

FRIENDLY PALM

PL201700039
PL2017-039

R.T. DOC. NO. _____
C.R. DOC. NO. _____

KNOW ALL PERSONS BY THESE PRESENTS: That Friendly Palm Hospitality LLC, a Minnesota limited liability company, owner of the following described property, situated in the County of Hennepin, State of Minnesota to wit:

Lot 1, Block 1, PALM PLAZA ADDITION, (ABSTRACT)

And
That part of the West Half of the Northeast Quarter of Section 2, Township 27, Range 24, described as follows: Commencing at a point 280 feet South of the Northwest corner of the West Half of the Northeast Quarter of said Section 2; thence South along the West line of the West Half of the Northeast Quarter a distance of 75 feet, thence East parallel with the North line of said Northeast Quarter of said Section 276 feet, thence North parallel with the West line of said West Half of the Northeast Quarter of said Section a distance of 75 feet; thence West 276 feet to the point of beginning, Hennepin County, Minnesota. (ABSTRACT)

And
Lot 1, Block 1, SULLIVAN'S 1ST ADDITION. (TORRENS)
That part of vacated 13th Avenue South, dedicated in the plat of Sullivan's 1st Addition, lying southerly of the following described line: Commencing at the northwest corner of Lot 1, Block 1, said plat; 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 line to be described; thence Northwesterly a distance of 77.33 feet 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, and the chord of said curve is 72.08 feet in length and bears North 47 degrees 15 minutes 43 seconds West; and said line there terminating; and northerly of the following described line: Commencing at the southwest corner of said Lot 1; 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 line to be described; thence Southwesterly a distance of 32.31 feet 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, and the chord of said curve is 31.92 feet in length and bears South 69 degrees 59 minutes 08 seconds West; and said line there terminating. (TORRENS)

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 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 Northeast Quarter 480.98 feet; thence East parallel to 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 480.98 feet to the point of beginning. (TORRENS)

And
All that part of vacated 13th Avenue South as described in Document No. 2329348, filed of record in the Office of the County Recorder, Hennepin County, Minnesota and as dedicated in the record plat of PALM PLAZA ADDITION, lying southerly of the following described lines: Commencing at the northwest corner of Lot 1, Block 1, SULLIVAN'S 1ST ADDITION; thence South 00 degrees 14 minutes 46 seconds West, along the west line of Lot 1, Block 1, SULLIVAN'S 1ST ADDITION, a distance of 63.58 feet to the point of beginning of the lines to be described; thence Northwesterly a distance of 77.33 feet 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, and the chord of said curve is 72.08 feet in length and bears North 47 degrees 15 minutes 43 seconds West; 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 of Lot 1, Block 1, SULLIVAN'S 1ST ADDITION; thence North 00 degrees 14 minutes 46 seconds East, along the west line of Lot 1, Block 1, SULLIVAN'S 1ST ADDITION, a distance of 44.82 feet to the point of beginning of the lines to be described; thence Southwesterly a distance of 32.31 feet 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, and the chord of said curve is 31.92 feet in length and bears South 69 degrees 59 minutes 08 seconds West; thence North 00 degrees 14 minutes 46 seconds East, non-tangent to said curve, a distance of 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 South of the northwest corner of the West Half of the Northeast Quarter of Section 2, Township 27, Range 24, Hennepin County, Minnesota; thence South along the west line of the West Half of the Northeast Quarter a distance of 75 feet; thence East parallel with the north line of said Northeast Quarter a distance of 276 feet and there terminating. (ABSTRACT)

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

In witness whereof said Friendly Palm Hospitality LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this ____ day of _____, 20__.

Friendly Palm Hospitality LLC

By: _____
Balvant Patel, Manager

STATE OF MINNESOTA

COUNTY OF _____

This instrument was acknowledged before me on this ____ day of _____ by Balvant Patel, Manager of Friendly Palm Hospitality LLC, a Minnesota limited liability company, 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 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 505.01, 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 recieved by the city or the prescribed 30 day period has elapsed without receipt of such comments and recommendations, as provided by Minnesota Statutes, Section 505.03 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 383B.565 (1969), this plat has been approved this ____ day of _____, 20__.

Chris F. Mavis, County Surveyor By: _____

REGISTRAR OF TITLES, Hennepin County, Minnesota

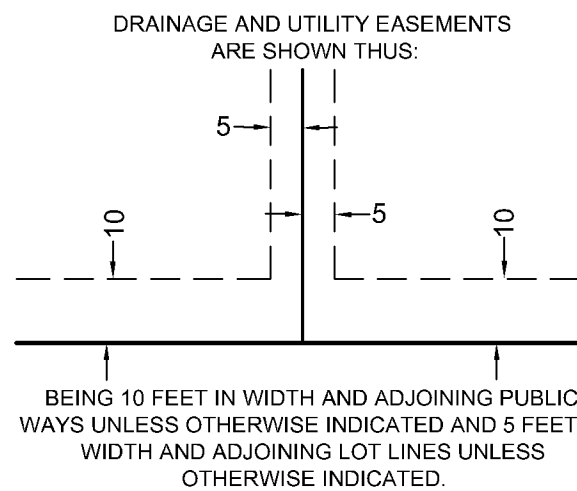
I hereby certify that this plat of FRIENDLY PALM was filed in this office this ____ day of _____, 20__, at ____ o'clock ____M.

