

EXISTING LEGAL DESCRIPTIONS:

Parcel C:
Lot 1, Block 1, Winchell's Addition, Hennepin County, Minnesota. (Abstract Property)
AREA: 13,304 square feet = 0.305 acres.

Parcel A:
Lot 2, Block 1, Winchell's Addition, Hennepin County, Minnesota. (Abstract Property)
AREA: 18,959 square feet = 0.435 acres.

Parcel B:
Lot 1, Block 1, Penn Properties Addition, Hennepin County, Minnesota. (Abstract Property)
AREA: 138,713 square feet = 3.184 acres.

[Note: Parcel designation and areas added by Surveyor are informational only and NOT an integral part of the property descriptions.]

TO BE PLATTED AS:

Lots 1 and 2, Block 1, GYROPOLIS ADDITION, Hennepin County, Minnesota.

SUBDIVISION SUMMARY:

The total number of Lots is equal to 2. The total area is 171,060 square feet.

PROPOSED AREA:

Site Area Lot 1, Block 1, GYROPOLIS ADDITION equals 32,670 square feet = 0.750 acres.
Site Area Lot 2, Block 1, GYROPOLIS ADDITION equals 135,328 square feet = 3.107 acres.

PRELIMINARY PLAT OF: GYROPOLIS ADDITION

NOTES CORRESPONDING TO EASEMENTS:

PARCEL A:
9. Easements for utility and drainage purposes dedicated on the plot of Winchell's Addition, recorded March 23, 1976, as Document No. 4197821.
(AS SHOWN ON SURVEY)
10. Easement for sidewalk and bikeway purposes in favor of the City of Bloomington, as contained in Quit Claim Deed dated March 24, 1976, recorded April 9, 1976, as Document No. 4200895. (AS SHOWN ON SURVEY)
11. Easement for sight purposes in favor of the City of Bloomington, as contained in Quit Claim Deed dated March 24, 1976, recorded April 9, 1976, as Document No. 4200895. (AS SHOWN ON SURVEY)
12. Easement for street purposes and easement for drainage and utility purposes in favor of the City of Bloomington, as contained in Quit Claim Deed dated November 10, 1978, recorded November 21, 1978, as Document No. 4431005. (AS SHOWN ON SURVEY)
13. Right-of-way of Hennepin County State Aid Highway No. 32 as shown on Hennepin County State Aid Highway No. 32, Plat 69, recorded January 30, 1986, as Document No. 5076375. (AS SHOWN ON SURVEY)
14. The following affidavits regarding underground storage tanks:
a. Affidavit recorded September 29, 1988, as Document No. 5459798.
b. Affidavit recorded March 9, 1994, as Document No. 6250160.
c. Underground Tank Affidavit recorded November 23, 2004, as Document No. 8479503.
d. Underground Tank Affidavit recorded November 23, 2004, as Document No. 8479505. (NONE OBSERVED. TANKS REMOVED PER CLIENT IN ??, NOTHING TO GRAPHICALLY SHOWN ON SURVEY)
15. Mortgage executed by 9000 Penn LLC, a Minnesota limited liability company, dated January 23, 2020, recorded January 24, 2020, as Document No. A10749294, in the original principal amount of \$260,000.00, in favor of Woodlands National Bank. (NON-SURVEY MATTER)

Easements per First American Title Insurance Company Commitment Number NCS-1033987-MPLS dated September 29, 2020 as shown on survey.

(Continued)

(Cont.)

PARCEL B:
9. Drainage and utility easements dedicated on the plat of Penn Properties Addition, recorded April 20, 1978, as Document No. 4371576. (AS SHOWN ON SURVEY)
10. Easement for public ingress and egress purposes in favor of the City of Bloomington, a Minnesota municipal corporation, as contained in Quit Claim Deed dated January 8, 1981, recorded February 5, 1981, as Document No. 4622982. (AS SHOWN ON SURVEY)
11. Easements for street purposes and for sidewalk, bikeway and utility purposes in favor of the City of Bloomington, a Minnesota municipal corporation, as contained in Easement dated April 16, 2000, recorded July 25, 2000, as Document No. 7328824. (AS SHOWN ON SURVEY)
12. Mortgage executed by VNY LLC, a Minnesota limited liability company to Woodlands National Bank, dated January 23, 2020, recorded January 24, 2020, as Document No. A10749292, securing the original amount of \$2,305,000.00, and any other amounts which may become due and payable under the terms thereof. (NON-SURVEY MATTER)
13. Covenants, conditions and restrictions contained in a Limited Warranty Deed dated October 30, 2020, recorded November 09, 2020, as Document No. 10858936 relating to, among other things: Use restrictions regarding restaurants on the premises.
(CONFINED TO LOT 2, BLOCK 1, WINCHELL'S ADDITION, AS SHOWN ON SURVEY)
14. The terms and provisions contained in Planning Commission Resolution No. 2022-5, Approving a Conditional Use Permit for a Pet Services Facility in an Existing Building at 9056 Penn Avenue South, Bloomington, Minnesota, recorded June 21, 2022, as Document No. 1121163. (NOTHING TO GRAPHICALLY SHOWN)
15. Unrecorded lease dated October 30, 1980, by and between Norman J. Ackberg, a single person, Allen M. Herman and Lois Ann Herman, husband and wife, and Louis Herman, a single person, as Lessor, and Burger King Corporation, a Florida corporation, as evidenced of record by Memorandum of Lease dated November 6, 1980, recorded November 12, 1980, as Document No. 4602795. Lessee's interest assigned to G & T Trading Company, a Minnesota corporation, by Assignment of Ground Lease dated November 17, 1980, recorded December 1, 1980, as Document No. 4607560. Lessee's interest assigned to and assumed by Nath Property Company, Limited Partnership, a Minnesota limited partnership, as evidenced of record by Memorandum of Assignment and Assumption of Lease dated September 27, 1996, recorded January 17, 1997, as Document No. 6688251. (AS SHOWN ON SURVEY)

