

ORDINANCE NO. 4149

AN ORDINANCE ANNEXING TO THE CITY OF ROCHESTER APPROXIMATELY 35.02 ACRES OF LAND LOCATED IN A PART OF THE SOUTHWEST QUARTER OF SECTION 17 AND PART OF THE NORTHWEST QUARTER OF SECTION 20, 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 City of Rochester 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 Southwest Quarter of Section 17J Township 107North Range 14 West, Olmsted County, Minnesota, described as follows:

Commencing at the southwest corner of the Southwest Quarter of said Section 17; thence North 88 degrees 26 minutes 10 seconds East, assumed bearing, along the south line of said Southwest Quarter 701.74 feet for the point of beginning; thence North 29 degrees 49 minutes 10 seconds East, 29.20 feet; thence North 60 degrees 10 minutes 50 seconds West, 110.00 feet; thence North 29 degrees 49 minutes 10 seconds East, 142.81 feet; thence North 49 degrees 15 minutes 35 seconds East, 185.41 feet; thence North 72 degrees 41 minutes 40 seconds East, 166.30 feet; thence North 81 degrees 30 minutes 45 seconds East, 395.82 feet; thence North 62 degrees 08 minutes 45 seconds East, 426.64 feet; thence North 72 degrees 28 minutes 40 seconds East, 232.41 feet; thence North 66 degrees 47 minutes 30 seconds East, 151.37 feet; thence North 50 degrees 59 minutes 45 seconds East, 142.31 feet; thence North 34 degrees 49 minutes 49 seconds East, 188.07 feet; thence North 40 degrees 42 minutes 06 seconds East, 112.84 feet; thence North 72 degrees 40 minutes 54 seconds East, 161.38 feet; thence South 75 degrees 49 minutes 48 seconds East, 64.95 feet to the east line of said Southwest Quarter; thence South 00 degrees 23

minutes 48 seconds East, along said east line, 1070.62 feet to the southeast corner of said Southwest Quarter; thence South 88 degrees 26 minutes 10 seconds West, along the south line thereof, 1935.54 feet to the point of beginning.

ALSO:

That part of the Southeast Quarter of Section 17, Township 107 North, Range 14 West, Olmsted County, Minnesota, described as follows:

Beginning at the southwest corner of the Southeast Quarter of said Section 17; thence North 88 degrees 05 minutes 13 seconds East, along the south line of said Southeast Quarter, 102.72 feet; thence North 00 degrees 23 minutes 48 seconds West, parallel with the west line of said Southeast Quarter, 1041.22 feet; thence North 75 degrees 49 minutes 48 seconds West, 106.09 feet to the west line of said Southeast Quarter; thence South 00 degrees 23 minutes 48 seconds East, along said west line, 1070.62 feet to the point of beginning.

Containing in all, 29.32 acres, more or less.

That part of the Northwest Quarter of Section 20, Township 107 North, Range 14 West, Olmsted County, Minnesota, described as follows:

Commencing at the northwest corner of the Northwest Quarter of said Section 20; thence North 88 degrees 26 minutes 10 seconds East, assumed bearing, along the north line of said Northwest Quarter, 701.74 feet for the point of beginning; thence South 29 degrees 49 minutes 10 seconds West, 91.66 feet; thence southerly 69.73 feet along a non-tangential curve, concave easterly, central angle of 17 degrees 22 minutes 13 seconds, radius of 230.00 feet and a chord which bears South 04 degrees 25 minutes 15 seconds West, 69.46 feet; thence southeasterly 30.93 feet along a compound curve, concave northeasterly, central angle of 39 degrees 22 minutes 42 seconds, radius of 45.00 feet and a chord which bears South 23 degrees 57 minutes 13 seconds East, 30.32 feet; thence southeasterly 15.67 feet along a compound curve, concave northeasterly, central angle of 14 degrees 28 minutes 58 seconds, radius of 62.00 feet and a chord which bears South 50 degrees 53 minutes 02 seconds East, 15.63 feet; thence southeasterly 123.84 feet along a reverse curve, concave southwesterly, central angle of 13 degrees 20 minutes 15 seconds, radius of 532.00 feet and a chord which bears South 51 degrees 27 minutes 24 seconds East, 123.56 feet; thence southeasterly 376.34 feet along a reverse curve, concave northeasterly, central angle of 34 degrees 43 minutes 22 seconds, radius of 621.00 feet and a chord which bears South 62 degrees 08 minutes 57 seconds East, 370.61 feet; thence easterly 222.31 feet along a compound curve, concave northerly, central angle of 17 degrees 16

minutes 57 seconds, radius of 737.00 feet and a chord which bears South 88 degrees 09 minutes 07 seconds East, 221.47 feet to the east line of said Northwest Quarter; thence North 00 degrees 18 minutes 40 seconds West, along said east line, 460.47 feet to the north line of said Northwest Quarter; thence South 88 degrees 26 minutes 10 seconds West, along said north line, 616.91 feet to the point of beginning.

Containing 5.70 acres, more or less..

Section 2. The total quantity of land included in the petition is approximately 35.02 acres in size.

