

**RECEIVED**

by OAH on May 2, 2016

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE ANNEXING TO THE CITY OF ROCHESTER  
APPROXIMATELY 25.19 ACRES OF LAND LOCATED IN THAT  
PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF  
SECTION 21, TOWNSHIP 106 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:

That part of the East Half of the Northeast Quarter of Section 21, Township 106 North, Range 14 West, Olmsted County, Minnesota, described as follows:

Beginning at the northeast corner of the Northeast Quarter of said Section 21; thence South 00 degrees 35 minutes 39 seconds East, assumed bearing, along the east line of said Northeast Quarter, 2627.60 feet to the southeast corner of said Northeast Quarter; thence North 89 degrees 48 minutes 19 seconds West, along the south line of said Northeast Quarter, 80.00 feet; thence North 36 degrees 24 minutes 42 seconds West, 676.73 feet; thence North 08 degrees 22 minutes 12 seconds West, 758.76 feet; thence North 07 degrees 54 minutes 16 seconds East, 589.00 feet; thence North 13 degrees 32 minutes 03 seconds East, 365.04 feet; thence North 45 degrees 21 minutes 05 seconds East, 560.08 feet to the point of beginning.

Containing 25.19 acres, more or less.

Section 2. The total quantity of land included in the petition is approximately 25.19 acres in size.

Section 3. On March 21, 2016, 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 Rochester 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 Rochester Town Clerk, the County Auditor and the Secretary of State.

PASSED AND ADOPTED BY THE COMMON COUNCIL OF THE CITY OF  
ROCHESTER, MINNESOTA, THIS 18th DAY OF April, 2016.

ATTEST: Aaron S. Reever  
CITY CLERK

Randy Staver  
PRESIDENT OF SAID COMMON COUNCIL

APPROVED THIS 29th DAY OF April, 2016.

