

ORDINANCE NO. 4570

AN ORDINANCE ANNEXING TO THE CITY OF ROCHESTER
APPROXIMATELY 158.2 ACRES OF LAND LOCATED
NORTH OF 48TH STREET SE, SOUTH OF 40TH STREET SE,
LOCATED EAST OF THE EAST TERMINUS OF ORCHID
ROAD SE (IDENTIFIED BY PIN# 089089, 089091, 089087)

THE COMMON COUNCIL OF THE CITY OF ROCHESTER DO ORDAIN:

Section 1. Whereas the subject City of Rochester, by and through the Community Development Department is requesting an amendment to the P2S Comprehensive Plan Growth Management Map designation and annexation of the subject property by the City of Rochester.

Section 2. Whereas the City of Rochester is the sole owner of the subject property.

Section 3. The City of Rochester Community Development Department has requested that the Common Council annex said land pursuant to Minn. Stat. §414.033 Subd.2(1). The land described in the annexation request is described as follows:

The East One-Half of the Northwest Quarter, EXCEPTING Parcel 3 according to the OLMSTED COUNTY HIGHWAY RIGHT OF WAY PLAT NO. 235, all in Section 25, Township 106 North, Range 14 West, Olmsted County, Minnesota.

TOGETHER WITH:

The West One-Half of the Northeast Quarter, EXCEPTING Parcel 1 according to the AMENDED OLMSTED COUNTY HIGHWAY RIGHT OF WAY PLAT NO. 236, all in Section 25, Township 106 North, Range 14 West, Olmsted County, Minnesota, and EXCEPTING the following described parcel:
Commencing at the southeast corner of the Northeast Quarter of said Section

25; thence South 89 degrees 50 minutes 58 seconds West (NOTE: All Bearings are in relationship with the Olmsted County Coordinate System NAD '83, Adjusted 1996), along the south line of said Northeast Quarter, 1310.20 feet to the southeast corner of the West One-Half of said Northeast Quarter; thence North 00 degrees 31 minutes 44 seconds West, along the east line of said West One-Half, 100.00 feet to the north right of way line of AMENDED OLMSTED COUNTY HIGHWAY RIGHT OF WAY PLAT NO. 236 and the POINT OF BEGINNING; thence South 89 degrees 50 minutes 58 seconds West, along said north right of way line, 712.31 feet; thence westerly 244.22 feet, along said north right of way line and along a tangential curve, concave southerly, having a central angle of 06 degrees 57 minutes 42 seconds, a radius of 2010.00 feet, and the chord of said curve bears South 86 degrees 22 minutes 07 seconds West, 244.07 feet; thence North 03 degrees 07 minutes 21 seconds West, not tangent to said curve, 464.72 feet; thence North 89 degrees 50 minutes 58 seconds East, parallel with the south line of said Northeast Quarter, 977.06 feet to the east line of said West One-Half; thence South 00 degrees 31 minutes 44 seconds East, along said east line, 449.29 feet to the POINT OF BEGINNING.

ALSO TOGETHER WITH:

That part of the Southwest Quarter of Section 25, Township 106 North, Range 14 West, Olmsted County, Minnesota described as follows:
Commencing at the northwest corner of the Southwest Quarter of said Section 25; thence North 89 degrees 50 minutes 58 seconds East (NOTE: All Bearings are in relationship with the Olmsted County Coordinate System NAD '83, Adjusted 1996), along the north line of said Southwest Quarter, 1312.75 feet to the northwest corner of the Northeast Quarter of said Southwest Quarter and the POINT OF BEGINNING; thence South 00 degrees 36 minutes 50 seconds East, along the west line of the Northeast Quarter of said Southwest Quarter, 922.55 feet to the northerly right of way line of OLMSTED COUNTY HIGHWAY RIGHT OF WAY PLAT NO. 235 (the next 5 courses are along said right of way line); thence northeasterly 217.25 feet along a non-tangential curve, concave northwesterly, having a central angle of 06 degrees 50 minutes 31 seconds, a radius of 1819.29 feet, and the chord of said curve bears North 51 degrees 34 minutes 00 seconds East, 217.12 feet; thence North 48 degrees 08 minutes 44 seconds East, tangent to said curve, 546.71 feet; thence northeasterly 23.26 feet along a tangential curve, concave southeasterly, having a central angle of 00 degrees 40 minutes 11 seconds, a radius of 1990.00 feet, and the chord of said curve bears North 48 degrees 28 minutes 49 seconds East, 23.26 feet; thence North 42 degrees 00 minutes 20 seconds East, not tangent to said curve, 132.38 feet; thence northeasterly 671.29 feet along a non-tangential curve, concave southeasterly, having a central angle of 19 degrees 08 minutes 08 seconds, a radius of 2010.00 feet, and the chord of said curve bears North 62 degrees 07 minutes 57 seconds East, 668.18 feet to the north line of said Southwest Quarter; thence South 89

