

CHAPTER 15 – MONTGOMERY REZONING

Section 1500 – LAND REZONING

1500.01 Cross-References. This Section is intended to cross-reference with the Montgomery Zoning Code. Therefore, all zones referred to in this Section derive from designations contained in the Montgomery Zoning Code.

1500.02 The land described as follows is hereby re-zoned from R-1 to B-2:

That part of the N $\frac{1}{2}$ of the SE $\frac{1}{4}$ of Section 4-111-23 West of the Fifth Principal Meridian, Le Sueur County, Minnesota, described as follows: Beginning at the northeast corner of said N $\frac{1}{2}$ of the SE $\frac{1}{4}$; thence on an assumed bearing of South 00 degrees 00 minutes 00 seconds East, along the east line of said N $\frac{1}{2}$ of the SE $\frac{1}{4}$ a distance of 1319.22 feet; thence South 89 degrees 11 minutes 46 seconds West along the south line of said N $\frac{1}{2}$ of the SE $\frac{1}{4}$, a distance of 954.00 feet; thence North 16 degrees 20 minutes 09 seconds West a distance of 171.07 feet; thence North 46 degrees 00 minutes 33 seconds West a distance of 278.58 feet; thence North 62 degrees 58 minutes 32 seconds West a distance of 303.02 feet; thence North 12 degrees 43 minutes 46 seconds West a distance of 218.02 feet; thence North 04 degrees 23 minutes 34 seconds East a distance of 159.24 feet; thence North 82 degrees 58 minutes 07 seconds East a distance of 169.68 feet; thence North 00 degrees 30 minutes 45 seconds West a distance of 433.07 feet to the North line of said N $\frac{1}{2}$ of the SE $\frac{1}{4}$; thence North 89 degrees 29 minutes 15 seconds East along said north line, a distance of 1343.75 feet to the beginning. Subject to easements of record.

1500.03 The land described as follows is hereby re-zoned from I-2 to R-3:

Beginning at a point 16.00 feet west of the west line of Block 5, Columbia Heights Addition to the City of Montgomery, Minnesota, said point being 208.90 feet north of a point on the south line of Section 3-111-23 West of the 5th P.M., Le Sueur County, Minnesota, said point being 1236.65 feet east of the southwest corner of said Section 3; thence west 96.50 feet; thence north 16 degrees 11 minutes west 143.30 feet; thence north 26 degrees 42 minutes west 88.15 feet; thence north 36 degrees 52 minutes west 110.00 feet to the south line of Linden Avenue Northeast; thence north 86 degrees 41 minutes east on the south line of Linden Avenue 242.00 feet to a point 16.00 feet west of the west line of said Block 5; thence south parallel to the west line of said Block 5, a distance of 318.35 feet to the place of beginning; subject to existing roadway easements.

1500.04 The land described as follows is hereby re-zoned from I-1 to B-3:

That part of the NW $\frac{1}{4}$ of Section 10-111-23 West of the Fifth Principal Meridian bounded and described as follows: Beginning at the Southeast corner of Lot 1 in Block 8

in Montgomery, according to the plat thereof on file in the office of the Register of Deeds of Le Sueur County, said Southeast corner being distant 50 feet Southwesterly, as measured at right angles, from the centerline of the Minneapolis & St. Louis Railway Company, (now the Chicago and Northwestern Railway Company) main track, as originally located and established; thence Northwesterly along the East line of said Lot 1, a distance of 180 feet, more or less, to the North corner of said Lot 1; thence Westerly along the North line of said Block 8, a distance of 146 feet to a point on the East line of First Street; thence Northerly along the said East line of First Street, a distance of 396 feet, more or less, to a point on the Easterly extension of the South line of Vine Street; thence Easterly along said extended South line of Vine Street, a distance of 46 feet, more or less, to a point distant 9 feet Southwesterly, measured radially, from the centerline of said railway company spur Track I.C.C. Number 82, as now located and established; thence Southeasterly along a line parallel with said Spur Track centerline and parallel with the centerline of Spur Track I.C.C. Number 82, as now located and established, to a point distant 50 feet Southwesterly, as measured at right angles, from the centerline of said main track, as originally located and established; thence Southeasterly parallel with said main track centerline to the point of beginning, excepting therefrom that portion, if any, that lies within a line drawn parallel with and distant 50 feet Southwesterly, measured at right angles, from the centerline of said Railway main track, as now located and established.

AND

Lot 1, Block 8, City of Montgomery, Le Sueur County, Minnesota.

EXCEPTING THEREFROM the following described parcel:

Beginning at the southeast corner of said Lot 1, Block 8, City of Montgomery according to the recorded Plat thereof, said southeast corner being distant 50 feet southwesterly as measured at right angles from the centerline of the Minneapolis and St. Louis Railway (now the Chicago and Northwestern Railway Company) main track, as originally located and established; thence on an assumed bearing of South 89 degrees 43 minutes 41 seconds West along the south line of said Lot 1 a distance of 75.45 feet to the southwest corner of said Lot 1; thence North 0 degrees 20 minutes 48 seconds West along the west line of said Lot 1 a distance of 110.00 feet; thence North 89 degrees 43 minutes 41 seconds East parallel to said south line of Lot 1 a distance of 55.08 feet to a point distant 50 feet southwesterly as measured at right angles from the centerline of the said main track as originally located and established; thence Southeasterly parallel with said main track centerline to the point of beginning.

1500.05 The land described as follows is hereby re-zoned from R-3 to B-2:

That part of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 3-111-23, Le Sueur County, Minnesota, described as: Commencing at a found brass plug in a steel disc representing the Southwest corner of Section 3; thence North 89 degrees 50 minutes 35 seconds East (assumed bearing) along the South line of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 3, a distance of 827.85 feet; thence North 00 degrees 09 minutes 25 seconds West, (at right angles to said South line) a distance of 528.00 feet to the point of beginning; said point being 50.00 feet Easterly of as measured at right angles to the centerline of the Chicago and Northwestern Transportation Company's main track; (formerly the Minneapolis & St. Louis Railway Company) thence North 89 degrees 50 minutes 35 seconds East along a line parallel with and distant 528.00 feet Northerly of, as measured at right angles to the South line of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 3, a distance of 165.00 feet; thence North 15 degrees 25 minutes 00 seconds West, and parallel with said main track centerline, a distance of 280.50 feet; thence South 74 degrees 35 minutes 00 seconds West, at right angles to the last described course, 159.18 feet; thence South 15 degrees 25 minutes 00 seconds East, along a line parallel with and distant 50.00 feet Easterly of, as measured at right angles to said main track centerline, 237.07 feet to the point of beginning.

1500.06 The land described as follows is hereby zoned I-1:

Tract 1: Beginning at the southeast corner of the NE $\frac{1}{4}$ of Section 4-111-23, Le Sueur County, Minnesota, and running thence West 506.5 feet, thence North 430 feet, thence East 506.5 feet, thence South 430 feet to place of beginning and containing 5 acres of land.

Tract 2: Beginning at a point 430 feet North of the southeast corner of the NE $\frac{1}{4}$ of Section 4-111-23, Le Sueur County, Minnesota, and running thence West 506.5 feet, thence North 258 feet, thence East 506.5 feet, thence South 258 feet to the place of beginning.

1500.07 The land described as follows is hereby re-zoned from I-1 to B-3:

Beginning at a point on the West boundary line of 2nd Street N.E., 584 feet South of the SE corner of Block 29 of Richter's Addition to Montgomery; thence South on said West boundary line a distance of 90 feet; thence West to the East boundary line of the Minneapolis and St. Louis Railroad Company right-of-way; thence in a Northwesterly direction on said right-of-way boundary line to a point directly West of the point of beginning; thence East to the place of beginning, said tract being unplatted land within the limits of the City of Montgomery and situated in the NW $\frac{1}{4}$ of Section 10-111-23, Le Sueur County, Minnesota, according to the recorded maps and plats on file and of record in the office of the County Recorder in and for Le Sueur County, Minnesota.

1500.08 The land described as follows is hereby rezoned from I-1 to B-2:

That part of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 3-111-23, Le Sueur County, Minnesota, described as: Commencing at a point 33 feet East and 33 feet North of the SW corner of

Section 3-111-23; thence East 159.3 feet; thence North 200 feet; thence West 159.3 feet; thence South 200 feet to the place of beginning.

ALSO, that part of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 3-111-23, Le Sueur County, Minnesota, described as follows: Commencing at a point on the South line of said Section 3 where the West line of the Minneapolis & St. Louis Railway Company, Chicago & Northwestern Railway Company, now Union Pacific Railroad Company's right-of-way intersects said South line; proceeding thence West along said South line 410.90 feet to the point of beginning; thence North at a right angle 342.40 feet to a point; thence West at right angles 265.80 feet to a point; thence South at right angles 342.40 feet to a point on said south line of Section 3; thence East along said South line 265.80 feet to the point of beginning.

ALSO, That part of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 3-111-23, Le Sueur County, Minnesota, described as follows: Beginning at a point on the South line of said Section 3 where the former West line of the Minneapolis & St. Louis Railway Company, Chicago & Northwestern Railway Company, now Union Pacific Railroad Company's right-of-way intersects said South line; proceeding thence West along said South line 676.7 feet to a point; proceeding thence North at a right angle 342.4 feet to a point; proceeding thence West at right angles 159.3 feet to a point; proceeding thence North at right angles 20 feet to a point; thence proceeding East at right angles 425.1 feet to a point; proceeding thence North at right angles 270.5 feet to a point; proceeding thence East at right angles 239.5 feet to a point in the West line of said Railroad right-of-way; proceeding thence Southeasterly along said right-of-way to the point of beginning. EXCEPTING THEREFROM that part of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 3-111-23, Le Sueur County, Minnesota, described as follows: Commencing at a point on the South line of said Section 3 where the West line of the Minneapolis & St. Louis Railway Company, Chicago & Northwestern Railway Company, now Union Pacific Railroad Company's right-of-way intersects said South line; proceeding thence West along said South line 410.90 feet to the point of beginning; thence North at a right angle 342.40 feet to a point; thence West at right angles 265.80 feet to a point; thence South at right angles 342.40 feet to a point on said South line of Section 3; thence East along said South line 265.80 feet to the point of beginning.

