

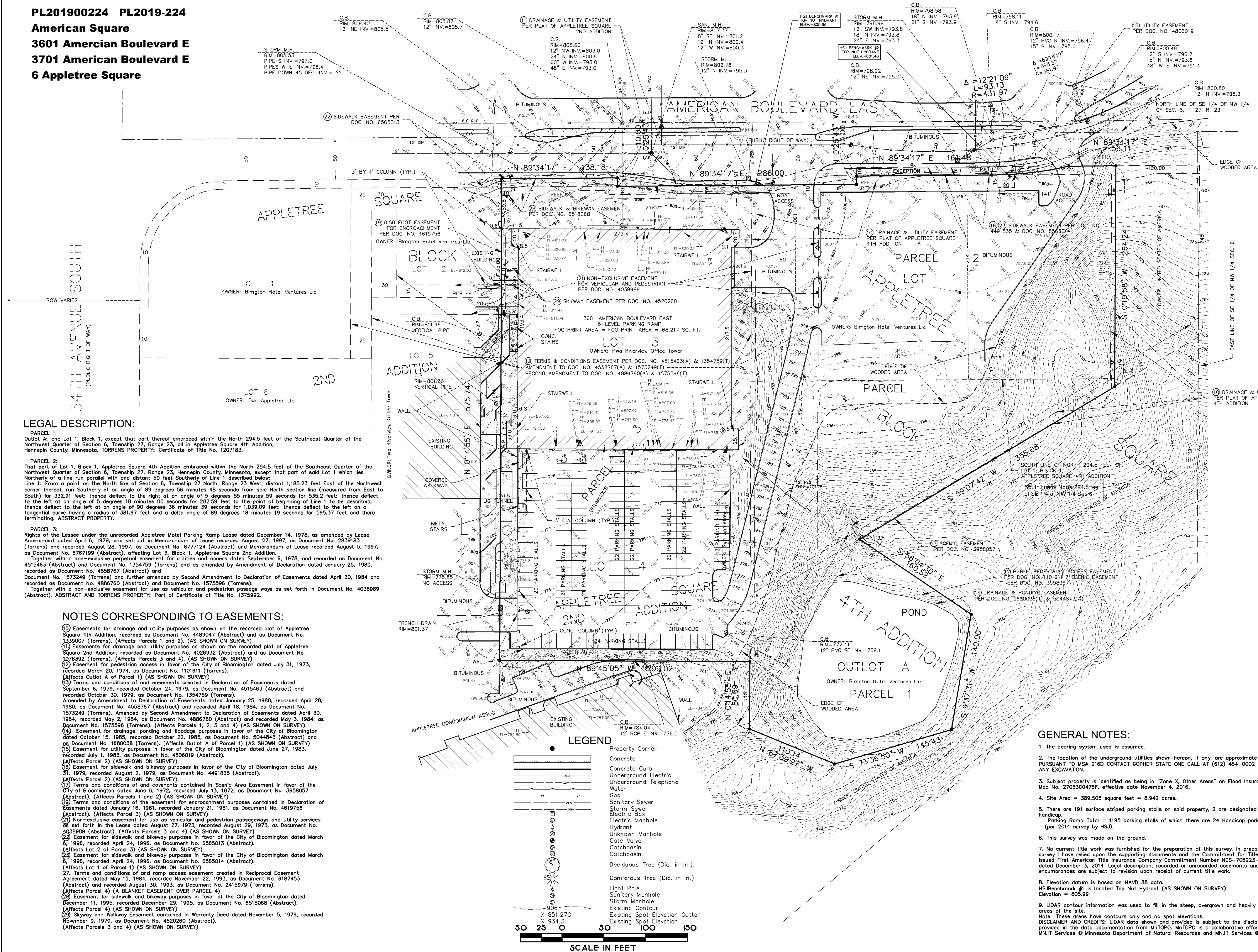
PL201900224 PL2019-224

American Square

3601 Amercian Boulevard E

3701 American Boulevard E

6 Appletree Square



LEGAL DESCRIPTION:

PARCEL 1:
Outlot A; and Lot 1, Block 1, except that part thereof embraced within the North 294.5 feet of the Southeast Quarter of the Northwest Quarter of Section 6, Township 27, Range 23, all in Appletree Square 4th Addition, Hennepin County, Minnesota. **TORRENS PROPERTY:** Certificate of Title No. 1207183.

