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**AMENDMENT TO JOINT RESOLUTION
FOR ORDERLY ANNEXATION (OA-143)
(Town of Wells Resolution 2003 - 01)
(City of Faribault Resolution 2003 - 01)**

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, not included in the original orderly annexation agreement, shall be included in this amendment as area for annexation:

See attached Exhibit A

2. The properties to be annexed shall be zoned as described in Exhibit B and the attached zoning concept plan attached as Exhibit C, and as provided by Ordinance 2003-01.
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 13th day of January, 2003.

Approved by the City of Faribault
this 11th day of February, 2003.

TOWN OF WELLS

CITY OF FARIBAULT

Kenneth Brozel
Town Board Chair

[Signature]
Mayor

Marlene E. Pohl
Town Board Clerk Recorder

[Signature]
City Administrator

Certificate for:
Stanley Consultants
5775 Wayzata Blvd Ste. 955
Minneapolis, MN 55416

RECD BY
MMP

FEB 20 2009

D0160SR1

EXHIBIT A
RESOLUTION 2003-01

et 1 of 2 sheets

45961 Hwy. 30 Blvd. Canyon, MN 55440 612-5366

SURVEYOR'S CERTIFICATE

PROPOSED LEGAL DESCRIPTIONS:

Parcel A

That part of the Southwest Quarter of the Northeast Quarter and the Southeast Quarter of the Northeast Quarter of Section 13, Township 110, Range 21, Rice County, Minnesota, described as follows: Beginning at the southwest corner of said Southwest Quarter of the Northeast Quarter; thence North 89 degrees 07 minutes 32 seconds East (assumed bearing) along the south line of said Southwest Quarter of the Northeast Quarter 1172.04 feet; thence North 10 degrees 58 minutes 32 seconds East 398.89 feet; thence North 09 degrees 42 minutes 32 seconds East 475.47 feet; thence North 11 degrees 34 minutes 32 seconds East 451.38 feet to the north line of said Southeast Quarter of the Northeast Quarter; thence South 89 degrees 33 minutes 43 seconds West along the north line of said Southeast Quarter of the Northeast Quarter and the Southwest Quarter of the Northeast Quarter 1392.18 feet to the northwest corner of said Southwest Quarter of the Northeast Quarter; thence South 01 degree 09 minutes 27 seconds West along the west line of said Southwest Quarter of the Northeast Quarter 1309.96 feet to the point of beginning. Containing 38.34 acres, more or less.

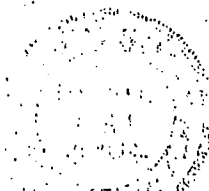
Parcel B

All that part of the Northeast Quarter of the Northeast Quarter and of the South Half of the Northeast Quarter of Section 13, Township 110, Range 21, Rice County, Minnesota, lying westerly of the westerly right of way line of the Dakota, Minnesota and Eastern Railroad (formerly the Chicago, Milwaukee, St. Paul and Pacific Railroad), which lies easterly of the following described line: Commencing at the southwest corner of said South Half of the Northeast Quarter of Section 13; thence North 89 degrees 07 minutes 32 seconds East (assumed bearing) along the south line of said South Half of the Northeast Quarter 1172.04 feet to the point of beginning of the line to be described; thence North 10 degrees 58 minutes 32 seconds East 398.89 feet; thence North 09 degrees 42 minutes 32 seconds East 475.47 feet; thence North 11 degrees 34 minutes 32 seconds East 451.38 feet; thence continuing North 11 degrees 34 minutes 32 seconds East 822.25 feet; thence North 10 degrees 30 minutes 32 seconds East 501.94 feet to the north line of said Northeast Quarter of the Northeast Quarter, said line there terminating. EXCEPT that part of the East Half of the Northeast Quarter of said Section 13, Township 110, Range 21, described as follows: Beginning at a point in the North line of said East Half of the Northeast Quarter (for the purposes of this description bearing of said North line of East Half of the Northeast Quarter is assumed North 90 degrees 00 minutes 00 seconds West), a distance of 349.13 feet westerly from the Northeast corner of said East Half of the Northeast Quarter; thence South 02 degrees 04 minutes 58 seconds East, 1293.46 feet to a point in the centerline of County Road 76, and the true point of beginning of the parcel to be described; thence North 88 degrees 23 minutes 36 seconds West 590.27 feet; thence South 01 degree 27 minutes 24 seconds West, 352.57 feet; thence North 85 degrees 56 minutes 24 seconds East 635.70 feet to a point in the westerly right of way line of the Dakota, Minnesota and Eastern Railroad (formerly the Chicago, Milwaukee, St. Paul and Pacific Railway) as it is now laid out and traveled; thence North 00 degrees 30 minutes 36 seconds West, along said westerly Railroad right of way line, 289.93 feet; thence North 88 degrees 23 minutes 36 seconds West, 32.51 feet to the true point of beginning. Containing 57.08 acres, more or less.

