



ORDINANCE NO. 4584

AN ORDINANCE ANNEXING TO THE CITY OF ROCHESTER APPROXIMATELY 124.61 ACRES OF LAND LOCATED SOUTH OF HIGHWAY 52, NORTH OF 40TH STREET SE STREET ALIGNMENT AND APPROXIMATELY 1,200 FEET EAST OF HIGHWAY 63 (PINS #041942, 041953, 041956).

THE COMMON COUNCIL OF THE CITY OF ROCHESTER DO ORDAIN:

Section 1. Whereas the subject Community Development Department has received a request by the City of Rochester Parks and Recreation Department to annex City owned property into the City of Rochester incorporated limits to facilitate City Parks and Recreation projects.

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:

That part of the Southwest Quarter, and part of the Southeast Quarter of the Northwest Quarter, all in Section 24, Township 106 North, Range 14 West, described as follows:

Beginning at the southeast corner of the Southwest Quarter of said Section 24; thence South 89 degrees 45 minutes 19 seconds West (NOTE: All Bearings are in relationship with the Olmsted County Coordinate System NAD '83, Adjusted 1996), along the south line of said Southwest Quarter, 1368.60 feet; thence North 00 degrees 29 minutes 09 seconds West, parallel with the east line of said Southwest Quarter, 1751.20 feet to the south line of the North one-third of said Southwest Quarter; thence South 89 degrees 47 minutes 31 seconds West, along said south line, 1261.14 feet to the west line of said Southwest Quarter; thence North 00 degrees 29 minutes 17 seconds West, along said west line, 876.00 feet to the northwest corner of said Southwest Quarter; thence North 89

degrees 48 minutes 37 seconds East, along the north line of said Southwest Quarter, 1314.89 feet to the southwest corner of the Southeast Quarter of the Northwest Quarter of said Section 24; thence North 00 degrees 24 minutes 37 seconds West, along the west line of said Southeast Quarter of the Northwest Quarter, 1057.20 feet to the south right of way line of Trunk Highway No. 52, as depicted on STATE HIGHWAY RIGHT OF WAY PLAT NO. 55-2 (the next 3 courses are along said south right of way line); thence South 73 degrees 01 minutes 45 seconds East, 65.37 feet; thence South 28 degrees 16 minutes 19 seconds East, 212.13 feet; thence South 73 degrees 16 minutes 19 seconds East, 250.00 feet to Right of Way Boundary Corner B20 as shown on said STATE HIGHWAY RIGHT OF WAY PLAT NO. 55-2; thence continue South 73 degrees 16 minutes 19 seconds East, 72.03 feet; thence North 83 degrees 36 minutes 20 seconds East, 452.24 feet to the south line of said plat; thence easterly 51.35 feet along said south line and along a nontangential curve, central angle of 00 degrees 56 minutes 04 seconds, radius of 3148.79 feet, and the chord of said curve bears South 81 degrees 19 minutes 42 seconds East, 51.35 feet; thence South 01 degrees 52 minutes 07 seconds East, along said west line and not tangent to said curve, 546.49 feet; thence South 14 degrees 42 minutes 39 seconds East, 260.05 feet; thence South 27 degrees 38 minutes 24 seconds East, 241.68 feet; thence South 40 degrees 54 minutes 32 seconds East, 241.68 feet to the east line of the Southwest Quarter of said Section 24; thence South 00 degrees 29 minutes 09 seconds East, along said east line, 2227.85 feet to the point of beginning.

Except:

Beginning at the northwest corner of the Southwest Quarter of said Section 24; thence east along the north line of said Quarter Section for a distance of 80.2 feet; thence southerly at a deflection angle of 89 degrees 13 minutes for a distance of 305.8 feet; thence westerly for a distance of 81.1 feet to a point on the west line of said Quarter Section; thence north along the west line of said Quarter Section a distance of 303.9 feet to the place of beginning.

Section 4. On March 16, 2026, the Common Council of the City of Rochester determined that the land is or is about to become urban or suburban in nature.

Section 5. As provided in Minn. Stat. §414.036, the City shall make no cash payment to Rochester Township as the property is tax exempt.

Section 6. 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 7. 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 8. Upon annexation the land described in Section 3 above will be 124.61

acres of property zoned MX-G (Mixed Use General).

Section 9. 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 20th DAY OF April, 2026.

ATTEST: *Anne M. Kase*
CITY CLERK

Randy Schubert
PRESIDENT OF SAID COMMON COUNCIL

APPROVED THIS 21st DAY OF April, 2026.