(Continued)

(Cont.)

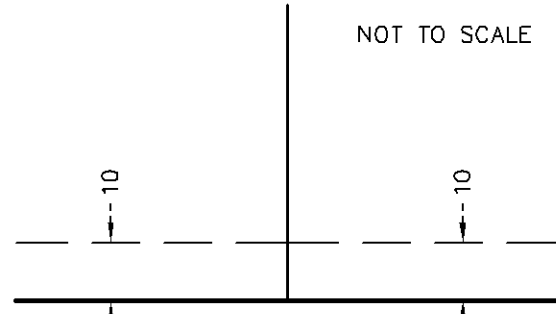
16. Unrecorded Lease or Sublease Agreement dated November 20, 1990, by and between Burger King Corporation, a Florida corporation, as lessor, and Nath Minnesota Franchise Group, Inc., a Minnesota corporation, as lessee, as evidenced of record by Assignment and Assumption of Burger King Leases dated September 27, 1996, recorded November 14, 1997, as Document No. 6809929, which assigned the lessor's interest to Nath Property Company Limited Partnership, a Minnesota limited partnership. (AS SHOWN ON SURVEY)
17. Any claim that the Title is subject to a trust or lien created under The Perishable Agricultural Commodities Act, 1930 (7 U.S.C. §§490a, et seq.) or the Packers and Stockyards Act (7 U.S.C. §§181 et seq.) or under similar state laws. (NON-SURVEY MATTER)

Per First American Title Insurance Company Commitment Number NCS-1142551-MPLS dated July 27, 2022 as shown on survey.

