

STATE OF MINNESOTA

REC'D BY
MMB

*Met
agree*
FEB 24 2003

OFFICE OF STRATEGIC AND LONG-RANGE PLANNING

IN THE MATTER OF THE JOINT RESOLUTION
OF THE CITY OF LITTLE FALLS AND THE
TOWNSHIP OF BELLE PRAIRIE DESIGNATING
CERTAIN AREAS AS IN NEED OF ORDERLY
ANNEXATION PURSUANT TO MINNESOTA
STATUTES, SECTION 414.0325

**JOINT RESOLUTION FOR
ORDERLY ANNEXATION**

WHEREAS, the City of Little Falls ("City") and the Township of Belle Prairie ("Township") agree that orderly annexation and extension of municipal services to certain areas located within the Township will promote the public health, safety and welfare of the community; and

WHEREAS, the City and Township agree that orderly annexation and extension of municipal services is in the best interests of the City, Township and property owners located within the areas designated herein for orderly annexation; and

WHEREAS, the City and Township agree that the City is capable of providing municipal services to the areas designated herein within a reasonable period of time; and

WHEREAS, the City and Township desire to accomplish the immediate and future orderly annexation of the areas legally described herein in a mutually acceptable manner and without the need for contested hearings.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Little Falls and the Township Board of Supervisors of the Township of Belle Prairie as follows:

1. Designation of Orderly Annexation Areas. The City and Township hereby designate the following areas as in need of orderly annexation pursuant to Minnesota Statutes, Section 414.0325, and in accordance with the terms and conditions of this Joint Resolution:
 - a. "Immediate Orderly Annexation Area". The "Immediate Orderly Annexation Area" is legally described in Attachment A, which is attached hereto and incorporated herein by reference. For ease of reference, the Immediate Orderly Annexation Area is shown on the map attached hereto as Attachment B and is that area of the Township which is generally known as Riverwood Drive and part of Mississippi Boulevard, currently developed in a primarily residential character, is now or about to become urban or suburban in character, and is in need of municipal sanitary sewer and water services.
 - b. "Belle Prairie Suburban Orderly Annexation Area". The "Belle Prairie Suburban Orderly Annexation Area", is legally described in Attachment C, which is

attached hereto and incorporated herein by reference. For ease of reference, the Belle Prairie Suburban Orderly Annexation Area is shown on the map attached hereto as Attachment D and is that area of the Township that abuts the City and is generally on the City's northerly and westerly corporate limits and is presently urban or suburban in nature or is about to become so.

2. Immediate Orderly Annexation Area. The City and Township agree that the Immediate Orderly Annexation Area legally described in Attachment A and shown on Attachment B is hereby designated for immediate orderly annexation and service extension.
 - a. Acreage. The City and Township agree that the Immediate Orderly Annexation Area contains approximately 21.65 acres, more or less.
 - b. Population. The City and Township agree that the population of the Immediate Orderly Annexation Area is zero, (0).
 - c. No Hearing Required. The City and Township agree that no alteration of the stated boundaries as described herein is appropriate, that no consideration by Minnesota Planning is necessary, and that all terms and conditions for annexation of the Immediate Orderly Annexation Area are provided for in this Joint Resolution. Pursuant to Minnesota Statutes, Section 414.0325, upon receipt of this Joint Resolution, Minnesota Planning may review and comment, but shall within thirty (30) days of receipt, order the annexation of the Immediate Orderly Annexation Area in accordance with the terms and conditions contained in this Joint Resolution.
 - d. Provision of Services. The City and Township agree that after annexation of the Immediate Orderly Annexation Area pursuant to the terms of this Joint Resolution, the City shall be responsible for providing municipal governmental services thereto.
3. Immediate Orderly Annexation Area and Belle Prairie Suburban Orderly Annexation Area. The following terms shall govern both annexation of the Immediate Orderly Annexation Area legally described in Attachment A and shown on Attachment B and all future orderly annexations within the Belle Prairie Suburban Orderly Annexation Area legally described in Attachment C and shown on Attachment D:
 - a. Provisions Regarding Sewer and Water Service.
 - i. Requirement for Water and Sewer Service. Properties must be annexed to the City to be permitted to connect to municipal sewer and water service.

- ii. Uniform Assessment Policy. The City will follow its established policies in assessing properties within the Belle Prairie Suburban Orderly Annexation Area for sewer and water services. Properties within the Belle Prairie Suburban Area will not be assessed in a different manner than properties in other areas of the City, except as provided herein. The City agrees that the City's special assessment policies in place at the time of the adoption of this Joint Resolution shall remain effective within the Belle Prairie Township Suburban Orderly Annexation Area during the term of this Joint Resolution, even if these policies are amended, unless state or federal law requires a change in these policies. Properties for which hook up fees are established will not be assessed for water and/or sewer.
- iii. Requirements for Water and Sewer Hookup. Properties annexed to the City within the Belle Prairie Suburban Orderly Annexation Area need not hook up to municipal sewer and water service, except when required to do so by the Little Falls City Code. The Little Falls City Code does not require hook up to municipal water at any time. Little Falls City Code Sec. 4.30 Subd. 2 (B) provides as follows: "It shall be unlawful to hereafter construct any on-site wastewater treatment system on any lot or parcel of land in the City abutting on a public sanitary sewer with which connections can be made, if said on-site wastewater treatment system be within five hundred feet (500') of said public sewer. Construction of any new on-site wastewater treatment system shall further be allowed only after a permit has been issued by the City. The design and construction of any such on-site system shall be in full compliance with MPCA Rule 6 MCAR 4.8040. All on-site wastewater treatment systems either existing or constructed under the provisions herein established shall be operated and maintained as effective treatment systems. Correction and improvement of on-site wastewater treatment systems shall be the responsibility of the owner(s) and shall be accomplished as may be directed by the City". The City agrees that these provisions of the City Code shall remain effective within the Belle Prairie Township Suburban Orderly Annexation Area during the term of this Joint Resolution even if these provisions of the City Code are amended, unless state or federal law requires changes in these requirements.
- iv. Seniors and Handicapped Deferment of Assessments. City residents over the age of sixty-five (65), or who are retired by virtue of a permanent and total disability, may have their sewer and/or water assessments deferred in accordance with City Policy. Assessments will be payable when the property sells, without interest, in accordance with City Policy. The City agrees that the

