

DEC 10 2004

**JOINT RESOLUTION OF  
BRIDGEWATER TOWNSHIP AND THE CITY OF DUNDAS  
APPROVING ANNEXATION OF LAND BY  
COLLEGE CITY HOMES, INC.**

**2004-44**

FACTUAL RECITALS

WHEREAS, The CITY OF DUNDAS, MINNESOTA (hereinafter referred to as the "City") and BRIDGEWATER TOWNSHIP (hereinafter referred to as the "Township") entered into an Orderly Annexation Agreement, pursuant to Joint Resolution, on July 12, 2004.

WHEREAS, pursuant to said Orderly Annexation Agreement, the City and Township designated and legally described an "annexation area". Property within said annexation area was declared to be urban or suburban in nature, and suitable for annexation to the City, for residential, commercial and industrial purposes.

WHEREAS, the City has received a request for annexation from College City Homes, Inc., to annex 42 acres, more or less, of the former Hollinger farm property. Said 42 acres of land lies within the designated annexation area, under the Orderly Annexation Agreement. Said land is legally described as follows, to-wit:

*THAT PORTION OF THE SOUTHEAST QUARTER (SE 1/4) OF THE  
NORTHEAST QUARTER (NE 1/4) LYING NORTH AND WEST OF  
COUNTY ROAD NO. 78 CENTER LINE; IN SECTION 10, TOWNSHIP 111  
NORTH, RANGE 20 WEST OF THE FIFTH PRINCIPAL MERIDIAN, RICE  
COUNTY, MINNESOTA:*

*AND ALSO THAT PORTION OF THE SOUTH ONE-HALF (S 1/2) OF THE  
NORTHWEST QUARTER (NW 1/4) LYING NORTH AND WEST OF THE  
CENTER LINE OF COUNTY ROAD NO. 78, IN SECTION 11, TOWNSHIP  
111 NORTH, RANGE 20 WEST OF THE FIFTH PRINCIPAL MERIDIAN,  
RICE COUNTY, MINNESOTA, EXCEPTING THEREFROM THE  
FOLLOWING PARCEL OF LAND TO-WIT:*

*BEGINNING AT A POINT WHERE THE CENTER LINE OF COUNTY  
ROAD NO. 78 INTERSECTS WITH THE NORTH LINE OF THE SAID  
SOUTH ONE-HALF (S 1/2) OF THE NORTHWEST QUARTER (NW 1/4);  
THENCE SOUTHWESTERLY ALONG THE SAID CENTER LINE, A  
DISTANCE OF 528 FEET; THENCE NORTHWESTERLY  
PERPENDICULAR WITH SAID CENTER LINE 250 FEET; THENCE  
NORTHEASTERLY PARALLEL WITH SAID CENTER LINE TO THE  
NORTH LINE OF SAID SOUTH ONE-HALF (S 1/2) OF THE NORTHWEST*

*QUARTER (NW 1/4); THENCE EAST ALONG SAID NORTH LINE TO THE POINT OF BEGINNING; SUBJECT TO ROADS, EASEMENTS AND RESTRICTIONS OF RECORD.*

WHEREAS, that pursuant to paragraphs 14 and 15 of the Orderly Annexation Agreement, the City is required to submit annexation applications to the Township, to provide the Township with an opportunity to comment on the proposed development concept.

The City and Township acknowledge that the Township has been provided the necessary information with respect to the College City Homes, Inc., property described above, and that the Township has had an opportunity to review and comment on the proposed development, and has approved the annexation of the above-described property to the City.

WHEREAS, pursuant to paragraph 3 of the Orderly Annexation Agreement, the City is subject to limitations on the number of acres it may annex in any one calendar year.

The City of Dundas has requested that the Township waive the calendar year acreage limitation with respect to the College City Homes, Inc., property, since the City has previously approved an annexation request for 65 acres. Approval of the annexation request of College City Homes, Inc., would result in total annexation of 107 acres, more or less for calendar year 2004.

#### RESOLUTION APPROVING ANNEXATION

NOW THEREFORE, be it resolved by the City of Dundas and Bridgewater Township, as follows:

1. That the proposed development of the property owned by College City Homes, Inc., is consistent with the general development concepts and land uses proposed in the growth area, as set forth in the above-referenced Orderly Annexation Agreement .
2. That there will be no roadway connection, at this time, from the proposed development to either Decker Avenue or 100<sup>th</sup> Street, which are both township roads.
3. That the land owned by College City Homes, Inc., is contiguous with the Dundas city limits.
4. That the City and Township acknowledge that all provisions and requirements of the Orderly Annexation Agreement have been complied with by the City.
5. That the City and Township agree to waive the 100 acre limitation with respect to



DEC 10 2004

calendar year 2004, since the total amount of land annexed by the City during calendar year 2004, will be 107 acres, more or less, with the approval of this annexation.

