OFFICIAL PLAT

PRAIRIE RIDGE

KNOW ALL PERSONS BY THESE PRESENTS: That West 80 Partners LLC, a Minnesota limited liability company, owner of the following described property situated in the County of Olmsted, State of Minnesota to wit.

The Southeast Quarter of the Southeast Quarter of Section 19, Township 107 North, Range 14 West, Olmsted County, Minnesota.

AND

Outlot A, VALLEYHIGH BUSINESS PARK, Olmsted County, Minnesota.

Has caused the same to be surveyed and platted as PRAIRIE RIDGE 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 West 80 Partners LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this 5 day of June, 2025.

Signed. West 80 Partners LLC

By _____
Jeffrey Brown, Chief Manager

STATE OF Minnesota

COUNTY OF Olmsted

This instrument was acknowledged before me on this 5 day of June, 2025, by Jeffrey Brown, Chief Manager of West 80 Partners LLC, a Minnesota limited liability company.

_____(Signature)
Christopher J. Brinkley (Print)

Notary Public, Olmsted County, Minnesota

My Commission Expires Jan. 31st 2028.

SURVEYOR'S CERTIFICATE

I, Daniel Ekrem, 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 4th day of June, 2025

_____
Daniel Ekrem, Licensed Land Surveyor
Minnesota License No. 57366

STATE OF Minnesota

COUNTY OF Hennepin

This instrument was acknowledged before me on this 4th day of June, 2025, by Daniel Ekrem, Licensed Land Surveyor, Minnesota License No. 57366.

_____(Signature)
Joshua Taylor (Print)

Notary Public, Dakota County, Minnesota

My Commission Expires January 31, 2029.

CITY APPROVAL
CITY OF ROCHESTER
COUNTY OF OLMSTED
STATE OF MINNESOTA

This plat of PRAIRIE RIDGE was approved and accepted by the City Council of the City of Rochester, Minnesota at a regular meeting thereof on the 21st day of April, 2025, and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.

By. _____
City Clerk, Rochester, MN

COUNTY SURVEYOR

I hereby certify that in accordance with Minnesota Statutes, Section 505.021, Subd. 11, this plat has been reviewed and approved this 10 day of JUNE, 2025.

By. Eric C. Ekrem
Olmsted County Surveyor

PROPERTY RECORDS AND LICENSING

Taxes payable in the year 2025 on the land herein described have been paid, there are no delinquent taxes and transfer entered this 13th day of JUNE, 2025.

DOCUMENT NUMBER A-1625766

I hereby certify that this instrument was filed in the Office of Property Records and Licensing for the record this 13th day of June, 2025, at 1 o'clock P. M., and was duly recorded in the Olmsted County Records.

Mary Blair-Hoeft
Director of Property Records & Licensing

Wendy von Wald
By. Deputy

OLMSTED COUNTY ENGINEER

Recommended for approval this 10th day of June, 2025

_____
Olmsted County Engineer

1648A

ALLIANT ENGINEERING

OFFICIAL PLAT

PRAIRIE RIDGE

NE COR SE 1/4 SEC 19, T.107 N. R 14 W. CAST IRON CAP ON TELSPAR PIPE

E LINE SE 1/4 SEC 19, T 107 N. R14 W. N00°16'34"W 1316 75

SOUTH AVENUE NW

UNPLATTED

PARCEL 4

LS 53536

N44°56'59"W 177.78

403 15

493 60

N89°43'26"E 57 89

10 FOOT U E PER PLAT OF VALLEYHIGH BUSINESS PARK

DRAINAGE AND UTILITY EASEMENT

N89°41'31"W 139 34

N89°41'31"W 189 34

LOT 1 BLOCK 1

PUBLIC STREET (UN-NAMED)

N00°16'34"W 956.75

N00°16'34"W 135.05

FD IP FLAT

LS 47034

N02°56'06"E 365 44

N29°47'03"W 27.60

L=38.73 Δ=8°13'09"

L=16 58 Δ=3°31'04"

L=109 78 Δ=22°31'57"