City's special assessment deferment policy in place at the time of the adoption of this Joint Resolution shall remain effective within the Belle Prairie Township Suburban Orderly Annexation Area during the term of this Joint Resolution, even if these policies are amended, unless state or federal law requires changes in these requirements.

- v. Agricultural Deferment of Assessments. City residents owning property in excess of five (5) acres in area which is both homesteaded and farmed may have their sewer and/or water assessments deferred, without interest, until such time as one of the conditions no longer exists.
 - vi. Water and Sewer Service Within 24 Months. The City will provide water and sewer service to neighborhoods designated in accordance with Paragraph 4.b. (Designated Neighborhoods) of this Joint Resolution, provided that fifty-one percent (51%) of the residents by front footage, (calculated in accordance with City Policy), petition for service. Sewer and water service will be provided to a neighborhood petitioning for it no later than twenty-four (24) months after the City approves the petition. In the event the City does not provide water and/or sewer services within twenty-four months after the City approves the petition, the City, upon request of the affected landowners, will enter into mediation at the City's expense, to arrive at an appropriate solution.
- b. Assessments for Sewer and Water Services.
- i. Assessments for Annexations in Immediate Orderly Annexation Area in 2003. Assessments for residents annexing to the City during 2003 for properties abutting the Immediate Orderly Annexation Area shall be \$25.00 per front foot for sewer, \$25.00 per front foot for water, \$0 per front foot for asphalt road surfacing. Assessments will be payable over fifteen (15) years, at an interest rate as determined by existing City Policy based on the bond rate, but may be paid in full at any time. Residents will be charged a one-time fee of \$550 for Sewer Availability Charge, a one-time fee of \$400 for Water Availability Charge (WAC) and a \$25 meter deposit.
 - ii. Assessments for Annexations Not in Immediate Orderly Annexation Area Prior to February 28, 2003. If fifty-one percent, (51%), of the residents by front footage, (calculated in accordance with City Policy), within a neighborhood designated in accordance with Paragraph 4.b. (Designated Neighborhoods) and Attachment E of this Joint Resolution, petition for annexation to the City

before February 28, 2003, they shall be assessed for sewer and water service on the same basis as properties abutting the Immediate Orderly Annexation Area as provided in Paragraph 3.b.i., plus an additional cost for the actual cost of asphalt road surfacing, not to exceed \$25.00 per foot, and sewer and water service shall be installed by the City as part of the installation of water and sewer service in the Immediate Orderly Annexation Area.

- iii. Hook-Up Fee for Immediate Annexation Area. For all properties abutting the Immediate Annexation Area which are not annexed during 2003, the City will establish hook-up fees which shall be charged in lieu of special assessments to all such properties. The amount of the hook-up fee shall be calculated on the same basis as the assessment amount set out in paragraph 3.b.i above and shall be adjusted annually in accordance with City policy for annual adjustment of hook-up fees. Hook-up fees may be paid in full at any time (before or after annexation), and the City shall provide a recordable receipt evidencing payment of a hook-up fee. If a hook-up fee is paid in advance, water and sewer service will not be provided until and unless the property is annexed to the City of Little Falls. The City agrees that the City's policy for annual adjustment of hook-up fees in place at the time of this Joint Resolution, except as modified herein, shall remain effective within the Belle Prairie Township Suburban Orderly Annexation Area during the term of this Joint Resolution even if these policies are amended, unless state or federal law requires changes in these provisions.
- iv. Hook-Up Fees for Water and Sewer Not Abutting Immediate Orderly Annexation Area and Not Annexing Before August 1, 2003. Residents of the Belle Prairie Suburban Orderly Annexation Area not abutting the Immediate Orderly Annexation Area and not annexing pursuant to Paragraph 3.b.ii. above, will be assessed for sewer and water service in accordance with City Policy at the time the services are provided. The City agrees that the City's special assessment policy in place at the time of the adoption of this Joint Resolution shall remain effective within the Belle Prairie Township Suburban Orderly Annexation Area during the term of this Joint Resolution even if these policies are amended, unless state or federal law requires changes in these provisions.
- c. Assessment Abatement.
 - i. Assessment Abatement on Annexations Prior to August 1, 2003. Each parcel with a residence or business building constructed

thereon within the Belle Prairie Suburban Orderly Annexation Area lying northerly of U.S. Highway 10 and for which the City receives a petition for annexation on or before July 31, 2003, and which is subsequently annexed to the City on that petition, will receive an abatement of \$2,500 per lot in accordance with this Joint Resolution. This abatement will be applied by the City against the assessment for sewer and water or the hook-up fee for that parcel. When a parcel has a hook-up fee or assessment established by the City, the assessment abatement shall be applied against the hookup fee or assessment immediately, and cost of living/cost of construction adjustments or interest shall be calculated only on the balance.