Parcel C

That part of the Northeast Quarter of the Northeast Quarter of Section 13, Township 110, Range 21, Rice County, Minnesota, described as follows: Commencing at the southwest corner of the Southwest Quarter of the Northeast Quarter of said Section 13; thence North 89 degrees 07 minutes 32 seconds East (assumed bearing) along the south line of said Southwest Quarter of the Northeast Quarter 1172.04 feet; thence North 10 degrees 58 minutes 32 seconds East 398.89 feet; thence North 09 degrees 42 minutes 32 seconds East 475.47 feet; thence North 11 degrees 34 minutes 32 seconds East 451.38 feet to the south line of said Northeast Quarter of the Northeast Quarter and the point of beginning of the land to be described; thence continuing North 11 degrees 34 minutes 32 seconds East 822.25 feet; thence North 10 degrees 30 minutes 32 seconds East 501.94 feet to the north line of said Northeast Quarter of the Northeast Quarter; thence South 90 degrees 00 minutes 00 seconds West along said north line 281.16 feet to the northwest corner of said Northeast Quarter of the Northeast Quarter; thence South 01 degree 03 minutes 40 seconds West along the west line of said Northeast Quarter of the Northeast Quarter 1299.64 feet to the southwest corner of said Northeast Quarter of the Northeast Quarter; thence North 89 degrees 33 minutes 43 seconds East along the south line of said Northeast Quarter of the Northeast Quarter 48.69 feet to the point of beginning. Containing 5.01 acres, more or less.

All parcels subject to public road easements and all other easements and restrictions of record, if any.



David G. Rupp
David G. Rupp

EXHIBIT A

Part of the East one-half of the Northeast Quarter of Section 13, Township 110 North, Range 21 West of the Fifth Principal Meridian, Rice County, Minnesota, described as follows: Beginning at a point in the North line of said East one-half of the Northeast Quarter (for purposes of this description bearing of said North line of East one-half of Northeast Quarter is assumed North 90 degrees 00'00" West), a distance of 349.13 feet westerly from the Northeast corner of said East one-half of the Northeast Quarter; thence South 2 degrees 04'58" East, 1293.46 feet to a point in the center line of County Road 76, and the true point of beginning of the parcel to be herein described; thence North 88 degrees 23'36" West, 590.27 feet; thence South 1 degree 27'24" West, 352.57 feet; thence North 85 degrees 56' 24" East, 635.70 feet to a point in the westerly right of way in the line of the Chicago, Milwaukee, St. Paul and Pacific Railway as it is now laid out and traveled; thence North 0 degrees 30' 36" West, along said Westerly Railroad right of way line, 289.93 feet; thence, North 88 degrees 23' 36" West, 32.51 feet to a true point of beginning; subject to said County Road 76 over the Northeasterly corner of said parcel; containing 4.631 acres, more or less, including said Road right of way, and containing 4.56 acres, more or less, excluding Road right of way; reserving, however, to party of the first part an easement over a strip of land for driveway purposes 30 feet in the width lying adjacent to and contiguous with the southwesterly right of way line of County Road No. 76 extending from the North line of the above described tract southeasterly a distance of 80 feet.

