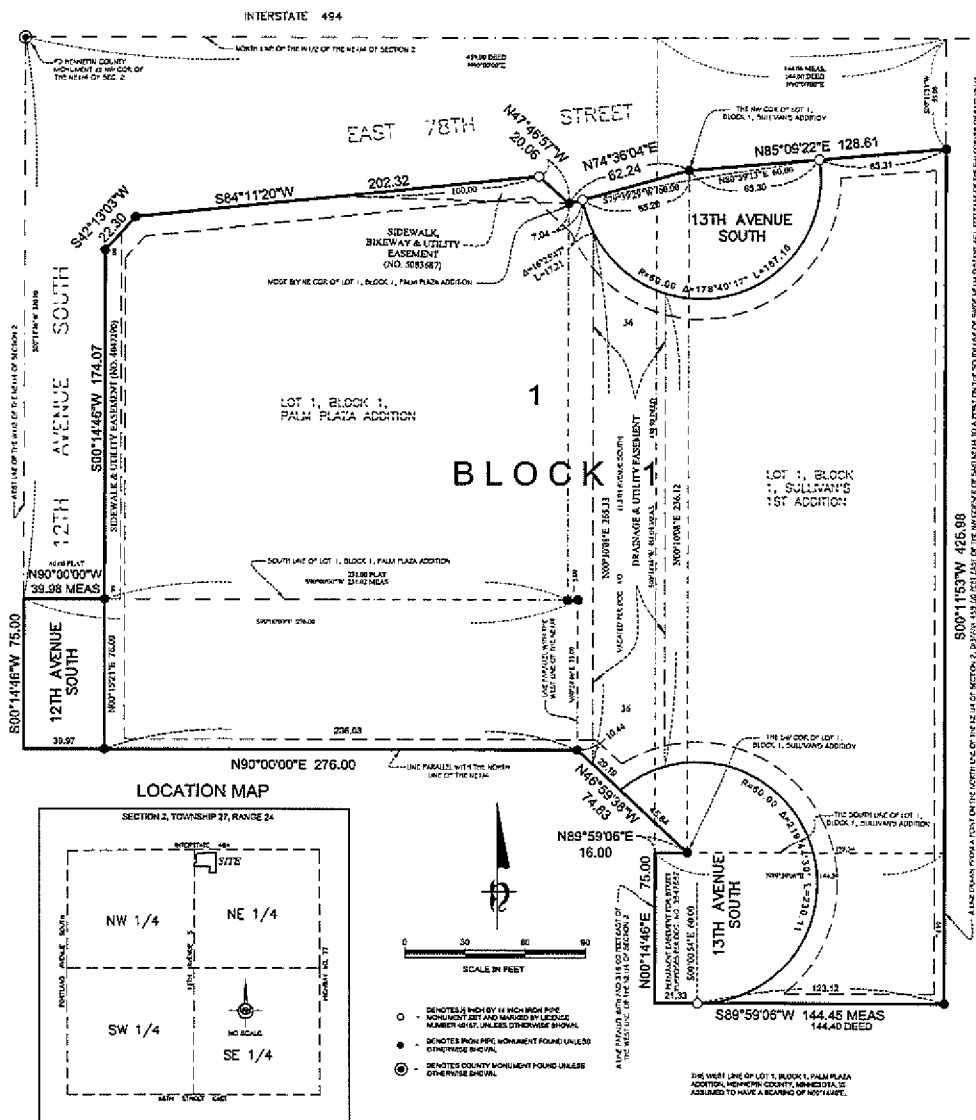
[illegible]

ORIG DATE: 3-14-2017	FRIENDLY PALM BLOOMINGTON MN PRELIMINARY PLAT
DESIGN BY:	
DRAWN BY: JLB	

SHEET 1 OF 1

FRIENDLY PALM

C.R. DOC. NO. _____



KNOW ALL PERSONS BY THESE PRESENTS: That Hawkeye Hotels, a national corporation, owner of the following described property, situated in the County of Hennepin, State of Minnesota, to wit:

Lot 1, Block 1, Palm Plaza Addition, Hennepin County, Minnesota.

And that part of the West 1/2 of the Northeast 1/4 of Section 2, Township 27, Range 24, described as follows: Commencing at a point 280 feet South of the Northwest corner of the West 1/2 of the Northeast 1/4 of said 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 Northeast 1/4 of said Section 2 276 feet, thence North parallel with the West line of said West 1/2 of the Northeast 1/4 of said Section 2 a distance of 75 feet, thence West 276 feet to the point of beginning, Hennepin County, Minnesota.

