

RECEIVED

By: OAH on December 15, 2023

CITY OF PINE ISLAND
GOODHUE COUNTY / OLMSTED COUNTY
STATE OF MINNESOTA

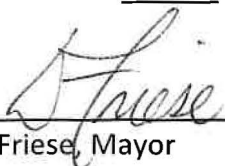
ORDINANCE NO. 160

AN ORDINANCE ANNEXING TO THE CITY CERTAIN LANDS IN PINE ISLAND TOWNSHIP

THE CITY OF PINE ISLAND DOES ORDAIN:

- Section 1. In accordance with Minnesota Statutes, Section 414.033, Subd. 2(b), the City of Pine Island ("City") has conducted a public hearing on June 21, 2022, giving 30 days' notice thereof by certified mail to Pine Island Township, Goodhue County, Minnesota and owners of the lands contiguous to the land being annexed identified in the hearing notice and in Exhibit A, attached hereto.
- Section 2. The identified land abuts the City, is less than 120 acres, is not presently served by public wastewater facilities and such facilities are not otherwise available, and the City has received a petition for annexation from all owners of the land.
- Section 3. The City Council hereby declares by ordinance that the land identified in Exhibit A is annexed to the City.
- Section 4. The landowner requests that the property be zoned C-2 (Highway Commercial). The C-2 zoning district designation is in harmony with the Comprehensive Plan prepared by and for the City. The Council directs that the City's zoning map be amended to include such property.
- Section 5. The City Administrator is directed to promptly file a copy of this Ordinance with the Office of Administrative Hearings (chief administrative law judge), the Pine Island Township clerk, the Goodhue County Auditor, and the Minnesota Secretary of State.
- Section 6. This Ordinance is effective immediately and the annexation is final on the date of approval by the chief administrative law judge. This Ordinance shall be added to Chapter 20 (Listing of Uncoded Ordinances in Effect) of the City Code.

ADOPTED THIS 21ST DAY OF JUNE 2022



David Frieze, Mayor



Elizabeth Howard, City Administrator

MOTION: Leibold

SECOND: Johnson

AYES: 4

NAYS: 0

Legal Descriptions
Walter Property – Pine Island
PART OF THE SW 1/4
SECTION 29, T 109 N, R 15 W
GOODHUE COUNTY, MINNESOTA

PARCEL A

That part of the Northwest Quarter of the Southwest Quarter lying west of the southwesterly right-of-way line of Trunk Highway No. 52 according to the MINNESOTA HIGHWAY DEPARTMENT OF TRANSPORTATION RIGHT OF WAY PLAT NO. 25-17 all in Section 29, Township 109 North, Range 15 West, Goodhue County, Minnesota excepting the following described parcel:

That part of the Northwest Quarter of the Southwest Quarter of Section 29, Township 109 North, Range 15 West, Goodhue County, Minnesota described as follows:

Commencing at the southwest corner of the Southwest Quarter of said Section 29; thence North 00 degrees 51 minutes 58 seconds East, (NOTE: All Bearings are in relationship with the Goodhue County Coordinate System NAD '83, Adjusted 1996), along the west line of said Southwest Quarter, 1309.08 to the southwest corner of the Northwest Quarter of said Southwest Quarter and the POINT OF BEGINNING; thence continue North 00 degrees 51 minutes 58 seconds East, along the west line of said Southwest Quarter, 635.92 feet; thence South 22 degrees 23 minutes 26 seconds East, 302.25 feet; thence South 31 degrees 40 minutes 20 seconds East, 380.00 feet; thence South 06 degrees 39 minutes 09 seconds East, 34.85 feet to the south line of the Northwest Quarter of said Southwest Quarter, thence North 89 degrees 42 minutes 51 seconds West, along said south line, 328.31 feet to the POINT OF BEGINNING.

Said parcel contains 8.14 acres, more or less.

Said parcel is subject to any easements or encumbrances of record.

