



## Olmsted County Planning Department

December 12, 2022

### Oronoco Town Board

Prepared by: Olmsted County Planning Department Staff

Request: Oronoco Metes and Bounds #OR2022-004MB by Ryan Properties LLC. The request is to split two lots within the Agricultural/Resource Commercial-Aggregate Extraction and Reuse A/RC-AER Zoning District.

Location: The property is located in the NW ¼, of the NW ¼ in Section 33, Oronoco Township. It is adjacent (east) of 3760 85 St NW. The property is south of the Oronoco Estates.

Zoning: A/RC-AER- Agricultural/Resource Commercial-Aggregate Extraction and Reuse

### ACTION ITEMS

The request is to split the existing 10 acre parcel into two 5 acre parcels.

### BACKGROUND INFORMATION

#### Background:

Mr. Ryan is planning on selling the north 5 acre parcel to Watson Recycling. The property will be able to be combined with Watson Recycling upon the recording of the property. Ryan Properties has also applied for a Zoning District Amendment to change the zoning of the property from A/RC-AER to HC-Highway Commercial. The proposed lot size meets the minimum lot size requirement for the current zoning district. Any uses not permitted by Section 5.00 (A-1 Agricultural Protection District) require a conditional use permit.

The applicant requests the following:

The applicant is requesting to split the existing 10 acre parcel into two 5 acre parcels.

### ANALYSIS AND FINDINGS

#### Referral Comments

As of writing the staff report there has been no referral comments received. There are no new access points on the county road proposed.

**Staff Recommendation**

Planning Staff recommends approval of the metes and bounds to create two 5 acres parcels from the existing 10 acre parcel in the NW  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of Section 33, T108N R14W.

**ATTACHMENTS**

1. Aerial Map
2. Notification Map
3. Site Photos
4. Applicant Submittals
5. Referral Comments

**COUNTY OF OLMSTED, MINNESOTA**

**LETTER OF TOWNBOARD ACTION**

DATE: \_\_\_\_\_

TO: County of Olmsted  
Rochester – Olmsted Planning Department  
2122 Campus Dr. SE, Suite 100  
Rochester, Minnesota 55904

RE: Report of Action by the Townboard of \_\_\_\_\_ Township on the  
Application by \_\_\_\_\_ (Applicant),  
Located in the \_\_\_\_\_ Quarter of Section \_\_\_\_\_.

TYPE OF APPLICATION: \_\_\_\_\_

The Townboard of \_\_\_\_\_ Township met on \_\_\_\_\_ (date) and  
considered the application of \_\_\_\_\_ (applicant)  
on the above referred property.

The Townboard has reviewed this application and makes the following comments:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Sincerely,

\_\_\_\_\_  
Clerk of \_\_\_\_\_ Township (Signature Required)

Townboard Members (Signature Required)

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**DISTRIBUTION:**

Planning Department: (white copy)  
Townboard (canary copy)  
Applicant (pink copy)

# CERTIFICATE OF SURVEY

SECTION 33  
T. 108 N., R. 14 W.



- IRON PIPE WITH PLASTIC CAP  
STAMPED LS 21940 SET
- FOUND MONUMENT

I HEREBY CERTIFY THAT THIS SURVEY, PLAN, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA

Geoffrey G Griffin

DATE 11/21/2022 REG. NO. 21940



**G-Cubed**

14070 Hwy 52 S.E.  
Chatfield, MN 55923

**ENGINEERING  
SURVEYING  
PLANNING**

Ph. 507-867-1666  
Fax 507-867-1665  
www.ggg.to

DATE OF SURVEY: 11-12-2022

Prepared For:  
RYAN PROPERTIES

3750 85TH ST NW

ORONOCO, MN 55960

SHEET 1 OF 2 FILE NO: 21-272



# CERTIFICATE OF SURVEY

SECTION 33  
T. 108 N., R. 14 W.

