

PL201800255

Knox American Addition

HENNEPIN COUNTY

PROPERTY DIVISIONS

SHEET NO. 1 OF 4
DIVISION # 200055

MUNICIPALITY: BLOOMINGTON

(20)

SCH DIST 271 WATERSHED 1 SEWER DIST
IF PROJ # 1380 GREEN ACRES OPEN SPACE
TRANS LINE/EZ INDIC

2019 PAY 2020 * NEW PLAT X * TO ASSR / /
 COPY FOR * REQUEST * FROM ASSR / /
 DATE 01/21/20 * WD * VALUE CHECK / /
 BY SK * QCD * SPEC CHECK / /
 FILED 1/23/20 * CD * COMPUTER / /
 APPROVED 1/27/20 * OTHER * COMPLETED / /

DIVIDE/COMBINE:

PROPERTY ID 04-027-24 23 0023

PROPERTY ADDRESS 08049

MORGAN CIR

OWNER KNOX & AMERICAN I LLC
 TAXPAYER N/A STUART CO
 1000 W 80TH ST
 MINNEAPOLIS MN 55420

ADDITION NAME
 HAYS PENN AVENUE 6TH ADDITION

DATE FILED ADDN#
 06/28/1977 71545

DATE OF LAST TRAN 12/12/19 11/25/92
 LOT 002 BLOCK 001 ACREAGE 3.11
 APPROX PARCEL SIZE IRREGULAR

METES & BOUNDS DESCRIPTION
 INCLUDING ADJOINING 1/2 OF VACATED STREET.

SR EX AG PT H OWN% LAND BLDG MACH TOTAL H-BASE1 H-BASE2 N/H-BASE1 N/H TC GROSS TC

SPECIALS LEVY PROJECT TOTAL ASSMT
 20014 90,120.00

LEVY PROJECT TOTAL ASSMT

PROPERTY ID 04-027-24 24 0006

PROPERTY ADDRESS 01901

AMERICAN BLVD W

OWNER KNOX & AMERICAN I LLC
 TAXPAYER N/A KNOX & AMERICAN I LLC
 C/O STUART CO
 1000 W 80TH
 BLOOMINGTON MN 55420

ADDITION NAME DATE FILED ADDN#
 / / 71539

DATE OF LAST TRAN 06/10/03 11/25/92
 LOT 002 BLOCK 001 ACREAGE 3.69
 APPROX PARCEL SIZE IRREGULAR

METES & BOUNDS DESCRIPTION
 SUBJECT TO STREET

SR EX AG PT H OWN% LAND BLDG MACH TOTAL H-BASE1 H-BASE2 N/H-BASE1 N/H TC GROSS TC

PL201800255

HENNEPIN COUNTY

PROPERTY DIVISIONS

SHEET NO. 2 OF 4
DIVISION # 200055

DIVISION/COMBINATION:

NEW PROPERTY ID'S

SEC	TWP	RG	QQ	SUFFIX
04	027	24	23	0085
04	027	24	23	0088

SEC	TWP	RG	QQ	SUFFIX
04	027	24	23	0086
04	027	24	24	0036

SEC	TWP	RG	QQ	SUFFIX
04	027	24	23	0087
04	027	24	24	0037

04-027-24-24-0036 Owner: HRA CITY OF BLOOMINGTON
Taxpayer: BLOOMINGTON HRA
1800 OLD SHAKOPEE RD
BLOOMINGTON MN 55431

Property Address 20 ADDRESS PENDING

Mortgage Loan No:
Mortgage Code:

Addition No: 10982 Lot: Block: 1 Acreage: Approx. Parcel Size: IRREGULAR

Metes & Bounds Description: LOT 2, BLOCK 1, KNOX AMERICAN
ADDITION, EXCEPT THAT PART EMBRACED
WITHIN LOT 1, BLOCK 1, HAYS PENN
AVENUE 2ND ADDITION