6. That the City shall be entitled to receive all property tax revenue with respect to the land to be annexed, as described above, commencing with taxes payable in the year 2005, until such time as the property is improved and fully assessed. At the time of completion of any improvements to the property, or any part thereof, Bridgewater Township shall receive tax revenue rebates for a period of ten years, pursuant to paragraph 16 of the Orderly Annexation Agreement.

The Township shall receive all taxes payable for the year 2004, with respect to the above-described property

7. That the City may submit this joint resolution to the Minnesota Boundary Adjustment Board for the issuance of an order of annexation. The Director of the Minnesota Boundary Adjustments Office may review and comment, but may not alter the boundaries of the proposed annexation area.

ADOPTED BY THE BRIDGEWATER TOWNSHIP BOARD OF SUPERVISORS ON  
THE 6<sup>TH</sup> DAY OF DECEMBER, 2004.

ATTESTED TO:

By:

Gary Ebling  
Gary Ebling, Board Chair

By:

Mike Piper  
Mike Piper, Town Clerk

ADOPTED BY THE DUNDAS CITY COUNCIL ON THE 29th DAY OF NOVEMBER,  
2004.

ATTESTED TO:

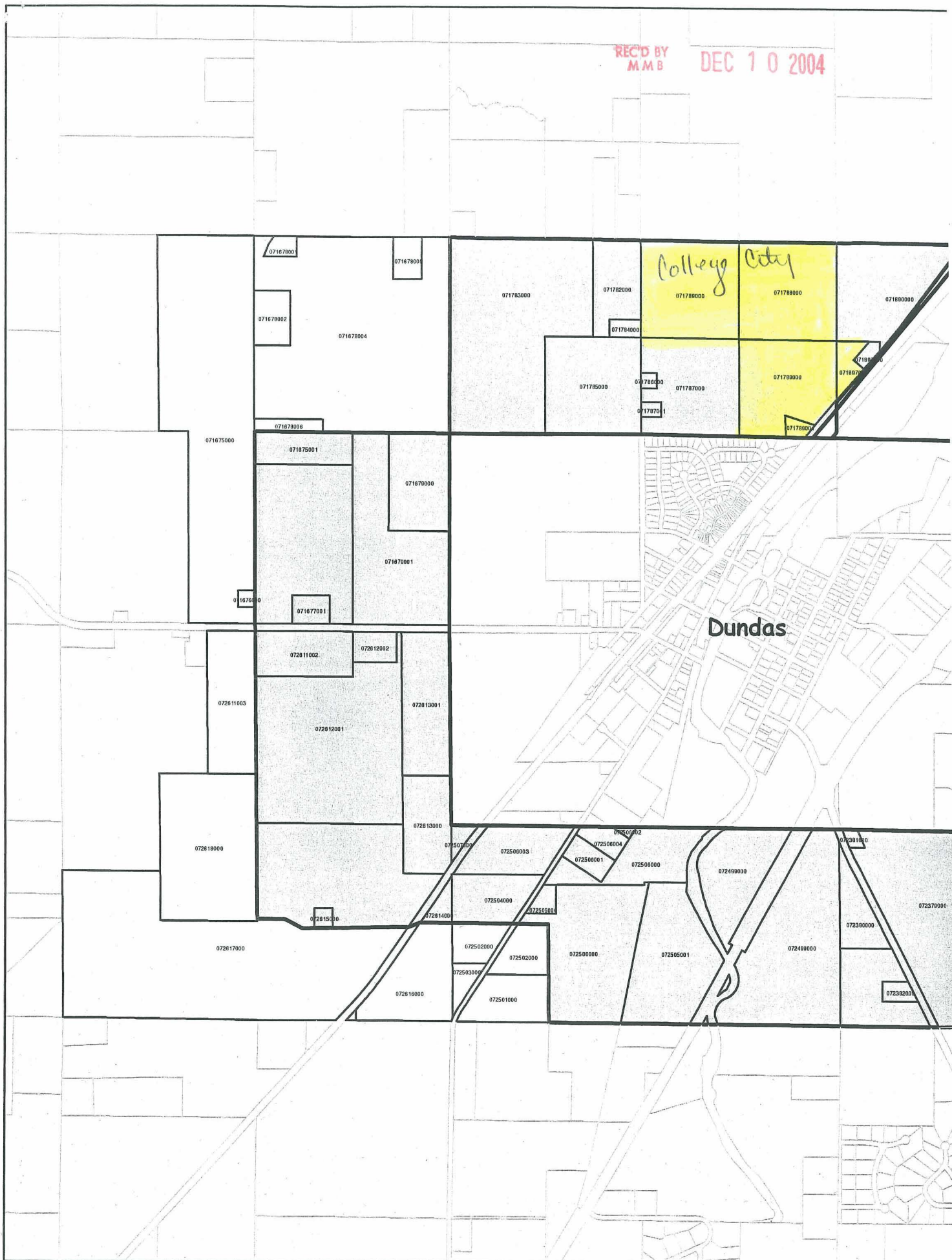
By:

Myron Malecha  
Myron Malecha, Mayor

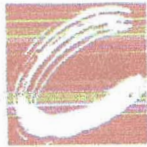
By:

Susan Kylo  
Susan Kylo, City Administrator/Clerk

DEC 10 2004



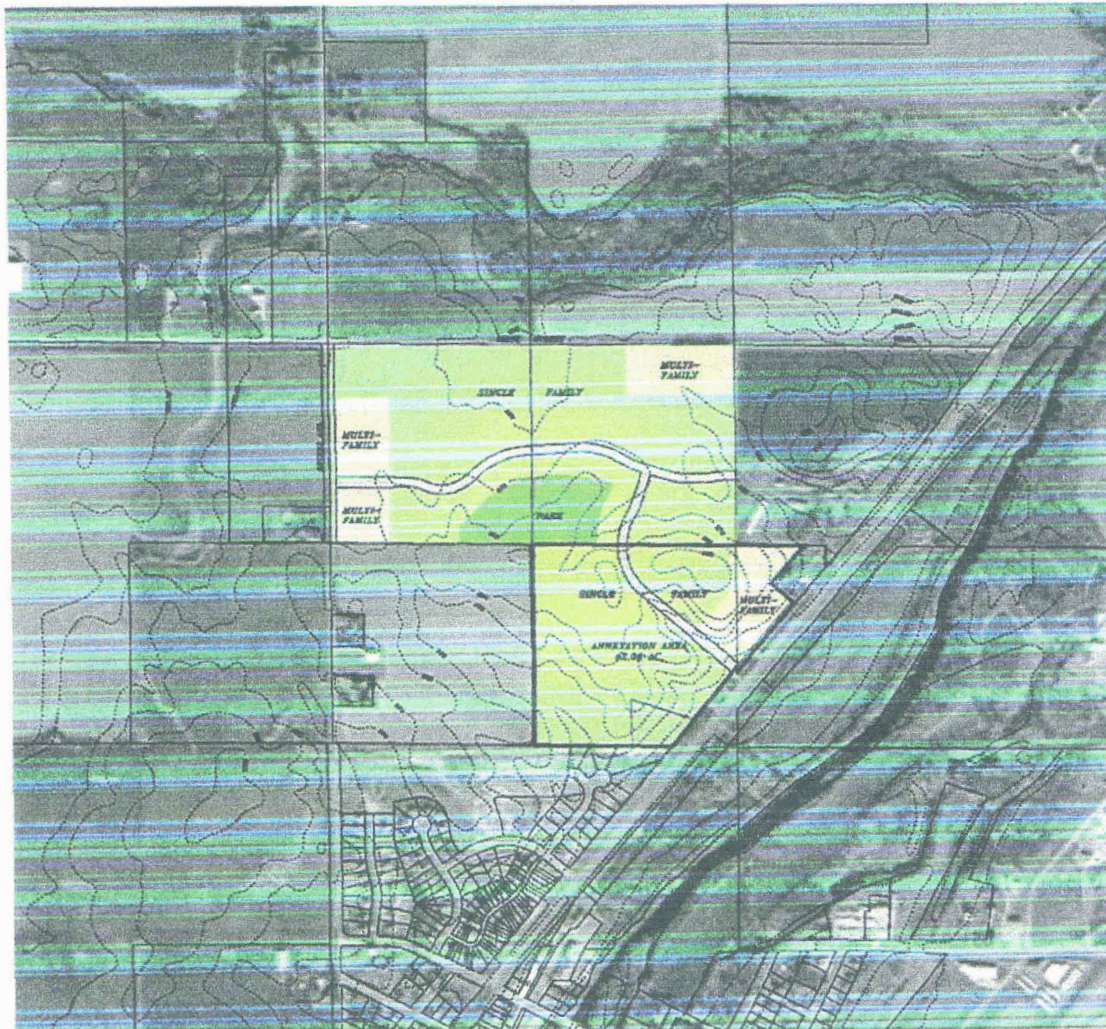




College City Homes  
*Building for Generations*

REC'D BY  
M M B

DEC 10 2004



College City Homes  
7920 Lakeville Boulevard Lakeville MN 55044  
(952) 469-6900 office (952) 469-6910 fax  
[www.collegecityhomes.com](http://www.collegecityhomes.com)