

FRIENDLY PALM

R.T. DOC. NO. _____
C.R. DOC. NO. _____

KNOW ALL PERSONS BY THESE PRESENTS: That Friendly Palm Hospitality 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, PALM PLAZA ADDITION, (ABSTRACT)
And
That part of the West Half of the Northeast Quarter of Section 2, Township 27, Range 24, described as follows: Commencing at a point 280 feet South of the Northwest corner of the West Half of the Northeast Quarter of said Section 2; thence South along the West line of the West Half of the Northeast Quarter a distance of 75 feet, thence East parallel with the North line of said Northeast Quarter of said Section 2 a distance of 75 feet, thence West 276 feet to the point of beginning, Hennepin County, Minnesota. (ABSTRACT)

And
Lot 1, Block 1, SULLIVAN'S 1ST ADDITION. (TORRENS)
That part of vacated 13th Avenue South, dedicated in the plat of Sullivan's 1st Addition, lying southerly of the following described line: Commencing at the northwest corner of Lot 1, Block 1, said plat; thence South 00 degrees 14 minutes 46 seconds West, along the west line of said Lot 1, a distance of 63.58 feet to the point of beginning of the line to be described; thence Northwest along a distance of 77.33 feet along a non-tangential curve concave to the northeast, having a radius of 60.00 feet, a central angle of 73 degrees 50 minutes 24 seconds, and the chord of said curve is 72.08 feet in length and bears North 47 degrees 15 minutes 43 seconds West; and said line there terminating; and northerly of the following described line: Commencing at the southwest corner of said Lot 1; thence North 00 degrees 14 minutes 46 seconds East, along the west line of said Lot 1, a distance of 44.82 feet to the point of beginning of the line to be described; thence Southwesterly a distance of 32.31 feet along a non-tangential curve concave to the southeast having a radius of 60.00 feet, a central angle of 30 degrees 50 minutes 58 seconds, and the chord of said curve is 31.92 feet in length and bears South 69 degrees 59 minutes 08 seconds West; and said line there terminating. (TORRENS)

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 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 Northeast Quarter 480.98 feet; thence East parallel to the North line of said Northeast 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 Northeast Quarter distant 461 feet East along said South line from the Southwest corner thereof; thence North 480.98 feet to the point of beginning. (TORRENS)

And
All that part of vacated 13th Avenue South as described in Document No. 2329348, filed of record in the Office of the County Recorder, Hennepin County, Minnesota and as dedicated in the record plat of PALM PLAZA ADDITION, lying southerly of the following described lines: Commencing at the northwest corner of Lot 1, Block 1, SULLIVAN'S 1ST ADDITION; thence South 00 degrees 14 minutes 46 seconds West, along the west line of Lot 1, Block 1, SULLIVAN'S 1ST ADDITION, a distance of 63.58 feet to the point of beginning of the lines to be described; thence Northwest along a distance of 77.33 feet along a non-tangential curve concave to the northeast, having a radius of 60.00 feet, a central angle of 73 degrees 50 minutes 24 seconds, and the chord of said curve is 72.08 feet in length and bears North 47 degrees 15 minutes 43 seconds West; thence South 74 degrees 36 minutes 04 seconds West, non-tangent to said curve, a distance of 7.04 feet to the most easterly northeast corner of Lot 1, Block 1, PALM PLAZA ADDITION and there terminating and lying northerly of the following described lines: Commencing at the southwest corner of Lot 1, Block 1, SULLIVAN'S 1ST ADDITION; thence North 00 degrees 14 minutes 46 seconds East, along the west line of Lot 1, Block 1, SULLIVAN'S 1ST ADDITION, a distance of 44.82 feet to the point of beginning of the lines to be described; thence Southwesterly a distance of 32.31 feet along a non-tangential curve concave to the southeast having a radius of 60.00 feet, a central angle of 30 degrees 50 minutes 58 seconds, and the chord of said curve is 31.92 feet in length and bears South 69 degrees 59 minutes 08 seconds West; thence North 00 degrees 14 minutes 46 seconds East, non-tangent to said curve, a distance of 17.15 feet; thence North 90 degrees 00 minutes 00 seconds West, a distance of 25.00 feet to the following described point: Commencing at a point 280 feet South of the northwest corner of the West Half of the Northeast Quarter of Section 2, Township 27, Range 24, Hennepin County, Minnesota; thence South along the west line of the West Half of the Northeast Quarter a distance of 75 feet; thence East parallel with the north line of said Northeast Quarter a distance of 276 feet and there terminating. (ABSTRACT)

Has caused the same to be surveyed and platted as FRIENDLY PALM and does hereby dedicate to the public for public use the public ways and the drainage and utility easements as created by this plat.