04-027-24-23-0085 Owner: KNOX & AMERICAN I LLC
Taxpayer: KNOX & AMERICAN I LLC
C/O STUART CO
1000 80TH ST W
BLOOMINGTON MN 55420

Property Address 20 ADDRESS PENDING

Mortgage Loan No:
Mortgage Code:

Addition No: 10982 Lot: 1 Block: 2 Acreage: Approx. Parcel Size: IRREGULAR

Metes & Bounds Description:

04-027-24-24-0037 Owner: HRA CITY OF BLOOMINGTON
Taxpayer: BLOOMINGTON HRA
1800 OLD SHAKOPEE RD
BLOOMINGTON MN 55431

Property Address 20 ADDRESS PENDING

Mortgage Loan No:
Mortgage Code:

Addition No: 10982 Lot: Block: Acreage: Approx. Parcel Size: IRREGULAR

Metes & Bounds Description: OUTLOT A, KNOX AMERICAN ADDITION,
EXCEPT THAT PART EMBRACED WITHIN LOT
1, BLOCK 1, HAYS PENN AVENUE 6TH
ADDITION

04-027-24-23-0086 Owner: HRA CITY OF BLOOMINGTON Property Address 20 ADDRESS PENDING
Taxpayer: BLOOMINGTON HRA
1800 OLD SHAKOPEE RD
BLOOMINGTON MN 55431 Mortgage Loan No:
Mortgage Code:

Addition No: 10982 Lot: Block: Acreage: Approx. Parcel Size: IRREGULAR

Metes & Bounds Description: OUTLOT B

04-027-24-23-0087 Owner: HRA CITY OF BLOOMINGTON Property Address 20 ADDRESS PENDING
Taxpayer: BLOOMINGTON HRA
1800 OLD SHAKOPEE RD
BLOOMINGTON MN 55431 Mortgage Loan No:
Mortgage Code:

