Official

BADGER HEIGHTS SECOND ADDITION

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:

Outlot A and Outlot B, BADGER HEIGHTS, according to the recorded plat thereof, Olmsted County, Minnesota

Has caused the same to be surveyed and platted as BADGER HEIGHTS SECOND ADDITION 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 limted liability company, has caused these presents to be signed by its proper officer this 31st day of August, 20 26.

Signed: West 34 Partners LLC

By: _____
Jeffrey Brown, Chief Manager

STATE OF Minnesota

COUNTY OF Olmsted

This instrument was acknowledged before me on this 31st day of August, 20 26, by Jeffrey Brown, Chief Manager of West 34 Partners LLC, a Minnesota limted liability company.

_____(Signature)

Christopher J. Beighley (Print)

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 7th day of August, 20 26

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

STATE OF Minnesota

COUNTY OF Hennepin

This instrument was acknowledged before me on this 7th day of August, 20 26, by Daniel Ekrem, a 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 BADGER HEIGHTS SECOND ADDITION was approved and accepted by the City Council of the City of Rochester, Minnesota at a regular meeting thereof on the 2nd day of February, 20 26, 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 1 day of SEPTEMBER, 20 26.

By: _____
Olmsted County Surveyor

PROPERTY RECORDS AND LICENSING

Taxes payable in the year 20 26 on the land herein described have been paid, there are no delinquent taxes and transfer entered this 16 day of September, 20 26.

DOCUMENT NUMBER: A1652659

I hereby certify that this instrument was filed in the Office of Property Records and Licensing for the record this 16 day of September, 20 26, at 3:35 o'clock P. M., and was duly recorded in the Olmsted County Records.

_____
Director of Property Records & Licensing

_____
By: Deputy

1703A

ALLIANT
www.alliant-inc.com

Official

BADGER HEIGHTS SECOND ADDITION

NW COR. SEC. 20, T.107 N. R.14 W. I=INCH SQUARE PIPE W/CAP RLS 42638

N88°26'10"E 2637.28
1318.64

NE COR–NW 1/4 SEC 20, T.107 N. R.14 W.

N00°18'40"W 1312.17

S00°13'06"E 1314.01

S88°21'31"W 1320.81

1310.33

1310.33 N00°24'14"W 2620.67

ALPHA PARKWAY NW

SAVANNAH ROCHESTER SUBDIVISION

S88°21'31"W 551.26

16.67

S88°21'31"W 769.55

NORTH LINE OF OUTLOT B, BADGER HEIGHTS

R=128.00 L=64.51 Δ=28°52'35" C.Brg=N14°39'23"W C=63.83

S12°26'08"E 28.40

R=143.00 L=30.49 Δ=12°13'02"

D&U

N01°38'29"W 130.00

N88°21'31"E 346.34

N88°21'31"E 493.49

BALFOUR PLACE NW

N00°13'06"W 253.89

R=100.00 L=169.40 Δ=97°19'49"

L=114.77 Δ=97°19'49"

N16°42'10"E 147.16

N42°46'51"E 233.42

N66°54'52"E 151.82

L=45.45 Δ=20°20'39"

L=53.85 Δ=24°08'27"

L=50.88 Δ=22°47'38"

N89°41'20"E 130 00

N88°21'31"E 221 75

N00°18'40"W 574.60

S00°18'40"E 205 92

D&U PER PLAT OF BADGER HEIGHTS

WORSALL COURT NW

35TH STREET NW

N88°21'31"E 68.38

L=62.40 Δ=15°40'48"

L=31 56 Δ=25°06'47"

L=31.38 Δ=22°57'53"

R=229.00 L=186.41 Δ=46°50'37"

R=172.00 L=140.62 Δ=46°50'37"

L=117.37 Δ=39°05'56"

N88°21'31"E 77.82

SEE DETAIL A

SEE DETAIL B

R=328.00 L=37.83 Δ=6°36'31"

N04°58'02"E 22.26

N01°38'29"W 81.11

N01°38'29"W 140.88

S73°28'19"E 23.95

S88°16'52"W 58.53

S88°16'52"W 127.93

L=23 07 Δ=7°41'02"

L=43.70 Δ=10°56'55"

L=61.74 Δ=15°30'54"

L=58.26 Δ=14°38'24"

L=12 47 Δ=3°08'01"

R=172.00 L=132.90 Δ=44°16'14"

R=228.00 L=176.17 Δ=44°16'14"

S89°04'07"E 49.39

S89°04'07"E 50.61

35TH ST NW

S00°18'40"E 56.02

N00°18'40"W 127.91

N00°45'10"W 65.01

S81°21'09"W 53.39

N56°39'17"W 32.77

N71°17'42"W 91.98

S89°41'20"W 72.97

N85°56'06"W 45.99

N00°18'40"W 553.64

N68°57'27"E 37.41

S89°41'20"W 80.60

N89°41'20"E 130 19

L=7 03 Δ=3°08'50"

L=108 19 Δ=36°02'22"

L=65 19 Δ=29°70'45"

L=65.27 S89°01'16"E

R=100.00 L=51 68 Δ=29°36'48" C.Brg=N14°29'44"E C=51 11

BALFOUR PLACE NW

BADGER HILLS THIRD SUBDIVISION

OUTLOT A

S88°16'52"W 1322.97

SE COR–NW 1/4 SEC. 20, T.107 N. R.14 W.

DETAIL A
NOT TO SCALE

35TH ST NW

N88°21'31"E 70.92

R=3440.00 L=78.00 Δ=1°17'57"

L=0 18 Δ=00°03'39"

DETAIL B
NOT TO SCALE

BALFOUR PLACE NW

35TH STREET NW

R=228.00 L=186.41 Δ=46°50'37"

R=100.00 L=51.68 Δ=29°36'48" C.Brg=N14°29'44"E C=51.11

L=3.83 Δ=0°57'41"

L=24.71 Δ=8°13'52"

R=172.00 L=132.90 Δ=44°16'14"

L=17.78 Δ=36°55'56"

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

NW 1/4 | NE 1/4 | SW 1/4 | SE 1/4 | SITE | N

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS

5 | 10

NOT TO SCALE

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 NORTH LINE OF OUTLOT B OF BADGER HEIGHTS HAS AN ASSUMED BEARING OF S88°21' 31"W.

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
- ◉ Denotes 2" rod

Scale in feet
0 50 100 150

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