

RESOLUTION #98-241

**TO THE MINNESOTA MUNICIPAL BOARD
AN AMENDMENT TO A JOINT RESOLUTION (OA-131)
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, the City of Northfield and the Township of Northfield did adopt a joint resolution for orderly annexation on October 10, 1978 (OA-131); and

WHEREAS, the City of Northfield and the Township of Northfield desire to amend the joint resolution for orderly annexation between the City of Northfield and the Township or Northfield on October 10, 1978 (OA-131) to include the following described property:

That part of the west 33 feet of the Northwest Quarter (NW 1/4) of Section 8, Township 111 North, Range 19 West, of the fifth principal meridian, Rice County, Minnesota.

TOGETHER WITH:

That part of the west 33 feet of the Southwest Quarter (SW 1/4) of Section 5, Township 111 North, Range 19 West, of the fifth principal meridian, Rice County, Minnesota, which lies south of County State Aid Highway #28.

Containing approximately 3.37 acres.

WHEREAS, it is proposed that the Property described in Exhibit A be annexed to the City of Northfield; and

WHEREAS, the this amended joint orderly annexation agreement 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 proposed for annexation by this resolution is 125.17 acres in size and is legally described as follows:

SEE EXHIBIT A

(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. The Property proposed for annexation by this resolution is planned to be developed for single family and multi-family housing.

- IV. The electric utility service notice, as required per Minnesota Statute 414.0325, Subd. 1 (a) has been satisfied.

- V. 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, 2004, 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, 2004, 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, 2005. 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.

- VI. 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. The Agricultural Zoning District is a transitional

zoning district utilized by the City at the initial zoning for most property when it is annexed until such time as the Property is suited for a more urban zoning district.

- VII. The City shall acquire the right-of-way and assume the responsibility for maintenance of the annexed portion of Hall Avenue, which will become Spring Creek Road upon annexation, on January 1, 2005 or as soon thereafter as is practical, or at the time that Jefferson Parkway is extended and constructed to Spring Creek Road, whichever occurs first. This roadway is designated as a collector in the transportation section of the City's Comprehensive Plan, which will have a 10 ton road design, and as such will include its use by agricultural traffic within this limit.
- VIII. This Agreement will go into effect on the date that the orderly annexation is approved by the Minnesota Municipal Board.
- IX. 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 11th day of August, 1998.

TOWNSHIP OF NORTHFIELD

By: Willard Estrom
Town Board Chair

By: Majmi Pardehl
Town Board Clerk

Approved by the City of Northfield this 17th day of August, 1998.

CITY OF NORTHFIELD

By: [Signature]
Mayor

By: Peggy Rowe
Council Member

By: [Signature]
Council Member

ATTEST:

[Signature]
Finance Director / City Clerk

EXHIBIT A

The Northeast Quarter (NE 1/4) of Section 7 Township 111 North Range 19 West of the fifth principal meridian, Rice County, Minnesota excepting therefrom the following four parcels:

PARCEL 1: That part of the Northeast Quarter (NE 1/4) of Section 7 Township 111 North Range 19 West of the fifth principal meridian, Rice County, Minnesota, described as follows: beginning at the Northwest corner of said northeast quarter (NE 1/4); thence South 0°04'24" West. Along the West line of said Northeast Quarter (NE 1/4), a distance of 550.00 Feet; thence North 89°35'00" East, parallel with the North line of said Northeast quarter (NE 1/4), a distance of 604.00 feet; thence South 0°04'24" West, parallel with the West line of said Northeast quarter (NE 1/4), a distance of 250.00 feet; thence North 89°35'00" East, parallel with the North line of said Northeast quarter (NE 1/4), a distance of 1180 feet, more or less, to the centerline of creek; thence Northerly along the centerline of the creek to the North line of said Northeast quarter (NE 1/4); thence South 89°35'00" West, along the North line of said Northeast quarter (NE 1/4), a distance of 2077 feet, more or less, to the point of beginning.

PARCEL 2: The South 270.88 feet of the North 1004.61 feet of the West 329.48 feet of the Northeast quarter (NE 1/4) of Section 7 Township 111 North Range 19 West of the fifth principal meridian, Rice County, Minnesota.

PARCEL 3: The North 390 feet of the East 225 feet of the Northeast quarter (NE 1/4) of the Northeast quarter (NE 1/4) of Section 7, Township 111 North Range 19 West of the fifth principal meridian, Rice County, Minnesota.

PARCEL 4: That part of the Northeast quarter (NE 1/4) of Section 7 Township 111 North Range 19 West of the fifth principal meridian, Rice County, Minnesota, described as follows: commencing at the Northwest corner of said Northeast (NE 1/4); thence South 0°04'24" West, along the West line of said Northeast quarter (NE 1/4), a distance of 550.00 feet thence North 89°35'00" East, parallel with the North line of said Northeast quarter (NE 1/4), a distance of 640.00 feet thence South 0°04'24" West, parallel with the West line of said Northeast quarter (NE 1/4), a distance of 250.00 feet to the point of beginning of the land to be described; thence South 0°04'24" West, parallel with said West line, a distance of 198.20 feet to the Northerly right of way line of proposed Jefferson Parkway; thence North 82°20'42" East, along said right of way line, a distance of 604.49 feet; thence Northeasterly along said right of way line, along a tangential curve, concave to the Northwest, having a radius of 752.08 feet to its intersection with a line that bears North 89°35'00" East, parallel with the North line of said Northeast quarter (NE 1/4), from the point of beginning, thence South 89°35'00" West, a distance of 922.96 feet to the point of beginning.

TOGETHER WITH:

That part of the west 33 feet of the Northwest Quarter (NW 1/4) of Section 8, Township 111 North, Range 19 West, of the fifth principal meridian, Rice County, Minnesota.

TOGETHER WITH:

That part of the west 33 feet of the Southwest Quarter (SW 1/4) of Section 5, Township 111 North, Range 19 West, of the fifth principal meridian, Rice County, Minnesota, which lies south of County State Aid Highway #28.

SUBJECT TO roads, easements, and restrictions of record.

Said tract contains 125.17 acres more or less.

RESOLUTION #98- 185

**TO THE MINNESOTA MUNICIPAL BOARD
AN AMENDMENT TO A JOINT RESOLUTION (OA-131)
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, the City of Northfield and the Township of Northfield did adopt a joint resolution for orderly annexation on October 10, 1978 (OA-131); and

WHEREAS, the City of Northfield and the Township of Northfield desire to amend the joint resolution for orderly annexation between the City of Northfield and the Township or Northfield on October 10, 1978 (OA-131) to include the following described property:

All that property described in Exhibit A, attached hereto, lying east of the east line of the Northwest Quarter, Section 5, Township 111 North, Range 19 West, Rice County, Minnesota; which is approximately 10.50 acres.

and

WHEREAS, it is proposed that the Property described in Exhibit A be annexed to the City of Northfield; and

WHEREAS, the amended joint orderly annexation agreement 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 proposed for annexation by this resolution is 74.4079 acres in size and is legally described as follows:

SEE EXHIBIT A

(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. The Property proposed for annexation by this resolution is planned to be developed for single family and muti-family housing.
- IV. The electric utility service notice, as required per Minnesota Statute 414.0325, Subd. 1 (a) has been satisfied.
- V. 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.
- VI. 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. The Agricultural Zoning District is a transitional zoning district utilized by the City at the initial zoning for most property when it is annexed until such time as the Property is suited for a more urban zoning district.
- VII. This Agreement will go into effect on the date that the orderly annexation is approved by the Minnesota Municipal Board.