L=106 18 Δ=22°31'57"

R=300 00 L=111 96 Δ=21°23'00"

L=109 06 Δ=23°08'35"

L=135 29 Δ=23°08'35"

N64°46'15"W 218.60

N00°20'04"E 401 74

S00°05'32"W 87 90

S00°05'32"W 87 28

S45°46'33"W 34 69

S37°10'09"W 68 28

WALLEYHIGH

WALLEYHIGH

BLOCK 56

LOT 1

10 FOOT UTILITY EASEMENT PER PLAT OF VALLEY HIGH BUSINESS PARK

N89°37'25"W 1147.05

N89°37'25"W 1321 90

1082 24

PRAIRIE RIDGE DRIVE NW

S89°39'56"E 616 37

445 92

417 25

413 07

BLOCK 54

LOT 1

10 D&U

EXCLUSIVE USE BENTGRASS

ROAD NW

L=49 40 Δ=10°24'25"

L=98 42 Δ=17°11'35"

173 86

28 11

R=300 00 L=57 16 Δ=10°55'04"

C Brg=S10°48'03"W C=57 08

N00°56'00"W 204 48

R=300 00 L=90 00 Δ=17°11'35"

175 10

L=81 62 Δ=17°11'35"

28 10

L=64 92 Δ=11°20'27"

N89°36'17"W 956 69

OUTLOT A

170 45

143 11

BLOCK 55

LOT 1

R=17 00 L=17 51 Δ=59°00'30"

N80°19'30"E 60 00

R=17 00 L=13 99 Δ=47°09'22"

L=98 88 Δ=20°58'56"

L=111 64 Δ=108°36'12"

L=131 58 Δ=22°50'44"

N23°58'34"W 60 00

R=26 84 L=21 01 Δ=44°50'33" C Brg=N22°07'40"W C=20 47

R=49 16 L=38 57 Δ=44°56'59"

S44°39'23"E 35.49

S77°51'11"E 114 33

487 41

S11°55'39"E 9.85

R=270 00 L=57 51 Δ=12°12'17" C.Brg=S37°12'17"E C=57 40

R=60 00 A=284°46'04"

L=128 65 Δ=122°51'09"

S31°06'09"E 74 50

L=57 43 Δ=54°50'43"

S00°17'36"W 173 89

R=40 84 L=31 48 Δ=44°09'29" C.Brg=N22°34'38"W C=30 70

279 56

N21°20'58"E 13 09

S00°11'28"E 234 60

R=270 00 L=145 67 Δ=30°54'41"

R=330 00 Δ=15°23'51" L=88 68 C.Brg=S38°48'04"E C=88 42

S31°06'09"E 3 93

S25°31'58"W 77 32

L=35 31 Δ=33°43'10"

WETLAND DELINEATION PER ALLIANT ENGINEERING

DRAINAGE AND UTILITY EASEMENT

S55°26'31"E 101 17

OUTLOT L

419 82

537 13

261 36

479 91

589 83

248 57

75 00

N00°11'28"W 100 00

N00°11'28"W 2536.62

LS 53536

W LINE NE 1/4 ~ SE 1/4 SEC 19, T 107 N R.14 W

W LINE SE 1/4 ~ SE 1/4 SEC 19, T 107 N R14 W

N89°41'31"W 1134 50

N LINE SE 1/4 ~ SE 1/4 SEC. 19, T 107 N. R.14 W.

S LINE SE 1/4 SEC 19, T 107 N. R 14 W.

N89°45'37"W 1325 76

1276 77

N89°45'37"W 1325.77

S89°37'25"E 1321 91

NW COR OF THE SE 1/4 OF SEC 10, T 107 N, R 14 W COMPUTED CENTER AT INTERSECTING 1/4 LINES

S00°06'24"E 1319 88

S00°06'24"E 1319 87

SW COR OF THE SE 1/4 OF SEC 10, T 107 N, R 14 W

UNPLATTED

OLMSTED COUNTY HIGHWAY RIGHT OF WAY PLAT NO 193

CONTROLLED ACCESS PER OLMSTED COUNTY HIGHWAY RIGHT OF PLAT NO 193

N LINE SE 1/4 SEC 19, T 107 N, R 14 W

S LINE OUTLOT A VALLEYHIGH BUSINESS PARK

E LINE SE 1/4 SEC 19, T 107 N R 14 W.

