

MAY 13 2003

ORDINANCE NO. 3545

AN ORDINANCE ANNEXING TO THE CITY OF ROCHESTER APPROXIMATELY 12 ACRES OF LAND LOCATED IN A PART OF THE NORTHWEST QUARTER OF SECTION 29, 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 the petition for annexation is described as follows:

That part of the NW ¼ of Section 29, Township 107, Range 13, Olmsted County, Minnesota, described as follows:

Commencing at the NE Corner of said NW ¼, thence due West along the north line thereof 943.38 feet for a place of beginning, thence South 0°21' East 456.67 feet to the center of State Aid Road No. 2, thence Southwesterly along center of said road 646.66 feet, thence North 0°21' West 617.65 feet to the north line of said Section, thence due East 627 feet to the place of beginning; and also, that part of the SW ¼ Section 20 in said Township and Range described as follows: Commencing at the SE corner of said SW ¼, and running thence due West along the south line thereof a distance of 945.38 feet for a place of beginning, thence due West along said South line a distance of 627 feet, thence North 0°21' west a distance of 287.84 feet, thence due East a distance of 627 feet, thence South 0°21' East a distance of 287.84 feet to the place of beginning.

Containing 12 acres more or less.

Section 2. The total quantity of land included in the petition is approximately 12 acres in size.

Section 3. On March 17, 2003, 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 Haverhill Township officers, and the adjacent property owners.

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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 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 21st DAY OF April, 2003.

John H. Hengeman
PRESIDENT OF SAID COMMON COUNCIL

ATTEST:

Teddy K. K. K.
CITY CLERK

APPROVED THIS 22nd DAY OF April, 2003.

Charles F. Bieda
MAYOR OF SAID CITY

(Seal of the City of
Rochester, Minnesota)

Ord2000\Annex.0301

JAN -4 1992

REC'D BY
M M B

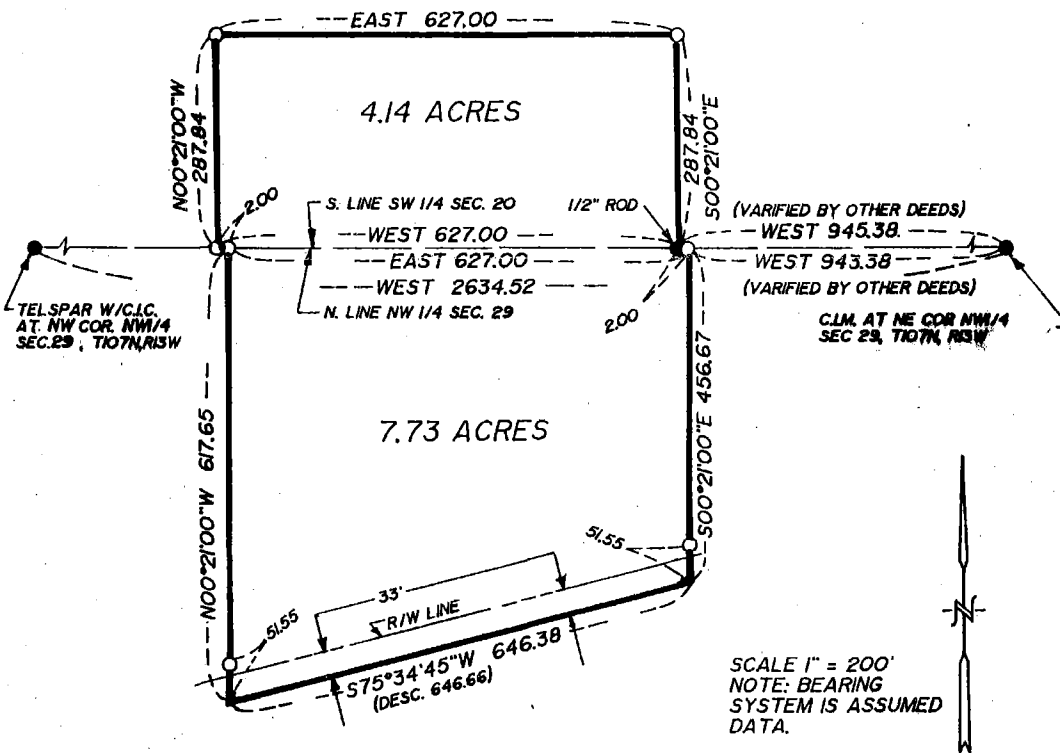
MAY 13 2003

Property Description: (Of record and furnished by owner) **OLMSTED COUNTY**

PUBLIC WORKS DEPT.

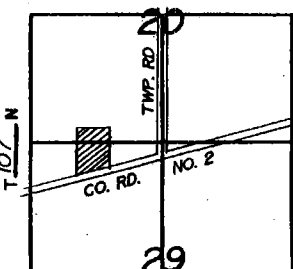
That part of the NW 1/4 Sec-29-Town-107-Range-13, Olmsted County, Minnesota, described as follows: Commencing at the NE corner of said NW 1/4, thence due West along the north line thereof 943.38 feet for a place of beginning, thence South 0°21' East 456.67 feet to the center of State Aid Road No. 2, thence Southwesterly along center of said road 646.66 feet, thence North 0°21' West 617.65 feet to the north line of said Section, thence due East 627 feet to the place of beginning; and also, that part of the SW 1/4 Section 20 in said Township and Range described as follows: Commencing at the SE corner of said SW 1/4, and running thence due West along the south line thereof a distance of 945.38 feet for a place of beginning, thence due West along said South line a distance of 627 feet, thence North 0°21' west a distance of 287.84 feet, thence due East a distance of 627 feet, thence South 0°21' East a distance of 287.84 feet to the place of beginning.

