

**JOINT RESOLUTION
BRIDGEWATER TOWNSHIP AND THE CITY OF DUNDAS
APPROVING ANNEXATION OF LAND
FOR LIGHT INDUSTRIAL USE**

2005- 34

FACTUAL RECITALS

WHEREAS, The CITY OF DUNDAS, MINNESOTA (hereinafter referred to as the "City") and BRIDGEWATER TOWNSHIP (hereinafter referred to as the "Township") entered into an Orderly Annexation Agreement, pursuant to Joint Resolution, on July 12, 2004; and

WHEREAS, pursuant to said Orderly Annexation Agreement, the City and Township designated an "annexation area". Property within said annexation area was declared to be urban or suburban in nature, and suitable for annexation to the City, for residential, commercial and industrial purposes; and

WHEREAS, pursuant to paragraphs 14 & 15 of the Orderly Annexation Agreement, the City is required to submit annexation applications to the Township, to provide the Township an opportunity to comment on the proposed development concept.

WHEREAS, pursuant to paragraph 8 of the Orderly Annexation Agreement, the City shall have the right to annex, at any time, all or any part of the land in the Annexation Area designated for industrial land use. Annexation of land for industrial use is not subject to annual or periodic acreage limitations.

WHEREAS, the City and Township acknowledge that the Township has been provided the necessary information with respect to the land to be annexed as described on the attached Exhibit A, and the Township has had an opportunity to review and comment on the proposed Light Industrial Development for College City Beverage; and

RESOLUTION APPROVING ANNEXATION

NOW THEREFORE, be it resolved by the City of Dundas and Bridgewater Township, as follows:


1. That the application of Charles & Audrey DeMann and Walter Lee to annex 18 acres of land more or less for industrial purposes, as described on the attached Exhibit A, is hereby approved.
2. That the City and Township acknowledge that all provisions and requirements of the Orderly Annexation Agreement have been complied with by the City. The City and Township


approve the submission of this joint resolution to the Department of Administration, Municipal Boundary Adjustment Office, for the purpose of obtaining an annexation order for the property described on the attached Exhibit A.

3. That the property to be annexed, as described on the attached Exhibit A, shall be zoned L-I Light Industrial upon annexation to the City.
4. That the City will be entitled to receive all property tax revenue with respect to the land to be annexed, as described on the attached Exhibit A, commencing with taxes payable in the year 2006, until such time as the property is improved and fully assessed. At the time of completion of any improvement of the property, or any part thereof, the Township shall receive tax revenue rebates for a period of ten (10) years, pursuant to paragraph 16 of the Orderly Annexation Agreement.
5. That the City may submit this joint resolution to the Minnesota Boundary Adjustment Board for the issuance of an order of annexation. The parties agree that no consideration by the Director is necessary, and that therefore the Director may review, and comment, but shall, within thirty (30) days of the submission of a petition for annexation in conformity with the Joint Resolution/Orderly Annexation Agreement between Bridgewater Township & the City of Dundas, order annexation.

ADOPTED BY THE BRIDGEWATER TOWNSHIP BOARD OF SUPERVISORS ON THE 5TH DAY OF SEPTEMBER, 2005.

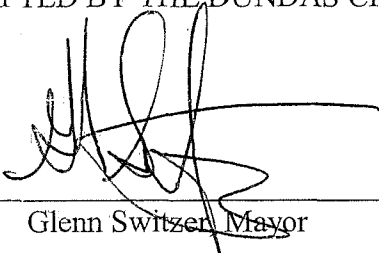
ATTESTED TO:

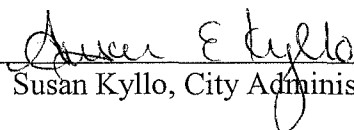
By: 
Paul Liebenstein, Board Chair

By: 
Mike Piper, Town Clerk

ADOPTED BY THE DUNDAS CITY COUNCIL ON THE 26th DAY OF SEPTEMBER, 2005.