VIII. 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 12th day of May, 1998.

TOWNSHIP OF NORTHFIELD

By: Willard Eastrom
Town Board Chair

By: Margie Randolph
Town Board Clerk

Approved by the City of Northfield this 15th day of June, 1998.

CITY OF NORTHFIELD

By: [Signature]
Mayor

By: Peg Prouse
Council Member

By: [Signature]
Council Member

ATTEST:

[Signature]
Finance Director/ City Clerk

EXHIBIT A

All that part of the Northeast Quarter of the Northwest Quarter of Section 5, Township 111, Range 19, Rice County, Minnesota, the Southeast Quarter of the Northwest Quarter of said Section 5, the Northeast Quarter of the Southwest Quarter of said Section 5 and the West Half of the Northeast Quarter of said Section 5, described as follows:

Commencing at the northeast corner of said Northeast Quarter of the Southwest Quarter; thence on an assumed bearing of South 00 degrees 22 minutes 01 seconds West, along the east line of said Northeast Quarter of the Southwest Quarter, a distance of 513.95 feet; thence southwesterly, a distance of 540.86 feet, along a tangential curve, concave to the northwest, having a central angle of 33 degrees 54 minutes 47 seconds and a radius of 913.79 feet, to a point hereinafter referred to as Point "A"; thence South 34 degrees 16 minutes 48 seconds West, tangent to said curve, a distance of 212.52 feet, to the intersection with a line lying 60.00 feet northeasterly of, as measured at right angles to and parallel with the centerline of County State Aid Highway No. 28 as traveled and to the point of beginning, of the line to be described; thence North 34 degrees 16 minutes 48 seconds East, a distance of 212.52 feet, to said Point "A"; thence northwesterly, a distance of 540.86 feet, along a tangential curve, concave to the northwest, having a central angle of 33 degrees 54 minutes 47 seconds and a radius of 913.79 feet, to said east line of the Northeast Quarter of the Southwest Quarter; thence North 00 degrees 22 minutes 01 seconds East, tangent to said curve, along said east line of the Northeast Quarter of the Southwest Quarter and the east line of said Southeast Quarter of the Northwest Quarter, a distance of 523.41 feet; thence northeasterly, a distance of 478.60 feet, along a tangential curve, concave to the southeast, having a central angle of 39 degrees 29 minutes 13 seconds and a radius of 694.45 feet; thence northerly, a distance of 795.69 feet, along a reverse curve, concave to the northwest, having a central angle of 39 degrees 29 minutes 13 seconds and a radius of 1154.55 feet; thence North 00 degrees 22 minutes 01 seconds East, tangent to said curve, a distance of 422.81 feet; thence North 89 degrees 37 minutes 59 seconds West, a distance of 195.73 feet; thence westerly, a distance of 44.44 feet, along a tangential curve, concave to the south, having a central angle of 25 degrees 27 minutes 50 seconds and a radius of 100.00 feet; thence westerly a distance of 33.33 feet, along a reverse curve, concave to the north, having a central angle of 25 degrees 27 minutes 50 seconds and a radius of 75.00 feet; thence northwesterly, a distance of 99.46 feet, along a compound curve, concave to the northeast, having a central angle of 56 degrees 02 minutes 47 seconds and a radius of 101.68 feet; thence North 33 degrees 35 minutes 12 seconds West, tangent to said curve, a distance of 217.13 feet; thence northwesterly, a distance of 204.71 feet, along a tangential curve, concave to the southwest, having a central angle of 07 degrees 58 minutes 58 seconds and a radius of 1469.30 feet; thence North 48 degrees 25 minutes 50 seconds West, not tangent to said curve, a distance of 118.69 feet; thence North 18 degrees 06 minutes 00 seconds East, a distance of 302.24 feet; thence North 00 degrees 22 minutes 01 seconds East, a distance of 25.22 feet; thence northerly, a distance of 212.57 feet, along a non-tangential curve, concave to the east, having a central angle of 24 degrees 21 minutes 31 seconds, a radius of 500.00 feet and a chord bearing of North 13 degrees 02 minutes 24 seconds West, to the south line of the north 50.00 feet of said Northeast Quarter of the Northwest Quarter; thence South 89 degrees 07 minutes 29 seconds West, along said south line, a distance of 1273.19 feet, to the west line of said Northeast Quarter of the Northwest Quarter; thence South 00 degrees 17 minutes 08 seconds West, along said west line, a distance of 1248.95 feet, to the southwest corner of said Northeast Quarter of the Northwest

Quarter; thence North 89 degrees 27 minutes 17 seconds East, along the south line of said Northeast Quarter of the Northwest Quarter, a distance of 300.03 feet, to the east line of the west 300.00 feet of said Southeast Quarter of the Northwest Quarter; thence South 00 degrees 17 minutes 08 seconds West, along said east line of the west 300.00 feet, a distance of 1314.16 feet, to the northeast corner of the west 300.00 feet of said Northeast Quarter of the Southwest Quarter; thence South 00 degrees 25 minutes 18 seconds West, along the east line of said west 300.00 feet, a distance of 765.40 feet, to the intersection with said line lying 60.00 feet northeasterly of, as measured at right angles to and parallel with the centerline of County State Aid Highway No. 28 as traveled; thence southeasterly, a distance of 317.09 feet, along a non-tangential curve, concave to the southwest, having a central angle of 23 degrees 24 minutes 23 seconds, a radius of 776.20 feet and a chord bearing of South 67 degrees 25 minutes 23 seconds East; thence continuing along said parallel line, South 55 degrees 43 minutes 12 seconds East, tangent to said curve, a distance of 546.28 feet, to the point of beginning.

Except the following described property:

Commencing at the intersection of the east line of said Northeast Quarter of the Southwest Quarter and the centerline of said County State Aid Highway No. 28; thence northwesterly along said centerline, a distance of 593.00 feet, to the point of beginning of the land to be described; thence north, parallel with said east line of the Northeast Quarter of the Southwest Quarter, a distance of 299.00 feet; thence west, parallel with the north line of said Northeast Quarter of the Southwest Quarter, a distance of 165.00 feet; thence south, parallel with said east line, to a point in said centerline; thence southwesterly, along said centerline, to the point of beginning.