## LAND DESCRIPTIONS:

### PARCEL 'A':

That part of the Northwest Quarter of the Northwest Quarter of Section 33, Township 108 North, Range 14 West, Olmsted County, Minnesota, described as follows:

Commencing at the northwest corner of said Northwest Quarter of the Northwest Quarter; thence on an assumed bearing of North 89°50'13" East, along the north line of said Northwest Quarter of the Northwest Quarter 297.61 feet to the point of beginning; thence South 00°04'07" East 657.97 feet; thence South 89°51'18" West 297.61 feet to the west line of said Northwest Quarter of the Northwest Quarter; thence South 00°04'07" East, along said west line, 145.65 feet to the northwest corner of the West 13.11 feet of the South 512.20 feet of said Northwest Quarter of the Northwest Quarter; thence North 89°53'29" East, along the north line of said West 13.11 feet of the South 512.20 feet of the Northwest Quarter of the Northwest Quarter, 13.11 feet to the northeast corner of said West 13.11 feet of the South 512.20 feet of the Northwest Quarter of the Northwest Quarter; thence South 00°04'07" East, along the east line of said West 13.11 feet of the South 512.20 feet of the Northwest Quarter of the Northwest Quarter, 280.20 feet; thence North 89°53'29" East 418.50 feet, to a line parallel and which is 66.00 feet westerly as measured perpendicularly of the east line of the West 497.61 feet of the Northwest Quarter of the Northwest Quarter; thence North 00°04'07" West, along said parallel line, 520.61 feet; thence North 60°09'58" West 102.49 feet; thence North 00°04'07" West, 512.28 feet to said north line of said Northwest Quarter of the Northwest Quarter; thence South 89°50'13" West, along said north line, 45.15 feet to the point of beginning.

The above described parcel contains 5.06 acres, more or less, and is subject to any easements, covenant, and restrictions of record.

### PARCEL 'B':

That part of the Northwest Quarter of the Northwest Quarter of Section 33, Township 108 North, Range 14 West, Olmsted County, Minnesota, described as follows:

Commencing at the northwest corner of said Northwest Quarter of the Northwest Quarter; thence on an assumed bearing of North 89°50'13" East, along the north line of said Northwest Quarter of the Northwest Quarter, 297.61 feet; thence South 00°04'07" East 657.97 feet; thence South 89°51'18" West 297.61 feet to the west line of said Northwest Quarter of the Northwest Quarter; thence South 00°04'07" East, along said west line, 145.65 feet to the northwest corner of the West 13.11 feet of the South 512.20 feet of said Northwest Quarter of the Northwest Quarter; thence North 89°53'29" East, along the north line of said West 13.11 feet of the South 512.20 feet of the Northwest Quarter of the Northwest Quarter, 13.11 feet to the northeast corner of said West 13.11 feet of the South 512.20 feet of the Northwest Quarter of the Northwest Quarter; thence South 00°04'07" East, along the east line of said West 13.11 feet of the South 512.20 feet of the Northwest Quarter of the Northwest Quarter, 280.20 feet to the point of beginning; thence North 89°53'29" East 418.50 feet, to a line which is parallel and 66.00 feet westerly, as measured perpendicularly of the east line of the West 497.61 feet of the Northwest Quarter of the Northwest Quarter; thence North 00°04'07" West, along said parallel line, 520.61 feet; thence North 60°09'58" West 102.49 feet; thence North 00°04'07" West, 512.28 feet to said north line of the Northwest Quarter of the Northwest Quarter; thence North 89°50'13" East, along said north line, 154.85 feet to the northeast corner of said West 497.61 feet of the Northwest Quarter of the Northwest Quarter; thence South 00°04'07" East, along the east line of said West 497.61 feet of the Northwest Quarter of the Northwest Quarter, 1316.20 feet to the south line of said Northwest Quarter of the Northwest Quarter; thence South 89°53'29" West, along said south line, 484.50 feet to the southeast corner of said West 13.11 feet of the South 512.20 feet of the Northwest Quarter of the Northwest Quarter; thence North 00°04'07" West, along the east line of said West 13.11 feet of the South 512.20 feet of the Northwest Quarter of the Northwest Quarter, 232.00 feet to the point of beginning.

The above described parcel contains 5.32 acres, more or less, and is subject to any easements, covenant, and restrictions of record.

I HEREBY CERTIFY THAT THIS SURVEY, PLAN, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA

 Geoffrey G. Griffin

DATE 11/21/2022 REG. NO. 21940

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SHEET 2 OF 2 FILE NO: 21-272