Addition No: 10982 Lot: Block: Acreage: Approx. Parcel Size: IRREGULAR

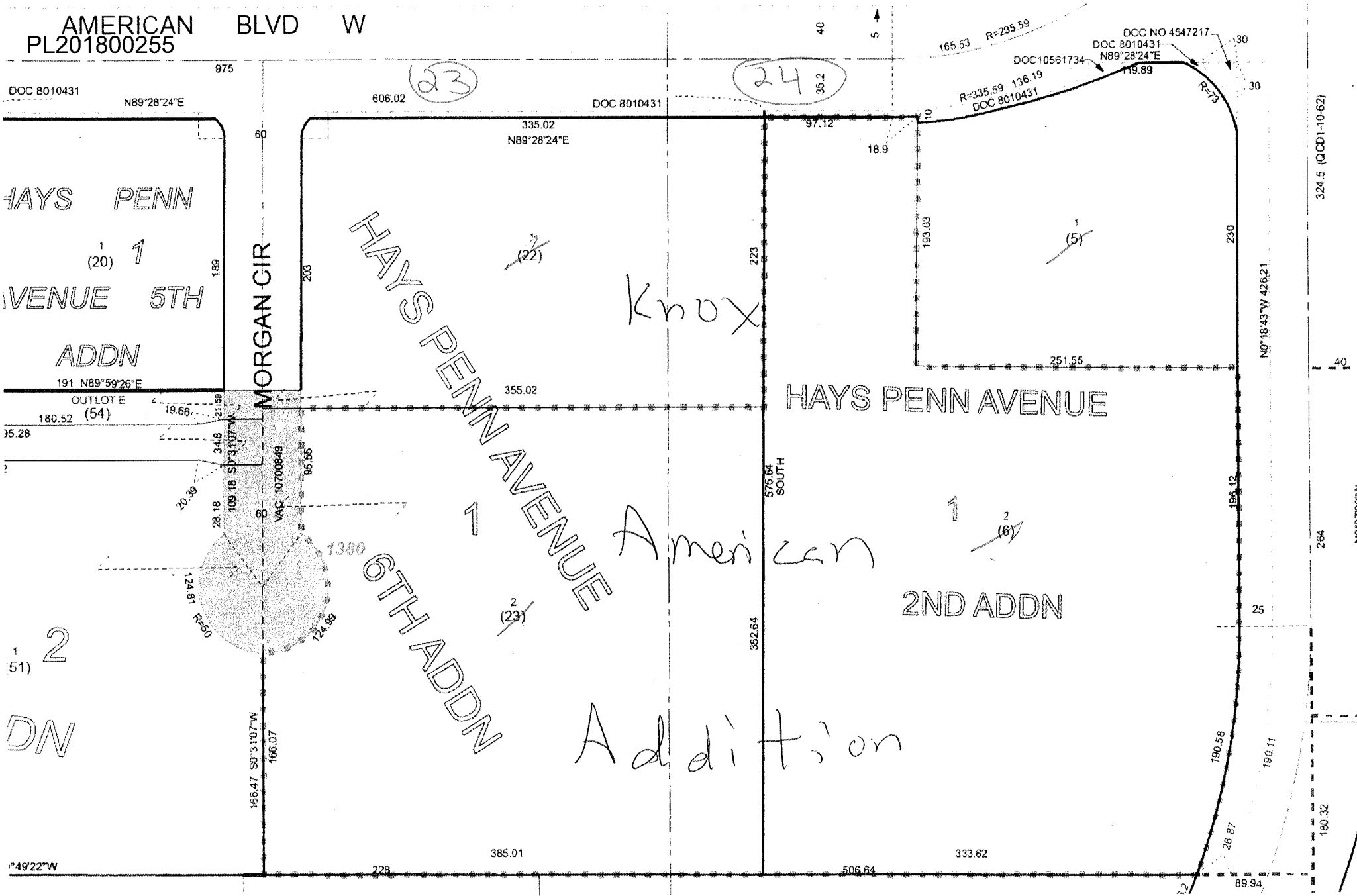
Metes & Bounds Description: OUTLOT C

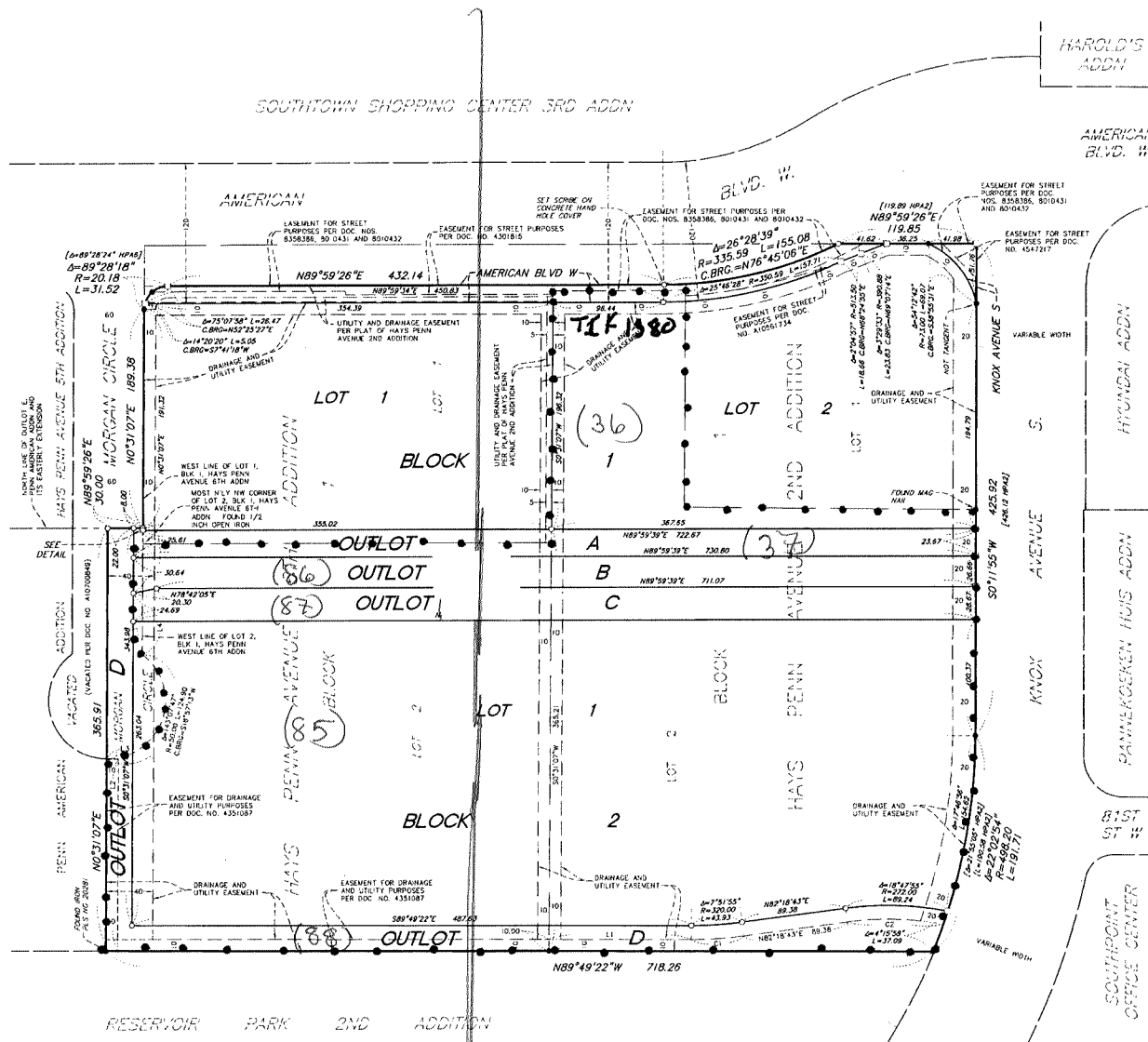
04-027-24-23-0088 Owner: HRA CITY OF BLOOMINGTON Property Address 20 ADDRESS PENDING
Taxpayer: BLOOMINGTON HRA
1800 OLD SHAKOPEE RD
BLOOMINGTON MN 55431 Mortgage Loan No:
Mortgage Code:

Addition No: 10982 Lot: Block: Acreage: Approx. Parcel Size: IRREGULAR

Metes & Bounds Description: THAT PART OF OUTLOT D, KNOX AMERICAN
ADDITION, EXCEPT THAT PART EMBRACED
WITHIN ADJOINING 1/2 OF VACATED
STREET ABUTTING LOT 1, BLOCK 1, HAYS
PENN AVENUE 6TH ADDITION

04-027-24-





04-027-24

KNOW ALL MEN BY THESE PRESENTS: That Housing and Redevelopment Authority in and for the City of Bloomington, a public body corporate and politic of the State of Minnesota, owner and proprietor of the following described property situated in the County of Hennepin, State of Minnesota, to wit:

Lot 1, Block 1, HAYS PENN AVENUE 2ND ADDITION.

And that Knox & American I, LLC, a Minnesota limited liability company, owner and proprietor of the following described property situated in the County of Hennepin, State of Minnesota, to wit:

Lots 1 and 2, Block 1, HAYS PENN AVENUE 6TH ADDITION.

Lot 2, Block 1, HAYS PENN AVENUE 2ND ADDITION.

Together with the east half of that part of vacated Morgan Circle lying southerly of the easterly extension of the north line of Out of E, PENN AMERICAN ADDITION, according to the recorded plat thereof, Hennepin County, Minnesota.

Have caused the same to be surveyed and platted as KNOX AMERICAN ADDITION and do hereby donate and dedicate to the public for public use the public ways and the easements for drainage and utility purposes as created by this plat.

In witness whereof said Housing and Redevelopment Authority in and for the City of Bloomington, a public body corporate and politic of the State of Minnesota, has caused these presents to be signed by its proper officer this 26th day of October, 2019.