Also except following described property:

All that part of the East Half of the Northwest Quarter of said Section 5, described as follows:

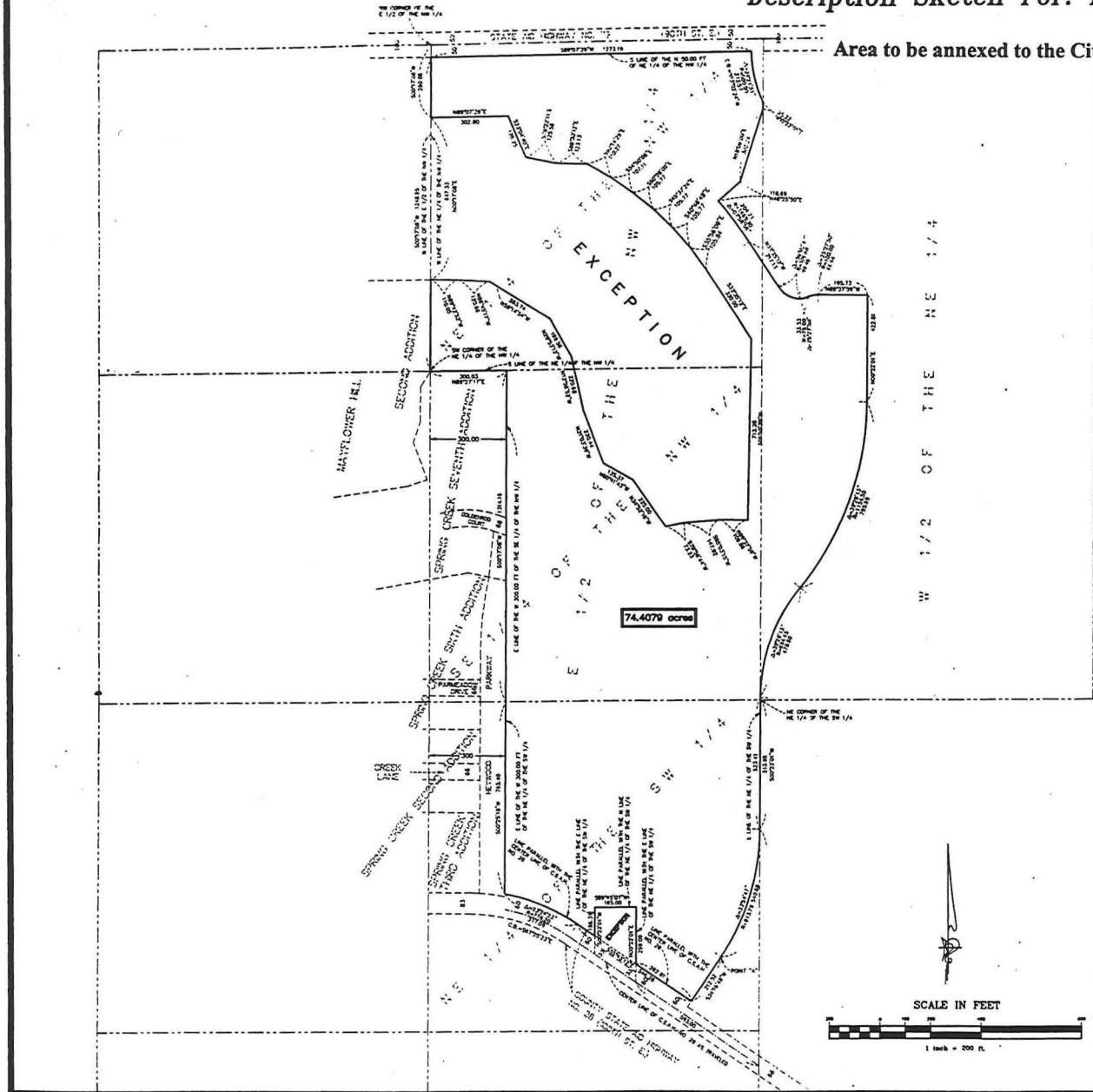
Commencing at the northwest corner of said East Half of the Northwest Quarter; thence on an assumed bearing of South 00 degrees 17 minutes 08 seconds West, along the west line of said East Half, a distance of 290.06 feet, to the point of beginning of the land to be described; thence North 89 degrees 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 of 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 of 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,

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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.

Description Sketch For: LEONARD HUBERS

Area to be annexed to the City of Northfield



PROPOSED LEGAL DESCRIPTION FOR ANNEXATION PURPOSES

All that part of the Northeast Quarter of the Northeast Quarter of Section 5, Township 111, Range 18, Rice County, Minnesota, the Southwest Quarter of the Southwest Quarter of said Section 5, the Northeast Quarter of the Southwest Quarter of said Section 5 and the West Half of the Northeast Quarter of said Section 5, as follows:

Commencing at the northeast corner of said Northeast Quarter of the Southwest Quarter, thence on an assumed bearing of South 00 degrees 22 minutes 01 seconds West, along the west line of said Northeast Quarter of the Southwest Quarter, a distance of 513.93 feet; thence southwesterly, a distance of 245.50 feet, along a tangential curve, convex to the northwest, having a central angle of 33 degrees 54 minutes 47 seconds and a radius of 913.79 feet, to a point hereinafter referred to as Point A; thence South 34 degrees 34 minutes 48 seconds East, a distance of 100.00 feet, to and parallel with the east line of County State Aid Highway No. 28, as measured at right angles to and parallel with the east line of County State Aid Highway No. 28, at the intersection of the line to be described, thence North 34 degrees 34 minutes 48 seconds East, a distance of 213.32 feet, to and parallel with the east line of County State Aid Highway No. 28, as measured at right angles to and parallel with the east line of County State Aid Highway No. 28, a distance of 540.00 feet, along a tangential curve, convex to the northwest, having a central angle of 33 degrees 54 minutes 47 seconds and a radius of 913.79 feet, to and parallel with the east line of County State Aid Highway No. 28, as measured at right angles to and parallel with the east line of County State Aid Highway No. 28, a distance of 478.00 feet, along a tangential curve, convex to the northwest, having a central angle of 38 degrees 29 minutes 13 seconds and a radius of 884.45 feet; thence northwesterly, a distance of 792.69 feet, along a reverse curve, convex to the northwest, having a central angle of 39 degrees 29 minutes 13 seconds and a radius of 1154.35 feet; thence North 00 degrees 22 minutes 01 seconds West, a distance of 195.73 feet; thence westerly, a distance of 44.44 feet, along a tangential curve, convex to the south, having a central angle of 25 degrees 27 minutes 50 seconds and a radius of 100.00 feet; thence westerly, a distance of 31.33 feet, along a reverse curve, convex to the north, having a central angle of 25 degrees 27 minutes 50 seconds and a radius of 75.00 feet; thence northwesterly, a distance of 93.48 feet, along a compound curve, convex to the northwest, having a central angle of 56 degrees 02 minutes 47 seconds and a radius of 101.62 feet; thence North 33 degrees 23 minutes 12 seconds West, tangent to said curve, a distance of 217.13 feet; thence northwesterly, a distance of 254.71 feet, along a tangential curve, convex to the southwest, having a central angle of 07 degrees 38 minutes 58 seconds and a radius of 1488.30 feet; thence North 48 degrees 25 minutes 30 seconds West, not tangent to said curve, a distance of 118.88 feet; thence North 18 degrees 08 minutes 00 seconds East, a distance of 302.24 feet; thence North 00 degrees 22 minutes 01 seconds East, a distance of 232.32 feet; thence northwesterly, a distance of 212.57 feet, along a non-tangential curve, convex to the west, having a central angle of 16 degrees 21 minutes 31 seconds, a radius of 300.00 feet and a chord bearing of North 13 degrees 02 minutes 24 seconds West, to the south line of the north 50.00 feet of said Northeast Quarter of the Southwest Quarter; thence South 89 degrees 07 minutes 29 seconds West, along said north line, a distance of 1272.19 feet, to the west line of said Northeast Quarter of the Southwest Quarter; thence South 00 degrees 17 minutes 08 seconds East, along said west line, a distance of 1248.80 feet, to the southwest corner of said Northeast Quarter of the Southwest Quarter; thence North 89 degrees 27 minutes 17 seconds East, along the south line of said Northeast Quarter of the Southwest Quarter, a distance of 300.00 feet, to the east line of the west 300.00 feet of said Southwest Quarter of the Northeast Quarter; thence South 00 degrees 17 minutes 08 seconds West, along said east line of the west 300.00 feet, to the northeast corner of the west 300.00 feet of said Northeast Quarter of the Southwest Quarter; thence South 00 degrees 25 minutes 18 seconds West, along the east line of said west 300.00 feet, a distance of 783.40 feet, to the intersection with said line 60.00 feet northwesterly of, as measured at right angles to and parallel with the east line of County State Aid Highway No. 28, as measured at right angles to and parallel with the east line of County State Aid Highway No. 28, a distance of 293.00 feet; thence westerly, a distance of 377.08 feet, along a tangential curve, convex to the southwest, having a central angle of 23 degrees 24 minutes 23 seconds, a radius of 778.20 feet, and a chord bearing of North 17 degrees 23 minutes 22 seconds East, a distance of 778.20 feet, to and parallel with the east line of County State Aid Highway No. 28, as measured at right angles to and parallel with the east line of County State Aid Highway No. 28, a distance of 545.28 feet, to the point of beginning.

Except the following described property:

Commencing at the intersection of the east line of said Northeast Quarter of the Southwest Quarter and the east line of said County State Aid Highway No. 28, thence northwesterly, along said east line, a distance of 783.00 feet, to the point of beginning of the line to be described; thence North 89 degrees 07 minutes 29 seconds East, a distance of 302.24 feet; thence North 00 degrees 22 minutes 01 seconds East, a distance of 232.32 feet; thence northwesterly, a distance of 212.57 feet, along a non-tangential curve, convex to the west, having a central angle of 16 degrees 21 minutes 31 seconds, a radius of 300.00 feet and a chord bearing of North 13 degrees 02 minutes 24 seconds West, to the south line of the north 50.00 feet of said Northeast Quarter of the Southwest Quarter; thence South 89 degrees 07 minutes 29 seconds West, along said north line, a distance of 1272.19 feet, to the west line of said Northeast Quarter of the Southwest Quarter; thence South 00 degrees 17 minutes 08 seconds East, along said west line, a distance of 1248.80 feet, to the southwest corner of said Northeast Quarter of the Southwest Quarter; thence North 89 degrees 27 minutes 17 seconds East, along the south line of said Northeast Quarter of the Southwest Quarter, a distance of 300.00 feet, to the east line of the west 300.00 feet of said Southwest Quarter of the Northeast Quarter; thence South 00 degrees 17 minutes 08 seconds West, along said east line of the west 300.00 feet, to the northeast corner of the west 300.00 feet of said Northeast Quarter of the Southwest Quarter; thence South 00 degrees 25 minutes 18 seconds West, along the east line of said west 300.00 feet, a distance of 783.40 feet, to the intersection with said line 60.00 feet northwesterly of, as measured at right angles to and parallel with the east line of County State Aid Highway No. 28, as measured at right angles to and parallel with the east line of County State Aid Highway No. 28, a distance of 293.00 feet; thence westerly, a distance of 377.08 feet, along a tangential curve, convex to the southwest, having a central angle of 23 degrees 24 minutes 23 seconds, a radius of 778.20 feet, and a chord bearing of North 17 degrees 23 minutes 22 seconds East, a distance of 778.20 feet, to and parallel with the east line of County State Aid Highway No. 28, as measured at right angles to and parallel with the east line of County State Aid Highway No. 28, a distance of 545.28 feet, to the point of beginning.

Also except following described property:

All that part of the East Half of the Northeast Quarter of said Section 5, as follows:

Commencing at the northeast corner of said East Half of the Northeast 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 290.00 feet, to the point of beginning of the line to be described; thence North 89 degrees 07 minutes 29 seconds East, a distance of 302.24 feet; thence South 33 degrees 04 minutes 40 seconds East, a distance of 178.25 feet; thence South 79 degrees 22 minutes 11 seconds East, a distance of 125.58 feet; thence South 89 degrees 20 minutes 12 seconds East, a distance of 123.12 feet; thence South 60 degrees 14 minutes 25 seconds East, a distance of 118.27 feet; thence South 54 degrees 20 minutes 08 seconds East, a distance of 107.11 feet; thence South 45 degrees 17 minutes 24 seconds East, a distance of 105.77 feet; thence South 40 degrees 46 minutes 48 seconds East, a distance of 102.77 feet; thence South 39 degrees 34 minutes 08 seconds East, a distance of 102.84 feet; thence South 33 degrees 30 minutes 12 seconds East, a distance of 330.00 feet; thence South 01 degrees 10 minutes 39 seconds East, a distance of 712.28 feet; thence North 89 degrees 27 minutes 17 seconds West, a distance of 109.80 feet; thence South 85 degrees 03 minutes 13 seconds West, a distance of 147.82 feet; thence South 78 degrees 24 minutes 41 seconds West, a distance of 73.23 feet; thence North 24 degrees 32 minutes 18 seconds West, a distance of 220.44 feet; thence North 12 degrees 36 minutes 23 seconds West, a distance of 220.48 feet; thence North 24 degrees 32 minutes 18 seconds West, a distance of 185.24 feet; thence North 28 degrees 24 minutes 24 seconds West, a distance of 283.74 feet; thence North 38 degrees 42 minutes 17 seconds West, a distance of 125.58 feet; thence North 38 degrees 42 minutes 32 seconds West, a distance of 110.00 feet, to and parallel with the east line of the Northeast Quarter, thence North 20 degrees 17 minutes 08 seconds East, along said east line, a distance of 647.53 feet, to the point of beginning.

