

RECEIVED

By: OAH on October 6, 2020

ORDINANCE NO. 4412

AN ORDINANCE ANNEXING TO THE CITY OF ROCHESTER
APPROXIMATELY 2 ACRES OF LAND LOCATED AT 4420 19TH
STREET NW, ON THE SOUTH SIDE OF 19TH STREET NW, SOUTH
OF ASHLAND DR NW.

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 Olmsted County 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 Northeast Quarter of the Southwest Quarter of Section 29, Township 107 North, Range 14 West, Olmsted County, Minnesota, described as follows:

Commencing at the northeast corner of said Southwest Quarter; thence southerly on a Minnesota State Plane Grid Azimuth from north of 180 degrees 26 minutes 25 seconds along the east line of said Southwest Quarter 60.06 feet; thence westerly 267 degrees 54 minutes 24 seconds azimuth along a line 60.00 feet southerly of and parallel with the north line of said Southwest Quarter 222.85 feet to the point of beginning; thence continue westerly 267 degrees 54 minutes 24 seconds azimuth along said line 216.49 feet; thence southerly 177 degrees 57 minutes 56 seconds azimuth 408.80 feet; thence easterly 87 degrees 54 minutes 24 seconds azimuth parallel with the north line of said Southwest Quarter 209.76 feet; thence northerly 358 degrees 54 minutes 35 seconds azimuth 408.86 feet to the point of beginning.

Said tract contains 2.00 acres more or less.

The above described parcel contains 2 acres and is subject to any easements, covenants, and restrictions of record.

Section 2. On August 17th 2020, 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 3. 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 4. Following the public hearing, the Common Council of the City of Rochester determined that the land to be annexed is unincorporated, abuts the municipality, consists of 120 acres or less, is not presently served by public wastewater facilities 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 5. As provided in Minn. Stat. §414.036, the City shall pay the Township the equivalent of three years' taxes in two years.

Section 6. 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 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. Upon annexation the land described in Section 1 above will be zoned M1.

Section 10. 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 21st DAY OF September, 2020.

ATTEST:

Kelly L. Giesell
CITY CLERK

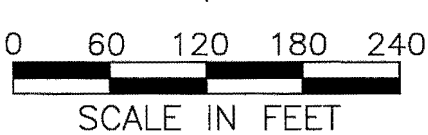
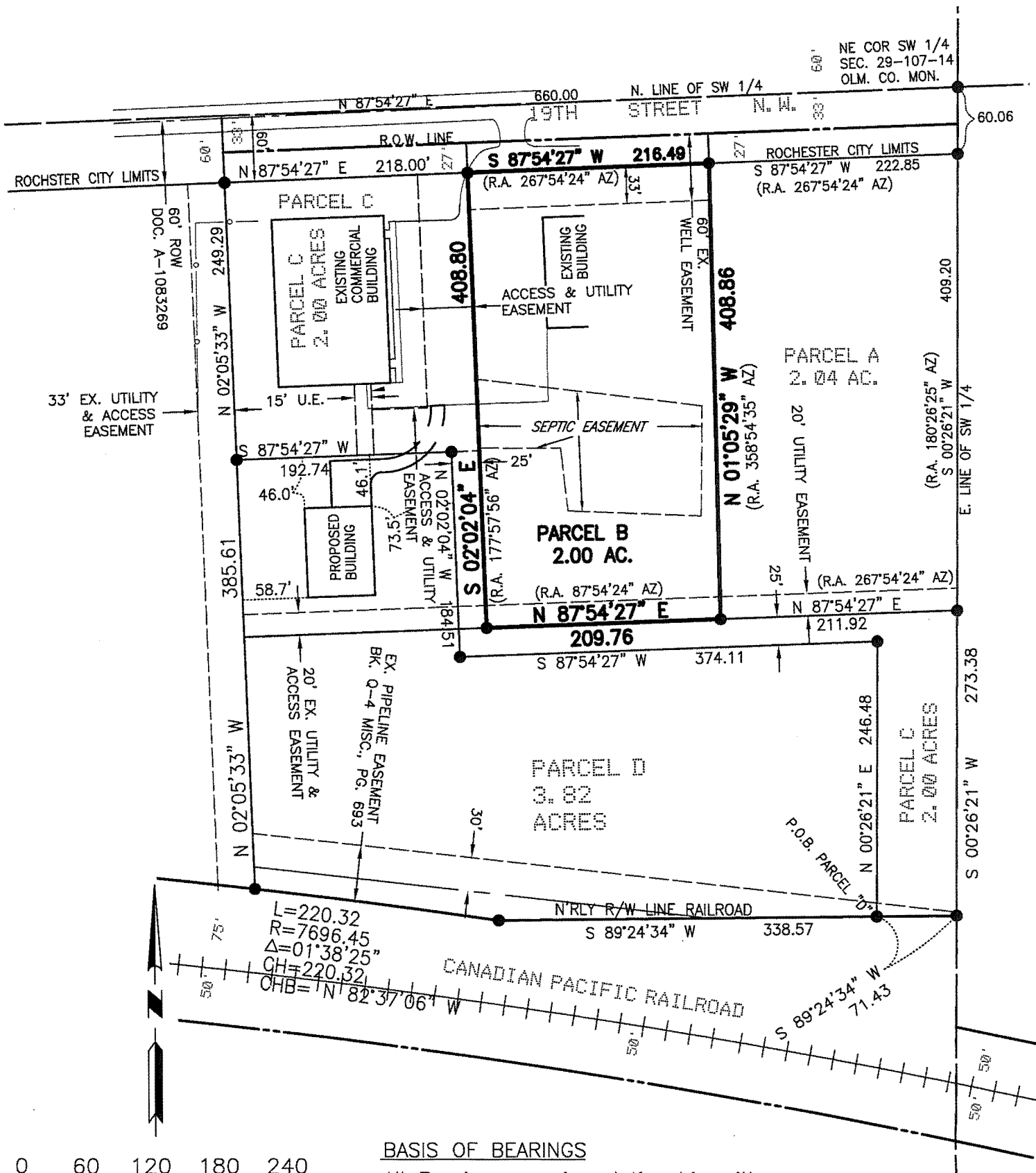
Randy Staver
PRESIDENT OF SAID COMMON COUNCIL