- ii. Vacant Lot Assessment Abatement. Vacant lots annexing to the City on or before July 31, 2003 will qualify for the abatement in Paragraph 3.c.i, if a home or business is constructed thereon before October 31, 2004.
 - iii. Retaining Assessment Abatement. Parcels annexed to the City on or before July 31, 2003, which are not immediately served by sewer or water will retain the \$2,500 assessment abatement until such time as the City provides sewer and water service to the property.
 - d. Tax Sharing With Township. After August 1, 2003, upon annexation of each parcel, the City will pay a one-time payment to the Town of Belle Prairie of one hundred and fifty percent (150%) of the Township's portion of the property taxes from said parcel due and payable in the last year that the Township collected taxes. This payment shall constitute the only tax or revenue sharing payment to be made from the City to the Township as the result of annexation of lands under this Joint Resolution. Before August 1, 2003, upon annexation, the City will not pay the Town of Belle Prairie any of the Township's portion of the property taxes.
 - e. Electric Service. In accordance with Minnesota Statutes, Section 414.0325, Subdivision 1(a), regarding electric utility service notice, the City notified Minnesota Power Company on January 13, 2003 of its intent to annex said territory, and requested notification if there is a change in the cost of electric utility service as a result of the annexation of the Immediate Orderly Annexation Area and the Belle Prairie Suburban Orderly Annexation Area. No change is anticipated, since said territories are and will remain within the Minnesota Public Utilities Commission's Service Area of Minnesota Power Company.
4. Belle Prairie Suburban Orderly Annexation Area. The following terms shall govern all future orderly annexations within the Belle Prairie Suburban Orderly

Annexation Area legally described in Attachment C and shown on Attachment D:

- a. Annexation Terms and Conditions. The City and Township agree that future orderly annexations within the Belle Prairie Suburban Orderly Annexation Area will be governed by the terms and conditions contained in this Joint Resolution.
- b. Annexation of "Designated Neighborhoods". The City and Township agree that the area legally described in Attachment C and referred to herein as the Belle Prairie Suburban Orderly Annexation Area, may be annexed by neighborhood, herein referred to as "Designated Neighborhoods," located within the area described in Attachment C, under the procedures contained in this Paragraph. For this purpose the City and Township have designated certain neighborhoods within the Belle Prairie Suburban Orderly Annexation Area, which are shown on the attached map labeled Attachment E. If a petition requesting annexation signed by fifty-one percent, (51%), of the residents by front footage, (calculated in accordance with City Policy), within Designated Neighborhoods is received by the City, the City may annex that Designated Neighborhood immediately in accordance with Paragraph 4.g. In the event that a Town or County Road separates a neighborhood petitioned for annexation to the City, the Township of Belle Prairie hereby agrees to the annexation of that part of the road at the City's request for the purpose of constructing sewer and water improvements.
- c. Annexation of Non-Designated Neighborhoods. The City and Township agree that parcels within the Belle Prairie Suburban Orderly Annexation Area, which are not in one of the certain Designated Neighborhoods identified in Attachment E, will be annexed on a parcel by parcel basis upon the owner's petition. Upon the City receiving a petition for annexation from such a parcel, the City may immediately annex it in accordance with Paragraph 4.g.
- d. Annexation of Newly Platted Properties. The City and Township agree that no property within the Belle Prairie Suburban Orderly Annexation Area will be platted unless it is first annexed to the City in accordance with Paragraph 4.g.
- e. Annexation of Entire Area. The City and Township agree that all property within the Belle Prairie Suburban Orderly Annexation Area not otherwise previously annexed by December 31, 2013, may be annexed by the City on or after December 31, 2013 in accordance with Paragraph 4.g.
- f. Annexation by Other Circumstances. Notwithstanding the foregoing, the City and Township agree that the City may annex the Belle Prairie Suburban Orderly Annexation Area or a portion thereof in accordance

with Paragraph 4.g. under the following limited circumstances:

- i. Property Owner Petition for Annexation. An individual property owner with property located within the Belle Prairie Suburban Orderly Annexation Area petitions the City for annexation of that property; or
- ii. City Owned Property. Such property in the Belle Prairie Suburban Orderly Annexation Area is owned by the City; or
- iii. State Order. All such property as the state orders the City to provide sewer or water service to the Belle Prairie Suburban Orderly Annexation Area; or
- iv. Joint Agreement. The City and Township otherwise agree to annexation of the Belle Prairie Suburban Orderly Annexation Area or a portion thereof.

The City agrees that it shall provide thirty (30) days notice to the Township prior to the annexation of property pursuant to this paragraph 4.f. in the event any of the above criteria are met.

- g. Annexation Resolutions. Having designated the area legally described in Paragraph 1 (Attachment A and Attachment C) as in need of orderly annexation, and having provided for all of the conditions of its annexation within this Joint Resolution, pursuant to Minnesota Statutes, Section 414.0325, the City and Township agree that, upon the occurrence of an event triggering annexation as provided in this Paragraph 4 herein or otherwise provided in this Joint Resolution, the City may file a resolution (the "Annexation Resolution") with Minnesota Planning or its successor agency providing for annexation of all or any portion of the designated area legally described in Paragraph 1 (Attachment A and Attachment C) meeting the conditions for annexation stated in this Joint Resolution. Upon receipt of an Annexation Resolution as provided herein, Minnesota Planning, or its successor agency, may review and comment, but shall within thirty (30) days of receipt of said Annexation Resolution and a copy of this Joint Resolution, order the annexation of the area designated in the Annexation Resolution in accordance with the terms and conditions of this Joint Resolution. The City and Township agree that no alteration of the stated boundaries as described in the Annexation Resolution is appropriate, that no consideration by Minnesota Planning or its successor agency is necessary, and that all terms and conditions for annexation are provided for in this Joint Resolution.
- h. Zoning, Subdivision Regulations, and Planning. The City and Township agree that upon the execution of this Joint Resolution, the City's zoning

and subdivision ordinances shall be extended to govern the area within the Belle Prairie Suburban Orderly Annexation Area. Since municipal sewer service will be installed by the City, the Township agrees that the construction of new or the replacement of existing individual sewage treatment systems within the Belle Prairie Suburban Orderly Annexation Area during the term of this Joint Resolution, if that parcel would be required to connect to municipal sewer under the provisions of Little Falls City Code Section 4.30 (2) (b) if it were within the City should be prohibited. The City and Township agree that individual property owners may take reasonable and necessary interim measures to maintain current sanitary sewer treatment systems prior to annexation under this Joint Resolution. The City and Township agree that this Joint Resolution shall be filed with Morrison County and shall constitute the joint request of the City and Township to Morrison County to agree to the terms of this paragraph.