Kim Norton
MAYOR OF SAID CITY

1" SQUARE PIPE W/CAP
NW COR. NW 1/4
SEC. 24-106-14

ALTA/NSPS LAND TITLE SURVEY

CAST IRON MONUMENT
N 1/4 COR.
SEC. 24-106-14

LEGEND

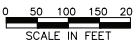
- PROPERTY LINE
- CENTER LINE
- LOT LINES
- RIGHT OF WAY LINE
- EASEMENT LINE
- STORM SEWER/FLARED END SECTION
- WETLANDS
- FLOOD ZONE X-0.2% ANNUAL CHANCE FLOOD HAZARD
- FLOOD ZONE AE
- FLOOD ZONE AE REGULATORY FLOODWAY
- EXISTING CONDUIT
- GATE VALVE/HYDRANT
- CATCH BASIN
- SANITARY SEWER MANHOLE
- UNDERGROUND COMMUNICATION/PEDESTAL
- CONTROLLED ACCESS

VERTICAL SOURCE AND DATUM

THE CONTOURS SHOWN ARE BASED ON THE QUINCY COUNTY 2021 LIAR FLIGHT WITH A GLO ACCURACY LEVEL AND IS BASED ON THE NORTH AMERICAN VERTICAL DATUM '88

BASIS OF BEARINGS
ALL BEARINGS ARE IN RELATIONSHIP WITH THE QUINCY COUNTY COORDINATE SYSTEM NAD '83, ADJUSTED 1995.

WETLANDS
THE WETLANDS SHOWN ARE BASED ON A FIELD DELINEATION BY MIDWEST NATURAL RESOURCES INC. (AUGUST, 2022)



PROPERTY DESCRIPTION

(PER TITLE COMMITMENT ISSUED BY CHICAGO TITLE INSURANCE COMPANY, FILE NO. 21959129R SECOND REVISION, COMMITMENT DATE JUNE 9, 2023)

That part of the Southwest Quarter, and part of the Southeast Quarter of the Northwest Quarter, all in Section 24, Township 106 North, Range 14 West, Olmsted County, Minnesota, described as follows:

Beginning at the southeast corner of the Southwest Quarter of said Section 24; thence South 89 degrees 45 minutes 19 seconds West (NOTE: All Bearings are in relationship with the Olmsted County Coordinate System NAD '83, Adjusted 1995), along the south line of said Southwest Quarter, 1368.80 feet; thence North 00 degrees 29 minutes 09 seconds West, parallel with the east line of said Southwest Quarter, 1725.20 feet to the south line of the North one-third of said Southwest Quarter; thence South 89 degrees 47 minutes 31 seconds West, along said south line, 1261.14 feet to the west line of said Southwest Quarter; thence North 00 degrees 29 minutes 17 seconds West, along said west line, 876.00 feet to the northwest corner of said Southwest Quarter; thence North 89 degrees 48 minutes 37 seconds East, along the north line of said Southwest Quarter, 1334.89 feet to the southeast corner of the Southwest Quarter of the Northwest Quarter of said Section 24; thence North 00 degrees 24 minutes 37 seconds West, along the west line of said Southwest Quarter of the Northwest Quarter, 1057.20 feet to the south right of way line of State Highway No. 52; or detailed on STATE HIGHWAY RIGHT OF WAY PLAT NO. 55-2 (the west 3/4 corner one along said south right of way line); thence South 73 degrees 01 minutes 45 seconds East, 65.37 feet; thence South 28 degrees 16 minutes 19 seconds East, 2112.13 feet; thence South 73 degrees 16 minutes 19 seconds East, 2253.86 feet to the right of way line of State Highway No. 52; or detailed on STATE HIGHWAY RIGHT OF WAY PLAT NO. 55-2; thence South 73 degrees 16 minutes 19 seconds East, 72.03 feet; thence North 85 degrees 36 minutes 20 seconds East, 452.24 feet to the south line of said plot; thence westerly 51.35 feet along said south line and along a non-parallel curve, central angle of 80 degrees 50 minutes 18 seconds, radius of 2148.79 feet, and the chord of said curve bears South 41 degrees 19 minutes 42 seconds East, 51.35 feet; thence South 01 degrees 52 minutes 07 seconds East, along said west line and not tangent to said curve, 546.49 feet; thence South 14 degrees 42 minutes 39 seconds East, 260.00 feet; thence South 27 degrees 38 minutes 24 seconds East, 241.68 feet; thence South 40 degrees 24 minutes 35 seconds East, 241.68 feet to the east line of the Southwest Quarter of said Section 24; thence South 00 degrees 29 minutes 09 seconds East, along said east line, 227.20 feet to the point of beginning.