PARCEL B

That part of the Northwest Quarter of the Southwest Quarter of Section 29, Township 109 North, Range 15 West, Goodhue County, Minnesota described as follows:

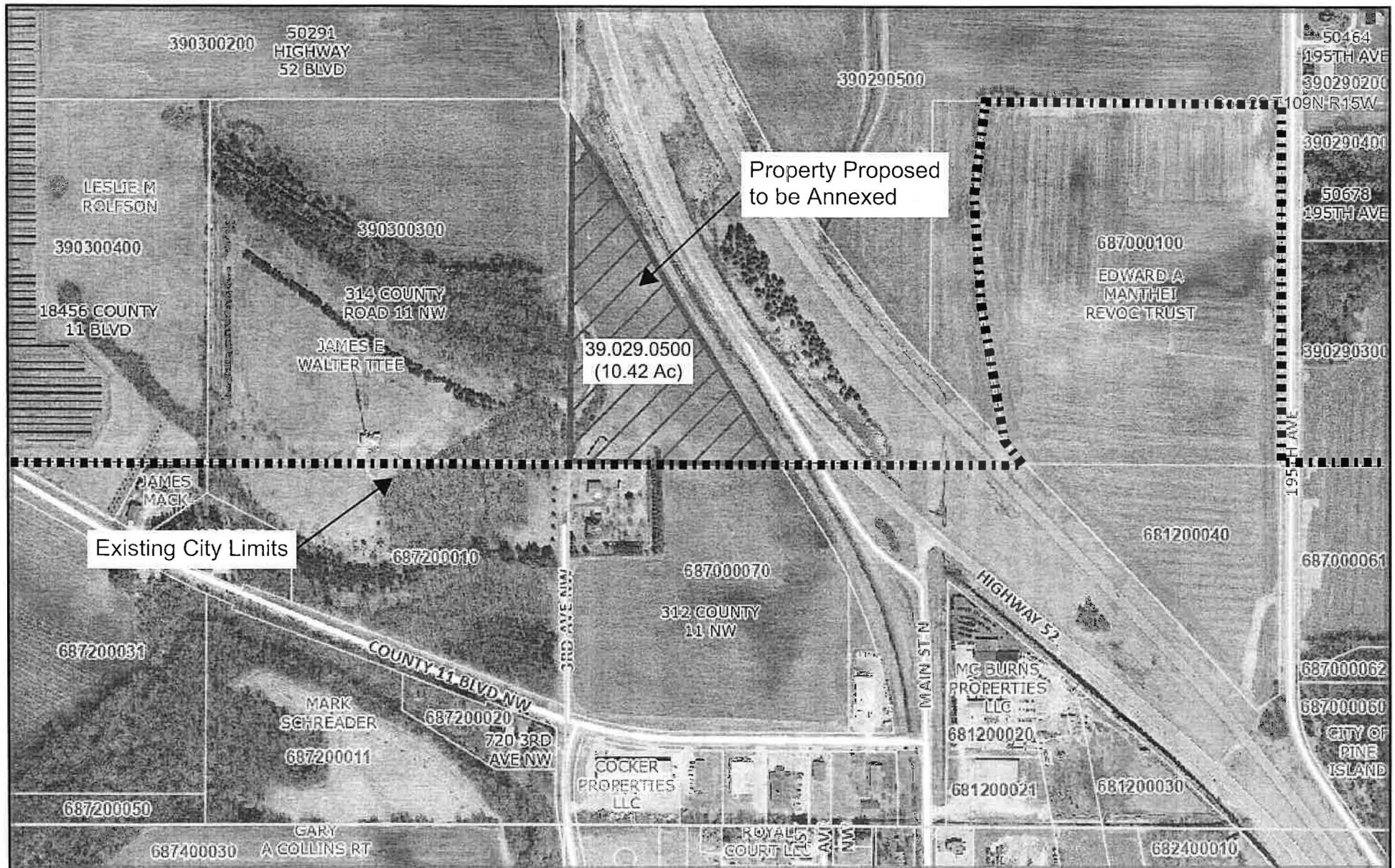
Commencing at the southwest corner of the Southwest Quarter of said Section 29; thence North 00 degrees 51 minutes 58 seconds East, (NOTE: All Bearings are in relationship with the Goodhue County Coordinate System NAD '83, Adjusted 1996), along the west line of said Southwest Quarter, 1309.08 to the southwest corner of the Northwest Quarter of said Southwest Quarter and the POINT OF BEGINNING; thence continue North 00 degrees 51 minutes 58 seconds East, along the west line of said Southwest Quarter, 635.92 feet; thence South 22 degrees 23 minutes 26 seconds East, 302.25 feet; thence South 31 degrees 40 minutes 20 seconds East, 380.00 feet; thence South 06 degrees 39 minutes 09 seconds East, 34.85 feet to the south line of the Northwest Quarter of said Southwest Quarter, thence North 89 degrees 42 minutes 51 seconds West, along said south line, 328.31 feet to POINT OF BEGINNING.