- i. Sale of Property. Nothing in this Joint Resolution shall be interpreted to require a property to annex to the City solely as a result of a sale of such property.
 - j. Private Wells. Wells existing on properties with the Belle Prairie Suburban Orderly Annexation Area at the time of annexation may remain in service after annexation, unless amendments to the City Code require them to be abandoned. The City agrees that the City Code provisions regarding use of private wells in place at the time of the adoption of this Joint Resolution shall remain effective within the Belle Prairie Township Suburban Orderly Annexation Area during the term of this Joint Resolution even if the City Code is amended, unless state or federal law requires changes in these provisions. Connections between plumbing systems served by private wells and the municipal water supply shall be governed by City Code.
 - k. Township Special Assessments. In the event the Township levies special assessments against any properties in the Belle Prairie Suburban Annexation Area during the term of this Joint Resolution, the City agrees to forward to the Township, upon collection, all proceeds of such Township special assessment levies collected by the City after annexation of such properties to the City, except as may be provided by a separate annexation agreement.
5. Filing of Joint Resolution. The City and Township agree that upon adoption and execution of this Joint Resolution, the City shall file the same with the Minnesota Planning Municipal Boundary Adjustments Office.
 6. Legal Descriptions and Mapping. In the event there are errors, omissions or any other problems with the legal descriptions or maps attached to this Joint

Resolution in the judgment of the Minnesota Planning Agency or its successor, the City and Township agree to make such corrections and file any additional documentation, including a new legal description or map, making the corrections requested or required by the Minnesota Planning Agency or its successor, as necessary to make effective the annexation of said area or areas in accordance with the terms of this Joint Resolution.

7. Adopt and Enforce Regulations. The City and Township agree to enact, adopt, and strictly enforce all such resolutions, ordinances, or regulations, as may be or shall be necessary to give full effect to the stipulations contained in this Joint Resolution.
8. Governing Law. This Joint Resolution is made pursuant to, and shall be construed in accordance with the laws of the State of Minnesota.
9. Modification/Amendment. This Joint Resolution shall not be modified, amended, or altered except upon the written joint resolution of the City and the Township duly executed and adopted by the City Council and the Township Board of Supervisors and filed with Minnesota Planning or its successor.
10. Term. This Joint Resolution shall be in full force and effect for a term of eleven (11) years from the date of execution, unless otherwise terminated earlier by mutual written joint resolution of the City and Township or upon the annexation of all of the area contained within the Belle Prairie Suburban Orderly Annexation Area, except that the terms of paragraphs 3.a., 3.b., 4.j., and 4.k. shall remain effective for all properties annexed under this Joint Resolution until any special assessments levied against such properties and arising under this Joint Resolution have been paid in full. The City and Township may meet at any time to discuss the possibility of additional boundary adjustments.
11. Severability. In the event that any provision of this Joint Resolution is determined and adjudged to be unconstitutional, invalid, illegal or unenforceable by a court of competent jurisdiction, the remaining provisions of this Joint Resolution shall remain in full force and effect, and the parties hereto shall negotiate in good faith and agree to such amendments or modifications of or to this Joint Resolution or other appropriate actions as shall, to the maximum extent practicable in light of such determination, implement and give effect to the intentions of the parties hereto.
12. Headings and Captions. Headings and captions are for convenience only and are not intended to alter any of the provisions of this Joint Resolution.
13. Entire Agreement. The terms, covenants, conditions and provisions of this Joint Resolution, including the present and all future attachments, shall constitute the entire agreement between the parties hereto, superseding all prior agreements and negotiations. This Joint Resolution shall be binding upon and inure to the benefit

of the respective successors and assigns of the City and Township.

14. Disputes and Remedies. The City and Township agree as follows:

- a. Negotiation. When a disagreement over interpretation of any provision of this Joint Resolution shall arise, the City and the Township will direct staff members as they deem appropriate to meet at least one (1) time at a mutually convenient time and place to attempt to resolve the dispute through negotiation.
- b. Arbitration. When the parties to this Joint Resolution are unable to resolve disputes, claims or counterclaims, or are unable to negotiate an interpretation of any provision of this Joint Resolution, the parties may mutually agree in writing to seek relief by submitting their respective grievances to binding arbitration.
- c. Adjudication. When the parties to this Joint Resolution are unable to resolve disputes, claims or counterclaims, are unable to negotiate an interpretation of any provision of this Joint Resolution or are unable to agree to submit their respective grievances to binding arbitration, either party may seek relief through initiation of an action in a court of competent jurisdiction. In addition to the remedies provided for in this Joint Resolution and any other available remedies at law or equity, in the case of a violation, default or breach of any provision of this Joint Resolution, the non-violating, non-defaulting, or non-breaching party may bring an action for specific performance to compel the performance of this Joint Resolution in accordance with its terms.

