

CITY OF CALEDONIA, MINNESOTA

ORDINANCE NO. 2020-02

AN ORDINANCE REZONING PROPERTY AT 1124 E. WASHINGTON ST. (PARCEL ID 21.1090.000) FROM B-2 (HIGHWAY BUSINESS DISTRICT) TO AG (AGRICULTURAL DISTRICT)

AND

REZONING PROPERTIES AT PARCEL IDS 21.1094.001 AND 21.1094.002 FROM R-2 (URBAN RESIDENTIAL DISTRICT) TO AG (AGRICULTURAL DISTRICT)

THE CITY COUNCIL OF THE CITY OF CALEDONIA, HOUSTON COUNTY, MINNESOTA HEREBY ORDAINS AS FOLLOWS:

Section 1. That the zoning map of the City of Caledonia adopted by City Code Section 153.046(A) be hereby amended by rezoning the property at 1124 E. Washington St. (parcel ID 21.1090.000) from B-2 (Highway Business District) to AG (Agricultural District).

Section 2. That the zoning map of the City of Caledonia adopted by City Code Section 153.046(A) be hereby amended by rezoning the properties at parcel IDs 21.1094.001 and 21.1094.002 from R-2 (Urban Residential District) to AG (Agricultural District).

Section 3. That the properties being rezoned are legally described as the following:

Parcel ID 21.1090.000

COMMENCING AT THE NORTHEAST CORNER OF OUTLOT NO. 13 OF BUELL'S OUTLOTS TO THE VILLAGE OF CALEDONIA LOCATED IN CALEDONIA MINNESOTA, THENCE ON THE HOUSTON COUNTY NAD83 (1996 ADJ) COUNTY BEARING SYSTEM N 89°48'56"E A DISTANCE OF 554.38 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING N 89°48'56"E A DISTANCE OF 384.92 FEET; THENCE S 00°17'59"E A DISTANCE OF 674.15 FEET TO THE EAST-WEST QUARTER SECTION LINE; THENCE ALONG SAID LINE S 89°48'56"W A DISTANCE OF 386.30 FEET; THENCE N 00°10'57"W A DISTANCE OF 674.15 FEET TO THE PLACE OF BEGINNING, CONTAINING 5.97 ACRES MORE OR LESS AND BEING PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF FRACTIONAL SECTION 18, TOWNSHIP 102 NORTH, RANGE 5 WEST, HOUSTON COUNTY, MINNESOTA.

Parcel ID 21.1094.001

THAT PART OF THE FRACTIONAL SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 102 NORTH, RANGE 5 WEST OF THE 5TH PRINCIPAL MERIDIAN, HOUSTON COUNTY, MINNESOTA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTH QUARTER OF SAID SECTION, THENCE SOUTH 89°49'09" WEST 803.41 FEET ALONG THE SOUTH LINE OF SAID FRACTIONAL SOUTHWEST QUARTER TO THE SOUTHWEST CORNER OF A DEED DESCRIPTION RECORDED IN BOOK 217, PAGES 265-266* AND THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 89°49'09" WEST 247.71 FEET ALONG THE SOUTH LINE OF SAID

FRACTIONAL SOUTHWEST QUARTER; THENCE NORTH 00°00'38" EAST 321.05 FEET; THENCE NORTH 86°08'10" EAST 248.27 FEET TO THE WEST LINE OF SAID DEED DESCRIPTION; THENCE SOUTH 00°00'38" WEST 337.00 FEET ALONG SAID WEST LINE TO THE POINT OF BEGINNING. CONTAINING 1.871 ACRES, SUBJECT TO ANY EASEMENTS OF RECORD. *ALL REFERENCED DOCUMENTS ARE RECORDED IN THE COUNTY RECORDER'S OFFICE, CALEDONIA, MINNESOTA.

AND

THAT PART OF THE FRACTIONAL SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 102 NORTH, RANGE 5 WEST OF THE 5TH PRINCIPAL MERIDIAN, HOUSTON COUNTY, MINNESOTA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION, THENCE SOUTH 89°49'09" WEST 1051.12 FEET ALONG THE SOUTH LINE OF SAID FRACTIONAL SOUTHWEST QUARTER TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 89°49'09" WEST 142.96 FEET ALONG SAID SOUTH LINE; THENCE NORTH 00°00'38" EAST 291.05 FEET; THENCE NORTH 89°49'09" EAST 142.95 FEET; THENCE SOUTH 00°00'38" WEST 291.05 FEET TO THE POINT OF BEGINNING. CONTAINING 0.955 ACRE, SUBJECT TO ANY EASEMENTS OF RECORD. *ALL REFERENCED DOCUMENTS ARE RECORDED IN THE COUNTY RECORDER'S OFFICE, CALEDONIA, MINNESOTA.

Parcel ID 21.1094.002

THAT PART OF THE FRACTIONAL SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 102 NORTH, RANGE 5 WEST OF THE 5TH PRINCIPAL MERIDIAN, HOUSTON COUNTY, MINNESOTA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION, THENCE SOUTH 89°49'09" WEST 1360.08 FEET ALONG THE SOUTH LINE OF SAID FRACTIONAL SOUTHWEST QUARTER TO THE SOUTHEAST CORNER OF BUELL'S OUTLOTS; THENCE NORTH 00°00'38" EAST 291.05 FEET ALONG THE EAST LINE OF SAID BUELL'S OUTLOTS TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 00°00'38" EAST 60.00 FEET ALONG SAID EAST LINE; THENCE NORTH 89°49'09" EAST 308.95 FEET; THENCE SOUTH 00°00'38" WEST 60.00 FEET; THENCE SOUTH 89°49'09" WEST 308.95 FEET TO THE POINT OF BEGINNING. CONTAINING 0.426 ACRE, SUBJECT TO ANY EASEMENTS OF RECORD.

4. That notice of the public hearing was published in the *Caledonia Argus* on October 14, 2020, and letters were mailed to property owners within 350 feet of the properties being rezoned.
5. That this ordinance shall become effective upon its passage and publication.

ADOPTED this 26th day of October, 2020, by the City Council of the City of Caledonia.


DeWayne "Tank" Schroeder, Mayor

ATTEST:


Adam G. Swann, City Clerk/Administrator

CERTIFICATION

I, Adam Swann, clerk/administrator of the City of Caledonia, Houston County, Minnesota, do hereby certify that the foregoing Ordinance No. 2020-02 was duly passed and approved by the Council of the City of Caledonia, Minnesota on the 26th day of October, 2020; and said Ordinance No. 2020-02 was published in the *Caledonia Argus*, a newspaper of general circulation in the City of Caledonia, Minnesota on the 4th day of November, 2020, all as provided by law.

Dated this 5th day of November, 2020.



City Clerk/Administrator