

# RECEIVED

By: OAH on August 21, 2023

ORDINANCE NO. 4494

AN ORDINANCE ANNEXING TO THE CITY OF ROCHESTER  
APPROXIMATELY 18.23 ACRES, LOCATED SOUTH OF HAWK  
RIDGE PLACE SE & SPARROW PLACE SE.

THE COMMON COUNCIL OF THE CITY OF ROCHESTER DO ORDAIN:

Section 1. Whereas the subject property abuts the City of Rochester, is less than 120 acres in size, and is not served by a wastewater facility other than the City of Rochester.

Section 2. The City of Rochester Community Development Department has requested that the Common Council annex said land to pursuant to Minn. Stat. §414.033 Subd.2(3). The land described in the annexation request is described as follows:

That part of the South Half of the Southwest Quarter of Section 18, Township 106 North, Range 13 West, Olmsted County, Minnesota, described as follows:

Beginning at the northeast corner of PINEWOOD HILLS SECOND, according to the recorded plat thereof, on file at the office of the County Recorder, Olmsted County, Minnesota; thence on an assumed bearing South 01°22'00" East, along the east line of said PINEWOOD HILLS SECOND, 666.31 feet, to the northeast corner of OUTLOT B of said PINEWOOD HILLS SECOND; thence continuing South 01°22'00" East 40.06 feet to the southeast corner of said OUTLOT B of PINEWOOD HILLS SECOND; thence South 68°02'49" East 113.29 feet; thence South 58°09'18" East 149.54 feet; thence South 85°32'32" East 234.58 feet; thence North 00°20'57" West 71.04 feet; thence South 87°20'50" East 214.54 feet; thence North 44°02'25" East 514.14 feet; thence North 31°27'42" East 127.64 feet; thence North 01°27'23" West 328.10 feet to the north line of said South Half of the Southwest Quarter; thence South 88°52'16" West, along said north line, 1112.61 feet to the point of beginning.

The above described parcel contains 18.23 acres, more or less, and is subject to any easements, covenants, and restrictions of record.

Section 3. On April 17, 2023, the Common Council held a public hearing and considered annexation of the subject property.

Section 4. The City provided notification of said public hearing, pursuant to Minn. Stat. §414.033, subd. 2b, by giving 30 days' written notice by certified mail to the Marion Township and to all landowners within and contiguous to the area to be annexed.

Section 5. Following the public hearing, the Common Council of the City of Rochester determined that the land abuts the City of Rochester, is less than 120 acres in size, and is not served by a wastewater facility other than the City of Rochester.

Section 6. As provided in Minn. Stat. §414.036, the City shall pay the Township the equivalent of three years' taxes in two years.

Section 7. Therefore, pursuant to Minn. Stat. §414.033, subd. 2(3), the land described in Section 2 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.

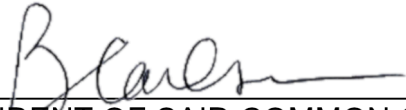
Section 8. Present and future owners of the lands annexed by this ordinance are hereby notified that in addition to the usual assessments, it is the intention of the Common Council to assess against benefited property all or a portion of the cost of any storm sewer, water tower, pumping station, and trunk line sanitary sewer construction, heretofore or hereafter undertaken to serve the area annexed.

Section 9. Upon annexation the land described in Section 2 above will be zoned R-2.

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 Marion Township Clerk, the County Auditor and the Secretary of State.

PASSED AND ADOPTED BY THE COMMON COUNCIL OF THE CITY OF  
ROCHESTER, MINNESOTA, THIS 5th DAY OF June, 2023.

ATTEST:   
CITY CLERK

  
PRESIDENT OF SAID COMMON COUNCIL

APPROVED THIS 6th DAY OF June, 2023.