COUNTY SURVEYOR COPY



7329-3035

VICINITY MAP SCALE: 1"=3000'



R 13 W OLMSTED COUNTY

● = FOUND MONUMENT ○ = SET 1/2" PIPE WITH RLS NO. 14888

SURVEY FOR: WAYNE WESLA

SURVEYOR'S CERTIFICATE

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 12/3/1992
PINE ISLAND, MN.

VINCENT A. FANGMAN REG. NO. 14888

DRAWN BY: C. FANGMAN

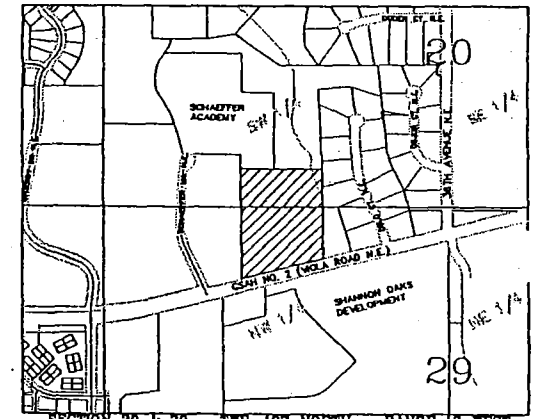
DATE 12/3/92

JOB NO. 92-147

REC'D BY
M.M.B.
MAY 13 2003

GENERAL DEVELOPMENT PLAN VIOLA HILLS SUBDIVISION SECTION 20 & 29 HAVERHILL TOWNSHIP

VICINITY MAP



SECTION 20 & 29 - TWP. 107 NORTH - RANGE 13 WEST
NOT TO SCALE

DEVELOPER
TED LUTY
1311 ASHLEY LANE SW
ROCHESTER, MN 55902

OWNER
W.D. RASBURN
3125 VIOLA ROAD NE
ROCHESTER, MN 55906

ENGINEER & SURVEYOR
G.G. RICH
14070 HWY. 53 SE
CHATHAM, MN 55923

NOTICE
UPON APPROVAL OF THIS PLAN, THE R-1 ZONE CHANGING FOR OUTLOT "A" TO R-1X

STREET CLASSIFICATION
ALL STREETS WITHIN THE DEVELOPMENT SHALL BE CLASSIFIED AS "LOCAL" STREETS

NOTE:
EXISTING HOUSE AND GARAGE TO REMAIN
ALL OTHER BUILDINGS TO BE REMOVED

DENSITY
PROPOSED R-1 - 8.66 ACRES - 18 LOTS
UNITS PER ACRE - 0.34
PROPOSED R-1X - 2.21 ACRES - 10 UNITS
UNITS PER ACRE - 0.22

CURVE TABLE

CURVE	LENGTH	RADIUS
C1	10.22'	72.00'
C2	24.32'	128.00'
C3	25.52'	203.00'
C4	28.54'	150.00'
C5	13.32'	225.00'
C6	32.01'	225.00'
C7	17.22'	225.00'
C8	13.82'	15.00'
C9	39.10'	50.00'
C10	48.00'	50.00'
C11	48.00'	50.00'
C12	48.00'	50.00'
C13	84.48'	50.00'
C14	13.82'	15.00'
C15	8.83'	175.00'
C16	81.05'	175.00'
C17	17.74'	500.00'
C18	13.82'	15.00'
C19	83.05'	50.00'
C20	48.00'	50.00'
C21	43.83'	50.00'
C22	43.83'	50.00'
C23	49.53'	50.00'
C24	13.82'	15.00'

LEGEND

- GUY WIRE
- ELECTRICAL BOX
- UTILITY POLE
- TELEPHONE BOX
- SANITARY MANHOLE
- STORM WATER MANHOLE
- XX WATER HYDRANT
- CONTOUR MAJOR
- CONTOUR MINOR
- OVERHEAD ELECTRIC
- TREE EDGE
- DECIDUOUS TREE
- PROPOSED SANITARY MANHOLE
- PROPOSED WATER HYDRANT
- PROPOSED STORMWATER CATCHBASIN

GRAPHIC SCALE



LAND DESCRIPTION
That part of the Northwest Quarter of Section 20, Township 107 North, Range 13 West, Olmsted County, Minnesota, described as follows:
Commencing at the northeast corner of said Northwest Quarter, thence due West along the north line thereof 943.38 feet for a place of beginning; thence South 0°21' East 456.87 feet to the center of State Aid Road No. 2, thence Southwesterly along center of said road 648.86 feet; thence North 0°21' West 817.83 feet to the north line of said section; thence due East 827 feet to the place of beginning.
AND ALSO
That part of the Southwest Quarter of Section 20 in said Township and Range described as follows:
Commencing at the southwest corner of said Southwest Quarter, and running thence due West along the south line thereof a distance of 943.38 feet for a place of beginning; thence due West along said south line a distance of 127 feet; thence North 0°21' West a distance of 287.84 feet; thence due East a distance of 827 feet; thence South 0°21' East a distance of 287.84 feet to the place of beginning.
The above described parcel contains 11.87 acres, more or less.