degrees 50 minutes 58 seconds West, along said north line, 1283.88 feet to the POINT OF BEGINNING.

Containing, in all, 158.21 acres, more or less.

Section 4. On June 2, 2025, the Common Council held a public hearing and considered annexation of the subject property.

Section 5. Following the public hearing, the Common Council of the City of Rochester determined that the land is or is about to become urban or suburban in nature.

Section 6. As provided in Minn. Stat. §414.036, the City shall make no cash payment to Rochester Township as the property is tax exempt.


Section 7. Therefore, pursuant to Minn. Stat. §414.033, subd. 2(1), the land described in Section 3 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 3 above will be 136.7 acres of property zoned R-3 (Medium Density Residential) and 21.94 acres of property zoned MX-G (Mixed Use General) per the attached legal exhibits.

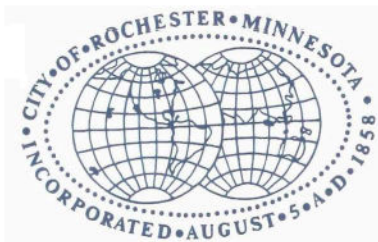
Section 10. This ordinance shall take effect and be in force from and after its official publication and from and after the filing of a certified copy hereof with the Minnesota Office of Administrative Hearings – Municipal Boundary Adjustments, the Rochester Township Clerk, the County Auditor and the Secretary of State.

PASSED AND ADOPTED BY THE COMMON COUNCIL OF THE CITY OF
ROCHESTER, MINNESOTA, THIS 21st DAY OF July, 2025.

ATTEST: 
CITY CLERK


PRESIDENT OF SAID COMMON COUNCIL

APPROVED THIS 29th DAY OF July, 2025.