EXCEPT:

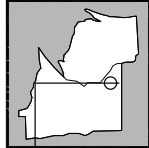
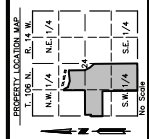
Beginning at the northeast corner of the Southwest Quarter of said Section 24; thence east along the north line of said Quarter Section for a distance of 89.2 feet; thence southerly at a deflection angle of 89 degrees 13 minutes for a distance of 303.8 feet; thence westerly for a distance of 81.1 feet to a point on the west line of said Quarter Section; thence north along the west line of said Quarter Section a distance of 303.9 feet to the place of beginning.

WOOD LAKE LAND
ENTER OF
ROCHESTER
PID. 025603
ZONING: L1

OUTLITA
SUBDIVISION

TOTAL AREA: ±124.61 ACRES

DATE:	10/13/2022
DRAWN BY:	G.D.L.
CHECKED BY:	R.M.L.
JOB NUMBER:	5150
DWG. FILE:	5150SBL
REVISION DATE:	



WSE MISSIY
ENGINEERING & LAND SURVEYING LTD.
P.O. BOX 105, KASSON, MN 56244
PH. NO. 507-634-6505, EMAIL SURVEY@WSEENGINEERING

ALTA/NSPS LAND
TITLE SURVEY

SHEET NO. 1 OF 2

PROJECT NUMBER: 5150 COMPUTER FILE: 5150SBL01

CAST IRON CAP ON
TELESPAR-PIPE
NW COR. SW 1/4
SEC. 24-106-14

DEGIS PROPERTIES LLC
PID. 025650
ZONING: L1

M A P PARTNERSHIP
L.P.
PID. 025598
SPRING LA
ZONING: L1

MINNESOTA RUSH
L.P.
PID. 025599
SPRING LA
ZONING: L1

LEONARD J. LEONARD
PID. 027983
N 007917 W 303.80

LEONARD J. LEONARD
PID. 027984
N 007917 W 303.80

20' SANITARY SEWER EASEMENT (20)
DOC. NO. A945446

572.10
N 007917 W

S 003523 E 305.80

S 88°53'32" W 82.82

80.20
N 007917 W

80.20
N 007917 W

80.20
N 007917 W

80.20
N 007917 W

WOOD LAKE
BLOCK 3

LOT 1

LOT 2

WOOD LAKE DRIVE S.E.

AREA INLET

GRAVEL

WOOD LAKE

WOOD LAKE

WOOD LAKE

WOOD LAKE

WOOD LAKE

WOOD LAKE

WOOD LAKE
BLOCK 2

LOT 3

LOT 4

WOOD LAKE

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BLOCK 1

LOT 5

LOT 6

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BLOCK 4

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LOT 8

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BLOCK 5

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LOT 10

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BLOCK 6

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LOT 12

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BLOCK 7

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LOT 14

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BLOCK 14

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BLOCK 15

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BLOCK 16

LOT 31

LOT 32

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BLOCK 17

LOT 33

LOT 34

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BLOCK 18

LOT 35

LOT 36

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ALTA/NSPS LAND TITLE SURVEY

TABLE A ITEMS

Table A Items 1, 13, and 14 are as shown on survey.

2. Property address: 611 40th Street SE, Rochester, MN 55904
3. The subject property is located in Zone AE, Zone AE Regulatory Floodway, and Zone X, per F.J.R.M. number 271090304E, effective date April 19, 2017, and F.J.R.M. number 271090302F, effective date April 19.
4. The area of the subject property described on Sheet 1 is 124.61 acres, as surveyed.
5. The storm sewer structure elevations shown were obtained by survey field methods. Contours shown are based on QLO quality Lidar data obtained in 2021 and furnished by Onsted County.
6. (b) No zoning report or letter provided by the client.
7. (c) All visible buildings contained within the subject property's boundary are shown.
8. Substantial features observed in the process of conducting the field work within the subject property's boundary are shown.
9. No visible striped parking spaces contained within the subject property's boundary.
11. (b) Utility locations shown are provided by local utility companies through the gopher state one call system. Locations are shown to the accuracy of the markings. WSE Mossey Engineering and Land Surveying does not assume responsibility for mislocated or unmarked utilities. Ticket # 252150781
16. There was no evidence of recent earth moving work, building construction, or building additions observed at the time of the survey fieldwork.
17. The surveyor has not been made aware of any proposed changes in street right of way lines, nor was there any visible evidence of recent street or sidewalk construction or repairs observed at the time of the survey fieldwork.
18. There were no plottable offsite easements provided to the surveyor.
19. WSE Mossey has a minimum amount of \$1,000,000 of Professional Liability Insurance in effect.

