

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.