S00°16'34"E 1316.75

ROAD DOC NO 491543 PER BOOK T-4 OF MISCELLANEOUS, PAGE 889

SE COR SE 1/4 SEC 19, T 107 N R 14 W I INCH SQ PIPE

50TH STREET NW 552 41

S89°39'56"E 68 75

495 37

268 97

82 00

N89°43'26"W 160 00

78 00

N26°58'08"W 33 39

S89°43'26"W 56 00

R=72 00 L=87 46 Δ=69°36'02" C.Brg=N34°31'27"E C=82.18

S89°19'26"W 71 89

R=272 00 L=96 84 Δ=20°23'44"

S89°43'22"W 53.29

S89°43'22"W 56.00

S89°43'22"W 477 35

R=330 00 L=177 59 Δ=30°50'02"

R=270 00 L=142 12 Δ=30°15'24"

N89°43'26"E 103 71

N89°43'26"E 56 00

N89°43'26"E 422 87

INSET A

SEE SHEET 3 OF 6 SHEETS

INSET B

SEE SHEET 4 OF 6 SHEETS

INSET C

SEE SHEET 5 OF 6 SHEETS

R=328 00 L=76 50 Δ=13°21'47" C.Brg=N16°29'04"E C=76 33

R=72 00 L=35.61 Δ=28°20'25"

N80°11'49"W 56.00

N61°56'13"W 19.82

N85°11'05"W 14 61

N85°57'13"W 78 80

S89°49'23"W 120 71

R=330 00 L=162 88 Δ=28°16'09" C Brg=N75°36'12"E C=161 02

N59°18'47"E 56 00

N85°59'42"E 85 64

R=330 00 L=177 13 Δ=30°44'20"

N39°39'29"E 54 48

UTILITY EASEMENT PER DOC. NO A-1559405

WETLAND DELINEATION PER ALLIANT ENGINEERING

N44°38'32"W 105 48

75 00

- ● Denotes monument found 1/2 inch iron pipe marked as shown
- o Denotes 1/2 inch x 18 inch iron monument set within 1 year and marked by license no. 57366 unless otherwise shown
- —△—△— Denotes Right of Access dedicated to the County of Olmsted
- N.T. Denotes "not tangent"
- D&U Denotes drainage and utility easement

Scale in feet

0 100 200 300

THE ORIENTATION OF THIS BEARING SYSTEM IS BASED ON OLMSTED COUNTY COORDINATE SYSTEM NAD83 (1996) WHEREIN THE EAST LINE OF THE SE 1/4 OF SEC. 19, T. 107N, R. 14W BEARS S00°16'34"E

ALLIANT ENGINEERING

SITE

NE 1/4 | SE 1/4

NW 1/4 | SW 1/4

VICINITY MAP
SECTION 19, T107N, R14W
NOT TO SCALE

OFFICIAL PLAT

PRAIRIE RIDGE

INSET A

Scale in feet
0 50 100 150

THE ORIENTATION OF THIS BEARING SYSTEM IS BASED ON OLMSTED COUNTY COORDINATE SYSTEM NAD83 (1996) WHEREIN THE EAST LINE OF THE SE 1/4 OF SEC. 19, T. 107N, R. 14W BEARS S00°16'34"E

