OFFICIAL PLAT

BADGER HEIGHTS

KNOW ALL PERSONS BY THESE PRESENTS: That West 34 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 Southwest Quarter of the Northwest Quarter of Section 20, Township 107 North, Range 14 West, Olmsted County, Minnesota, EXCEPT the following two parcels.

Part of the Southwest Quarter of the Northwest Quarter and the Northwest Quarter of the Southwest Quarter, Section 20, Township 107, Range 14, Olmsted County, Minnesota, lying westerly of the following described line:

Beginning at the intersection of the south line of said Southwest Quarter of the Northwest Quarter and a line parallel with and 39 96 feet east of the west line of said Southwest Quarter of the Northwest Quarter; thence northerly parallel to said west line 177 41 feet, thence northerly 327.40 feet along a tangential curve concave to the west having a radius of 7,699 00 feet and a central angle of 2 degrees 26 minutes 11 seconds to the intersection with a line parallel with and 33.00 feet east of the west line of said Southwest Quarter of the Northwest Quarter and said line there terminating

AND

That part of the South 454 00 feet of the West 598.00 feet of the Southwest Quarter of the Northwest Quarter of Section 20, Township 107 North, Range 14 West, Olmsted County, Minnesota, lying easterly of the following described line

Beginning at the intersection of the south line of said Southwest Quarter of the Northwest Quarter and a line parallel with and 39.96 feet east of the west line of said Southwest Quarter of the Northwest Quarter; thence northerly parallel to said west line 177 41 feet, thence northerly 327 40 feet along a tangential curve concave to the west having a radius of 7,699 00 feet and a central angle of 2 degrees 26 minutes 11 seconds to the intersection with a line parallel with and 33 00 feet east of the west line of said Southwest Quarter of the Northwest Quarter and said line there terminating

Has caused the same to be surveyed and platted as BADGER HEIGHTS 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 34 Partners LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this 14th day of October, 20 25.

Signed: West 34 Partners LLC

By: _____
Jeffrey Brown, Chief Manager

STATE OF Minnesota

COUNTY OF Olmsted

This instrument was acknowledged before me on this 14th day of October, 20 25, by Jeffrey Brown, Chief Manager of West 34 Partners LLC, a Minnesota limited liability company.

_____(Signature)
Christopher J. Beighley (Prnt)

Notary Public, Olmsted County, Minnesota

My Commission Expires 1/31/2028.

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 9th day of October, 2025

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

STATE OF Minnesota

COUNTY OF Hennepin

This instrument was acknowledged before me on this 9th day of October, 20 25, by Daniel Ekrem, Licensed Land Surveyor, Minnesota License No. 57366.

_____(Signature)
Joshua Taylor (Prnt)

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 BADGER HEIGHTS was approved and accepted by the City Council of the City of Rochester, Minnesota at a regular meeting thereof on the 16th day of October, 20 25 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 15 day of OCTOBER, 20 25

By: Eric C. Stenman
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 4th day of November, 20 25.

DOCUMENT NUMBER: **A-1634460**

I hereby certify that this instrument was filed in the Office of Property Records and Licensing for the record this 4th day of November, 20 25, at 3 1/2 o'clock P. M., and was duly recorded in the Olmsted County Records.

