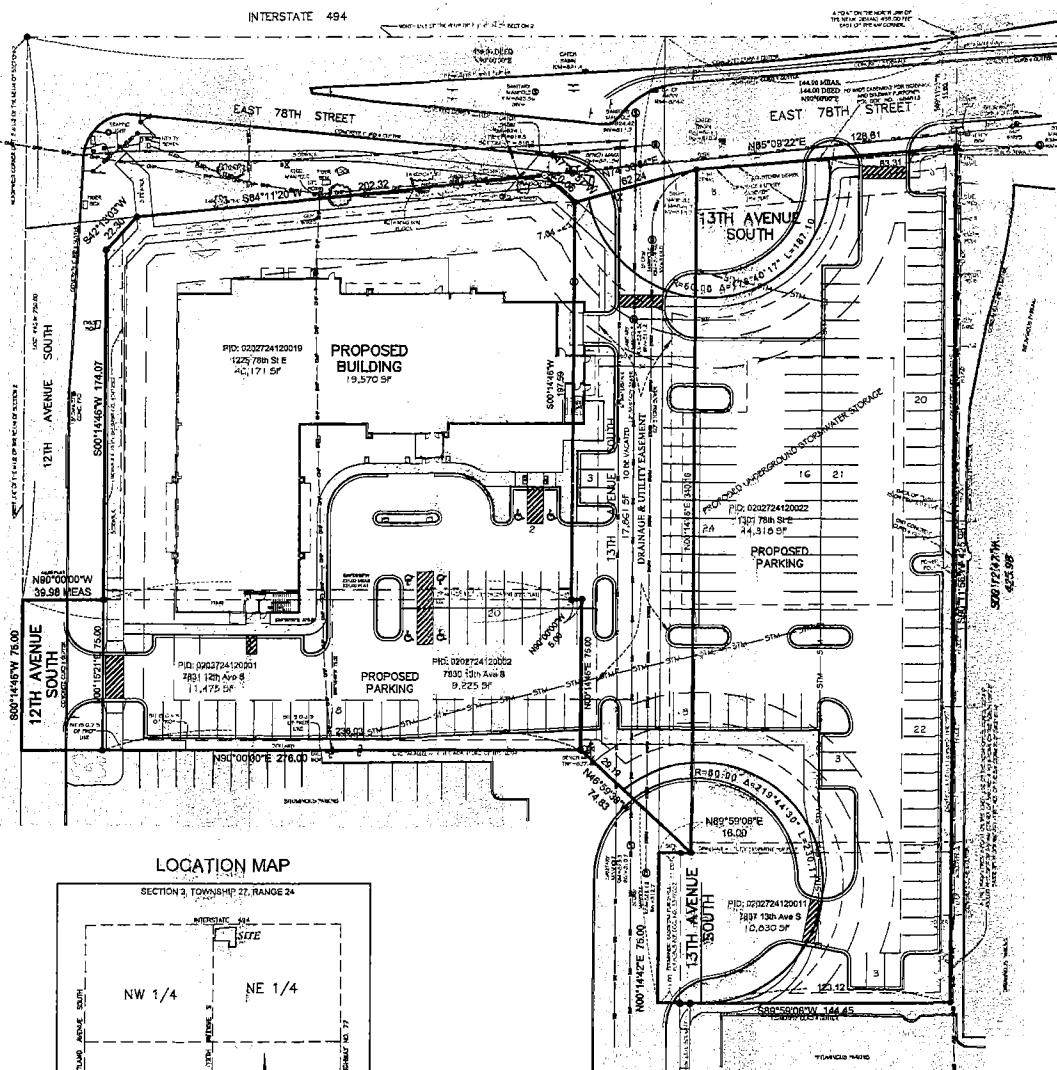


**PL201700045**  
**PL2017-045**



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

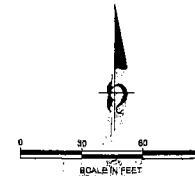
*Lot 1, Block 1, Palm Park Addition, Hennepin County, Minnesota*

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 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 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

Also 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 to 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 98 feet to the point of beginning.

And all that part of section 121 Avenue South lying southerly of a line drawn from the most easterly northeast corner of Lot 1, Block 1, Palms Place, North to the northeast corner Lot 1, Block 1, Sullivan; (see Addition, all in Hennepin County, Minnesota and lying northerly of a line drawn from the southwest corner of Lot 1, Block 1, Sullivan) to the addition in the following described parcel: Commencing at a point 363 feet South of the Northwest corner of the West 1/2 of the West 1/2 of the North 1/2 of the Section 16 of Township 14 North, Range 12 West, 1st Meridian; thence North 75 degrees 15 minutes East parallel with the North line of said Township 14 North, Range 12 West, 1st Meridian 276 feet, thence North parallel with the West line of said West 1/2 of the North 1/2 of the Section 16 of said Township 14 North, Range 12 West, 1st Meridian 276 feet to the point being described, all in Hennepin County, Minnesota.