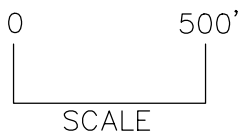
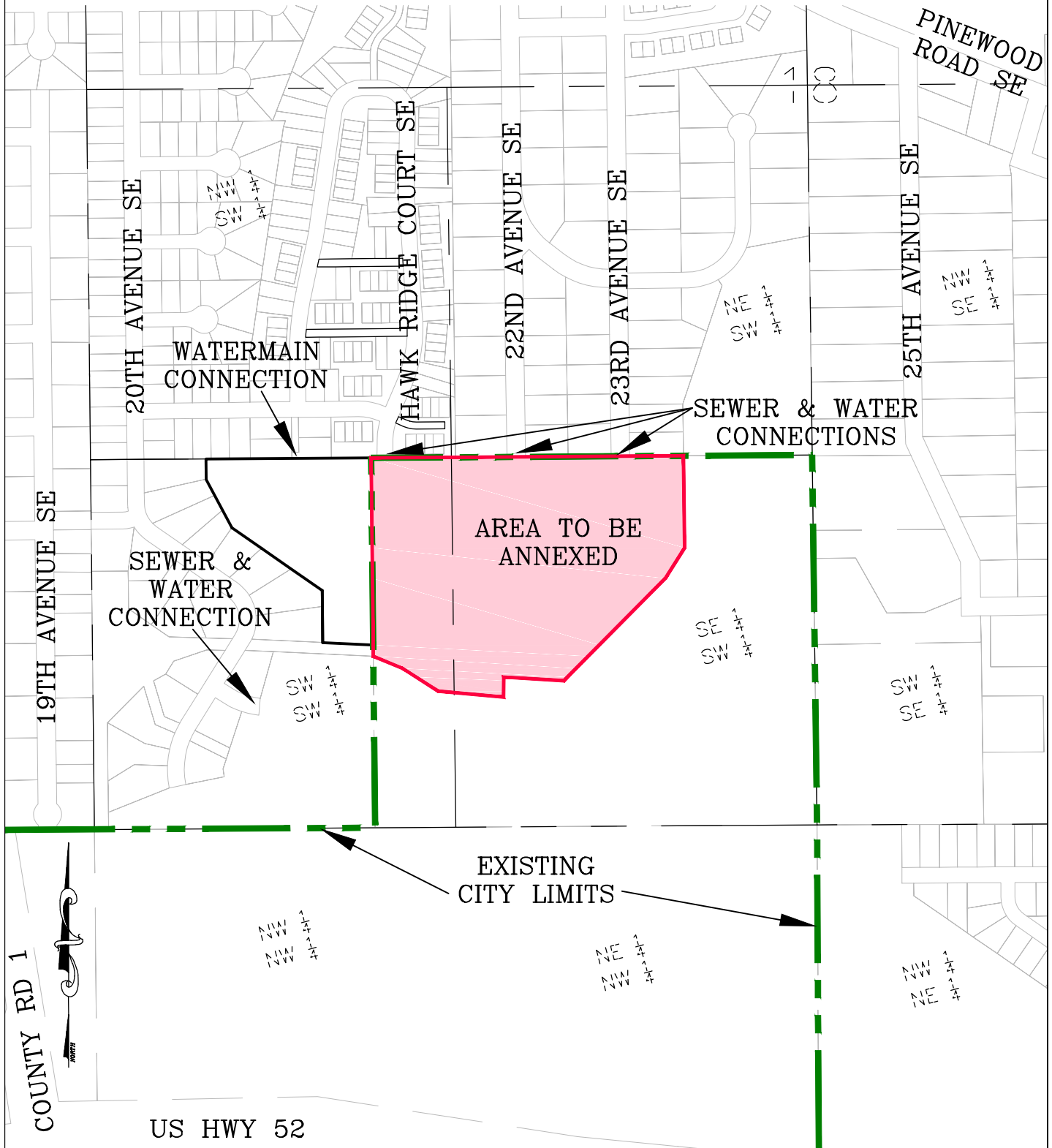


  
MAYOR OF SAID CITY

Ord20\CD2023-002ANX

# ANNEXATION EXHIBIT

MARION TOWNSHIP, SW 1/4 SEC. 18, T. 106 N., R. 13 W.



