

**ORDINANCE NO.**

**AN ORDINANCE REZONING CERTAIN PROPERTY WITHIN THE PLAT  
KNOWN AS WHITE OAK ADDITION TO BUSINESS WAREHOUSE**

THE CITY COUNCIL OF THE CITY OF ST. AUGUSTA, STEARNS COUNTY,  
MINNESOTA, DOES ORDAIN:

Section 1. Introduction.

1. White Oak Farm Limited Partnership, a Minnesota limited partnership, has applied for a rezoning for certain property legally described as follows:

THAT PART OF THE NORTHEAST QUARTER AND THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 12 AND THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 123, RANGE 28, STEARNS COUNTY, MINNESOTA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 12; THENCE SOUTH 00 DEGREES 22 MINUTES 43 SECONDS EAST, ASSUMED BEARING ALONG THE EAST LINE OF SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER, 335.16 FEET TO THE POINT OF BEGINNING OF THE TRACT TO BE DESCRIBED; THENCE CONTINUE SOUTH 00 DEGREES 22 MINUTES 43 SECONDS EAST, ALONG SAID EAST LINE, 935.70 FEET, TO THE NORTHEASTERLY RIGHT OF WAY OF COUNTY ROAD NO. 75; THENCE SOUTH 35 DEGREES 47 MINUTES 39 SECONDS EAST, ALONG SAID NORTHEASTERLY RIGHT OF WAY, 1023.98 FEET TO THE NORTHWEST CORNER OF LOT 1, MEYER'S SUB-DIVISION, ACCORDING TO THE RECORDED PLAT THEREOF, STEARNS COUNTY, MINNESOTA; THENCE SOUTH 89 DEGREES 27 MINUTES 46 SECONDS EAST, ALONG THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 448.48 FEET, TO THE NORTHEAST CORNER OF SAID LOT 1; THENCE SOUTH 08 DEGREES 36 MINUTES 30 SECONDS WEST, ALONG THE EAST LINE OF SAID LOT 1, A DISTANCE OF 31.91 FEET; THENCE SOUTH 89 DEGREES 37 MINUTES 32 SECONDS EAST 685.01 FEET TO THE SOUTHWESTERLY RIGHT OF WAY LINE OF INTERSTATE HIGHWAY NO. 94; THENCE NORTHWESTERLY 1062.51 FEET; ALONG A NON-TANGENTIAL CURVE, ALONG SAID SOUTHWESTERLY RIGHT OF WAY, CONCAVE TO THE

SOUTHWEST, HAVING A RADIUS OF 11,120.88 FEET AND A CENTRAL ANGLE OF 05 DEGREES 28 MINUTES 27 SECONDS, THE CHORD OF SAID CURVE BEARS NORTH 29 DEGREES 13 MINUTES 35 SECONDS WEST WITH A CHORD LENGTH OF 1053.32 FEET; THENCE NORTH 31 DEGREES 53 MINUTES 30 SECONDS WEST, TANGENT TO LAST DESCRIBED CURVE, ALONG SAID SOUTHWESTERLY RIGHT OF WAY, 1585.19 FEET, TO THE MOST EASTERLY CORNER OF LOT 2, BLOCK 2, KIFFMEYER ADDITION, ACCORDING TO THE RECORDED PLAT THEREOF, STEARNS COUNTY, MINNESOTA; THENCE SOUTH 58 DEGREES 06 MINUTES 30 SECONDS WEST, ALONG THE SOUTHEASTERLY LINE OF SAID LOT 2, A DISTANCE OF 224.77 FEET, TO THE MOST SOUTHERLY CORNER OF SAID LOT 2; THENCE NORTH 31 DEGREES 53 MINUTES 30 SECONDS WEST, ALONG THE SOUTHWESTERLY LINE OF SAID LOT 2, A DISTANCE OF 98.14 FEET, TO THE MOST EASTERLY CORNER OF OUTLOT A OF SAID KIFFMEYER ADDITION; THENCE SOUTH 58 DEGREES 06 MINUTES 30 SECONDS WEST, ALONG A SOUTHERLY LINE OF SAID OUTLOT A, 166.68 FEET, TO SAID NORTH QUARTER CORNER OF SECTION 12; THENCE SOUTHWESTERLY 220.89 FEET, ALONG A TANGENTIAL CURVE, ALONG SAID SOUTHERLY LINE OF OUTLOT A, CONCAVE TO THE NORTH, HAVING A RADIUS OF 399.00 FEET AND A CENTRAL ANGLE OF 31 DEGREES 43 MINUTES 12 SECONDS; THENCE SOUTH 89 DEGREES 49 MINUTES 42 SECONDS WEST, ALONG SAID SOUTHERLY LINE OF OUTLOT A AND THE SOUTH LINE OF 250TH STREET, AS DEDICATED ON SAID KIFFMEYER ADDITION, 653.88 FEET, TO AN EASTERLY LINE OF STATE HIGHWAY RIGHT OF WAY PLAT NO. 73-31, ACCORDING TO THE RECORDED PLAT THEREOF, STEARNS COUNTY, MINNESOTA; THENCE SOUTH 35 DEGREES 57 MINUTES 40 SECONDS EAST, ALONG LAST DESCRIBED EASTERLY LINE, 103.41 FEET, TO MONUMENT B34 ON SAID STATE HIGHWAY RIGHT OF WAY PLAT NO. 73-31 AND SAID NORTHEASTERLY RIGHT OF WAY OF COUNTY ROAD NO. 75; THENCE SOUTH 35 DEGREES 47 MINUTES 39 SECONDS EAST, ALONG SAID NORTHEASTERLY RIGHT OF WAY, 28.85 FEET; THENCE NORTH 89 DEGREES 49 MINUTES 42 SECONDS EAST, 223.57 FEET; THENCE SOUTH 00 DEGREES 10 MINUTES 18 SECONDS EAST, 170.27 FEET, TO A LINE WHICH BEARS SOUTH 89 DEGREES 37 MINUTES 17 SECONDS WEST FROM THE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 37 MINUTES 17 SECONDS EAST, 564.04 FEET, TO THE POINT OF BEGINNING.

(the "Subject Property"); and

2. On June 5, 2017, by Resolution No. [REDACTED], the City of St. Augusta following public notification and public hearings granted approval of the

rezoning to Business Warehouse, which Resolution contained several conditions and by reference are incorporated herein.

3. Pursuant to Minnesota Statute, a property may not be rezoned unless it is consistent with the Comprehensive Plan. The City Council has found that the rezoning is consistent with the Comprehensive Plan.

Section 2. Rezoning.

1. The Subject Property is zoned Business Warehouse.

Section 3. Conditions to Effectiveness.

1. This ordinance shall be effective upon the occurrences of the following:
  - a. Its passage by the St. Augusta City Council.
  - b. Publication in the official newspaper of the City in accordance with applicable law. The City will publish a summary version of this Ordinance.

Adopted by the St. Augusta City Council this 3<sup>rd</sup> day of September, 2019.

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B. J. Kroll, Mayor

Attest:

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William R. McCabe, Clerk/Administrator