

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

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

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

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

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

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

ABUNDANT LIFE ASSEMBLY PROPERTY

ALL THAT PART OF THE EAST ONE-HALF (E1/2) OF THE NORTHEAST QUARTER (NE1/4) OF SECTION 11, TOWNSHIP 111 NORTH, RANGE 20 WEST OF THE FIFTH PRINCIPAL MERIDIAN, RICE COUNTY, MINNESOTA, WHICH LIES WITHIN THE FOLLOWING DESCRIBED PARCEL: BEGINNING AT A POINT ON THE SOUTHEASTERLY RIGHT OF WAY LINE OF TRUNK HIGHWAY #3 (FORMERLY TRUNK HIGHWAY #218), WHICH IS 399.77 FEET DISTANT SOUTH 40°45', WEST FROM THE INTERSECTION OF THE NORTHEASTERLY LINE OF LOT 1, EMERSON'S PLAT, (SAID NORTHEASTERLY LINE OF LOT 1, EMERSON'S PLAT HAS AN ASSUMED BEARING OF NORTH 52°13' WEST) WITH THE SOUTHERLY RIGHT OF WAY LINE OF SAID TRUNK HIGHWAY #3; THENCE CONTINUE SOUTHWESTERLY ALONG SAID RIGHT OF WAY LINE 150 FEET; THENCE SOUTH 42°30'10" EAST ABOUT 250 FEET TO THE NORTHWESTERLY RIGHT OF WAY LINE OF COUNTY STATE AID HIGHWAY #28; THENCE NORTHEASTERLY ALONG THE RIGHT OF WAY LINE OF COUNTY STATE AID HIGHWAY #28

APPROXIMATELY 150 FEET TO A POINT WHICH IS THE INTERSECTION OF A LINE WHICH BEGINS AT THE POINT OF BEGINNING AND EXTENDS SOUTH 42°30'10" EAST UNTIL IT INTERSECTS THE NORTHWESTERLY RIGHT OF WAY LINE OF SAID COUNTY STATE AID HIGHWAY #28; THENCE NORTH 42°30'10" WEST TO THE POINT OF BEGINNING.

AND ALSO

ALL THAT PART OF THE EAST ONE-HALF (E1/2) OF THE NORTHEAST QUARTER (NE1/4) OF SECTION 11, TOWNSHIP 111 NORTH, RANGE 20 WEST OF THE FIFTH PRINCIPAL MERIDIAN, RICE COUNTY, MINNESOTA, WHICH LIES BETWEEN THE SOUTHEASTERLY RIGHT OF WAY LINE OF MINNESOTA TRUNK HIGHWAY #3 (FORMERLY TRUNK HIGHWAY 218) AND THE NORTHWESTERLY RIGHT OF WAY LINE OF COUNTY STATE AID HIGHWAY 28 AND SOUTHERLY AND WESTERLY OF THE FOLLOWING DESCRIBED LINE: COMMENCING AT THE INTERSECTION OF THE SOUTHEASTERLY RIGHT OF WAY LINE OF TRUNK HIGHWAY #3 (FORMERLY TRUNK HIGHWAY #218) AND THE NORTHEASTERLY LINE OF LOT 1, EMERSON'S PLAT, THENCE SOUTHWESTERLY ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE 549.77 FEET TO THE ACTUAL POINT OF BEGINNING OF THE LINE TO BE HEREIN DESCRIBED; THENCE SOUTH 42°30'10" EAST TO THE NORTHWESTERLY RIGHT OF WAY LINE OF COUNTY STATE AID HIGHWAY #28 AND THERE TERMINATING.

EXCEPT:

THAT PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 111 NORTH, RANGE 20 WEST, SHOWN AS PARCEL 232A ON MINNESOTA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY PLAT NUMBERED 66-28 AS THE SAME IS ON FILE AND OF RECORD IN THE OFFICE OF THE COUNTY RECORDER IN AND FOR RICE COUNTY, MINNESOTA. CONTAINING 0.50 ACRE, MORE OR LESS.

("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.

IV. The parties agree to the following division of tax revenues from the Property and payment of special assessments for local improvements to the Property:

- (A) Property Taxes: The Township of Bridgewater shall receive property taxes payable on the Property through December 31, 2001, to the extent of the Township's 1995 tax capacity rate times the valuation of the Property in each year. The City of Northfield shall receive property taxes payable through December 31, 2001, to the extent they exceed the amount payable to the Township of Bridgewater hereunder, and all property taxes payable from and after January 1, 2002. The tax capacity rate applicable to the Property after annexation shall be increased in substantially equal proportions each year over a six year period until it equals the tax capacity rate of the City of Northfield.
- (B) Utility and Street Assessments: The Property will be assessed for utility and street improvements when said improvements have been determined by the City to benefit the Property as required by Minnesota Statutes Chapter 429.

V. The Property shall be zoned according to the normal zoning designation 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.

The Property will come into the City zoned agricultural. The Planning Commission will hold a public hearing to rezone the Property. After the hearing, the Planning Commission will submit a zoning recommendation to the Northfield City Council for adoption.

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

VII. The City of Northfield and the Township of Bridgewater 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 this joint resolution.