15. Notice. Any notices required under the provisions of this Joint Resolution shall be in writing and sufficiently given if delivered in person or sent by certified or registered mail, return receipt requested, postage prepaid, as follows:

If to the City:

City Administrator
City of Little Falls
100 N.E. 7th Avenue
P O Box 244
Little Falls, MN 56345-0244

If to the Township:

Township Clerk, (existing at time)
Belle Prairie Township
Little Falls, MN 56345

16. Limitations Upon Annexation.

- a. Exclusive Procedures. This Joint Resolution sets forth the exclusive procedures by which the unincorporated property within the Belle Prairie Suburban Orderly Annexation Area may be annexed to the City, and the City shall not annex any property from the Belle Prairie Suburban Orderly

Annexation Area except in a manner authorized by this Joint Resolution.

- b. Five Year Moratorium on Contested Case Annexations. For a period of five (5) years from the date of this Joint Resolution, the City shall not annex any property within Belle Prairie Township which is located outside of the Belle Prairie Suburban Orderly Annexation Area unless: a) The annexation is agreed to by the City and Township with a joint resolution; b) The annexation is authorized by Minn. Statutes Section 414.0335, or; c) One hundred percent (100%) of the owners of such property petition for such annexation and annexation is otherwise allowed by law at the time such petition is presented to the City. In the event a property which abuts the City, as defined in Minnesota Statutes Chapter 414, requests annexation by one hundred percent (100%) of the property owners, but is separated from the City by a Town County, State or Federal Road or highway, the Township shall consent to the annexation of that part of the road which is necessary for the provision of municipal services, in the event the City annexes that property. During this five (5) year period, the annexation procedure followed will be that set out in paragraph 4 g.

Passed, adopted, and approved by the Township Board of Supervisors of the Township of Belle Prairie, Morrison County, Minnesota, this day 3rd of February, 2003.

TOWNSHIP OF BELLE PRAIRIE

By: Frances Brisk
Frances Brisk, Chair

ATTEST:

Virginia Tembreull
Virginia Tembreull, Township Clerk

Passed, adopted, and approved by the City Council of the City of Little Falls, Morrison County, Minnesota, this 10th day of February, 2003.

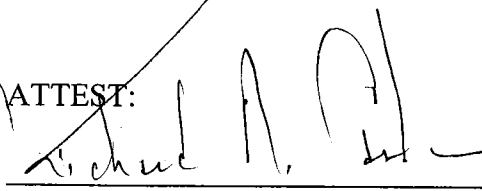
CITY OF LITTLE FALLS

By: Michael C. Doucette
Michael C. Doucette, Council President

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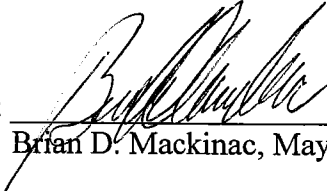
ATTEST:


Richard N. Carlson, City Administrator

(SEAL)

Approved this th 10 day of February, 2003

By:


Brian D. Mackinac, Mayor of Said City

ATTACHMENT A
Legal Description of Immediate Orderly Annexation Area

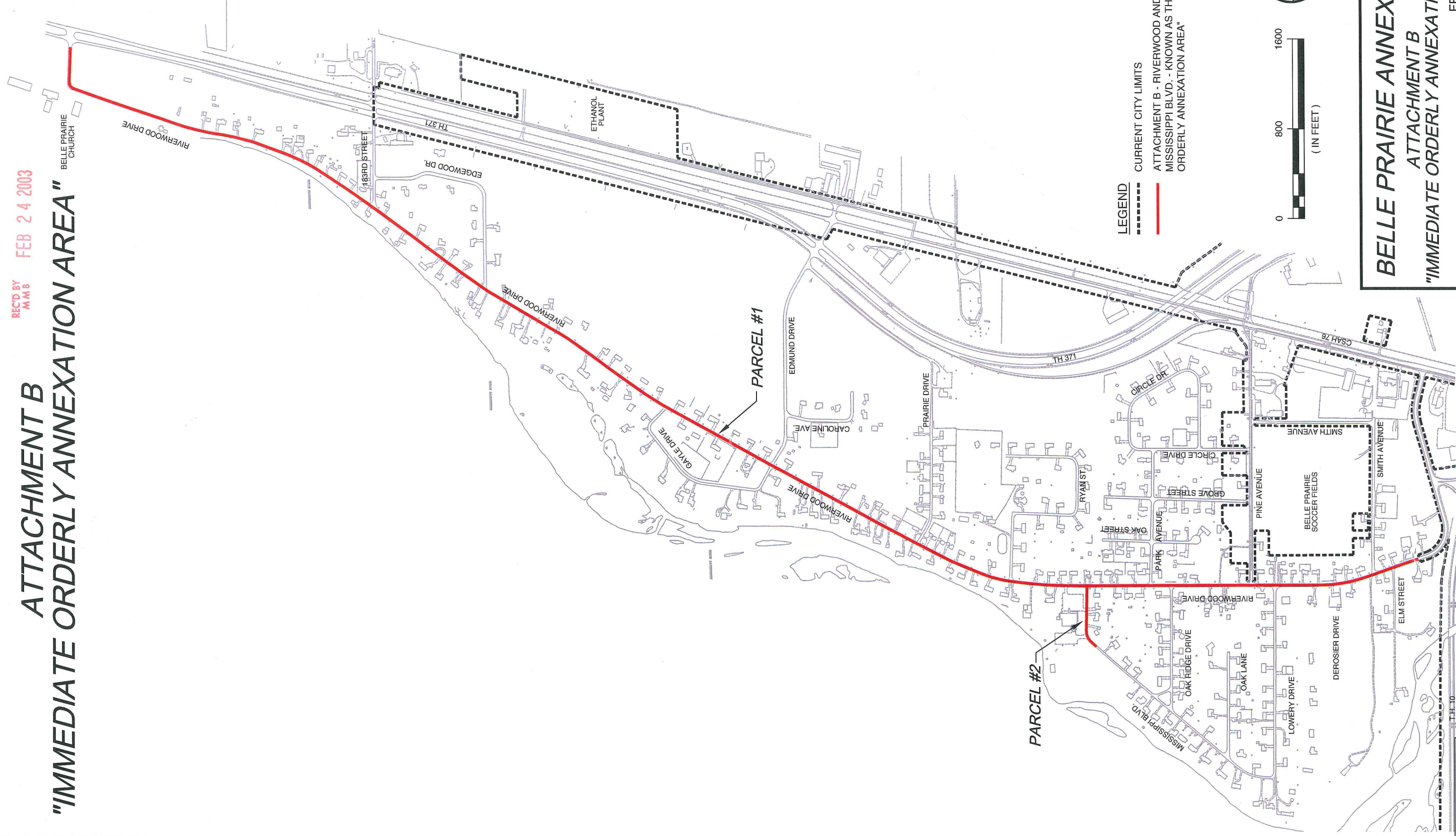
(Parcel No. 1 - Riverwood Drive): All that part of County Road 260, also known as Riverwood Drive, not previously annexed, lying northerly of the US Highway 10, as shown on State Highway Right of Way Plat No. 1 of 6, State Project 4902 (10=37) 901, northerly to its intersection with the westerly right of way line of State Highway 371, all located in Sections 14, 23, 26 and 27, all in Township 41 North, Range 32 West;