FOR DETAIL INFORMATION SEE SHEET 6 OF 6 SHEETS

OUTLOT D
DRAINAGE AND UTILITY EASEMENT OVER ALL OF OUTLOT D

OUTLOT E
DRAINAGE AND UTILITY EASEMENT OVER ALL OF OUTLOT E

OUTLOT F
DRAINAGE AND UTILITY EASEMENT OVER ALL OF OUTLOT F

OUTLOT G

OUTLOT H

OUTLOT J
DRAINAGE AND UTILITY EASEMENT OVER ALL OF OUTLOT J

BENTGRASS ROAD NW

BENTGRASS ROAD NW

SAGE DRIVE NW

SAGE DRIVE NW

FESCUE DRIVE NW

FESCUE DRIVE NW

FEATHERGRASS PLACE NW

50TH AVENUE NW

SAGE DRIVE NW

DRAINAGE AND UTILITY EASEMENT OVER ALL OF OUTLOT H

DRAINAGE AND UTILITY EASEMENT OVER ALL OF OUTLOT B

FOUND IRON PIPE FLAT

LS 47034

- Denotes 1/2 inch x 18 inch iron monument set within 1 year and marked by license no. 57366
- D&U Denotes drainage and utility easement
- UE Denotes utility easement

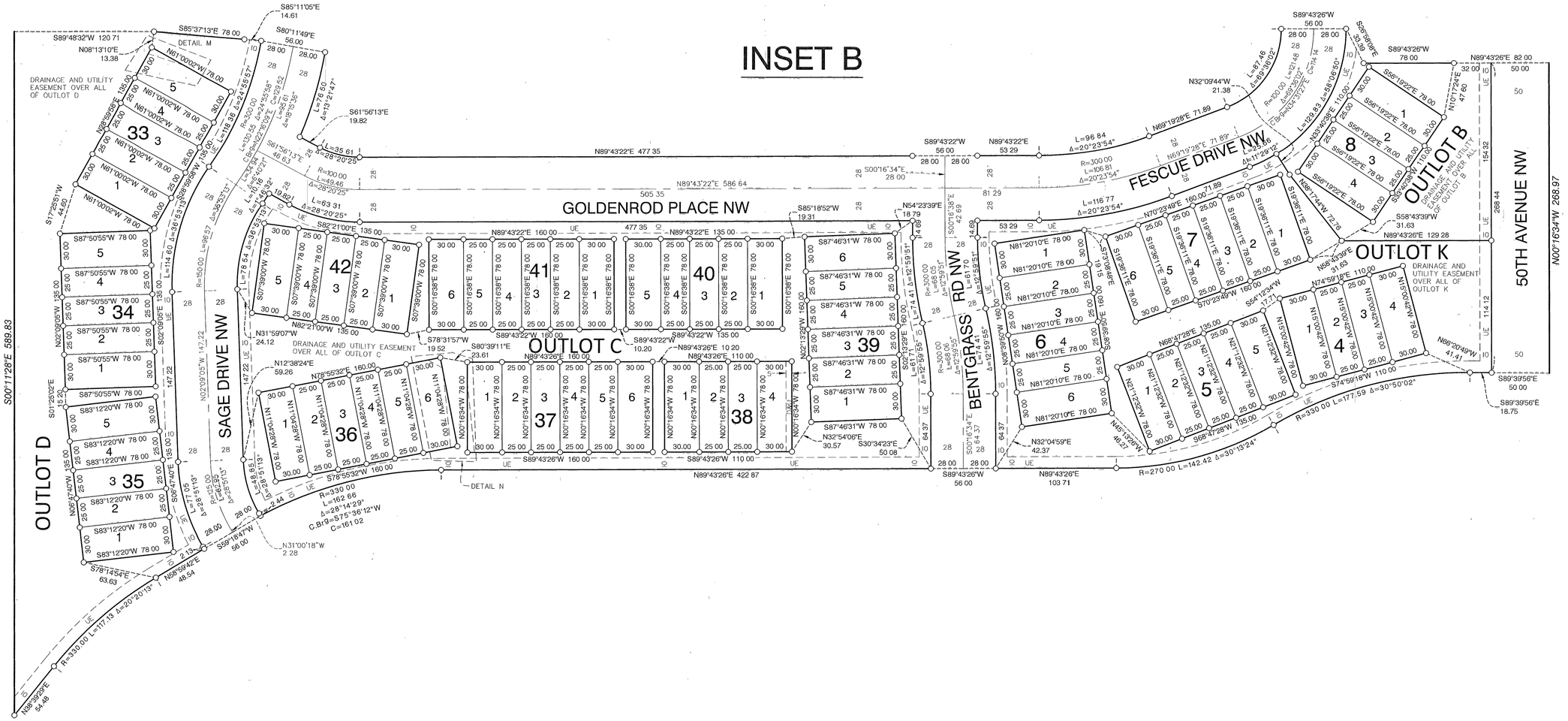
ALLIANT ENGINEERING

OFFICIAL PLAT

PRAIRIE RIDGE

INSET B

FOR DETAIL INFORMATION SEE SHEET 6 OF 6 SHEETS

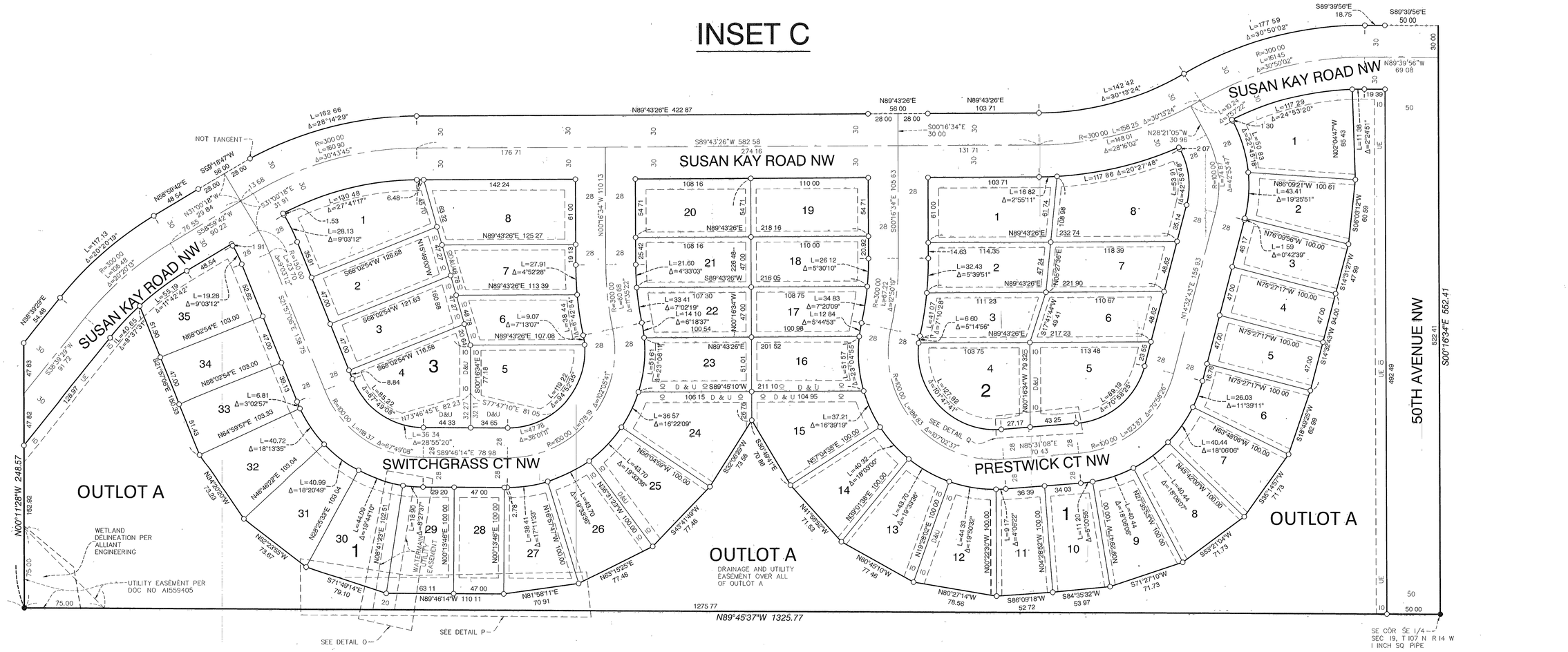

GOLDENROD PLACE NW
FESCUE DRIVE NW
SAGE DRIVE NW
BENTGRASS RD NW
50TH AVENUE NW
OUTLOT B
OUTLOT C
OUTLOT D
OUTLOT K
