



RESOLUTION

Approving Annexation No. CD2026-003ANX, to Annex Approximately 188.6 Acres, Generally Situated East of Hadley Valley Rd NE and North of 48th St NE in Accordance with the Third Term outlined in the Joint Resolution for Designation of Certain Land and Orderly Annexation Agreement, Approved June 10, 2005.

WHEREAS, a joint Resolution for Orderly Annexation between the City of Rochester and Haverhill Township, known as Joint Resolution for Designation of Certain Land and Orderly Annexation Agreement, was accepted by the Office of Administrative Hearings on July 13, 2005; and

WHEREAS, the property owner has requested annexation of the subject site via Orderly Annexation Resolution on July 1, 2026, pursuant to Minnesota Statute § 414.0325; and

WHEREAS, the subject Resolution provides a legal description encompassing the approximate 188.6-acre site; and

WHEREAS, the Joint Resolution for Designation of Certain Land and Orderly Annexation Agreement establishes that lands ordered annexed pursuant to the Agreement will not be subject to any differential taxation as referenced in Minnesota Statute § 414.0325 and property taxes payable on annexed land shall continue to be paid to the Township pursuant to the terms outlined in the Joint Resolution for Designation of Certain Land and Orderly Annexation Agreement.

NOW, THEREFORE, BE IT RESOLVED, by the Common Council of the City of Rochester, MN, that the area of land located within Section 18, Township 107, Range 13, Olmsted County, Minnesota, be annexed into the City of Rochester Incorporated Limits in accordance with the Joint Resolution for Designation of Certain Land and Orderly Annexation Agreement between the City of Rochester and Haverhill Township, more particularly described herein by the following legal description:

The South Half of the Northwest Quarter of Section 17, Township 103, Range 13, Olmsted County, Minnesota, less those parts thereof platted as CONNEMARA HILLS SECOND SUBDIVISION and CONNEMARA HILLS THIRD SUBDIVISION

AND

The South Half of the Northeast Quarter of Section 18, Township 103, Range 13, Olmsted County, Minnesota. Less those parts thereof platted as CONNEMARA HILLS SECOND SUBDIVISION and CONNEMARA HILLS THIRD SUBDIVISION

AND

That part of the North Half of the Northeast Quarter of Section 18, Township 103, Range 13, Olmsted County, Minnesota lying southerly and easterly of the centerline of Hadley Valley Road NE, also known as County Road 124 per OLMSTED COUNTY HIGHWAY RIGHT OF WAY MAP NO. 22. Less those parts thereof platted as CONNEMARA HILLS SECOND SUBDIVISION and CONNEMARA HILLS THIRD SUBDIVISION

BE IT FURTHER RESOLVED that the City Clerk is hereby instructed to file a certified copy of this Resolution in the office of the County Recorder in and for Olmsted County, Minnesota.

PASSED AND ADOPTED BY THE COMMON COUNCIL OF THE CITY OF ROCHESTER, MINNESOTA, THIS 20th DAY OF July, 2026.

ATTEST: Anne M. Kase
CITY CLERK

Randy Schubert
PRESIDENT OF SAID COMMON COUNCIL

APPROVED THIS 23rd DAY OF July, 2026.