PARCEL 2:
That part of Lot 1, Block 1, Appletree Square 4th Addition embraced within the North 294.5 feet of the Southeast Quarter of the Northwest Quarter of Section 6, Township 27, Range 23, Hennepin County, Minnesota, except that part of said Lot 1 which lies Northerly of a line run parallel with and distant 50 feet Southerly of Line 1 described below:
Line 1: From a point on the North line of Section 6, Township 27 North, Range 23 West, distant 1,852.23 feet East of the Northwest corner thereof, run Southerly at an angle of 89 degrees 56 minutes 48 seconds from said North section line (measured from East to South) for 332.91 feet; thence deflect to the right at an angle of 5 degrees 55 minutes 59 seconds for 535.2 feet; thence deflect to the left at an angle of 5 degrees 18 minutes 00 seconds for 282.59 feet to the point of beginning of Line 1 to be described; thence deflect to the left at an angle of 90 degrees 36 minutes 39 seconds for 1,039.09 feet; thence deflect to the left on a tangential curve having a radius of 381.57 feet and a delta angle of 89 degrees 18 minutes 19 seconds for 595.37 feet and there terminating. **ABSTRACT PROPERTY.**

PARCEL 3:
Rights of the Lessee under the unrecorded Appletree Motel Parking Ramp Lease dated December 14, 1978, as amended by Lease Amendment dated April 6, 1979, and set out in Memorandum of Lease recorded August 27, 1997, as Document No. 2839183 (Torrens) and recorded August 28, 1997, as Document No. 5777124 (Abstract) and Memorandum of Lease recorded August 5, 1997, as Document No. 5767199 (Abstract), affecting Lot 3, Block 1, Appletree Square 2nd Addition.
Together with a non-exclusive perpetual easement for utilities and access dated September 6, 1978, and recorded as Document No. 4515463 (Abstract) and Document No. 1354759 (Torrens) and as amended by Amendment to Declaration dated January 25, 1980, recorded as Document No. 4558767 (Abstract) and Document No. 1573249 (Torrens) and further amended by Second Amendment to Declaration of Easements dated April 30, 1984 and recorded as Document No. 4886760 (Abstract) and Document No. 1575596 (Torrens).
Together with a non-exclusive easement for use as vehicular and pedestrian passage ways as set forth in Document No. 4038989 (Abstract). **ABSTRACT AND TORRENS PROPERTY:** Part of Certificate of Title No. 1375992.

NOTES CORRESPONDING TO EASEMENTS:

- Easements for drainage and utility purposes as shown on the recorded plat of Appletree Square 4th Addition, recorded as Document No. 4489047 (Abstract) and as Document No. 1390007 (Torrens). (Affects Parcels 1 and 2). (AS SHOWN ON SURVEY)
- Easements for drainage and utility purposes as shown on the recorded plat of Appletree Square 2nd Addition, recorded as Document No. 4026932 (Abstract) and as Document No. 1076392 (Torrens). (Affects Parcels 3 and 4). (AS SHOWN ON SURVEY)
- Easement for pedestrian access in favor of the City of Bloomington dated July 31, 1973, recorded March 20, 1974, as Document No. 1101611 (Torrens). (Affects Outlot A of Parcel 1) (AS SHOWN ON SURVEY)
- Terms and conditions of and easements created in Declaration of Easements dated September 6, 1979, recorded October 24, 1979, as Document No. 4515463 (Abstract) and recorded October 30, 1979, as Document No. 1354759 (Torrens). Amended by Amendment to Declaration of Easements dated January 25, 1980, recorded April 28, 1980, as Document No. 4558767 (Abstract) and recorded April 18, 1984, as Document No. 1573249 (Torrens). Amended by Second Amendment to Declaration of Easements dated April 30, 1984, recorded May 2, 1984, as Document No. 4886760 (Abstract) and recorded May 3, 1984, as Document No. 1575596 (Torrens). (Affects Parcels 1, 2, 3 and 4) (AS SHOWN ON SURVEY)
- Easement for drainage, ponding and floodage purposes in favor of the City of Bloomington dated October 15, 1985, recorded October 22, 1985, as Document No. 5044843 (Abstract) and as Document No. 1680038 (Torrens). (Affects Outlot A of Parcel 1) (AS SHOWN ON SURVEY)
- Easement for utility purposes in favor of the City of Bloomington dated June 27, 1983, recorded July 1, 1983, as Document No. 4806019 (Abstract). (Affects Parcel 2) (AS SHOWN ON SURVEY)
- Easement for sidewalk and bikeway purposes in favor of the City of Bloomington dated July 31, 1979, recorded August 2, 1979, as Document No. 4491835 (Abstract). (Affects Parcel 2) (AS SHOWN ON SURVEY)
- Terms and conditions of and covenants contained in Scenic Area Easement in favor of the City of Bloomington dated June 6, 1972, recorded July 13, 1972, as Document No. 3958057 (Abstract). (Affects Parcels 1 and 2) (AS SHOWN ON SURVEY)
- Terms and conditions of the easement for encroachment purposes contained in Declaration of Easements dated January 16, 1981, recorded January 21, 1981, as Document No. 4619756 (Abstract). (Affects Parcel 3) (AS SHOWN ON SURVEY)
- Non-exclusive easement for use as vehicular and pedestrian passageways and utility services as set forth in the Lease dated August 27, 1973, recorded August 29, 1973, as Document No. 4038989 (Abstract). (Affects Parcels 3 and 4) (AS SHOWN ON SURVEY)
- Easement for sidewalk and bikeway purposes in favor of the City of Bloomington dated March 5, 1996, recorded April 24, 1996, as Document No. 6565013 (Abstract). (Affects Lot 2 of Parcel 3) (AS SHOWN ON SURVEY)
- Easement for sidewalk and bikeway purposes in favor of the City of Bloomington dated March 5, 1996, recorded April 24, 1996, as Document No. 6565014 (Abstract). (Affects Lot 1 of Parcel 1) (AS SHOWN ON SURVEY)
- Terms and conditions of and ramp access easement created in Reciprocal Easement Agreement dated May 15, 1984, recorded November 22, 1993, as Document No. 6187453 (Abstract) and recorded August 30, 1993, as Document No. 2415979 (Torrens). (Affects Parcel 4) (A BLANKET EASEMENT OVER PARCEL 4)
- Easement for sidewalk and bikeway purposes in favor of the City of Bloomington dated December 11, 1995, recorded December 29, 1995, as Document No. 6518068 (Abstract). (Affects Parcel 4) (AS SHOWN ON SURVEY)
- Skyway and Walkway Easement contained in Warranty Deed dated November 5, 1979, recorded November 9, 1979, as Document No. 4502060 (Abstract). (Affects Parcels 3 and 4) (AS SHOWN ON SURVEY)



SCALE: 1 INCH = 50 FEET

REVISIONS

Date:	

I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Registered Land Surveyor under the laws of the State of Minnesota

Thomas E. Hadorff, L.S.
Minnesota Reg. No. 23677

Date: June 24, 2019

BOUNDARY AND TOPOGRAPHICAL SURVEY

For:

RON CLARK
CONSTRUCTION

SITE:

8101 36TH AVE. E., 6 APPLETREE SQ.,
3601 & 3701 AMERICAN BLVD. EAST

BLOOMINGTON, MINNESOTA
HENNEPIN COUNTY

HARRY S. JOHNSON CO., INC.
LAND SURVEYORS

9063 Lyndale Avenue South
Bloomington, MN. 55437
Tele. 952-884-5341 Fax 952-884-5344

www.hjsurveyors.com

Book	File No.
653	1-3-10062
Page	W.O. Number
28	2019251
CAD Technician	
CT	
Sheet No.	1 OF 1