DRAINAGE AND UTILITY EASEMENT OVER ALL OF OUTLOT K
DRAINAGE AND UTILITY EASEMENT OVER ALL OF OUTLOT B
DRAINAGE AND UTILITY EASEMENT OVER ALL OF OUTLOT C
DRAINAGE AND UTILITY EASEMENT OVER ALL OF OUTLOT D
DETAIL M
DETAIL N
S00°16'34"E 2628.66
S00°11'28"E 589.83
N00°16'34"W 268.97
N89°43'22"E 477.35
N89°43'22"E 586.64
N89°43'26"E 422.87
S89°43'26"W 1320.00
S89°43'26"W 160.00
S89°43'26"W 110.00
N89°43'26"E 160.00
N89°43'26"E 110.00
S89°43'22"W 160.00
S89°43'22"W 135.00
N89°43'22"E 160.00
N89°43'22"E 135.00
N89°43'26"E 82.00
N89°43'26"E 129.28
N89°43'26"E 103.71
S89°43'26"W 56.00
S89°43'22"W 56.00
N89°43'22"E 53.29
S89°43'26"W 78.00
S89°43'26"W 56.00
N89°43'26"E 18.75
S89°39'56"E 50.00
S89°39'56"E 31.65
S89°39'56"E 33.39
S89°43'26"W 56.00
S89°43'26"W 33.39
N89°43'26"E 71.89
N89°43'26"E 42.46
N89°43'26"E 31.63
N89°43'26"E 41.31
N89°43'26"E 42.37
N89°43'26"E 49.27
N89°43'26"E 50.00
N89°43'26"E 32.00
N89°43'26"E 154.32
N89°43'26"E 114.12
N89°43'26"E 268.44
N89°43'26"E 110.00
N89°43'26"E 135.00
N89°43'26"E 160.00
N89°43'26"E 71.89
S89°43'26"W 78.00
S89°43'26"W 56.00
S89°43'26"W 33.39
S89°43'26"W 110.00