Section 3. On April 7, 2014, 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 (\$1,039.48 annually for 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. 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 8. 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 9. 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 Department of Administration – Municipal Boundary Adjustments, the Cascade Town Clerk, the County Auditor and the Secretary of State.

APR 10 2014

PASSED AND ADOPTED BY THE COMMON COUNCIL OF THE CITY OF
ROCHESTER, MINNESOTA, THIS 7 DAY OF April, 2014.

Randy Staver
PRESIDENT OF SAID COMMON COUNCIL

ATTEST: Aaron S. Ream
CITY CLERK

APPROVED THIS 8 DAY OF April, 2014.

William F. Busch
MAYOR OF SAID CITY

(Seal of the City of
Rochester, Minnesota)

Ord10\Annex.2014-001

REC'D BY
MBA

APR 10 2014

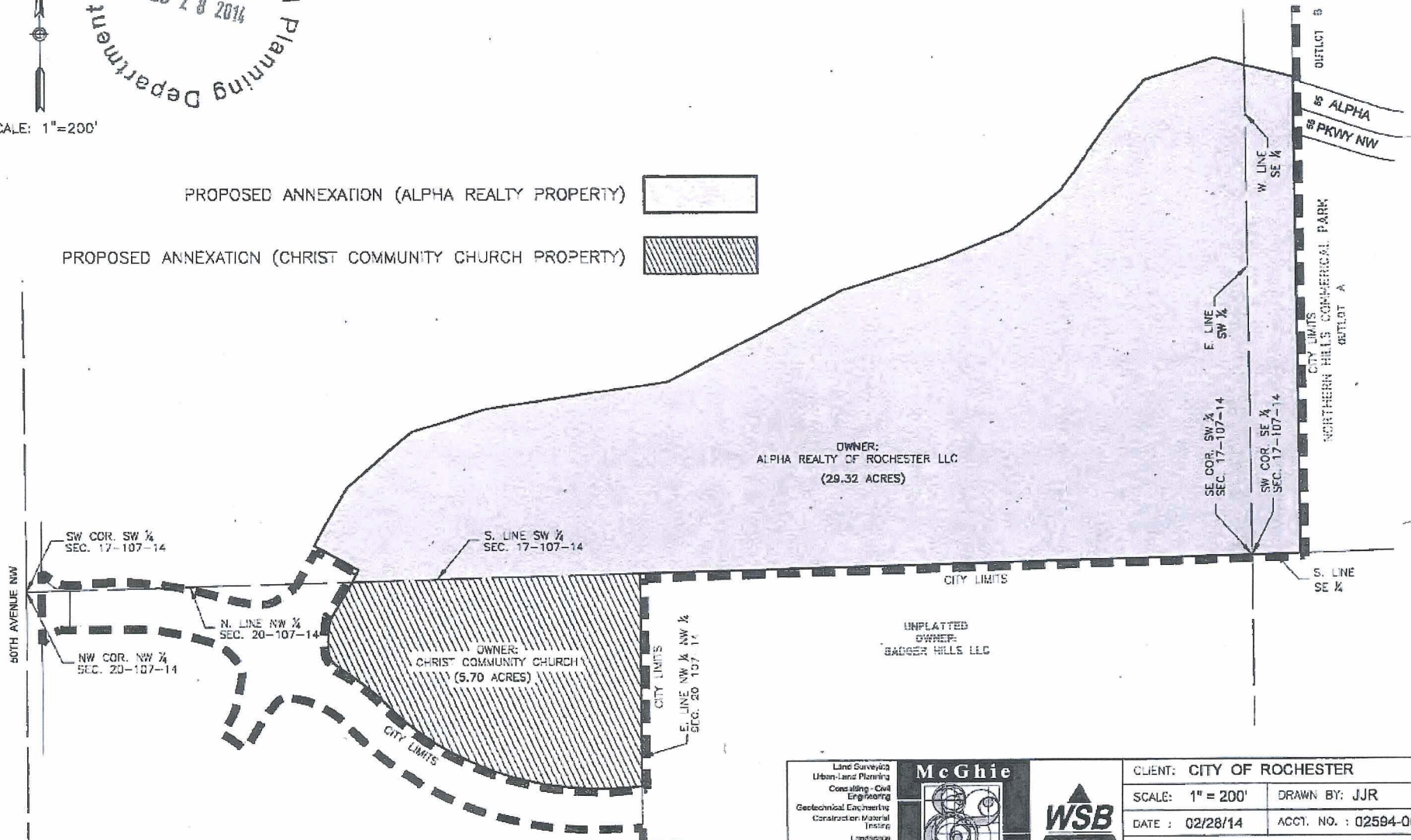
Rochester-Olmsted Planning Department
RECEIVED
FEB 28 2014

ANNEXATION EXHIBIT

SCALE: 1"=200'

PROPOSED ANNEXATION (ALPHA REALTY PROPERTY)

PROPOSED ANNEXATION (CHRIST COMMUNITY CHURCH PROPERTY)



