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**AMENDMENT TO JOINT RESOLUTION
FOR ORDERLY ANNEXATION (OA-143)
(Town of Wells Resolution 2001 - ____)
(City of Faribault Resolution 2001 - 083)**

The Town of Wells and the City of Faribault hereby jointly agree to the following:

1. The following described area in the Town of Wells is subject to orderly annexation pursuant to M.S. 414.0325 and the parties hereto designate this area for orderly annexation to wit:

See attached Exhibit A

2. The properties to be annexed shall be zoned as described in Exhibit B and the attached zoning concept plan, and as provided by Ordinance 2001-08.
3. The Town Board of the Town of Wells and the City Council of the City of Faribault, upon passage and adoption of this resolution and upon acceptance by the Minnesota Municipal Boundary Adjustments, confer jurisdiction upon the Minnesota Municipal Boundary Adjustments over the various provisions contained in the agreement.
4. This certain property, which abuts the City of Faribault, is presently urban or suburban in nature or about to become so. In addition, the City of Faribault is capable of providing services to this area within a reasonable time, and the annexation is in the best interest of the area proposed for annexation. Therefore, the property as described above would be immediately annexed to the City of Faribault.
5. Both the Town of Wells and the City of Faribault agree that no alteration of the states boundaries of this agreement is appropriate. Furthermore, each party agrees that no consideration by the Minnesota Municipal Boundary Adjustments is necessary. Upon receipt of this resolution, passed and adopted by each party, the Minnesota Municipal Boundary Adjustments may review and comment, but shall, within thirty (30) days, order the annexation in accordance with the terms of this joint resolution.

Approved by the Town of Wells
this 11 day of June, 2001.

Approved by the City of Faribault
this 12 day of June, 2001.

TOWN OF WELLS

Kenneth Brogel
Town Board Chair

Marlene E. Pohl
Town Board Clerk Recorder

CITY OF FARIBAULT

Carol
Mayor

Christy Madry
City Administrator

Exhibit A

The Northeast Quarter of the Northeast Quarter (NE1/4 of NE1/4), and that part of the South Three-quarters of the Northwest Quarter of the Northeast Quarter (S3/4 of NW1/4 of NE1/4) lying East of (Interstate) Highway 35, in Section 26, Township 110 North, Range 21 West of the Fifth Principal Meridian, Rice County, Minnesota; **except** the West 1 rod of the North 41 rods of said NE1/4 of NE1/4; **and except** that part of said NE1/4 of NE1/4 described as follows: Beginning at a point on the East line of said NE1/4 of NE1/4, 667.75 feet South of the Northeast corner of said NE1/4 of NE1/4; thence westerly parallel with the North line of said NE1/4 of NE1/4, 383.54 feet; thence southerly parallel with said East line of said NE1/4 of NE1/4, 268 feet; thence easterly parallel with said North line of said NE1/4 of NE1/4, 162.54 feet; thence southerly parallel with said East line of said NE1/4 of NE1/4, 32 feet; thence easterly parallel with said North line of said NE1/4 of NE1/4, 221 feet; thence northerly on said East line of said NE1/4 of NE1/4, 300 feet to said point of beginning.

and

All that part of the Northeast Quarter of the Northeast Quarter (NE1/4 of NE1/4), except the West 1 rod of the North 41 rods of said NE1/4 of NE1/4, described as follows: Beginning at a point on the East line of said NE1/4 of NE1/4, 667.75 feet South of the Northeast corner of said NE1/4 of NE1/4; thence westerly parallel with the North line of said NE1/4 of NE1/4, 383.54 feet; thence southerly parallel with said East line of said NE1/4 of NE1/4, 268 feet; thence easterly parallel with said North line of said NE1/4 of NE1/4, 162.54 feet; thence northerly parallel with said East line of said NE1/4 of NE1/4, 68 feet; thence easterly parallel with said North line of said NE1/4 of NE1/4, 221 feet; thence northerly on said East line of said NE1/4 of NE1/4, 200 feet to said point of beginning.

and

All that part of the Northeast Quarter of the Northeast Quarter (NE1/4 of NE1/4), except the West 1 rod of the North 41 rods of said NE1/4 of NE1/4, described as follows: Beginning at a point on the East line of said NE1/4 of NE1/4, 867.75 feet South of the Northeast corner of said NE1/4 of NE1/4; thence westerly parallel with the North line of said NE1/4 of NE1/4, 221 feet; thence southerly parallel with said East line of said NE1/4 of NE1/4, 100 feet; thence easterly parallel with said North line of said NE1/4 of NE1/4, 221 feet; thence northerly on said East line of said NE1/4 of NE1/4, 100 feet to said point of beginning.