ATTESTED TO:

By: 
Glenn Switzer, Mayor

By: 
Susan Kylo, City Administrator/Clerk

REC'D BY
MMB

MAR 06 2006

EXHIBIT "A"
TO JOINT RESOLUTION 2005-34

The parcel to be annexed pursuant to Resolution 2005-34 is described as follows:

Rice County Parcel ID # 07.15.3.25.001

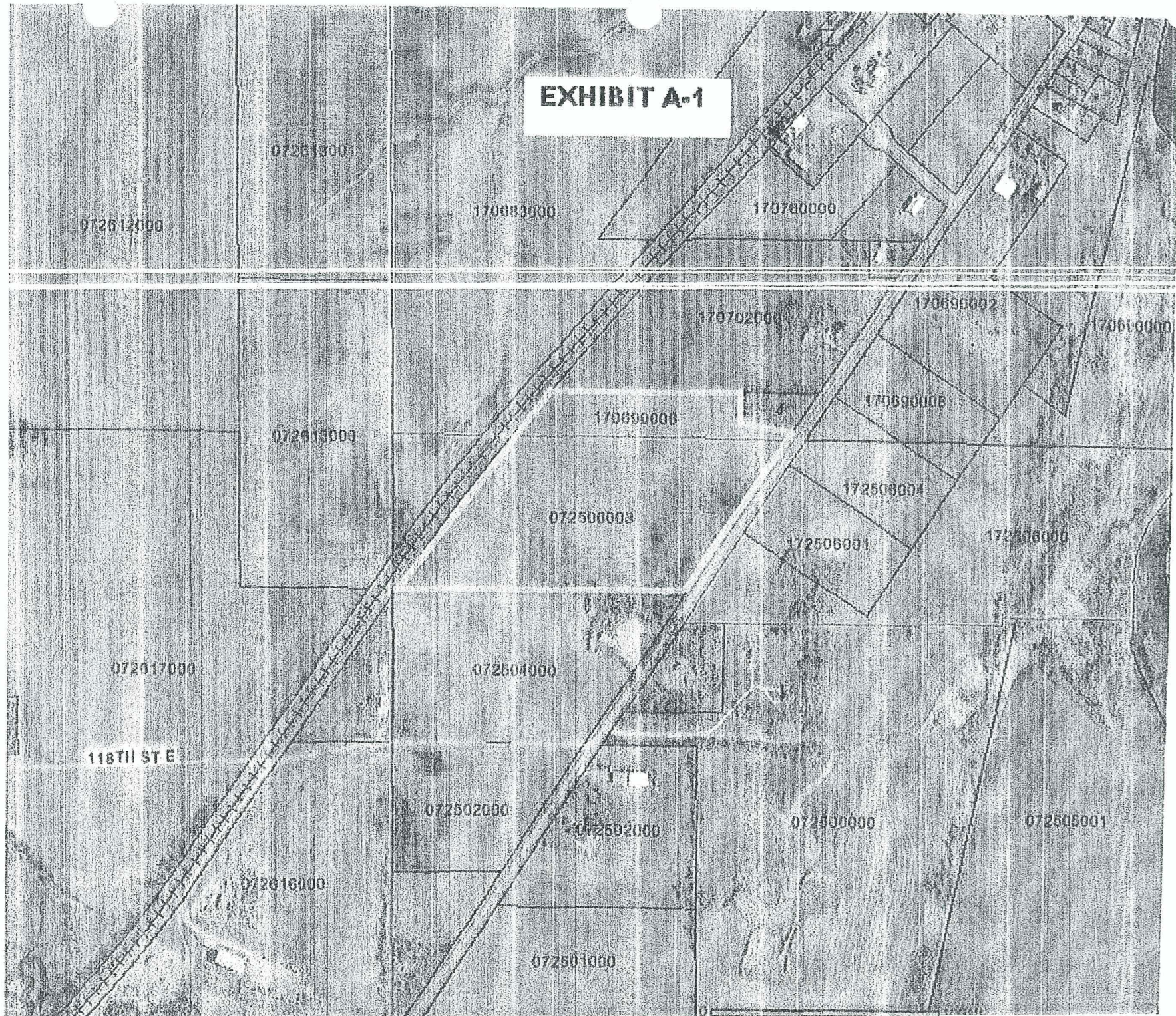
Alternate ID # 07.2506.003

Map # 07.15.00.00.025.502

Legal Description:

THAT PART OF THE NORTH ONE-HALF (N½) OF THE NORTH ONE-HALF (N½) OF THE SOUTHWEST ONE-FOURTH (SW), IN SECTION 15, TOWNSHIP 111, RANGE 20, RICE COUNTY, MINNESOTA, LYING WESTERLY OF THE CENTER LINE OF COUNTY ROAD NO. 8 AND LYING EASTERLY OF THE EASTERLY RIGHT-OF-WAY LINE OF THE SOO LINE RAILROAD (FORMERLY CALLED THE CHICAGO, MILWAUKEE, ST. PAUL, AND PACIFIC RAILROAD).

