

ORDINANCE NO. 4555

AN ORDINANCE ANNEXING TO THE CITY OF ROCHESTER  
APPROXIMATELY 67.77 ACRES OF LAND LOCATED  
NORTH AND EAST OF THE INTERSECTION OF 18<sup>TH</sup>  
AVENUE NW AND 55<sup>TH</sup> STREET NW IDENTIFIED BY PIN#  
084738, 057185, 058182, 084739.

THE COMMON COUNCIL OF THE CITY OF ROCHESTER DO ORDAIN:

Section 1. Whereas the subject Community Development Department has received an application by the landowner requesting an amendment to the P2S Comprehensive Plan Growth Management Map designation and annexation of the subject property by the City of Rochester.

Section 2. Whereas the subject property abuts the City of Rochester, is less than 120 acres in size, and is not served by a wastewater facility other than the City of Rochester.

Section 3. The City of Rochester Community Development Department has requested that the Common Council annex said land to pursuant to Minn. Stat. §414.033 Subd.2(3). The land described in the annexation request is described as follows:

All that part of the Northeast Quarter and of the Southeast Quarter of Section 10, Township 107 North, Range 14 West, Olmsted County, Minnesota described as follows:

Commencing at the northwest corner of the Northeast Quarter of said Section 10; thence South 00 degrees 14 minutes 31 seconds East (NOTE: All Bearings are in relationship with the Olmsted County Coordinate System NAD '83, Adjusted 1996), along the west line of said Northeast Quarter, 1944.40 feet; thence North 89 degrees 45 minutes 29 seconds East, 116.00 feet to the southwest corner of Lot 3 of TRAPPER'S VALLEY FIRST SUBDIVISION according to the plat thereof on file at the County Recorder's Office, Olmsted County, Minnesota for the POINT OF BEGINNING; thence continue North 89

degrees 45 minutes 29 seconds East, along the south line of said Lot 3, a distance of 396.00 feet to the southeast corner of said Lot 3; thence South 18 degrees 43 minutes 31 seconds East, 238.50 feet; thence South 80 degrees 43 minutes 31 seconds East, 318.10 feet; thence South 21 degrees 57 minutes 31 seconds East, 200.00 feet; thence South 09 degrees 22 minutes 29 seconds West, 217.21 feet to the south line of said Northeast Quarter; thence North 89 degrees 42 minutes 26 seconds West, along said south line, 173.19 feet to a point being 550.00 feet from the northeast corner of the Northwest Quarter of the Southeast Quarter of said Section 10; thence South 00 degrees 16 minutes 57 seconds East, parallel with the east line of the Northwest Quarter of said Southeast Quarter, 550.00 feet; thence South 89 degrees 42 minutes 26 seconds East, parallel with the north line of said Southeast Quarter, 550.00 feet to a point on the east line of said Northwest Quarter of the Southeast Quarter, distant 550.00 feet southerly of the northeast corner of said Northwest Quarter of the Southeast Quarter; thence South 00 degrees 16 minutes 57 seconds East, along the east line of said Northwest Quarter of the Southeast Quarter, 749.58 feet to the southeast corner of said Northwest Quarter of the Southeast Quarter; thence South 89 degrees 41 minutes 36 seconds East, along the North line of the Southeast Quarter of said Southeast Quarter, 1316.84 feet to the northeast corner of said Southeast Quarter of the Southeast Quarter; thence South 00 degrees 19 minutes 26 seconds East, along the east line of said Southeast Quarter, 731.74 feet to a point distant 568.17 feet northerly from the southeast corner of said Southeast Quarter; thence North 89 degrees 40 minutes 45 seconds West, along a line parallel with the south line of said Southeast Quarter, 230.00 feet; thence South 00 degrees 19 minutes 26 seconds East, parallel with the east line of said Southeast Quarter, 493.17 feet to the north line of the South 75.00 feet of said Southeast Quarter; thence North 89 degrees 40 minutes 45 seconds West, along said north line, 864.45 feet; Thence North 00 degrees 19 minutes 15 seconds East, 316.00 feet; thence North 89 degrees 40 minutes 45 seconds West, parallel with said north line, 289.59 feet; thence northwesterly 334.40 feet along a tangential curve, concave southwesterly, having a central angle of 81 degrees 31 minutes 52 seconds, and a radius of 235.00 feet; thence North 49 degrees 04 minutes 19 seconds West, 319.10 feet; thence North 40 degrees 55 minutes 41 seconds East, 201.41 feet; thence North 00 degrees 16 minutes 57 seconds West, 959.18 feet; thence North 89 degrees 42 minutes 26 seconds West, 550.00 feet; thence North 00 degrees 16 minutes 57 seconds West; 412.45 feet; thence North 89 degrees 42 minutes 26 seconds West, 466.20 feet to the west line of said Southeast Quarter; thence North 00 degrees 14 minutes 29 seconds West, along said west line, 427.56 feet to the southwest corner of said Northwest Quarter; thence North 00 degrees 14 minutes 31 seconds West, along the west line of said Northwest Quarter, 308.03 feet to the south line of the North 2306.08 feet of said Northeast Quarter; thence South 89 degrees 20 minutes 31 seconds East, along said south line, 116.01 feet to the east line of the West 116.00 feet of said Northeast Quarter; thence North 00 degrees 14 minutes 31 seconds West, along said east line, 363.79 feet to the POINT OF BEGINNING.