NOTE: REVISED 4-14-98 LEGAL DESCRIPTION

NOTE: THIS SURVEY DOES NOT PURPORT TO SHOW THE EXISTENCE OR NON-EXISTENCE OF ANY ENCROACHMENTS FROM OR ONTO THE HEREIN DESCRIBED LAND, ENCUMBRANCES OF RECORD OR UNRECORDED ENCUMBRANCES WHICH AFFECT SAID LAND OR ANY ENCROACHMENTS TO SAID LAND.

WE HEREBY CERTIFY TO LEONARD HUBERS 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, DATED THIS 24TH DAY OF SEPTEMBER, 1997.

[Signature]
 JOHN C. LARSON, LAND SURVEYOR
 Minnesota License No. 9623

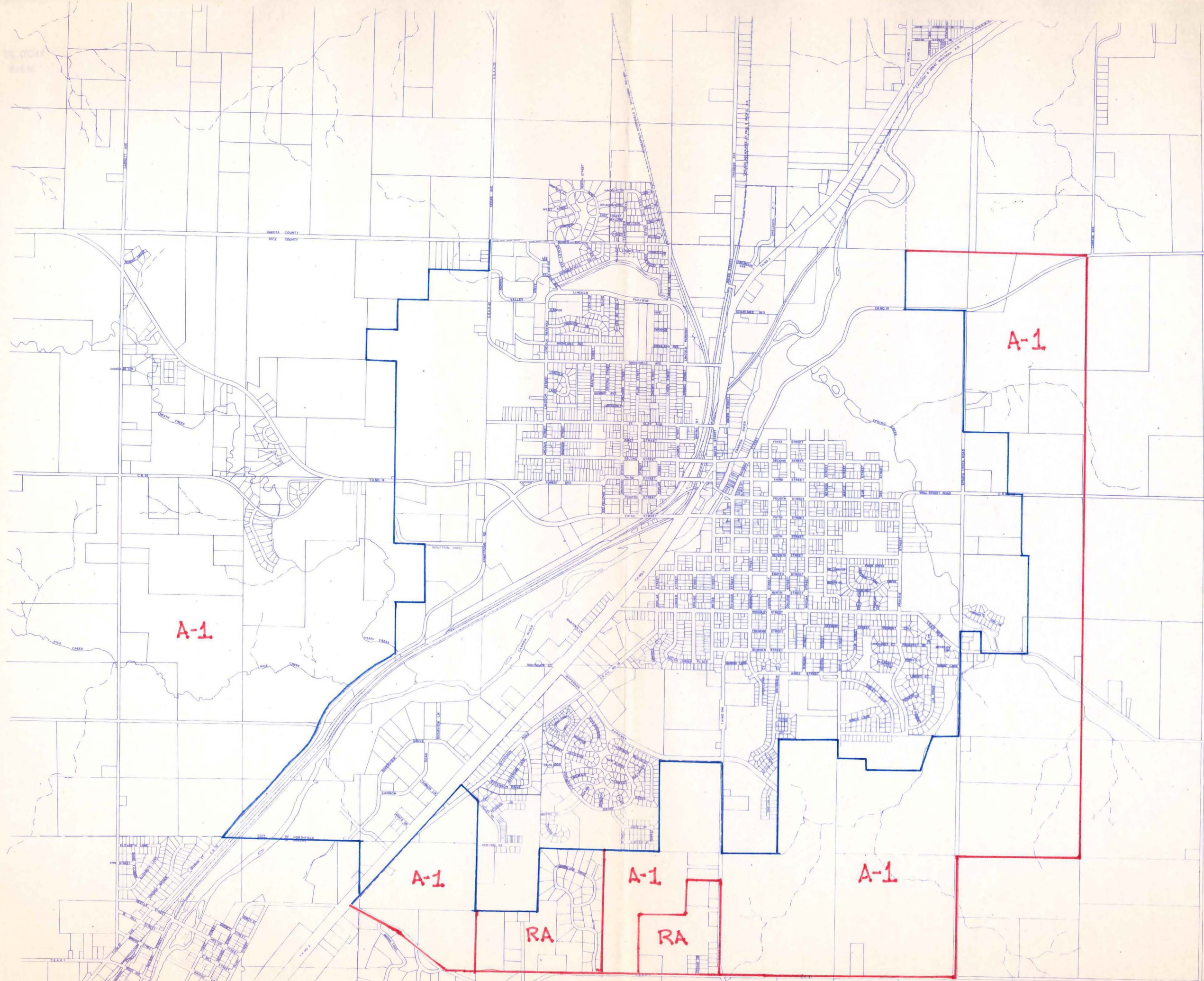
2422 Enterprise Drive
 Northfield, MN 55057
 (812) 681-1914 FAX: 681-9408

PIIONEER engineering

625 Highway 10, N.E.
 Northfield, MN 55057
 (812) 783-1885 FAX: 783-1883

REC'D. BY
 M.M.B. JUL 31 1998

REC'D. BY APR 5 1988
MAB



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A-1

RA

RA

A-1 URBAN
EXPANSION
RA RURAL
RESIDENTIAL

A JOINT RESOLUTION TO BE PRESENTED TO THE MINNESOTA
STATE MUNICIPAL BOARD AS TO ORDERLY ANNEXATION BY THE
CITY OF NORTHFIELD AND TOWNSHIP OF NORTHFIELD

WHEREAS, the City of Northfield and Township of Northfield desire to accommodate growth in the most orderly fashion; and have entered into an orderly annexation agreement which is still in effect; and

WHEREAS, the joint orderly annexation agreement between the parties hereto is beneficial to both parties from the standpoint of orderly planning and orderly transition of form of government within the area proposed to be annexed as well as providing the guidelines under which the annexation is to take place.

NOW, THEREFORE, be it resolved by the City of Northfield and the Township of Northfield that the parcel described herein proposed to be annexed by the City shall be annexed under the following stipulations:

I. The Rice County Zoning Ordinance recognizes certain designated areas as A-1 (Agricultural Land for Urban Expansion). The parcel described herein is located within the A-1 district.

II. The City shall annex this parcel which is contiguous and shall follow City policies concerning the extension of municipal utilities.

III. The following described property shall be lands which are covered by this orderly annexation agreement:

That part of the NE 1/4 of Section 7, Township 111, Range 19, Rice County, Minnesota, described as follows:

Commencing at the Northwest corner of said NE1/4; thence South 0° 04' 24" West, along the west line of said NE1/4, a distance of 550.00 feet; thence North 89° 35' 00" East, parallel with the north line of said NE1/4, a distance of 604.00 feet; thence South 0° 04' 24" West, parallel with the west line of said NE1/4, a distance of 250.00 feet to the point of beginning of the land to be described; thence South 0° 04' 24" West, parallel with said West line, a distance of 198.20 feet to the Northerly right-of-way line of proposed Jefferson Parkway; thence North 82° 20' 42" East, along said right--of-way, a distance of 604.49 feet; thence northeasterly, along said right-of-way line, along a tangential curve, concave to the northwest, having a radius of 752.08 feet, a central angle of 26° 41' 10", a distance of 350.29 feet to its

intersection with a line that bears North 89° 35' 00" East, parallel with the North line of said NE 1/4, from the point of beginning; thence South 89° 35' 00" West, a distance of 922.96 feet to the point of beginning.