AND

(Parcel No. 2 - Mississippi Boulevard): All that part of Mississippi Boulevard shown in the Plat of The First Addition to Oak Ridge, filed in the Morrison County Recorder's Office, lying northerly and northeasterly of the northwesterly extension of the southwesterly line of Lot 4.

All being approximately 21.65 acres, more or less.

ATTACHMENT B "IMMEDIATE ORDERLY ANNEXATION AREA"



BELLE PRAIRIE ANNEXATION

ATTACHMENT B

"IMMEDIATE ORDERLY ANNEXATION AREA"

ATTACHMENT C
Legal Description of Belle Prairie Suburban Orderly Annexation Area

That the following described area in Belle Prairie Township is subject to this Orderly Annexation Agreement pursuant to Minnesota Statutes, Section 414.0325, and the parties hereto designate this area for orderly annexation, to wit:

(Parcel No. 3 - Riverwood Drive Area): All that part of Sections Fourteen, Twenty-Three, Twenty-Six, and Twenty-Seven, Township Forty-One North, Range Thirty-Two West, Morrison County, Minnesota, not previously annexed, lying and being southerly of the south line of Morrison County Belle Prairie Park (Document Nos. 262921 and 275369 as recorded in the Office of the Morrison County Recorder's Office), and its extension easterly; and westerly of the easterly line of the Burlington Northern Santa Fe railroad right-of-way; being approximately 724.52 acres more or less;

AND

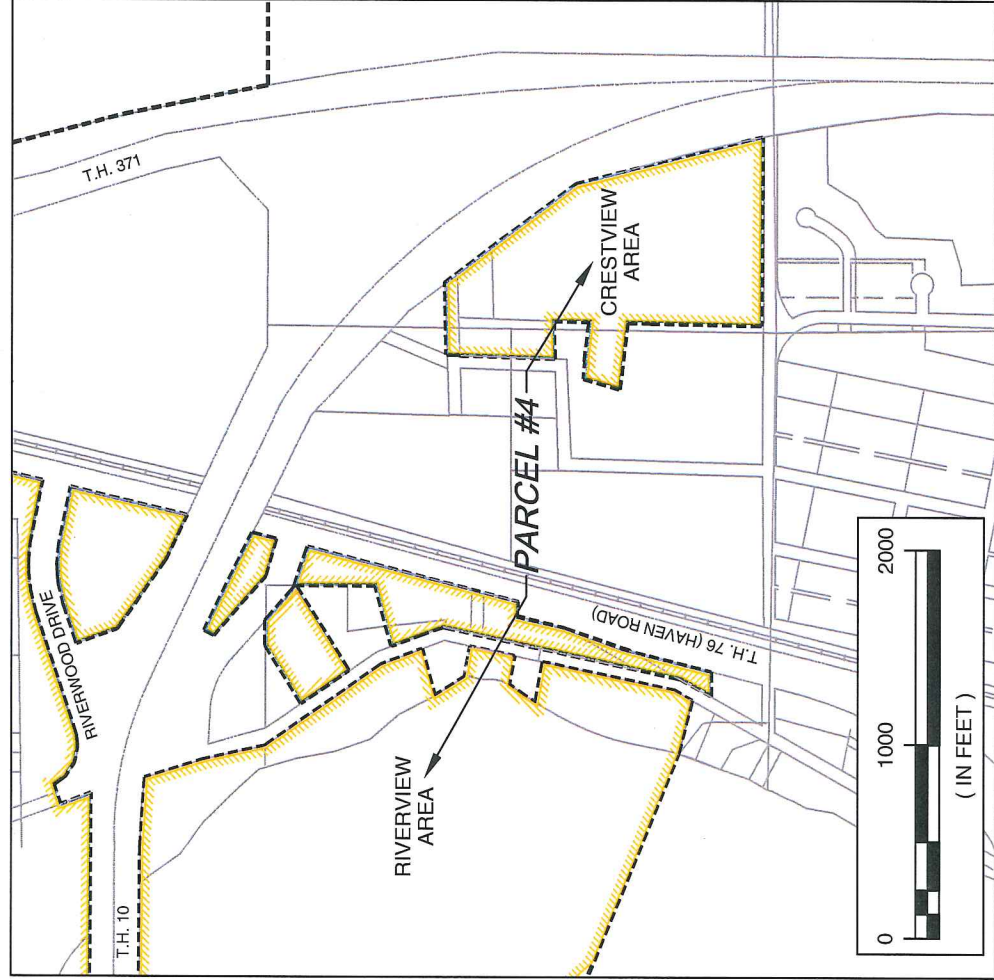
(Parcel No. 4 - Riverview Drive and Crestview): All of the northerly half of Section Thirty-Five, Township Forty-One North, Range Thirty-Two, West, not previously annexed, Morrison, County Minnesota; being approximately 78.84 acres more or less;

