

ORDINANCE NO. 3167

AN ORDINANCE ANNEXING TO THE CITY OF ROCHESTER APPROXIMATELY 56.97 ACRES OF LAND LOCATED IN A PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 29, THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 20, AND THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 107 NORTH, RANGE 13 WEST, OLMSTED COUNTY, MINNESOTA.

THE COMMON COUNCIL OF THE CITY OF ROCHESTER DO ORDAIN:

Section 1. A petition has been filed with the Common Council of the City of Rochester, signed by the owner of land described herein, requesting the Common Council to annex said land to the City of Rochester. The land described in said petition for annexation is located in Haverhill Township, Olmsted County, Minnesota, and is described as follows:

PARCEL "A"

That part of the Northwest Quarter of the Northwest Quarter of Section 29, Township 107 North, Range 13 West, Olmsted County, Minnesota, being described as follows:

Beginning at the northwest corner of the Northwest Quarter of said Section 29; thence EAST, assumed bearing, along the north line of said Northwest Quarter, 598.33 feet; thence South 03 degrees 49 minutes 25 seconds West, 118.81 feet; thence South 03 degrees 57 minutes 35 seconds East, 107.40 feet; thence South 19 degrees 08 minutes 55 seconds East, 128.51 feet; thence South 24 degrees 50 minutes 09 seconds East, 376.78 feet to the centerline of C.S.A.H. No. 2.; thence South 75 degrees 26 minutes 12 seconds West, along said centerline, 422.09 feet; thence westerly, 393.70 feet along said centerline and along a tangential curve, concave northerly, central angle of 07 degrees 52 minutes 27 seconds, radius of

2864.79 feet, and the chord of said curve bears South 79 degrees 22 minutes 26 seconds West, 393.39 feet to the west line of said Northwest Quarter; thence North 00 degrees 12 minutes 07 seconds West, along said west line, 867.70 feet to the point of beginning. Being subject to an easement for public road right-of-way across the southerly boundary thereof.

ALSO:

That part of the Southwest Quarter of the Southwest Quarter of Section 20, Township 107 North, Range 13 West, Olmsted County, Minnesota, being described as follows:

Beginning at the southwest corner of the Southwest Quarter of said Section 20; thence EAST, assumed bearing, along the south line of said Southwest Quarter, 598.33 feet; thence North 03 degrees 49 minutes 25 seconds East, 43.09 feet; thence North 03 degrees 48 minutes 15 seconds East, 201.90 feet; thence North 00 degrees 57 minutes 04 seconds West, 156.70 feet; thence North 13 degrees 19 minutes 29 seconds West, 130.39 feet; thence North 19 degrees 05 minutes 20 seconds West, 109.52 feet; thence WEST, 546.51 feet to the west line of said Southwest Quarter; thence South 00 degrees 02 minutes 06 seconds East, along said west line, 631.51 feet to the point of beginning.

Containing in all, 20.92 acres, more or less.

PARCEL "B"

That part of the Northwest Quarter of the Northwest Quarter of Section 29, Township 107 North, Range 13 West, Olmsted County, Minnesota, being described as follows:

Commencing at the northeast corner of the Northwest Quarter of said Section 29; thence WEST, assumed bearing, along the north line of said Northwest Quarter, 943.38 feet; thence South 00 degrees 21 minutes 00 seconds East, 456.33 feet to the centerline of C.S.A.H. No. 2; thence South 75 degrees 26 minutes 12 seconds West, along said centerline, 646.66 feet for the point of beginning; thence North 00 degrees 21 minutes 00 seconds West, 618.94 feet to the north line of said Northwest Quarter; thence WEST, along said north line, 465.92 feet to a point which is 598.33 feet easterly of the northwest corner of said Northwest Quarter; thence South 33 degrees 49 minutes 25 seconds West, 118.81 feet; thence South 03 degrees 57 minutes 35 seconds East, 107.40 feet; thence South 19 degrees 08 minutes 55 seconds East, 128.51 feet; thence South 24 degrees 50 minutes 09 seconds East, 376.78 feet to the centerline of said C.S.A.H. No. 2; thence North 75 degrees 26 minutes 12 seconds East, along said centerline, 278.75 feet to the point of beginning. Being subject to an easement for

public road right-of-way across the southerly boundary thereof.

