

ORDINANCE NO. _____

CORRECTIVE ORDINANCE REZONING
APPROXIMATELY 52.43 ACRES OF LAND FROM
THE R-1x ZONING DISTRICT TO THE R-3 ZONING
DISTRICT, AND AMENDING ORDINANCE NO. 2785,
KNOWN AS THE ZONING ORDINANCE AND LAND
DEVELOPMENT MANUAL OF THE CITY OF
ROCHESTER, MINNESOTA.

THE COMMON COUNCIL OF THE CITY OF ROCHESTER DO ORDAIN:

Section 1. This Ordinance is enacted to correct the legal description. Upon public hearing duly noticed and held, Ordinance No. 2785 as amended, known as the Zoning Ordinance and Land Development Manual of the City of Rochester, Minnesota, is hereby further amended as follows:

The Zoning Map of the City of Rochester as adopted by said Ordinance No. 2785 establishing the various zoning districts and boundaries thereof is amended by rezoning the following described lands to the district indicated:

That part of the Southwest Quarter of Section 17, Township 107 North, Range 14 West, Olmsted County, Minnesota, described as follows:

Commencing at the northeast corner of the Southwest Quarter of said Section 17; thence South 00 degrees 23 minutes 48 seconds East, assumed bearing, along the east line of said Southwest Quarter, 755.05 feet; thence South 88 degrees 21 minutes 12 seconds West, 316.47 feet; thence South 44 degrees 51 minutes 12 seconds West, 697.84 feet for the point of beginning; thence South 87 degrees 38 minutes 12 seconds West, 535.00 feet; thence South 89 degrees 42 minutes 11 seconds West, 1287.57 feet to the west line of said

Southwest Quarter; thence South 00 degrees 17 minutes 49 seconds East, along said west line, 1426.87 feet to the southwest corner of said Southwest Quarter; thence North 88 degrees 26 minutes 10 seconds East, along the south line of said Southwest Quarter, 93.94 feet to the westerly right of way line of Badger Hills Drive NW (the next 8 courses are along the westerly, southerly and northerly right of way lines of said Badger Hills Drive NW); thence North 00 degrees 13 minutes 03 seconds West, 2.73 feet; thence South 89 degrees 46 minutes 57 seconds West, 19.17 feet; thence northwesterly 48.62 feet along a nontangential curve, concave northeasterly, central angle of 49 degrees 44 minutes 42 seconds, radius of 56.00 feet and a chord which bears North 55 degrees 05 minutes 27 seconds West, 47.11 feet; thence North 30 degrees 13 minutes 06 seconds West, not tangent to said curve, 6.55 feet to a line which is 33.00 feet easterly of , as measured at right angles to and parallel with, the west line of said Southwest Quarter; thence North 00 degrees 17 minutes 49 seconds West, along said parallel line, 4.72 feet; thence southeasterly 85.14 feet along a nontangential curve, concave northeasterly, central angle of 55 degrees 25 minutes 51 seconds, radius of 88.00 feet and a chord which bears South 69 degrees 47 minutes 57 seconds East, 81.14 feet; thence easterly 85.97 feet along a reverse curve, concave southerly, central angle of 07 degrees 40 minutes 21 seconds, radius of 642.00 feet and a chord which bears North 86 degrees 19 minutes 22 seconds East, 85.91 feet; thence easterly 129.31 feet along a compound curve, concave southerly, central angle of 09 degrees 24 minutes 51 seconds and a chord which bears South 85 degrees 08 minutes 02 seconds East, 129.16 feet to the south line of said Southwest Quarter; thence North 88 degrees 26 minutes 10 seconds East, not tangent to said curve and along said south line, 260.45 feet to the westerly and northerly right of way line of Alpha Parkway NW (the next 2 courses are along said westerly and northerly right of way line); thence North 29 degrees 49 minutes 10 seconds East, 90.20 feet; thence South 60 degrees 10 minutes 50 seconds East, 10.00 feet to the most westerly corner of said Alpha Parkway NW, as dedicated on the recorded plat of ALPHA SUBDIVISION (the next 11 courses are along the northerly line of said ALPHA SUBDIVISION); thence North 29 degrees 49 minutes 10 seconds East, 78.56 feet; thence northeasterly 396.97 feet along a tangential curve, concave southeasterly, central angle of 51 degrees 41 minutes 35 seconds and a radius of 440.00 feet; thence North 81 degrees 30 minutes 45 seconds East, tangent to said curve, 320.74 feet; thence northeasterly 155.49 feet along a tangential curve, concave northerly, central angle of 19 degrees 22 minutes 00 seconds and a radius of 460.00 feet; thence North 62 degrees 08 minutes 45 seconds East, tangent to said curve, 300.94 feet; thence northeasterly 97.38 feet along a tangential curve, concave southeasterly, central angle of 10 degrees 19 minutes 55 seconds and a radius of 540.00 feet; thence North 72 degrees 28 minutes 40 seconds East, tangent to said curve, 181.78 feet; thence northeasterly 290.77 feet along a tangential curve, concave northwesterly, central angle of 27 degrees 18 minutes 40 seconds and a radius of 610.00 feet; thence North 34 degrees 43 minutes 48 seconds West, not tangent to said curve, 735.24 feet to the point of beginning.

Containing 52.43 acres, more or less.

Section 2. EFFECTIVE DATE. This ordinance shall become effective upon the date of its publication.

PASSED AND ADOPTED BY THE COMMON COUNCIL OF THE CITY OF ROCHESTER, MINNESOTA, THIS _____ DAY OF _____, 2018.

PRESIDENT OF SAID COMMON COUNCIL

ATTEST: _____
CITY CLERK

APPROVED THIS ____ DAY OF _____, 2018.

MAYOR OF SAID CITY

(Seal of the City of
Rochester, Minnesota)

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