Certificate for:
Stanley Consultants
5775 Wayzata Blvd Ste. 955
Minneapolis, MN 55416

RECD BY
BMB

FEB 20 2003

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EXHIBIT B
RESOLUTION 2003-01

at 1 of 2 sheets

45967 Hwy. 30 Blvd. Kenyon, MN 55340 507-623-3366

SURVEYOR'S CERTIFICATE

PROPOSED LEGAL DESCRIPTIONS:

Parcel A - I-2, Heavy Industrial District

That part of the Southwest Quarter of the Northeast Quarter and the Southeast Quarter of the Northeast Quarter of Section 13, Township 110, Range 21, Rice County, Minnesota, described as follows: Beginning at the southwest corner of said Southwest Quarter of the Northeast Quarter; thence North 89 degrees 07 minutes 32 seconds East (assumed bearing) along the south line of said Southwest Quarter of the Northeast Quarter 1172.04 feet; thence North 10 degrees 58 minutes 32 seconds East 398.89 feet; thence North 09 degrees 42 minutes 32 seconds East 475.47 feet; thence North 11 degrees 34 minutes 32 seconds East 451.38 feet to the north line of said Southeast Quarter of the Northeast Quarter; thence South 89 degrees 33 minutes 43 seconds West along the north line of said Southeast Quarter of the Northeast Quarter and the Southwest Quarter of the Northeast Quarter 1392.18 feet to the northwest corner of said Southwest Quarter of the Northeast Quarter; thence South 01 degree 09 minutes 27 seconds West along the west line of said Southwest Quarter of the Northeast Quarter 1309.96 feet to the point of beginning. Containing 38.34 acres, more or less.

Parcel B - TUO, Transitional Urban Development District

All that part of the Northeast Quarter of the Northeast Quarter and of the South Half of the Northeast Quarter of Section 13, Township 110, Range 21, Rice County, Minnesota, lying westerly of the westerly right of way line of the Dakota, Minnesota and Eastern Railroad (formerly the Chicago, Milwaukee, St. Paul and Pacific Railroad), which lies easterly of the following described line: Commencing at the southwest corner of said South Half of the Northeast Quarter of Section 13; thence North 89 degrees 07 minutes 32 seconds East (assumed bearing) along the south line of said South Half of the Northeast Quarter 1172.04 feet to the point of beginning of the line to be described; thence North 10 degrees 58 minutes 32 seconds East 398.89 feet; thence North 09 degrees 42 minutes 32 seconds East 475.47 feet; thence North 11 degrees 34 minutes 32 seconds East 451.38 feet; thence continuing North 11 degrees 34 minutes 32 seconds East 822.25 feet; thence North 10 degrees 30 minutes 32 seconds East 501.94 feet to the north line of said Northeast Quarter of the Northeast Quarter, said line there terminating. EXCEPT that part of the East Half of the Northeast Quarter of said Section 13, Township 110, Range 21, described as follows: Beginning at a point in the North line of said East Half of the Northeast Quarter (for the purposes of this description bearing of said North line of East Half of the Northeast Quarter is assumed North 90 degrees 00 minutes 00 seconds West), a distance of 349.13 feet westerly from the Northeast corner of said East Half of the Northeast Quarter; thence South 02 degrees 04 minutes 58 seconds East, 1293.46 feet to a point in the centerline of County Road 76, and the true point of beginning of the parcel to be described; thence North 88 degrees 23 minutes 36 seconds West 590.27 feet; thence South 01 degree 27 minutes 24 seconds West, 352.57 feet; thence North 85 degrees 56 minutes 24 seconds East 635.70 feet to a point in the westerly right of way line of the Dakota, Minnesota and Eastern Railroad (formerly the Chicago, Milwaukee, St. Paul and Pacific Railway) as it is now laid out and traveled; thence North 00 degrees 30 minutes 36 seconds West, along said westerly Railroad right of way line, 289.93 feet; thence North 88 degrees 23 minutes 36 seconds West, 32.51 feet to the true point of beginning. Containing 57.08 acres, more or less.