Approved by the Township of Bridgewater this 18 day of December, 1995.

TOWNSHIP OF BRIDGEWATER

By: Gary Rock
Town Board Chair

By: Geraldine Reimers
Town Board Clerk

Approved by the City of Northfield this 18th day of December, 1995.

CITY OF NORTHFIELD

By: Paul L. Hayer
Mayor

By: Nancy Truckow
Councilmember

By: DAVID R. GARWOOD-DELONG
Councilmember

ATTEST:

[Signature]
Finance Director/City Clerk

SECHLER PARK

SOUTH GATE
CT.

SOUTH GATE
CT.

JEFFERSON
SQUARE

JEFFERSON

RIVERVIEW LANE

C.S.A.H. NO. 28

ROAD

CANNON LN

HUMPHREY

COOLIDGE

CT.

"A"

ADAMS ST.

"B"

TAYLOR

CT.

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MONROE

JACKSON CT.

TRUMAN CT.

ADAMS

JOHNSON

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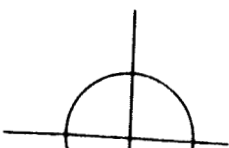
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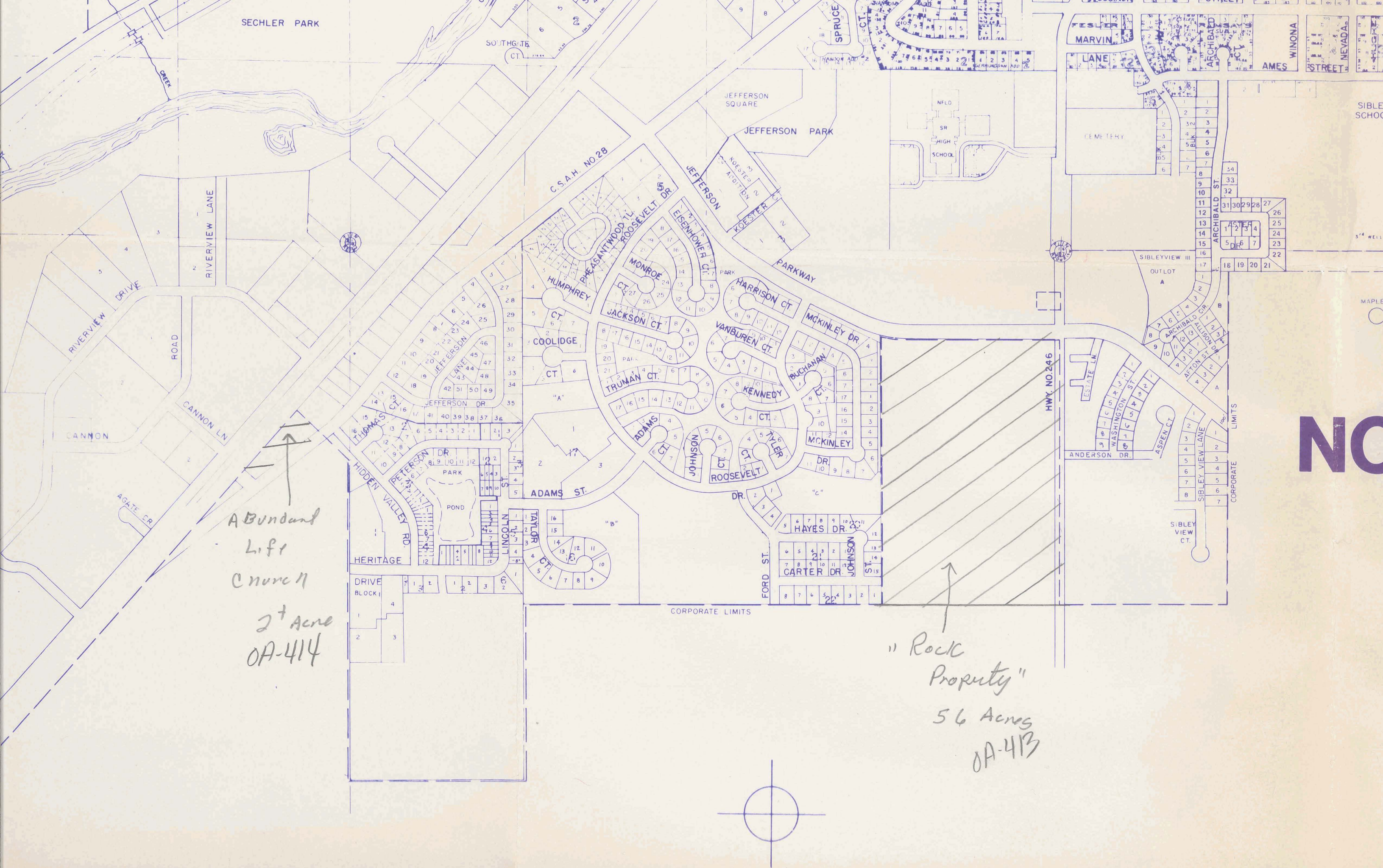
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Abundant
Life
Church #
2nd AC

CORPORATE LIMITS





ABUNDANT
LIFE
Church
2+ Acres
OA-414

"Rock
Property"
56 Acres
OA-413

NO