

**CITY OF FARIBAULT RESOLUTION 2005-032  
WELLS TOWNSHIP RESOLUTION # 2005-10**

**JOINT RESOLUTION FOR ORDERLY ANNEXATION  
WELLS TOWNSHIP PRIORITY ONE PROPERTIES  
(Bagley/I-35 Area)**

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** (Legal Descriptions) and **Exhibit B** (Location Map)

2. The property to be annexed shall be zoned as described in the attached **Exhibit C** (Legal Description), and as shown on the attached **Exhibit D** (Zoning Map).
4. 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.
5. 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 property, as they are currently installed adjacent to thereto, 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.
6. Both the Town of Wells and the City of Faribault agree that no alteration of the stated 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 14 day of March, 2005.

TOWN OF WELLS

Kenneth Broje  
Town Board Chair

Marlene E. Pohl  
Town Board Clerk Recorder

Approved by the City of Faribault  
this 8<sup>th</sup> day of February, 2005.

CITY OF FARIBAULT

[Signature]  
Mayor

[Signature]  
City Administrator

**EXHIBIT A**  
**Resolution 2005-032**

**Legal Descriptions For Annexation**  
**Wells Township Annexation #1**

Trunk Highway 35 right of way

All that portion of Trunk Highway No. 35 Right of Way as described in Final Certificate recorded July 11, 1969, in Book 27 of M.R., pages 526-562 which lies within the north One-half (N ½) of the Northeast Quarter (NE ¼) of Section 26; and which lies within the Southeast Quarter (SE ¼) of Section 23; and which lies within the Northeast Quarter (NE ¼) of the Northwest Quarter of (NW ¼) of Section 24; all in Township 110 North, Range 21 West of the Fifth Principal Meridian, Rice County, Minnesota.

Cassidy Property

All that part of the Northeast Quarter of the Northwest Quarter of Section 24, in Township 110 North, Range 21 West of the Fifth Principal Meridian, Rice County, Minnesota. lying easterly of the Trunk Highway No. 35 Right of Way, as described in Final Certificate recorded July 11, 1969, in Book 27 of M.R., pages 526-562.

Rost Property

That part of the Northeast Quarter (NE ¼) of the Southeast Quarter (SE ¼) of Section 23, Township 110 North, Range 21 West of the Fifth Principal Meridian, Rice County, Minnesota, lying southeasterly from the southeasterly right of way line of Interstate Highway 35; subject to a public road, over the easterly side of the herein described property;

EXCEPTING THEREFROM the following described parcel: Beginning at the southeast corner of said Northeast quarter (NE ¼) of the Southeast Quarter (SE ¼) of said Section 23; thence northerly along the East line of said Northeast Quarter (NE ¼) of Southeast Quarter (SE ¼), 175.00 feet; thence westerly at right angles to said East line of Northeast Quarter (NE ¼) of Southeast Quarter (SE ¼) a distance of 475.00 feet; thence southerly parallel with said east line of Northeast Quarter (NE ¼) of Southeast Quarter (SE ¼) about 175 feet to a point in the South line of said Northeast Quarter (NE ¼) of Southeast Quarter (SE ¼), about 475.00 feet to the point of beginning, containing about 11.15 acres.

Independent School District Number 656

The South One Acre of the North One-half (N ½) of the East One-half (E ½) of the Southeast Quarter (SE ¼) of the Southeast Quarter (SE ¼) of Section 23; and also the South One-half (S ½) of the East One-half (E ½) of the Southeast Quarter (SE ¼) of the Southeast Quarter (SE ¼) of Section 23; and also beginning at the Northeast Corner of the West One-half (W ½) of the Southeast Quarter (SE ¼) of the Southeast Quarter (SE ¼) of Section 23, and running thence South 80 rods; thence West 3 ½ rods; thence North 31 rods; thence West 20 ½ rods; thence North 49 rods; thence East 24 rods to the place of beginning; all in Township 110 North, Range 21 West of the Fifth Principal Meridian; subject to an easement running in favor of Minnesota Northern Natural Gas Company; a corporation; and subject to an easement running in favor of Northern States Power Company, a corporation.