William F. Bieda  
MAYOR OF SAID CITY



Ord15\Annex.2016-001

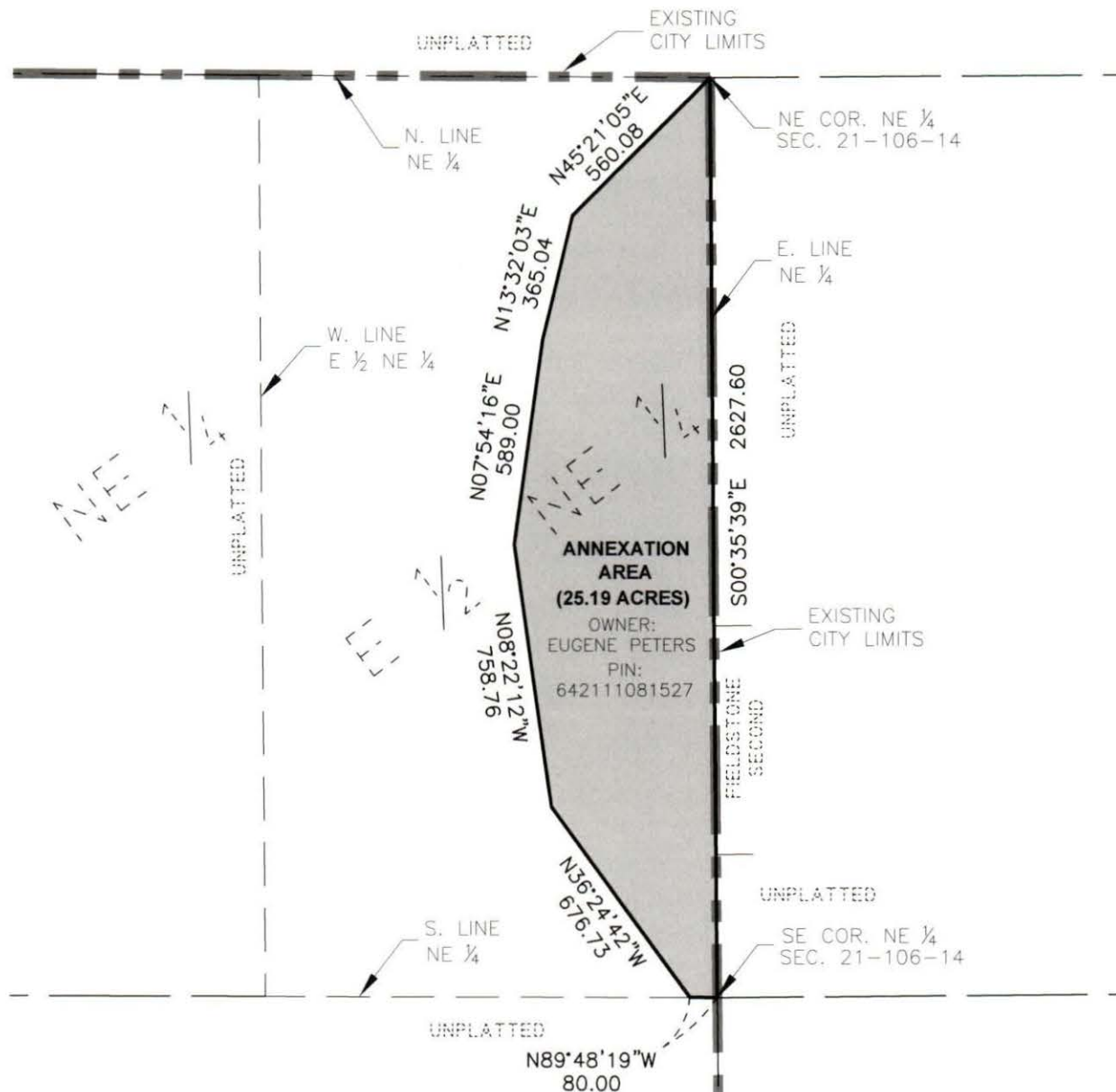
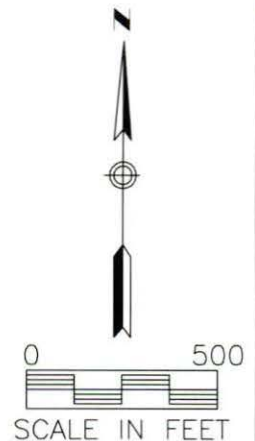
# ANNEXATION EXHIBIT

## PROPOSED ANNEXATION DESCRIPTION:

That part of the East Half of the Northeast Quarter of Section 21, Township 106 North, Range 14 West, Olmsted County, Minnesota, described as follows:

Beginning at the northeast corner of the Northeast Quarter of said Section 21; thence South 00 degrees 35 minutes 39 seconds East, assumed bearing, along the east line of said Northeast Quarter, 2627.60 feet to the southeast corner of said Northeast Quarter; thence North 89 degrees 48 minutes 19 seconds West, along the south line of said Northeast Quarter, 80.00 feet; thence North 36 degrees 24 minutes 42 seconds West, 676.73 feet; thence North 08 degrees 22 minutes 12 seconds West, 758.76 feet; thence North 07 degrees 54 minutes 16 seconds East, 589.00 feet; thence North 13 degrees 32 minutes 03 seconds East, 365.04 feet; thence North 45 degrees 21 minutes 05 seconds East, 560.08 feet to the point of beginning.

Containing 25.19 acres, more or less.