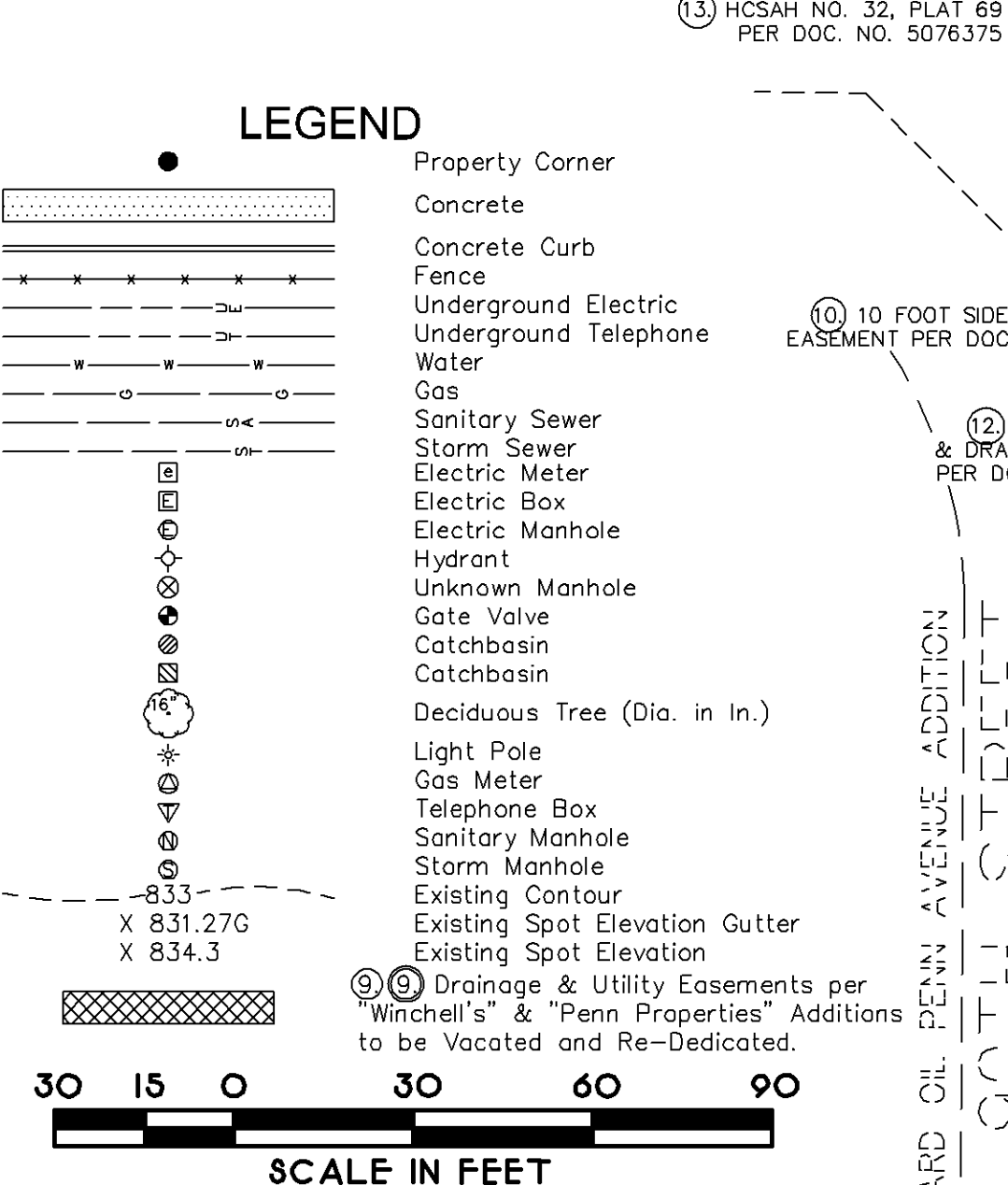
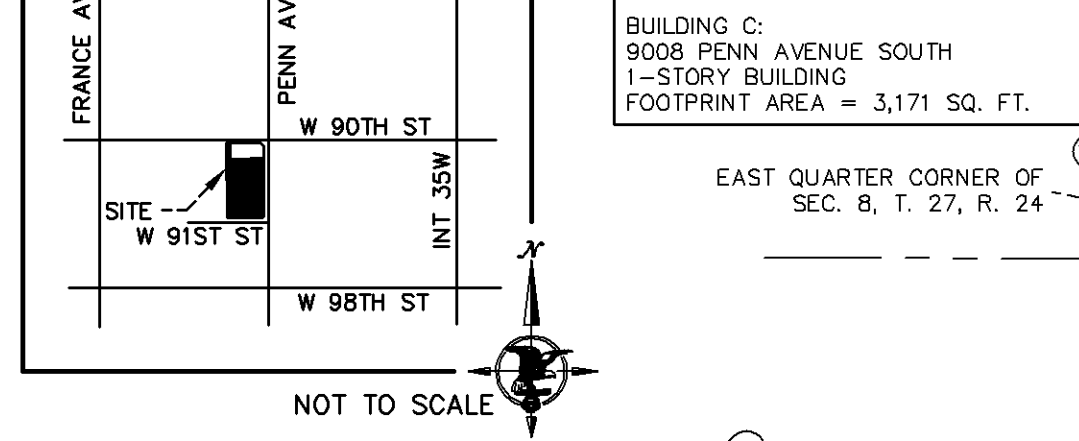
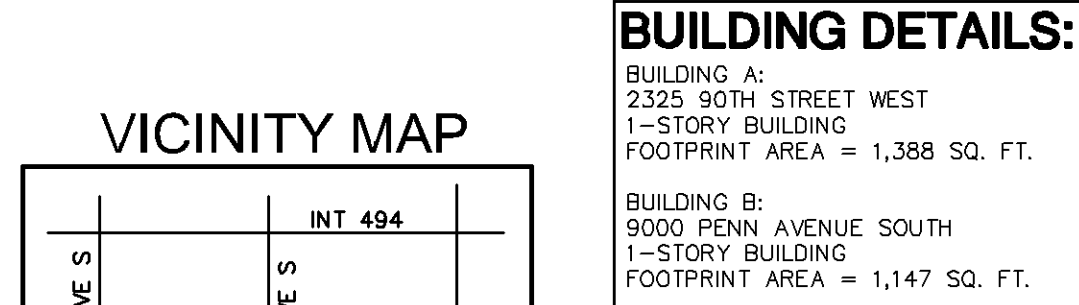
PARCEL C:
(NO TITLE AVAILABLE AT TIME OF SURVEY, TO BE UPDATED UPON RECEIPT)

[Note: Parcel designations added by Surveyor are informational only and NOT an integral part of the property descriptions.]

PROPOSED DRAINAGE & UTILITY EASEMENTS AND SIDEWALK & BIKEWAY EASEMENTS ARE SHOWN THUS:



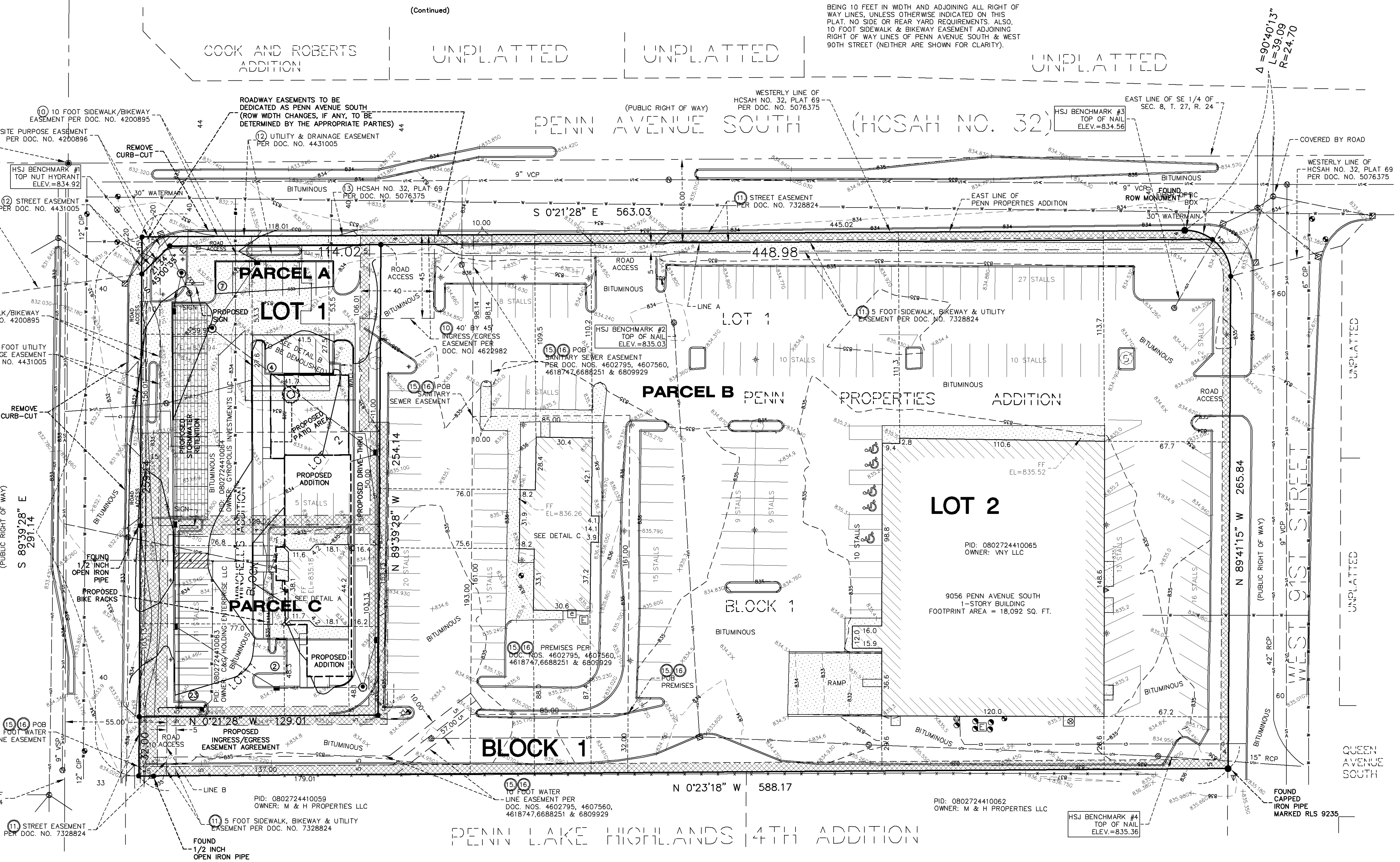
BEING 10 FEET IN WIDTH AND ADJOINING ALL RIGHT OF WAY LINES, UNLESS OTHERWISE INDICATED ON THIS PLAT, NO SIDE OR REAR YARD REQUIREMENTS. ALSO, 10 FOOT SIDEWALK & BIKEWAY EASEMENT ADJOINING RIGHT OF WAY LINES OF PENN AVENUE SOUTH & WEST 90TH STREET (NEITHER ARE SHOWN FOR CLARITY).



SITE ADDRESS
2325 West 90th Street,
9000 & 9056 Penn Avenue South
Bloomington, Minnesota 55431

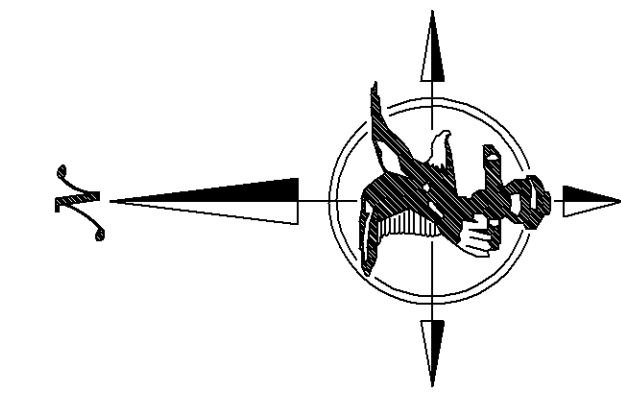
OWNER
Gyropolis Investments, LLC
CONTACT
Constantine "Dino" Contolatis
(952) 200-4196
2325 90th Street West,
Bloomington, Minnesota 55431

SURVEYOR
Harry S. Johnson Co., Inc.
CONTACT
Tom Hodorff (952) 884-5341
9063 Lyndale Avenue South,
Bloomington, Minnesota 55420



GENERAL NOTES:

- The bearing system used is based on Hennepin County Coordinate System.
- Utility Notes:
a. The location of the underground utilities shown hereon, if any, are approximate only and can not be completely and reliably depicted. PURSUANT TO MSA 2160 CONTACT GOPHER STATE ONE CALL AT (612) 454-0002 PRIOR TO ANY EXCAVATION. Gopher State One Call locate requests from surveyors for design may be ignored or result in an incomplete or untimely response. Note to the client and any other user of this survey: Source information from available plans and field markings (public or private) are combined with observed evidence to help develop a view of both above and below ground utilities. Without excavation, the location of any shown underground feature is approximate. Further verification may be required.
b. Other underground utilities of which we are unaware may exist. Note: Verify all utilities critical to construction or design.
- Subject property is identified as being in "Zone X, Area of Minimal Flood Hazard" on Flood Insurance Rate Map No. 27053C0458F, effective date November 4, 2016.
- Zoning = Presently B-4 (Neighborhood Commercial Center) per City of Bloomington.
Proposed Parking: 36 Stalls (Required = 3)
Setback requirements per City of Bloomington.
Front = 10 feet; Rear = 15 feet; Side = 10 feet
The zoning and setback information shown on this survey are per Bloomington's webpage on September 27, 2022. No representation is made for the accuracy or completeness of said third party information. This firm is not an expert in the interpretation of complex zoning ordinances, compliance is beyond the scope of this survey. Any user of said information is urged to contact the local agency directly.
- Site Area = 170,976 square feet = 3.925 acres.
- This survey was made on the ground.
- In preparing this survey I have relied upon the supporting documents and the Commitment for Title Insurance issued by First American Title Insurance Company, having an effective date of July 27, 2020 and bearing file number NCS-1142551-MPLS (Parcel A); and Commitment for Title Insurance issued by First American Title Insurance Company, having an effective date of July 27, 2022 and bearing file number NCS-1142551-MPLS (Parcel B); and No current title work was furnished for (Parcel C). Legal descriptions, recorded or unrecorded easements and encumbrances are subject to revision upon receipt of current up to date title work for all parcels. [Note: Parcel designations added by Surveyor are informational only and NOT an integral part of the property descriptions.]
- Elevation datum is based on NAVD 88 data. HSJ Benchmark #1 is located Top Nut Hydrant (AS SHOWN ON SURVEY)
Elevation = 834.92



SCALE: 1 INCH = 30 FEET

REVISIONS	
Date:	
9-30-22	rev. boundary & areas, add prop. vac.

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

Date: September 26, 2022

PRELIMINARY PLAT OF GYROPOLIS ADDITION

For:

GYROPOLIS INVESTMENTS, LLC

SITE:
2325 WEST 90TH STREET,
9000 & 9056 PENN AVENUE SOUTH

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.hsjsurveyors.com

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Sheet No.	1 OF 2

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(Continued)

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(Continued)

(Cont.)

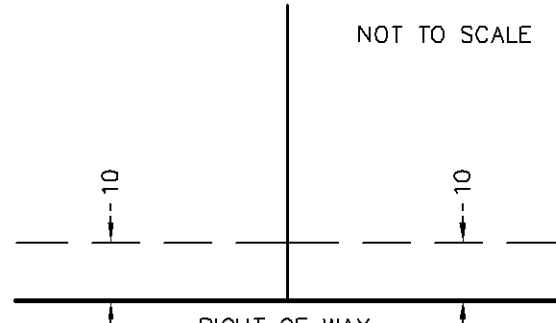
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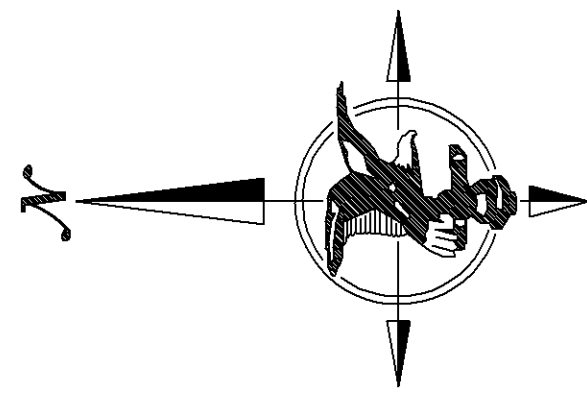
PROPOSED DRAINAGE & UTILITY EASEMENTS AND SIDEWALK & BIKEWAY EASEMENTS ARE SHOWN THUS:



BEING 10 FEET IN WIDTH AND ADJOINING ALL RIGHT OF WAY LINES, UNLESS OTHERWISE INDICATED ON THIS PLAT, NO SIDE OR REAR YARD REQUIREMENTS. ALSO, 10 FOOT SIDEWALK & BIKEWAY EASEMENT ADJOINING RIGHT OF WAY LINES OF PENN AVENUE SOUTH & WEST 90TH STREET (NEITHER ARE SHOWN FOR CLARITY).