1500.09 The land described as follows, and which is currently owned by Winkelman Building Corporation, is hereby rezoned from R-2 to R-3 by Council vote occurring on July 6, 2009:

Lot 3, Block 1, Morningstar Estates, Montgomery, Minnesota.

1500.10 The land described as follows, and which is currently owned by the City of Montgomery, is hereby rezoned from R-1 to B-3 by Council vote occurring on July 5, 2011:

Lots 14, 15, 16, Block 7, City of Montgomery.

1500.11 The land described as follows, and which is currently owned by Frandsen Bank and Trust, is hereby rezoned from R-1 to B-3 by Council vote occurring on July 5, 2011:

East $\frac{1}{2}$, less west five feet of south 50 feet, of Lot 14, Block 7, City of Montgomery.

1500.12 The land described as follows, and which is currently owned by Scott Simon, is hereby rezoned by B-2 to B-3 by Council vote occurring on March 5, 2012:

Part of Block 3 of the plat of Richters Third Addition to the City of Montgomery, Minnesota, described as follows: Beginning at the southeast corner of said Block 3; thence on an assumed bearing of North 00 degrees 10 minutes 30 seconds East along the East line of said Block 3 a distance of 40.63 feet; thence North 88 degrees 59 minutes 39 seconds West 66.29 feet; thence North 01 degrees 00 minutes 21 seconds East 1.39 feet; thence North 88 degrees 02 minutes 27 seconds West 26.83 feet; thence South 00 degrees 04 minutes 45 seconds West 44.11 feet to the South line of said Block 3; thence South 90 degrees 00 minutes 00 seconds East along said South line 93.00 feet to the point of beginning. This tract is subject to any and all easements of record.

Part of Block 3 of the plat of Richters Third Addition to the City of Montgomery, Minnesota, described as follows: Commencing at the southeast corner of said Block 3, thence on an assumed bearing of North 00 degrees 10 minutes 30 seconds East along the East line of said Block 3 a distance of 40.63 feet to the point of beginning of the tract to be described; thence North 88 degrees 59 minutes 39 seconds West 66.29 feet; thence North 01 degrees 00 minutes 21 seconds East 1.39 feet; thence North 88 degrees 02 minutes 27 seconds West 26.83 feet; thence North 00 degrees 04 minutes 45 seconds East 35.89 feet; thence North 90 degrees 00 minutes 00 seconds West 0.80 feet; thence North 00 degrees 01 minutes 29 seconds West 119.50 feet to the North line of said Block 3; thence South 89 degrees 49 minutes 40 seconds East along said North line 94.35 feet to the northeast corner of said Block 3; thence South 00 degrees 10 minutes 30 seconds West along the East line of said Block 3 a distance of 158.57 feet to the point of beginning.

1500.13 The land described as follows, and which is currently owned by Karl Bohn, is hereby rezoned from I-1 to B-2 by Council vote occurring on August 20, 2012:

Lots 1, 2, and 3, Block 1, Milwaukee Addition.

1500.14 The land described as follows, and which is currently owned by Todd Novak, is hereby rezoned from R-1 to B-1 by Council vote occurring on April 21, 2014:

The south 100 feet of Lot 1, Block 2, Mary Richter's Addition, City of Montgomery, Le Sueur County, Minnesota.

Section 1500.15 The land described as follows is hereby rezoned from B-3 or I-2 to R-1 by Council vote occurring on May 18, 2015:

Parcel 1:

Lot 18, Block 1, City of Montgomery, Le Sueur County, Minnesota.

Parcel 2:

Lot 19, Block 1, City of Montgomery, Le Sueur County, Minnesota.

Parcel 3:

Lots 18 and 20, Block 1, City of Montgomery, Le Sueur County, Minnesota.

Parcel 4:

That part of the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 10-111-23, Le Sueur County, Minnesota, lying East of the East line of the Chicago and Northwestern Railway Company's right-of-way and West of the West boundary line of Fifth Street Southeast, all located in the City of Montgomery, Le Sueur County, Minnesota.

Parcel 5:

That part of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ and the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 10-111-23, Le Sueur County, Minnesota, described as follows:

Beginning at a point 33 feet East and 730 feet South of the center of said Section 10, also being the southwest corner of Lot 7, Block 1 of Apple Grove Addition to the City of Montgomery, Minnesota, according to the recorded plat thereof, said point being on a 2300.00 foot radius curve concave to the northwest, the center of said curve bears North 24 degrees 38 minutes 42 seconds West from said point; thence northeasterly along said curve and the southerly line of said Block 1, a distance of 235.67 feet, central angle 5 degrees 52 minutes 15 seconds to the east line of said Block 1; thence continuing northeasterly along said curve, a distance of 839.64 feet, central angle 20 degrees 54 minutes 59 seconds to curve spiral point; thence northeasterly along a 1 degrees 40 minute 00 seconds spiral, concave to the northwest, a chord distance of 130.55 feet, chord bearing North 37 degrees 38 minutes 08 seconds East to spiral tangent point; thence North 36 degrees 54 minutes 04 seconds East tangent to said spiral, a distance of 215.46 feet, more or less, to a point on the easterly extension of the north line of the alley lying adjacent to and northerly of Lots 1, 2, 3, 4 and 5 of Elmwood Subdivision No. 1 to the City of Montgomery, Minnesota, according to the recorded plat thereof; thence on a bearing of East along said easterly extension, a distance of 125.06 feet; thence South 36 degrees 54 minutes 04 seconds West a distance of 308.98 feet to tangent spiral point; thence southwesterly along a 1 degree 40 minutes 00 seconds spiral, concave to the northwest, a chord distance of 133.45 feet, chord bearing of South 37 degrees 38 minutes 16 seconds West to spiral curve point; thence southwesterly along a tangential curve concave to the northwest, a distance of 1167.74 feet, central angle 27 degrees 52 minutes 40 seconds, radius 2400.00 feet to a point on the southerly extension of the west line of said Block 1 of Apple Grove Addition; thence on a bearing of North along said southerly extension, a distance of 109.55 feet to the point of beginning.

EXCEPTING THEREFROM the following described parcel:

TRACT A: That part of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 10-111-23, Le Sueur County, Minnesota, described as follows: Beginning at a point 33 feet East and 730 feet South of the

center of said Section 10, also being the southwest corner of Lot 7, Block 1 of Apple Grove Addition to the City of Montgomery, Minnesota, according to the recorded plat thereof, said point being on a 2300.00 foot radius curve concave to the Northwest, the center of said curve bears North 24 degrees 38 minutes 42 seconds West from said point; thence Northeasterly along said curve and southerly line of said Block 1, a distance of 235.67 feet, central angle 5 degrees 52 minutes 15 seconds to the east line of said Block 1; thence continuing Northeasterly along said curve, a distance of 316.28 feet, central angle 7 degrees 52 minutes 44 seconds; thence South 38 degrees 23 minutes 41 seconds East, a distance of 50.00 feet to a point on a 2350 foot radius curve, the center of said curve bears North 38 degrees 23 minutes 41 seconds West from said point; thence Southwesterly along said curve, a distance of 586.84 feet, central angle 14 degrees 18 minutes 28 seconds to a point on the southerly extension of the west line of said Block 1 of Apple Grove Addition; thence on a bearing of North along said Southerly extension, a distance of 54.89 feet to the point beginning.

Parcel 6:

Lot 11, Block 1, Mach Addition to the City of Montgomery, according to the recorded plat thereof on file in the office of the County Recorder in and for Le Sueur County, Minnesota.

And also

Lots 6 and 7, Block 28, less the West 10 feet of Lot 6, Richter's Addition to Montgomery, Le Sueur County, Minnesota, according to the recorded plat thereof on file and of record in the Office of the Register of Deeds in and for Le Sueur County, Minnesota.

Parcel 7:

Lot 10, Block 1, Mach Addition to the City of Montgomery, Le Sueur County, Minnesota.

AND

Part of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 10-111-23, Le Sueur County, Minnesota, described as follows: Beginning at the easterly most corner of Lot 10, Block 1 of Mach Addition, said plat being of record and on file at the Le Sueur County Recorder's Office; thence southwesterly along said right-of-way line along a nontangential curve that is concave to the northwest, said curve having a central angle of 04 degrees 22 minutes 24 seconds, a radius length of 2400.00 feet, an arc length of 183.18 feet, a chord bearing South 42 degrees 59 minutes, 11 seconds West, a chord bearing length of 183.14 feet; thence North 41 degrees 00 minutes 00 seconds West, not tangent to last describe curve, 100.22 feet to the southerly most corner of said Lot 10; thence northeasterly along the southeasterly line of said Lot 10 a distance of 136.96 feet to the point of beginning.

Parcel 8:

Lot 9, Block 1, Mach Addition to the City of Montgomery, Le Sueur County, Minnesota.

Parcel 9:

Tract #1: Lot 8, Block 1, Mach Addition to the City of Montgomery, according to the recorded plat thereof on file and of record in the office of the Le Sueur County Recorder in and for Le Sueur County, Minnesota.

Tract #2: Part of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 10-111-23, Le Sueur County, Minnesota, described as follows: Beginning at the easterly most corner of Lot 8 of Block 1 of the plat of Mach Addition, said plat being of record and on file at the Le Sueur County Recorder's office; thence South 41 degrees 00 minutes 00 seconds East along the southeasterly extension of the northeasterly line of said Lot 8 a distance of 100.02 feet to the southeasterly right-of-way line of the now abandoned Railroad; thence southwesterly along said Railroad right-of-way line along a nontangential curve that is concave to the northwest, said curve having a central angle of 02 degrees 11 minutes 48 seconds, a radius length of 2400.00 feet, and arc length of 92.01 feet, a cord bearing South 48 degrees 28 minutes 13 seconds West, a cord length of 92.00 feet; thence North 41 degrees, 00 minutes 00 seconds West not tangent to last described curve, 100.0 feet to the southerly most corner of said Lot 8; thence northeasterly along the southeasterly line of said Lot 8, a distance of 92.01 feet to the point of beginning, This tract contains 0.211 acres of land and is subject to any and all easements of record.