VERTICAL SOURCE AND DATUM
THE CONTOURS SHOWN ARE BASED ON THE OLDEST COUNTY 2021 LIDAR FLIGHT WITH A QLO ACCURACY LEVEL AND IS BASED ON THE NORTH AMERICAN VERTICAL DATUM '88

BASIS OF BEARINGS
ALL BEARINGS ARE IN RELATIONSHIP WITH THE OLDEST COUNTY COORDINATE SYSTEM NAD '83, ADJUSTED 1996.



WETLANDS
THE WETLANDS SHOWN ARE BASED ON A FIELD DETERMINATION BY MIDWEST NATURAL RESOURCES INC. (AUGUST, 2025)

SCHEDULE B SECTION TWO - EXCEPTIONS

COMMITMENT FILE NO.: 2195912BR SECOND REVISION (COMMITMENT DATE JUNE 9, 2025)

Items 1-13 are not survey related or plottable, and therefore, are not shown on this survey.

14. State Highway Right-of-Way Plat No. 55-2 dated October 17, 1974 and recorded December 30, 1974 as Document No. 361712. (Surveyor's Note: A portion of said Right of Way Plat adjoins the northerly boundary of the subject property as shown.)
15. deleted
16. Easement in favor of Northwestern Bell Telephone Company dated June 21, 1988 and recorded June 22, 1988 in Book A5, page 684. (Parcels 4 and 5) (Surveyor's Note: A portion of the described location of said easement falls within the subject property's boundary and is shown.)
17. deleted
18. Perpetual pipeline easement dated October 24, 1990 and recorded October 31, 1990 in Book F5, page 989. (Parcels 1, 2, and 3) (Surveyor's Note: The described location of said easement falls within the subject property's boundary and is shown.)
19. deleted
20. Resolution dated September 16, 2002 and recorded December 11, 2002 as Document No. A945466. (Parcels 2 and 3) (Surveyor's Note: The described location of the 20 foot sanitary sewer easement falls within the subject property's boundary as shown.)
21. Gas Easement and Utility and Ingress and Egress Easement in favor of Minnesota Energy Resources Corporation dated April 28, 2021 and recorded May 5, 2021 as Document No. A1534061. (Parcel 4) (Surveyor's Note: The described location of said easements fall partially within the subject property's boundary as shown.)
22. deleted
23. Gas Easement in favor of Minnesota Energy Resources Corporation dated April 28, 2021 and recorded May 5, 2021 as Document No. A1534063. (Parcel 4) (Surveyor's Note: The described location of said easement falls within the subject property's boundary and is shown.)

SURVEYOR'S NOTE:

The legal description of the Subject Property describes a mathematically closed figure with no gaps, strips, or pores.