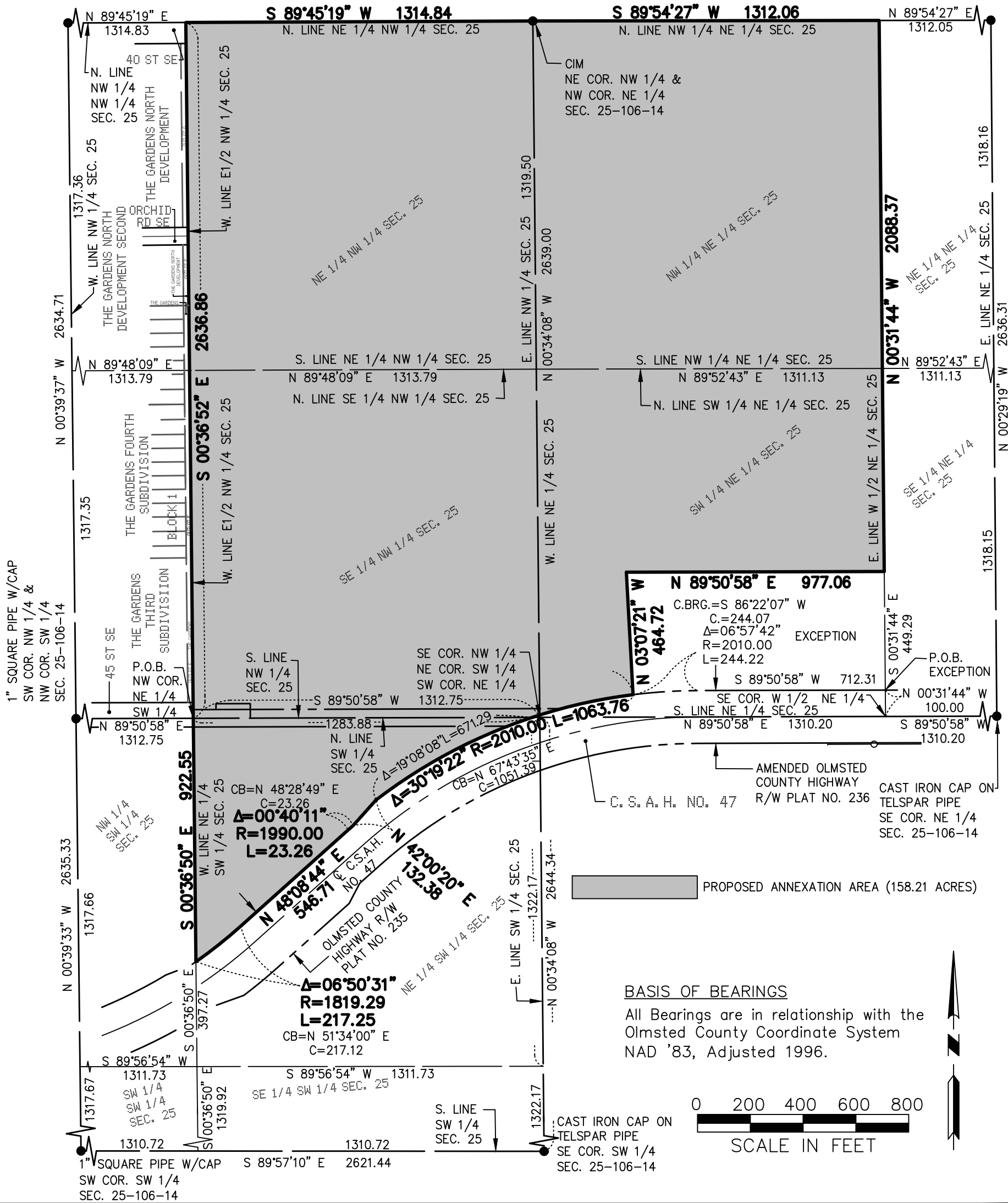



MAYOR OF SAID CITY

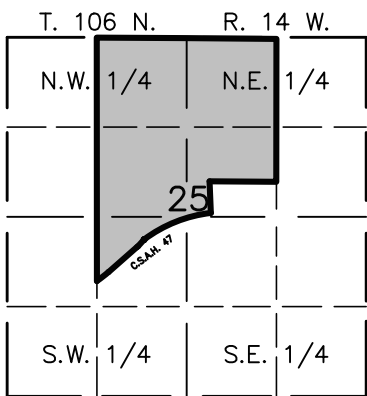
ANNEXATION EXHIBIT
PART OF THE NW 1/4, NE 1/4 & SW 1/4
SECTION 25, T 106 N, R 14 W
OLMSTED COUNTY, MINNESOTA

1" SQUARE PIPE
W/CAP
NW COR. NW 1/4
SEC. 25-106-14

CIM
NE COR. NE 1/4
SEC. 25-106-14



PROPERTY LOCATION MAP



No Scale

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

**ANNEXATION
EXHIBIT**

THIS SURVEY AND DRAWING
WAS PREPARED FOR THE
EXCLUSIVE USE OF:
CITY OF ROCHESTER
ROCHESTER, MN

MONUMENTS

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

DATE: 5/21/2025

DWG NO. 4841SE01 JOB NO. 4841

DRAWN BY: G.D.Z. SHEET 1 OF 2

ANNEXATION EXHIBIT
PART OF THE NW 1/4, NE 1/4 & SW 1/4
SECTION 25, T 106 N, R 14 W
OLMSTED COUNTY, MINNESOTA

ANNEXATION DESCRIPTION

The East One—Half of the Northwest Quarter, EXCEPTING Parcel 3 according to the OLMSTED COUNTY HIGHWAY RIGHT OF WAY PLAT NO. 235, all in Section 25, Township 106 North, Range 14 West, Olmsted County, Minnesota.