Said parcel contains 2.28 acres, more or less.

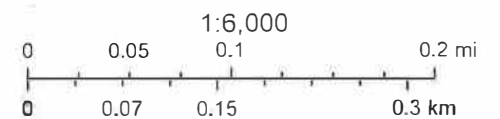
Said parcel is subject to any easements or encumbrances of record.

Walter Property

Exhibit A



May 20, 2022



CERTIFICATE OF SURVEY
PART OF THE SW 1/4
SECTION 29, T 109 N, R 15 W
GOODHUE COUNTY, MINNESOTA

CIM
NE COR NW 1/4
SEC. 29-109-15

TELSPAR W/C.I.C.
NW COR SW 1/4
SEC. 29-109-15

N 00°51'58" E
100.53

S 89°46'07" E 2592.93

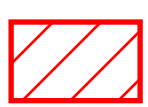
N. LINE SW 1/4 SEC. 29

CB.= CHORD BEARING
CD.= CHORD DISTANCE

— o — o — CONTROLLED ACCESS

BASIS OF BEARINGS

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



PROPOSED
AREA OF
ANNEXATION

TELSPAR W/C.I.C.
NE COR SE 1/4
SEC. 29-109-15

N 00°17'04" E
2620.13

S 89°46'07" E 2617.20

TRUNK HIGHWAY NO. 52
MINNESOTA HIGHWAY DEPARTMENT
WAY PLAT NO. 25-17

SW 1/4



SCALE IN FEET

P.O.B. "B"
SW COR
NW 1/4 SW 1/4

GRAVEL DRIVE

N 00°51'58" E 572.63

N 00°51'58" E 635.92

S 22°27'43" W 368.55

S 22°27'43" W 368.55

S 22°27'43" W 368.55

S 22°27'43" W 368.55

S 22°27'43" W 368.55

S 22°27'43" W 368.55

S 22°27'43" W 368.55

S 22°27'43" W 368.55

S 22°27'43" W 368.55

S 22°27'43" W 368.55

S 22°27'43" W 368.55

S 22°27'43" W 368.55

S 22°27'43" W 368.55

S 22°27'43" W 368.55

S 22°27'43" W 368.55

S 22°27'43" W 368.55

S 22°27'43" W 368.55

S 22°27'43" W 368.55

S 22°27'43" W 368.55

S 22°27'43" W 368.55

S 22°27'43" W 368.55

S 22°27'43" W 368.55

S 22°27'43" W 368.55

PARCEL B
2.28 ACRES

N 89°42'51" W 328.31

S 89°42'51" E 328.31

N 89°08'02" W 336.00

S 02°20'45" E 324.00

N 00°51'58" W 561.09

S 00°51'58" E 405.26

N 00°51'58" E 405.26

N 00°51'58" E 405.26

N 00°51'58" E 405.26

N 00°51'58" E 405.26

N 00°51'58" E 405.26

N 00°51'58" E 405.26

N 00°51'58" E 405.26

N 00°51'58" E 405.26

N 00°51'58" E 405.26

N 00°51'58" E 405.26

N 00°51'58" E 405.26

PARCEL C
2.90 ACRES

N 89°08'02" W 336.00

S 02°20'45" E 324.00

N 00°51'58" W 561.09

S 00°51'58" E 405.26

N 00°51'58" E 405.26

N 00°51'58" E 405.26

N 00°51'58" E 405.26

N 00°51'58" E 405.26

N 00°51'58" E 405.26

N 00°51'58" E 405.26

N 00°51'58" E 405.26

N 00°51'58" E 405.26

N 00°51'58" E 405.26

N 00°51'58" E 405.26

N 00°51'58" E 405.26

N 00°51'58" E 405.26

N 00°51'58" E 405.26

PARCEL D
18.50 ACRES

N 89°42'51" W 328.31

S 89°42'51" E 328.31

N 89°08'02" W 336.00

S 02°20'45" E 324.00

N 00°51'58" W 561.09

S 00°51'58" E 405.26