S89°43'26"W 135.00
S89°43'26"W 160.00
S89°43'22"W 56.00
S89°43'22"W 160.00
S89°43'22"W 135.00
S89°43'22"W 10.20
S89°43'22"W 160.00
S89°43'22"W 135.00
S89°43'22"W 160.00
S89°43'22"W 135.00
S89°43'22"W 160.00
S89°43'22"W 135.00

OFFICIAL PLAT

PRAIRIE RIDGE

FOR DETAIL INFORMATION SEE SHEET 6 OF 6 SHEETS

INSET C

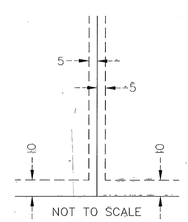


THE ORIENTATION OF THIS BEARING SYSTEM IS BASED ON OLMSTED COUNTY COORDINATE SYSTEM NAD83 (1996) WHEREIN THE EAST LINE OF THE SE 1/4 OF SEC. 19. T. 107N. R. 14W BEARS S00°16'34"E

Scale in feet
0 50 100 150

- ⊙ Denotes Olmsted County cast iron monument
- ● Denotes monument found 1/2 inch iron pipe marked as shown
- ○ Denotes 1/2 inch x 18 inch iron monument set within 1 year and marked by license no. 57366 unless otherwise shown
- D&U Denotes drainage and utility easement
- UE Denotes utility easement

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



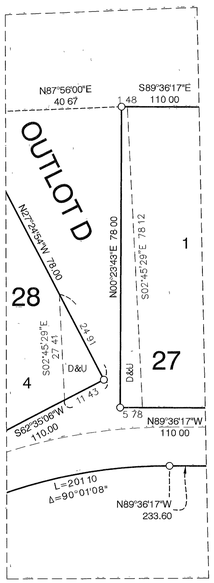
Being 5 feet in width and adjoining lot lines and 10 feet in width and adjoining street lines as shown on this plat, unless otherwise shown.

