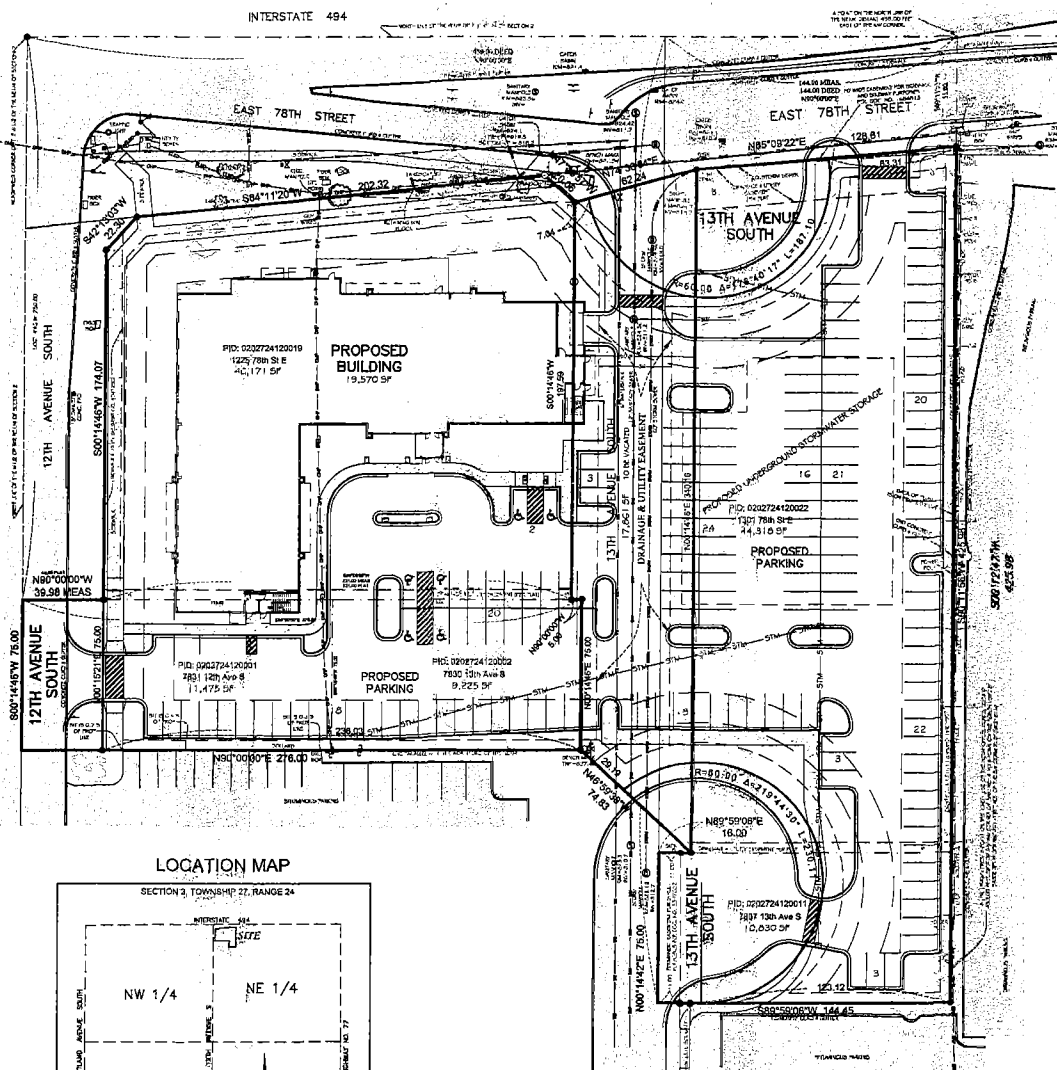


PL201700045
PL2017-045



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. 27053G04STE, 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

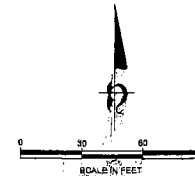
PROPERTY DESCRIPTION

Lot 1, Block 1, Palm Park Addition, Hennepin County, Minnesota

And that part of the West 1/2 of the Northeast 1/4 of Section 2, Township 24, 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 73 feet, thence East parallel with the North line 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 a distance of 73 feet, thence West 276 feet to the point of beginning. Homestead Chicago, Illinois.