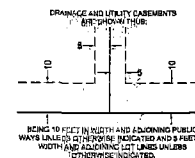


DRAINAGE AND UTILITY CASEMENTS  
 ARE SHOWN IN THIS:

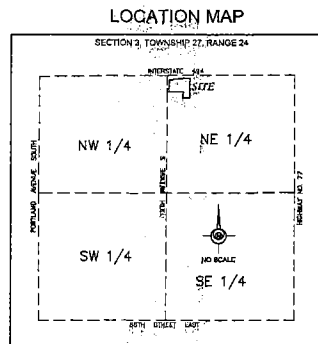
| <u>AREAS</u> |            |
|--------------|------------|
| LOT 3        | 122,700 SF |
| R.O.W.       | 17,180 SF  |
| TOTAL        | 139,880 SF |
| ACQUISITION  | 17,881 SF  |

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  
Westfield, MN 55087

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

1882 Cliff Road  
Shurtleff, MN 55081

Phone: (752) 568-44  
Fax: (562) 005-40

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

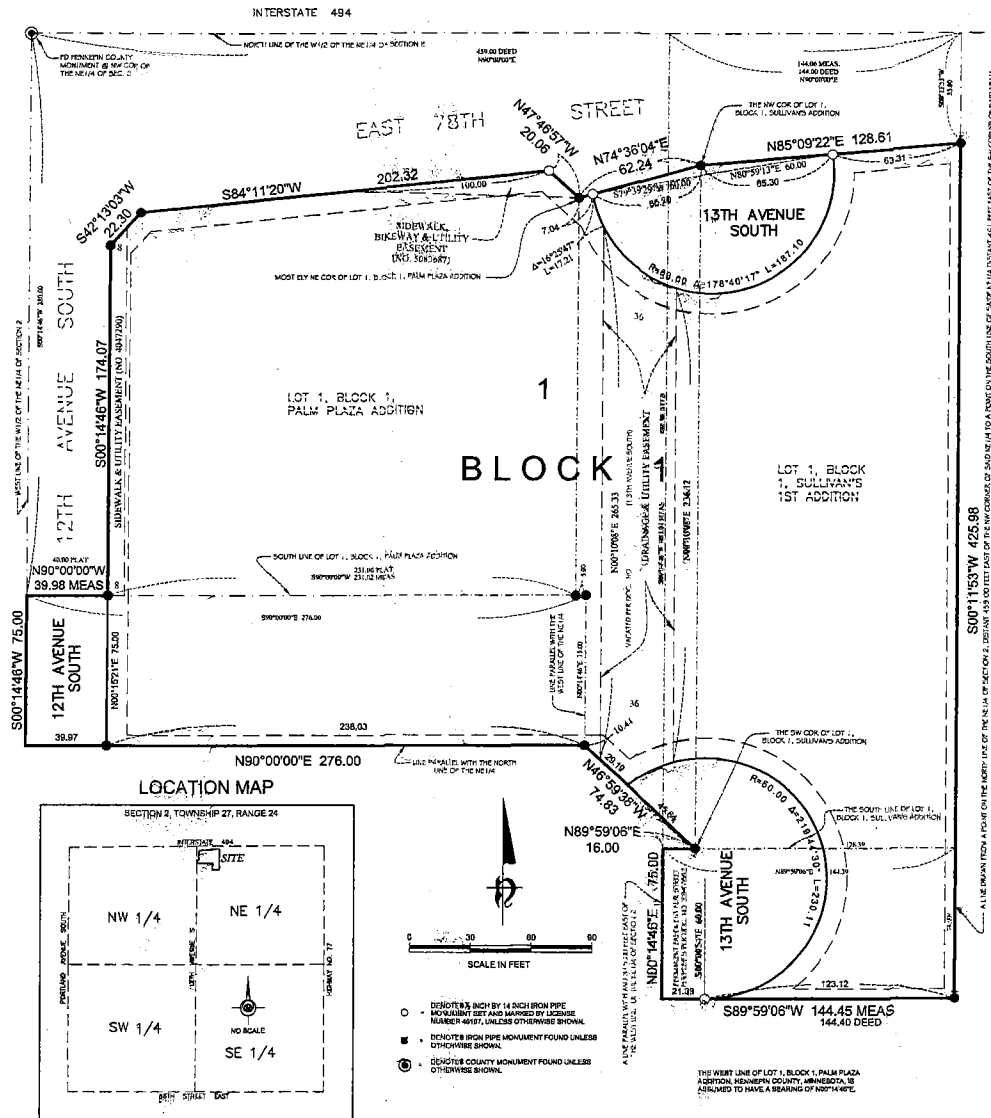
|      |    |             |                      |
|------|----|-------------|----------------------|
|      |    |             | ORIG DATE: 3-14-2017 |
|      |    |             | DESIGN BY:           |
|      |    |             | DRAWN BY: JLB        |
|      |    |             | CHECKED BY: TJO      |
| DATE | BY | DESCRIPTION |                      |

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 a distance of 75 feet, thence East parallel with the North line of said Northeast 1/4 a distance of 75 feet, thence North parallel with the West line of said West 1/2 of the Northeast 1/4 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 a distance of 75 feet, thence East parallel with the North line of said Northeast 1/4 of said Section 2, distant 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: \_\_\_\_\_  
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 correctly and accurately located 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 as a regular meeting thereof held this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_. If applicable, the written consents 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 consents 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

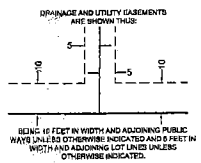
I hereby certify that the plat of FRIENDLY PALM was recorded in this office this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ M.

Marjorie 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.

Marjorie McCormick, County Registrar By: \_\_\_\_\_ Deputy



Bahlen  
Surveying & Associates