CLIENT: GP DEVELOPMENT

SCALE: 1" = 500'

DRAWN BY: JJR

DATE: 01/28/16

ACCT. NO.: 02405-050

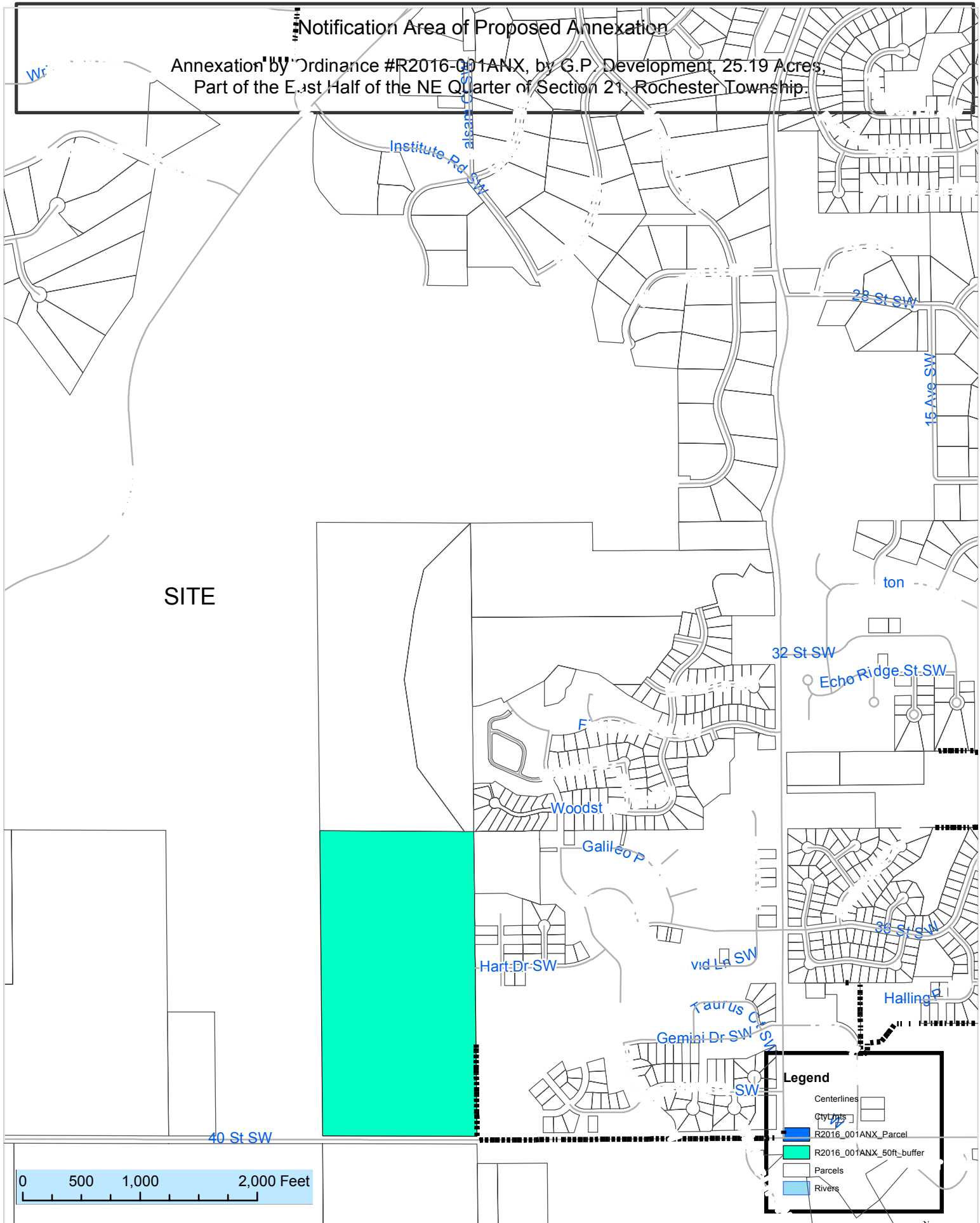
DWG: 02405-050 EX

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



# Notification Area of Proposed Annexation

Annexation by Ordinance #R2016-001ANX, by G.P. Development, 25.19 Acres,  
Part of the East Half of the NE Quarter of Section 21, Rochester Township.







MAYOWOOD RD SW

BAMBER VALLEY RD SW

CITY

LIMITS

25.19 ACRES

FIELDSTONE RD SW

18TH AVE SW

40th ST SW

TH 52

TH 63

40TH ST SW