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REC'D BY  
MBA

FEB 26 2016

ORDINANCE NO. 4234

AN ORDINANCE ANNEXING TO THE CITY OF ROCHESTER APPROXIMATELY 39.32 ACRES OF LAND LOCATED IN A PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 107 NORTH, RANGE 14 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 applicant 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:

The Northwest Quarter (NW ¼) of the Northeast Quarter (NE ¼) of Section 8, Township 107 North, Range 14 West, less the following described parcel:

That part of the northwest Quarter of the Northeast Quarter of Section 8, Township 107 North, Range 14 West, Olmsted County, Minnesota, described as follows:

Commencing at the northwest corner of said Quarter Quarter Section; thence South 01 degree 01 minute 29 seconds West, assumed bearing along the west line thereof, 1316.39 feet to the southwest corner of said Quarter Quarter Section; thence South 89 degrees 27 minutes 45 seconds East, along the south line of said Quarter Quarter Section, 210.00 feet for the point of beginning; thence continue South 89 degrees 27 minutes 45 seconds East, along said south line, 120.00 feet; thence North 01 degree 01 minute 29 seconds East, 150.00 feet; thence North 89 degrees 27 minutes 45 seconds West, 120.00 feet; thence South 01 degree 01 minute 29 seconds West, 150.00 feet to the point of beginning.

Containing 39.32 acres, more or less.

Section 2. The total quantity of land included in the petition is approximately 39.32 acres

in size.

Section 3. On February 1, 2015, 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 Cascade 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 municipality and the area to be annexed is 120 acres or less, and the area to be annexed is not presently served by public wastewater facilities or public wastewater facilities are not otherwise available, and the municipality has received a petition for annexation from all the property owners of the land and, as such, the land is or will soon become urban or suburban in character.

Section 6. As provided in Minn. Stat. §414.036, the City shall pay the Township the equivalent of three years' taxes in two years. There are no township special assessments assigned to or portion of township debt attributable to the land described in Section 1.

Section 7. As provided in Minn. Stat. §414.033, subd. 13, the City has provided notice to the petitioner as to the potential electric utility service rate changes.

Section 8. 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 9. 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 10. Upon annexation the land described in Section 1 above will be zoned R-1x.

Section 11. 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 Office of Administrative Hearings – Municipal Boundary Adjustments, the Cascade Town Clerk, the County Auditor and the Secretary of State.

PASSED AND ADOPTED BY THE COMMON COUNCIL OF THE CITY OF  
ROCHESTER, MINNESOTA, THIS 17th DAY OF February, 2016.

ATTEST: Aaron S. Reever  
CITY CLERK

Randy Staver  
PRESIDENT OF SAID COMMON COUNCIL

APPROVED THIS 24th DAY OF February, 2016.