IV. Said lands are 44% surrounded by the previously incorporated lands of the City of Northfield.

V. The parties agree to the following division of financial obligations for the lands described in the agreement:

(a) Property Taxes: Property taxes payable in the year of annexation shall be proportioned on a monthly basis between the City and Township, i.e., if the parcel for annexation was annexed with four (4) months remaining in the year, the property taxes collected would be apportioned and paid to the Township for two-thirds (2/3) of the year and to the City for one-third (1/3) of the year.

(b) Utility Assessments: The parcel annexed shall not be assessed for improvements until said improvements all have been determined to benefit the property as set forth in Minnesota Statutes Chapter 429.

VI. All lands annexed by the City shall be zoned according to the normal zoning designation procedure established in the Northfield Zoning Ordinance. The City of Northfield's Comprehensive Guide Plan will guide the City in arriving at the appropriate zoning of the parcel.

It is the intent of the Northfield City Council that the land herein described shall be zoned R-1 (Residential-single family) as defined in the City of Northfield Zoning Ordinance, in accordance with the due process, for which a public hearing shall be held within 45 days after completion of the annexation.

VII. The Township and the City agree that no alteration of the stated boundaries of this agreement is appropriate. Furthermore, both parties agree that no consideration by the Board is necessary. Upon receipt of this resolution, the Municipal Board may review and comment, but shall, within 30 days, order the annexation of the above-described property in accordance with the terms of this joint resolution.

Approved by the City of Northfield on this 19th day
of January, 1988.

CITY OF NORTHFIELD

By: William Rehill
Its Mayor

And By: Ter Huber
Its Clerk

Approved by the Township of Northfield on this 2 day
of Febr, 1988.

NORTHFIELD TOWNSHIP

By: William Estern
Its Chairman

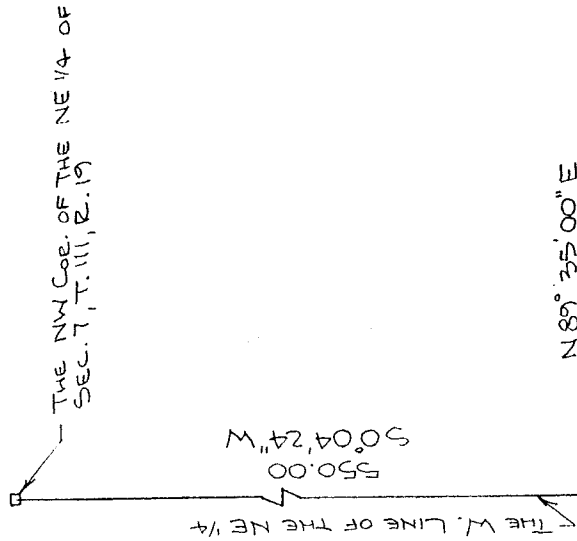
And By: Margie Randolph
Its Clerk

SKETCH

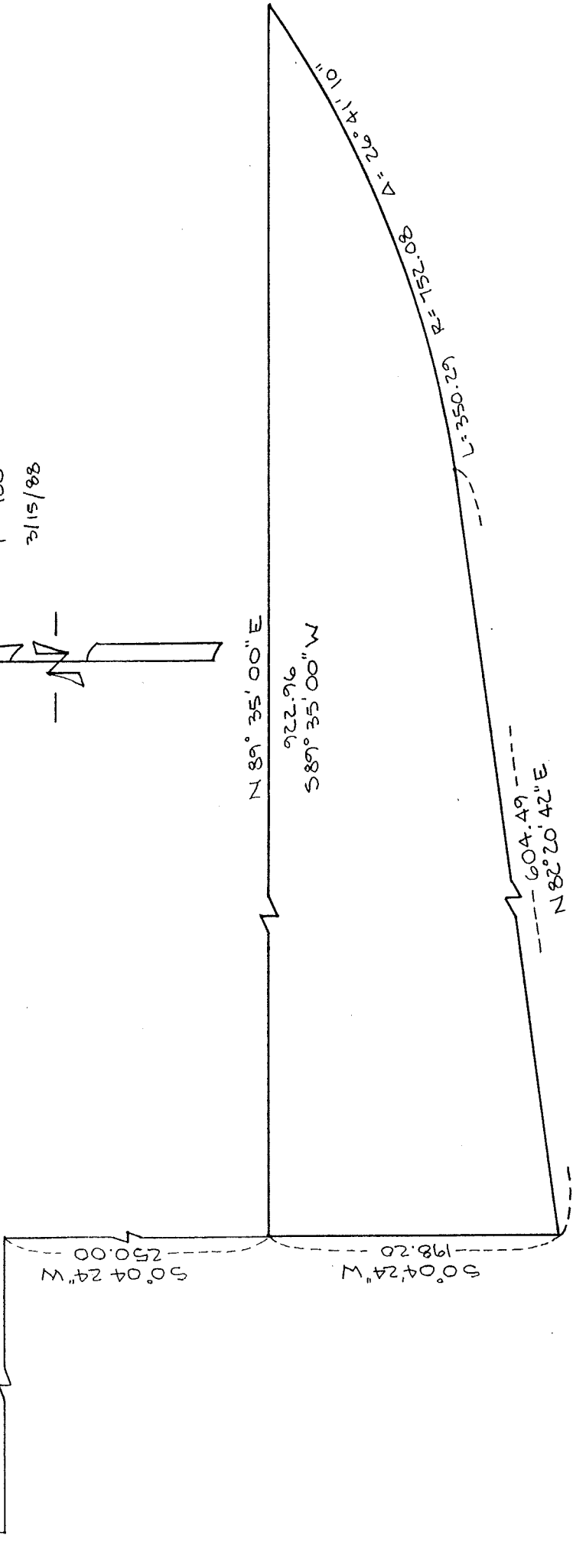
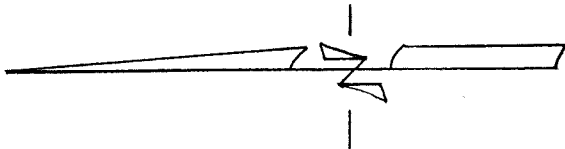
FOR

CITY OF NORTHFIELD

REC'D. BY
MMB
MAR 23 1988



1" = 100'
3/15/88



04-10
19-137

AMENDMENT TO THE JOINT RESOLUTION
FOR ORDERLY ANNEXATION
DATED OCTOBER 10, 1978
BETWEEN THE CITY OF NORTHFIELD AND NORTHFIELD TOWNSHIP

The Township of Northfield and the City of Northfield hereby jointly agrees that the area designated for orderly annexation in the joint resolution between the City of Northfield and the Township of Northfield designating an area for orderly annexation approved by the City of Northfield on September 18, 1978, and the Township of Northfield on October 10, 1978, be amended to include the following:

No alteration of the requested annexation land boundaries of the designated area is appropriate. The Municipal Board may review and comment, but may not alter the boundaries. The described area (see attached description and map) designated for orderly annexation should be immediately annexed to the City of Northfield in accordance with the conditions set forth in the joint resolution. No consideration by the Municipal Board is necessary, the Board may review and comment, but shall, within 30 days, order the annexation in accordance with the terms of the joint resolution.