In witness whereof said Friendly Palm Hospitality LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this 8 day of November, 2017.

Friendly Palm Hospitality LLC
By: *Balvant Patel*, Manager

STATE OF MINNESOTA
COUNTY OF JOHNSON
This instrument was acknowledged before me on this 8 day of November, 2017, by Balvant Patel, Manager of Friendly Palm Hospitality LLC, a Minnesota limited liability company, on behalf of the company.

Lindsay Broome
Lindsay Broome
Notary Public, JOHNSON County IOWA
My commission expires February 3, 2020

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 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 7th day of November, 2017.

Thomas J. O'Meara
Thomas J. O'Meara, Licensed Land Surveyor
Minnesota License No. 46167

STATE OF MINNESOTA
COUNTY OF DAKOTA
This instrument was acknowledged before me on this 7th day of November, 2017, by Thomas J. O'Meara.

Jeffrey L. Bohlen
Notary Public, DAKOTA County MINNESOTA
My commission expires JAN 31, 2022

BLOOMINGTON, MINNESOTA
This plat of FRIENDLY PALM, was approved and accepted by the City Council of Bloomington, Minnesota at a regular meeting thereof held this 22nd day of MAY, 2017. If applicable, the written comments and recommendations of the Commissioner of Transportation and the County Highway Engineer have been received by the city or the prescribed 30 day period has elapsed without receipt of such comments and recommendations, as provided by Minnesota Statutes, Section 505.03 Subd. 2.

CITY COUNCIL OF BLOOMINGTON, MINNESOTA
By: *K. W. ...* Acting Mayor
By: *...* Acting 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 383B.565 (1969), this plat has been approved this ___ day of ___, 20__.

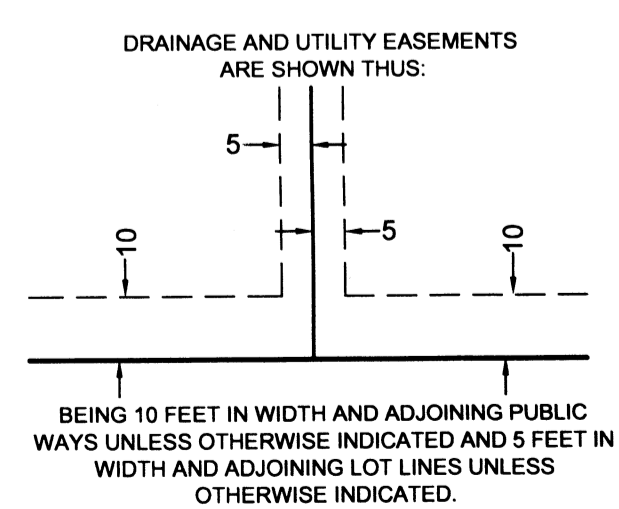
Chris F. Mavis, County Surveyor By: _____

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.