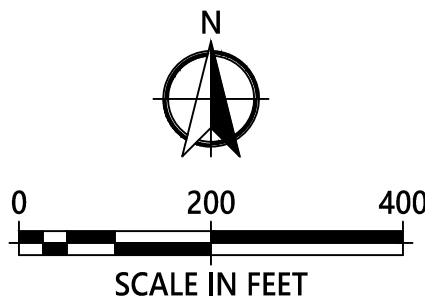
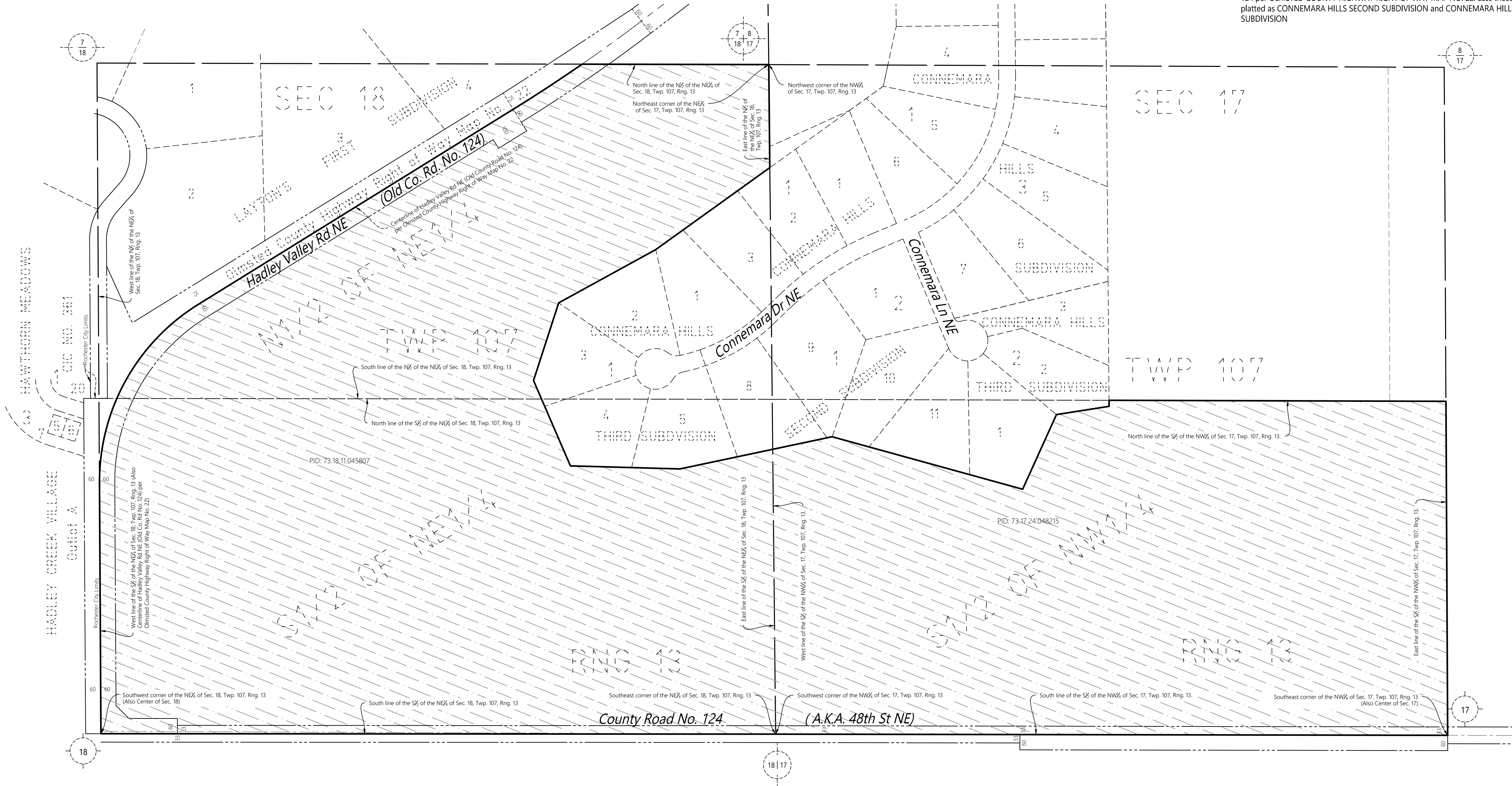
Kim Norton
MAYOR OF SAID CITY

Annexation Exhibit
For
Farmland, LLC and City of Rochester
Part of Sec. 17 & 18, Twp. 107, Rng. 13
City of Rochester, Olmsted County, Minnesota

PROPOSED ANNEXATION AREA DESCRIPTION:
The South Half of the Northwest Quarter of Section 17, Township 103, Range 13, Olmsted County, Minnesota, less those parts thereof platted as CONNEMARA HILLS SECOND SUBDIVISION and CONNEMARA HILLS THIRD SUBDIVISION

AND

That part of the South Half of the Northeast Quarter and that part of the North Half of the Northeast Quarter, Section 18, Township 103, Range 13, Olmsted County, Minnesota lying southerly and easterly of the centerline of Hadley Valley Road NE, also known as County Road 124 per OLMSTED COUNTY HIGHWAY RIGHT OF WAY MAP NO. 22. Less those parts thereof platted as CONNEMARA HILLS SECOND SUBDIVISION and CONNEMARA HILLS THIRD SUBDIVISION



LEGEND

- SECTION LINE
- QUARTER QUARTER SECTION LINE
- RIGHT-OF-WAY LINE
- ADJOINING LOT LINE
- BOUNDARY LINE
- PROPOSED ANNEXATION AREA

SURVEY NOTES:

- The purpose of this Description Sketch is to show the area being proposed to be annexed into the City of Rochester for the future development of the above described area.
- Existing property referenced from parts of Deed Doc. No. 970003.