Housing and Redevelopment Authority in and for the City of Bloomington

SIGNED: [Signature] its ADMINISTRATOR

STATE OF MINNESOTA
COUNTY OF Dakota

This instrument was acknowledged before me this 3rd day of October, 2019, by Eric Johnson the ADMINISTRATOR of said Housing and Redevelopment Authority in and for the City of Bloomington, a public body corporate and politic, on behalf of the corporation.

[Signature]
Signature
CAROLYN LANE
Print Notary's name
Notary Public, Dakota County, Minnesota
My Commission Expires JANUARY 31, 2023

In witness whereof said Knox & American I, LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this 26th day of September, 2019.

Knox & American I, LLC

SIGNED: [Signature] its Vice President

STATE OF MINNESOTA
COUNTY OF HENNEPIN

This instrument was acknowledged before me this 26th day of SEPTEMBER, 2019, by RYAN DUNLAP the VICE PRESIDENT of Knox & American I, LLC, a Minnesota limited liability company, on behalf of the company.

[Signature]
Signature
SUSAN H. TARASAK
Print Notary's name
Notary Public, HENNEPIN County, Minnesota
My Commission Expires JANUARY 31, 2023

I, Arlee J. Carlson, 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 or labeled on the plat.

Dated this 26th day of September, 2019.

[Signature]
Arlee J. Carlson, Land Surveyor
Minnesota License No. 44900

STATE OF MINNESOTA
COUNTY OF HENNEPIN

This instrument was acknowledged before me this 26th day of SEPTEMBER, 2019, by Arlee J. Carlson.

[Signature]
Signature
SUSAN H. TARASAK
Print Notary's name
Notary Public, HENNEPIN County, Minnesota
My Commission Expires JANUARY 31, 2023

BLOOMINGTON, MINNESOTA

This plat of KNOX AMERICAN ADDITION was approved and accepted by the City Council of Bloomington, Minnesota, at a regular meeting thereof held this 26th day of May, 2019, and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.

CITY COUNCIL OF BLOOMINGTON, MINNESOTA

By [Signature] Mayor By [Signature] City Manager

RESIDENT AND REAL ESTATE SERVICES, Hennepin County, Minnesota

I hereby certify that taxes payable in 2019 and prior years have been paid for land described on this plat, dated this 24th day of December, 2019.

Mark V. Chapin, County Auditor

By [Signature] Deputy

SURVEY DIVISION, Hennepin County, Minnesota

Pursuant to Minnesota Statutes, Sec. 383B.565 (1999), this plat has been approved this 29th day of December, 2019.

Chris F. Mads, County Surveyor

By [Signature]

COUNTY RECORDER, Hennepin County, Minnesota

I hereby certify that the within plat of KNOX AMERICAN ADDITION was recorded in this office this 24th day of December, 2019 at 11 o'clock A.M.

Martin McCormick, County Recorder

By [Signature] Deputy

SUNDE
LAND SURVEYING

SHEET 1 OF 2 SHEETS

PINS PRELIMINARY COVER SHEET

MUNICIPAL SCHOOL WATERSHED SEWER TIF
CODE DISTRICT DISTRICT DISTRICT PROJECT #

20	271	1	/	1380
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NEW PLAT NAME Part 2 of 2

KNOX AMERICAN ADDITION

SECTION TOWNSHIP RANGE QUARTER-QUARTER NEW IDS REQUIRED

04 027 24 23 4

04 027 24 24 2

ADDITION CODE 10982DIVISION ☐ COMBINATION ☐

2019 PAY 2020

APPROVED BY CITY 5/20/2019DATE SURVEYED 9/26/2019DATE CERTIFIED 12/24/2019DATE FILED 12/24/2019TECH SR DATE 1/23/20LAND TYPE: ☒ A ☐ T ☐ BNEW PLAT X

REQUEST _____

W D _____

Q C D _____

C D _____

OTHER AdminDATA ENTERED ☒

OLD ID NUMBERS

SECTION	TOWNSHIP	RANGE	QUARTER-QUARTER	SUFFIX	UNIT NO.	GREEN ACRES	SPECIALS
04	027	24	23	0023		☐	☒
04	027	24	24	0006		☐	☐
						☐	☐
						☐	☐
						☐	☐
						☐	☐
						☐	☐
						☐	☐
						☐	☐
						☐	☐