Exhibit B

Property Description for proposed R-2 zoning

LEGAL DESCRIPTION FOR SHEVLIN - RETAINED PROPERTY

All that part of the Northeast Quarter of the Northeast Quarter (NE1/4 of NE1/4), except the West 1 rod of the North 41 rods of said NE1/4 of NE1/4, described as follows: Beginning at a point on the East line of said NE1/4 of NE1/4 (assumed bearing said East line S00°06'57"W), 967.75 feet southerly of the Northeast corner of said NE1/4 of NE1/4; thence S89°31'59"W, parallel with the North line of said NE1/4 of NE1/4, 221 feet; thence N00°06'57"E, parallel with said East line, 32 feet; thence S89°31'59"W, parallel with said North line, 38.44 feet; thence S00°06'57"W, parallel with said East line, 395.53 feet more or less to a point on the South line of said NE1/4 of NE1/4; thence N89°39'46"E, along said South line, 258.43 feet to the Southeast corner of said NE1/4 of NE1/4; thence N00°06'57"E, along said East line, 364.12 feet more or less to the point of beginning. All in Section 26, T110N-R21W, Rice County, Minnesota.

LEGAL DESCRIPTION FOR HANSEN.

All that part of the Northeast Quarter of the Northeast Quarter (NE1/4 of NE1/4), except the West 1 rod of the North 41 rods of said NE1/4 of NE1/4, described as follows: Beginning at a point on the East line of said NE1/4 of NE1/4, 667.75 feet South of the Northeast corner of said NE1/4 of NE1/4; thence westerly parallel with the North line of said NE1/4 of NE1/4, 383.54 feet; thence southerly parallel with said East line of said NE1/4 of NE1/4, 268 feet; thence easterly parallel with said North line of said NE1/4 of NE1/4, 162.54 feet; thence northerly parallel with said East line of said NE1/4 of NE1/4, 68 feet; thence easterly parallel with said North line of said NE1/4 of NE1/4, 221 feet; thence northerly on said East line of said NE1/4 of NE1/4, 200 feet to said point of beginning. All in Section 26, T110N-R21W, Rice County, Minnesota.

LEGAL DESCRIPTION FOR KOLTERMAN (including the "new" 21 feet)

All that part of the Northeast Quarter of the Northeast Quarter (NE1/4 of NE1/4), except the West 1 rod of the North 41 rods of said NE1/4 of NE1/4, described as follows: Beginning at a point on the East line of said NE1/4 of NE1/4, 867.75 feet South of the Northeast corner of said NE1/4 of NE1/4; thence westerly parallel with the North line of said NE1/4 of NE1/4, 221 feet; thence southerly parallel with said East line of said NE1/4 of NE1/4, 100 feet; thence easterly parallel with said North line of said NE1/4 of NE1/4, 221 feet; thence northerly on said East line of said NE1/4 of NE1/4, 100 feet to said point of beginning. All in Section 26, T110N-R21W, Rice County, Minnesota.

Property Description for proposed R-3 zoning
for

Jim Allen

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The NE1/4 of the NE1/4 of Section 26, Township 110, Range 21, Rice County, Minnesota,
Except the West 1 rod of the North 41 rods of said NE1/4 of the NE1/4.

Also except that part of said NE1/4 of the NE1/4 described as follows: Commencing at the northeast corner of said NE1/4 of the NE1/4; thence S00°06'57"W, along the east line of said NE1/4 of the NE1/4, a distance of 667.75 feet to the point of beginning of the land to be described; thence S89°31'59"W, parallel with the north line of said NE1/4 of the NE1/4, a distance of 383.54 feet; thence S00°06'57"W, parallel with said east line, a distance of 268.00 feet; thence N89°31'59"E, parallel with said north line, a distance of 124.10 feet; thence S00°06'57"W, parallel with said east line, a distance of 395.53 feet, more or less, to the south line of said NE1/4 of the NE1/4; thence N 89°39'46" E, along said south line, a distance of 258.43 feet to the southeast corner of said NE1/4 of the NE1/4; thence N00°06'57"E, along said east line, a distance of 664.12 feet, more or less, to the point of beginning.