APPROVED BY THE CITY OF NORTHFIELD:

William R. Hill
Mayor

12-3-84
Date

Everline Hall
City Clerk

APPROVED BY THE TOWNSHIP OF NORTHFIELD

Willard Easton
Town Chairman

Margie R. High
Board Clerk

Richard Hanson
Board Member

Dec 11 1984
Date

Paul Myster
Board Member

WHEREAS, the City of Northfield, Rice County, Minnesota, and Northfield Township, Rice County, Minnesota, have previously entered into a Joint Resolution as to Orderly Annexation concerning annexations by the City of Northfield of property in Northfield Township, and

WHEREAS, said Joint Resolution sets forth the terms and conditions under which annexations by the City of Northfield of property in Northfield Township will occur, and

WHEREAS, a small parcel of property immediately adjacent to the boundary lines of the City of Northfield, and lying in Northfield Township was proposed for annexation, and

WHEREAS, the parties wish to amend their Joint Orderly Annexation Agreement to provide for annexation of this parcel of property by Ordinance.

NOW, THEREFORE, BE IT RESOLVED by the City of Northfield, Rice County, Minnesota, that the Joint Resolution as to Orderly Annexation currently existing between the City of Northfield, Rice County, Minnesota, and Northfield Township, Rice County, Minnesota, be amended to provide

at Paragraph 6, a third alternative for this particular annexation to read as follows:

6. c. Should both the Township and the City agree as to annexations of the following described real property, the annexations of this particular parcel of property shall be accomplished by ordinance as provided in Minnesota Statutes:

All that part of the Northeast Quarter (NE $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$) of Section 7, Township 111 North, Range 29 West of the Fifth Principal Meridian, Rice County, Minnesota, which lies northerly of a line parallel to and 150 feet southerly from the northerly boundary line of said Northeast Quarter (NE $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$) of Section 7.

Passed this 1st day of June, 1981, by the City Council of the City of Northfield, Rice County, Minnesota.

Arnold W. Jensen

Mayor

Maria Jensen

Council Member

ATTESTED BY:

Evangeline Hall

City Clerk

Arthur Jensen

Council Member

I hereby certify that this is a true and correct copy of the original resolution passed by the city council on June 1, 1981.

Evangeline Hall

City Clerk

WHEREAS, the City of Northfield, Rice County, Minnesota, and Northfield Township, Rice County, Minnesota, have previously entered into a Joint Resolution as to Orderly Annexation concerning annexations by the City of Northfield of property in Northfield Township, and

WHEREAS, said Joint Resolution sets forth the terms and conditions under which annexations by the City of Northfield of property in Northfield Township will occur, and

WHEREAS, a small parcel of property immediately adjacent to the boundary lines of the City of Northfield, and lying in Northfield Township was proposed for annexation, and

WHEREAS, the parties wish to amend their Joint Orderly Annexation Agreement to provide for annexation of this parcel of property by Ordinance.

NOW, THEREFORE, BE IT RESOLVED by Northfield Township, Rice County, Minnesota, that the Joint Resolution as to Orderly Annexation currently existing between the City of Northfield, Rice County, Minnesota, and Northfield Township, Rice County, Minnesota, be amended to provide

at Paragraph 6, a third alternative for this particular annexation to read as follows:

- 6.c. Should both the Township and the City agree as to annexations of the following described real property, the annexations of this particular parcel of property shall be accomplished by ordinance as provided in Minnesota Statutes:

All that part of the Northeast Quarter (NE $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$) of Section 7, Township 111 North, Range 20 West of the Fifth Principal Meridian, Rice County, Minnesota, which lies northerly of a line parallel to and 150 feet southerly from the northerly boundary line of said Northeast Quarter (NE $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$) of Section 7.

Passed this 28th day of May, 1981, by the Town Board of the Township of Northfield, Rice County, Minnesota.

Willard Estum
Chairman

Paul Nyström
Supervisor

ATTESTED BY:

Margie Randolph
Clerk

Andrew Hanson
Supervisor

JOINT RESOLUTION AS TO ORDERLY ANNEXATION

REC'D. BY
MMB

NOV 1 1978

Township of Northfield, Rice County, Minnesota, and
City of Northfield, Rice County, Minnesota

WHEREAS, the Township of Northfield and the City of Northfield recognize the potential for urban development into the Township of Northfield; and

WHEREAS, both the township and the city desire to accommodate growth in the most orderly fashion; and

WHEREAS, there is a basis for agreement between the township and the city concerning annexations, and both the township and the city desire to set forth such terms and agreements by means of this resolution.

NOW THEREFORE BE IT RESOLVED by the Township of Northfield and the City of Northfield that annexations of township lands by the city shall be under the following conditions:

1. That the following described area in the Township of Northfield is property subject to orderly annexation under and pursuant to Minnesota Statutes Section 414.032, and the parties hereto do hereby designate this area as in need of orderly annexation as provided by law:

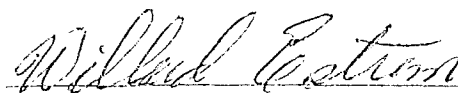
"All that part of Northfield Township, Rice County, Minnesota, designated in the Rice County Zoning Ordinance as A-1, Agricultural Land Retainment for Urban Expansion District."

That this agreement shall apply to the above described real property.

2. That the Township of Northfield does upon the passage of this resolution and its adoption by the City Council of the City of Northfield, confer jurisdiction upon the Minnesota Municipal Commission so as to accomplish said orderly annexation immediately in accordance with the terms of this resolution.
3. All annexations within the above described lands will be of contiguous properties and in agreement with the city's policies concerning the extention of municipal utilities.