WIDSETH
ARCHITECTS • ENGINEERS • SCIENTISTS • SURVEYORS

DRAWN BY:
CEG
CHECKED BY:
CEG

I HEREBY CERTIFY THAT THIS SURVEY, PLAN, OR REPORT WAS PREPARED BY ME OR UNDER MY
MY DIRECT SUPERVISION, AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE
LAWS OF THE STATE OF MINNESOTA
Christopher E. Gray LIC. NO.: 64367 DATE: 6/24/26

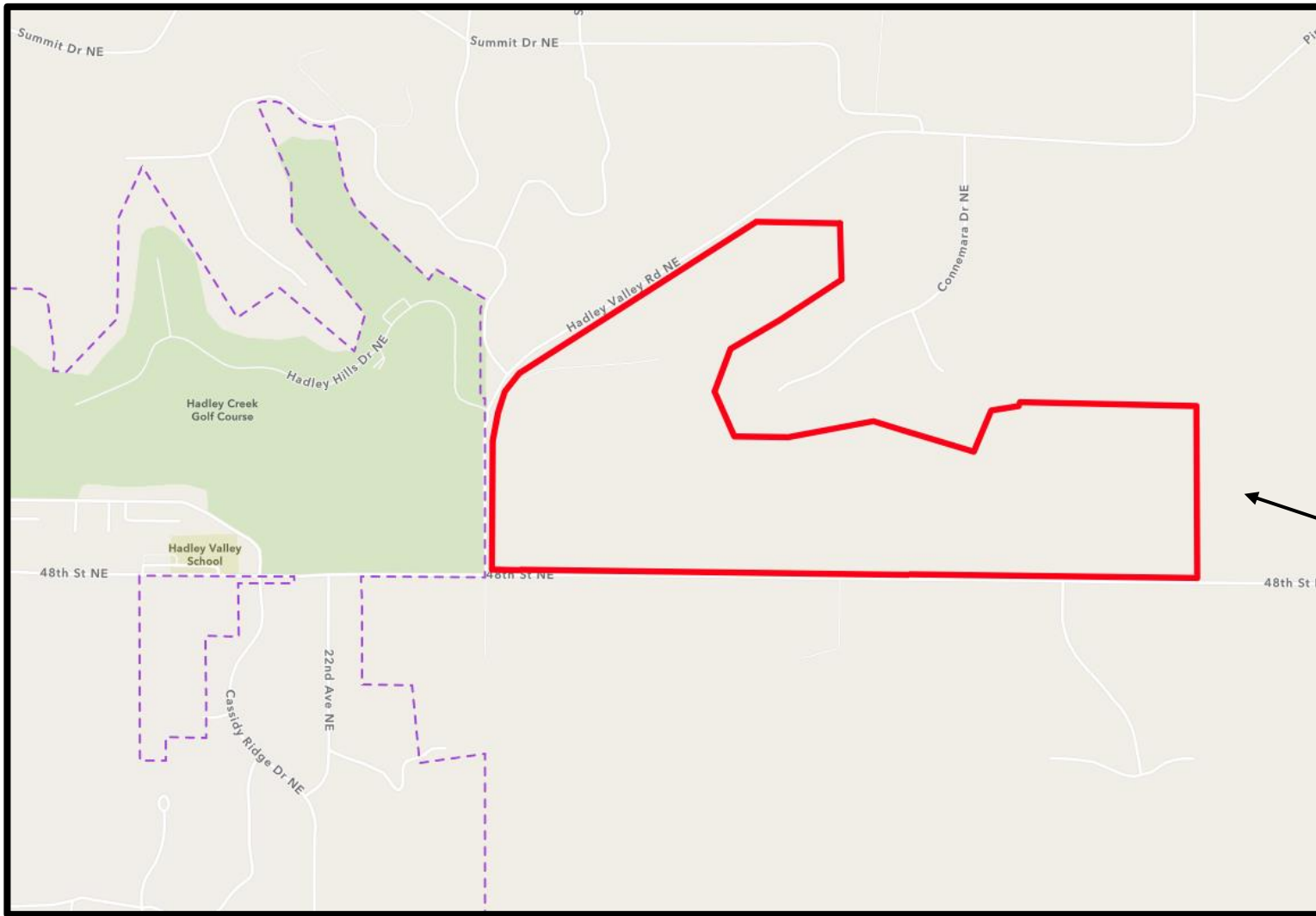
DATE	AMENDMENT DESCRIPTION

PREPARED FOR:

Farmland, LLC and City of Rochester

Annexation Exhibit

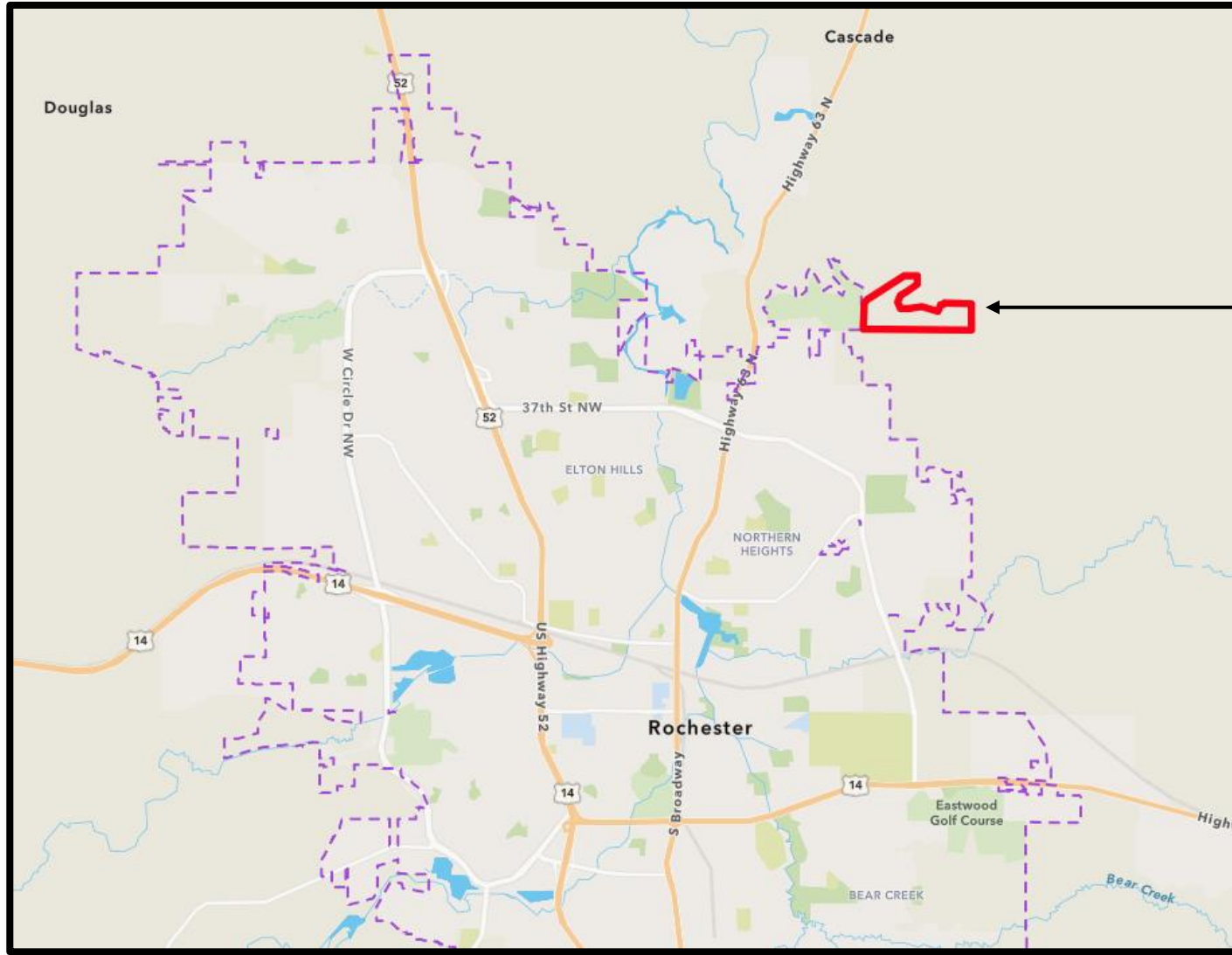
PROJECT #: 2026-10939



Contiguity Exhibit
(Zoomed In)

Annexation Area

*City to annex
portion of
Hadley Valley Rd
NE ROW*



Contiguity Exhibit
(Zoomed Out)

Annexation Area