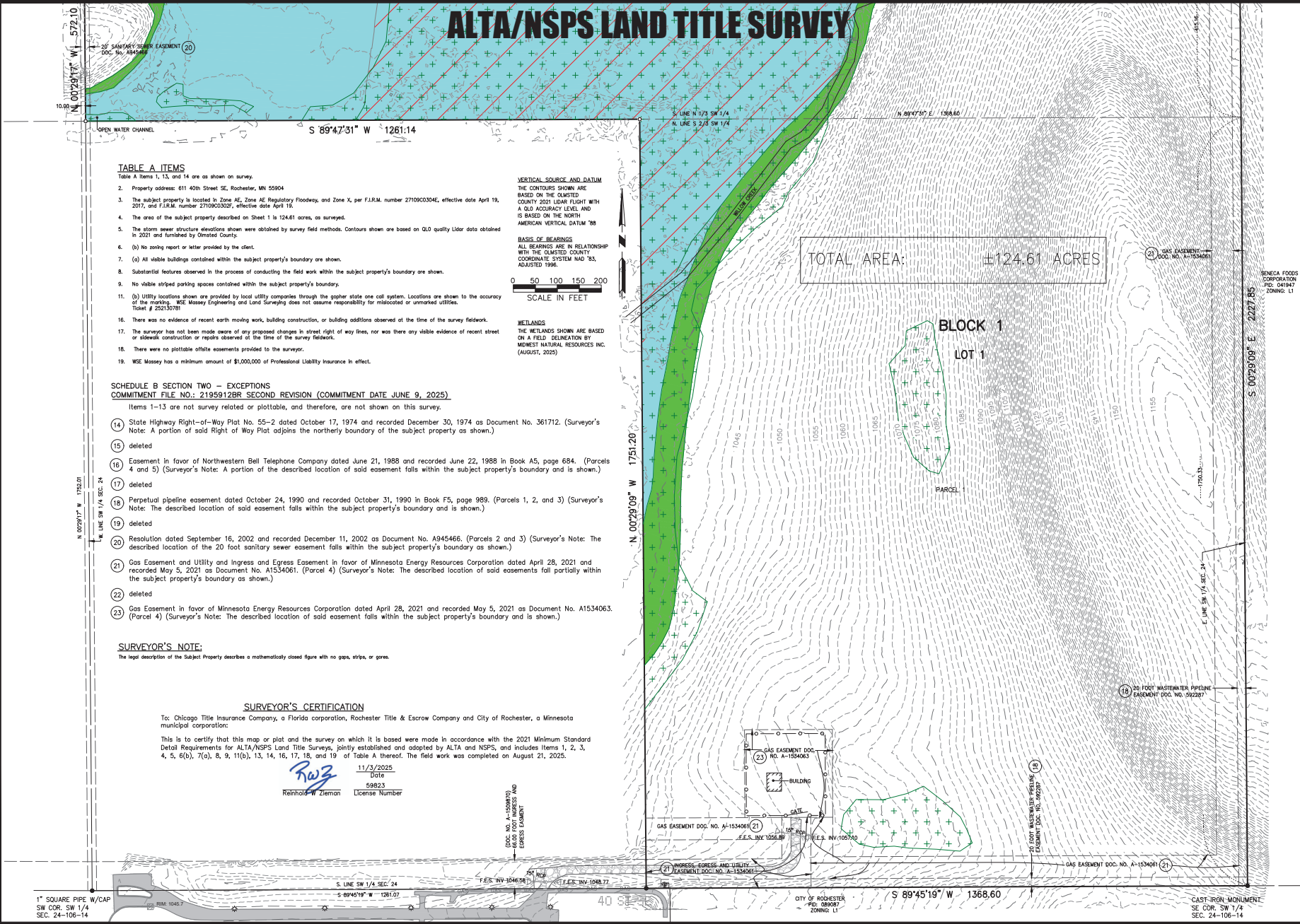
SURVEYOR'S CERTIFICATION

To: Chicago Title Insurance Company, a Florida corporation, Rochester Title & Escrow Company and City of Rochester, a Minnesota municipal corporation:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 6(b), 7(c), 8, 9, 11(b), 13, 14, 16, 17, 18, and 19 of Table A thereof. The field work was completed on August 21, 2025.

RWZ
Reinhold W Ziemann
Date: 11/3/2025
59823
License Number

DOC. NO. A-1534061
BLOCK FOOT NUMBERS AND
EXCESS DISTANCE



TOTAL AREA: ±124.61 ACRES

BLOCK 1

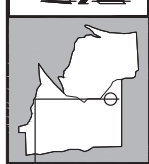
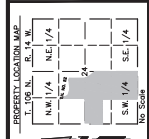
LOT 1

PARCEL

MONUMENTS:
● FOUND UNLESS OTHERWISE NOTED
○ SET (S/P PIPE UNLESS OTHERWISE NOTED OTHERWISE)

THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE EXCLUSIVE USE OF THE CITY OF ROCHESTER RECORDATION LAW

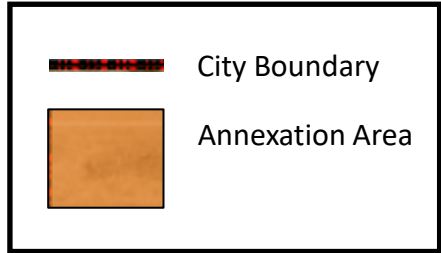
SCALE: 1" = 100'
DATE: 11/3/2025
DRAWN BY: G.D.L.
CHECKED BY: R.M.L.
JOB NUMBER: 2150
DWG. FILE: 2150601
REVISION DATE:



WSE MOSSEY ENGINEERING & LAND SURVEYING LTD.
P.O. BOX 100, KASSON, MN 55443
PH. NO. 507-634-6505, EMAIL: SURVEY@WSEENGINEERING

ALTA/NSPS LAND TITLE SURVEY

SHEET NO. 2 OF 2



m
RECEIVED BY CAH
June 2, 2026

Annexation Site City Boundary
Contiguity Map (CD2026-001ANX)