Parcel 10:

Tract 1: Lot 7, Block 1, Mach Addition to the City of Montgomery, according to the recorded plat thereof on file and of record in the office or the Le Sueur County Recorder in and for Le Sueur County, Minnesota.

And

Tract 2: Part of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 10-111-23, Le Sueur County Minnesota, described as follows: Beginning at the easterly most corner at Lot 7 of Block 1 of the plat of Mach Addition, said plat being of record and on file at the Le Sueur County Recorder's Office; thence South 41 degrees 00 minutes 00 seconds East on the southeasterly extension of the northeasterly line of said Lot 7 a distance of 100.00 feet to the southeasterly right-of-way line of the now abandoned Railroad; thence southwesterly along said Railroad right-of-way line along a nontangential curve that is concave to the northwest, said curve having a central angle of 02 degrees 21 minutes 43 seconds, a radius length of 2400.00 feet, an arch length of 98.94 feet, a cord bearing of South 50 degrees 44 minutes 59 seconds West, a cord length of 98.94 feet; thence 38 degrees 23 minutes 41 seconds West, not tangent to last described curve, 100.00 feet to the southeasterly line of said Lot 7; thence northeasterly along said southeasterly line of Lot 7 a distance of 94.40 feet to the point of beginning.

1500.16 The land described as follows is hereby rezoned from Light Industrial (I-1) to Central Business District (B-3) by Council vote occurring on July 18, 2016:

Parcel 1:

Part of the West Half of the Northwest Quarter of Section 10, Township 111, Range 23, Le Sueur County, Minnesota, described as follows: Beginning at a point on the North line of Vine Avenue, said point being 118.00 feet east of the Southeast Corner of Block 14 of the original plat of Montgomery, Minnesota; thence West along said North line of Vine Avenue 48.00 feet to the East line of First Street; thence Northerly along said East line of First Street 120.00 feet; thence East, parallel with said North line of Vine Avenue, 35.00 feet to the intersection, with a line that is 9.0 feet Easterly of and radially from the center line of a now abandoned Railroad Spur Track; thence Southerly along said Easterly line along a nontangential curve that is concave to the East, said curve having a central angle of 20 degrees 26 minutes 32 seconds, a radius length of 340.00 feet, an arc length of 121.31 feet to the point of beginning.

Parcel 2:

Tract A: That part of Lot 1, Block 8, City of Montgomery, and that part of the Northwest Quarter of Section 10, Township 111, Range 23, Le Sueur County, Minnesota, described as follows: Commencing at the southeast corner of said Lot 1, Block 8, City of Montgomery, according to the recorded plat thereof, said southeast corner being distant 50 feet southwesterly as measured at right angles from the centerline of the Minneapolis and St. Louis Railway Company (now the Chicago and Northwestern Railway Company) main track as originally located and established; thence on an assumed bearing of South 89 degrees 43 minutes 41 seconds West along the south line of said Lot 1 a distance of 75.45 feet to the southwest corner of said Lot 1, a distance of 110.00 feet to the point of beginning of the tract to be described; thence continuing North 0 degrees 20 minutes 48 seconds West along said west line of Lot 1, a distance of 50.42 feet; thence North 89 degrees 43 minutes 41 seconds East parallel to said south line of Lot 1, a distance of 45.74 feet to a point distant 50 feet southwesterly, as measured at right angles from the centerline of said main track as originally located and established; thence southeasterly parallel with said centerline to a point on a line that bears North 89 degrees 43 minutes 41 seconds East, 55.08 feet from the point of beginning.

Tract B: That part of the Northwest Quarter of Section 10, Township 111, Range 23, Le Sueur County, Minnesota, described as follows: Commencing at the southeast corner of Lot 1, Block 8, City of Montgomery, according to the recorded plat thereof, said southeast corner being distant 50 feet southwesterly, as measured at right angles from the centerline of the Minneapolis and St. Louis Railway Company (now the Chicago and Northwestern Railway Company) main track, as originally located and established; thence on an assumed bearing of South 89 degrees 43 minutes 41 seconds West along the south line of said Lot and a distance of 75.45 feet to the southwest corner of said Lot 1; thence North 0 degrees 20 minutes 48 seconds West along the west line of said Lot 1, a distance of 160.42 feet to the point of beginning of the tract to be described; thence continuing North 0 degrees 20 minutes 48 seconds West along the northerly

extension of said west line of Lot 1, a distance of 60.00 feet; thence North 89 degrees 42 minutes 56 seconds East, 30.76 feet to a point distant 9 feet southwesterly as measured radially from the centerline of said railway company spur track I.C.C. Number 82, as now located and established; thence southeasterly along a line parallel with said spur track centerline to a point distant 50 feet southwesterly, as measured at right angles from the centerline of said main track, as originally located and established; thence southeasterly parallel with said main track centerline to a point on a line that bears North 89 degrees 43 minutes 41 seconds East 45.74 feet from the point of beginning; thence South 89 degrees 43 minutes 41 seconds West 45.74 feet to the point of beginning.

Tract C: That part of the Northwest Quarter of Section 10, Township 111, Range 23, Le Sueur County, Minnesota, described as follows: Beginning at the southeast corner of Lot 1, Block 8, City of Montgomery, according to the recorded plat thereof, said southeast corner being distant 50 feet southwesterly as measured at right angles from the centerline of the Minneapolis and St. Louis Railway Company (now the Chicago and Northwestern Railway Company) main track, as originally located and established; thence on an assumed bearing of South 10 degrees 50 minutes 10 seconds East along the westerly right-of-way of said railroad, a distance of 8.14 feet to the centerline of the east/west alley in said Block 8; thence North 89 degrees 43 minutes 41 seconds East along the easterly extension of said centerline of the east/west alley in Block 8, a distance of 35.60 feet to a point being distant 15.00 feet southwesterly, as measured at right angles from said main track centerline; thence North 10 degrees 50 minutes 10 seconds West parallel with and 15.00 feet distant from said main track centerline, a distance of 232.38 feet to a point on the easterly extension of the north line of Ash Avenue in said City of Montgomery; thence South 89 degrees 42 minutes 56 seconds West along said easterly extension of the north line of Ash Avenue 39.47 feet to a point distant 9 feet southwesterly, as measured radially from the centerline of said railway company Spur Track I.C.C. #82, as now located and established; thence South 10 degrees 50 minutes 10 seconds East parallel with and 50.00 feet distant from said main track centerline, a distance of 205.00 feet to the point of beginning.

1500.17 The land described as follows is hereby rezoned from Single Family Residential (R-1) to Central Business District (B-3) by Council vote occurring on July 18, 2016:

Parcel 1:

All that portion of Block 2, Mattis Addition to the City of Montgomery, according to the recorded map or plat thereof on file described as follows: Commencing at a point Sixty-six (66) feet South of the Southwest Corner of Block Numbered One (1), Original Plat of the City of Montgomery, thence East One Hundred Two and One-half ($102\frac{1}{2}$) feet, thence South Fifty-five (55) feet to the point of beginning of the tract to be described, thence continuing South Eleven (11) feet, thence West Five (5) feet, thence North Nine (9) feet, thence West Ninety-seven and One-half ($97\frac{1}{2}$) feet, thence North Two (2) feet, thence East One Hundred Two and One-half ($102\frac{1}{2}$) feet to the place of beginning.

Parcel 2:

Lot numbered Seventeen (17) in Block numbered Two (2) except the East Eighteen (18) inches of said lot Seventeen (17) in the City of Montgomery (Original Town), according to the recorded plat of Montgomery on file in the office of the Registrar of Deeds of said Le Sueur County, Minnesota.

Lot Sixteen (16), Block Two (2), City of Montgomery, according to the recorded Plat of "Montgomery" on file in the office of the Le Sueur County recorder, Le Sueur County, Minnesota.

Parcel 3:

The West Half of Lot 18 and the East 18 inches of Lot 17, all in Block 2, City of Montgomery, Le Sueur County, Minnesota.

Parcel 4:

The East Half (E1/2) of Lot Eighteen (18), in Block Two (2), in the City of Montgomery, County of Le Sueur, State of Minnesota according to the plat thereof on file and of record of the County Recorder in and for Le Sueur County, Minnesota.

1500.18 The land described as follows is hereby rezoned from Community Commercial (B-2) to Central Business District (B-3) by Council vote occurring on July 18, 2016:

Parcel 1:

The East 20 feet of Lot Two (2), less the North 33 feet for street purposes known as Lexington Avenue Northwest; AND Lot One (1), less the North 33 feet for street purposes known as Lexington Avenue Northwest, and less the East 17 ½ feet for alley purposes next to the M. & St. L. R.R. right-of-way, all in Block One (1), Richter's Third Addition to the City of Montgomery, Le Sueur County, Minnesota.

ALSO:

The East 17 ½ feet of Lot Three (3), less the North 33 feet for street purposes known as Lexington Avenue Northwest; and the West 80 feet of Lot Two (2), less the North 33 feet for street purposes known as Lexington Avenue Northwest; all being in Block One (1), Richter's Third Addition to the City of Montgomery, Le Sueur County, Minnesota.

ALSO:

The West 54 feet of the East 71.50 feet of Lot Three (3), less the North 33 feet for street purposes known as Lexington Avenue Northwest, in Block One (1), Richter's Third Addition to the City of Montgomery, Le Sueur County, Minnesota.

Parcel 2:

Lots 4 and 5 and the West 16.25 feet of Lot 3, Block 1, Richter's 3rd Addition to the City of Montgomery, Le Sueur County, Minnesota.