ALSO:

That part of the Southwest Quarter of the Southwest Quarter of Section 20, Township 107 North, Range 13 West, Olmsted County, Minnesota, being described as follows:

Commencing at the southeast corner of the Southwest Quarter of said Section 20; thence WEST, assumed bearing, along the south line thereof, 1572.38 feet for the point of beginning; thence continue WEST, along said south line, 463.80 feet to a point which is 598.33 feet easterly of the southwest corner of said Southwest Quarter; thence North 03 degrees 49 minutes 25 seconds East, 43.09 feet; thence North 03 degrees 48 minutes 15 seconds East, 201.90 feet; thence North 00 degrees 57 minutes 04 seconds West, 153.86 feet; thence EAST, 447.65 feet to a line which bears North 00 degrees 21 minutes 00 seconds West from the point of beginning; thence South 00 degrees 21 minutes 00 seconds East, 393.30 feet to the point of beginning.

Containing in all, 10.33 acres, more or less.

PARCEL "C"

That part of the South Half of the Southwest Quarter of Section 20, Township 107 North, Range 13 West, Olmsted County, Minnesota, being described as follows:

Commencing at the southwest corner of the Southwest Quarter of said Section 20; thence EAST, assumed bearing, along the south line of said Southwest Quarter, 598.33 feet; thence North 03 degrees 49 minutes 25 seconds East, 43.09 feet; thence North 03 degrees 48 minutes 15 seconds East, 201.90 feet; thence North 00 degrees 57 minutes 04 seconds West, 153.86 feet for the point of beginning; thence continue North 00 degrees 57 minutes 04 seconds West, 2.84 feet; thence North 13 degrees 19 minutes 29 seconds West, 130.39 feet; thence North 19 degrees 05 minutes 20 seconds West, 171.52 feet; thence North 24 degrees 25 minutes 10 seconds West, 100.50 feet; thence North 32 degrees 47 minutes 40 seconds West, 141.63 feet; thence North 08 degrees 39 minutes 49 seconds West, 95.94 feet; thence North 10 degrees 33 minutes 14 seconds East, 91.86 feet; thence North 29 degrees 58 minutes 01 second East, 191.68 feet; thence North 23 degrees 59 minutes 28 seconds East, 52.68 feet; thence East, 272.87 feet; thence North 80 degrees 16 minutes 32 seconds East, 217.67 feet; thence South 54 degrees 42 minutes 29 seconds East, 433.46 feet to a point on the westerly extension of the south line of OSJOR ESTATES SUBDIVISION, said point being 285.00 feet westerly of the southwest corner of Lot 6 in said OSJOR ESTATES SUBDIVISION; thence North 89 degrees 37 minutes 01 second East, along said

westerly extension, 285.00 feet to the southwest corner of said Lot 6; thence North 89 degrees 37 minutes 01 second East, along the south line of said OSJOR ESTATES SUBDIVISION, 449.31 feet to the west line of OSJOR ESTATES SECOND SUBDIVISION; thence South 06 degrees 22 minutes 27 seconds East, along said west line, 235.66 feet to the north line of OSJOR ESTATES THIRD SUBDIVISION; thence North 71 degrees 34 minutes 57 seconds West, along said north line, 232.67 feet; thence South 86 degrees 56 minutes 23 seconds West, along said north line, 253.82 feet to the west line of said OSJOR ESTATES THIRD SUBDIVISION; thence South 02 degrees 58 minutes 53 seconds East, along said west line, 630.02 feet to a point which bears North 00 degrees 21 minutes 00 seconds West, 287.84 feet from a point on the south line of said Southwest Quarter, distant 945.38 feet westerly of the southeast corner of said Southwest Quarter; thence WEST, parallel with the south line of said Southwest Quarter, 627.00 feet; thence North 00 degrees 21 minutes 00 seconds West, 110.46 feet to a line which bears EAST from the point of beginning; thence WEST, 447.65 feet to the point of beginning.