TOGETHER WITH:

The West One—Half of the Northeast Quarter, EXCEPTING Parcel 1 according to the AMENDED OLMSTED COUNTY HIGHWAY RIGHT OF WAY PLAT NO. 236, all in Section 25, Township 106 North, Range 14 West, Olmsted County, Minnesota, and EXCEPTING the following described parcel:

Commencing at the southeast corner of the Northeast Quarter of said Section 25; thence South 89 degrees 50 minutes 58 seconds West (NOTE: All Bearings are in relationship with the Olmsted County Coordinate System NAD '83, Adjusted 1996), along the south line of said Northeast Quarter, 1310.20 feet to the southeast corner of the West One—Half of said Northeast Quarter; thence North 00 degrees 31 minutes 44 seconds West, along the east line of said West One—Half, 100.00 feet to the north right of way line of AMENDED OLMSTED COUNTY HIGHWAY RIGHT OF WAY PLAT NO. 236 and the POINT OF BEGINNING; thence South 89 degrees 50 minutes 58 seconds West, along said north right of way line, 712.31 feet; thence westerly 244.22 feet, along said north right of way line and along a tangential curve, concave southerly, having a central angle of 06 degrees 57 minutes 42 seconds, a radius of 2010.00 feet, and the chord of said curve bears South 86 degrees 22 minutes 07 seconds West, 244.07 feet; thence North 03 degrees 07 minutes 21 seconds West, not tangent to said curve, 464.72 feet; thence North 89 degrees 50 minutes 58 seconds East, parallel with the south line of said Northeast Quarter, 977.06 feet to the east line of said West One—Half; thence South 00 degrees 31 minutes 44 seconds East, along said east line, 449.29 feet to the POINT OF BEGINNING.

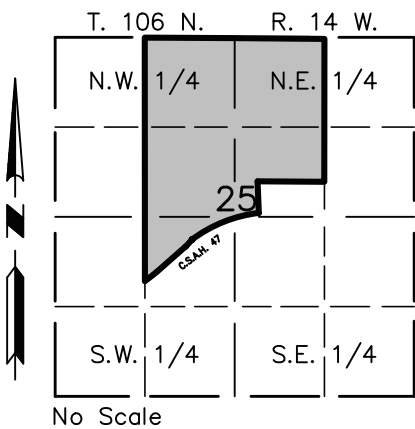
ALSO TOGETHER WITH:

That part of the Southwest Quarter of Section 25, Township 106 North, Range 14 West, Olmsted County, Minnesota described as follows:

Commencing at the northwest corner of the Southwest Quarter of said Section 25; thence North 89 degrees 50 minutes 58 seconds East (NOTE: All Bearings are in relationship with the Olmsted County Coordinate System NAD '83, Adjusted 1996), along the north line of said Southwest Quarter, 1312.75 feet to the northwest corner of the Northeast Quarter of said Southwest Quarter and the POINT OF BEGINNING; thence South 00 degrees 36 minutes 50 seconds East, along the west line of the Northeast Quarter of said Southwest Quarter, 922.55 feet to the northerly right of way line of OLMSTED COUNTY HIGHWAY RIGHT OF WAY PLAT NO. 235 (the next 5 courses are along said right of way line); thence northeasterly 217.25 feet along a non—tangential curve, concave northwesterly, having a central angle of 06 degrees 50 minutes 31 seconds, a radius of 1819.29 feet, and the chord of said curve bears North 51 degrees 34 minutes 00 seconds East, 217.12 feet; thence North 48 degrees 08 minutes 44 seconds East, tangent to said curve, 546.71 feet; thence northeasterly 23.26 feet along a tangential curve, concave southeasterly, having a central angle of 00 degrees 40 minutes 11 seconds, a radius of 1990.00 feet, and the chord of said curve bears North 48 degrees 28 minutes 49 seconds East, 23.26 feet; thence North 42 degrees 00 minutes 20 seconds East, not tangent to said curve, 132.38 feet; thence northeasterly 671.29 feet along a non—tangential curve, concave southeasterly, having a central angle of 19 degrees 08 minutes 08 seconds, a radius of 2010.00 feet, and the chord of said curve bears North 62 degrees 07 minutes 57 seconds East, 668.18 feet to the north line of said Southwest Quarter; thence South 89 degrees 50 minutes 58 seconds West, along said north line, 1283.88 feet to the POINT OF BEGINNING.

Containing, in all, 158.21 acres, more or less.