EXHIBIT A-1



REC'D BY
M.M.B.
MAR 06 2006

Resolution 2005 -09A

Whereas, the Bridgewater Township Board of Supervisors wishes to promote the economic vitality of the Great Dundas/Northfield area, and

Whereas, orderly annexation procedures to guide residential, commercial and industrial development have been put into place concerning annexation requests from Bridgewater Township into the City of Dundas, and

Whereas, the College City Beverage Company has proved over many decades to be an excellent employer and civic minded corporation, and

Whereas, College City Beverage wishes to locate their new facilities in the City of Dundas, providing the land for such facilities is annexed into the City of Dundas, and

Whereas, the request annexation of 18+ acres for the College City Beverage Project does not fall within any acreage quotas since it is a light industrial activity, and

Whereas, any delays to the construction of the College City Beverage facility might be detrimental to the economic future of our community, and

Whereas, accurate identification of an efficient, well placed, and well designed east-west transportation corridor for the southern Dundas/Northfield area will require costly, detailed, and complex planning and coordination of multiple governing bodies, and

Whereas, other options for an efficient, well placed and well designed east-west transportation corridor have been foreclosed by both the City of Dundas and the City of Northfield, leaving few viable options for an east-west corridor and

Whereas, it is ^{cf} a paramount importance to avoid foreclosing any of the remaining options for an east-west corridor,

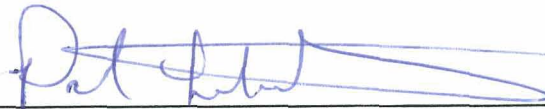
Be it hereby resolved, that the Bridgewater Township Board of Supervisors unanimously supports and in the strongest possible terms recommends that in close cooperation with the City of Dundas, Rice County, MnDOT and Bridgewater Township, all units of government work steadily until a definite right of way for the future east-west road corridor has been identified and preserved, and

Be it further resolved, that the Bridgewater Township Board of Supervisors request in the strongest possible terms that ALL future developments subsequent to the College City Beverage Company project, whether residential, commercial or industrial be planned around the designated east-west road corridor in order to avoid missed opportunities for a transportation system which will energize and elevate efforts to achieve economic vitality and an excellent residential quality of life, and

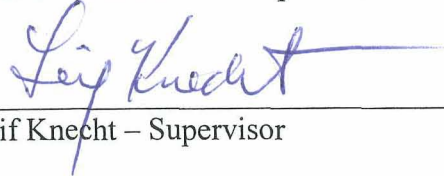
Be it further resolved, that the Bridgewater Township Board of Supervisors support road plans which avoid the creation of more dangerous S-curves in our community.

Dated: 9/6/, 2005

Bridgewater Township Board of Supervisors



Paul Liebenstein – Chairperson



Leif Knecht – Supervisor



Gary Ebling – Supervisor

cc: Dundas Planning Commission
Dundas City Council
Northfield Planning Commission
Northfield City Council
Rice County Planning Commission
Rice County Commissioners
MnDOT

