

ORDINANCE NO. 3332

AN ORDINANCE ANNEXING TO THE CITY OF ROCHESTER APPROXIMATELY 49.91 ACRES OF LAND LOCATED IN A PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER AND THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 106 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 the petition for annexation is described as follows:

That part of the Northeast Quarter of the Southwest Quarter of Section 18, Township 106 North, Range 13 West, Olmsted County, Minnesota, lying easterly of the recorded plats of Schoenfelder's Second and Schoenfelder's Third on file and of record in the office of the county recorder, containing 19.66 acres,

And

The west 1000 feet of the Southwest Quarter of the Southwest Quarter of Section 18, Township 106 North, Range 13 West, Olmsted County, Minnesota, containing 30.25 acres.

Section 2. The total quantity of land included in the petition is approximately 49.91 acres in size.

Section 3. On May 1, 2000, the Common Council held a public hearing to consider this annexation petition after providing written notice of the hearing, by certified mail, to the property owners, the Marion Township officers, and the adjacent property owners.

Section 4. The City provided notification to the petitioners pursuant to Minn. Stat. §414.033, subd. 2b, 11, 12 and 13 if applicable to this petitioned annexation.

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 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 benefited 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.

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 State Planning Commission, the Marion Town Clerk, the County Auditor, and the Secretary of State.

PASSED AND ADOPTED BY THE COMMON COUNCIL OF THE CITY OF

ROCHESTER, MINNESOTA, THIS 5th DAY OF JUNE, 2000.

John Hunziker
PRESIDENT OF SAID COMMON COUNCIL

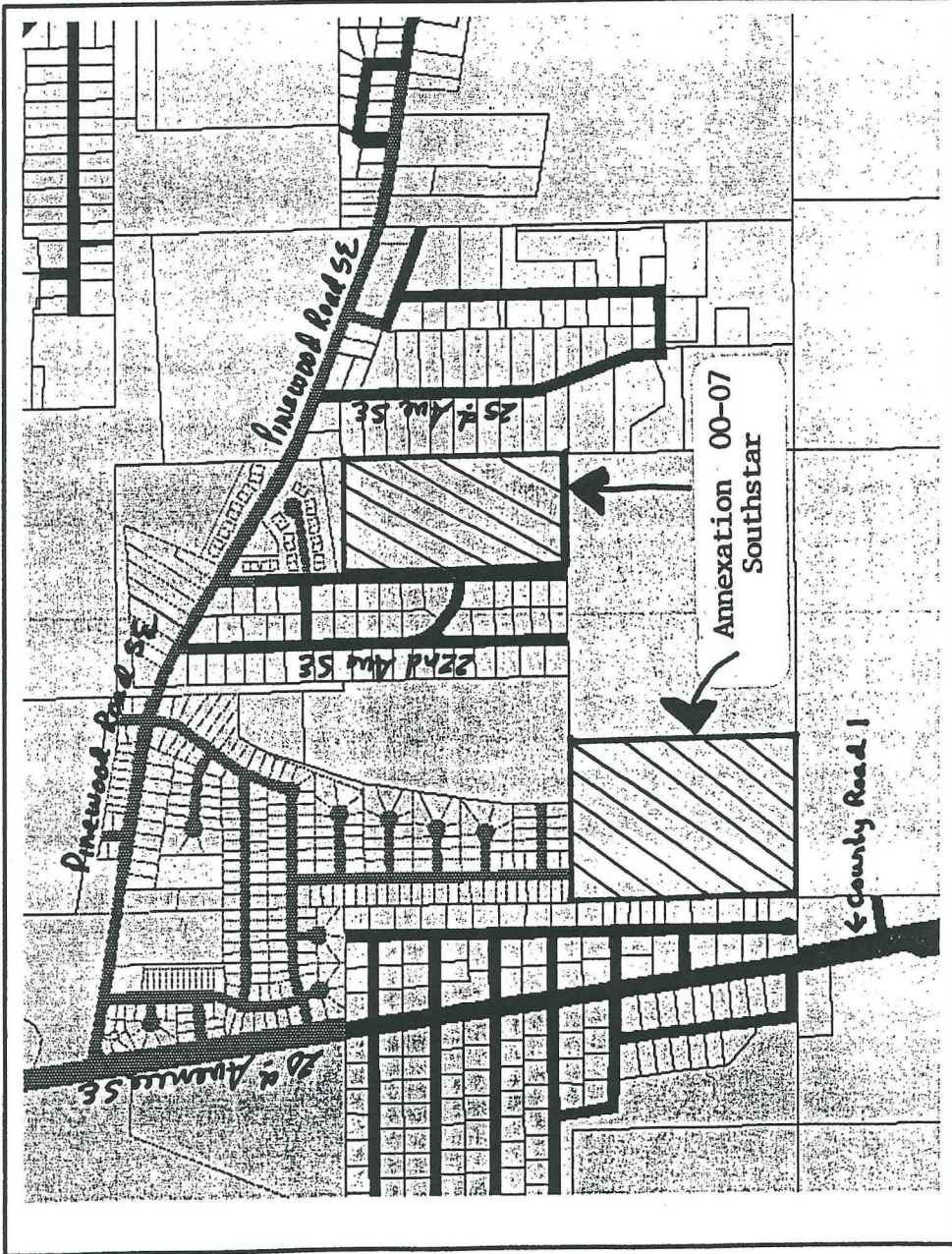
ATTEST: Judy Kay Schow
CITY CLERK

APPROVED THIS 10th DAY OF JUNE, 2000.