PROPERTY LOCATION MAP



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

ANNEXATION
EXHIBIT

THIS SURVEY AND DRAWING
WAS PREPARED FOR THE
EXCLUSIVE USE OF:
CITY OF ROCHESTER
ROCHESTER, MN

MONUMENTS

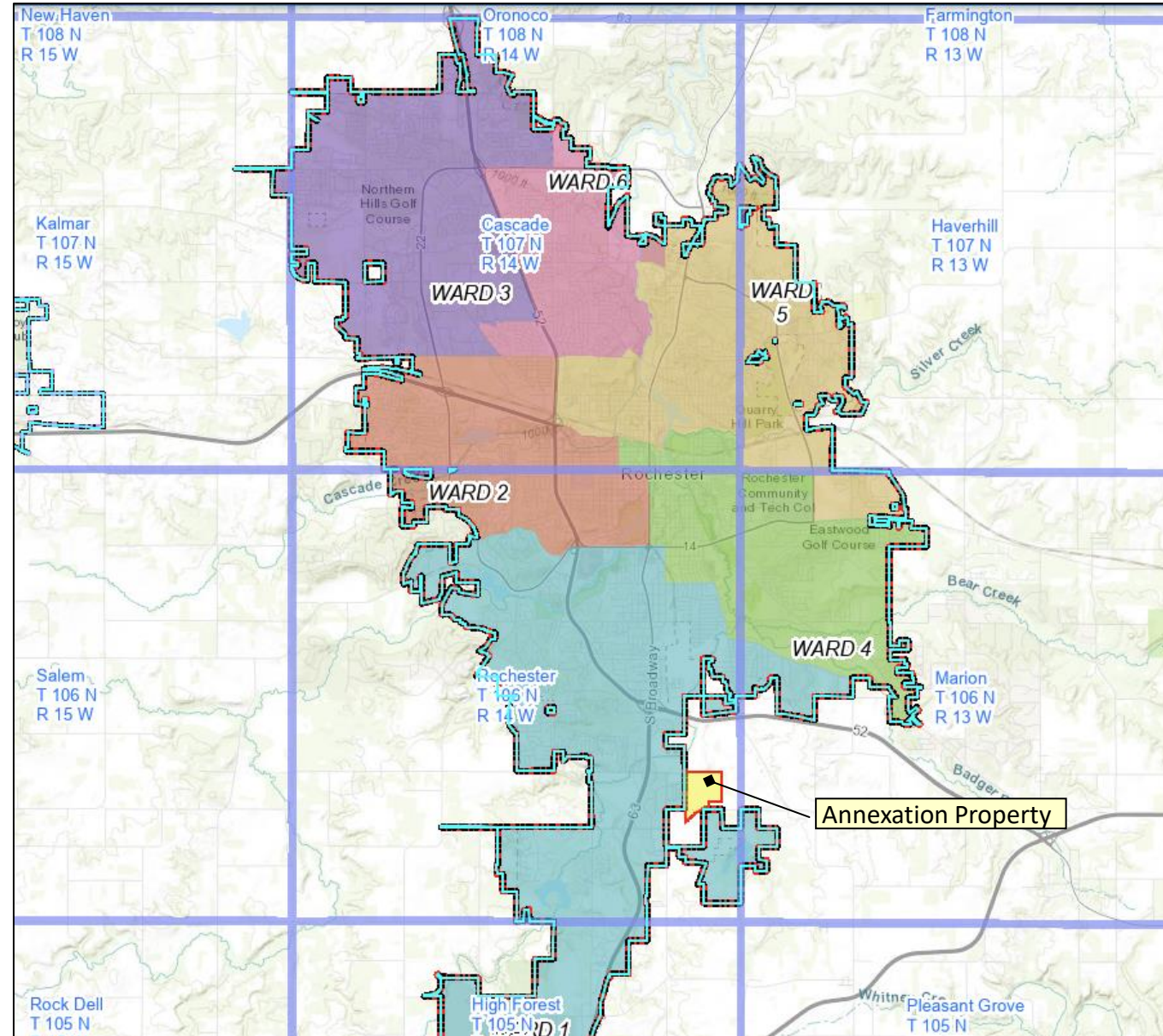
- FOUND (AS INDICATED)
- SET (5/8" PIPE UNLESS NOTED OTHERWISE)

DATE: 5/21/2025

DWG NO. 4841SE01 JOB NO. 4841

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

Annexation Vicinity Site Map



Annexation Contiguity Map Exhibit