Also except that part of said NE1/4 of the NE1/4 described as follows: Beginning at the Northeast corner of said NE1/4 of the NE1/4; thence S 00°06'57" W, along the east line of said NE1/4, a distance of 667.75 feet; thence S 89°31'59" W, parallel with the north line of said NE1/4 of the NE1/4, a distance of 416.47 feet; thence N 00°00'20" W, a distance of 667.74 feet to the north line of said NE1/4; thence N 89°31'59" E, along the north line of said NE1/4, a distance of 417.89 feet to the point of beginning.

Also except that part of said NE1/4 of the NE1/4 described as follows: Beginning at the Southwest corner of said NE1/4 of the NE1/4; thence N 89°39'46" E, along the south line of said NE1/4 of the NE1/4, a distance of 204.02 feet; thence N 00°20'14" W, a distance of 295.48 feet; thence northeasterly, along a tangential curve concave to the southeast, having a radius of 400.00 feet, a central angle of 46°35'07", a distance of 325.23 feet; thence N 43°45'09" W, a distance of 473.73 feet to the west line of said NE1/4 of the NE1/4; thence S 00°07'13" E, along the west line of said NE1/4 of the NE1/4, a distance of 930.17 feet to the point of beginning. Except the West 1 rod of the North 41 rods of said NE1/4 of the NE1/4.

Subject to easements and restrictions of record.

Total R-3 zoning = 24.59 gross acres.

Property Descriptions for proposed R-4 zoning
for

Jim Allen

1 That part of the NE1/4 of the NE1/4 of Section 26, Township 110, Range 21, Rice County, Minnesota, described as follows: Beginning at the Northeast corner of said NE1/4 of the NE1/4; thence S 00°06'57" W, along the east line of said NE1/4, a distance of 667.75 feet; thence S 89°31'59" W, parallel with the north line of said NE1/4 of the NE1/4, a distance of 416.47 feet; thence N 00°00'20" W, a distance of 667.74 feet to the north line of said NE1/4; thence N 89°31'59" E, along the north line of said NE1/4, a distance of 417.89 feet to the point of beginning.

2 And that part of the NE1/4 of the NE1/4 of Section 26, Township 110, Range 21, Rice County, Minnesota, described as follows: Beginning at the Southwest corner of said NE1/4 of the NE1/4; thence N 89°39'46" E, along the south line of said NE1/4 of the NE1/4, a distance of 204.02 feet; thence N 00°20'14" W, a distance of 295.48 feet; thence northeasterly, along a tangential curve concave to the southeast, having a radius of 400.00 feet, a central angle of 46°35'07", a distance of 325.23 feet; thence N 43°45'09" W, a distance of 473.73 feet to the west line of said NE1/4 of the NE1/4; thence S 00°07'13" E, along the west line of said NE1/4 of the NE1/4, a distance of 930.17 feet to the point of beginning. Except the West 1 rod of the North 41 rods of said NE1/4 of the NE1/4.

