

**JOINT RESOLUTION
BRIDGEWATER TOWNSHIP AND THE CITY OF DUNDAS
APPROVING ANNEXATION OF LAND
FOR BRIDGEWATER HEIGHTS**

2005- 18

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; and

WHEREAS, pursuant to said Orderly Annexation Agreement, the City and Township designated 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; and

WHEREAS, the City has previously annexed 95 acres of land, for Bridgewater Heights Subdivision, for residential purposes. In the process of preparing the preliminary and final plats for Bridgewater Heights Subdivision, it has been determined that an additional 8.86 acres of land is required to be annexed, as shown on the attached Exhibit 2, primarily for purposes of constructing a stormwater holding pond. Geiger/O'Neill Properties has requested annexation of an additional 8.86 acres which lies within the designated annexation area, under the Orderly Annexation Agreement. Said land is legally described on the attached Exhibit 1; and

WHEREAS, pursuant to paragraphs 14 & 15 of the Orderly Annexation Agreement, the City is required to submit annexation applications to the Township, to provide the Township 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 land to be annexed as described on the attached Exhibit 1, and the Township has had an opportunity to review and comment on the proposed Bridgewater Heights Subdivision, and has approved the annexation of the additional 8.86 acres of land to the City; and

WHEREAS, the City has previously adopted on December 27, 2004, by Resolution 2004-53, a moratorium on further annexation in calendar year 2005. However, it is the wish of both the City and the Township that the resolution prohibiting further annexation of land in the calendar year 2005 be waived to allow the annexation of the subject land for purposes of completing the Bridgewater Heights Subdivision approval process, upon the application of Geiger/O'Neill Properties.


RESOLUTION APPROVING ANNEXATION


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

1. That the application of Geiger/O'Neill Properties to annex 8.86 acres of land for residential purposes, to be included in the Bridgewater Heights Subdivision, as described on the attached Exhibit 1, is hereby approved.
2. That the City and Township acknowledge that all provisions and requirements of the Orderly Annexation Agreement have been complied with by the City. The City and Township approve the submission of this joint resolution to the Department of Administration, Municipal Boundary Adjustment Office, for the purpose of obtaining an annexation order for the property described on the attached Exhibits 1.
3. That the City and Township agree to waive the City's moratorium prohibiting further annexation of land in calendar year 2005.
4. That the property to be annexed, as described on the attached Exhibit 1, shall be zoned R-1 Residential upon annexation to the City.
5. That the City will be entitled to receive all property tax revenue with respect to the land to be annexed, as described on the attached Exhibit 1, 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 improvement of the property, or any part thereof, the Township shall receive tax revenue rebates for a period of ten (10) years, pursuant to paragraph 16 of the Orderly Annexation Agreement.
6. That the City may submit this joint resolution to the Minnesota Boundary Adjustment Board for the issuance of an order of annexation. The parties agree that no consideration by the Director is necessary, and that therefore the Director may review, and comment, but shall, within thirty (30) days of the submission of a petition for annexation in conformity with the Joint Resolution/Orderly Annexation Agreement between Bridgewater Township & the City of Dundas, order annexation.

ADOPTED BY THE BRIDGEWATER TOWNSHIP BOARD OF SUPERVISORS ON THE 16th
DAY OF May, 2005.

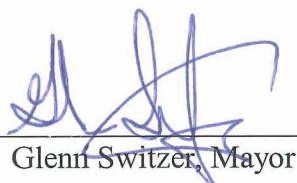
ATTESTED TO:

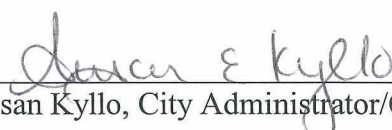
By: 
Paul Liebenstein, Board Chair

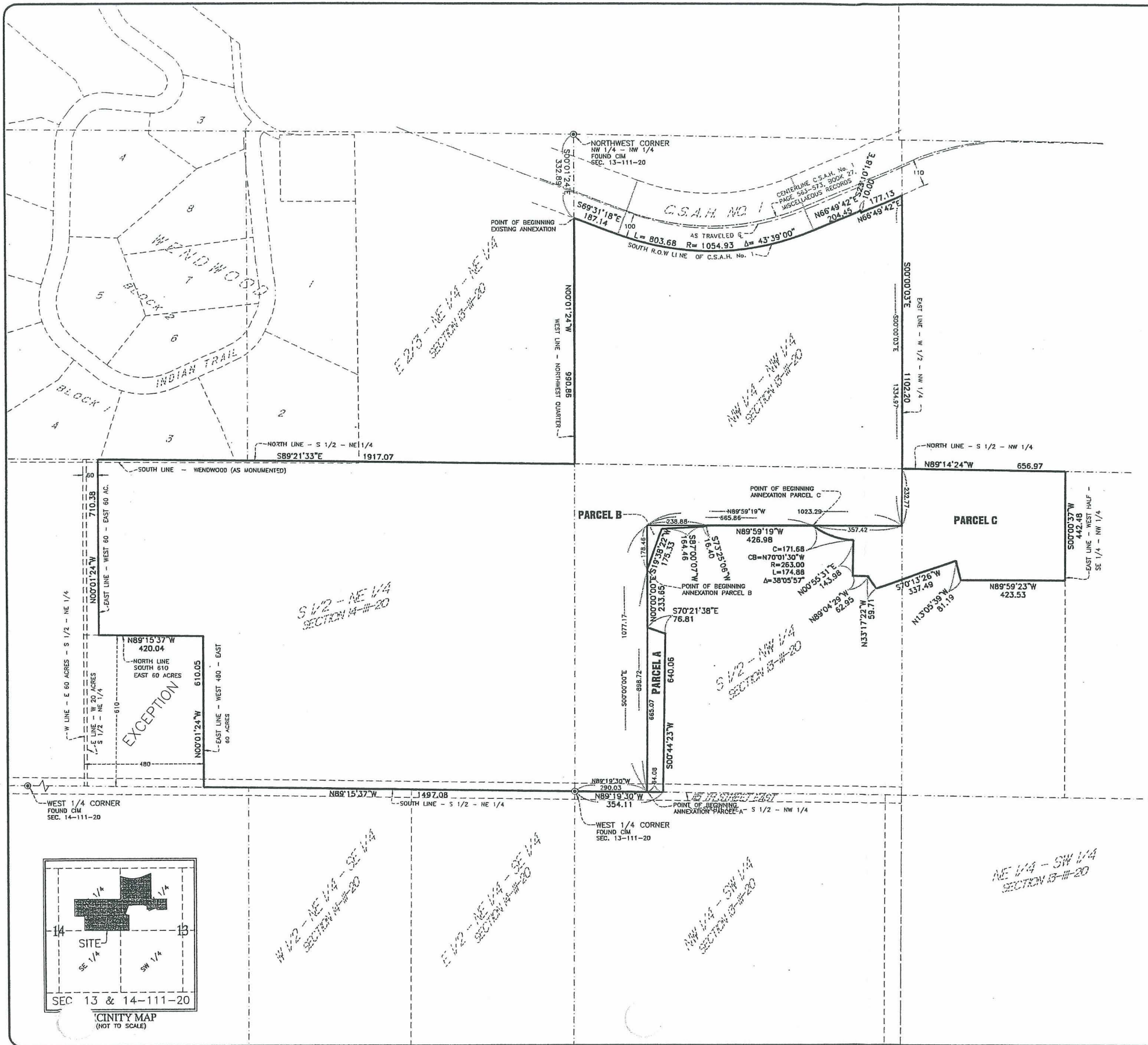
By: 
Mike Piper, Town Clerk

ADOPTED BY THE DUNDAS CITY COUNCIL ON THE 25th DAY OF APRIL, 2005.

ATTESTED TO:

By: 
Glenn Switzer, Mayor

By: 
Susan Kylo, City Administrator/Clerk



EXISTING DESCRIPTION OF ANNEXATION LAND:

That part of the Northwest Quarter of the Northwest Quarter and the South Half of the Northwest Quarter both in Section 13, Township 111 North, Range 20 West, and that part of the South Half of the Northeast Quarter of Section 14, Township 111 North, Range 20 West, all in Rice County, Minnesota, described as follows:

Commencing at the Northwest corner of the Northwest Quarter of Section 13; thence South 00 degrees 01 minutes 24 seconds East (assumed bearing) on the west line of the Northwest Quarter, a distance of 332.89 feet to the point of beginning at an intersection of the southerly right of way line of County State Aid Highway No. 1 and the west line of said Northwest Quarter of the Northwest Quarter; thence South 89 degrees 31 minutes 18 seconds East on said southerly right of way line of County State Aid Highway No. 1, a distance of 187.14 feet; thence easterly 803.68 feet on a 1054.93 foot radius curve to the left having a central angle of 43 degrees 39 minutes 00 seconds; thence North 66 degrees 49 minutes 42 seconds East on said southerly right of way a distance of 204.45 feet; thence South 23 degrees 10 minutes 18 seconds East on said right of way a distance of 10.00 feet; thence North 66 degrees 49 minutes 42 seconds East on said right of way a distance of 177.13 feet to the east line of the West Half of the Northwest Quarter; thence South 00 degrees 00 minutes 03 seconds East on said east line, a distance of 1334.97 feet; thence North 89 degrees 59 minutes 19 seconds West, 1023.29 feet; thence South 00 degrees 00 minutes 00 seconds East, 1077.17 feet to the south line of said South Half of the Northwest Quarter of Section 13; thence South 89 degrees 19 minutes 30 seconds West on said south line, a distance of 290.03 feet to the West Quarter corner of Section 13; thence North 89 degrees 15 minutes 37 seconds West on the south line of the South Half of the Northeast Quarter of Section 14 a distance of 1497.08 feet to the east line of the West 480.00 feet of the East 60 acres of said South Half of the Northeast Quarter; thence North 00 degrees 01 minutes 24 seconds West on said east line a distance of 610.05 feet to the north line of the South 610.00 feet of said East 60 acres; thence North 89 degrees 15 minutes 37 seconds West on said north line a distance of 420.04 feet to the east line of the West 60.00 feet of said East 60 acres; thence North 00 degrees 01 minutes 24 seconds West on said east line a distance of 710.38 feet to the north line of the South Half of the Northeast Quarter; thence South 89 degrees 21 minutes 33 seconds East on said north line a distance of 1917.07 feet to the west line of the Northwest Quarter of the Northwest Quarter; thence North 00 degrees 01 minute 24 seconds West on said west line a distance of 990.86 feet to the point of beginning.