Amirac-Agier
9-6-2005

PROPERTY DESCRIPTION

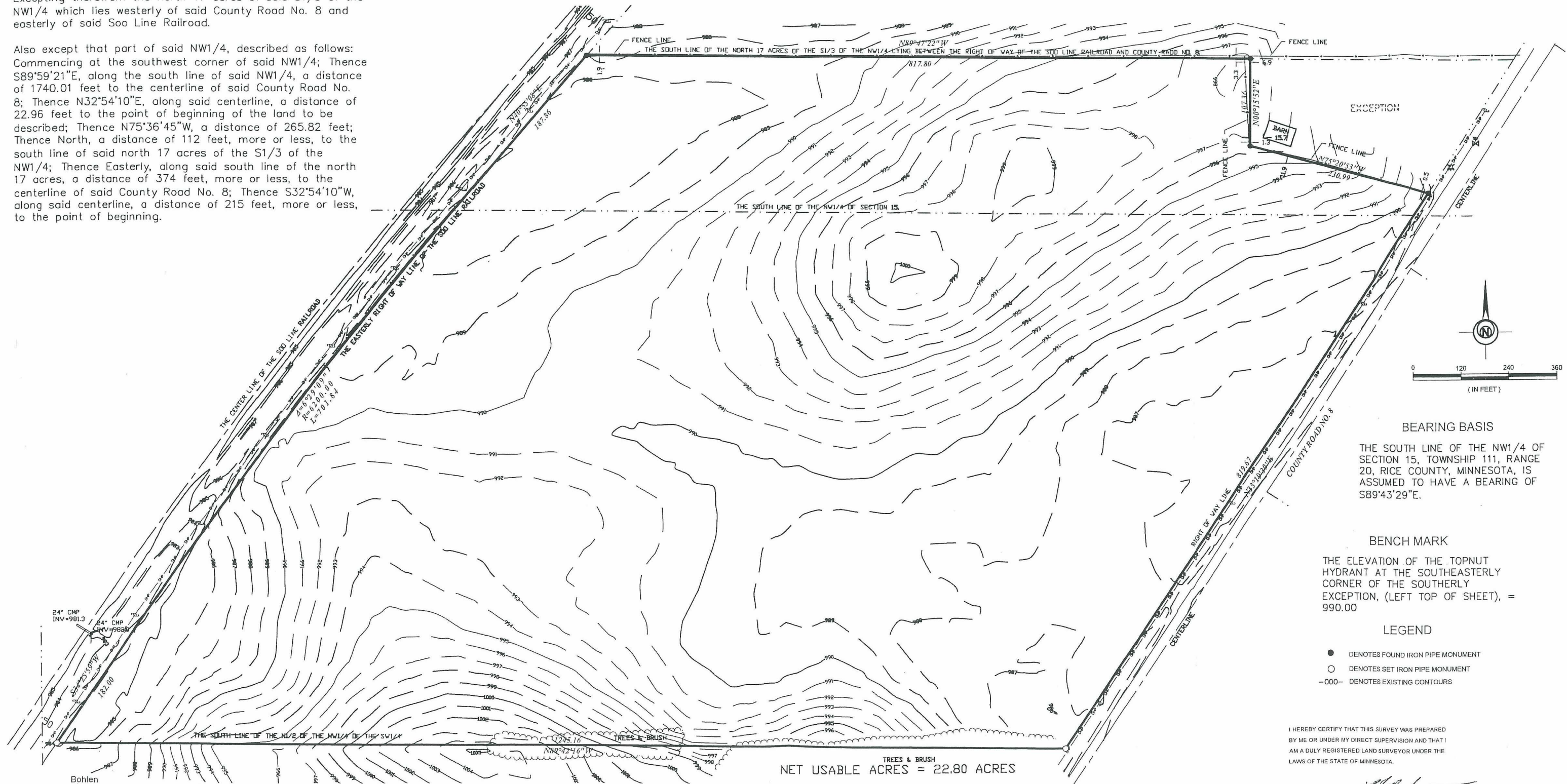
That part of the N1/2 of the N1/2 of the SW1/4 and that part of the S1/3 of the NW1/4, all in Section 15, Township 111, Range 20, Rice County, Minnesota, lying westerly of the centerline of County Road No. 8 and easterly of the right-of-way line of the Soo Line Railroad, (formerly called the Chicago Milwaukee, St. Paul, and Pacific Railroad).

Excepting therefrom the north 17 acres of said S1/3 of the NW1/4 which lies westerly of said County Road No. 8 and easterly of said Soo Line Railroad.

Also except that part of said NW1/4, described as follows: Commencing at the southwest corner of said NW1/4; Thence S89°59'21"E, along the south line of said NW1/4, a distance of 1740.01 feet to the centerline of said County Road No. 8; Thence N32°54'10"E, along said centerline, a distance of 22.96 feet to the point of beginning of the land to be described; Thence N75°36'45"W, a distance of 265.82 feet; Thence North, a distance of 112 feet, more or less, to the south line of said north 17 acres of the S1/3 of the NW1/4; Thence Easterly, along said south line of the north 17 acres, a distance of 374 feet, more or less, to the centerline of said County Road No. 8; Thence S32°54'10"W, along said centerline, a distance of 215 feet, more or less, to the point of beginning.

CERTIFICATE OF SURVEY FOR CHARLES DEMANN & WALTER LEE

REC'D BY
MMB MAR 06 2006



BEARING BASIS

THE SOUTH LINE OF THE NW1/4 OF SECTION 15, TOWNSHIP 111, RANGE 20, RICE COUNTY, MINNESOTA, IS ASSUMED TO HAVE A BEARING OF S89°43'29"E.

BENCH MARK

THE ELEVATION OF THE TOPNUT HYDRANT AT THE SOUTHEASTERLY CORNER OF THE SOUTHERLY EXCEPTION, (LEFT TOP OF SHEET), = 990.00

LEGEND

- DENOTES FOUND IRON PIPE MONUMENT
- DENOTES SET IRON PIPE MONUMENT
- 000- DENOTES EXISTING CONTOURS

I HEREBY CERTIFY THAT THIS SURVEY 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.

DATE: 2-1-05
LEROY H. BOHLEN, LAND SURVEYOR
MINNESOTA LICENSE NO. 10795

Bohlen
Surveying & Engineering
31402 Feltz Avenue
Hennepin, MN 55007
Phone: (612) 645-7700
Fax: (612) 645-7700

TREES & BRUSH
NET USABLE ACRES = 22.80 ACRES