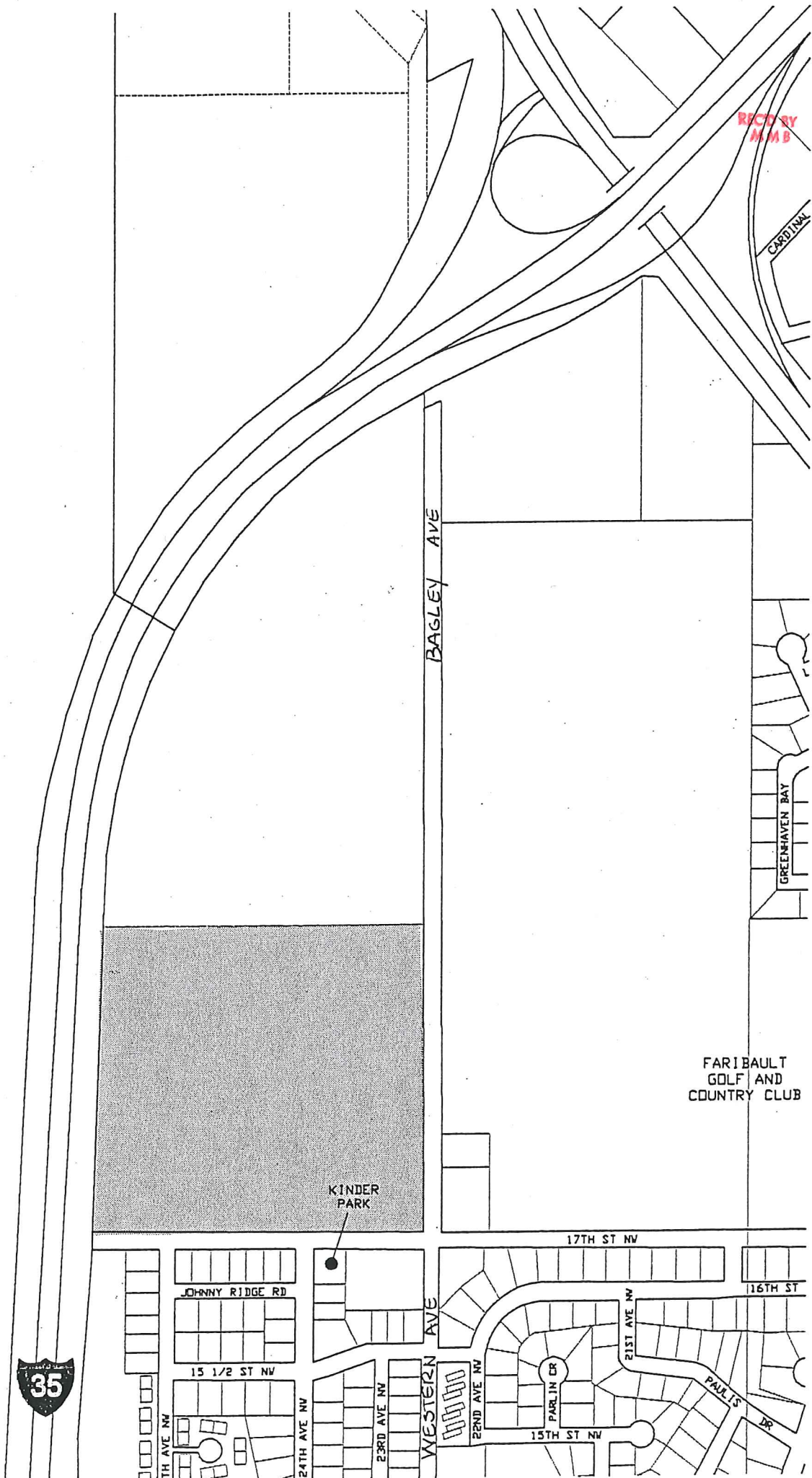
And that part of the south 3/4 of the NW1/4 of the NE1/4 of Section 26, Township 110, Range 21, Rice County Minnesota, lying East of Interstate Highway No. 35.

Subject to easements and restrictions of record.

