

RESOLUTION #97-284

**TO THE MINNESOTA MUNICIPAL BOARD
A JOINT RESOLUTION
OF THE CITY OF NORTHFIELD AND THE TOWNSHIP OF NORTHFIELD
DESIGNATING AN UNINCORPORATED AREA AS IN NEED OF ORDERLY
ANNEXATION AND CONFERRING JURISDICTION OVER
SAID AREA ON THE MINNESOTA BOARD PURSUANT TO MINN. STAT. 414.0325**

WHEREAS, the City of Northfield and the Township of Northfield desire to accommodate growth in the most orderly fashion; and

WHEREAS, a joint orderly annexation agreement between the parties hereto is beneficial to both parties from the standpoint of orderly planning and orderly transition of government within the area proposed to be annexed, and provides the guidelines under which such annexation shall take place; and

WHEREAS, the conditions of the orderly annexation agreement contained herein have been discussed with the sole owner of the designated area.

NOW THEREFORE BE IT RESOLVED by the City of Northfield (sometimes hereinafter referred to as "the City") and the Township of Northfield (sometimes hereinafter referred to as "the Township") that the property described herein is designated for orderly annexation by the City of Northfield and shall be annexed subject to the following terms and conditions:

- I. The property which is covered by this orderly annexation agreement is legally described as follows:

ALL THAT PART OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 111, RANGE 19, RICE COUNTY, MINNESOTA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID EAST HALF OF THE NORTHWEST QUARTER; THENCE ON AN ASSUMED BEARING OF SOUTH 00 DEGREES 17 MINUTES 08 SECONDS WEST, ALONG THE WEST LINE OF SAID EAST HALF, A DISTANCE OF 290.06 FEET, TO THE POINT OF BEGINNING OF THE LAND TO BE DESCRIBED; THENCE NORTH 89 DEGREES 07 MINUTES 29 SECONDS EAST, A DISTANCE OF 302.80 FEET; THENCE SOUTH 23 DEGREES 04 MINUTES 40 SECONDS EAST, A DISTANCE OF 176.25 FEET; THENCE SOUTH 78 DEGREES 22 MINUTES 11 SECONDS EAST, A DISTANCE OF 125.56 FEET; THENCE SOUTH 88 DEGREES 30 MINUTES 12 SECONDS EAST, A DISTANCE OF 123.13 FEET; THENCE SOUTH 60 DEGREES 14 MINUTES 25 SECONDS EAST, A DISTANCE OF 110.27 FEET; THENCE SOUTH 54 DEGREES 50 MINUTES 06 SECONDS EAST, A DISTANCE OF 107.11 FEET; THENCE SOUTH 50 DEGREES 28

MINUTES 00 SECONDS EAST, A DISTANCE OF 105.77 FEET; THENCE SOUTH 45 DEGREES 37 MINUTES 24 SECONDS EAST, A DISTANCE OF 105.77 FEET; THENCE SOUTH 40 DEGREES 46 MINUTES 48 SECONDS EAST, A DISTANCE OF 105.77 FEET; THENCE SOUTH 35 DEGREES 56 MINUTES 09 SECONDS EAST, A DISTANCE OF 105.84 FEET; THENCE SOUTH 33 DEGREES 35 MINUTES 12 SECONDS EAST, A DISTANCE OF 330.00 FEET; THENCE SOUTH 01 DEGREES 10 MINUTES 39 SECONDS WEST, A DISTANCE 712.26 FEET; THENCE NORTH 89 DEGREES 37 MINUTES 59 SECONDS WEST, A DISTANCE OF 109.86 FEET; THENCE SOUTH 85 DEGREES 03 MINUTES 15 SECONDS WEST, A DISTANCE OF 147.92 FEET; THENCE SOUTH 78 DEGREES 56 MINUTES 44 SECONDS WEST, A DISTANCE 73.23 FEET; THENCE NORTH 34 DEGREES 52 MINUTES 16 SECONDS WEST, A DISTANCE OF 225.00 FEET; THENCE NORTH 60 DEGREES 41 MINUTES 43 SECONDS WEST, A DISTANCE OF 135.37 FEET; THENCE NORTH 21 DEGREES 03 MINUTES 39 SECONDS WEST, A DISTANCE OF 220.44 FEET; THENCE NORTH 12 DEGREES 56 MINUTES 52 SECONDS WEST, A DISTANCE OF 220.68 FEET; THENCE NORTH 29 DEGREES 53 MINUTES 12 SECONDS WEST, A DISTANCE OF 169.56 FEET; THENCE NORTH 58 DEGREES 14 MINUTES 54 SECONDS WEST, A DISTANCE OF 283.74 FEET; THENCE NORTH 86 DEGREES 45 MINUTES 17 SECONDS WEST, A DISTANCE OF 120.66 FEET; THENCE NORTH 89 DEGREES 42 MINUTES 52 SECONDS WEST, A DISTANCE OF 110.05 FEET, TO SAID WEST LINE OF THE EAST HALF OF THE NORTHWEST QUARTER; THENCE NORTH 00 DEGREES 17 MINUTES 08 SECONDS EAST, ALONG SAID WEST LINE, A DISTANCE OF 647.33 FEET, TO THE POINT OF BEGINNING. SAID PROPERTY CONTAINING 25.36 ACRES MORE OR LESS.