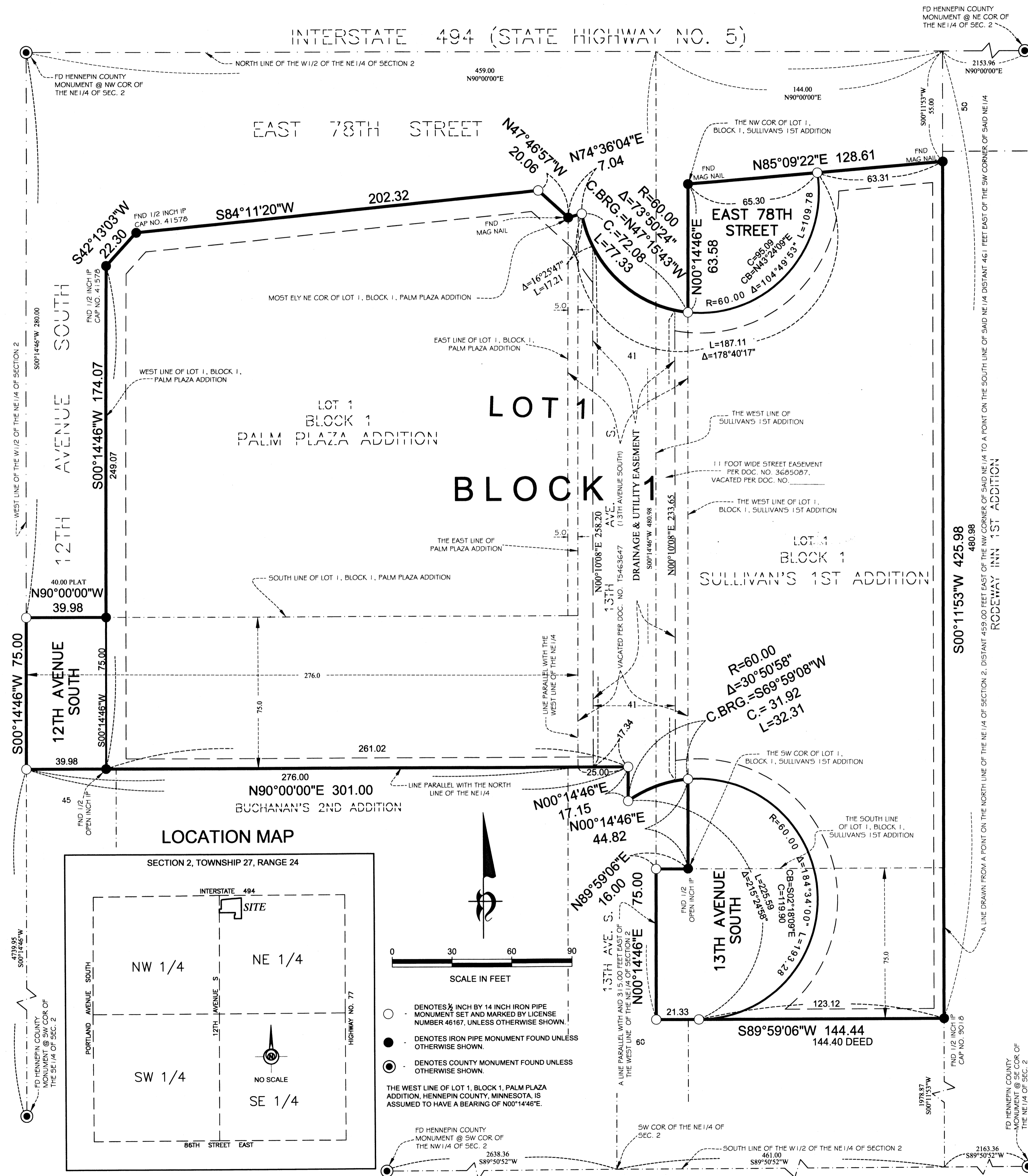
Martin McCormick, County Registrar By: _____, Deputy

COUNTY RECORDER, Hennepin County, Minnesota
I hereby certify that this plat of FRIENDLY PALM was recorded in this office this ___ day of ___, 20__, at ___ o'clock __M.