ALLIANT ENGINEERING

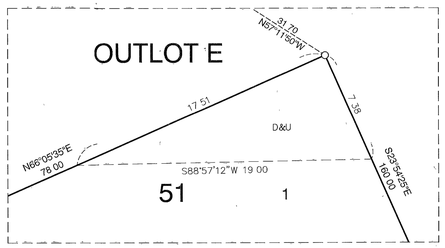
OFFICIAL PLAT

PRAIRIE RIDGE

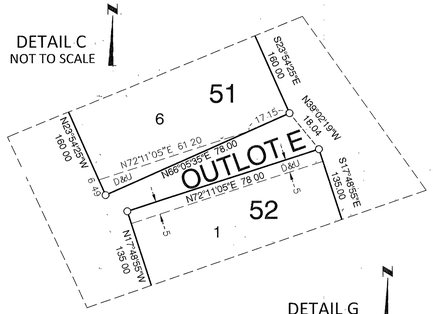
DETAIL A
NOT TO SCALE



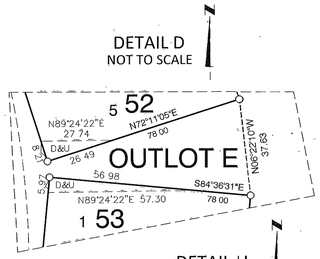
DETAIL B
NOT TO SCALE



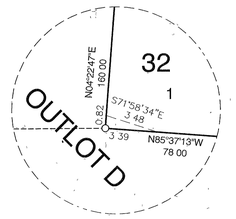
DETAIL C
NOT TO SCALE



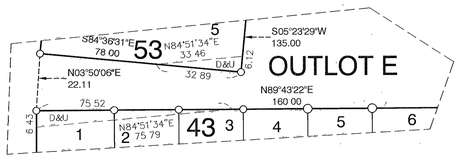
DETAIL D
NOT TO SCALE



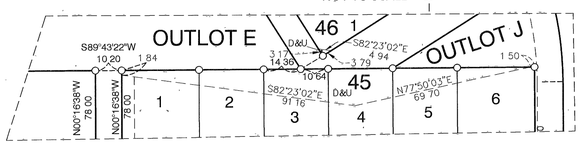
DETAIL E
NOT TO SCALE



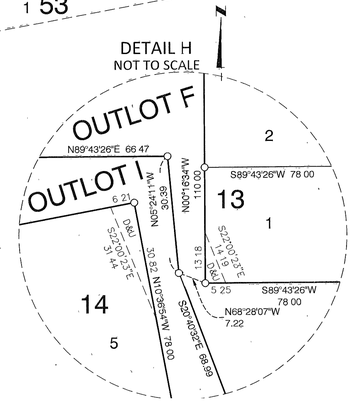
DETAIL F
NOT TO SCALE



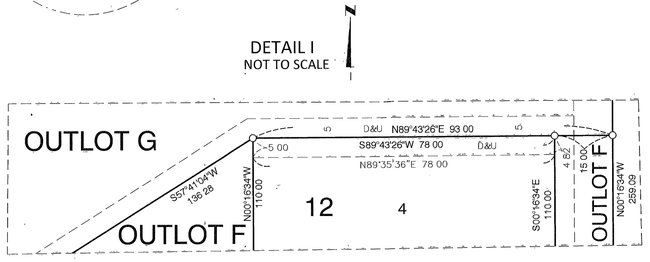
DETAIL G
NOT TO SCALE



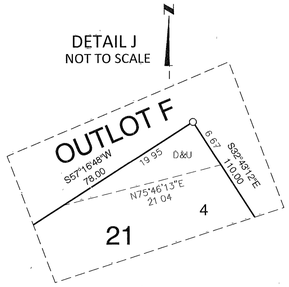
DETAIL H
NOT TO SCALE



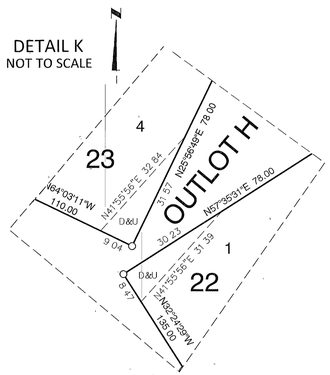
DETAIL I
NOT TO SCALE



