

**RESOLUTION #98-213**

**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 MINNESOTA 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:

PART OF THE SOUTHEAST QUARTER OF NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 111 NORTH, RANGE 20 WEST OF THE FIFTH PRINCIPAL MERIDIAN, RICE COUNTY, MINNESOTA, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER OF NORTHEAST QUARTER; THENCE SOUTH 89°59'25" WEST ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER OF NORTHEAST QUARTER (FOR PURPOSES OF THIS DESCRIPTION BEARINGS ARE ASSUMED AND BASED ON SAID SOUTH LINE BEING SOUTH 89°59'25" WEST), A DISTANCE OF 820.90 FEET; THENCE NORTH 0°00'35" WEST, 329.25 FEET; THENCE NORTH 81°19'38" WEST, 234.97 FEET; THENCE NORTH 35°49'17" WEST, 56.46 FEET; THENCE NORTH 39°56'21" EAST, 115.15 FEET; THENCE NORTH 50°03'39" WEST, 40.00 FEET TO A POINT IN THE SOUTHEASTERLY RIGHT OF WAY LINE OF MINNESOTA TRUNK HIGHWAY 3 AS DESIGNATED ON MINNESOTA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY PLAT NO 66-28; THENCE NORTHEASTERLY, ALONG SAID RIGHT OF WAY LINE, TO ITS INTERSECTION THE NORTHWESTERLY RIGHT OF WAY LINE OF COUNTY STATE AID HIGHWAY 28; THENCE NORTHEASTERLY ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE OF COUNTY STATE AID HIGHWAY 28 TO A POINT IN THE NORTH LINE OF SAID SOUTHEAST QUARTER OF NORTHEAST QUARTER; THENCE EASTERLY, ALONG SAID NORTH LINE, TO ITS

INTERSECTION WITH THE NORTHWESTERLY LINE OF HIDDEN VALLEY ADDITION NO. 1, NORTHFIELD MINNESOTA; THENCE SOUTHWESTERLY, SOUTHEASTERLY AND SOUTHERLY ALONG THE WESTERLY BOUNDARY OF SAID HIDDEN VALLEY ADDITION NO. 1, TO SAID POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 21.58 ACRES.

(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 multi-family housing, commercial and industrial.
- IV. The electric utility service notice, as required per Minnesota Statute 414.0325, Subd. 1a 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 Bridgewater 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 Bridgewater thereunder, 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.
- 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 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 the joint resolution.

Approved by the Township of Bridgewater this 13 day of July, 1998.

TOWNSHIP OF BRIDGEWATER

By: Bruce Allen  
Town Board Chair

By: Geraldine Reivers  
Town Board Clerk

Approved by the City of Northfield this 20<sup>th</sup> day of July, 1998.

CITY OF NORTHFIELD

By: W. H. Rose  
Mayor

By: Ken Bracklee  
Council Member

By: Peg Prave  
Council Member

ATTEST:

Karl Huber  
Finance Director/ City Clerk



# CITY OF NORTHFIELD

REC'D. BY JUL 31 1998  
M M B

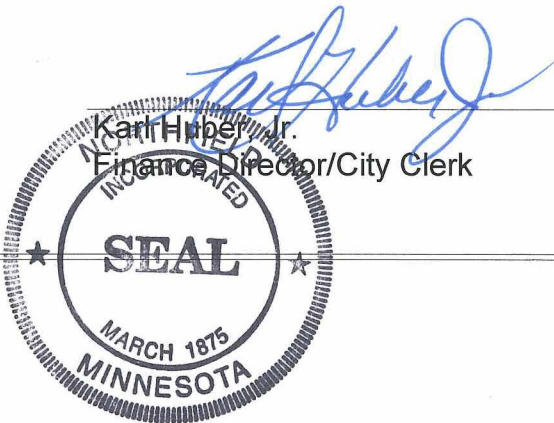
## TRANSCRIPT OF PROCEEDINGS

I, the undersigned, being the duly qualified and acting Finance Director/City Clerk of the City of Northfield, Minnesota, hereby certify as follows:

1. The attached copy of:

Resolution #98-213 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 . . . .