GENERAL NOTES:

- The bearing system used is based on Hennepin County Coordinate System.
- Utility Notes:
a. The location of the underground utilities shown hereon, if any, are approximate only and can not be completely and reliably depicted. PURSUANT TO MSA 2160 CONTACT GOPHER STATE ONE CALL AT (612) 454-0002 PRIOR TO ANY EXCAVATION. Gopher State One Call locate requests from surveyors for design may be ignored or result in an incomplete or untimely response. Note to the client and any other user of this survey: Source information from available plans and field markings (public or private) are combined with observed evidence to help develop a view of both above and below ground utilities. Without excavation, the location of any shown underground feature is approximate. Further verification may be required.
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- This survey was made on the ground.
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Elevation = 834.92



SCALE: 1 INCH = 30 FEET

REVISIONS

Date:	
9-30-22	rev. boundary & areas, add prop. vac.

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

Date: September 26, 2022

PRELIMINARY PLAT OF GYROPOLIS ADDITION

For:

GYROPOLIS INVESTMENTS, LLC

SITE:

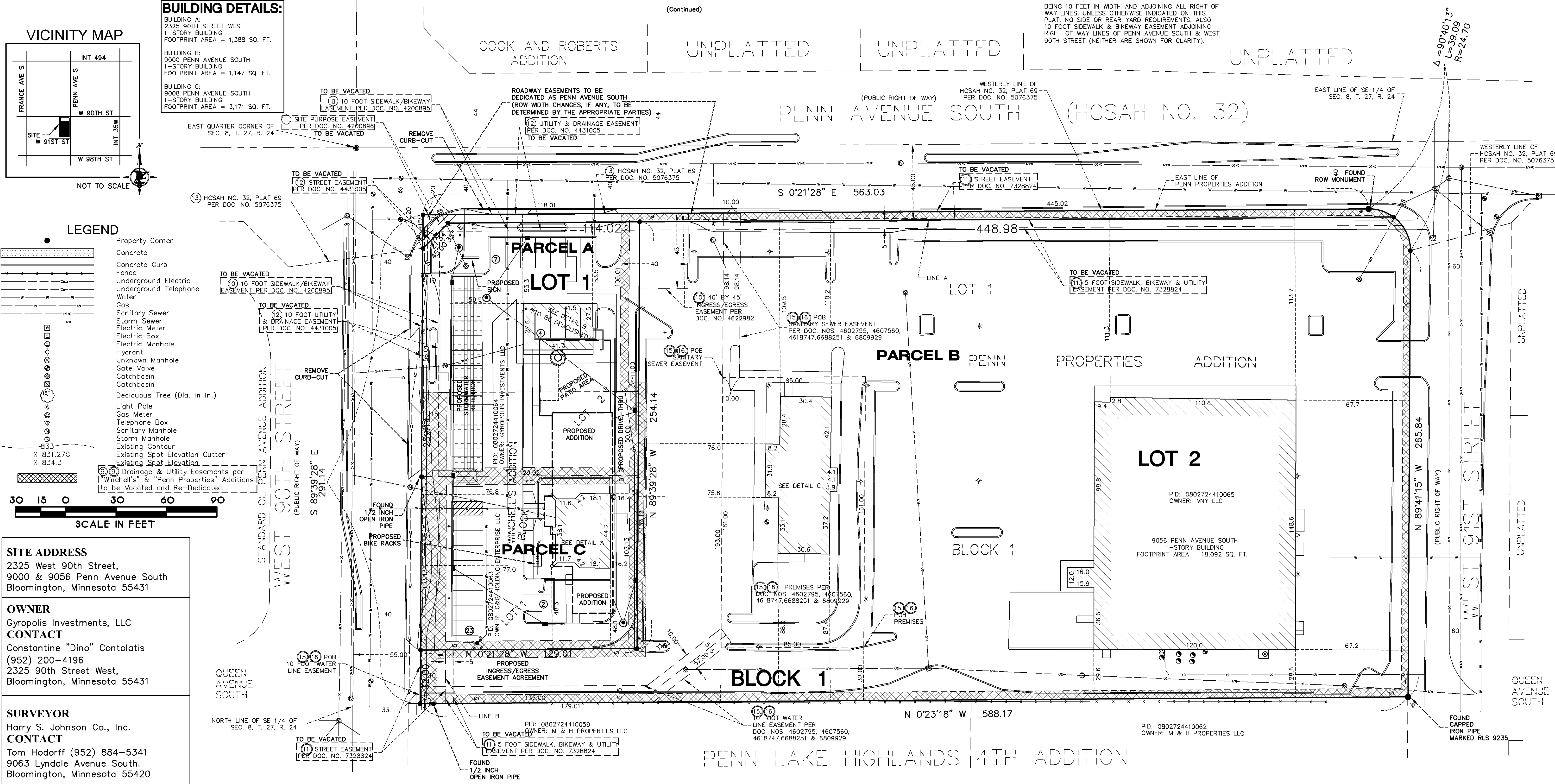
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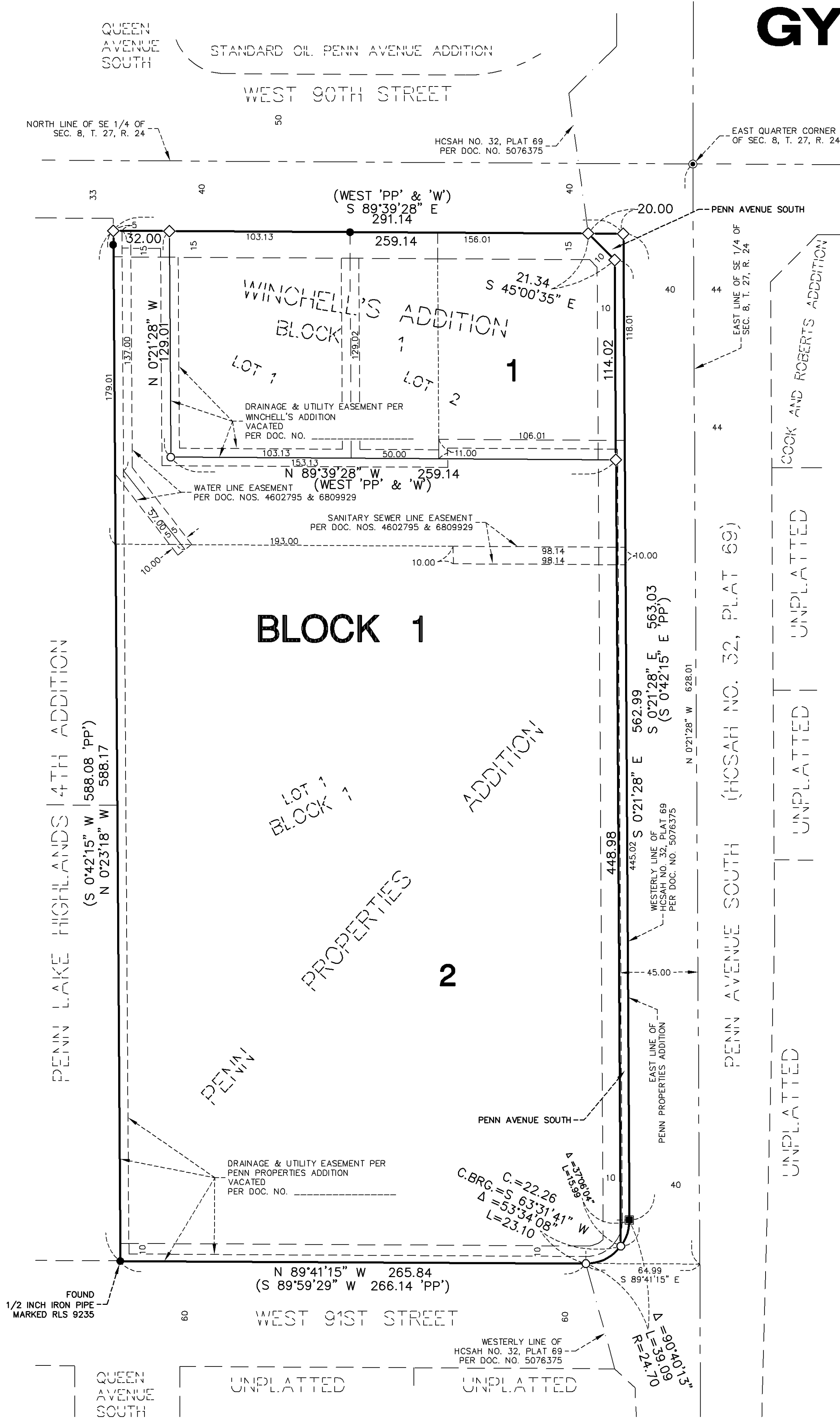
SITE ADDRESS
2325 West 90th Street,
9000 & 9056 Penn Avenue South
Bloomington, Minnesota 55431