Martin McCormick, County Registrar By: _____, Deputy

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.

Martin McCormick, County Recorder By: _____, Deputy



Bohlen
Surveying & Associates

PL201700039
PL2017-039

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

AREAS

PARCEL A	46,171 SF
PARCEL B	20,700 SF
PARCEL C	44,318 SF
PARCEL D	10,830 SF

TOTAL	122,019 SF
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BUILDINGS =	18,837 SF
PARKING =	51,566 SF
SIDEWALK =	3,193 SF

EXISTING IMPERVIOUS SURFACE = 73,596 SF
LOT 1 AREA = 122,421 SF = 60.1 %

CURRENT ZONING:

FD-2 - FREEWAY DEVELOPMENT

FLOOD ZONE: SUBJECT PROPERTY IS IN ZONE X OF THE FLOOD INSURANCE RATE MAP, PANEL NO. 27053C0457E, 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.

VERTICAL DATUM = NAVD 88 PER MNDOT MONUMENT "BR 9079 NW" = 838.47

LOCAL BENCHMARK = FIRE HYDRANT NEAR THE NE CORNER OF LOT 1,
BLOCK 1, PALM PLAZA ADDITION, TNH=827.94

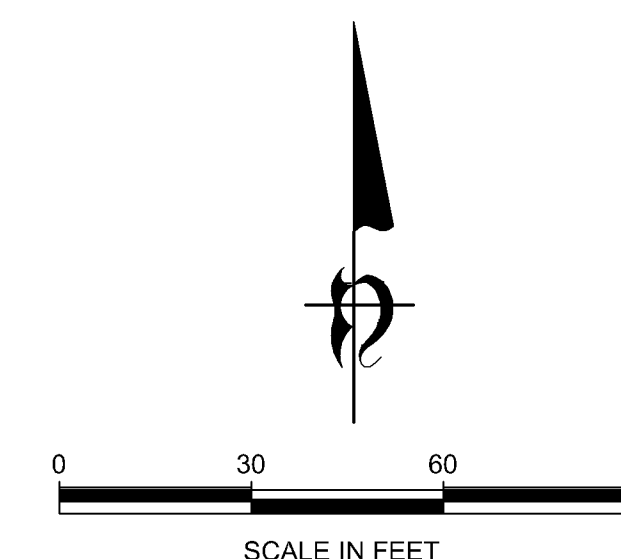
EXISTING PROPERTY DESCRIPTION

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

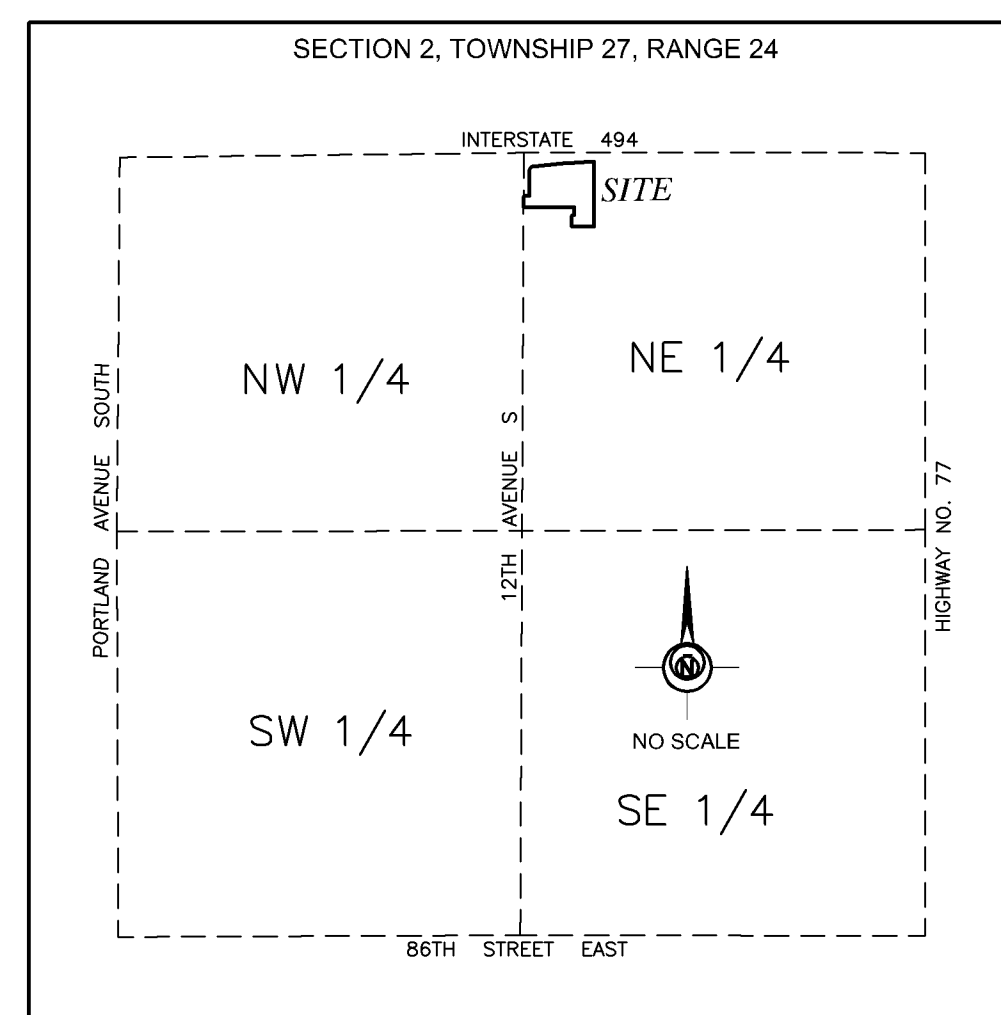
PARCEL B
That part of the West 1/2 of the Northeast 1/4 of Section 2, Township 27, Range 24, described as follows: Commencing at a point 280 feet South of the Northwest corner of the West 1/2 of the Northeast 1/4 of said Section 2; thence South along the West line of the West 1/2 of the Northeast 1/4 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 a distance of 75 feet, thence West 276 feet to the point of beginning, Hmcnapiu County, Minnesota.