G<sup>3</sup>

G-Cubed

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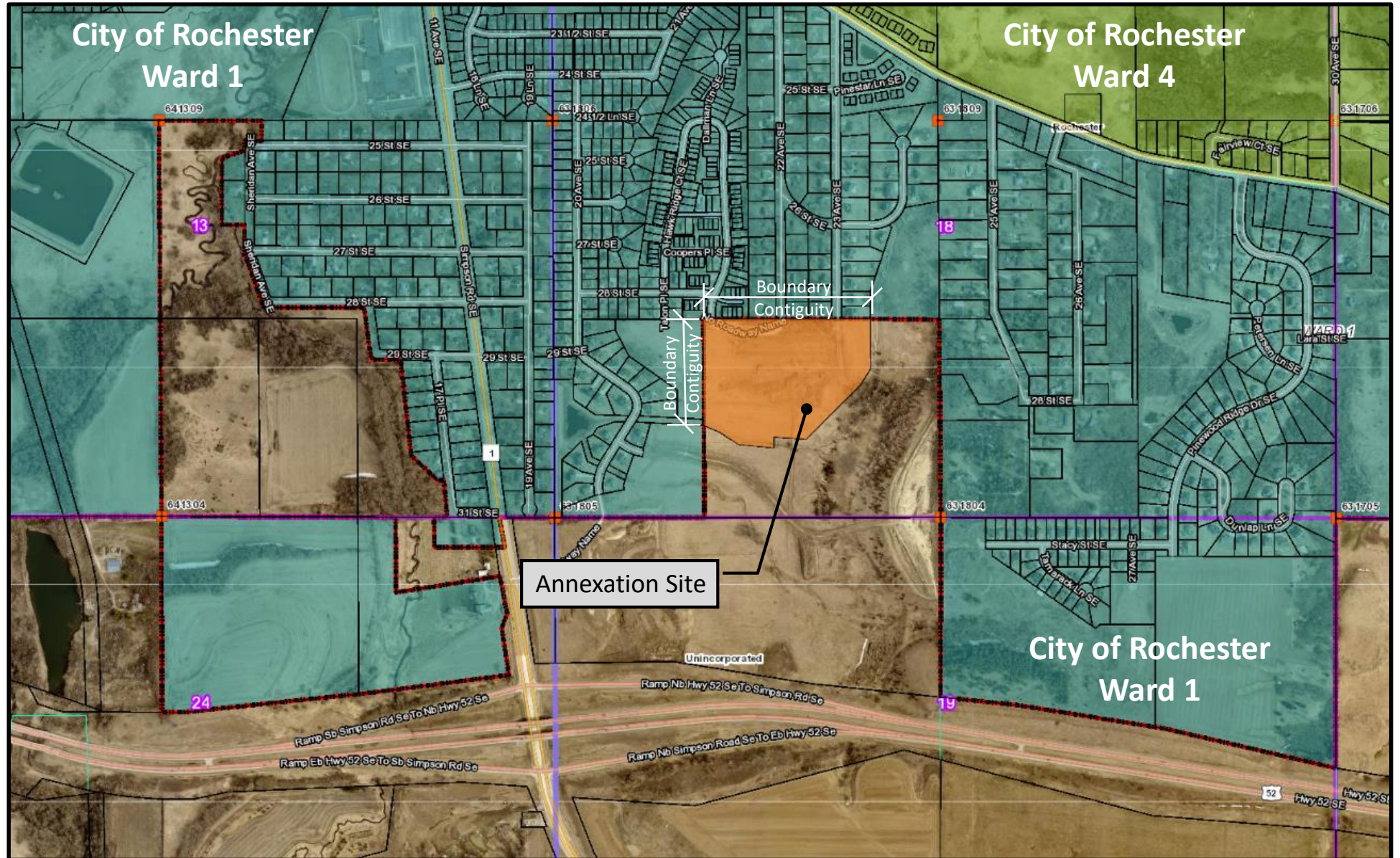
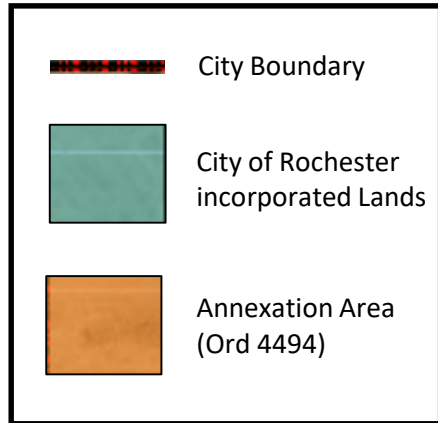
DATE: 1/11/2022

Prepared For:  
BIGELOW HOMES

4057 28TH STREET NW

ROCHESTER, MN 55901

SHEET 1 OF 1 | FILE NO:17-012PP



Annexation Site City Boundary Contiguity Map (Ord 4494)