Parcel 3:

The West Fifty (50) feet of Lot Seven (7) less North Thirty-three (33) feet of Lot Seven (7) in Block One (1), Richter's Third Addition, City of Montgomery, Le Sueur County, Minnesota, according to the recorded plat thereof on file and of record in the office of the Registrar of Deeds in and for Le Sueur County, Minnesota.

Lot Six (6), Block One (1), less the North Thirty-three (33) feet and also less the West Sixteen (16) feet thereof, Richter's Third Addition to Montgomery, according to the recorded Plat thereof on file and of record in the office of the Registrar of Deeds in and for Le Sueur County, Minnesota.

Parcel 4:

That part of Block 3 of the plat of Richter's Third Addition to the City of Montgomery, Minnesota, described as follows: Commencing at the northeast corner of said Block 3; thence on an assumed bearing of North 89 degrees 49 minutes 40 seconds West along the North line of said Block 3 a distance of 94.35 feet to the point of beginning of the tract to be described; thence South 00 degrees 01 minutes 29 seconds East 119.5 feet; thence North 90 degrees 00 minutes 00 seconds West 56.20 feet; thence North 00 degrees 04 minutes 45 seconds East 70.00 feet; thence North 90 degrees 00 minutes 00 seconds West 150.00 feet to the West line of said Block 3; thence North 00 degrees 04 minutes 45 seconds East along said West line 50.12 feet to the northwest corner of said Block 3; thence South 89 degrees 49 minutes 40 seconds East along the North line of said Block 3 a distance of 205.98 feet to the point of beginning.

Zoning Map. The Montgomery zoning map need not be republished to show the subject rezoning, but the City Administrator shall appropriately mark the zoning map on file in the City Administrator's office to reflect and incorporate the rezonings contained herein and effectuated by the passage of this Ordinance.

1500.17 The land described as follows is hereby rezoned from Residential Agricultural (RA) and Single Family Residential (R-1) to the Single Family Residential District (R-1) by Council vote occurring on October 16, 2017:

Parcel 1: 407 Oak Avenue S.W., PID #22.442.0090, legally described as follows:

Beginning at the point 147.67 feet West and 33 feet North of the West Quarter corner of Section 10, Township 111 North, Range 23 West, thence West 35.33 feet, thence North 55.5 feet, thence East 35.33 feet and thence South 55.5 feet to the place of the beginning, the above being a part of Outlot No. 4, and other lands, in Bauer and Bury's Second Addition to the City of Montgomery, according to the recorded plat on file and of record and commencing at a point 124.67 feet West and 33 feet North of the Southeast corner of the Northeast Quarter of Section 9, Township 111 North, Range 23 West, thence running West 58.33 feet, thence North 55.50 feet, thence East 58.33 feet, thence South 55.50 feet to the point of beginning, all being situated in the City of Montgomery, Le Sueur County, Minnesota.

1500.18 The land described as follows is hereby rezoned from a Medium Density Residential District (R-2) to a Single Family Residential District (R-1) by Council vote occurring on October 16, 2017:

Parcel 1: 900 Rogers Dr., PID #22.003.0100, legally described as follows:

The S $\frac{1}{2}$ of the NW $\frac{1}{4}$ and the Northeast Quarter of the Northwest Quarter, Section 3-111-23, less railroad-right-of-way and easements of record, and less the following four tracts of land lying and being in the County of Le Sueur and State of Minnesota, described as follows, to-wit:

Tract #1 exception: Beginning at the Northeast corner of the Northwest Quarter of Section 3-111-23, and running thence West 10 rods, thence South 16 rods, thence East 10 rods, thence North 16 rods to the place of beginning.

Tract #2 exception: Beginning at a point 16 rods South of the Northeast corner of the Northwest Quarter of Section 3-111-23, thence South 8 rods, thence West 10 rods, thence North 8 rods, thence East 10 rods to the place of beginning, Le Sueur County, Minnesota,

Tract #3 exception: Part of the Northeast Quarter of the Northwest Quarter of Section 3-111-23, Le Sueur County, Minnesota, described as follows: Beginning at the Northwest corner of said Northeast Quarter of the Northwest Quarter; thence on an assumed bearing of North 89 degrees 51 minutes 56 seconds East along the North line of said Northeast Quarter of the Northwest Quarter 23.00 feet; thence South 00 degrees 22 minutes 17 seconds East 1044.30 feet; thence South 68 degrees 13 minutes 35 seconds West 29.57 feet to the West line of said Northeast Quarter of the Northwest Quarter; thence North 00 degrees 07 minutes 32 seconds West along said West line 1,055.19 feet to the point of beginning. This tract contains 0.61 acres of land and is subject to any and all easement of record.

Tract #4 exception: Part of the Southwest Quarter of the Northwest Quarter of Section 3-111-23, Le Sueur County, Minnesota, described as follows: Commencing at the West One Quarter corner of said Section 3; thence on an assumed bearing of North 00 degrees 15 minutes 04 seconds West along the West line of said Northwest Quarter 952.11 feet to a point on the easterly line of the M. & St. L. R.R. right-of-way, said point being the point of beginning of the tract to be described; thence continuing North 00 degrees 15 minutes 04 seconds West along said West line of the Northwest Quarter 358.94 feet to the Northwest corner of said Southwest Quarter of the Northwest Quarter; thence North 89 degrees 42 minutes 18 seconds East along the North line of said Southwest Quarter of the Northwest Quarter 666.12 feet; thence South 80 degrees 13 minutes 35 seconds West 235.00 feet; thence South 42 degrees 38 minutes 08 seconds West 593.18 feet to said easterly right-of-way line of the M. & St. L. R.R.; thence North 15 degrees 26 minutes 28 seconds West along said right-of-way 167.22 feet to the point of beginning.

1500.19 The land described as follows is hereby rezoned from a Multiple-Family Residential District (R-3) to a Single Family Residential District (R-1) by Council vote occurring on October 16, 2017:

Parcel 1: 1150 4th St. S.W., PID #22.016.2700, legally described as follows:

That part of the Northeast Quarter of the Northeast Quarter of Section 16, Township 111 North, Range 23 West, Le Sueur County, Minnesota, described as follows: Commencing at the Northeast corner of said Section 16; thence South 89 degrees 32 minutes 08 seconds West on the North line of said Northeast Quarter 275.00 feet to the Northeast corner of Lot 1, Maple Heights Subdivision, according to the recorded plat thereof; thence South 00 degrees 26 minutes 46 seconds West on the East line of said Lot 1, a distance of 232.59 feet to the Southeast corner of said Lot 1; thence South 89 degrees 37 minutes 18 seconds West on the South line of said Maple Heights Subdivision, 208.71 feet to the point of beginning; thence continuing South 89 degrees 37 minutes 18 seconds West on the said South line, 225.00 feet; thence South 00 degrees 26 minutes 46 seconds East, 208.71 feet to the point of beginning. Subject to and together with a 66.00 foot wide driveway easement over, on, and across that part of the Northeast Quarter of the Northeast Quarter of said Section 16, the centerline of said driveway easement described as follows: Commencing at the Northeast corner of said Section 16; thence South 89 degrees 32 minutes 08 seconds West on the North line of said Northeast Quarter, 275.00 feet to the Northeast corner of Lot 1, Maple Heights Subdivision, according to the recorded plat thereof; thence South 00 degrees 26 minutes 46 seconds West on the East line of said Lot 1, a distance of 232.59 feet to the Southeast corner of said Lot 1; thence South 89 degrees 37 minutes 18 seconds West on the South line of said Maple Heights Subdivision, 433.71 feet; thence South 00 degrees 26 minutes 46 seconds West, 208.71 feet to the point of the beginning of the centerline to be described; thence North 89 degrees 37 minutes 18 seconds East, 708.70 feet to the centerline of State Highway No. 13 and there terminating, said parcel is also subject to and together with any and all easements of record.

Parcel 2: 1200 4th St. S.W., PID #22.016.2800, legally described as follows:

That part of the Northeast Quarter of the Northeast Quarter, and part of Government Lot 1, all in Section 16, Township 111 North, Range 23 West, Le Sueur County, Minnesota, described as follows: Commencing at the Northeast corner of said Section 16; thence South 00 degrees 26 minutes 46 seconds West on the East line of said Northeast Quarter, 859.13 feet to the point of beginning; thence South 89 degrees 37 minutes 18 seconds West, 483.71 feet; thence North 00 degrees 26 minutes 46 seconds East, 208.71 feet; thence South 89 degrees 37 minutes 18 seconds West, 455.58 feet; thence South 00 degrees 26 minutes 46 seconds West, 550.00 feet; thence South 89 degrees 37 minutes 18 seconds West, 370.71 feet to the southerly extension of the West line of Maple Heights Subdivision, according to the recorded plat thereof; thence South 00 degrees 33 minutes 15 seconds West, 155.24 feet; thence North 89 degrees 37 minutes 17 seconds East, 1310.24 feet to the East line of said Northeast Quarter; thence North 00 degrees 26 minutes 46 seconds East on said east line, 496.53 feet to the point of beginning.

Parcel 3: 1212 4th St. S.W., PID #22.016.2900, legally described as follows:

Part of the Northeast Quarter of the Northeast Quarter of Section 16, Township 111, Range 23, Le Sueur County, Minnesota, described as follows: Commencing at the Northeast corner of said Section 16; thence on an assumed bearing of South 00 degrees 49 minutes 00 seconds West along the East line of said Northeast Quarter 1067.84 feet; thence South 90 degrees 00 minutes 00 seconds West, 275.00 feet to the point of beginning of the tract to be described; thence South 00 degrees 49 minutes 00 seconds West, 208.71 feet; thence South 90 degrees 00 minutes 00 seconds West, 433.71 feet; thence North 00 degrees 49 minutes 00 seconds East 208.71 feet; thence North 90 degrees 00 minutes 00 seconds East, 433.71 feet to the point of beginning.