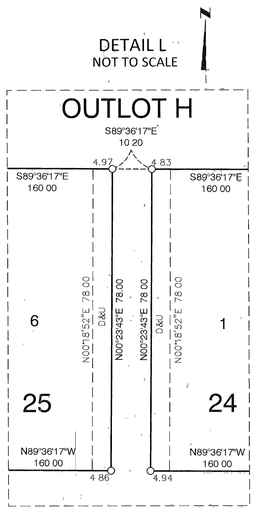
DETAIL J
NOT TO SCALE



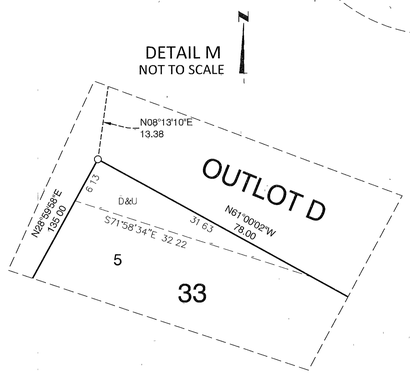
DETAIL K
NOT TO SCALE



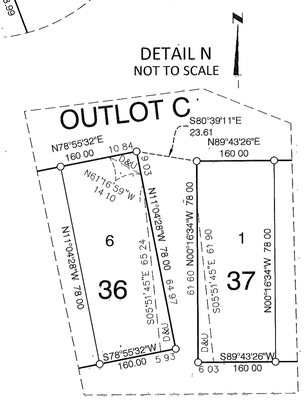
DETAIL L
NOT TO SCALE



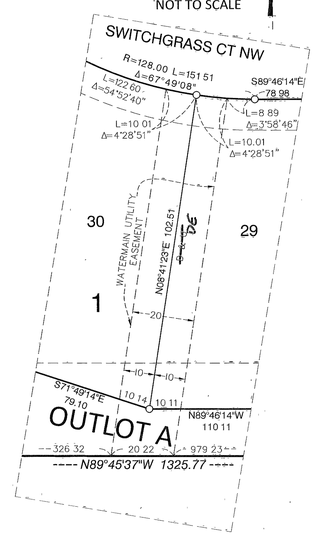
DETAIL M
NOT TO SCALE



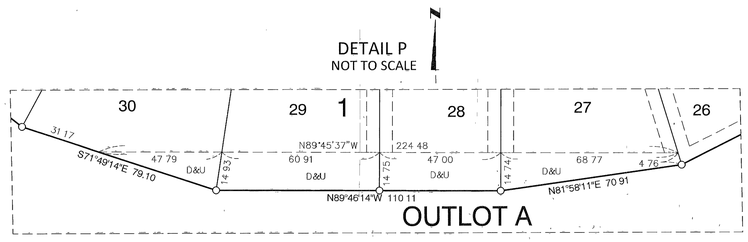
DETAIL N
NOT TO SCALE



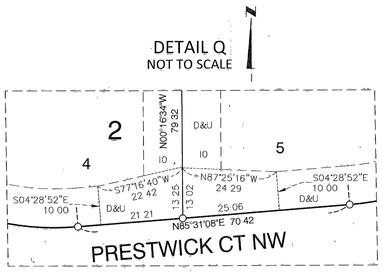
DETAIL O
NOT TO SCALE



DETAIL P
NOT TO SCALE



DETAIL Q
NOT TO SCALE



- ● Denotes monument found 1/2 inch iron pipe marked as shown
- ○ Denotes 1/2 inch x 18 inch iron monument set within 1 year and marked by license no. 57366 unless otherwise shown
- D&U Denotes drainage and utility easement
- UE Denotes utility easement

ALLIANT ENGINEERING