Containing in all, 25.72 acres, more or less.

Section 2. The total quantity of land included in said petition is approximately 56.97 acres in size.

Section 3. On March 16, 1998, the Common Council held a public hearing to consider this annexation petition after providing written notice of the hearing, by registered mail, to the property owner, the Haverhill Township officers, and the adjacent property owners.

Section 4. Pursuant to Minn. Stat. §414.033, subd. 13, the City notified the petitioners that the cost of electric service may change if the land is annexed to the City of Rochester.

Section 5. Following the public hearing, the Common Council of the City of Rochester determined that the land abuts the municipal limits, is less than 60 acres in area, the annexation petition is signed by all property owners of the land described in Section 1, and the land is or will soon become urban or suburban in character.

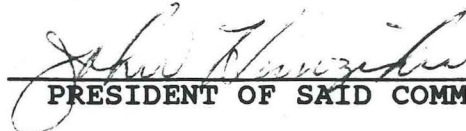
Section 6. Therefore, pursuant to Minn. Stat. §414.033, subd. 2(3), the land described in Section 1 above is hereby annexed, added to and made a part of the City of Rochester, Minnesota, as effectually as if it had originally been a part thereof.

Section 7. Present and future owners of the lands annexed by this ordinance are hereby notified that in addition to the usual assessments, it is the intention of the Common Council to assess against benefitted property all or a portion of the cost of any storm sewer, water tower, pumping station, and trunk line sanitary sewer construction, heretofore or hereafter undertaken to serve the area annexed.

REC'D. BY
MMB APR 22 1998

Section 8. This ordinance shall take effect and be in force from and after its official publication and from and after the filing of a certified copy hereof with the Minnesota Municipal Board, the Haverhill Town Clerk, the County Auditor, and the Secretary of State.

PASSED AND ADOPTED BY THE COMMON COUNCIL OF THE CITY OF ROCHESTER, MINNESOTA, THIS 20TH DAY OF APRIL, 1998.




PRESIDENT OF SAID COMMON COUNCIL

ATTEST:



CITY CLERK

APPROVED THIS 21ST DAY OF APRIL, 1998.