1500.20 The land described as follows is hereby rezoned from Residential Agricultural District (R-A) to a Multiple Family Residential District (R-3) by Council vote occurring on October 16, 2017:

Parcel 1: 101 6th St. S.E., PID #22.999.0510, legally described as follows:

9.1 acres of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 10-111-23, EXCEPTING THEREFROM:

Exception Tract #1: the West 393 feet;

Exception Tract #2: That part south of the abandoned railroad; and,

Exception Tract #3: Elmwood Subdivisions No. 1 and No. 2.

1500.21 The land described as follows is hereby rezoned from Residential Agricultural District (R-A) and Multiple Family Residential District (R-3) to a Multiple Family Residential District (R-3) by Council vote occurring on October 16, 2017:

Parcel 1: 101 6th St. S.E., PID # 22.999.0520, legally described as follows:

The East 1.75 acres of undeveloped Lot 7, Elmwood Subdivision No. 2.

1500.22 The land described as follows is hereby rezoned from Single Family Residential District (R-1) and Multiple Family Residential District (R-3) to a Multiple Family Residential District (R-3) by Council vote occurring on October 16, 2017:

Parcel 1: 700 Ash Ave. S.E., PID #22.492.0082, legally described as follows:

All that part of Undeveloped Lot No. 7 of Elmwood Subdivision No. 2 of the City of Montgomery, Minnesota, the plat of said Subdivision being on file in the Office of the Register of Deeds of Le Sueur County, Minnesota, situated westerly of the following described lines; beginning at the Northwest corner of Lot No. 6 of said Elmwood Subdivision No. 2, thence North 190.00 feet, thence North 07 degrees 35 minutes, 51 seconds West 425.32 feet to the Northeast corner of said Undeveloped Lot No. 7, according to the recorded Plats or Maps on file and of record in the Office of the County Recorder in and for Le Sueur County, Minnesota.

1500.23 The land described as follows is hereby rezoned from Medium Density Residential District (R-2) to Residential Manufactured Home Park District (R-MH) by Council vote occurring on October 16, 2017:

Parcel 1: 714 Mill Ave. N.E., PID #22.010.4000, legally described as follows:

That part of the Northwest Quarter of the Northeast Quarter and part of the Northeast Quarter of the Northeast Quarter, all in Section 10, Township 111 North, Range 23 West, Le Sueur County, Minnesota, described as follows: Beginning at the NW corner of the NE Quarter of the NE Quarter of said Section 10; thence North 89 degrees 37 minutes 36 seconds East (assumed bearing) on the North line of the NE Quarter of said Section 10, a distance of 15.00 feet; thence South 00 degrees 36 minutes 09 seconds East 1315.34 feet to the South line of the NE Quarter of the NE Quarter of said Section 10; thence South 89 degrees 44 minutes 10 seconds West, on said South line, 15.00 feet to the SW Quarter of the NE Quarter of the NE Quarter of said Section 10 a distance of 662.68 feet to the West line of the East 20.00 acres of said NW Quarter of the NE Quarter, thence North 00 degrees 36 minutes 09 seconds West on said West line, 460.39 feet to a point on the Easterly extension of the South line of Lot 13 of John F. Kukacka's Addition; thence North 89 degrees 44 minutes 10 seconds East on said line, 415.25 feet to a point which is 472.70 feet East of the Southeast corner of said Lot 13; thence North 00 degrees 45 minutes 17 seconds West, parallel to the East line of said John F. Kukacka's Addition, 854.46 feet to the north line of the NE corner of said Section 10; thence North 89 degrees 37 minutes 36 seconds East, on said North line, 249.70 feet to the point of beginning.

1500.24 The land described as follows is hereby rezoned from Highway Commercial District (B-1) and Single Family Residential District (R-1) to Single Family Residential District (R-1) by Council vote occurring on October 16, 2017:

Parcel 1: 307 Elm Ave. S.W., PID #22.470.0560, legally described as follows:

The East fifty (50) feet of the West one hundred (100) feet of the South half (S ½) of Block Numbered Five (5) of the City (formerly village) of Montgomery, according to the recorded plat thereof on file in the office of the Register of Deeds of said Le Sueur County, Minnesota.

Parcel 2: 307 Fir Ave. N.W., PID #22.643.0100, legally described as follows:

Lots Three, Four and Five (3, 4 and 5), Block Two (2), Richter's Third Addition to Montgomery, Le Sueur County, Minnesota.

Parcel 3: 312 Oak Ave. S.W., PID #22.010.7550, legally described as follows:

Beginning at a point Sixty-six (66) feet South and Fifty (50) feet East from the Southwest corner of Block No. Four (4), in the City of Montgomery, Minnesota, thence running South One Hundred and Fifty (150) feet, thence East Fifty (50) feet, thence North One Hundred and Fifty (150) Feet, and thence West Fifty (50) feet to the place of beginning, being in the Southwest Quarter (SW ¼) of Section Ten (10), Township One Hundred Eleven (111), Range Twenty-three (23) West, in Le Sueur County, Minnesota.

Parcel 4: 304 Elm Ave. S.W., PID #22.470.0420, legally described as follows:

Commencing at a point One Hundred feet West of the Northeast corner of Block Numbered Four, of the City of Montgomery, in the County of Le Sueur and State of Minnesota, according to the recorded Plat, thence running West 5 feet, thence turning North 150 feet and thence running East 50 feet to the place of beginning, lying and being in the North one-half of said Block Number Four, in said City of Montgomery, Minnesota.

Parcel 5: 305 Oak Ave. S.W., PID #22.470.0470, legally described as follows:

The West 5 feet of the East 15 feet of the South Half of Block 4, except the North 8 feet thereof, in the City of Montgomery, Le Sueur County, Minnesota, according to the recorded plat thereof on file and of record in the Office of the County Recorder in and for Le Sueur County, Minnesota.

Parcel 6: 306 Ash Ave. S.W., PID #22.470.0510, legally described as follows:

Commencing Fifty (50) feet East from the Northwest corner of Block Numbered Five (5) in the City of Montgomery, Minnesota; thence running South 160 feet; thence running East 50 feet; thence North 160 feet; thence West 50 feet to the place of beginning, Le Sueur County, Minnesota; beginning the East 50 feet of the West 100 feet of the North One-Half of said Block Numbered Five (5), less the West 24 feet of the South 56 feet of the above described tract.

Parcel 7: 300 Ash Ave. S.W., PID #22.470.0520, legally described as follows:

That part of Block 5 in the City of Montgomery described as follows, to-wit: Beginning at the Northeast corner of Block 5, thence running South 110 feet, thence West 150 feet, thence North 110 feet, and thence East 150 feet to the point of beginning, Le Sueur County, Minnesota.

Parcel 8: 206 3rd St. S.W., PID #22.470.0530, legally described as follows:

Beginning at the Southeast corner of the North Half of Block No. Five (5), City of Montgomery, thence running North 50 feet, thence West 150 feet, thence South 50 feet, thence East 150 feet to the south of beginning, being in the City of Montgomery, Le Sueur County, Minnesota.

Parcel 9: 305 Elm Ave. S.W., PID #22.470.0550, legally described as follows:

The West 50 feet of the East 150 feet of the South One-Half (S ½) of Block Five (5), City of Montgomery, according to the recorded plat on file and of record in the office of the Register of Deeds in and for said County and State.

Parcel 10: 106 3rd St. S.W., PID #22.470.1260, legally described as follows:

The North 44 feet of the Northeast Quarter of South Half of Block 11, and the South 16 feet of the North Half of Block 11, all in the City of Montgomery, according to the Map or Plat thereof on file and of record in the office of the Register of Deeds in and for Le Sueur County, Minnesota, excepting therefrom the following described tract, to-wit: Commencing at a point 152 feet South of the Northwest corner of said Block 11, thence East 83 feet, thence South 16 feet thence West 83 feet, thence North 16 feet to the point of beginning, all in Le Sueur County and State of Minnesota.

Parcel 11: 306 Fir Ave. N.W., PID #22.470.1660, legally described as follows:

The East 50 feet of the West 100 feet of the North 150 feet of Block Seventeen (17), City of Montgomery, Le Sueur County, Minnesota, according to the map or plat thereof on file and of record in the office of the Register of Deeds in and for said County (also known as Lot Four (4), Block Seventeen (17) City of Montgomery).

AND ALSO

The West Ten feet of the following described premises: Commencing at a point fifty (50) feet South of the Northeast corner of Block Numbered Seventeen (17), thence running South Fifty (50) feet, thence West One Hundred and Fifty (150) feet to the place of beginning, all in the City of Montgomery, Minnesota, according to the plat thereof on file and of record in the office of the Register of Deeds in and for said Le Sueur County, Minnesota.

Parcel 12: 208 3rd St. N.W., PID #22.470.1670, legally described as follows:

The North Fifty (50) feet of the East One Hundred Fifty (150) feet in Block Numbered Seventeen (17) in the City of Montgomery, according to the recorded plat of Montgomery (original Town site) on file in the office of the Register of Deeds in and for said Le Sueur County, Minnesota.

Parcel 13: 206 3rd St. N.W., PID #22.470.1680, legally described as follows:

Commencing at a point Fifty (50) feet South of the Northeast corner of Block Numbered Seventeen (17), thence running South Fifty (50) feet, thence West One Hundred and Fifty (150) feet, thence North Fifty (50) feet, thence East One Hundred Fifty (150) feet to the place of beginning, all in the City of Montgomery, Minnesota, according to the plat thereof on file and of record in the office of the Register of Deeds in and for said Le Sueur County, Minnesota, less the West Ten (10) feet of the above described tract.

Parcel 14: 204 3rd St. N.W., PID #22.470.1690, legally described as follows:

The South Fifty-eight (58) feet of the North One Hundred Fifty-eight (158) feet of the East One Hundred Fifty (150) feet of Block Seventeen (17) in the City of Montgomery, Le Sueur County, Minnesota.