Said Parcel contains 95.03 acres of land being subject to and together with any and all easements of record.

PROPOSED ANNEXATION PARCELS

That part of the South Half of the Northwest Quarter of Section 13, Township 111 North, Range 20 West, Rice County, Minnesota, described as the following parcels:

ANNEXATION PARCEL A

Commencing at the Southwest corner of the Northwest Quarter of Section 13; thence South 89 degrees 19 minutes 30 seconds East (assumed bearing) on the south line of the Northwest Quarter, a distance of 290.03 feet to the point of beginning; thence North 00 degrees 00 minutes 00 seconds East, 665.07 feet; thence South 70 degrees 21 minutes 38 seconds East, 76.81 feet; thence South 00 degrees 44 minutes 23 seconds West, 640.06 feet to the south line of the Northwest Quarter; thence North 89 degrees 19 minutes 30 seconds West on the south line, a distance of 64.08 feet to the point of beginning.

Said Parcel contains 1.02 acres of land being subject to and together with any and all easements of record.

ANNEXATION PARCEL B

Commencing at the Southwest corner of the Northwest Quarter of Section 13; thence South 89 degrees 19 minutes 30 seconds East (assumed bearing) on the south line of the Northwest Quarter, a distance of 290.03 feet; thence North 00 degrees 00 minutes 00 seconds East, 898.72 feet to the point of beginning; thence continuing North 00 degrees 00 minutes 00 seconds East, 178.46 feet; thence South 89 degrees 59 minutes 19 seconds East, 238.88 feet; thence South 73 degrees 25 minutes 06 seconds West, 16.40 feet; thence South 87 degrees 00 minutes 07 seconds West, 164.46 feet; thence South 19 degrees 38 minutes 22 seconds West, 175.33 feet to the point of beginning.

Said Parcel contains 0.16 acres of land being subject to and together with any and all easements of record.

ANNEXATION PARCEL C

Commencing at the Southwest corner of the Northwest Quarter of Section 13; thence South 89 degrees 19 minutes 30 seconds East (assumed bearing) on the south line of the Northwest Quarter, a distance of 290.03 feet; thence North 00 degrees 00 minutes 00 seconds East, 1077.17 feet; thence South 89 degrees 59 minutes 19 seconds East, 665.86 feet to the point of beginning; thence continuing South 89 degrees 59 minutes 19 seconds East, 357.42 feet to the east line of the West Half of the Northwest Quarter of Section 13; thence North 00 degrees 00 minutes 03 seconds West on said east line, a distance of 232.77 feet to the north line of the South Half of the Northwest Quarter of said Section 13; thence North 89 degrees 14 minutes 24 seconds West on said north line, a distance of 656.97 feet to the east line of the West Half of the Southeast Quarter of the Northwest Quarter; thence South 00 degrees 00 minutes 37 seconds West on said east line a distance of 442.48 feet; thence North 89 degrees 59 minutes 23 seconds West, 423.53 feet; thence North 13 degrees 05 minutes 39 seconds West, 81.19 feet; thence South 70 degrees 13 minutes 26 seconds West, 337.49 feet; thence North 33 degrees 17 minutes 22 seconds West, 59.71 feet; thence North 89 degrees 04 minutes 29 seconds West, 62.95 feet; thence North 00 degrees 55 minutes 31 seconds East, 143.98 feet to a point on a non-tangential curve; thence northwesterly 174.88 feet on a 263.00 foot radius curve to the right, having a 171.68 foot chord that bears North 70 degrees 01 minutes 30 seconds West, and a central angle of 38 degrees 05 minutes 57 seconds to the point of beginning.

Said Parcel contains 7.68 acres of land being subject to and together with any and all easements of record.



200 0 200
SCALE IN FEET

Annexation Sketch - Bridgewater Farms

Dundas, Minnesota

Part of the Northwest Quarter, Section 13-111-20 and part of the South 1/2 - Northeast 1/4, Section 14-111-20, Rice County, Minnesota

PROJECT NO. 04-7270

CLIENT: Gelger Properties

CAD FILE: 7270 Annexation

DRAWN BY: DS

FIELD BOOK

I HEREBY CERTIFY THAT THIS SURVEY, PLAN OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

John Verroeven

DATE: 12-21-05

LICENSE NO. 41820

I&S Engineers & Architects, Inc.

One firm - start to finish



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