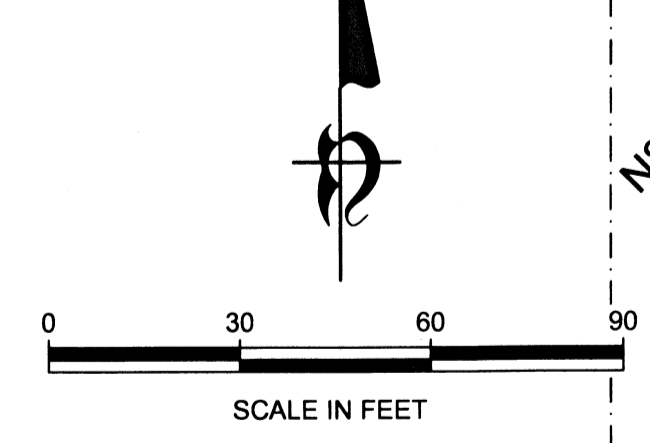
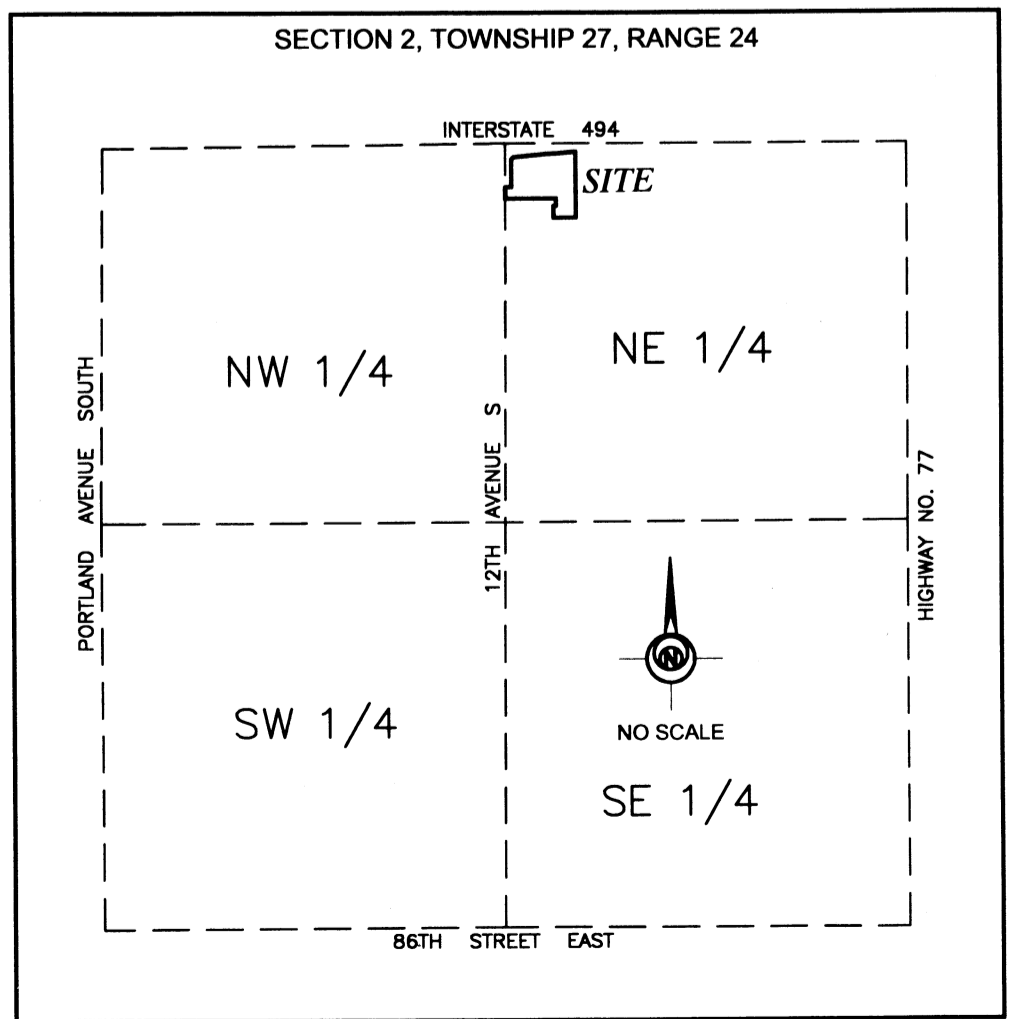
Martin McCormick, County Recorder By: _____, Deputy



Bohlen Surveying & Associates



LOCATION MAP



- DENOTES 1/2 INCH BY 1/4 INCH IRON PIPE MONUMENT SET AND MARKED BY LICENSE NUMBER 46167, UNLESS OTHERWISE SHOWN
- DENOTES IRON PIPE MONUMENT FOUND UNLESS OTHERWISE SHOWN
- ⊙ DENOTES COUNTY MONUMENT FOUND UNLESS OTHERWISE SHOWN

THE WEST LINE OF LOT 1, BLOCK 1, PALM PLAZA ADDITION, HENNEPIN COUNTY, MINNESOTA, IS ASSUMED TO HAVE A BEARING OF N00°14'46\"/>

FD HENNEPIN COUNTY MONUMENT @ SW COR OF THE NW 1/4 OF SEC. 2
2638.36 S89°59'52\"/>