SECTION	TOWNSHIP	RANGE	QUARTER-QUARTER	SUFFIX	UNIT NO.	GREEN ACRES	SPECIALS
						☐	☐
						☐	☐
						☐	☐
						☐	☐
						☐	☐
						☐	☐
						☐	☐
						☐	☐
						☐	☐

☐ Check if there are additional ID numbers on page 2

PL201800255

XX PAYABLE **2019** PROPERTY TAX INFORMATION

INQUIRY CODE 101 PROPERTY ID 04 027 24 23 0023 PSC **C**
 SCH DST 271 WTRSHD 1 SWR DST IFPROJ # 1380 MUNIC 20 PLAT 71545 PARCEL 9000
 MTG LOAN #
 MTG CO CODE R/S # D/S 0
 CONDMN #

OWNER KNOX & AMERICAN I LLC
 PROP ADDR 8049 MORGAN CIR
 TAXPAY N/A STUART CO
10/09/2018 1000 W 80TH ST 55420
 MINNEAPOLIS MN

FORM M-1PR LN 1
 MKT VALUE TAX 4,701.25
 STATE GEN TAX 19,674.23

GROSS TAX 81,743.50
 SCH BND CR .00
 HMSTD CR .00

EST MV 2,319,200
 TAXABLE MV **2,319,200**
 NET TC 46,384
 IMPROV AMT
 QUAL IMPROV
 HMSTD CD **N** AG P/S
 OVER 10 ACRE
 320 ACRE LIMIT

NET TAX 81,743.50

SPECIALS
 TOTAL TAX **11,643.00**
 NET TAX PAID **93,386.50**
 CJ F/L CJ/CONTRACT NO
 DEF SPECIAL 1ST YR
 BANKRUPTCY
 TARGETED AREA

NET TAX PAID 93,386.50 LAST PMT DATE 10/09/19
 CJ F/L CJ/CONTRACT NO

EARLIEST DELQ YR
 DIV PENDING TAX ADJ PEND SPEC ADJ PEND
 PFR PENDING PFR DATE PFR #
 FD AREA TC 15,699
 FD AREA TAX 22,605.30
 LOCAL TC 30,685
 LOCAL TX 34,762.72

XX PAYABLE **2019** PROPERTY TAX INFORMATION
INQUIRY CODE 101 PROPERTY ID 04 027 24 24 0006 PSC **C**
SCH DST 271 WTRSHD 1 SWR DST IFPROJ # 1380 MUNIC 20 PLAT 71539 PARCEL 6000
PID HAS MULTIPLE ADDRESSES
OWNER KNOX & AMERICAN I LLC MTG LOAN # R/S # D/S 0
PROP ADDR 1901 AMERICAN BLVD W CONDMN #
TAXPAY N/A KNOX & AMERICAN I LLC
09/16/2019 C/O STUARTCO
1000 W 80TH
BLOOMINGTON MN 55420
FORM M-1PR LN 1 .00
MKT VALUE TAX
STATE GEN TAX .00
IMPROV AMT
00 QUAL IMPROV
HMSTD CD **N** AG P/S
0 OVER 10 ACRE
00 320 ACRE LIMIT
NET TAX .00
DEF SPECIAL 1ST YR
BANKRUPTCY
TARGETED AREA
FD AREA TC .00
FD AREA TAX .00
LOCAL TC .00
LOCAL TX .00

GROSS TAX .00
SCH BND CR .00
HMSTD CR .00
NET TAX .00
SPECIALS .00
TOTAL TAX .00
NET TAX PAID .00
CJ F/L CJ/CONTRACT NO LAST PMT DATE
EARLIEST DELQ YR
DIV PENDING TAX ADJ PEND SPEC ADJ PEND
PFR PENDING PFR DATE PFR #