Parcel 15: 307 Spruce Ave. N.W., PID #22.470.1720, legally described as follows:

Beginning at a point 125 feet East of the Southwest corner of Block 17 in the City of Montgomery; thence running North 158 feet; thence West 125 feet to the West line of said Block 17; thence South on said West line 8 feet; thence East 5 feet; thence South 150 feet; thence East 75 feet to the place of beginning; also, commencing at a point 150 feet South of the Northwest corner of said Block 17; thence running due East 100 feet; thence South 8 feet; thence West 100 feet; thence North 8 feet to the place of beginning, Le Sueur County, Minnesota.

1500.25 The land described as follows is hereby rezoned from Central Business District (B-3) to Single Family Residential District (R-1) by Council vote occurring on October 16, 2017:

Parcel 1: 101 Ash Ave. S.W., PID #22.470.1120, legally described as follows:

East one-half (E ½) of Lot 14, Block 9, except the West 5 feet of the South 50 feet thereof, in the City of Montgomery, Le Sueur County, Minnesota.

1500.26 The land described as follows is hereby rezoned from Light Industrial District (I-1) to Single Family Residential District (R-1) by Council vote occurring on October 16, 2017:

Parcel 1: 749 Rogers Dr., PID #22.999.0770, legally described as follows:

Outlot A, The Preserve Third Addition of Le Sueur County.

1500.27 The land described as follows is hereby rezoned from Light Industrial District (I-1) to Central Business District (B-3) by Council vote occurring on October 16, 2017:

Parcel 1: 100 2nd St. N.E., PID #22.010.0800, legally described as follows:

Beginning at a point on the West boundary line of 2nd Street N.E., 681.00 feet South of the SE corner of Block of Richter's Addition to Montgomery; thence South on said West boundary line a distance of 225.00 feet to the Northerly line of Vine Avenue East; thence Westerly along the North line of Vine Avenue East a distance of 46.90 feet to the Easterly boundary line of Minneapolis and St. Louis Railroad Company right-of-way being a line drawn parallel with and distant 100 feet Northeasterly as measured at right angles from the centerline of said railway company main track as originally located and established; thence Northwesterly along a line

parallel to said main track centerline to a point directly West of the point of beginning; thence East 85.25 feet to the point of beginning, said tract being unplatted land within the limits of the City of Montgomery and situated in the Northwest Quarter of Section 10, Township 111, Range 23, Le Sueur County, Minnesota, according to the recorded maps or plats on file and of record in the office of the County Recorder in and for Le Sueur County, Minnesota.

AND

That part of the Northwest Quarter of Section 10, Township 111, Range 23, bounded as follows: On the East by the Easterly property line of said Railroad Company, being a line drawn parallel with and distant 100 feet Northeasterly, as measured at right angles, from the centerline of said Railway Company main track, as originally located and established, on the West by a line drawn parallel with and distant 8.5 feet Northeasterly, as measured at right angles, from the centerline of the most Easterly spur track of said Railway Company, as now located and established, on the South by the Easterly extension of the North line of Vine Street and on the North by a line drawn parallel with said extended North line of Vine Street from a point on said Railway Company Easterly property line, a distance of 150 feet Northwesterly, measured along said Easterly property line from its intersection with said extended North line of Vine Street, Le Sueur County, Minnesota.

AND

That part of the Northwest Quarter of Section 10, Township 111, Range 23, Le Sueur County, Minnesota, being in the City of Montgomery, described as follows: Commencing at the Southeast corner of Lot 3, Block 29, Richter's Addition, according to the recorded plat thereof, Le Sueur County, Minnesota; thence South 00 43' 38" East (assumed bearing) along the West line of 2nd Street N.E., a distance of 681.00 feet; thence South 89 16' 22" West, a distance of 86.44 feet to the Easterly right-of-way line of the Minneapolis & St. Louis Railroad being a line parallel with and 100.00 feet Northeasterly of, as measured at right angles to, the centerline of said railroad, also being the point of beginning; thence continuing South 89 16' 22" West, a distance of 50.79 feet to a line being parallel with and 50.0 feet Northeasterly of, as measured at right angles to the centerline of said Railroad; thence 10 50' 10" East along said line, a distance of 218.35 feet, to the North line of Vine Avenue East; thence North 89 40' 53" East along said North line, a distance of 34.86 feet to its intersection with a line being parallel with and 8.50 feet Northeasterly of, as measured at right angles to, the now removed centerline of the Easterly spur track of said Railroad; thence Northwesterly along the said line to its intersection with a line being parallel with and 150.00 feet North of said North line of Vine Avenue East, as measured along a line being parallel with and 100.00 feet Northeasterly of the main track centerline of said Railroad; thence North 89 40' 53" East along said line, a distance of 23.84 feet to said line that is parallel with and 100.00 feet Northeasterly of the main track line of said Railroad; thence North 10 50' 10" West along said line, a distance of 68.72 feet, to the point of beginning. Contains 8,420 square feet of land. Together with that portion of the North one-half of Vine Avenue East

lying Easterly of the Southerly prolongation of the line above-described which is parallel with and distant 100.00 feet Northeasterly of, the main track centerline of said Railroad.

1500.28 The land described as follows is hereby rezoned from Light Industrial District (I-1) and Single Family Residential District (R-1) to Single Family Residential District (R-1) by Council vote occurring on October 16, 2017:

Parcel 1: 101 2nd St. N.E, PID #22.999.0370, legally described as follows:

Tract 1: Beginning at the Southeast Corner of Lot No. Seven in Block Twenty-seven, of Richter's Addition to said City, thence South Five Hundred and Eighty Four feet, thence West Eight Hundred and twenty-two feet, to the boundary line of the Minneapolis and St. Louis Railway Company right-of-way, thence in a northwesterly direction on said boundary line to a point directly west of the Southwest corner of Block No. Twenty in said Richter's Addition thence East Nine Hundred Fifty-Two feet to place of beginning and being in Section Ten in Township One Hundred and Eleven, North of Range Twenty-three, West in Le Sueur County, Minnesota.

Tract 2: Beginning at a point 584 feet South of the Southeast Corner of Block No. 29 of Richter's Addition to the City of Montgomery, thence running South 344 feet to a point directly east of the Southeast Corner of Block No. 14 of said City of Montgomery, (Original Town) thence West 44 feet, more or less to the East boundary line of the M. & St. L.R.R. right-of-way, thence in a southerly direction on said right-of-way boundary line 60.7 feet to the Northwest Corner of Block No. 19 of said City of Montgomery, thence east on the North line of said Block No. 19, 102 feet to a point due south of the Southwest Corner of Block No. 28 of said Richter's Addition, thence north 404 feet to a point due east of the place of beginning, thence west 66 to place of beginning, also, Beginning at the Northwest Corner of Block No. 2 E.P. Richter's 2nd Addition to said City of Montgomery, thence running north 213 ½ feet, thence east 313 feet to the center of Highway No. 13, thence north 60 feet, thence west 491 feet, thence north 156 feet to the Southwest corner of Block No. 26 of Richter's Addition to said City of Montgomery, thence west 66 feet to the Southeast Corner Block No. 27 of said Richter's Addition, thence South 216 feet, thence east 184 feet, thence south 231 ½ feet to a point directly west of place of beginning, thence east 60 feet to place of beginning, all of said parcels being situated in Northwest Quarter of Section No. 10, Township 111, Range 23.

Tract 3: Commencing 584 feet south of the Southwest corner of Lot Numbered One (1) in Block Numbered Twenty Eight (28) in Richter's Addition to the City of Montgomery, thence South 312 feet to the North line of Vine Avenue, thence east 805 feet to the west line of Fourth Street East, thence North 336 feet on said west line, thence west 184 feet, thence south 24 feet, thence West 621 feet to the place of beginning, and lying and being in the Northwest Quarter of Section 10, Township 111, Range 23, the intent of said grantors being to convey to said grantee all of the land lying between Second Street East and Fourth Street East, and bounded on the South by Vine Avenue and on the North by the South line of lands heretofore conveyed by said grantors to said grantee.

Tract 4: Commencing at a point 216 feet south of the Southeast corner of Block No. 27 of Richter's Addition (sometimes called Richter's First Addition) to the City (formerly Village) of Montgomery, thence running east 184 feet, thence South 339 feet, thence west 184 feet, thence North 339 feet to place of beginning, and situated in the Northwest Quarter of Section 10, Township 111 North, Range 23 West.

1500.29 The land described as follows is hereby rezoned from Medium Industrial District (I-2) to Residential Agricultural District (R-A) by Council vote occurring on October 16, 2017:

Parcel 1: 610 4th St. S.W., PID #22.999.0830, legally described as follows:

That part of the North 220.00 feet of the South 8.17 acres of the NE ¼ of the SE ¼ South of Railroad (in the City of Montgomery), Section 9-111-23, Le Sueur County, Minnesota, lying left of the following described line; Commencing at the Southeast Corner of the Northeast Quarter of the Southeast Quarter of said Section 9; thence North 00 degrees 33 minutes 00 seconds East on the East line of said Southeast Quarter, a distance of 85.56 feet to the South line of the North 220 feet of said Northeast Quarter of the Southeast Quarter South of said Railroad; thence North 89 degrees 31 minutes 25 seconds West on said South line, a distance of 823.95 feet to the point of beginning of the line to be described; thence North 11 degrees 37 minutes 48 seconds West, a distance of 77.17 feet; thence North 63 degrees 10 minutes 49 seconds East, a distance of 102.11 feet; thence North 30 degrees 51 minutes 21 seconds East, a distance of 59.30 feet to the South right-of-way line of said railroad and there terminating. Contains 2.83 acres of land.

1500.30 The land described as follows is hereby rezoned from Single Family Residential District (R-1) to Highway Commercial District (B-1) by Council vote occurring October 16, 2017:

Parcel 1: 413 4th St. S.W., PID #22.540.0090, legally described as follows:

The North 50 feet of Lot 1, Block 2, Mary Richter's Addition to the City of Montgomery.

Parcel 2: 409 4th St. S.W., PID #22.540.0130, legally described as follows:

The North 100 feet of Lot 2, Block 2 of Mary Richter's Addition to the City of Montgomery.