GENERAL NOTES:

- The bearing system used is assumed.
 - The location of the underground utilities shown hereon, if any, are approximate only. PURSUANT TO MSA 216D CONTACT Gopher State ONE CALL AT (612) 454-0002 PRIOR TO ANY EXCAVATION.
 - Subject property is identified as being in "Zone X, Other Areas" on Flood Insurance Rate Map No. 2705SC0476F, effective date November 4, 2016.
 - Site Area = 389,505 square feet = 8.942 acres.
 - There are 191 surface striped parking stalls on said property, 2 are designated as handicap. Parking Ramp Total = 1195 parking stalls of which there are 24 Handicap parking (per 2014 survey by HJS).
 - This survey was made on the ground.
 - No current title work was furnished for the preparation of this survey. In preparing this survey I have relied upon the supporting documents and the Commitment for Title Insurance issued First American Title Insurance Company Commitment Number NCS-706923-MPLS dated December 3, 2014. Legal description, recorded or unrecorded easements and encumbrances are subject to revision upon receipt of current title work.
 - Elevation datum is based on NAVD 88 data. HJS Benchmark #1 is located Top Nut Hydrant (AS SHOWN ON SURVEY) Elevation = 805.99
 - LIDAR contour information was used to fill in the steep, overgrown and heavily wooded areas of the site.
- DISCLAIMER AND CREDITS: LIDAR data shown and provided is subject to the disclaimers provided in the data documentation from Mntopo. Mntopo is a collaborative effort between MNIT Services © Minnesota Department of Natural Resources and MNIT Services © McGeo.

Drawing name: X:\2019\190123\plan sheets\Preliminary\190123util.dwg Nov 01, 2019 11:36am

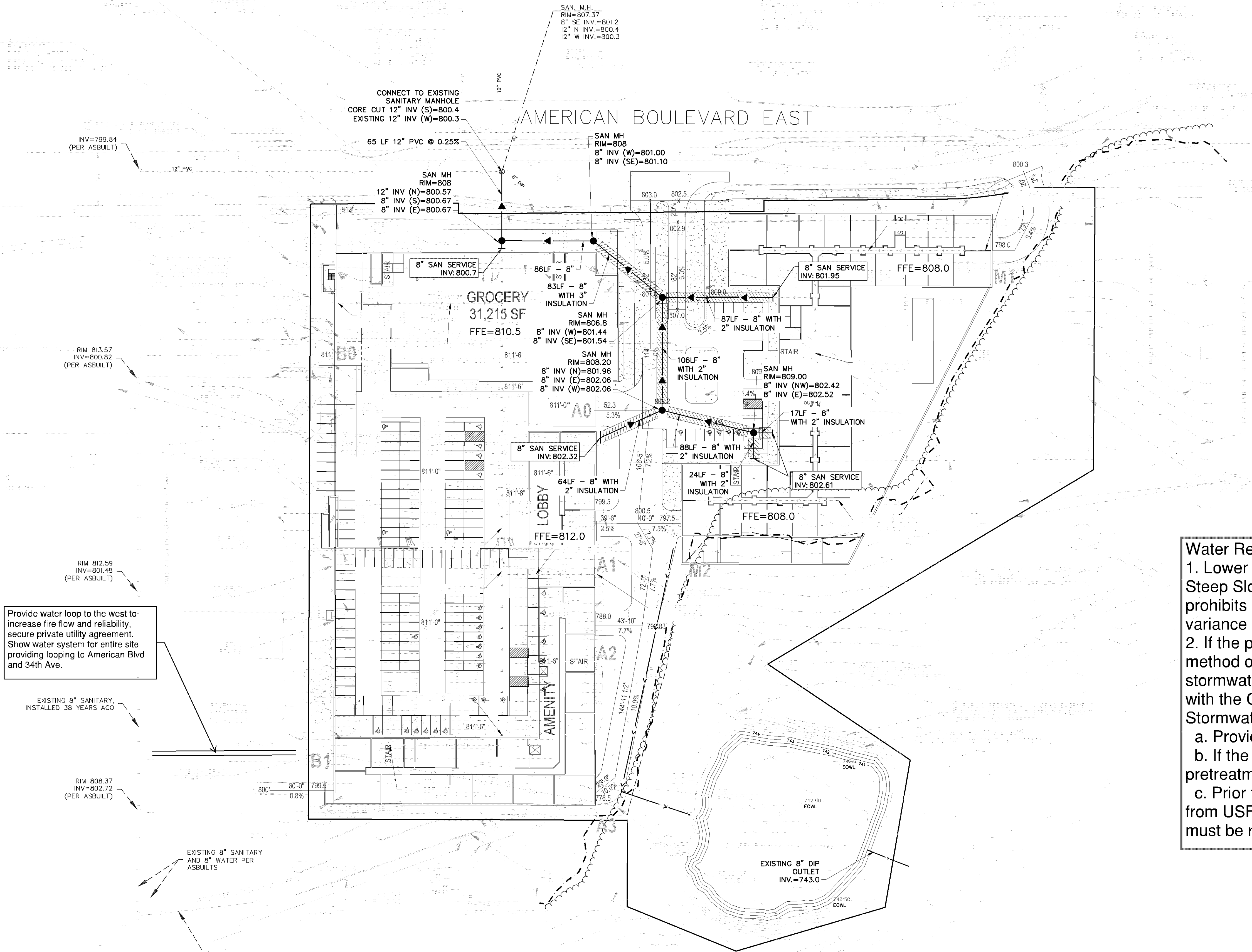
Provide water loop to the west to increase fire flow and reliability, secure private utility agreement. Show water system for entire site providing looping to American Blvd and 34th Ave.