(hereinafter referred to as "the Property")

- II. The parties hereby confer jurisdiction on the Municipal Board over annexation of the Property and over the various provisions of this agreement. The Property is adjacent to the City of Northfield.
- III. The City of Northfield will construct and provide water, sanitary sewer, storm sewer and street improvements to the property as requested by the owner, pursuant to state and local law, in the discretion of the City and based on the policies of the City then in effect.
- IV. The parties agree to the following division of tax revenues from the Property and payment of special assessments for local improvements to the Property:
 - (A) Property Taxes: The Township of Northfield shall receive property taxes payable on the property through December 31, 2003, to the extent of the Township's 1997 tax capacity rate times the valuation of the Property in each year. The City of Northfield shall receive the property taxes payable through December 31, 2003, to the extent that they exceed the amount payable to the Township of Northfield hereunder, and all property taxes payable from and after January 1, 2004. The tax capacity rate applicable to the property after annexation shall be increased in substantially equal

proportions each year of a six year period until it equals the tax capacity rate of the City of Northfield,

(B) Utility and Street Assessments: The property will be assessed for utility and street improvements when said improvements have been determined by the City to benefit the Property as required by Minnesota Statutes Chapter 429.

V. The Property shall be zoned according to normal zoning procedure established in the Northfield Zoning Ordinance. The City of Northfield Comprehensive Plan shall guide the City in arriving at the appropriate zoning of the property.

When the Property is annexed to the City it will be zoned Agricultural. It is the intention of the owner to utilize the property as a golf course which is allowed as a conditional use in an Agricultural District. The owner must apply for and obtain said conditional use permit in order to operate a golf course on the Property. Therefore, the property will remain an Agricultural District after annexation.

VI. This Agreement will go into effect on the date that the orderly annexation is approved by the Minnesota Municipal Board.

VII. The City of Northfield and the Township of Northfield agree that no alteration of the stated boundaries of the Property is appropriate. Furthermore, the parties agree that no consideration by the Municipal Board is necessary. Upon receipt of this resolution, passed and adopted by each party, the Municipal Board may review and comment, but shall, within thirty (30) days, order the annexation in accordance with the terms of the joint resolution.

Approved by the Township of Northfield this 14th day of October, 1997.

TOWNSHIP OF NORTHFIELD

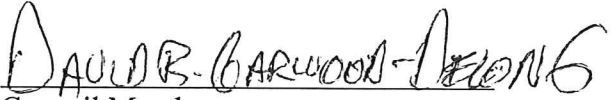
By: *William Esterson*
Town Board Chair

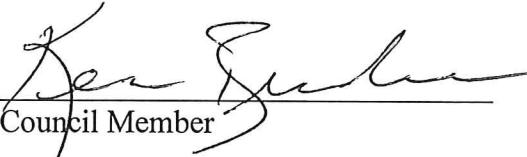
By: *Margaret Randolph*
Town Board Clerk

Approved by the City of Northfield this 3rd day of November, 1997.

