



Olmsted County Planning Department

February 9, 2023

Oronoco Town Board

Prepared by: Olmsted County Planning Department Staff

Request: Oronoco Township Metes and Bounds #OR2023-001MB by Mathy Construction. The request is to create two parcels from an existing tax parcel.

Location: The property is located south of the City of Oronoco Wastewater Treatment Plant and north of Oronoco Estates on the east side of Highway 52.

Zoning: R-2 Mixed Low Density Residential District

ACTION ITEMS

Metes and Bounds to create two parcels from the existing tax parcel.

BACKGROUND INFORMATION

Background:

Mathy Construction is requesting to create two parcels as proposed. An official map runs through the property. The survey includes the official plat. Tract A will be sold with the property adjacent to the west of it which has frontage along Highway 52 (although access would not be permitted from Highway 52). If the county road gets built where the official map is located both lots will have future road frontage.

The underlying land use designation of the property is Resource Protection. Floodplain soils run through the southeast corner of the property.

The properties are zoned R-2 Mixed Low-Density Residential District. This is a historic zoning district based on the location of Oronoco Estates.

The applicant requests the following:

Approve the metes and bounds split. The properties will need an access easement before being built.

ANALYSIS AND FINDINGS

Township Board Action

The Olmsted County Subdivision Ordinance gives the Townboard the opportunity to review any Metes and Bounds subdivision in which a lot less than forty (40) acres is created. The Townboard has thirty-five (35) days from the receipt of this letter to comment on the proposed subdivision. Enclosed with this report to the Townboard Clerk is a "Townboard Action Form" on which you may record your response.

Referral Comments

At the time of writing the staff report there are no referral comments.

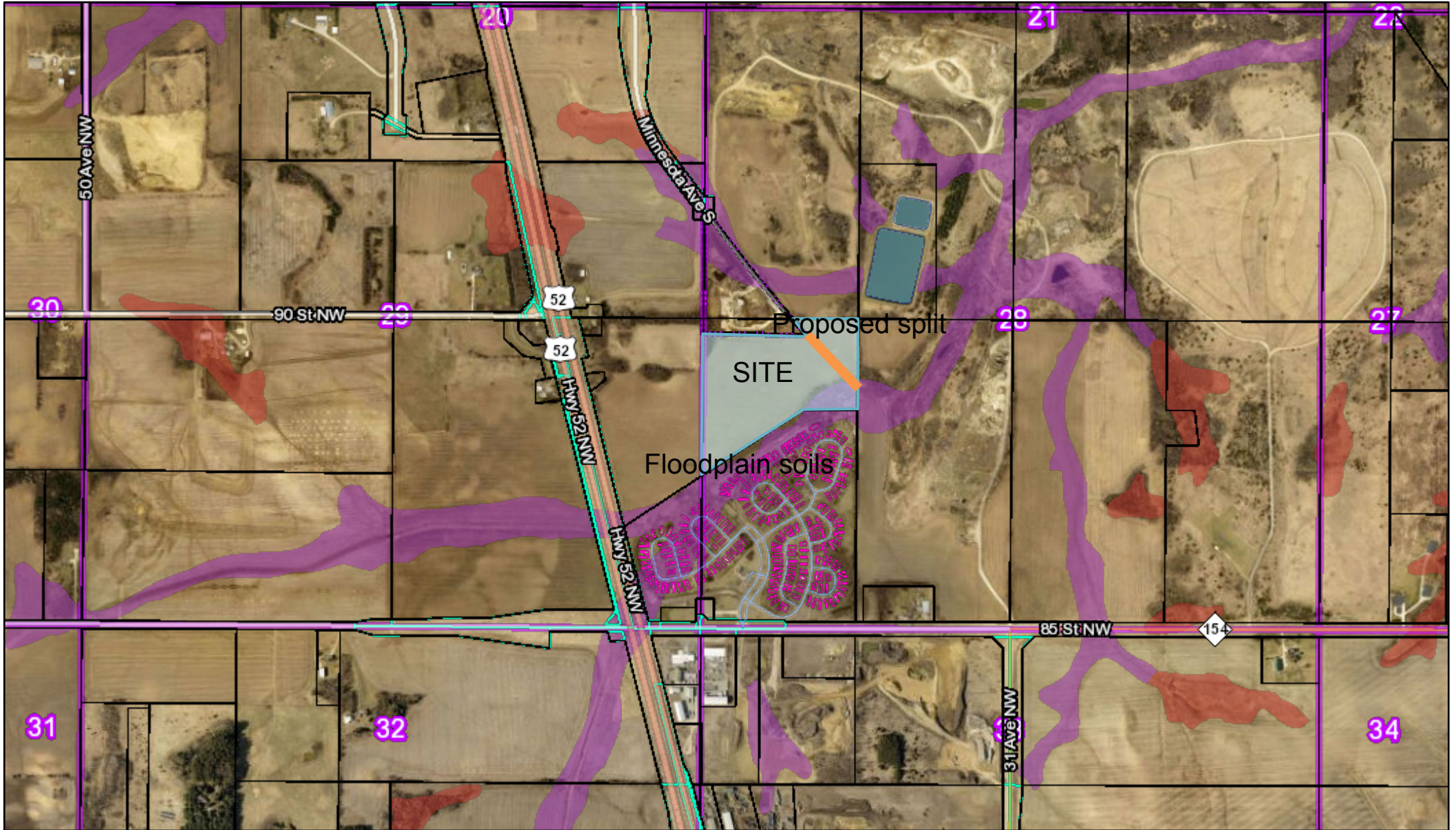
Staff Recommendation

The proposed metes and bounds is in compliance with the requirements of the Oronoco Township zoning ordinance requirements. Planning staff recommend the approval of the metes and bounds to create a 21.58 acre parcel and 4.02 acre parcel from the existing tax parcel.

