

RECEIVED

By: OAH on March 5, 2024

ORDINANCE NO. 4526

AN ORDINANCE ANNEXING TO THE CITY OF
ROCHESTER APPROXIMATELY 5.13 ACRES,
LOCATED AT SOUTHWEST CORNER OF 65TH STREET
NW AND 37TH AVENUE NW.

THE COMMON COUNCIL OF THE CITY OF ROCHESTER DO ORDAIN:

Section 1. Whereas the subject Community Development Department has received a petition by the landowner requesting the annexation of the subject property by the City of Rochester.

Section 2. 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 3. 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:

Beginning at the Northeast corner of the Northeast Quarter (NE 1/4) of Section Eight (8), Township One Hundred Seven (107), Range Fourteen (14), thence South 410 feet, thence West 637.5 feet, thence North 410 feet, thence East 637.5 feet to the point of beginning, Olmsted County, Minnesota;

Less the following described parcels:

1. The North 48.00 feet thereof;
2. The South 10 00 feet of the North 58.00 feet of the West 240.00 feet thereof;
3. The South 10.00 feet of the North 68.00 feet of the West 140.00 feet thereof;
4. The South 15.00 feet of the North 63.00 feet of the East 148.00 feet thereof; and
5. That part of said Northeast Quarter described as beginning at the southeast corner of the

North 73.00 feet of said Northeast Quarter; thence westerly, along the south line of said North 73.00 feet, a distance of 100.50 feet; thence northwesterly to the southwest corner of the North 63.00 feet of the East 148.00 feet of said Northeast Quarter; thence easterly, along the south line of said North 63.00 feet, to the east line of said Northeast Quarter; thence southerly along said east line to the point of beginning.

6. The North 53.00 feet of that part of the East Half of the Northeast Quarter of Section 8, Township 107 North, Range 14 West, Olmsted County, Minnesota described as beginning at the northeast corner of said Northeast Quarter; thence South 410 feet; thence West 637.5 feet; thence North 410 feet; thence East 637.5 feet to the point of beginning.

Said tract contains 5.13 Acres, more or less.

The above described parcel contains 5.13 acres and is subject to any easements, covenants, and restrictions of record.

Section 3. On October 2, 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 Cascade 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. On February 5, 2023, the Common Council considered, during consent agenda, this amended Ordinance to correct an error in the legal description of the subject property.

Section 7. As provided in Minn. Stat. §414.036, the City shall pay the Township the equivalent of three years' taxes in two years.

Section 8. 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 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 2 above will be

zoned R-3 (Medium Density Residential).

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 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 4th DAY OF March, 2024.

ATTEST: *Kelly G. Smith* PRESIDENT OF SAID COMMON COUNCIL
CITY CLERK

APPROVED THIS 5th DAY OF March, 2024.



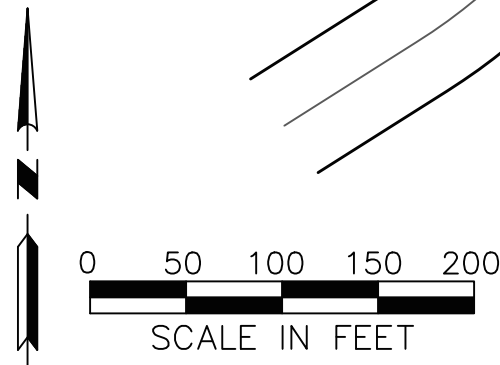
Kim Norton
MAYOR OF SAID CITY


 N 89°30'57" E 1995.74
 N. LINE NE 1/4 SEC.8
 65TH ST NW

PARCEL LINE DATA		
SEGMENT	DIRECTION	LENGTH
L1	S 00°14'33" E	73.00
L2	N 00°14'33" W	68.00
L3	N 00°14'33" W	10.00
L4	N 89°30'57" E	100.00
L5	N 00°14'33" W	5.00
L6	S 00°14'33" E	10.00
L7	S 78°35'08" E	48.50
L8	N 89°30'57" E	100.50

BASIS OF BEARINGS

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



ANNEXATION EXHIBIT
PART OF THE NE 1/4
SECTION 8, T 107 N, R 14 W
OLMSTED COUNTY, MINNESOTA

TELSPAR PIPE W/CAP
SE COR NE 1/4
SEC. 8-107-14

1" SQUARE PIPE W/CAP
NE COR NE 1/4
| SEC. 8-107-14

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

MEIER COMPANIES
ROCHESTER, MN

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

DATE: 7/10/2023 REV. 1/16/2024
DWG NO. 4020SE02 JOB NO. 4020.1

DRAWN BY: G.D.Z.

WSEI • M A S S E Y
ENGINEERING & LAND SURVEYING-*INC.*
 P.O. BOX 100, KASSON, MN 55944
 PH. NO. 507-634-4505, EMAIL SURVEY@WSEI.ENGINEERING

ANNEXATION EXHIBIT

PROPERTY LOCATION MAP

T. 107 N.	R. 14 W.
N.W. 1/4	N.E. 1/4
S.W. 1/4	S.E. 1/4

No Scale

ANNEXATION EXHIBIT
PART OF THE NE 1/4
SECTION 8, T 107 N, R 14 W
OLMSTED COUNTY, MINNESOTA

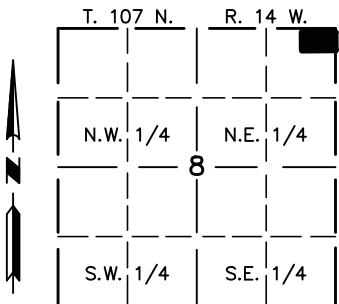
DESCRIPTION OF RECORD

Beginning at the Northeast corner of the Northeast Quarter (NE 1/4) of Section Eight (8), Township One Hundred Seven (107), Range Fourteen (14), thence South 410 feet, thence West 637.5 feet, thence North 410 feet, thence East 637.5 feet to the point of beginning, Olmsted County, Minnesota;