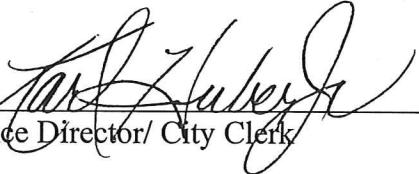
CITY OF NORTHFIELD

By: 
Mayor

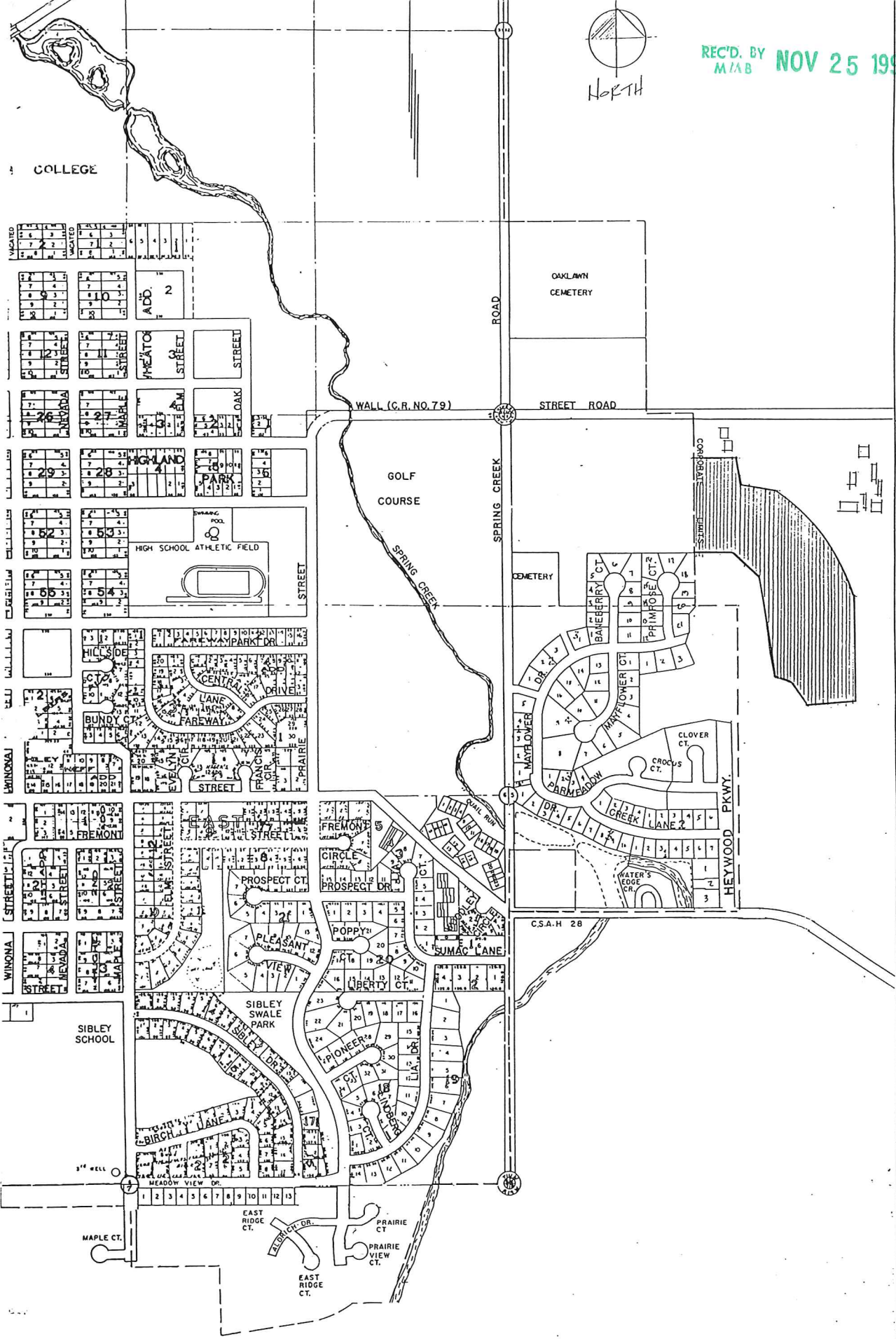
By: 
Council Member

By: 
Council Member

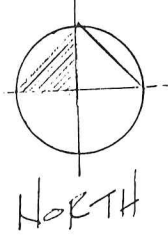
ATTEST:


Finance Director/ City Clerk

REC'D. BY NOV 25 1997
M/A/B

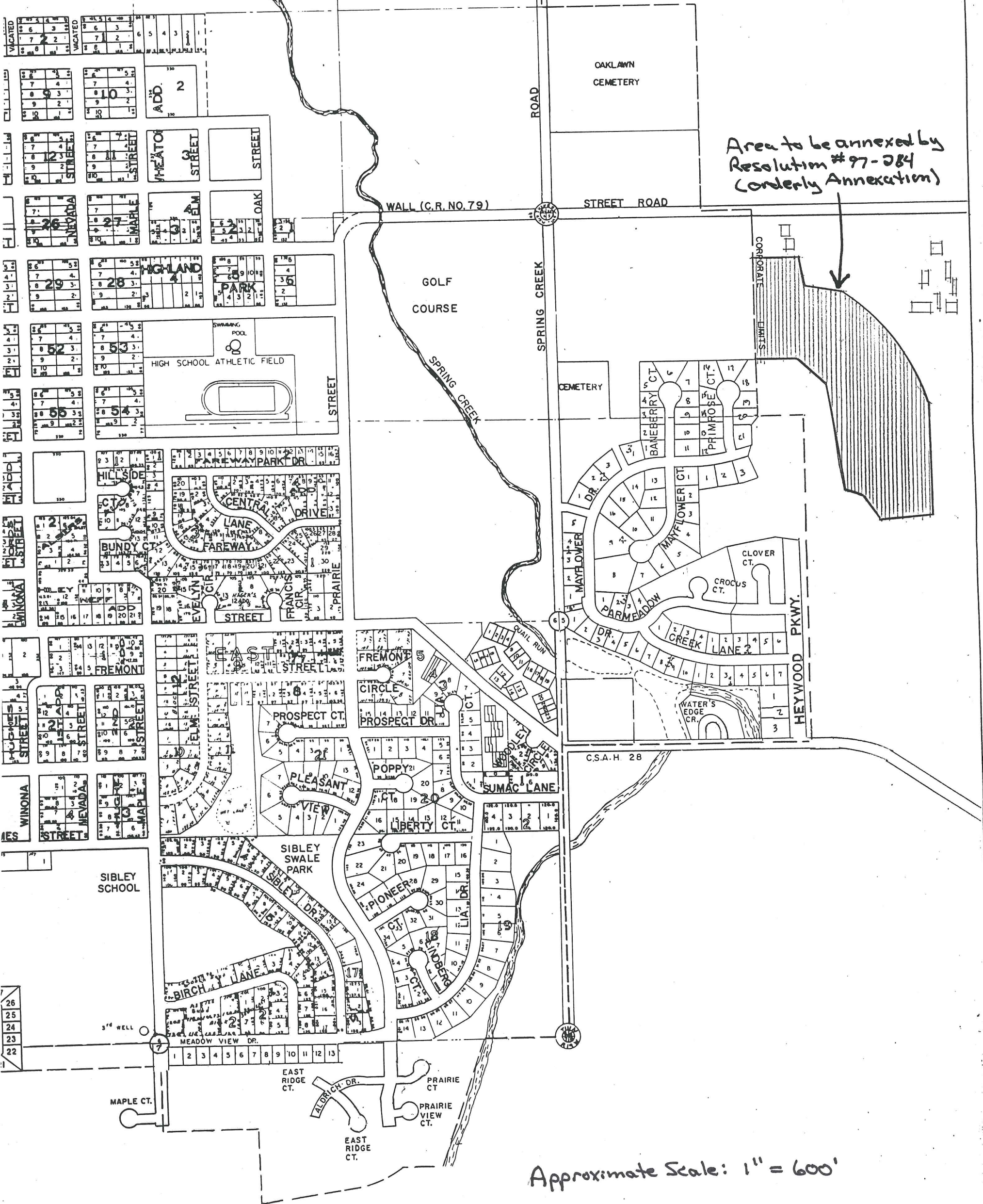


NORTHFIELD



REC'D. BY NOV 25 1997
M118

N COLLEGE



Approximate Scale: 1" = 600'

NORTHFIELD