Charles Confield
MAYOR OF SAID CITY

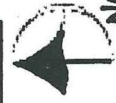
(Seal of the City of
Rochester, Minnesota)

Map Title



rochestercitylimits

REC'D. BY JUN 15 2000
MMB



Tuesday, Apr 18 2000

CERTIFICATE OF SURVEY

SECTION 18
T. 106 N., R. 13 W.



N88°52'16"E
1000.01'

QUARTER LINE

1000.00'

S01°22'00"E
1317.90'

SW 1/4
SW 1/4

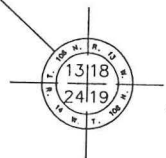
S01°22'00"E
1317.72'

QUARTER LINE

S88°51'37"W
1000.01'

QUARTER LINE

SECTION LINE



0 200'

NW 1/4
NW 1/4

LAND DESCRIPTION

- SPIKE SET
- IRON PIPE WITH PLASTIC CAP
STAMPED R.L.S.#21940 SET
- FOUND MONUMENT
- △ COMPUTED POINT

The west 1000 feet of the
Southwest Quarter of the
Southwest Quarter of Section 18,
Township 106 North, Range 13
West, Olmsted County, Minnesota,
containing 30.25 acres.

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 5/15/00 REG. NO. 21940

G³

G G G

Geoffrey G Griffin

241 North Winona Street Chatfield, Mn. 55923 Ph. 507-282-2683

Engineering
Surveying
Planning

DATE OF SURVEY: 3-10-00

Prepared For:

Quinstar

1652 Greenview Drive S.W.

Rochester, MN 55902

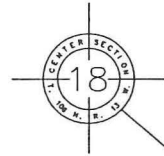
SHEET 1 OF 1

FILE NO.: 98007

REC'D. BY JUN 15 2000
MMB

CERTIFICATE OF SURVEY

SECTION 18
T. 106 N., R. 13 W.



QUARTER LINE

N88°52'56"E

649.17'

QUARTER LINE

NE 1/4
SW 1/4

S01°31'13"E
1317.43'

S01°27'35"E
1317.55'

QUARTER LINE

N88°52'16"E

650.56'

SE 1/4
SW 1/4

LAND DESCRIPTION

That part of the Northeast Quarter of the Southwest Quarter of Section 18, Township 106 North, Range 13 West, Olmsted County, Minnesota, lying easterly of the recorded plats of Schoenfelder's Second and Schoenfelder's Third on file and of record in the office of the county recorder, containing 19.66 acres.

0 200'

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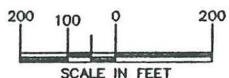
Rochester, MN 55902

SHEET 1 OF 1

FILE NO.: 98007

DATE 3/14/01 REG. NO. 21940

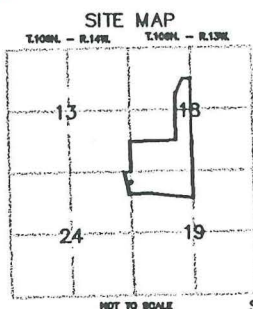
QUINSTAR GENERAL DEVELOPMENT PLAN



TOTAL LOTS = 147
 APPROXIMATE ROAD = 12,941
 TOTAL TOWNHOMES = 100
 COMMERCIAL = 11.2 ACRES
 TOTAL WETLAND = 12.1 ACRES

- WETLAND AREA
- FLOODWAY BOUNDARY
- EXISTING CITY LIMITS
- DRAINAGE CORRIDOR

REC'D. BY MMB JUN 15 2000



AREAS TO BE ANNEXED

OUTLOT	OWNERSHIP
"A"	Rochester Parks
"B"	Rochester Parks
"C"	Rochester Public Works
"D"	Rochester Public Works
"E"	Rochester Public Works
"F"	Rochester Public Works
"G"	Rochester Public Works
"H"	Rochester Public Works
	Quinstar

UNPLATTED

SCHOENFELDER'S THIRD SUBDIVISION

OUTLOT "H"

Bear Creek Floodplains
 - to remain under Ownership of Quinstar

Zone "A" Floodway Boundary

EXISTING 8" SAN SEWER & 8" WATER MAIN

SCHOENFELDER'S FIRST SUBDIVISION

SCHOENFELDER'S SECOND SUBDIVISION

SCHOENFELDER'S FIRST SUBDIVISION

SOUTH PARK TWO

SOUTHPORT SUBDIVISION NO. 3

28TH ST SE

EXISTING 8" SAN SEWER & 8" WATER MAIN

OUTLOT "A"

OUTLOT "B"

OUTLOT "C"

OUTLOT "A"

NON-RESIDENTIAL USES PERMITTED IN THE LOW DENSITY DISTRICTS
 11.2 ACRES

OUTLOT "D" STORMWATER RETENTION POND

OUTLOT "E"

OUTLOT "F" STORMWATER RETENTION POND

UNPLATTED

UNPLATTED

GCG
 Geoffrey G Griffin
 241 North Wharf Street Outfield, Mn. 55923 Ph. 507-282-2083

Engineering
 Surveying
 Planning

LAST REVISED: 4-2-00
 DATE OF REVIEW: 2-14-00
 Prepared For:
 Quinstar
 1652 Greenview Drive S.W.
 Rochester, MN 55902
 SHEET 1 OF 1 FILE NO. 98-07