Parcel 3: 411 4th St. S.W., PID #22.540.0140, legally described as follows:

The South 50 feet of Lot 2, Block 2, Mary Richter's Addition to the City of Montgomery.

Parcel 4: 305 Vine Ave. W., PID #22.999.0060, legally described as follows:

The South one-half of Block Numbered Twelve (12) in the City of Montgomery, Minnesota, according to the plat thereof on file and of record in the office of the Register of Deeds for and in the said County of Le Sueur.

1500.31 The land described as follows is hereby rezoned from Medium Industrial District (I-2) to Community Commercial District (B-2) by Council vote occurring October 16, 2017:

Parcel 1: 705 4th St. S.W., PID #22.010.9050, legally described as follows:

Commencing at a point on the West line of Section Ten (10), Township One Hundred Eleven (111), Range Twenty Three (23), Two Hundred Fifty Five (255) feet four (4) inches South of the S.M.St.O. and P.R.R. Company right-of-way, thence East Two Hundred (200) feet, thence South Three Hundred Twenty Five (325) feet eight (8) inches more or less to the center of County Ditch #22, thence northwesterly along the centerline of said ditch two hundred ten (210) feet more or less to the West line of Section Ten (10), Township One Hundred Eleven (111), Range Twenty Three (23), thence North two hundred sixty three (263) feet and eight (8) inches more or less to the place of beginning, according to the recorded maps or plats on file and of record in the Office of the County Recorder in and for Le Sueur County, Minnesota.

Parcel 2: 572 4th St. S.W., PID #22.009.5500, legally described as follows:

That part of the North 220.00 feet of the South 8.17 acres of the NE ¼ of SE ¼ South of Railroad (in the City of Montgomery), Section 9-111-23, Le Sueur County, Minnesota, lying left of the following described line; commencing at the Southeast Corner of the Northeast Quarter of the Southeast Quarter of said Section 9; thence North 00 degrees 33 minutes 00 seconds East on the East line of said Southeast Quarter, a distance of 85.56 feet to the South line of the North 220 feet of said Northeast Quarter of the Southeast Quarter South of said Railroad; thence North 89 degrees 31 minutes 25 seconds West on said South line, a distance of 823.85 feet to the point of beginning of the line to be described; thence North 11 degrees 37 minutes 48 seconds West, a distance of 48.19 feet; thence North 14 degrees 25 minutes 42 seconds East, a distance of 77.17 feet; thence North 63 degrees 10 minutes 49 seconds East, a distance of 102.11 feet; thence North 30 degrees 51 minutes 21 seconds East, a distance of 59.30 feet to the South right-of-way line of said railroad and there terminating. Contains 2.83 acres of land.

Parcel 3: 570 4th St. S.W., PID #22.009.5600, legally described as follows:

Commencing at a point 66 feet due West and 50 feet South of the Northwest Corner of Block 11 of the City of Montgomery, Le Sueur County, Minnesota, according to the recorded plat of Montgomery on file in the office of the Register of Deeds of Le Sueur County, Minnesota, which said starting point is in the West boundary line of Fourth Street Southwest, City of Montgomery; thence West 150 feet; thence North 58 feet; thence East 150 feet to the place of beginning, said parcel of land being situated in the Northeast Quarter of Section 9, Township 111, North of Range 23, Le Sueur County, Minnesota.

Parcel 4: 620 4th St. S.W., PID #22.009.5900, legally described as follows:

The North 220.00 feet of the South 8.17 acres of the Northwest Quarter of Southeast Quarter South of Railroad (in the City of Montgomery), Section 9-111-23, Le Sueur County, Minnesota.

Parcel 5: 303 Montgomery Ave. S.E., PID #22.010.9000, legally described as follows:

Commencing at a point 1382 feet East of the Southwest corner of Section 10-111-23, thence Northwesterly 724.5 feet, said line running in center of Spur Ditch No. 22, to Center of Main Ditch No. 22, thence Southeasterly in center of Main Ditch No. 22 to West line of Minneapolis & St. Louis R.R. right-of-way, thence South 585 feet more or less along said right-of-way to South line of Section No. 10, thence West 541.0 feet more or less to point of beginning, all in Le Sueur County, Minnesota.

Parcel 6: 905 4th St. S.W., PID #22.010.9100, legally described as follows:

Commencing at a point 462 feet north of the southwest corner of Section 10, in Township 111, Range 23, Le Sueur County, Minnesota; thence due north 651 feet to the centerline of the county ditch; thence in an easterly direction on the centerline of County Ditch; thence in an Easterly direction on the centerline of a spur ditch 330 feet; thence due west 1011 feet; thence due north 160 feet; thence due west 200 feet; thence south 60 feet; thence west 160 feet to the place of beginning.

Parcel 7: 915 4th St. S.W., PID #22.010.9250, legally described as follows:

Commencing at a point on the West line of Section Ten (10), Township One Hundred Eleven (111), Range Twenty Three (23), Two Hundred Fifty Five (255) feet four (4) inches South of the S.M.St.O. and P.R.R. Company right-of-way, thence East Two Hundred (200) feet, thence South Three Hundred Twenty Five (325 feet eight (8) inches more or less to the center of County Ditch #22, thence northwesterly along the centerline of said ditch two hundred ten (210) feet more or less to the feet more or less to the West line of Section Ten (10), Township One Hundred Eleven (111), Range Twenty Three (23), thence North two hundred sixty three (263) feet and eight (8) inches more or less to the place of beginning, according to the recorded maps or plats on file and of record in the Office of the County Recorder in and for Le Sueur County, Minnesota.

Parcel 8: 287 Montgomery Ave. S.E., PID #22.010.9300, legally described as follows:

That part of the Southwest Quarter of the South Half of Section 10, Township 111, Range 23, Le Sueur County, Minnesota, described as follows: South 363 feet, West 1320 feet of South half of Southwest Quarter and .42 acres of former highway lands.

1500.32 The land described as follows is hereby rezoned from Highway Commercial District (B-1) to Community Commercial District (B-2) by Council vote occurring October 16, 2017:

Parcel 1: 1100 4th St. S.W., PID #22.016.2600, legally described as follows:

That part of the Northeast Quarter of the Northeast Quarter of Section 16, Township 111 North, Range 23 West, Le Sueur County, Minnesota, described as follows: Beginning at the Northeast corner of said Section 16; thence South 89 degrees 32 minutes 08 seconds West on the North line

of said Northeast Quarter, 275.00 feet to the Northeast corner of Lot 1, Maple Heights Subdivision, according to the recorded plat thereof; thence South 00 degrees 26 minutes 46 seconds West on East line of said Lot 1 and its southerly extension, 441.30 feet; thence North 89 degrees 37 minutes 18 seconds East, 275.00 feet to the East line of said Northeast Quarter; thence North 00 degrees 26 minutes 46 seconds East on said East line, 441.71 feet to the point of beginning.

1500.33 The land described as follows is hereby rezoned from Community Commercial District (B-2) to Light Industrial District (I-1) by Council vote occurring October 16, 2017:

Parcel 1: 101 Linden Ave. N.E., PID #22.003.8800, legally described as follows:

That part of the Southwest Quarter of the Southwest Quarter of Section 3, Township 111 North, Range 23 West, Le Sueur County, Minnesota, described as: Commencing at the found brass plug in the steel disc representing the Southwest corner of Section 3; thence North 89 degrees 50 minutes 35 seconds East (assumed bearing) along the South line of the Southwest Quarter of the Southwest Quarter of Section 3, a distance of 827.85 feet; thence North 00 degrees 09 minutes 25 seconds West, (at right angles to said South line) a distance of 528.00 feet to the point of beginning; said point beginning 50.00 feet Easterly of as measured at right angles to the centerline of the Chicago and North Western Transportation Company's main track; (formerly the Minneapolis & St. Louis Railway Company) thence North 89 degrees 50 minutes 35 seconds East along a line parallel with and distant 528.00 feet Northerly of, as measured a right angle to the South line of the Southwest Quarter of the Southwest Quarter of Section 3, a distance of 165.00 feet; thence North 15 degrees 25 minutes 00 seconds West, and parallel with said main track centerline, a distance of 280.50 feet; thence South 74 degrees 35 minutes 00 seconds West, at right angles to the last described course, 159.18 feet; thence South 15 degrees 25 minutes 00 seconds East, along a line parallel with and distant 50.00 feet Easterly of, as measured at right angles to said main track centerline, 237.07 feet to the point of beginning.

Parcel 2: 611 4th St. N.W., PID #22.003.9100, legally described as follows:

Commencing at the Northwest corner of the Southwest Quarter of the Southwest Quarter of Section 3, Township 111 North, Range 23 West, Le Sueur County, Minnesota, thence running South on the Section line between Sections 3 and 4, a distance of 442.8 feet, thence East in right angles to the Westerly boundary line of the Minneapolis & St. Louis Railroad Company's right-of-way, thence Northwesterly on said boundary line to the North line of said Southwest Quarter of the Southwest Quarter of Section 3, thence running West on said North line to the place of beginning, containing 5.84 acres of land, more or less EXCEPT All that part of the Southwest Quarter of the Southwest Quarter of Section 3, Township 111 North, Range 23 West, City of Montgomery, Le Sueur County, Minnesota: Commencing at the West Quarter corner of said Section 3; thence South 00 degrees 18 minutes 13 seconds West on the west line of the Southwest Quarter of the Southwest Quarter of said Section 3, a distance of 1318.27 feet to the northwest corner of the Southwest Quarter of the Southwest Quarter of said Section 3; thence continue South 00 degrees 18 minutes 13 seconds West on said west line, a distance of 442.80

feet; thence South 89 degrees 41 minutes 47 seconds East, 75.25 feet to the southeast corner of parcel 212B, Minnesota Department of Transportation Right-of-Way Plat No. 40-2, according to the recorded copy thereof, also being the point of beginning; thence North 00 degrees 19 minutes 23 seconds East on the east line of said parcel 212B, a distance of 334.54 feet; thence South 89 degrees 41 minutes 47 seconds East, 259.89 feet; thence South 01 degrees 33 minutes 28 seconds East, 334.72 feet; thence North 89 degrees 41 minutes 47 seconds West, 270.87 feet to the point of the beginning. Said parcel contains 2.04 acres of land being subject to and together with any and all easements of record.