AND

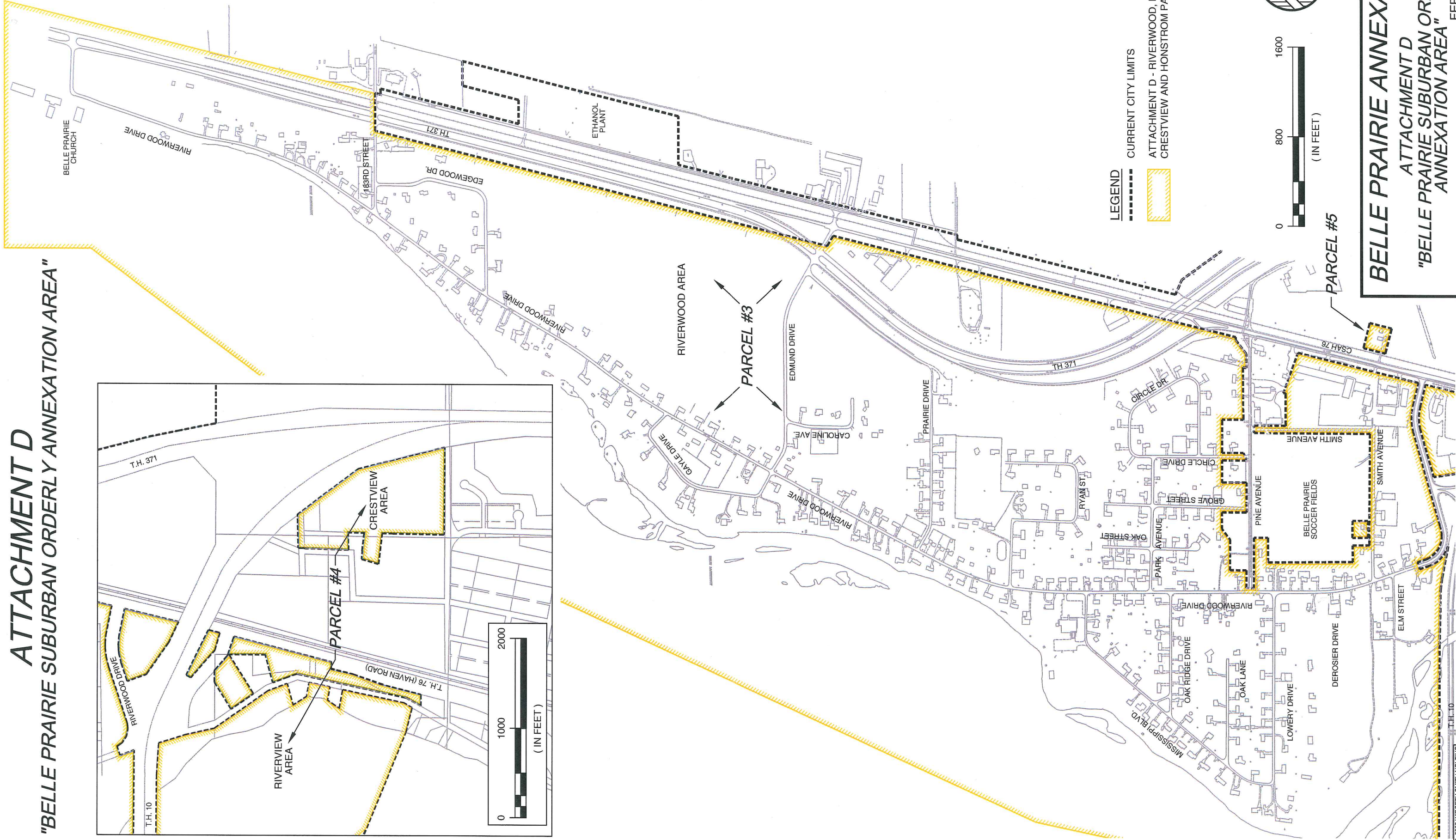
(Parcel No. 5 - Helen Honstrom, 16586 Haven Road): That part of the Northeast Quarter of the Southwest Quarter (NE $\frac{1}{4}$ SW $\frac{1}{4}$) of Section Twenty-six (26), Township Forty-one (41), Range Thirty-two (32), Morrison County, Minnesota described as follows: Commencing at the northeast corner of said Northeast Quarter of the Southwest Quarter (NE $\frac{1}{4}$ SW $\frac{1}{4}$); thence North 89 degrees 40 minutes 03 seconds west, assumed bearing, 221.39 feet along the north line of said Northeast Quarter of the Southwest Quarter (NE $\frac{1}{4}$ SW $\frac{1}{4}$) to its intersection with the east line of the Burlington Northern Railroad; thence south 13 degrees 54 minutes 13 seconds West 1,064.53 feet along said east line of the Burlington Northern Railroad to the point of beginning; thence South 76 degrees 05 minutes 47 seconds East 250.00 feet; thence South 13 degrees 54 minutes 13 seconds West 200.00 feet; thence North 76 degrees 05 minutes 47 seconds West 250.00 feet to said east line of the Burlington Northern Railroad; thence north 13 degrees 54 minutes 13 seconds East 200.00 feet along said east line of the Burlington Northern Railroad to the point of beginning, containing one (1) acre, more or less. All in accordance with a survey by Kevin Festler, RLS 22702, dated January 7, 1998.