N 00°51'58" E 405.26

N 00°51'58" E 405.26

N 00°51'58" E 405.26

N 00°51'58" E 405.26

N 00°51'58" E 405.26

N 00°51'58" E 405.26

N 00°51'58" E 405.26

N 00°51'58" E 405.26

N 00°51'58" E 405.26

N 00°51'58" E 405.26

N 00°51'58" E 405.26

PARCEL E
18.50 ACRES

N 89°42'51" W 328.31

S 89°42'51" E 328.31

N 89°08'02" W 336.00

S 02°20'45" E 324.00

N 00°51'58" W 561.09

S 00°51'58" E 405.26

N 00°51'58" E 405.26

N 00°51'58" E 405.26

N 00°51'58" E 405.26

N 00°51'58" E 405.26

N 00°51'58" E 405.26

N 00°51'58" E 405.26

N 00°51'58" E 405.26

N 00°51'58" E 405.26

N 00°51'58" E 405.26

N 00°51'58" E 405.26

N 00°51'58" E 405.26

PARCEL F
18.50 ACRES

N 89°42'51" W 328.31

S 89°42'51" E 328.31

N 89°08'02" W 336.00

S 02°20'45" E 324.00

N 00°51'58" W 561.09

S 00°51'58" E 405.26

N 00°51'58" E 405.26

N 00°51'58" E 405.26

N 00°51'58" E 405.26

N 00°51'58" E 405.26

N 00°51'58" E 405.26

N 00°51'58" E 405.26

N 00°51'58" E 405.26

N 00°51'58" E 405.26

N 00°51'58" E 405.26

N 00°51'58" E 405.26

N 00°51'58" E 405.26

PARCEL G
18.50 ACRES

N 89°42'51" W 328.31

S 89°42'51" E 328.31

N 89°08'02" W 336.00

S 02°20'45" E 324.00

N 00°51'58" W 561.09

S 00°51'58" E 405.26

N 00°51'58" E 405.26

N 00°51'58" E 405.26

N 00°51'58" E 405.26

N 00°51'58" E 405.26

N 00°51'58" E 405.26

N 00°51'58" E 405.26

N 00°51'58" E 405.26

N 00°51'58" E 405.26

N 00°51'58" E 405.26

N 00°51'58" E 405.26

N 00°51'58" E 405.26

PARCEL H
18.50 ACRES

N 89°42'51" W 328.31

S 89°42'51" E 328.31

N 89°08'02" W 336.00

S 02°20'45" E 324.00

N 00°51'58" W 561.09

S 00°51'58" E 405.26

N 00°51'58" E 405.26

N 00°51'58" E 405.26

N 00°51'58" E 405.26

N 00°51'58" E 405.26

N 00°51'58" E 405.26

N 00°51'58" E 405.26

N 00°51'58" E 405.26

N 00°51'58" E 405.26

N 00°51'58" E 405.26

N 00°51'58" E 405.26

N 00°51'58" E 405.26

BITUMINUS
P.O.B. C
NW COR.
PINE ISLAND
INDUSTRIAL
PARK NW

Δ=00°36'01"
R=1399.39
L=14.66
(CB. N 71°51'31" W
& CB. S 71°51'31" E
CD. 14.66)

Δ=17°29'58"
R=1399.39
L=427.40
(CB. S 80°54'31" E
CD. 425.75)

COUNTY ROAD
NO. 11

N. LINE PINE ISLAND
INDUSTRIAL PARK
NORTHWEST

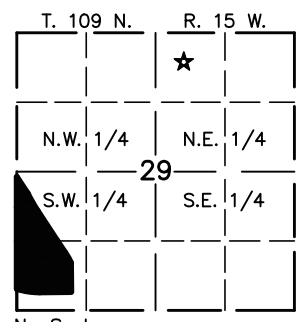
CIM
SW COR SW 1/4
SEC. 29-109-15

S. LINE SW 1/4 SEC. 29
S 89°39'36" E 2619.52

1309.76

TELSPAR W/C.I.C.
SW COR SW 1/4
SEC. 29-109-15

PROPERTY LOCATION MAP



No Scale

WSE + MASSEY
ENGINEERING & LAND SURVEYING *LLC*
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.