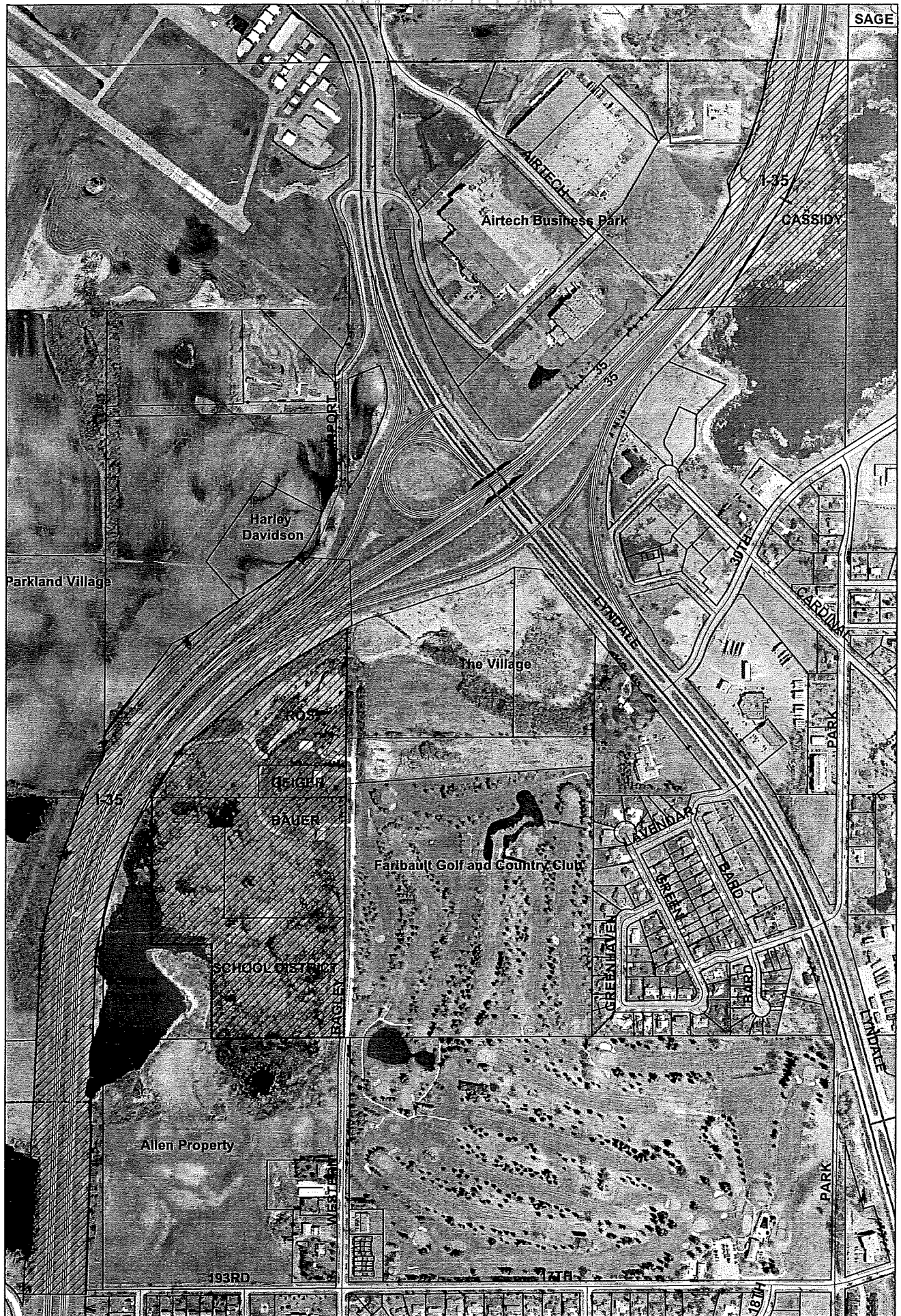
Faribault Properties, LLC

All that part of the Northeast Quarter (NE  $\frac{1}{4}$ ) of the Southeast Quarter (SE  $\frac{1}{4}$ ) of Section 23, Township 110 North, Range 21 West of the Fifth Principal Meridian, Rice County, Minnesota, described as follows, to -wit: Beginning at the southeast corner of said Northeast Quarter (NE  $\frac{1}{4}$ ) of the Southeast Quarter (SE  $\frac{1}{4}$ ) of Section 23; thence northerly along the East line of said Northeast Quarter (NE  $\frac{1}{4}$ ) of Southeast Quarter (SE  $\frac{1}{4}$ ); 175.00 feet; thence westerly at right angles to said East line of Northeast Quarter (NE  $\frac{1}{4}$ ) of Southeast Quarter (SE  $\frac{1}{4}$ ) a distance of 475.00 feet; thence southerly, parallel with said East line of the Northeast Quarter (NE  $\frac{1}{4}$ ) of Southeast Quarter (SE  $\frac{1}{4}$ ) about 175.00 feet to a point in the South line of said Northeast Quarter (NE  $\frac{1}{4}$ ) of the Southeast Quarter (SE  $\frac{1}{4}$ ) about 475.00 feet to the point of beginning; subject to a public road over the easterly side thereof; containing 1.908 acres, more or less, including road right of way and containing 1.775 acres, more or less, excluding road right of way.

Bauer

The Northeast Quarter (NE  $\frac{1}{4}$ ) of the Southeast Quarter (SE  $\frac{1}{4}$ ) of the Southeast Quarter (SE  $\frac{1}{4}$ ) of Section 23, Township 110 North, Range 21 West of the Fifth Principal Meridian, excepting the South 1 Acre thereof, subject to Highway over and across the East side thereof.





## EXHIBIT B RESOLUTION 2005-032

A GIS Map by the City of Faribault  
Planning & Zoning