Parcel C - TUO, Transitional Urban Development District

That part of the Northeast Quarter of the Northeast Quarter of Section 13, Township 110, Range 21, Rice County, Minnesota, described as follows: Commencing at the southwest corner of the Southwest Quarter of the Northeast Quarter of said Section 13; thence North 89 degrees 07 minutes 32 seconds East (assumed bearing) along the south line of said Southwest Quarter of the Northeast Quarter 1172.04 feet; thence North 10 degrees 58 minutes 32 seconds East 398.89 feet; thence North 09 degrees 42 minutes 32 seconds East 475.47 feet; thence North 11 degrees 34 minutes 32 seconds East 451.38 feet to the south line of said Northeast Quarter of the Northeast Quarter and the point of beginning of the land to be described; thence continuing North 11 degrees 34 minutes 32 seconds East 822.25 feet; thence North 10 degrees 30 minutes 32 seconds East 501.94 feet to the north line of said Northeast Quarter of the Northeast Quarter; thence South 90 degrees 00 minutes 00 seconds West along said north line 281.16 feet to the northwest corner of said Northeast Quarter of the Northeast Quarter; thence South 01 degree 03 minutes 40 seconds West along the west line of said Northeast Quarter of the Northeast Quarter 1299.64 feet to the southwest corner of said Northeast Quarter of the Northeast Quarter; thence North 89 degrees 33 minutes 43 seconds East along the south line of said Northeast Quarter of the Northeast Quarter 48.69 feet to the point of beginning. Containing 5.01 acres, more or less.

All parcels subject to public road easements and all other easements and restrictions of record, if any.

EXHIBIT B

TUD-Transitional Urban Development District

Part of the East one-half of the Northeast Quarter of Section 13, Township 110 North, Range 21 West of the Fifth Principal Meridian, Rice County, Minnesota, described as follows: Beginning at a point in the North line of said East one-half of the Northeast Quarter (for purposes of this description bearing of said North line of East one-half of Northeast Quarter is assumed North 90 degrees 00'00" West), a distance of 349.13 feet westerly from the Northeast corner of said East one-half of the Northeast Quarter; thence South 2 degrees 04'58" East, 1293.46 feet to a point in the center line of County Road 76, and the true point of beginning of the parcel to be herein described; thence North 88 degrees 23'36" West, 590.27 feet; thence South 1 degree 27'24" West, 352.57 feet; thence North 85 degrees 56' 24" East, 635.70 feet to a point in the westerly right of way in the line of the Chicago, Milwaukee, St. Paul and Pacific Railway as it is now laid out and traveled; thence North 0 degrees 30' 36" West, along said Westerly Railroad right of way line, 289.93 feet; thence, North 88 degrees 23' 36" West, 32.51 feet to a true point of beginning; subject to said County Road 76 over the Northeasterly corner of said parcel; containing 4.631 acres, more or less, including said Road right of way, and containing 4.56 acres, more or less, excluding Road right of way; reserving, however, to party of the first part an easement over a strip of land for driveway purposes 30 feet in the width lying adjacent to and contiguous with the southwesterly right of way line of County Road No. 76 extending from the North line of the above described tract southeasterly a distance of 80 feet.