Parcel 3: 601 4th St. N.W., PID #22.003.9150, legally described as follows:

All that part of the Southwest Quarter of the Southwest Quarter of Section 3, Township 111 North, Range 23 West, City of Montgomery, Le Sueur County, Minnesota: Commencing at the West Quarter corner of said Section 3; thence South 00 degrees 18 minutes 13 seconds West on the west line of the Southwest Quarter of the Southwest Quarter of said Section 3, a distance of 1318.27 feet to the northwest corner of the Southwest Quarter of the Southwest Quarter of said Section 3; thence continue South 00 degrees 18 minutes 13 seconds West on said west line, a distance of 442.80 feet; thence South 89 degrees 41 minutes 47 seconds East, 75.25 feet to the southeast corner of parcel 212B, Minnesota Department of Transportation Right-of-Way Plat No. 40-2, according to the recorded copy thereof, also being the point of beginning; thence North 00 degrees 19 minutes 23 seconds East on the east line of said parcel 212B, a distance of 334.54 feet; thence South 89 degrees 41 minutes 47 seconds East, 259.89 feet; thence South 01 degrees 33 minutes 28 seconds East, 334.72 feet; thence North 89 degrees 41 minutes 47 seconds West, 270.87 feet to the point of the beginning. Said parcel contains 2.04 acres of land being subject to and together with any and all easements of record.

Parcel 4: 1109 4th St. S.W., PID #22.015.0500, legally described as follows:

The South 458.40 feet of the North 748.80 feet of the West 570.15 feet of the Northwest Quarter of the Northwest Quarter of Section 15, Township 111, Range 23, Le Sueur County, Minnesota, Except the South 158.40 feet of the North 448.80 feet of the West 275.00 feet of the Northwest Quarter of the Northwest Quarter of said Section 15. Contains 6.00 acres of land.

AND

That part of the Northwest Quarter of Section 15, Township 111 North, Range 23 West, Le Sueur County, Minnesota, commencing at the Northwest corner of said Section 15; thence South 00 degrees 26 minutes 42 seconds West, on the west line of said Northwest Quarter, a distance of 748.80 feet to the point of beginning; thence South 89 degrees 31 minutes 53 seconds East, parallel and 748.80 feet south of the north line of said Northwest Quarter a distance of 570.15 feet; thence South 00 degrees 26 minutes 42 seconds West parallel with the west line of said Northwest Quarter, a distance of 382.00 feet; thence North 89 degrees 31 minutes 53 seconds West, a distance of 570.15 feet to the west line of said Northwest Quarter; thence North 00

degrees 26 minutes 42 seconds East on said west line a distance of 382.00 feet to the point of beginning. Contains 5.00 acres of land.

Parcel 5: 36513 State Hwy. 13, PID #22.016.3000, legally described as follows:

That part of the East half of the Northeast Quarter and part of the East half of the Southeast Quarter of Section 16, Township 111 North, Range 23 West, Le Sueur County, Minnesota, described as follows: Beginning at the East Quarter corner of Section 16; thence South 00 degrees 26 minutes 11 seconds West (assumed bearing) on the east line of the Southeast Quarter 267.53 feet; thence South 85 degrees 59 minutes 02 seconds West 297.59 feet; thence North 70 degrees 28 minutes 56 seconds West 188.90 feet to the easterly right-of-way line 741.21 feet to the east line of the Northwest Quarter; thence South 00 degrees 26 minutes 46 seconds West on the east line 339.89 feet to the point of beginning. Said parcel contains 3.57 acres of land, being subject to and together with any and all easements of record.

Parcel 6: 803 4th St. N.W., PID #22.850.0010, legally described as follows:

Lot 1, Block 1, North Side Industrial Addition, Le Sueur County, Minnesota. Together with the access easement across the North 40 feet of the West 60 feet of Lot 2, Block 1, North Side Industrial Addition.

Parcel 7: 703 4th St. N.W., PID #22.850.0020, legally described as follows:

Lot 2, Block 1, North Side Industrial Addition, Le Sueur County, Minnesota.

Parcel 8: 815 4th St. N.W., PID #22.999.0280, legally described as follows:

That part of the Northwest Quarter of the Southwest Quarter of Section 3, Township 112, Range 23, Le Sueur County, Minnesota, beginning at the Northwest corner, thence south 710 feet, East 347.26 feet to the railroad, Northwest along right-of-way 600.68 feet, West 225.78 feet, North 130 feet, West 75.85 feet to the beginning.

1500.34 The land described as follows is hereby rezoned from Community Commercial District (B-2) to Medium Industrial District (I-2) by Council vote occurring on October 16, 2017:

Parcel 1: 16638 340th St., PID #22.999.0710, legally described as follows:

That part of the Southeast Quarter of the Southeast Quarter of Section 33, Township 112, Range 23, Le Sueur County, Minnesota, described as follows: Commencing at the southeast corner of said Section 33; thence on an assumed bearing of North 89 degrees 06 minutes 15 seconds West along the south line of said Southeast Quarter of Section 33 a distance of 782.39 feet to the west right-of-way line of Trunk Highway No. 13, also being the point of beginning of the tract to be described; thence continuing along said south line of Southeast Quarter of Section 33 a distance of 100.00 feet; thence North 00 degrees 00 minutes 00 seconds West 120.00 feet; thence North 90 degrees 00 minutes 00 seconds East 129.46 feet to a point on said west right-of-way line of Trunk Highway No. 13; thence South 08 degrees 17 minutes 16 seconds East along said west right-of-way line of Trunk Highway No. 13 a distance of 47.44 feet; thence South 41 degrees 23

minutes 09 seconds West along said west right-of-way line of Trunk Highway No. 13 a distance of 55.45 feet to a point on the north right-of-way line of a Township road; thence South 00 degrees 36 minutes 07 seconds East along said west right-of-way line of Trunk Highway No. 13 a distance of 33.01 feet to the point of beginning. This tract contains .33 acres of land and is subject to right-of-way in existing Township road and any and all easements of record.

Zoning Map. The Montgomery zoning map need not be republished to show the subject rezoning, but the City Administrator shall appropriate mark the zoning map on file in the City Administrator's office to reflect and incorporate the rezonings contained herein and effectuated by the passage of this Ordinance.

1500.35 The land described as follows is hereby rezoned from High Density Residential (R-3) to Low Density Residential (R-1) by Council vote occurring on December 19, 2022:

Tract 1:

Part of the South Half of the Southwest Quarter of Section 3, Township 111, Range 23, Le Sueur County, Minnesota, described as follows: Commencing at the northwest corner of the plat of COLUMBIA HEIGHTS ADDITION to the City of Montgomery, Minnesota, said plat being of record and on file at the Le Sueur County Recorder's office; thence South 00 degrees 37 minutes 37 seconds West along the West line of said plat 742.30 feet to the point of beginning of the tract to be described; thence North 89 degrees 22 minutes 23 seconds West 143.03 feet; thence North 00 degrees 37 minutes 37 seconds East 84.82 feet; thence North 89 degrees 22 minutes 23 seconds West 138.44 feet; thence North 14 degrees 49 minutes 08 seconds West 140.78 feet; thence South 74 degrees 10 minutes 52 seconds West 134.18 feet; thence North 266 degrees 50 minutes 47 seconds West 69.19 feet; thence South 89 degrees 34 minutes 07 seconds East 480.21 feet to said West line of the plat of COLUMBIA HEIGHTS ADDITION; thence South 00 degrees 37 minutes 37 seconds West along said West line 247.80 feet to the point of beginning.

EXCEPTING THEREFROM the East 17.00 feet of the previously described tract. The tract contains 1.54 acres of land and is subject to any and all easements of record.

Tract 2:

That part of the South Half of the Southwest Quarter of Section 3, Township 111 North, Range 23 West, Le Sueur County, Minnesota, described as follows: Commencing at the Northwest Corner of Columbia Heights Addition; thence South 00 degrees 37 minutes 37 seconds West, (assumed bearing) on the West line of Columbia Heights Addition, 742.30 feet; thence North 89 degrees 22 minutes 23 seconds West, 17.00 feet to the point of beginning; thence continuing North 89 degrees 22 minutes 23 seconds West 126.03 feet; thence South 00 degrees 37 minutes 37 seconds West 17.00 feet; thence South 89 degrees 22 minutes 23 seconds East, 112.03 feet; thence North 40 degrees 05 minutes 58 seconds East, 22.02 feet to the point of beginning.

1500.36 The land described as follows is hereby rezoned from Light Industrial (I-1) to Low Density Residential (R-1) by Council vote occurring on October 17, 2022:

Part of Block 2 of the plat of MATTIS ADDITION and part of Block 5 of the plat of MARY RICHTER ADDITION, said plats being of record and on file at the Le Sueur County Recorder's office, and part of unplatted lands within the City of Montgomery, Minnesota, described as follows: Beginning at the northwest corner of said Block 5; thence easterly along the northerly line of said Block 5 a distance of 10250 feet; thence northerly deflecting Left 90 degrees 10 minutes 44 seconds 100.00 feet; thence easterly deflecting Right 90 degrees 01 minutes 44 seconds 78.00 feet; thence southerly deflecting Right 89 degrees 49 minutes 16 seconds 181.00 feet; thence westerly deflecting Right 90 degrees 10 minutes 44 seconds 62.50 feet; thence southerly deflecting Left 90 degrees 10 minutes 44 seconds 118.00 feet to the West line of said Block 5; thence northerly along said West line of Block 5 a distance of 113.00 feet to the point of beginning. This tract is subject to any and all easements of record.