Land Surveying
Urban-Land Planning
Consulting - Civil
Engineering
Geotechnical Engineering
Construction Material
Inspection
Landscape
Architecture
1645 Third Avenue S.E.
Rochester, MN 55904
Telephone 507-258-3818
Facsimile 507-258-7333

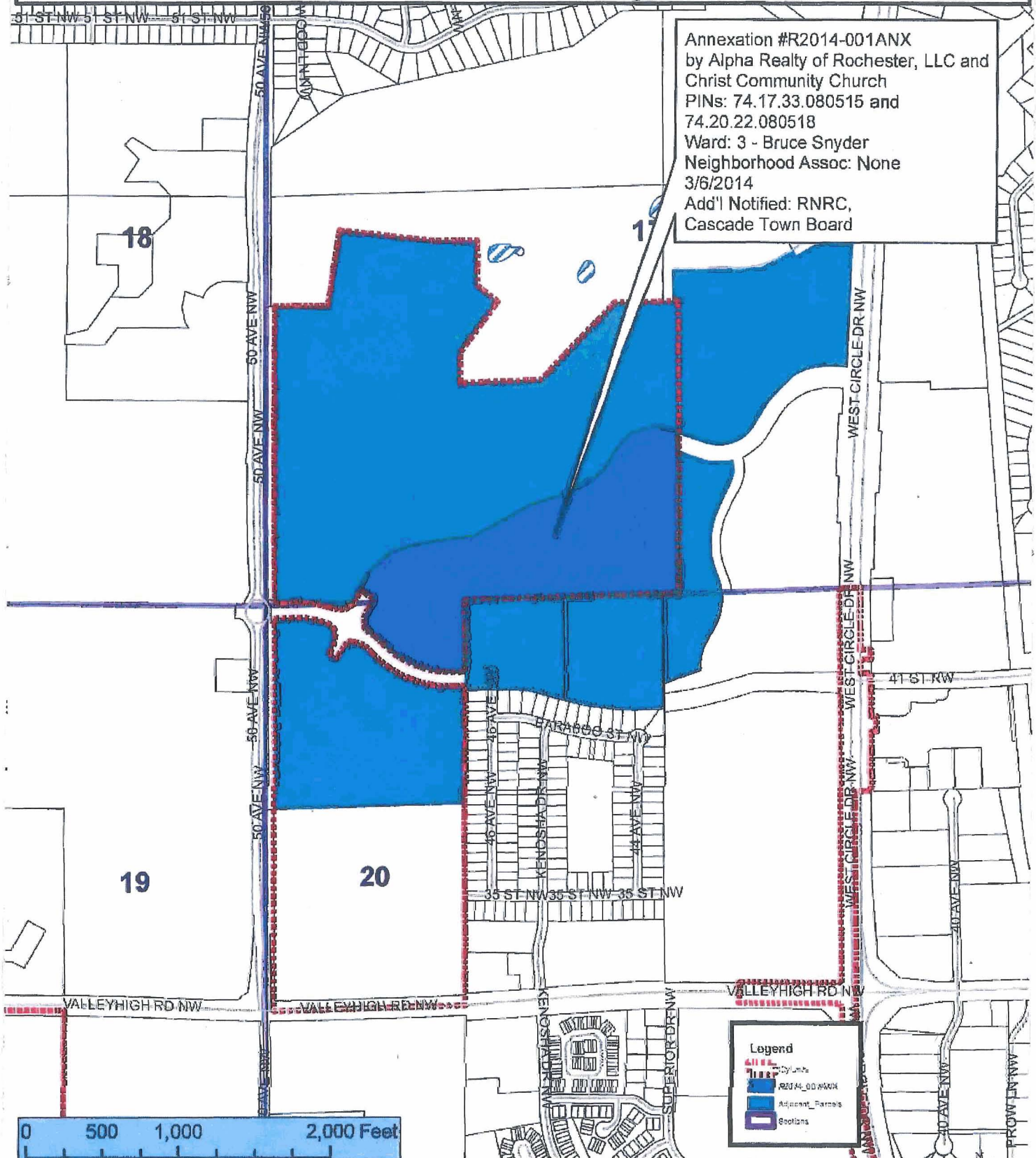
McGhie
Betts

WSB
& Associates, Inc.

CLIENT: CITY OF ROCHESTER	
SCALE: 1" = 200'	DRAWN BY: JJR
DATE : 02/28/14	ACCT. NO. : 02594-000
DWG: 02594-000 EX	
FILE NUMBER:	BK. PG.

Notification of proposed Annexation R2014-001ANX
by Alpha Realty of Rochester LLC and Christ Community Church to annex approximately
35.02 acres of land in a part of the SW 1/4 of Section 17 and a part of the NW
1/4 of Section 20 Cascade Township. The property is located east of 50 Ave NW,
west of West Circle Drive and north of Badger Hills Dr NW.

Annexation #R2014-001ANX
by Alpha Realty of Rochester, LLC and
Christ Community Church
PINs: 74.17.33.080515 and
74.20.22.080518
Ward: 3 - Bruce Snyder
Neighborhood Assoc: None
3/6/2014
Add'l Notified: RNRC,
Cascade Town Board



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.