Certificate for:
Stanley Consultants
5775 Wayzata Blvd Ste. 955
Minneapolis, MN 55416

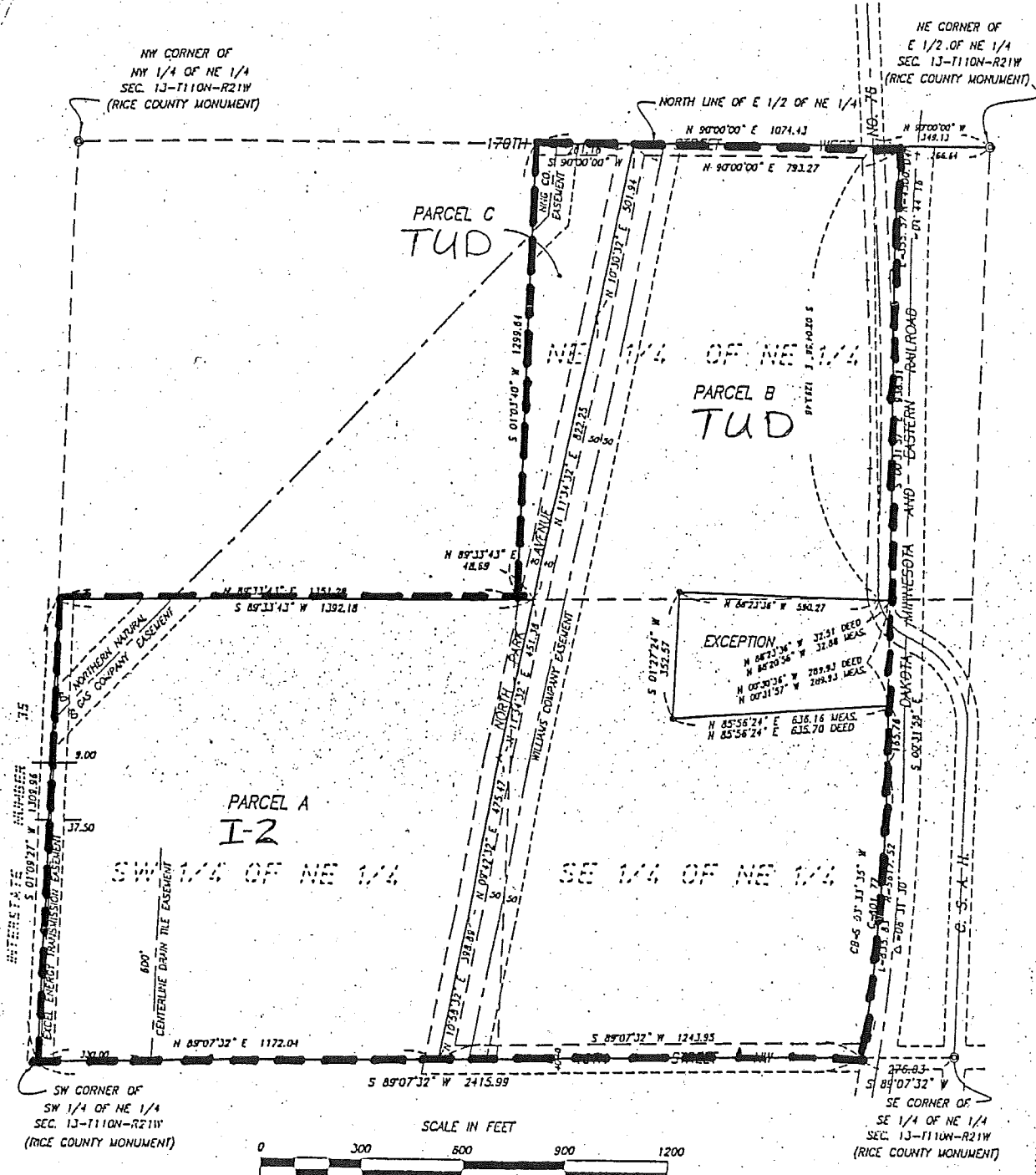
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EXHIBIT C RESOLUTION 2003-01

2 of 2 sheets

SURVEYOR'S CERTIFICATE



PROPOSED ZONING:
PARCEL A I-2 (HEAVY INDUSTRIAL)
PARCEL B & C TUD (TRANSITIONAL URBAN DEVELOPMENT)