And Lot 1, Block 1, Sullivan's 1st Addition, Hennepin County, Minnesota.

And the South 75 feet of that part of the Northwest Quarter of the Northeast Quarter, Section 2, Township 27, Range 24, described as beginning at a point on the North line of the Northeast Quarter of said Section 2 distant 439 feet East along said North line from the Northwest corner thereof, thence West along said North line 144 feet, thence South parallel with the West line of said Northeast Quarter 462.88 feet, thence East parallel with the North line of said Northeast Quarter 144.4 feet to an intersection with a line running from the point of beginning to a point on the South line of said Northeast Quarter distant 461 feet East along said South line from the Southwest corner thereof, thence North 482.96 feet to the point of beginning.

And all that part of tracted 13th Avenue South, lying southerly of a line drawn from the most easterly northeast corner of Lot 1, Block 1, Palm Plaza Addition to the northwest corner Lot 1, Block 1, Sullivan's 1st Addition, will in Hennepin County, Minnesota and lying southerly of a line drawn from the southeast corner of said Lot 1, Block 1, Sullivan's 1st Addition to the following described point: Commencing at a point 280 feet South of the Northwest corner of the West 1/2 of the Northeast 1/4 of said 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 Northeast 1/4 of said Section 2 276 feet, thence North parallel with the West line of said West 1/2 of the Northeast 1/4 of said Section 2 a distance of 75 feet, thence West 276 feet to the point being described, all in Hennepin County, Minnesota.

Has caused the same to be surveyed and platted as FRIENDLY PALM and does hereby dedicate to the public for public use the thoroughfares and the drainage and utility easements as created by this plat.

In witness whereof said Hawkeye Hotels, a national corporation, has caused these presents to be signed by its proper officer this ____ day of _____, 20__.

Hawkeye Hotels

By: _____
Jaylar Bhalla, Managing Partner

STATE OF MINNESOTA

COUNTY OF _____

This instrument was acknowledged before me on this ____ day of _____ by Jaylar Bhalla, Managing Partner of Hawkeye Hotels, a national corporation, on behalf of the company.

Notary Public, _____ County _____
My commission expires _____

I, Thomas J. O'Meara, do hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary surveys; that all mathematical data and labels are correctly designated on this plat; that all monuments depicted on this plat have been, or will be correctly set within one year; that all water boundaries and wet lands, as defined in Minnesota Statutes, Section 585.01, Subd. 3, as of the date of this certificate are shown and labeled on this plat; and all public ways are shown and labeled on this plat.

Dated this ____ day of _____, 20__.

Thomas J. O'Meara, Licensed Land Surveyor
Minnesota License No. 46167

STATE OF MINNESOTA

COUNTY OF _____

This instrument was acknowledged before me on this ____ day of _____, 20__, by Thomas J. O'Meara.

Notary Public, _____ County _____
My commission expires _____

BLOOMINGTON, MINNESOTA

This plat of FRIENDLY PALM was approved and accepted by the City Council of Bloomington, Minnesota at a regular meeting thereof held this ____ day of _____, 20__, if applicable, the written comments and recommendations of the Commissioner of Transportation and the County Highway Engineer have been received by the city at the prescribed 30 day period has elapsed without receipt of such comments and recommendations, as provided by Minnesota Statutes, Section 585.02 Subd. 2.

City Council of Bloomington, Minnesota

By: _____ Mayor By: _____ City Manager

RESIDENT AND REAL ESTATE SERVICES, Hennepin County, Minnesota

I hereby certify that the taxes payable for the year 20__ and prior years have been paid for the land described on this plat. Dated this ____ day of _____, 20__.

Mark V. Chapin, Hennepin County, Auditor By: _____ Deputy

SURVEY DIVISION, Hennepin County, Minnesota

Pursuant to Minnesota Statutes Section 383B.565 (1969), this plat has been approved this ____ day of _____, 20__.

Chris E. Davis, County Surveyor By: _____

COUNTY RECORDER, Hennepin County, Minnesota

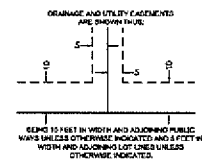
I hereby certify that this plat of FRIENDLY PALM was recorded in this office this ____ day of _____, 20__, at ____ o'clock ____ M.

Marla McCormick, County Recorder By: _____ Deputy

REGISTRAR OF TITLES, Hennepin County, Minnesota

I hereby certify that this plat of FRIENDLY PALM was filed in this office this ____ day of _____, 20__, at ____ o'clock ____ M.