Mary Blair-Hoeft
Director of Property Records & Licensing

By Wendy von Wald
By: Deputy

OLMSTED COUNTY ENGINEER

Recommended for approval this 15 day of October, 20 25

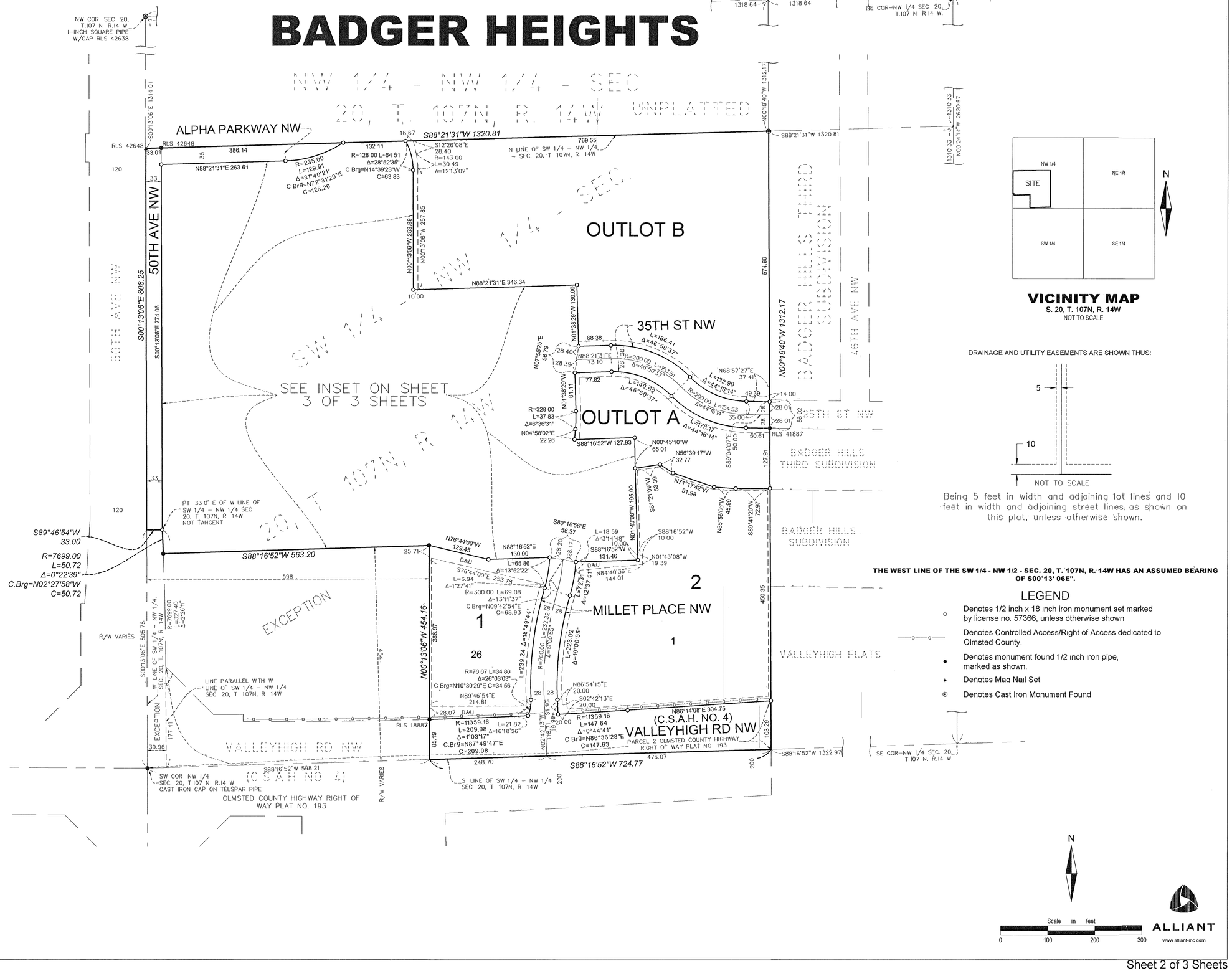
_____
Olmsted County Engineer

1667A

ALLIANT
www.alliant-inc.com

OFFICIAL PLAT

BADGER HEIGHTS



VICINITY MAP
S. 20, T. 107N, R. 14W
NOT TO SCALE

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.