ATTACHMENTS

1. Site Location Map
2. Applicant Submittals
3. Letter of Town Board Action

Site Location Map



2/9/2023, 3:56:41 PM

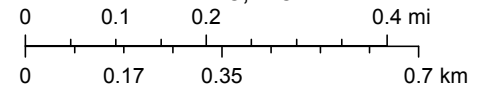
Centerlines

— <all other values>

— City Street

— County Road

1:18,728



Olmsted County, MN GIS Division and Olmsted County, MN Property Records and Licensing., Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap

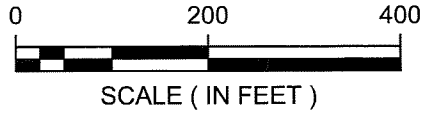
Web AppBuilder for ArcGIS

Olmsted County, MN is not responsible for errors or omissions contained herein. If errors or discrepancies are found, please contact Olmsted County Planning Dept. at 507-328-7100.

CERTIFICATE OF SURVEY

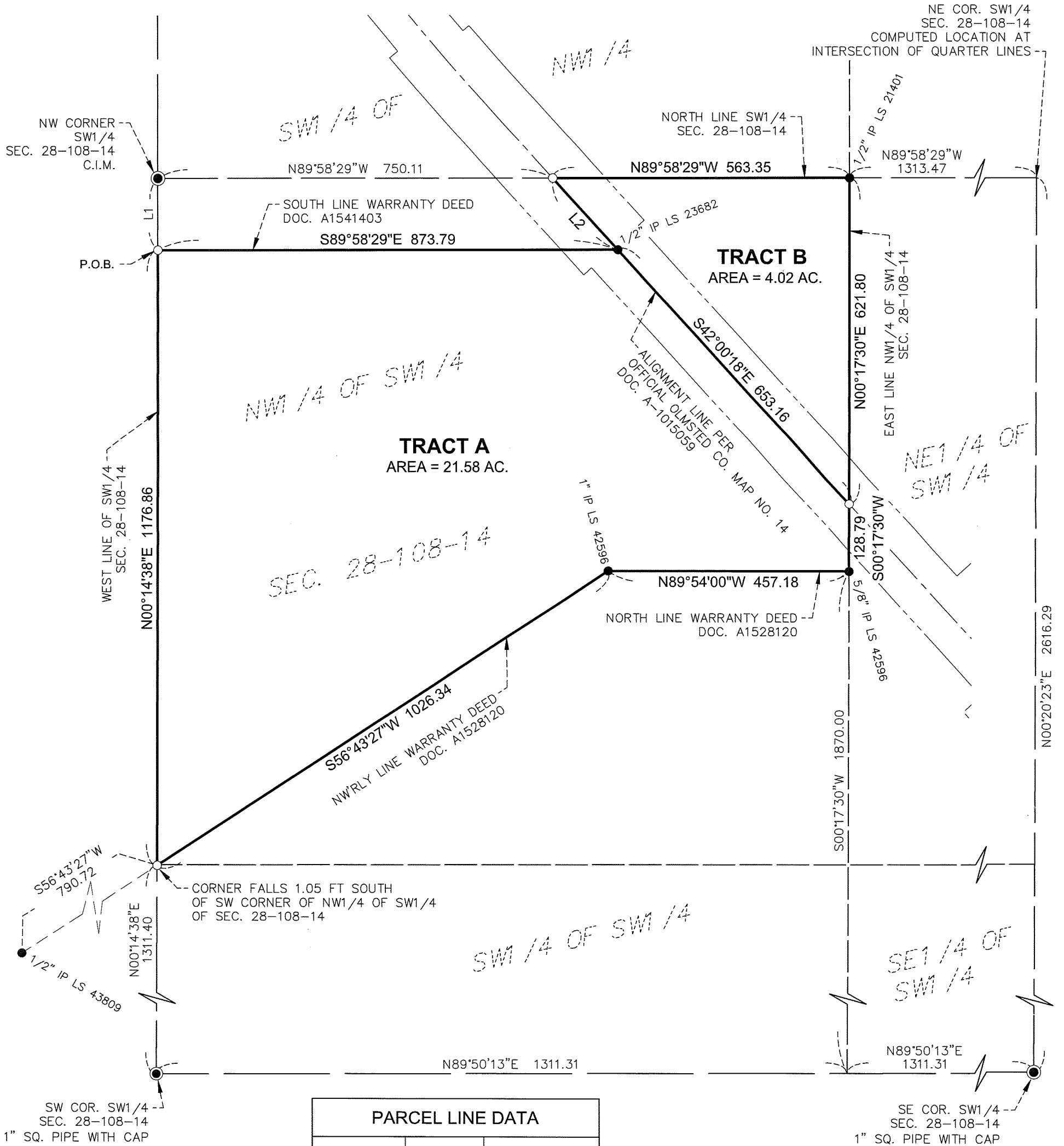
PART OF THE W1/2 OF THE SW1/4 OF SEC. 28, T108N, R14W