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

Along the South 75 feet of east part of the Northwest Quarter of the Northwest Quarter, Section 2, Township 27, Range 26, described as beginning at a point on the North line of the Northwest Quarter of said Section 2 distant 459 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 498.98 feet, thence East parallel to the North line of said Northwest Quarter 144.4 feet to an intersection with a line running from the point of beginning on a point on the South line of said Northwest Quarter distant 461 feet East along said South line from the Southwest corner thereof, thence North 261 08 feet to the point of beginning.

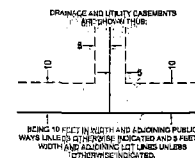
[illegible]

DRAINAGE AND UTILITY CASEMENTS
 ARE SHOWN IN THIS:

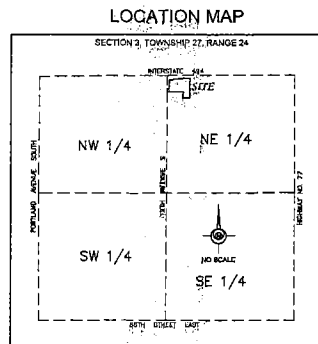
<u>AREAS</u>	
LOT 3	122,700 SF
R.O.W.	17,180 SF
TOTAL	139,880 SF
ACQUISITION	17,881 SF

CURRENT ZONING
FD-2 - FREEWAY DEVELOPMENT

PROPOSED ZONING
C-4 - FREEWAY OFFICE WITH PD
(PLANNED DEVELOPMENT) OVERLAY



BEING 10 FEET IN WIDTH AND ADJOINING PUBLIC
WAYS UNLESS OTHERWISE INDICATED AND 3 FEET
WIDTH AND ADJOINING LOT LINES UNLESS
OTHERWISE INDICATED.



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

PREPARED BY:

**Bohlen
Surveying & Associates**

314-28 Follage Avenue
Winfield, MN 55957

Phone: (507) 648-1768
(or email: info@bohlen-surveying.com)

1882 Cliff Road
Shurtleff, MN 55981

Phone: (756) 568-4444
Fax: (562) 605-4040

PREPARED FOR:
HAWKEYE HOTELS
1001 N. ROOSEVELT AVE.
BURLINGTON, IA 52601
PHONE: (319) 752-7400
FAX: (319) 486-6183

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: 3-14-2017 *Thomas J. O'Meara*

