

ORDINANCE NO. _____

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

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 _____ DAY OF _____, 2026.

PRESIDENT OF SAID COMMON COUNCIL

ATTEST: _____
CITY CLERK

APPROVED THIS _____ DAY OF _____, 2026.

MAYOR OF SAID CITY

(Seal of the City of
Rochester, Minnesota)