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PROPERTY LOC-TION M-P



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

ANNEXATION EXHIBIT

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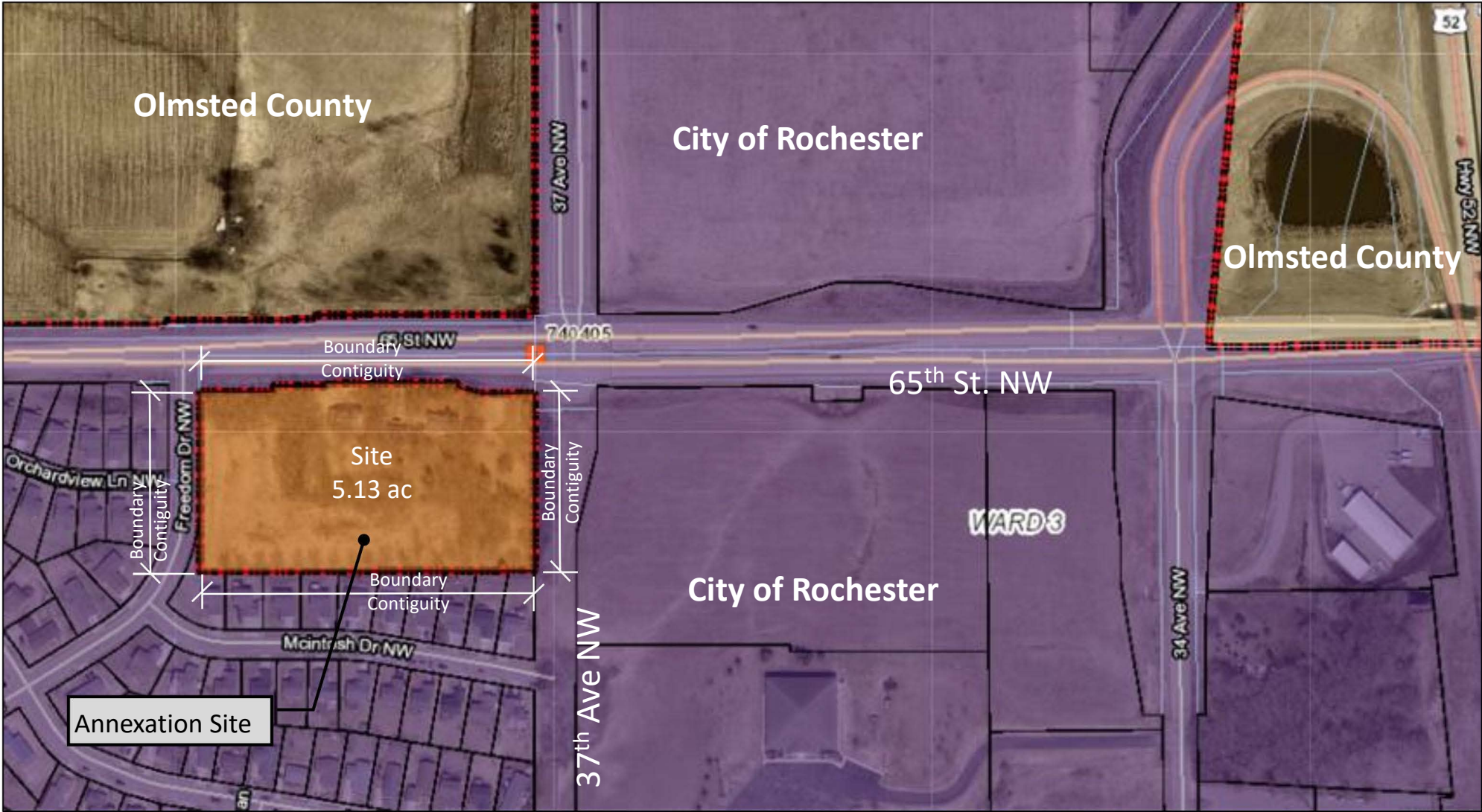
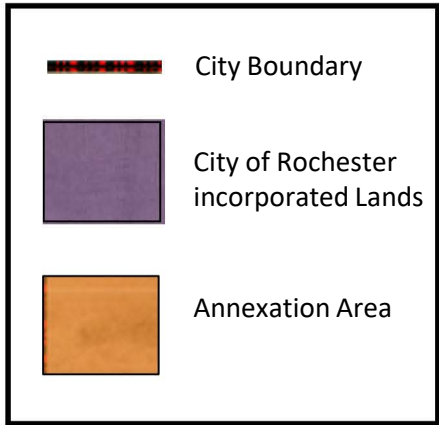
MONUMENTS

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

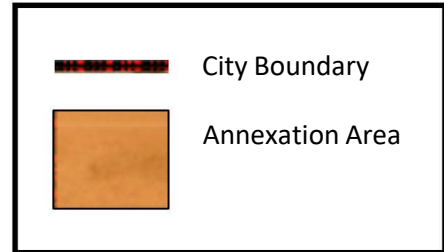
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DWG NO. 4020SE02 JOB NO. 4020.1

DRAWN BY: G.D.Z. SHEET 2 OF 2



Annexation Site City Boundary Contiguity Map



Annexation Site City Boundary Contiguity Map