OWNER
Gyropolis Investments, LLC
CONTACT
Constantine "Dino" Contolatis
(952) 200-4196
2325 90th Street West,
Bloomington, Minnesota 55431

SURVEYOR
Harry S. Johnson Co., Inc.
CONTACT
Tom Hadorff (952) 884-5341
9063 Lyndale Avenue South,
Bloomington, Minnesota 55420

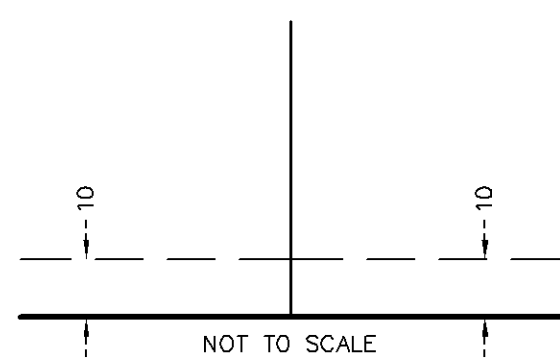
GYROPOLIS ADDITION

C.R. DOC. NO. _____

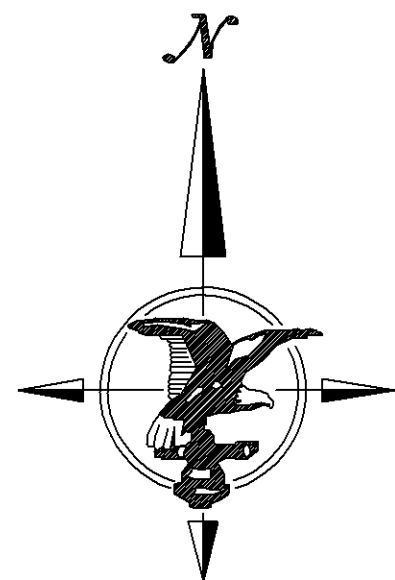


- DENOTES 1/2 INCH IRON PIPE, UNLESS OTHERWISE NOTED
 - DENOTES SET MONUMENT EVIDENCED BY 1/2 INCH BY 14 INCH IRON PIPE MARKED R.L.S. 23677
 - ◇ DENOTES SET MONUMENT EVIDENCED BY "MAG" NAIL & DISK MARKED R.L.S. 23677
 - DENOTES FOUND HENNEPIN COUNTY R/W BOUNDARY MONUMENT
 - DENOTES HENNEPIN COUNTY SECTION CORNER, COMPUTED LOCATION
 - (PP) DENOTES PENN PROPERTIES ADDITION
 - (W) DENOTES WINCHELL'S ADDITION
- THE EAST LINE OF SE 1/4 OF SEC. 8, T. 27, R. 24 IS ASSUMED TO HAVE A BEARING OF N 0°21'28" W

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



BEING 10 FEET IN WIDTH AND ADJOINING RIGHT OF WAY LINES, UNLESS OTHERWISE INDICATED ON THIS PLAT.



SCALE IN FEET

KNOW ALL PERSONS BY THESE PRESENTS: That Gyropolis Investments 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, WINCHELL'S ADDITION

And that C & G Holding Enterprise LLC, a Minnesota limited liability company, owner of the following described property situated in the County of Hennepin, State of Minnesota, to-wit:

Lot 2, Block 1, WINCHELL'S ADDITION

And that VNY 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, PENN PROPERTIES ADDITION

Have caused the same to be surveyed and platted as GYROPOLIS ADDITION and do hereby dedicate to the public for public use, the public way and easements as created by this plat for drainage and utility purposes only.

In witness whereof said Gyropolis Investments LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer

this _____ day of _____, 20____.

Signed: Gyropolis Investments LLC

By: _____ Its: _____

STATE OF _____

COUNTY OF _____

This instrument was acknowledged before me this _____ day of _____, 20____, by _____, its _____ of the Gyropolis Investments LLC, a Minnesota limited liability company, on behalf of the company.

Notary Public, _____ County, Minnesota _____ Printed Name

My Commission Expires _____

In witness whereof said C & G Holding Enterprise LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer

this _____ day of _____, 20____.

Signed: C & G Holding Enterprise LLC

By: _____ Its: _____

STATE OF _____

COUNTY OF _____

This instrument was acknowledged before me this _____ day of _____, 20____, by _____, its _____ of the C & G Holding Enterprise LLC, a Minnesota limited liability company, on behalf of the company.

Notary Public, _____ County, Minnesota _____ Printed Name

My Commission Expires _____

In witness whereof said VNY LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer

this _____ day of _____, 20____.

Signed: VNY LLC

By: _____ Its: _____

STATE OF _____

COUNTY OF _____

This instrument was acknowledged before me this _____ day of _____, 20____, by _____, its _____ of the VNY LLC, a Minnesota limited liability company, on behalf of the company.

Notary Public, _____ County, Minnesota _____ Printed Name

My Commission Expires _____

I, Thomas E. Hodorff, 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 E. Hodorff, Licensed Land Surveyor

Minnesota License No. 23677

STATE OF MINNESOTA

COUNTY OF _____

This instrument was acknowledged before me on this _____ day of _____, 20____, by Thomas E. Hodorff.

Notary Public, _____ County, Minnesota _____ Printed Name

My Commission Expires _____

CITY COUNCIL, CITY OF BLOOMINGTON, MINNESOTA

This plat of GYROPOLIS ADDITION was approved and accepted by the City Council of the City of Bloomington, Minnesota at a regular meeting thereof held this _____ day of _____, 20____, and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.

CITY COUNCIL, CITY OF BLOOMINGTON, MINNESOTA

By: _____ Mayor By: _____ City Manager

RESIDENT AND REAL ESTATE SERVICES, Hennepin County, Minnesota
I hereby certify that taxes payable in 20____ and prior years have been paid for land described on this plat, dated this _____ day of _____, 20____.

Mark V. Chapin, County Auditor By: _____ Deputy

SURVEY DIVISION, Hennepin County, Minnesota
Pursuant to MN. STAT. Sec. 3838.565 (1969), this plat has been approved this _____ day of _____, 20____.

Chris F. Mavis, County Surveyor By: _____

COUNTY RECORDER, Hennepin County, Minnesota
I hereby certify that the within plat of GYROPOLIS ADDITION was recorded in this office this _____ day of _____, 20____, at ____ o'clock ____M.

Amber Bougie, County Recorder By: _____ Deputy

HARRY S. JOHNSON
LAND SURVEYORS