Marla McCormick, County Registrar By: _____ Deputy



Bohlen
Surveying & Associates

Reply to Vacation Inquiry Vacation Of Easement Millennium Edina	To: Bruce Bunker	Chong Vang
	City of Bloomington	Comcast
	Phone# 952-563-4546	Phone # 651-387-4842
	Fax # 952-563-4868	Fax # 651- 493-5116

Description of public right-of way proposed to be vacated:

Please see attached Exhibit A - Map and Legal.

This section to be completed ONLY by City Depts.

- We have no objections to this vacation ☐
- We have no objections to the vacation, subject to the conditions stated below ☐
- We object to the vacation for the reasons stated below ☐

Conditions/Reasons:

This section to be completed ONLY by Utilities

- We do NOT have facilities in the proposed vacated area, and we therefore RELEASE our utility easement rights, subject to any conditions or exceptions stated below ☐
- We do NOT have facilities in the proposed vacated area, but we wish to RETAIN our easement rights, subject to any conditions or exceptions stated below ☐
- We DO have facilities in the proposed vacated area, and we therefore RETAIN our easement rights, subject to any conditions or exceptions stated below ☒

Conditions/Exceptions: Provided the proposed improvements do not interfere with its existing facilities or interfere with Comcast's access to the said facilities to maintain, repair, or upgrade them. Should the said improvements in anyway interfere with or prevent access to the said facilities, the petitioner or its successor shall provide new easements as required and the petitioner or its successor shall assume all costs of relocating facilities to the new easements..

Duly authorized representative:

Keith Bennett/ Construction Manager

Print Name / Title

Signature

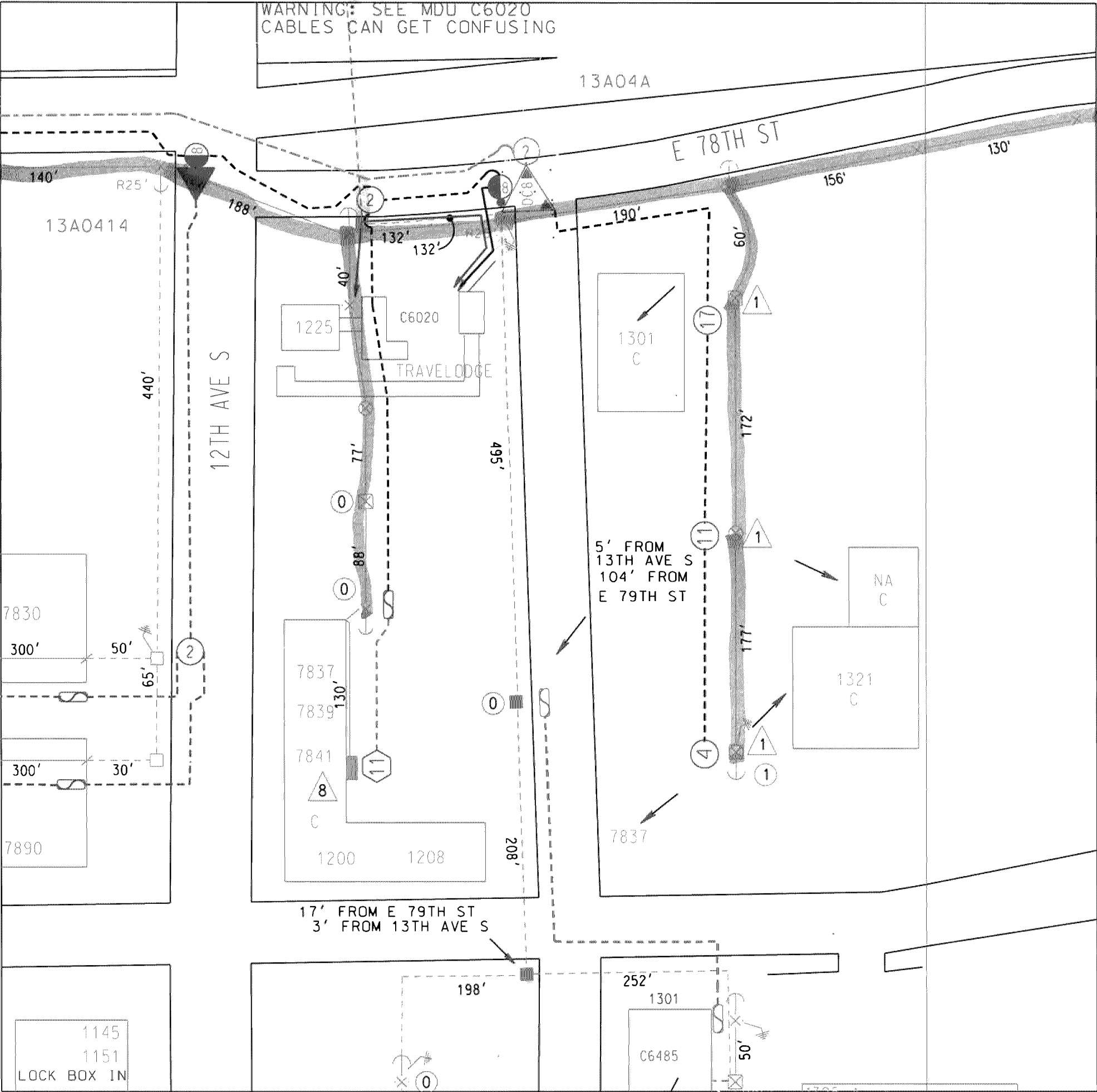
Comcast

Company Name

4-27-17

Date

PL201700045
PL2017-045



...Mpls Maps\dgn\hub13.fbr 4/27/2017 8:51:45 AM

* Aerial cable
* Underground cable

From: [David Cormier](#)
To: [Bunker, Bruce](#)
Subject: RE: Public Easement Vacation V2017-727
Date: Friday, April 21, 2017 3:26:11 PM

Consolidated has no facilities nearby, no conflict with this.

David Cormier | OSP Engineer II
D: 612-314-2231 | C: 952-380-7248
david.cormier@consolidated.com
consolidated.com | NASDAQ: CNSL



From: Bunker, Bruce [mailto:bbunker@BloomingtonMN.gov]
Sent: Friday, April 21, 2017 3:19 PM
To: Becker, Eric <eric.becker@windstream.com>; David Cormier <David.Cormier@consolidated.com>; Dice, Mitch <mitchell.j.dice@xcelenergy.com>; Justin Grev <Justin.Grev@consolidated.com>; Grodi, Aaron <aaron.grodi@windstream.com>; Hilliard, Dan <Dan.j.hilliard@sprint.com>; Jean M. Borgen <jean.m.borgen@xcelenergy.com>; Jerry Streeter <js1278@att.com>; Jones, Chris <christopher.d.jones@xo.com>; Kirk Thielke <kirk.thielke@centurylink.com>; Lundquist, Cassie <cassie.lundquist@mastec.com>; Mayers, Charles <charles.mayers@centerpointenergy.com>; Miske, Richard <richard.miske@twcable.com>; Parker, Ed <ed.e.parker@xo.com>; Rademacher, Eric <eric_rademacher@cable.comcast.com>; Reinhardt, Bob <robert.j.reinhardt@xcelenergy.com>; Rick Asp <ricky.asp@paetec.com>; Roback, Gary <groback@qwest.com>; Roggenkamp, Justin <jroggenkamp@access.com.net>; Ron Bozich <Ronald.Bozich1@centurylink.com>; Rotert, David <drotert@att.com>; Sexton, Lee <Lee.sexton@CenturyLink.com>; Smith, Dave <dave.smith.c@ttmi.us>; Strong, Bob <bob.strong@twtelecom.com>; Strop, Kevin <kevin.strop@twcable.com>; Tostenson, Kyle <kyle.tostenson@centurylink.com>; Vang, Chong <Chong_Vang@comcast.com>; Vince Johnson <vince.johnson@verizonbusiness.com>; Woods, Ronnie <ronnie.woods@zayo.com>
Cc: Desrude, Jennifer <jdesrude@BloomingtonMN.gov>
Subject: Public Easement Vacation V2017-727

All:

Attached is a preliminary "Notice of Hearing on Ordinance" for the vacation of public right-of-way and public easements over and across the properties located at 1225 and 1301 East 78th Street and 7830, 7831, and 7837 13th Avenue South, all in Bloomington. The reason for this vacation is to clear title for the re-platting of the properties to a one lot parcel. The attached maps show where the public right-of-way, drainage, utility, sidewalk, and bikeway easements are to be vacated.

The attached proposed plat of FRIENDLY PALM show where new drainage and utility easements are to be dedicated. Also, a new sidewalk and bikeway easement will be conveyed by document.

Please respond to this email by May 15, 2017 indicating acceptance of or conditions for this vacation of public right-of-way and easements.

Please contact me for further information.

Thank you,

Bruce Bunker | Engineering Technician

City of Bloomington | Engineering Division

1700 W 98th Street | Bloomington, MN 55431

P: (952) 563-4546 | F: (952) 563-4868

bbunker@BloomingtonMN.gov