Total R-4 zoning = 12.35 total gross acres

RECEIVED BY MMB

JUL 02 2001



FARIBAULT GOLF AND COUNTRY CLUB

KINDER PARK

BAGLEY AVE

GREENHAVEN BAY

WESTERN AVE

JOHNNY RIDGE RD

15 1/2 ST NW

TH AVE NW

24TH AVE NW

23RD AVE NW

22ND AVE NW

15TH ST NW

17TH ST NW

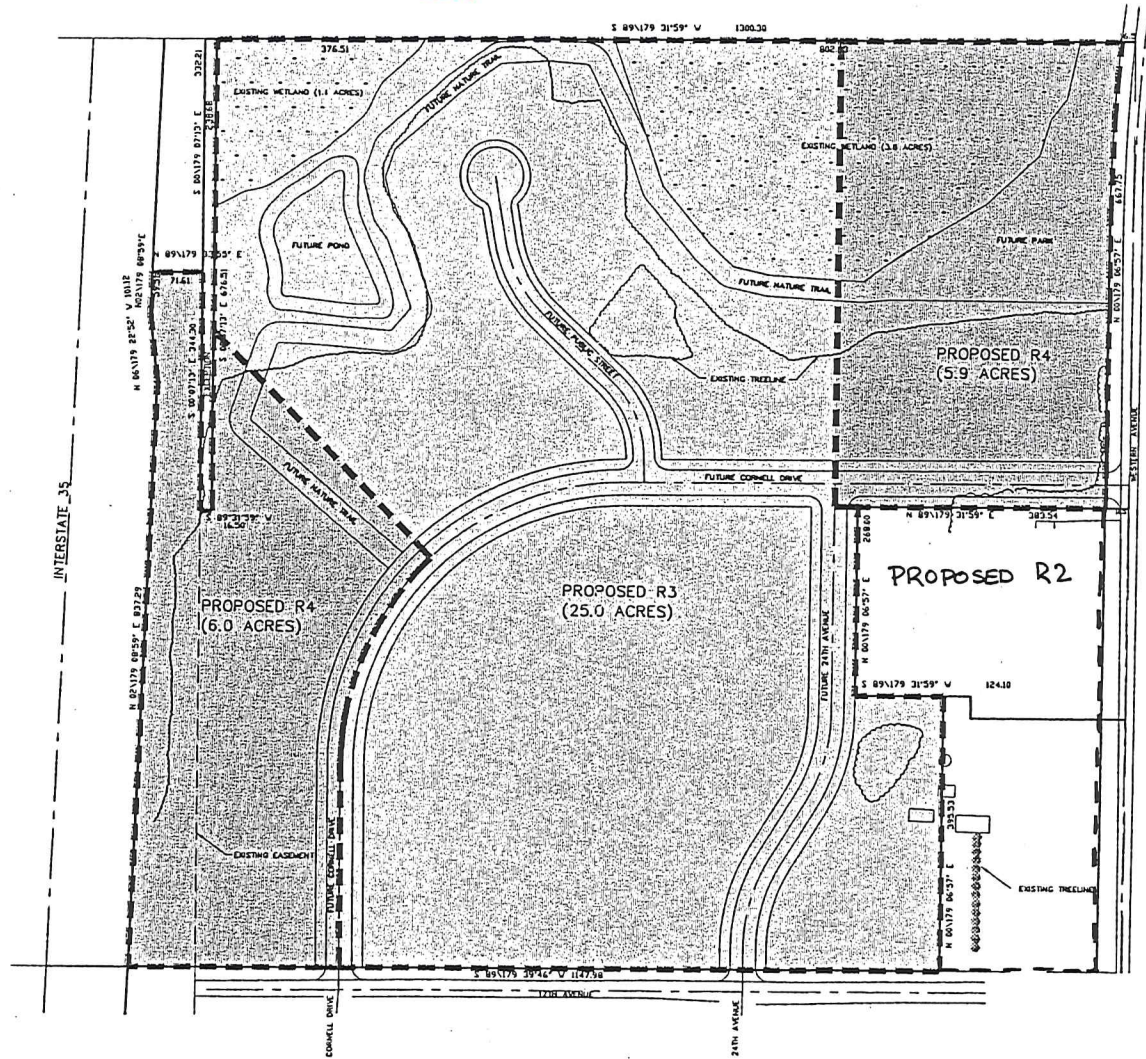
16TH ST

PARLIN CR

21ST AVE NW

PAUL'S DR

REC'D BY
MMB
JUL 02 2001



PROPOSED SITE INFORMATION:

TOTAL AREA= 36.95 ACRES

PROPOSED ZONING:

25.0 ACRES R3—MEDIUM
DENSITY RESIDENTIAL

11.9 ACRES R4—HIGH DENSITY
RESIDENTIAL



I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED PROFESSIONAL ENGINEER UNDER THE NAME OF THE STATE OF MINNESOTA.

PRELIMINARY

REC. NO. _____ DATE _____

DESIGNED
SAA

DRAWN
SAA

CHECKED
SAA



BOLTON & MENK, INC
CONSULTING ENGINEERS & SURVEYORS
MANKATO, MN FAIRMONT, MN SLEEPY EYE, MN
BURNSVILLE, MN WILLMAR, MN AMES, IA LIBERTY, MO

REV.	BY	DATE

HAMPTON DEVELOPMENT CORPORATION
SHEVLIN PROPERTY, FARIBAULT, MN

CONCEPT PLAN

SHEET
1
OF
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