ORONOCO TOWNSHIP, OLMSTED COUNTY, MINNESOTA



BEARINGS
BEARINGS ARE BASED ON THE
OLMSTED COUNTY COORDINATE
SYSTEM (NAD83 - 1996 ADJUSTMENT)

- = DENOTES A FOUND IRON MONUMENT AS NOTED
- = SET 1/2 INCH INTERIOR DIAMETER BY 14 INCHES LONG IRON PIPE WITH PLASTIC CAP STAMPED LS 41887
- ⊙ = DENOTES A FOUND SECTION CORNER MONUMENT



PARCEL LINE DATA		
SEGMENT	LENGTH	DIRECTION
L1	136.63	S00° 14' 38"W
L2	183.94	S42° 00' 18"E

SHEET 1 OF 2

DATE:	JANUARY 16, 2023	DATE:	AMENDMENTS	BY:	PREPARED FOR: MATHY CONSTRUCTION CO.
SCALE:	AS SHOWN				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. PETER G. OETLIKER
DRAWN BY:	P.G.O.				
CHECKED BY:	P.G.O.				
FILE NUMBER:	2023-10142				DATE: 01/31/2023 LIC. NO. 41887

ARCHITECTS • ENGINEERS • SCIENTISTS • SURVEYORS

CERTIFICATE OF SURVEY
PART OF THE W1/2 OF THE SW1/4 OF SEC. 28, T108N, R14W
ORONOCO TOWNSHIP, OLMSTED COUNTY, MINNESOTA

DESCRIPTION TRACT A

That part of the West Half of the Southwest Quarter of Section 28, Township 108 North, Range 14 West, Olmsted County, Minnesota, described as follows:

Commencing at the northwest corner of the Southwest Quarter of said Section 28; thence on an assumed bearing of South 00 degrees 14 minutes 38 seconds West along the west line of said Southwest Quarter a distance of 136.63 feet to the south line of a tract described in Warranty Deed Doc. A1541403, as recorded at the County Recorder's Office, said Olmsted County, and to the point of beginning; thence South 89 degrees 58 minutes 29 seconds East along said south line a distance of 873.79 feet to the alignment line of OFFICIAL OLMSTED CO. MAP NO. 14, Doc. A-1015059, as recorded at said County Recorder's Office; thence South 42 degrees 00 minutes 18 seconds East along said alignment line a distance of 653.16 feet to the east line of the Northwest Quarter of said Southwest Quarter; thence South 00 degrees 17 minutes 30 seconds West along said east line a distance of 128.79 feet to the north line of a tract described in Warranty Deed Doc. A1528120, as recorded at said County Recorder's Office; thence North 89 degrees 54 minutes 00 seconds West along said north line a distance of 457.18 feet to the northwesterly line of said tract; thence South 56 degrees 43 minutes 27 seconds West along said northwesterly line a distance of 1026.34 feet to the west line of said Southwest Quarter; thence North 00 degrees 14 minutes 38 seconds East along said west line a distance of 1176.86 feet to the point of beginning.

DESCRIPTION TRACT B

That part of the Northwest Quarter of the Southwest Quarter of Section 28, Township 108 North, Range 14 West, Olmsted County, Minnesota, described as follows:

Commencing at the northwest corner of the Southwest Quarter of said Section 28; thence on an assumed bearing of South 00 degrees 14 minutes 38 seconds West along the west line of said Southwest Quarter a distance of 136.63 feet to the south line of a tract described in Warranty Deed Doc. A1541403, as recorded at the County Recorder's Office, said Olmsted County; thence South 89 degrees 58 minutes 29 seconds East along said south line a distance of 873.79 feet to the alignment line of OFFICIAL OLMSTED CO. MAP NO. 14, Doc. A-1015059, as recorded at said County Recorder's Office, and the point of beginning; thence South 42 degrees 00 minutes 18 seconds East along said alignment line a distance of 653.16 feet to the east line of the Northwest Quarter of said Southwest Quarter; thence North 00 degrees 17 minutes 30 minutes East along said east line a distance of 621.80 feet to the northeast corner of said Northwest Quarter of the Southwest Quarter; thence North 89 degrees 58 minutes 29 seconds West along the north line of said Northwest Quarter of the Southwest Quarter a distance of 563.35 feet to the alignment line of said OFFICIAL OLMSTED CO. MAP NO. 14; thence South 42 degrees 00 minutes 18 seconds East along said alignment line a distance of 183.94 feet to the point of beginning.

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)