**Exhibit C**  
**Resolution 2005-032**

**Legal Descriptions For Rezoning**  
**Wells Township Annexation #1**

Trunk Highway 35 right of way

To be zoned I-1, Light Industrial District: All that portion of Trunk Highway No. 35 Right of Way as described in Final Certificate recorded July 11, 1969, in Book 27 of M.R., pages 526-562 which lies within the Northeast Quarter (NE ¼) of the Northwest Quarter of (NW ¼) of Section 24; Township 110 North, Range 21 West of the Fifth Principal Meridian, Rice County, Minnesota.

To be zoned C-2, Highway Commercial District: All that portion of Trunk Highway No. 35 Right of Way as described in Final Certificate recorded July 11, 1969, in Book 27 of M.R., pages 526-562 which lies within the north One-half (N ½) of the Southeast Quarter (SE ¼) of Section 23; Township 110 North, Range 21 West of the Fifth Principal Meridian, Rice County, Minnesota.

To be zoned TUD, Transitional Urban Development District: All that portion of Trunk Highway No. 35 Right of Way as described in Final Certificate recorded July 11, 1969, in Book 27 of M.R., pages 526-562 which lies within the Northwest Quarter (NW ¼) of the Northeast Quarter (NE ¼) of Section 26; and which lies within the South One-half (S ½) of the Southeast Quarter (SE ¼) of Section 23; all in Township 110 North, Range 21 West of the Fifth Principal Meridian, Rice County, Minnesota.

Cassidy Property-To be zoned I-1, Light Industrial District

All that part of the Northeast Quarter of the Northwest Quarter of Section 24, in Township 110 North, Range 21 West of the Fifth Principal Meridian, Rice County, Minnesota. lying easterly of the Trunk Highway No. 35 Right of Way, as described in Final Certificate recorded July 11, 1969, in Book 27 of M.R., pages 526-562.