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

PARCEL D
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 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 Northeast Quarter 480.98 feet; thence East parallel to the North line of said Northeast Quarter, 144.4 feet on 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 480.98 feet to the point of beginning



LOCATION MAP



PREPARED BY:

Bohlen
Surveying & Associates

31432 Foliage Avenue
Northfield, MN 55057
Phone: (507) 645-7768
tomeara@bohliensurveying.com


BOHLIENS
SURVEYING

1682 Cliff Road E.
Burnsville, MN 55337
Phone: (952) 895-9212
Fax: (952) 895-9259

PREPARED FOR:

HAWKEYE HOTELS

1601 N. ROOSEVELT AVE
BURLINGTON, IA 52601

PHONE: (319) 752-7400
FAX: (390) 496-6193

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: 5-18-2017

Thomas J. O'Meara
THOMAS J. O'MEARA, LAND SURVEYOR
MINNESOTA LICENSE NO. 46167

5/18/17	JLB	CITY COMMENTS	ORIG DATE: 3-14-2017 DESIGN BY: DRAWN BY: JLB CHECKED BY: TJO
6/06/17	JLB	CITY COMMENTS	
6/12/17	JLB	CITY COMMENTS	
7/19/17	JLB	CITY COMMENTS	
8/02/17	JLB	CITY COMMENTS	
8/09/17	JLB	CITY COMMENTS	
R	DATE	BY	DESCRIPTION
	REVISIONS		

FRIENDLY PALM
BLOOMINGTON MN
PRELIMINARY PLAT
EXISTING CONDITIONS

SHEET 1 OF 2

LOCAL BENCHMARK = FIRE HYDRANT NEAR THE NE CORNER OF LOT 1,
BLOCK 1, PALM PLAZA ADDITION, TNH=827.94

FLOOD ZONE: SUBJECT PROPERTY IS IN ZONE X OF THE FLOOD INSURANCE RATE MAP, PANEL NO. 27053C0457E, 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.

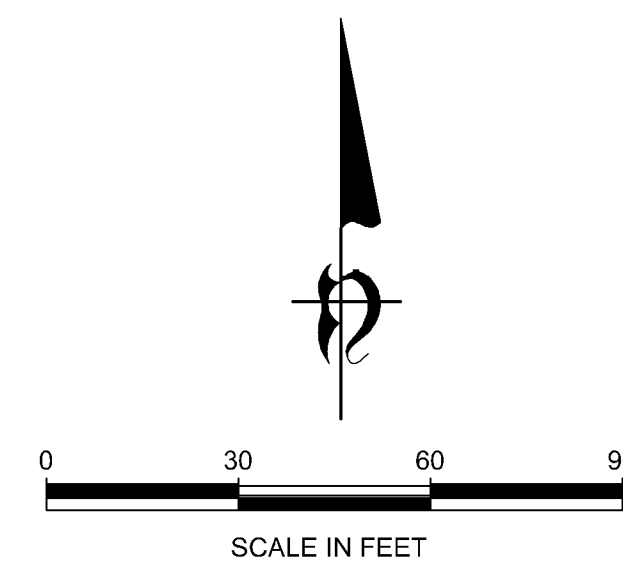
PROPOSED ZONING:

C-4 - FREEWAY OFFICE WITH PD

(PLANNED DEVELOPMENT) OVERLAY

NOTE:

SEE APPROVED CIVIL PLANS FOR SITE IMPROVEMENTS



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 76 feet, thence North parallel with the West line of said West 1/2 of the Northeast 1/4 of said Section a distance of 75 feet, thence West 276 feet to the point of beginning, Hennepin County, Minnesota.

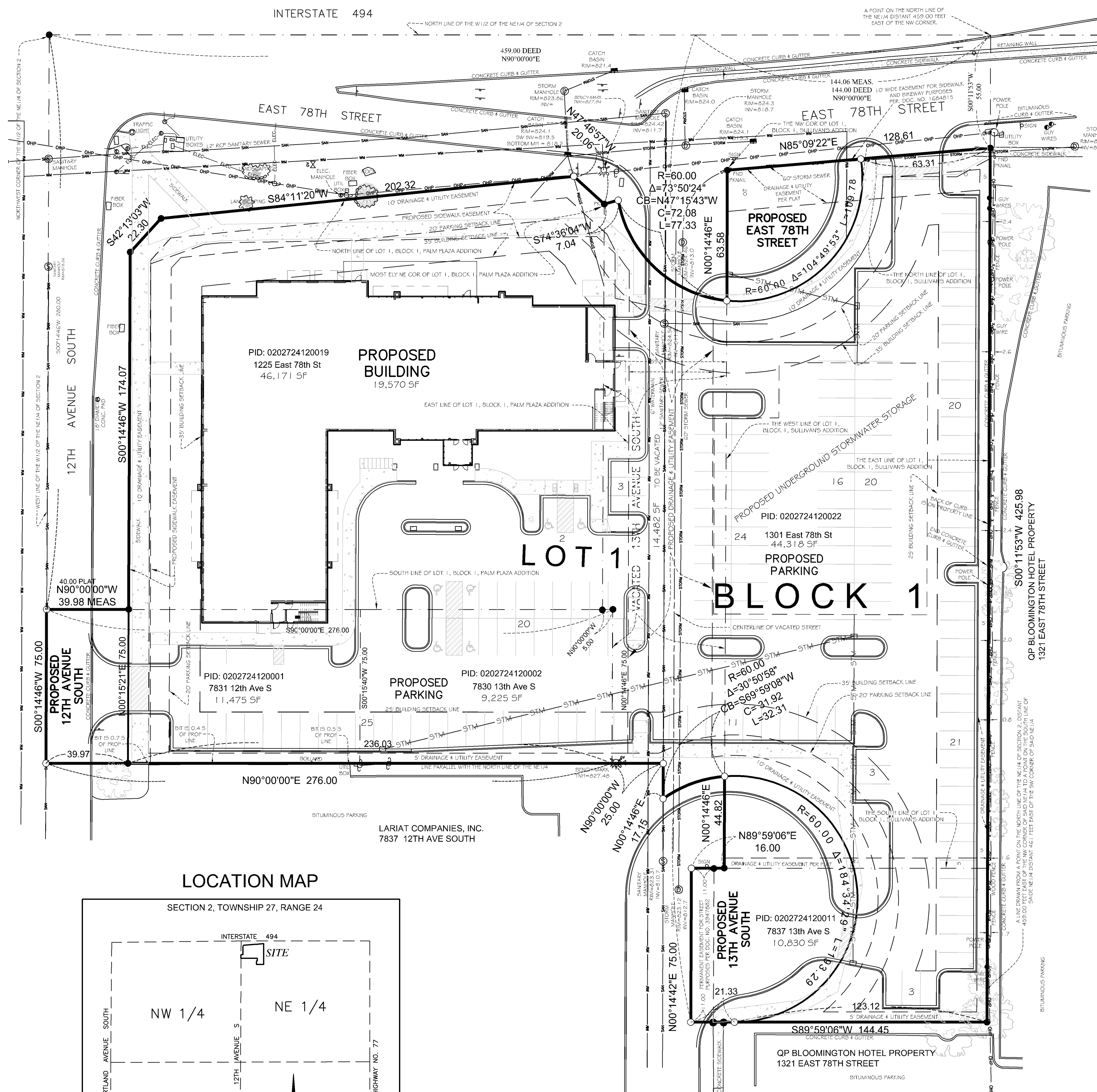
And Lot 1, Block 1, Sullivan's 1st Addition, Hennepin County, Minnesota.