4. Property taxes which have already been assessed for the year in which an annexation occurs and payable the following year shall be proportioned on a monthly basis between the city and the township. For example, if a parcel is annexed as of June 30, 1979, the property taxes paid in 1980 will be divided six months to the township and six months to the city, so that if the county collects \$5,000 in taxes in 1980 for the newly annexed area, one-half of the township's portion for the entire year shall be paid to the township and one-half shall be paid to the city.
5. All lands annexed to the city will be zoned according to the normal zoning designation procedure established in the Northfield Zoning Ordinance. The City of Northfield's Comprehensive Guide Plan will guide the city in arriving at the appropriate zoning of the parcel.
6. The city will consider annexation of property subject to the agreement upon the receipt of a petition signed by a majority of the land owners of a particular parcel. This petition will be forwarded to the city, the township, and to the Minnesota Municipal Board.
 - a. Should ^{either} the township or the city agree to the annexation, the city's normal annexation process will occur.
 - b. Should ^{either} the township or the city disagree with the annexation, the Minnesota Municipal Board shall conduct a public hearing and resolve the disagreement.
7. The City of Northfield and the Township of Northfield may independently propose an annexation if the City Council and the Township Board agree that a certain land parcel is about to become urban and can be served by the city's utilities. Effected landowners may appeal to the Minnesota Municipal Board, which will conduct a public hearing and determine if the annexation is appropriate.
8. The Municipal Commission shall determine the ratio of the population annexed to the total population of the town on the date of its order. This ratio will be further modified by the proportion of the year remaining in which the annexation takes place. The County Auditor will apply this modified ratio to all quarterly or other subsequent payments of state per capita aids to the town and divide the payments accordingly. Per capita aids received by the town in the year of annexation, prior to the date of annexation, would be shared by the same modified ratio as explained above.

Adopted by the Town Board of the Township of Northfield, Rice County, Minnesota, this 10th day of October, 1978.


Chairman

Willard Estem
Supervisor

Mayorie Randall
Clerk

Adopted by the City Council of the City of Northfield, Rice County,
Minnesota, this 18th day of September, 1978.

Kent E. Iskewand
Mayor

Wyneline Tall
Recorder

RESOLUTION #78-252

WHEREAS, Northfield Township has reviewed the Orderly Annexation Agreement; and

WHEREAS, Northfield Township after reviewing the agreement has approved it.

NOW THEREFORE BE IT RESOLVED that the City Council of the City of Northfield authorizes the mayor and city recorder to sign the Orderly Annexation Agreement with Northfield Township.

Passed by the City Council of the City of Northfield this 18 day of September, 1978.

Kent E. Eklund

Mayor

Maria Jensen

Council Member

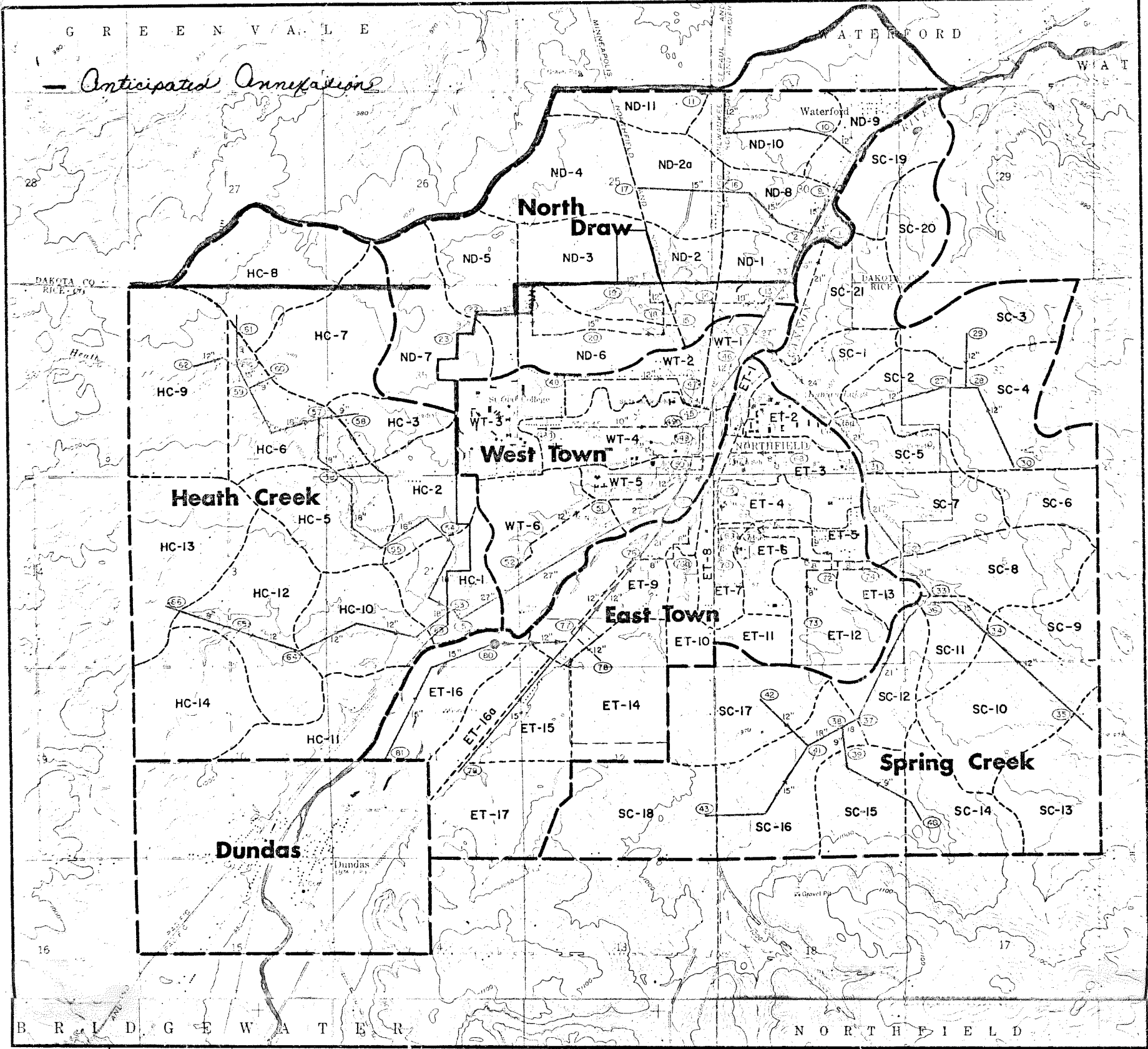
ATTEST:

Eugenie Hall

City Recorder

Margaret O. Brundage

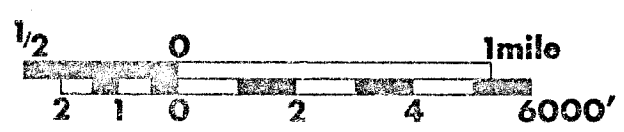
Council Member



NORTHFIELD, MINNESOTA COMPREHENSIVE SEWER LAYOUT

- | | |
|--|---|
| <ul style="list-style-type: none"> EXISTING SANITARY SEWER PROPOSED SANITARY SEWER PROPOSED FORCE MAIN PROPOSED LIFT STATION | <ul style="list-style-type: none"> MAJOR DRAINAGE DISTRICTS SUBDISTRICTS SC-8 DISTRICT DESIGNATIONS 60 POINT DESIGNATIONS |
|--|---|

North



BONESTROO, ROSENE, ANDERLIK & ASSOC. INC.
Consulting Engineers
St. Paul, Minnesota

FIGURE NO.4