Said parcel contains 67.77 acres more or less including the 18th Ave NW (C.R. 112) right-of-way.

Said parcel is Subject to the 18th Ave NW (C.R. 112) right-of-way along the westerly side thereof.

Section 4. On December 9, 2024, the Common Council held a public hearing and considered annexation of the subject property.

Section 5. The City provided notification of said public hearing, pursuant to Minn. Stat. §414.033, subd. 2b, by giving 30 days' written notice by certified mail to the Cascade Township and to all landowners within and contiguous to the area to be annexed.

Section 6. Following the public hearing, the Common Council of the City of Rochester determined that the land abuts the City of Rochester, is less than 120 acres in size, and is not served by a wastewater facility other than the City of Rochester.

Section 7. As provided in Minn. Stat. §414.036, the City shall pay the Township the equivalent of three years' taxes in two years.



Section 8. Therefore, pursuant to Minn. Stat. §414.033, subd. 2(3), the land described in Section 3 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.

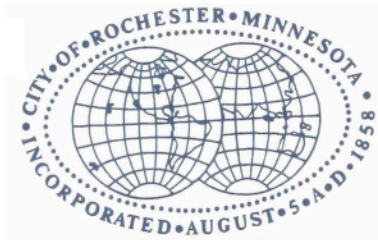
Section 10. Upon annexation the land described in Section 3 above will be 67.77 acres of property zoned R-2 (Low Density Residential – Small Lot).

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 Township Clerk, the County Auditor and the Secretary of State.

PASSED AND ADOPTED BY THE COMMON COUNCIL OF THE CITY OF  
ROCHESTER, MINNESOTA, THIS 3rd DAY OF February, 2025.