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 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 Northeast Quarter 480.98 feet; thence East parallel to 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 480.98 feet to the point of beginning

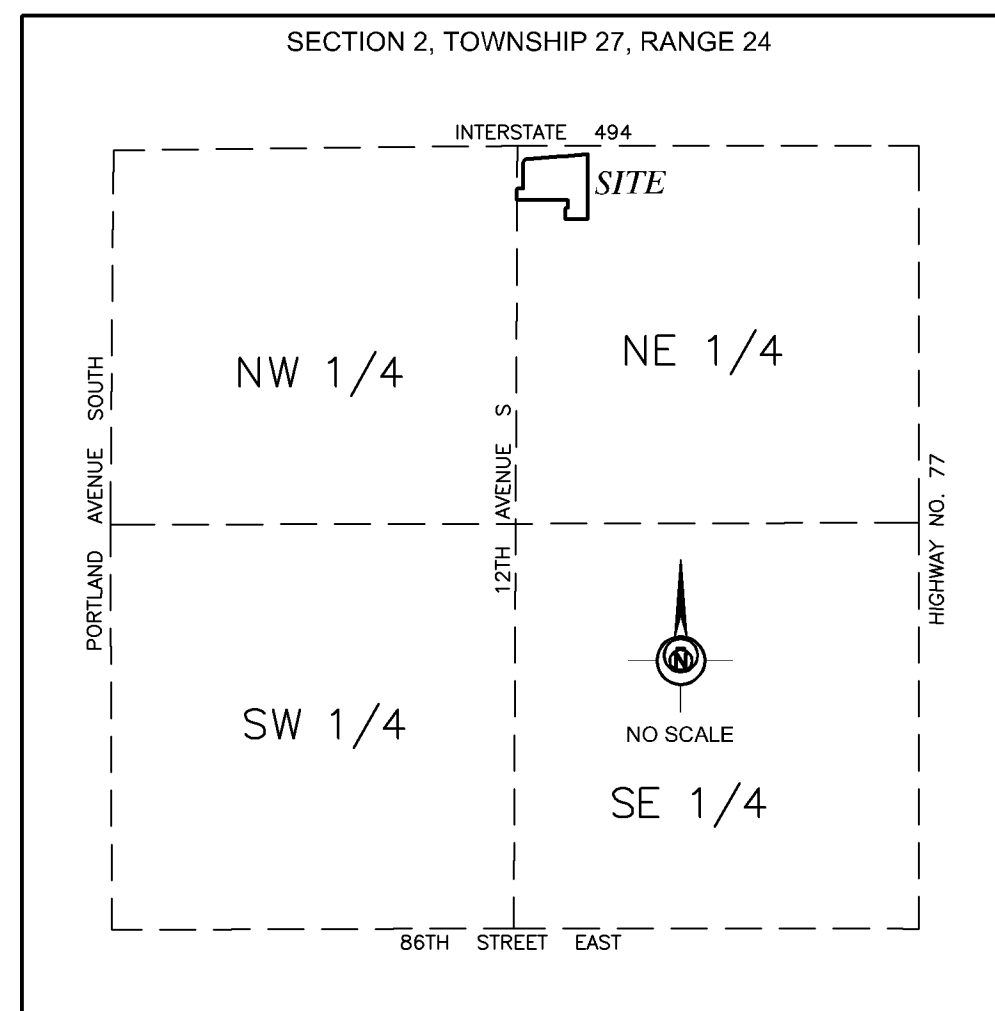
And All that part of 13th Avenue South as described in Document No. 2322348, filed of record in the Office of the County Recorder, Hennepin County, Minnesota and as dedicated in the record plats of SULLIVAN'S IST ADDITION and PALM PLAZA ADDITION, according to the recorded plats thereof, Hennepin County, Minnesota, lying southerly of the following described lines: Commencing at the northwest corner of Lot 1, Block 1, SULLIVAN'S IST ADDITION; thence South 00 degrees 14 minutes 46 seconds West, along the west line of Lot 1, Block 1, SULLIVAN'S IST ADDITION, a distance of 63.58 feet to the point of beginning of the lines to be described; thence Northwesterly a distance of 77.33 feet 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, and the chord of said curve is 72.08 feet in length and bears North 47 degrees 15 minutes 43 seconds West; 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 of Lot 1, Block 1, SULLIVAN'S IST ADDITION; thence North 00 degrees 14 minutes 46 seconds East, along the west line of Lot 1, Block 1, SULLIVAN'S IST ADDITION, a distance of 44.82 feet to the point of beginning of the lines to be described; thence Southwesterly a distance of 32.31 feet along a non-tangential curve concave to the southeast having a radius of 60 feet, a central angle of 30 degrees 50 minutes 58 seconds, and the chord of said curve is 31.92 feet in length and bears South 59 degrees 50 minutes West; thence North 00 degrees 14 minutes 46 seconds East, non-tangent to said curve, a distance of 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 South of the northwest corner of the West 1/2 of the Northeast 1/4 of Section 2, Township 27, Range 24, Hennepin County, Minnesota; 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 a distance of 2.76 feet and there terminating.