EXISTING 8" SANITARY, INSTALLED 38 YEARS AGO

RIM 808.37
INV=802.72
(PER ASBUILT)

EXISTING 8" SANITARY AND 8" WATER PER ASBUILTS

4" SANITARY FORCEMAIN



PL201900224 PL2019-224
American Square
3601 Amercian Boulevard E
3701 American Boulevard E
6 Appletree Square



ALLIANT
ENGINEERING

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LEGEND

---	PROPERTY LINE
---	EXISTING EASEMENTS
---	PROPOSED SANITARY SEWER
---	EXISTING STORM SEWER
---	EXISTING SANITARY SEWER
---	EXISTING WATERMAIN
⊙	EXISTING SANITARY MANHOLE
⊙	EXISTING STORM MANHOLE/CATCH BASIN

Water Resources Comments:

1. Lower Minnesota River Watershed District's Steep Slopes Overlay District which specifically prohibits stormwater ponds and will require a variance
2. If the pond continues to be the preferred method of stormwater management, provide stormwater management report in conformance with the City of Bloomington's Comprehensive Stormwater Management Plan. Additionally:
 - a. Provide slope stability analysis for pond
 - b. If the pond is intended for infiltration, pretreatment must be provided
 - c. Prior to issuing permits, acknowledgement from USFWS to allow discharge to their property must be received.

CROWN PLAZA REDEVELOPMENT
BLOOMINGTON, MN
AMERICAN BOULEVARD E. AND 34TH AVE SOUTH

CONCEPT SANITARY SERVICE PLAN

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed PROFESSIONAL ENGINEER under the laws of the State of MINNESOTA

CLARK WICKLUND, PE

Date License No.

QUALITY ASSURANCE/CONTROL

BY DATE

DATE	ISSUE
08/07/19	CONCEPT UTILITIES
08/23/19	SITE RAISED
08/29/19	SANITARY CONCEPT
09/24/19	ENTRANCE SLOPE
11/01/19	SITE RAISED-STRUCTURAL

PROJECT TEAM DATA

DESIGNED:	DMS
DRAWN:	DMS
PROJECT NO:	190123

EXHIBIT

FOR REVIEW ONLY
PRELIMINARY
NOT FOR CONSTRUCTION