Thomas J O'Meara

DATE	By	DESCRIPTION

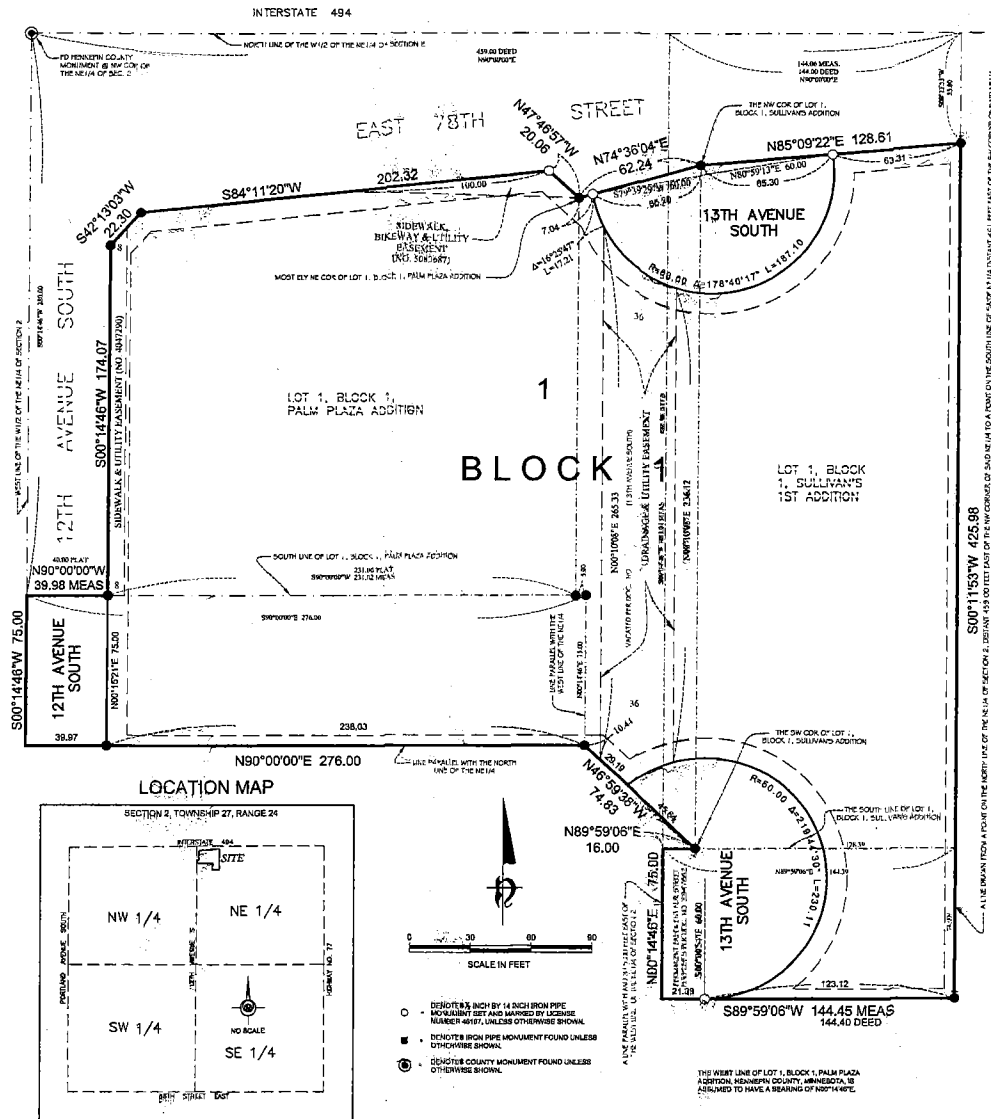
ORIG DATE: 3-14-2017
DESIGN BY:
DRAWN BY: JLB
CHECKED BY: JLD

FRIENDLY PALM
BLOOMINGTON MN
PRELIMINARY PLAT

SHEET 1 OF 1

C.R. DOC. NO. _____

FRIENDLY PALM



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 of said Section 2 a distance of 75 feet, thence East parallel with the North line of said Northeast 1/4 of said Section 2 a distance of 75 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 499 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 Northeast Quarter 480 feet, thence East parallel to the North line of said Northeast Quarter, 144 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 64 feet East along said South line from the Southwest corner thereof, thence North 480 feet to the point of beginning.

And all that part of vacant 13th Avenue South lying southerly of a line drawn from the north easterly northeast corner of Lot 1, Block 1, Palm Plaza Addition to the northeast corner Lot 1, Block 1, Sullivan's 1st Addition, all in Hennepin County, Minnesota and lying northerly of a line drawn from the southwest corner of said Lot 1, Block 1, Sullivan's 1st Addition to the following described point: Commencing at a point 340 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 of said Section 2 a distance of 75 feet, thence East parallel with the North line of said Northeast 1/4 of said Section 2 a distance of 75 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, all in Hennepin County, Minnesota.

Has caused the same to be surveyed and plotted 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: Jaykar Bhakta, Managing Partner

STATE OF MINNESOTA
COUNTY OF _____

This instrument was acknowledged before me on this ____ day of _____, 20__, by Jaykar Bhakta, 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 survey; that all mathematical data and labels are correctly designated in this plat; that all monuments depicted on this plat have been set; that I have correctly set within one year; that all water boundaries and wetlands, as defined in Minnesota Statutes, Section 905.01, 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 905.03 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 383.345 (1969), this plat has been approved this ____ day of _____, 20__.

Chris E. Meyers, County Surveyor By: _____

COUNTY RECORDER, Hennepin County, Minnesota

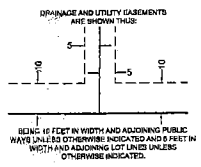
I hereby certify that the plat of FRIENDLY PALM was recorded in this office this ____ day of _____, 20__, at ____ o'clock ____ M.

Marlin 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.

Marlin McCormick, County Registrar By: _____ Deputy



Bahlen
Surveying & Associates