PROPOSED BUILDING =	19,589 SF
PROPOSED PARKING =	64,618 SF
PROPOSED SIDEWALK =	8,449 SF

PROPOSED IMPERVIOUS SURFACE = 92,656 SF
OVER LOT 1 = 75.7 %



SECTION 2, TOWNSHIP 27, RANGE 24



Proposed LOT 1	122,421 SF 2.81 ACRES
Proposed R.O.W.	14,080 SF 0.32 ACRES

TOTAL 136,501 SF 3.13 ACRES

PREPARED BY:

Bohlen
Surveying & Associates

31432 Foliage Avenue
Northfield, MN 55057

Phone: (507) 645-7768
tomeara@bohlsurveying.com

1682 Cliff Road E.
Burnsville, MN 55337

Phone: (952) 895-9212
Fax: (952) 895-9259

PREPARED FOR:

HAWKEYE HOTELS

1601 N. ROOSEVELT AVE
BURLINGTON, IA 52601

PHONE: (319) 752-7400
FAX: (390) 496-6193

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: 5-18-2017

Thomas J. O'Meara

S:\Projects\Bloomington\sullivan's first-addition\dwg\PRELIM-6-06-17.dwg

5/18/17	JLB	CITY COMMENTS	ORIG DATE: 3-14-2017 DESIGN BY: DRAWN BY: JLB CHECKED BY: TJO
6/06/17	JLB	CITY COMMENTS	
6/12/17	JLB	CITY COMMENTS	
7/19/17	JLB	CITY COMMENTS	
8/02/17	JLB	CITY COMMENTS	
8/09/17	JLB	CITY COMMENTS	
R	DATE	BY	DESCRIPTION
	REVISIONS		

ORIG DATE: 3-14-2017

DESIGN BY:

DRAWN BY: JLB

CHECKED BY: TJO

9

FRIENDLY PALM
BLOOMINGTON MN
PRELIMINARY PLAT
PROPOSED CONDITIONS

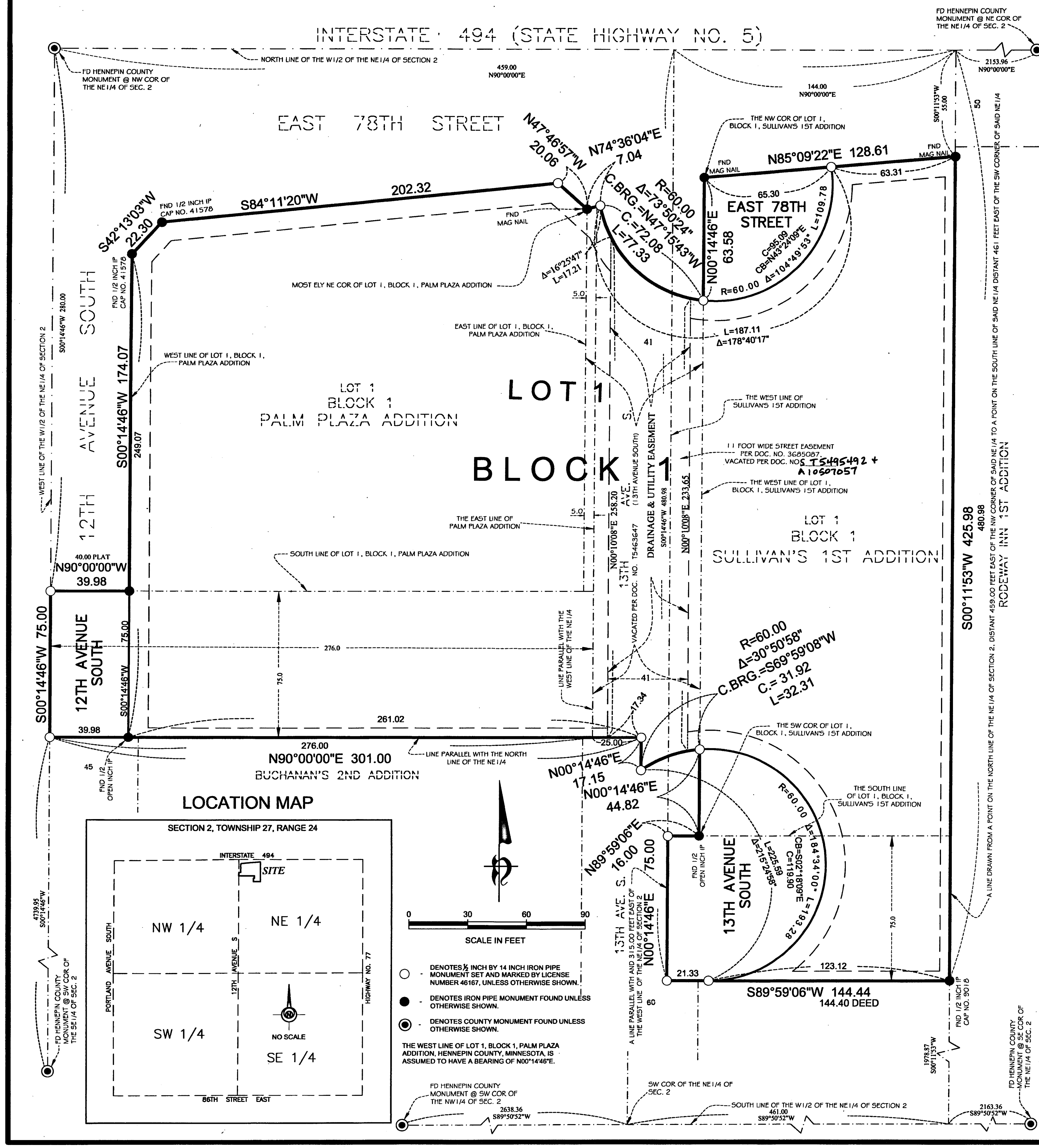
SHEET 2 OF 2

FILE NO. 22014

17.104

OFFICIAL PLAT

FRIENDLY PALM



Cert Nos. 1450067 + 1450068

10592

R.T. DOC. NO. 5495494
C.R. DOC. NO. 10507059

PL201700039
PL2017-039

KNOW ALL PERSONS BY THESE PRESENTS: That Friendly Palm Hospitality LLC, a Minnesota limited liability company, owner of the following described property, situated in the County of Hennepin, State of Minnesota to wit:

Lot 1, Block 1, PALM PLAZA ADDITION, (ABSTRACT)
And
That part of the West Half of the Northeast Quarter of Section 2, Township 27, Range 24, described as follows: Commencing at a point 280 feet South of the Northwest corner of the West Half of the Northeast Quarter of said Section 2; thence South along the West line of the West Half of the Northeast Quarter a distance of 75 feet; thence East parallel with the North line of said Northeast Quarter of said Section 276 feet; thence North parallel with the West line of said West Half of the Northeast Quarter of said Section a distance of 75 feet; thence West 276 feet to the point of beginning. Hennepin County, Minnesota. (ABSTRACT)

And
Lot 1, Block 1, SULLIVAN'S 1ST ADDITION, (TORRENS)
That part of vacated 13th Avenue South, dedicated in the plat of Sullivan's 1st Addition, lying southerly of the following described line: Commencing at the northwest corner of Lot 1, Block 1, said plat; 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 line to be described; thence Northwest a distance of 77.33 feet 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, and the chord of said curve is 72.08 feet in length and bears North 47 degrees 15 minutes 43 seconds West; and said line there terminating; and northerly of the following described line: Commencing at the southwest corner of said Lot 1; 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 line to be described; thence southeasterly a distance of 32.31 feet 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, and the chord of said curve is 31.92 feet in length and bears South 69 degrees 59 minutes 08 seconds West; and said line there terminating. (TORRENS)

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 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 Northeast Quarter 480.98 feet; thence East parallel to 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 480.98 feet to the point of beginning. (TORRENS)

And
All that part of vacated 13th Avenue South as described in Document No. 2329348, filed of record in the Office of the County Recorder, Hennepin County, Minnesota and as dedicated in the record plat of PALM PLAZA ADDITION, lying southerly of the following described lines: Commencing at the northwest corner of Lot 1, Block 1, SULLIVAN'S 1ST ADDITION; thence South 00 degrees 14 minutes 46 seconds West, along the west line of Lot 1, Block 1, SULLIVAN'S 1ST ADDITION, a distance of 63.58 feet to the point of beginning of the line to be described; thence Northwest a distance of 77.33 feet 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, and the chord of said curve is 72.08 feet in length and bears North 47 degrees 15 minutes 43 seconds West; 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 of Lot 1, Block 1, SULLIVAN'S 1ST ADDITION; thence North 00 degrees 14 minutes 46 seconds East, along the west line of Lot 1, Block 1, SULLIVAN'S 1ST ADDITION, a distance of 44.82 feet to the point of beginning of the line to be described; thence Southwesterly a distance of 32.31 feet 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, and the chord of said curve is 31.92 feet in length and bears South 69 degrees 59 minutes 08 seconds West; thence North 00 degrees 14 minutes 46 seconds East, non-tangent to said curve, a distance of 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 South of the Northwest corner of the West Half of the Northeast Quarter of Section 2, Township 27, Range 24, Hennepin County, Minnesota; thence South along the west line of the West Half of the Northeast Quarter a distance of 75 feet; thence East parallel with the north line of said Northeast Quarter a distance of 276 feet and there terminating. (ABSTRACT)

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

In witness whereof said Friendly Palm Hospitality LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this 8 day of November, 2017.