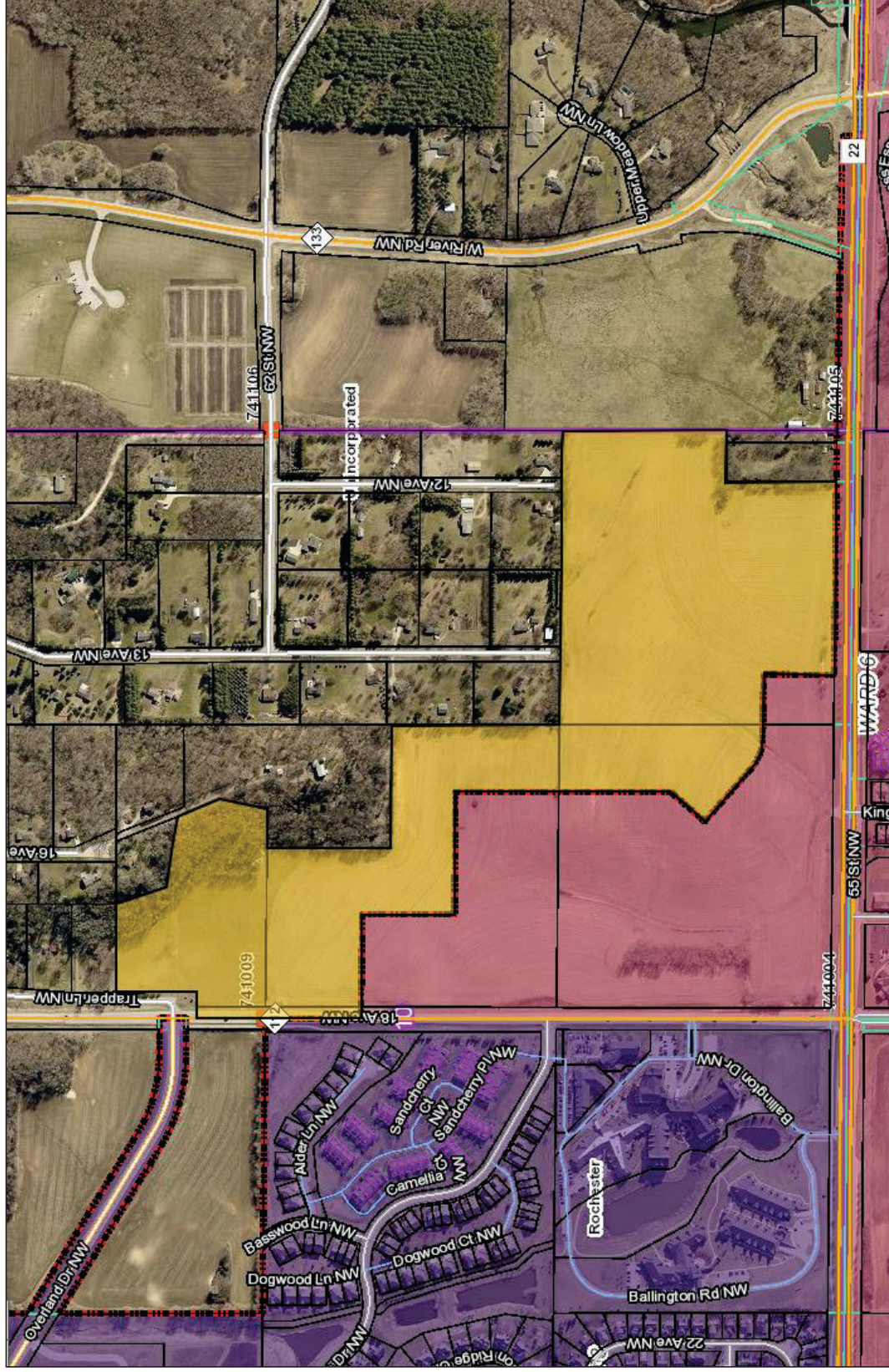
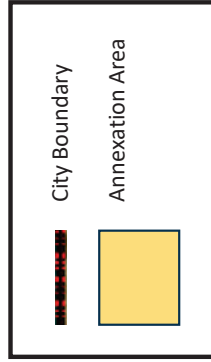
ATTEST:  CITY CLERK  
 PRESIDENT OF SAID COMMON COUNCIL