APPROVED THIS 23rd DAY OF September, 2020.



Kim Norton
MAYOR OF SAID CITY

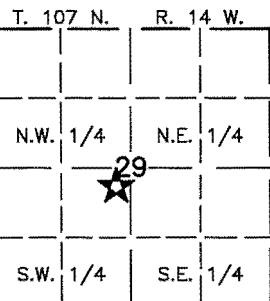
CERTIFICATE OF SURVEY
PART OF THE SW 1/4,
SECTION 29, T 107 N, R 14 W
OLMSTED COUNTY, MINNESOTA



BASIS OF BEARINGS

All Bearings are in relationship with
the Olmsted County Coordinate System
NAD '83, Adjusted 1996.

PROPERTY LOCATION MAP



WSE + MASSEY

ENGINEERING & LAND SURVEYING

P.O. BOX 100, KASSON, MN 55944
PH. NO. 507-634-4505, EMAIL SURVEY@WSE.ENGINEERING

I hereby certify that this survey, plan, or report was
prepared by me or under my direct supervision and
that I am a duly Licensed Land Surveyor under the
laws of the State of Minnesota.

Richard J. Massey

Date 6/24/2020

LIC. NO.: 41814

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

JAY CHRISTENSEN
ROCHESTER, MN

MONUMENTS

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

DATE: 6/24/2020

DWG NO. 3281SC02 JOB NO. 3281

DRAWN BY: R.W.Z. SHEET 1 OF 2

CERTIFICATE OF SURVEY
PART OF THE SW 1/4,
SECTION 29, T 107 N, R 14 W
OLMSTED COUNTY, MINNESOTA

PARCEL "B" DESCRIPTION

That part of the Northeast Quarter of the Southwest Quarter of Section 29, Township 107 North, Range 14 West, Olmsted County, Minnesota, described as follows:

Commencing at the northeast corner of said Southwest Quarter; thence southerly on a Minnesota State Plane Grid Azimuth from north of 180 degrees 26 minutes 25 seconds along the east line of said Southwest Quarter 60.06 feet; thence westerly 267 degrees 54 minutes 24 seconds azimuth along a line 60.00 feet southerly of and parallel with the north line of said Southwest Quarter 222.85 feet to the point of beginning; thence continue westerly 267 degrees 54 minutes 24 seconds azimuth along said line 216.49 feet; thence southerly 177 degrees 57 minutes 56 seconds azimuth 408.80 feet; thence easterly 87 degrees 54 minutes 24 seconds azimuth parallel with the north line of said Southwest Quarter 209.76 feet; thence northerly 358 degrees 54 minutes 35 seconds azimuth 408.86 feet to the point of beginning.

Said tract contains 2.00 acres more or less.