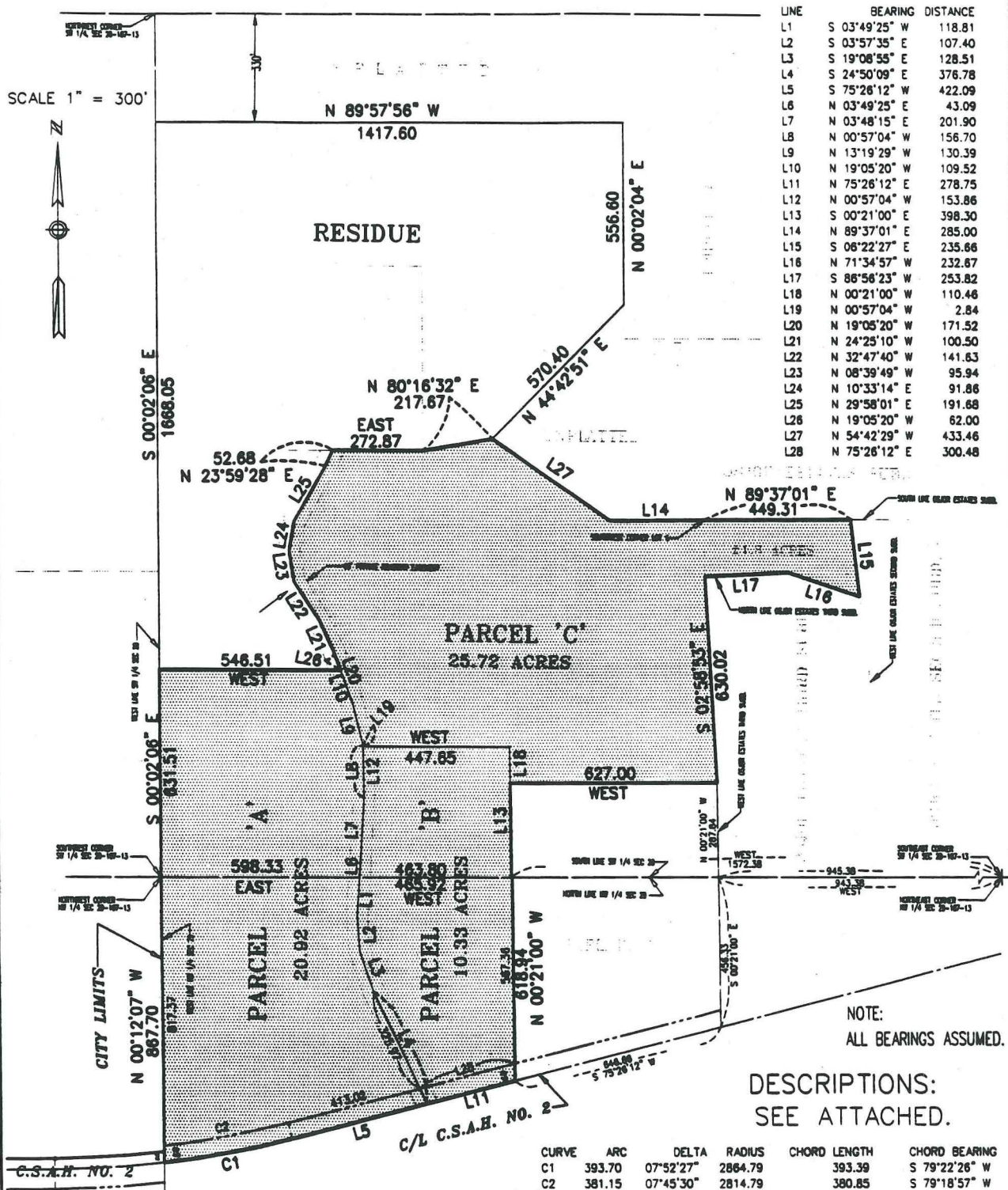


MAYOR OF SAID CITY

(Seal of the City of
Rochester, Minnesota)

ord/annex98.2

ANNEXATION EXHIBIT



I hereby certify that this survey, plan, or report was prepared by me or under my direct supervision and that I am a duly Registered Land Surveyor under the laws of the State of Minnesota.

DATE : _____
REG NO. : 11622

DATE SURVEYED : NOT AT THIS TIME

FOR : MR. GUY HOSTETTER
3115 VIOLA ROAD NE
ROCHESTER, MINNESOTA
55906

McGhie
Consulting Engineers



Betts, Inc.
Land Surveyors

1648 3rd AVE. S.E. Rochester, MD. 99004 507-289-3019

SCALE: 1" = 300'

DRAWN BY: LGY

DATE : 01/27/98

ACCT. NO. : 6927/6441

FILE NO. : BK. PG.

This is a detailed street map of a portion of a city, likely for a council meeting. The map shows a grid of streets with several key features:

- Streets:** Major streets include County Road 22 (top left), County Road 2 (middle), and 40th Ave NE (right). Other streets shown are Churchill Ln, Viola Ln, Hill Ct, Stone Ridge Ct, and various residential streets like 14th St, 15th St, 17th St, and 21st St.
- Parks and Landmarks:** Large areas labeled "PARKWOOD HILLS" and "SILVER CREEK" are shown. There are also smaller areas labeled "HIDDEN PL" and "HILLS".
- Proposed Annexation:** A specific area is shaded with diagonal lines and labeled "LOCATION OF ANNEXATION". An arrow points to this area, which is situated near the intersection of County Road 2 and 36th Ave.
- Other Features:** The map includes labels for "EAST CIRCLE DR", "YOUNG CIRCLE DR", "SILVER CREEK ROAD", and "VALLEY RIDGE". There are also labels for "NORTHERN HILLS LN" and "PRAIRIE CT".

The map is oriented with North at the top. The streets are drawn with solid lines, and the parks are indicated by wavy lines and labels. The shaded area represents the proposed annexation, which is a small, irregularly shaped lot.