Rwz
Reinhold W. Zieman

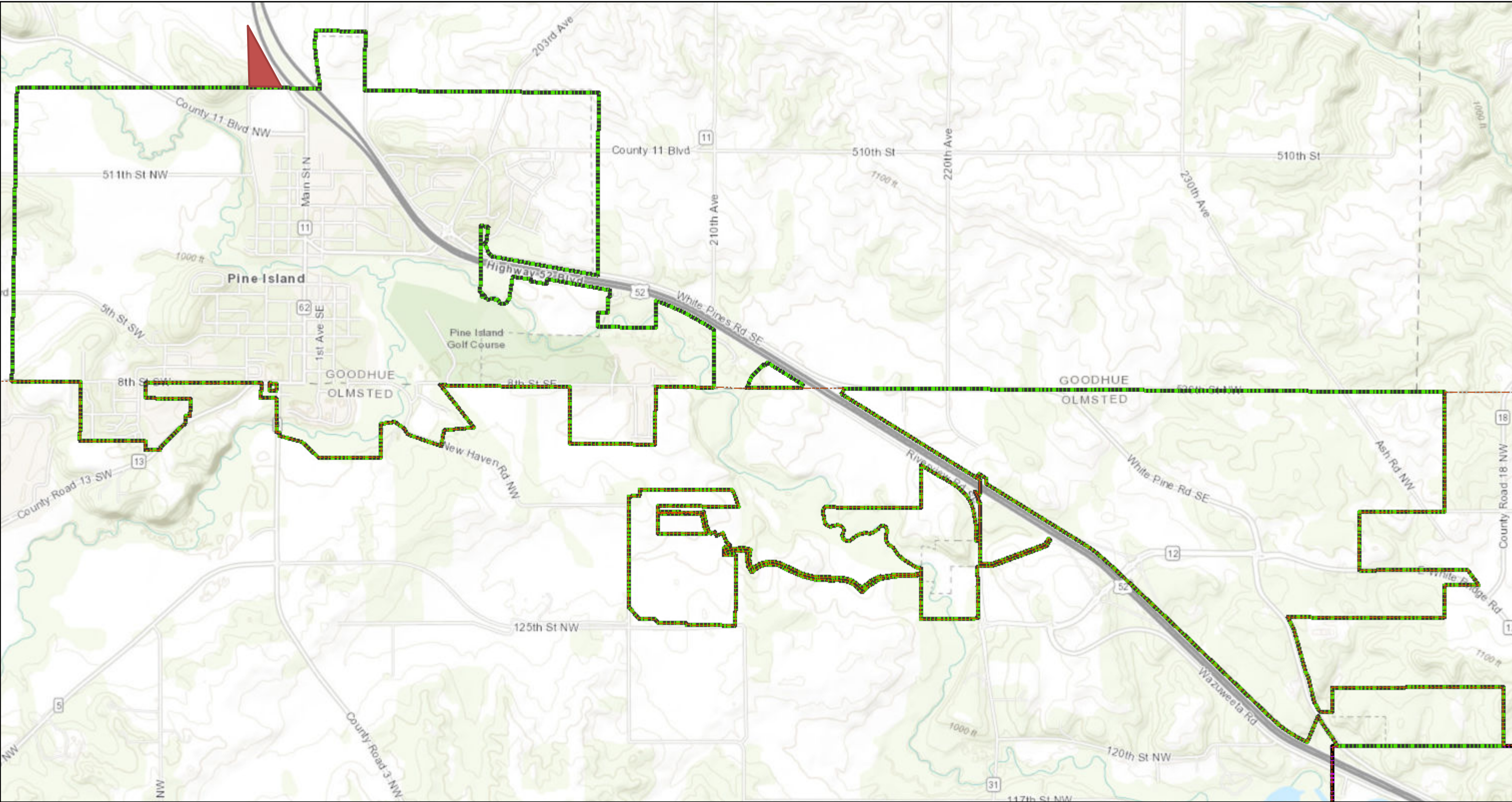
Date 4/7/2022
LIC. NO.: 59823

THIS SURVEY AND DRAWING
WAS PREPARED FOR THE
EXCLUSIVE USE OF:
BIGELOW HOMES LLC
ROCHESTER, MN

MONUMENTS
● FOUND (AS INDICATED)
○ SET (5/8" PIPE UNLESS
NOTED OTHERWISE)

DATE: 4/7/2022
DWG NO. 3894SC01 JOB NO. 3894
DRAWN BY: G.D.Z. SHEET 1 OF 3

Walter Annexation



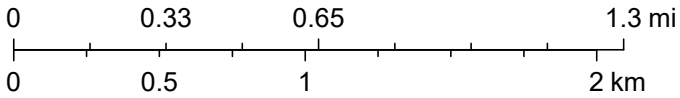
11/2/2023, 8:43:17 AM

1:36,112

Override 1 Chatfield Eyota Pine Island Stewartville

City Limits Dover Oronoco Rochester

Byron



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 contributors, and the GIS User Community, Olmsted County, MN GIS Division, Olmsted County, MN GIS Division