SEPTIC EASEMENT

That part of the Northeast Quarter of the Southwest Quarter of Section 29, Township 107 North, Range 14 West, Olmsted County, Minnesota, described as follows:

Commencing at the northeast corner of said Southwest Quarter; thence southerly on a Minnesota State Plane Grid Azimuth from north of 180 degrees 26 minutes 25 seconds along the east line of said Southwest Quarter 60.06 feet; thence westerly 267 degrees 54 minutes 24 seconds azimuth 439.34 feet; thence southerly 177 degrees 57 minutes 56 seconds azimuth 185.26 feet to the point of beginning; thence continue southerly 177 degrees 57 minutes 56 seconds azimuth 61.60 feet; thence easterly 90 degrees 10 minutes 11 seconds azimuth 72.91 feet; thence southerly 173 degrees 40 minutes 19 seconds azimuth 56.94 feet; thence easterly 92 degrees 14 minutes 04 seconds azimuth 119.48 feet; thence northerly 00 degrees 44 minutes 20 seconds azimuth 99.01 feet; thence westerly 276 degrees 46 minutes 57 seconds azimuth 203.46 feet to the point of beginning.

UTILITY EASEMENT

A 20.00 foot wide utility easement, over, under and across that part of the Northeast Quarter of the Southwest Quarter of Section 29, Township 107 North, Range 14 West, Olmsted County, Minnesota, adjoining and lying north of the following described line:

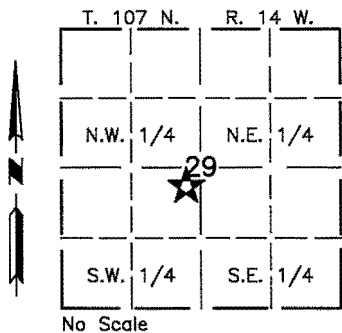
Commencing at the northeast corner of said Southwest Quarter; thence southerly on a Minnesota State Plane Grid Azimuth from north of 180 degrees 26 minutes 25 seconds along the east line of said Southwest Quarter 469.26 feet to the point of beginning; thence westerly 267 degrees 54 minutes 24 seconds azimuth parallel with the north line of said Southwest Quarter 639.26 feet and there terminating.

WELL EASEMENT

That part of the Northeast Quarter of the Southwest Quarter of Section 29, Township 107 North, Range 14 West, Olmsted County, Minnesota, described as follows:

Commencing at the northeast corner of said Southwest Quarter; thence southerly on a Minnesota State Plane Grid Azimuth from north of 180 degrees 26 minutes 25 seconds along the east line of said Southwest Quarter 33.03 feet to the southerly right-of-way line of 19th Street Northwest; thence westerly 267 degrees 54 minutes 24 seconds azimuth along said southerly right-of-way line 223.57 feet to the point of beginning; thence continue westerly 267 degrees 54 minutes 24 seconds azimuth along said southerly right-of-way line 216.94 feet; thence southerly 177 degrees 57 minutes 56 seconds azimuth 60.00 feet; thence easterly 87 degrees 54 minutes 24 seconds azimuth 215.95 feet; thence northerly 358 degrees 54 minutes 35 seconds azimuth 60.01 feet to the point of beginning.

PROPERTY LOCATION MAP



WSE + MASSEY

ENGINEERING & LAND SURVEYING

P.O. BOX 100, KASSON, MN 55944
PH. NO. 507-634-4505, EMAIL SURVEY@WSE.ENGINEERING

I hereby certify that this survey, plan, or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

Date _____

LIC. NO.: 41814

Richard J. Massey

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

JAY CHRISTENSEN
ROCHESTER, MN

MONUMENTS

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

DATE: 6/24/2020

DWG NO. 3281SC02 JOB NO. 3281

DRAWN BY: R.W.Z. SHEET 2 OF 2

GIS Web Map



10/6/2020, 10:53:09 AM

- Centerlines

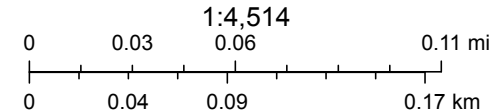
<all other values>

City Street

County Road
- County State Aid Highway

Driveway With No Public Access

Interstate



Olmsted County, MN GIS Division and Olmsted County, MN Property Records and Licensing., Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap

Web AppBuilder for ArcGIS

Olmsted County, MN is not responsible for errors or omissions contained herein. If errors or discrepancies are found, please contact Rochester Olmsted Planning Dept. at 507-328-7100.