

ORDINANCE NO. _____

ORDINANCE REZONING APPROXIMATELY 6.52 ACRES OF LAND FROM THE R-1, MIXED SINGLE FAMILY ZONING DISTRICT TO THE B-5 RESIDENTIAL COMMERCIAL 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. 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 land from the R-1 Mixed Single Family Zoning District to the B-5 Residential Commercial Zoning District.

That part of the Northwest Quarter of the Northeast Quarter of Section 10, Township 106 North, Range 14 West, Olmsted County, Minnesota, described as follows:

Commencing at the northwest corner of said Northeast Quarter; thence easterly on a Minnesota State Plane Grid Azimuth from north of 89 degrees 07 minutes 13 seconds along the north line of said Northeast Quarter 433.83 feet to the point of beginning; thence continue easterly 89 degrees 07 minutes 13 seconds azimuth along said north line 164.77 feet; thence southerly 179 degrees 07 minutes 13 seconds azimuth 140.00 feet; thence easterly 89 degrees 07 minutes 13 seconds azimuth 180.00 feet; thence northeasterly 43 degrees 04 minutes 43 seconds azimuth 194.49 feet to the north line of said Northeast Quarter; thence easterly 89 degrees 07 minutes 13 seconds azimuth along said north line 264.84 feet to the northwesterly right-of-way line of the West Frontage Road of C.S.A.H. No. 8; thence southwesterly 212 degrees 17 minutes 43 seconds azimuth along said right-of-way line 153.91 feet; thence southwesterly 233 degrees 36 minutes 49 seconds azimuth along said right-of-way line 102.74 feet; thence southwesterly 87.17 feet along said right-of-way line on a tangential curve concave southeasterly having a radius of 333.00 feet

and a central angle of 14 degrees 59 minutes 55 seconds; thence southwesterly 218 degrees 36 minutes 54 seconds azimuth along said right-of-way line 345.00 feet; thence southwesterly 55.63 feet along said right-of-way line on a tangential curve concave northwesterly having a radius of 267.00 feet and a central angle of 11 degrees 56 minutes 19 seconds; thence southwesterly 230 degrees 33 minutes 13 seconds azimuth along said right-of-way line 100.00 feet; thence southwesterly 91.00 feet along said right-of-way line on a tangential curve concave southeasterly, having a radius of 333.00 feet and a central angle of 15 degrees 39 minutes 29 seconds; thence southwesterly 214 degrees 53 minutes 44 seconds azimuth along said right-of way line 17.50 feet; thence westerly 270.85 feet on a nontangential curve concave southerly having a radius of 340.00 feet and a central angle of 45 degrees 38 minutes 33 seconds; thence northerly 349 degrees 15 minutes 11 seconds azimuth 19.08 feet to the southerly comer of Lot 13, Block 1, Baihly Heights Fifth Subdivision according to the plat thereof on file at the County Recorder's Office, Olmsted County, Minnesota; thence northeasterly 34 degrees 53 minutes 44 seconds azimuth along the southeasterly line of said Lot 13 a distance of 268.74 feet to the southeasterly corner of said Lot 13; thence northerly 359 degrees 07 minutes 13 seconds azimuth along the easterly line of said Lot 13 and a northerly projection thereof 399.24 feet to the point of beginning.

Said tract contains 6.52 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 4th February

Randy Staver
PRESIDENT OF SAID COMMON COUNCIL

ATTEST: *Cynthia Johnson*
CITY CLERK

APPROVED THIS [redacted]

Kim Norton
MAYOR OF SAID CITY