Walter F. Bieda  
MAYOR OF SAID CITY



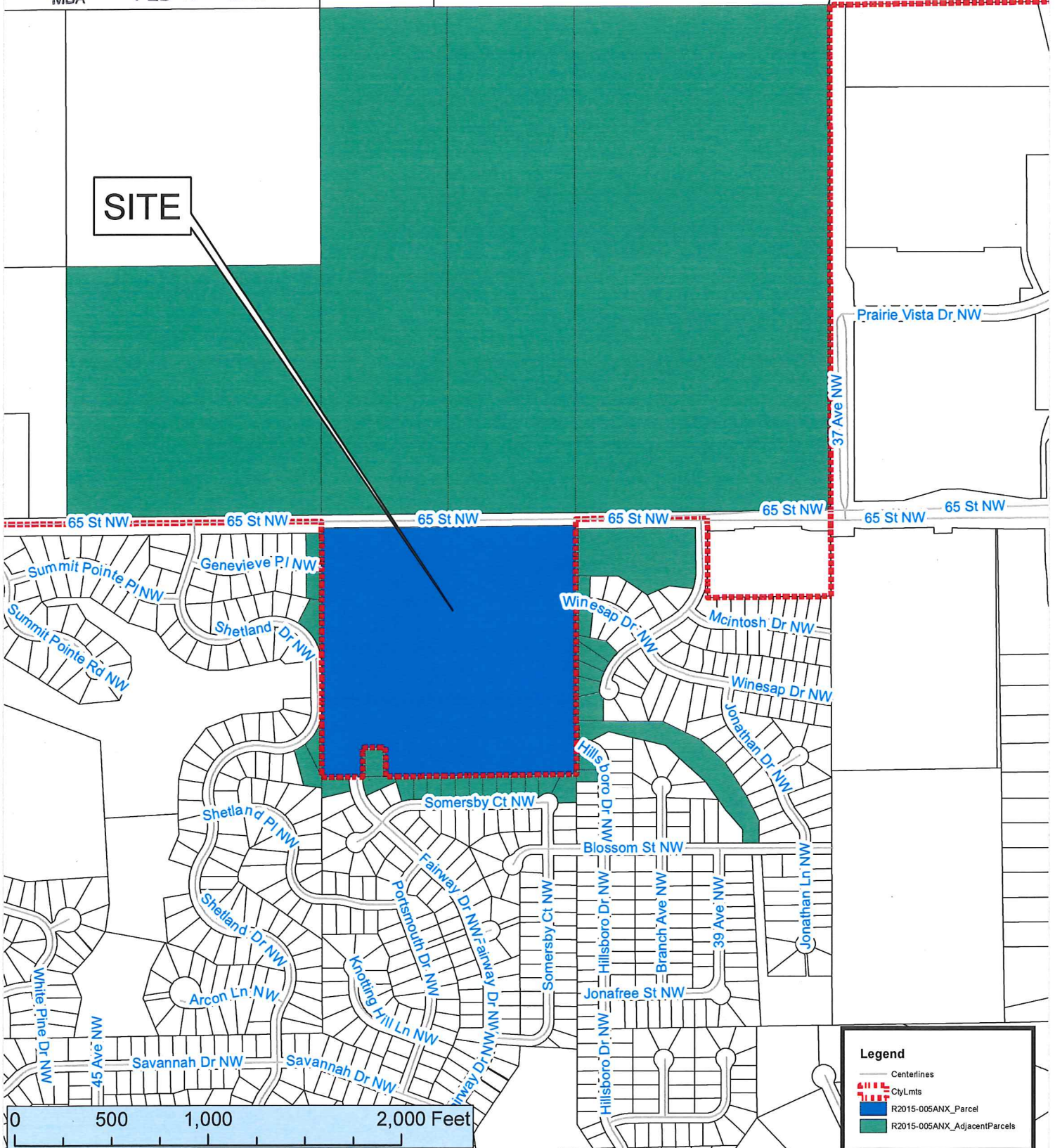
Ord15\Annex.2015-005

# Notification Area of proposed Annexation R2015-005ANX

Annexation by Ordinance #R2015-005ANX, 65th Street Properties LLC, 39.32 Acres, located in the NW Quarter of the NE Quarter, Section 8, Cascade TWP

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SITE



**Legend**

- Centerlines
- CtyLmts
- R2015-005ANX\_Parcel
- R2015-005ANX\_AdjacentParcels

This map prepared by the GIS Division, Rochester-Olmsted County Planning Department. Olmsted County is not responsible for omissions or errors contained herein. If discrepancies are found within this map, please notify the GIS Division, Rochester-Olmsted County Planning Department, 2122 Campus Drive SE, Rochester, MN 55904, (507) 328-7100.

12/21/2015



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CITY LIMITS

65th Street NW

39.32 Acres  
Proposed to be  
Annexed

50th Ave NW

# ANNEXATION EXHIBIT

REC'D BY  
MBA

FEB 26 2016

## ANNEXATION DESCRIPTION:

The Northwest Quarter (NW ¼) of the Northeast Quarter (NE ¼) of Section 8, Township 107 North, Range 14 West, less the following described parcel:

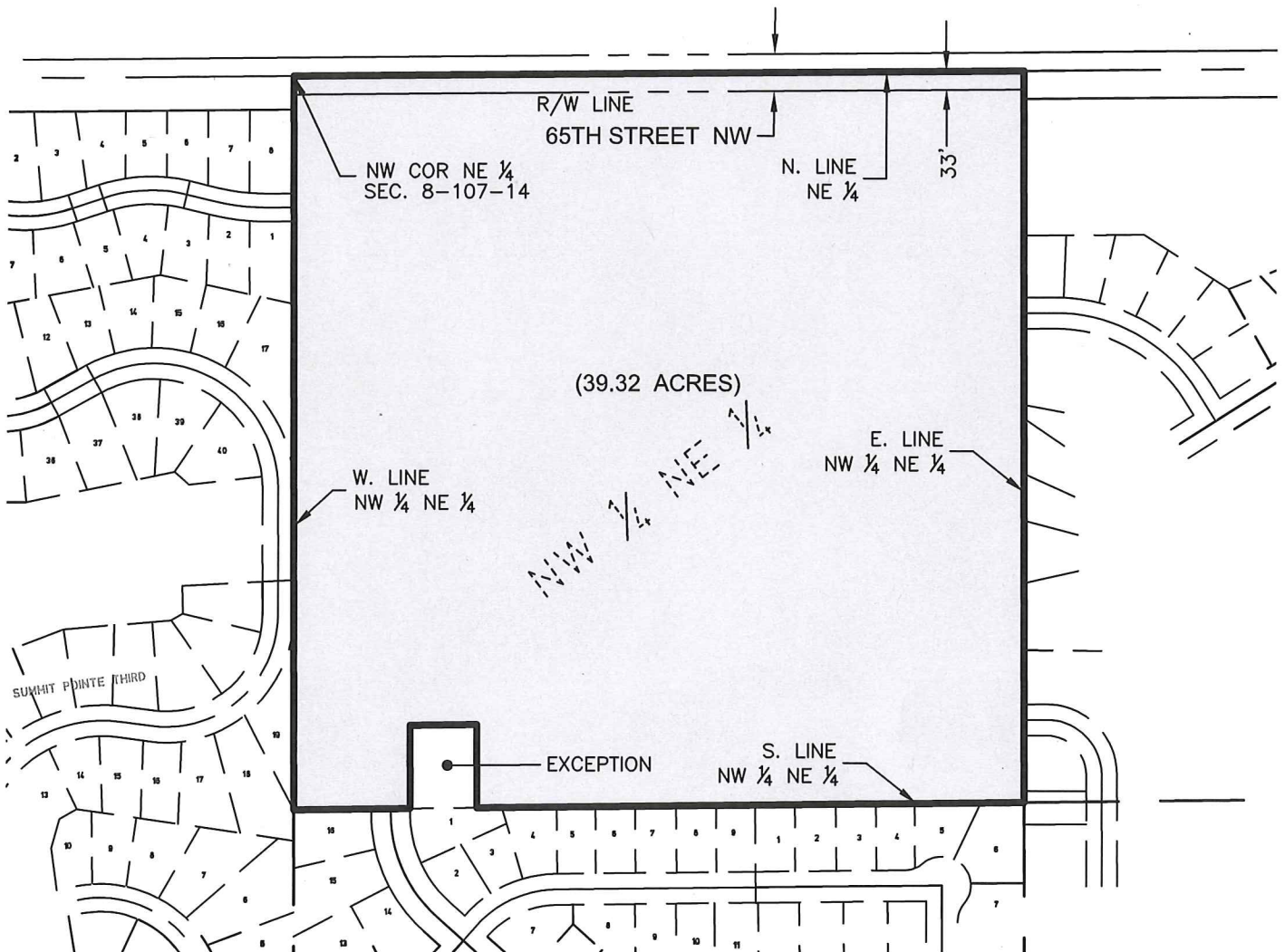
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Containing in all, 39.32 acres, more or less.



0 300  
SCALE IN FEET



CLIENT: 65TH STREET PROPERTIES LLC

SCALE: 1" = 300'

DRAWN BY: JJR

DATE : 12/14/15

ACCT. NO. : 02816-020

DWG: 02816-020 ANNEX

1648 Third Avenue SE  
Rochester, MN 55904  
507-289-3919  
www.wsbg.com

