



1" = 40'
8-09-2017

DENOTES EASEMENT AREA

EASEMENT SKETCH FOR HAWKEYE HOTELS

EASEMENT DESCRIPTION

AN EASEMENT FOR SIDEWALK PURPOSES OVER AND ACROSS THAT PART OF LOT 1, BLOCK 1, FRIENDLY PALM, CITY OF BLOOMINGTON, HENNEPIN COUNTY, MINNESOTA DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 1; THENCE SOUTH 85 DEGREES 09 MINUTES 22 SECONDS WEST, ALONG THE NORTHERLY LINE OF SAID LOT 1, A DISTANCE OF 63.31 FEET TO A NORTHERLY CORNER OF SAID LOT 1; THENCE WESTERLY, ALONG THE NORTHERLY LINE OF SAID LOT 1, ALONG A NON-TANGENTIAL CURVE, CONCAVE TO THE NORTH, HAVING A RADIUS OF 60.00 FEET, A CENTRAL ANGLE OF 178 DEGREES 40 MINUTES 17 SECONDS, A CHORD BEARING OF SOUTH 80 DEGREES 19 MINUTES 21 SECONDS WEST, A CHORD DISTANCE OF 119.99 FEET, AN ARC DISTANCE OF 187.11 FEET TO A NORTHERLY CORNER OF SAID LOT 1; THENCE SOUTH 74 DEGREES 36 MINUTES 04 SECONDS WEST, ALONG THE NORTHERLY LINE OF SAID LOT 1, A DISTANCE OF 7.04 FEET TO A NORTHERLY CORNER OF SAID LOT 1; THENCE NORTH 47 DEGREES 46 MINUTES 57 SECONDS WEST, ALONG THE NORTHERLY LINE OF SAID LOT 1, A DISTANCE OF 20.06 FEET TO A NORTHERLY CORNER OF SAID LOT 1; THENCE SOUTH 84 DEGREES 11 MINUTES 20 SECONDS WEST, ALONG THE NORTHERLY LINE OF SAID LOT 1, A DISTANCE OF 202.32 FEET TO A NORTHERLY CORNER OF SAID LOT 1; THENCE SOUTH 42 DEGREES 13 MINUTES 03 SECONDS WEST, ALONG THE NORTHWESTERLY LINE OF SAID LOT 1, A DISTANCE OF 22.30 FEET TO A NORTHWESTERLY CORNER OF SAID LOT 1; THENCE SOUTH 00 DEGREES 14 MINUTES 46 SECONDS WEST, ALONG THE WESTERLY LINE OF SAID LOT 1, A DISTANCE OF 249.07 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, ALONG THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 10.90 FEET; THENCE NORTH 00 DEGREES 02 MINUTES 19 SECONDS EAST, A DISTANCE OF 243.43 FEET; THENCE NORTH 70 DEGREES 06 MINUTES 39 SECONDS EAST, A DISTANCE OF 27.56 FEET; THENCE NORTH 84 DEGREES 00 MINUTES 01 SECONDS EAST, A DISTANCE OF 8.45 FEET; THENCE NORTH 89 DEGREES 00 MINUTES 51 SECONDS EAST, A DISTANCE OF 183.08 FEET; THENCE SOUTH 47 DEGREES 48 MINUTES 24 SECONDS EAST, A DISTANCE OF 12.24 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 54 SECONDS EAST, A DISTANCE OF 26.88 FEET; THENCE SOUTH 83 DEGREES 25 MINUTES 30 SECONDS EAST, A DISTANCE OF 52.83 FEET; THENCE NORTHEASTERLY, ALONG A TANGENTIAL CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 70.00 FEET, A CENTRAL ANGLE OF 97 DEGREES 16 MINUTES 48 SECONDS, A DISTANCE OF 118.85 FEET; THENCE SOUTH 89 DEGREES 48 MINUTES 07 SECONDS EAST, A DISTANCE OF 36.16 FEET; THENCE NORTH 61 DEGREES 08 MINUTES 14 SECONDS EAST, A DISTANCE OF 18.47 FEET TO THE EAST LINE OF SAID LOT 1; THENCE NORTH 00 DEGREES 11 MINUTES 53 SECONDS EAST, ALONG SAID EAST LINE, A DISTANCE OF 5.10 FEET TO THE POINT OF BEGINNING.

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***AN EASEMENT FOR SIDEWALK PURPOSES
OVER AND ACROSS THAT PART OF LOT 1,
BLOCK 1, FRIENDLY PALM, CITY OF
BLOOMINGTON, HENNEPIN COUNTY,
MINNESOTA WHICH LIES WITHIN THE
CIRCUMFERENCE OF A CIRCLE HAVING A
RADIUS OF 70.00 FEET, THE RADIUS POINT OF
SAID CIRCLE IS DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHEAST CORNER
OF SAID LOT 1; THENCE SOUTH 89 DEGREES
59 MINUTES 06 SECONDS WEST, ALONG THE
SOUTH LINE OF SAID LOT 1, A DISTANCE OF
123.12 FEET; THENCE NORTH 00 DEGREES 00
MINUTES 54 SECONDS WEST, A DISTANCE OF
60.00 FEET TO SAID RADIUS POINT.***

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