Friendly Palm Hospitality LLC
By: Balvant Patel, Manager

STATE OF MINNESOTA
COUNTY OF JOHNSON
This instrument was acknowledged before me on this 8 day of November, 2017, by Balvant Patel, Manager of Friendly Palm Hospitality LLC, a Minnesota limited liability company, on behalf of the company.

Lindsey Browne
Lindsey Browne
Notary Public, Johnson County, Iowa
My commission expires February 3, 2020

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 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 wetlands, as defined in Minnesota Statutes, Section 505.01, 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 8 day of November, 2017.
Thomas J. O'Meara, Licensed Land Surveyor
Minnesota License No. 46167

STATE OF MINNESOTA
COUNTY OF DAKOTA
This instrument was acknowledged before me on this 7th day of November, 2017, by Thomas J. O'Meara.

Jeffrey L. Bonien
Jeffrey L. Bonien
Notary Public, Dakota County, Minnesota
My commission expires Jan 31, 2022

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 22nd day of May, 2017. If applicable, the written comments and recommendations of the Commissioner of Transportation and the County Highway Engineer have been received by the city or the prescribed 30 day period has elapsed without receipt of such comments and recommendations, as provided by Minnesota Statutes, Section 505.03 Subd. 2.

CITY COUNCIL OF BLOOMINGTON, MINNESOTA
By: Acting Mayor, Acting City Manager
RESIDENT AND REAL ESTATE SERVICES, Hennepin County, Minnesota

I hereby certify that the taxes payable for the year 2017 and prior years have been paid for the land described on this plat. Dated this 6th day of December, 2017.

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

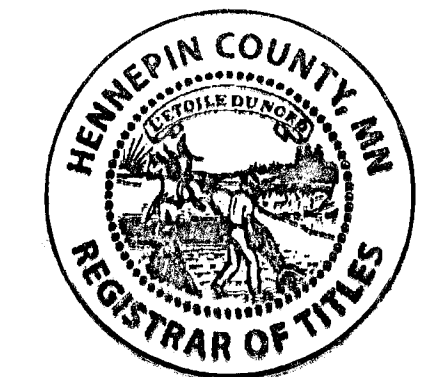
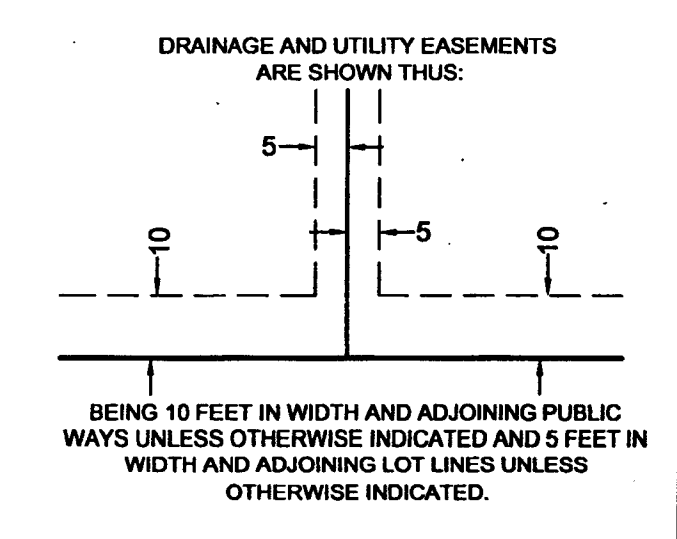
SURVEY DIVISION, Hennepin County, Minnesota
Pursuant to Minnesota Statutes Section 383B.565 (1969), this plat has been approved this 6th day of December, 2017.
Chris F. Mavis, County Surveyor By: RmkKuhle, Deputy

REGISTRAR OF TITLES, Hennepin County, Minnesota
I hereby certify that this plat of FRIENDLY PALM was filed in this office this 6th day of December, 2017, at 11 o'clock A.M.

Martin McCormick, County Registrar By: RmkKuhle, Deputy

COUNTY RECORDER, Hennepin County, Minnesota
I hereby certify that this plat of FRIENDLY PALM was recorded in this office this 6th day of December, 2017, at 11 o'clock A.M.

Martin McCormick, County Recorder By: RmkKuhle, Deputy



STATE OF MINNESOTA, COUNTY OF HENNEPIN
Certified to be a true and correct copy of the original on file and of record in my office

DEC 14 2017

Martin McCormick, Registrar of Titles
By: RmkKuhle, Deputy

Bohlen
Surveying & Associates