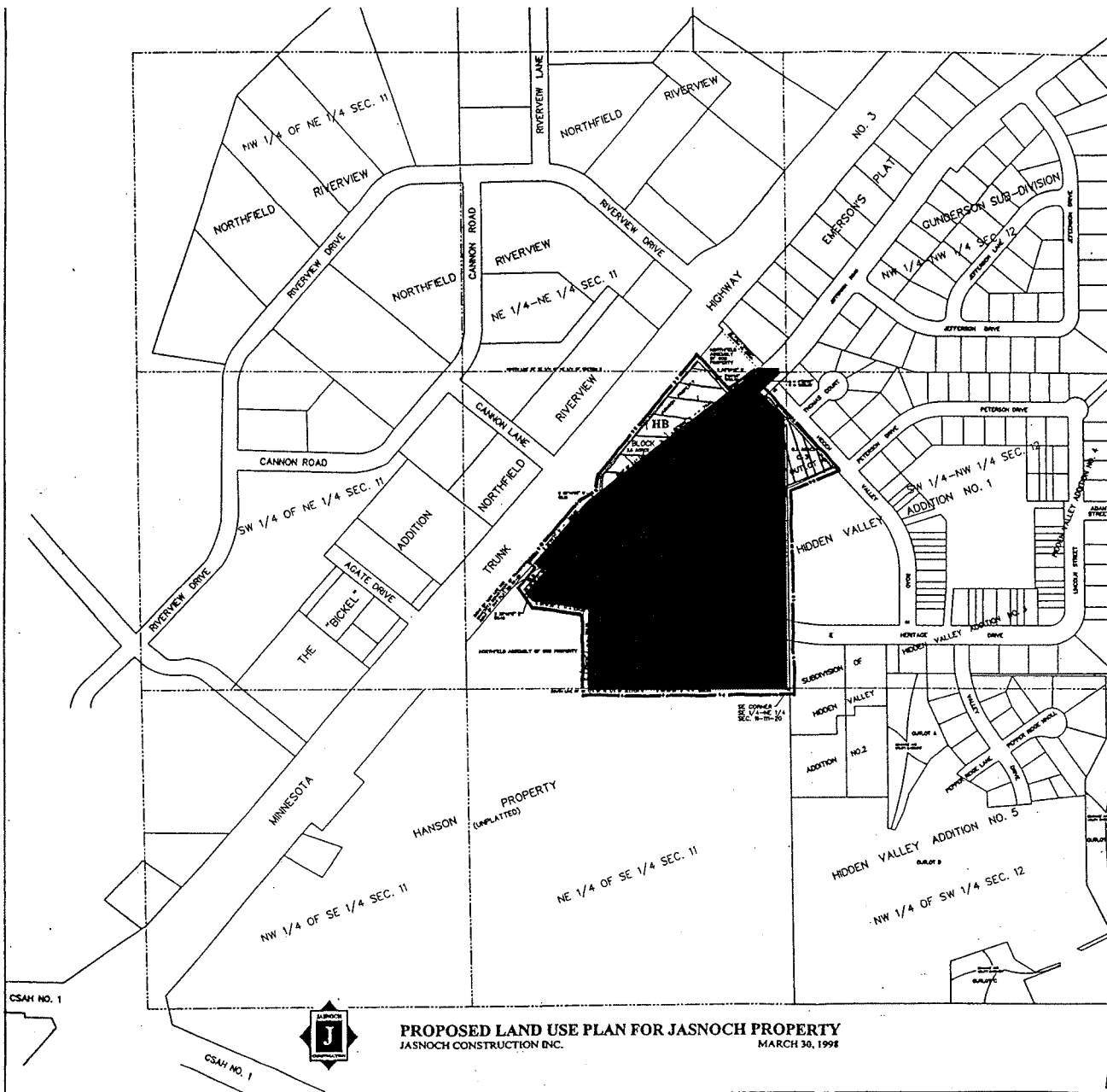
is a true and exact copy of the originals on file in my office.



Karl Huber, Jr.  
Finance Director/City Clerk

07/23/98  
Date





# PROPERTY DESCRIPTION

Part of the Southeast Quarter of Northeast Quarter of Section 11, Township 111 North, Range 20 West of the Fifth Principal Meridian, Rice County, Minnesota, described as follows: Beginning at the Southeast corner of said Southeast Quarter of Northeast Quarter; thence South 88°58'15" West along the South line of said Southeast Quarter of Northeast Quarter (for purposes of this description bearings are assumed and based on said South line being South 88°58'15" West) a distance of 820.00 feet; thence North 0°00'35" West 129.25 feet; thence North 87°09'30" West 224.97 feet; thence North 35°48'11" West 54.46 feet; thence North 29°54'21" East 10.5 feet; thence North 50°02'31" West 40.00 feet to a point in the southeasterly right of way line of Minnesota Trunk Highway 3 as designated on MINNESOTA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY PLAN NO. 68-18; thence northeasterly, along said right of way line to its intersection the northeasterly right of way line of County State Aid Highway 28; thence northeasterly along said northeasterly right of way line of County State Aid Highway 28 to a point in the North line of said Southeast Quarter of Northeast Quarter; thence easterly, along said North line, to its intersection with the northeasterly line of HIDDEN VALLEY ADDITION NO. 1; thence easterly, along said North line, to its intersection with the westerly boundary of said HIDDEN VALLEY ADDITION NO. 1 to said point of beginning.

The above described parcel contains 21.50 acres.

## NOTES:

OUTLOT A, HIDDEN VALLEY ADDITION NO. 1 IS TO BE INCLUDED WITH FUTURE DEVELOPMENT OF BLOCK ONE.

CONTOUR INTERVAL = 2 FEET

TOPOGRAPHIC BY PHOTOGRAMMETRIC METHODS FROM AERIAL PHOTOGRAPHS TAKEN IN APRIL 1992 AND PROVIDED BY THE CITY OF NORTHFIELD. TOPOGRAPHIC PROFILES IN FIG. 3 RECONSTRUCTION.

DENOTES BOUNDARY OF AREA TO BE ANNEXED

I hereby certify that this survey, plan, or report was prepared by me or under my direct supervision and that I am a duly Registered Land Surveyor under the laws of the State of Minnesota.

Thomas Taylor  
Date: \_\_\_\_\_ Registration Number 8502

PROPOSED ANNEXATION AND CONCEPTUAL DEVELOPMENT PLAN			
JASNOCH PROPERTY			
PART OF SE 1/4 OF NE 1/4 OF SEC. 11-20, RICE COUNTY, MN			
1" = 200' SCALE	JANUARY 22, 1998 DATE	1240-007 JOB NUMBER	
1504 N.W. 30th Street, Faribault, Minnesota 55021			
(507)-332-7449			
THE THOMAS TAYLOR CO.		REGISTERED LAND SURVEYORS	

SHEET 3 OF 3

REC'D. BY  
M/MB JUL 31 1998