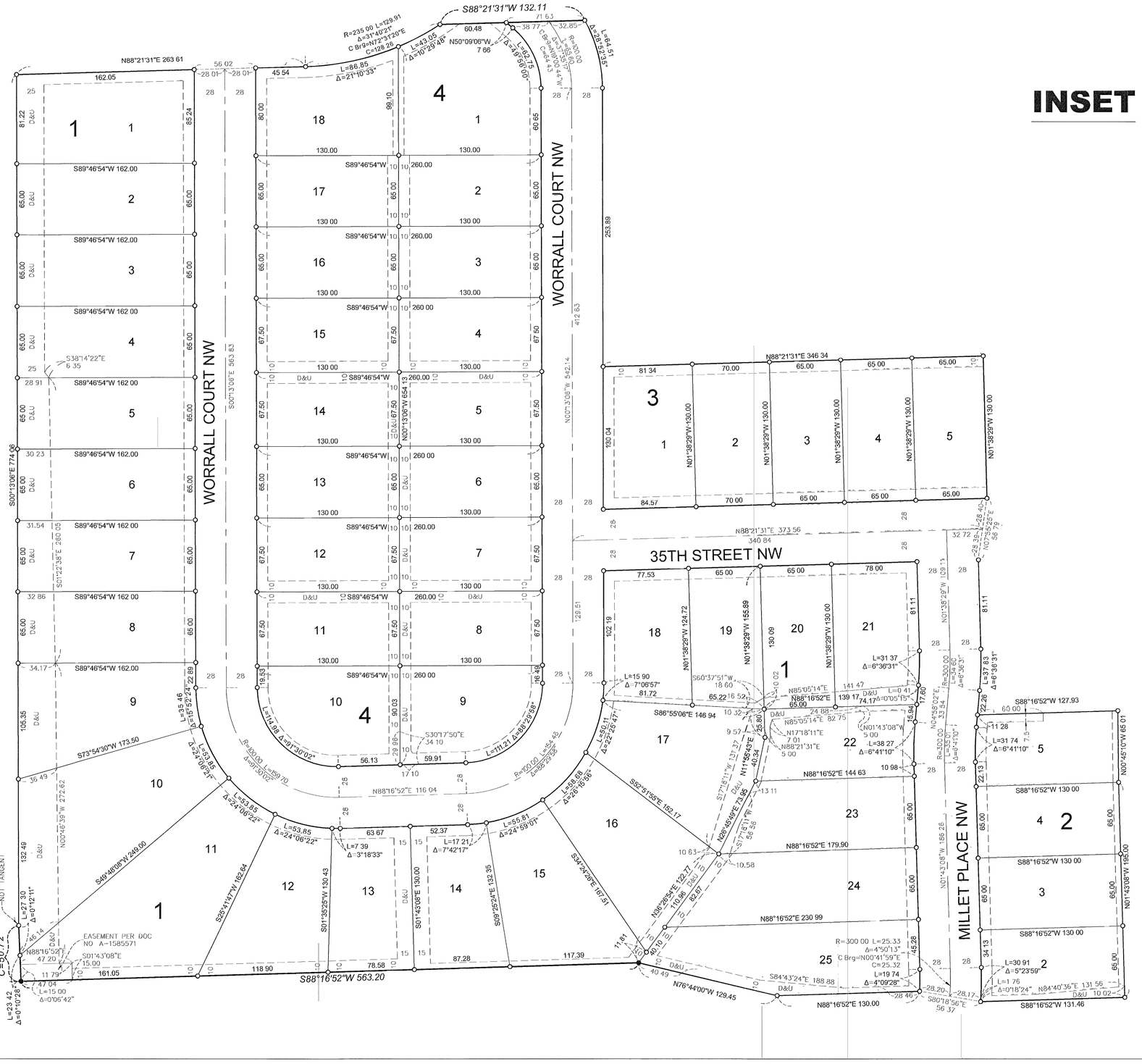
THE WEST LINE OF THE SW 1/4 - NW 1/2 - SEC. 20, T. 107N, R. 14W HAS AN ASSUMED BEARING OF S00°13' 06E".

LEGEND

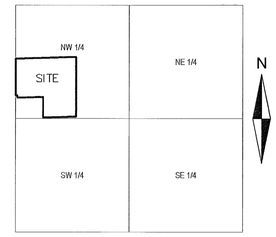
- Denotes 1/2 inch x 18 inch iron monument set marked by license no. 57366, unless otherwise shown
- Denotes Controlled Access/Right of Access dedicated to Olmsted County.
- Denotes monument found 1/2 inch iron pipe, marked as shown.
- Denotes Mag Nail Set
- Denotes Cast Iron Monument Found

OFFICIAL PLAT

BADGER HEIGHTS

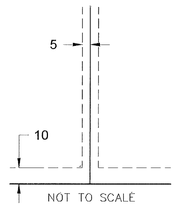


INSET



VICINITY MAP
S. 20, T. 107N, R. 14W
NOT TO SCALE

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.

THE WEST LINE OF THE SW 1/4 - NW 1/2 - SEC. 20, T. 107N, R. 14W HAS AN ASSUMED BEARING OF S00°13' 06E".

LEGEND

- ○ Denotes 1/2 inch x 18 inch iron monument set marked by license no 57366, unless otherwise shown
- ● Denotes monument found 1/2 inch iron pipe, unless otherwise shown

N

Scale in feet
0 50 100 150

ALLIANT
www.alliant-inc.com