Rost Property-To be Zoned TUD, Transitional Urban Development District

That part of the Northeast Quarter (NE ¼) of the Southeast Quarter (SE ¼) of Section 23, Township 110 North, Range 21 West of the Fifth Principal Meridian, Rice County, Minnesota, lying southeasterly from the southeasterly right of way line of Interstate Highway 35; subject to a public road, over the easterly side of the herein described property;

EXCEPTING THEREFROM the following described parcel: Beginning at the southeast corner of said Northeast quarter (NE ¼) of the Southeast Quarter (SE ¼) of said Section 23; thence northerly along the East line of said Northeast Quarter (NE ¼) of Southeast Quarter (SE ¼), 175.00 feet; thence westerly at right angles to said East line of Northeast Quarter (NE ¼) of Southeast Quarter (SE ¼) a distance of 475.00 feet; thence southerly parallel with said east line of Northeast Quarter (NE ¼) of Southeast Quarter (SE ¼) about 175 feet to a point in the South line of said Northeast Quarter (NE ¼) of Southeast Quarter (SE ¼), about 475.00 feet to the point of beginning, containing about 11.15 acres.



Independent School District Number 656-To be zoned O-Open Space Agricultural District

The South One Acre of the North One-half (N  $\frac{1}{2}$ ) of the East One-half (E  $\frac{1}{2}$ ) of the Southeast Quarter (SE  $\frac{1}{4}$ ) of the Southeast Quarter (SE  $\frac{1}{4}$ ) of Section 23; and also the South One-half (S  $\frac{1}{2}$ ) of the East One-half (E  $\frac{1}{2}$ ) of the Southeast Quarter (SE  $\frac{1}{4}$ ) of the Southeast Quarter (SE  $\frac{1}{4}$ ) of Section 23; and also beginning at the Northeast Corner of the West One-half (W  $\frac{1}{2}$ ) of the Southeast Quarter (SE  $\frac{1}{4}$ ) of the Southeast Quarter (SE  $\frac{1}{4}$ ) of Section 23, and running thence South 80 rods; thence West 3  $\frac{1}{2}$  rods; thence North 31 rods; thence West 20  $\frac{1}{2}$  rods; thence North 49 rods; thence East 24 rods to the place of beginning; all in Township 110 North, Range 21 West of the Fifth Principal Meridian; subject to an easement running in favor of Minnesota Northern Natural Gas Company; a corporation; and subject to an easement running in favor of Northern States Power Company, a corporation.

Faribault Properties, LLC-To be zoned R-3, Medium Density Residential District

All that part of the Northeast Quarter (NE  $\frac{1}{4}$ ) of the Southeast Quarter (SE  $\frac{1}{4}$ ) of Section 23, Township 110 North, Range 21 West of the Fifth Principal Meridian, Rice County, Minnesota, described as follows, to -wit: Beginning at the southeast corner of said Northeast Quarter (NE  $\frac{1}{4}$ ) of the Southeast Quarter (SE  $\frac{1}{4}$ ) of Section 23; thence northerly along the East line of said Northeast Quarter (NE  $\frac{1}{4}$ ) of Southeast Quarter (SE  $\frac{1}{4}$ ); 175.00 feet; thence westerly at right angles to said East line of Northeast Quarter (NE  $\frac{1}{4}$ ) of Southeast Quarter (SE  $\frac{1}{4}$ ) a distance of 475.00 feet; thence southerly, parallel with said East line of the Northeast Quarter (NE  $\frac{1}{4}$ ) of Southeast Quarter (SE  $\frac{1}{4}$ ) about 175.00 feet to a point in the South line of said Northeast Quarter (NE  $\frac{1}{4}$ ) of the Southeast Quarter (SE  $\frac{1}{4}$ ) about 475.00 feet to the point of beginning; subject to a public road over the easterly side thereof; containing 1.908 acres, more or less, including road right of way and containing 1.775 acres, more or less, excluding road right of way.

Bauer-To be zoned R-3, Medium Density Residential District

The Northeast Quarter (NE  $\frac{1}{4}$ ) of the Southeast Quarter (SE  $\frac{1}{4}$ ) of the Southeast Quarter (SE  $\frac{1}{4}$ ) of Section 23, Township 110 North, Range 21 West of the Fifth Principal Meridian, excepting the South 1 Acre thereof, subject to Highway over and across the East side thereof.

REC'D BY  
MMB APR 01 2005

EXHIBIT D  
RESOLUTION 2005-032  
PROPOSED ZONING  
WELLS TOWNSHIP ANNEXATION