All of which are presently not part of the City of Little Falls, all of which shall be referred to in this Joint Resolution as the "Belle Prairie Suburban Orderly Annexation Area", (see map attached as Attachment D). This shall include all platted and unplatted properties, streets and roads, the total area being approximately 804.36 acres more or less.

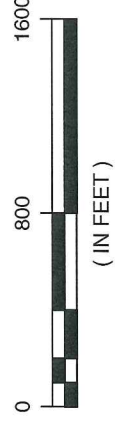
ATTACHMENT D
"BELLE PRAIRIE SUBURBAN ORDERLY ANNEXATION AREA"



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FEB 24 2003



LEGEND
--- CURRENT CITY LIMITS
--- ATTACHMENT D - RIVERWOOD, RIVERVIEW, CRESTVIEW AND HONSTROM PARCEL



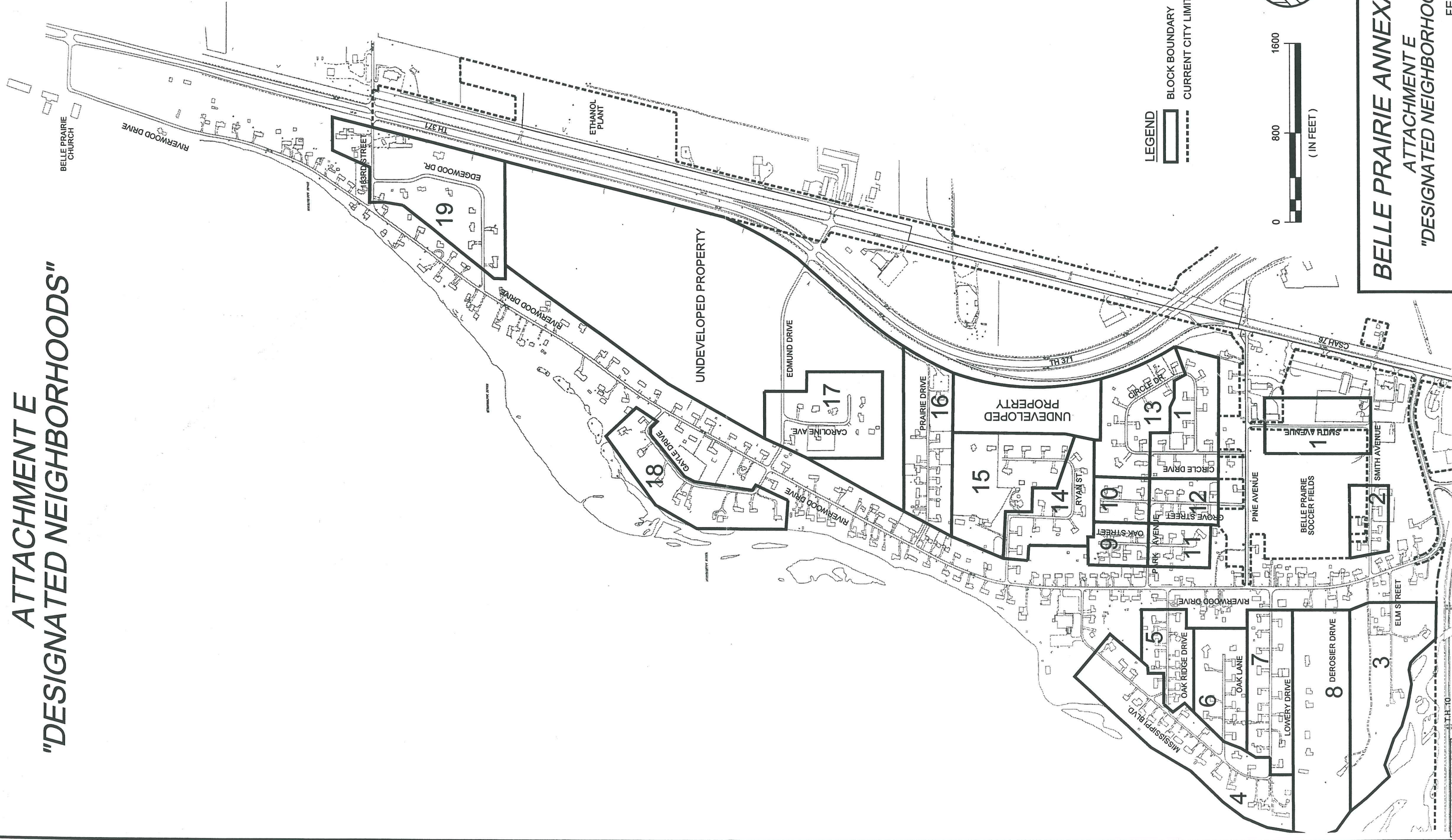
BELLE PRAIRIE ANNEXATION

ATTACHMENT D
"BELLE PRAIRIE SUBURBAN ORDERLY ANNEXATION AREA"

ATTACHMENT E "DESIGNATED NEIGHBORHOODS"

REC'D BY
MMB

FEB 24 2003



BELLE PRAIRIE ANNEXATION
ATTACHMENT E
"DESIGNATED NEIGHBORHOODS"