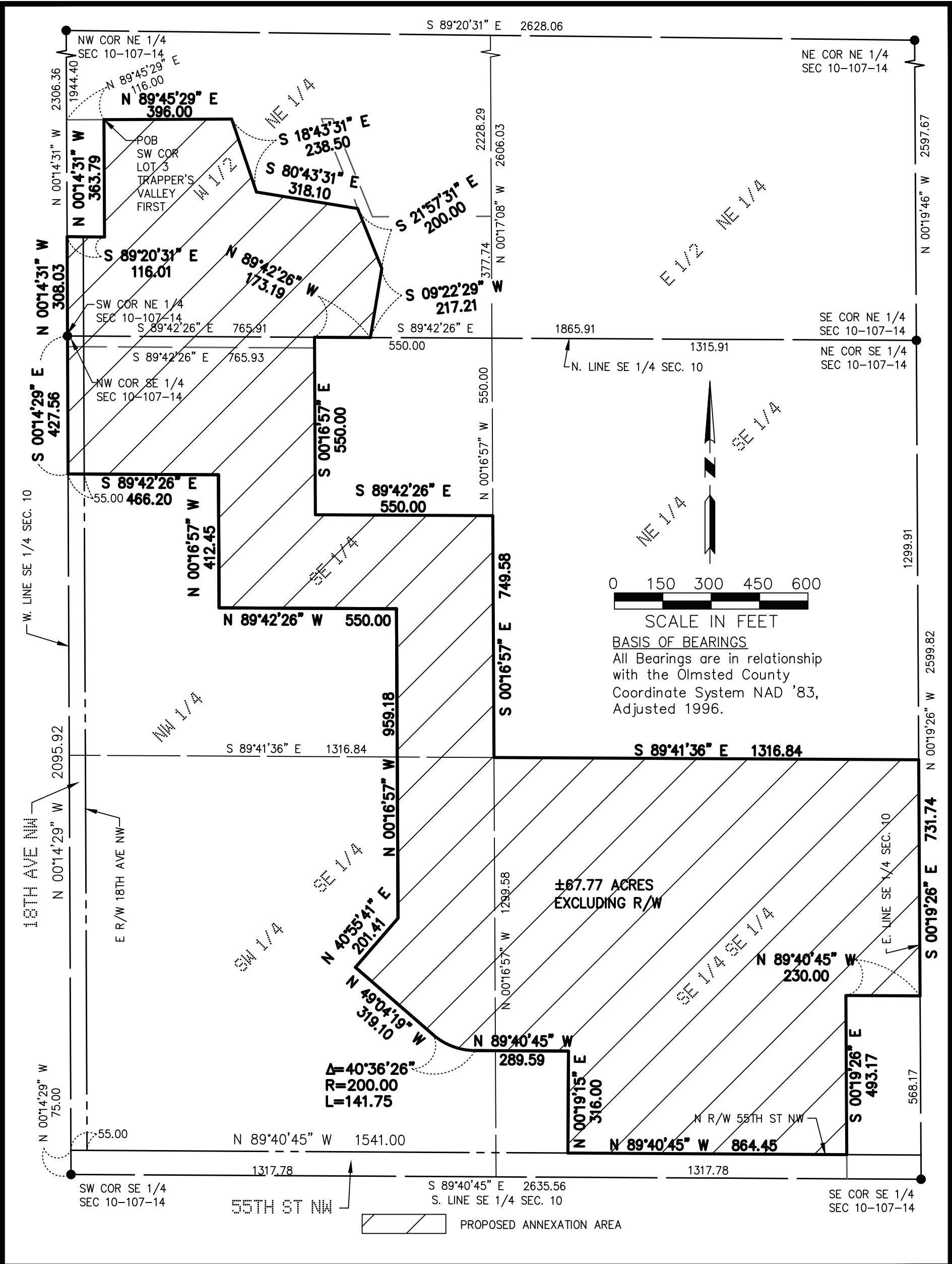
APPROVED THIS 4th DAY OF February, 2025.



  
MAYOR OF SAID CITY







PROPERTY LOCATION MAP

No Scale

**WSE MASSEY**

ENGINEERING & LAND SURVEYING<sup>LTD.</sup>

P.O. BOX 100, KASSON, MN 55944

PH. NO. 507-634-4505, EMAIL SURVEY@WSE.ENGINEERING

THIS SURVEY AND DRAWING WAS PREPARED FOR THE EXCLUSIVE USE OF:

STARK ENTERPRISES

OLMSTED, MN

ANNEXATION EXHIBIT

PART OF THE SE 1/4

SECTION 10, T 107 N, R 14 W

OLMSTED COUNTY, MINNESOTA

MONUMENTS

- FOUND (AS INDICATED)
- SET (5/8" PIPE UNLESS NOTED OTHERWISE)

DATE: 10/18/2024 REV. 4/28/2025

DWG NO. 4795SE04 JOB NO. 4795

DRAWN BY: J.D.Z. SHEET 1 OF 2



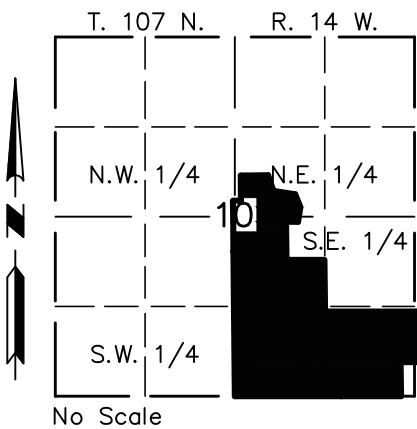
DESCRIPTION

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**ANNEXATION EXHIBIT**  
**PART OF THE SE 1/4**  
**SECTION 10, T 107 N, R 14 W**  
**OLMSTED COUNTY, MINNESOTA**

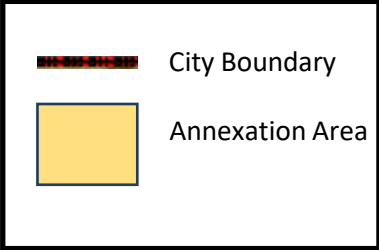
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**OLMSTED, MN**

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DATE: 10/18/2024 REV. 4/28/2025  
DWG NO. 4795SE04 JOB NO. 4795  
DRAWN BY: J.D.Z. SHEET 2 OF 2





Annexation Site City  
Boundary Contiguity Map  
(CD2024-007ANX)

