

CITY OF FARIBAULT RESOLUTION 2005-135
WELLS TOWNSHIP RESOLUTION # 2005-40

JOINT RESOLUTION FOR ORDERLY ANNEXATION
(Hoysler/Munoz/Lorentson)

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

2. The property to be annexed shall be zoned as described in the attached **Exhibit D, Exhibit E, and Exhibit F**, (Legal Description), and as shown on the attached **Exhibit G** (Zoning Map).
3. 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.
4. 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.
5. 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.
6. Both the Township of Wells and the City of Faribault agree that the Township shall be reimbursed the Township share of the current year's taxes based on the standards as provided in Minnesota Statutes for property subject to orderly annexation, which shall be detailed in a separate letter of agreement between the City of Faribault and Township of Wells.

Approved by the Town of Wells
this 14th day of Sept., 2005.


TOWN OF WELLS


Town Board Chair


Town Board Clerk/Recorder

Approved by the City of Faribault
this 28th day of June, 2005.

CITY OF FARIBAULT


Mayor

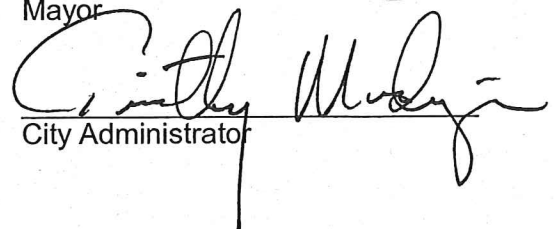

City Administrator

EXHIBIT A

PROPOSED ANNEXATION DESCRIPTION
Hoysler Property
Parts of Sections 34 and 35-110-21
Rice County, Minnesota

Part of Sections 34 and 35, both in Township 110 North, Range 21 West of the Fifth Principal Meridian, Rice County, Minnesota, described as follows:

Beginning at a point in the south line of the Northeast Quarter of said Section 34, a distance of 646.14 feet westerly from the southeast corner of said Northeast Quarter, said point also being in the west line of RIVERMONT ESTATES, according to the recorded plat thereof, Rice County, Minnesota, Document No. 439937; thence northerly, along said west line, said west line being parallel with the east line of said Northeast Quarter to the water's edge of the Cannon River; thence easterly and northerly along said water's edge to a point in the east line of the West One-half of the East One-half of the West One-half of said Section 35; thence southerly, along said east line to a point in the center line of Minnesota Trunk Highway 60 as set forth in the Final Certificate for right of way taking filed for record in the Office of Rice County Recorder on February 3, 1955 in Book 187 of Deeds, pages 188-198; thence southwesterly, along said highway center line to a point in a line 646.14 feet westerly from and parallel with the east line of the Southeast Quarter of said Section 34, said point also being in the southerly prolongation of said west line of RIVERMONT ESTATES; thence northerly, along said parallel line, and said west line of RIVERMONT ESTATES, to said point of beginning; excepting therefrom Lots 1, 2, 3, 4, 5 and 6 of said RIVERMONT ESTATES.

The above described parcel contains about 125 acres.

Prepared by:
The Thomas Taylor Co.
May 19, 2005

EXHIBIT B

PROPERTY DESCRIPTION-ANNEXATION
Lorentson Property
Part of the SW 1/4 of Section 35-110-21
Rice County, Minnesota

Part of the Southwest Quarter of Section 35, Township 110 North, Range 21 West of the Fifth Principal Meridian, Rice County, Minnesota, described as follows:

Beginning at a point in the South line of said Southwest Quarter, a distance of 530.84 feet easterly from the Southwest corner of said Southwest Quarter (for purposes of this description bearings are assumed and based on said South line being North 89°33'47" East); thence North 0°02'06" East, 899.50 feet; thence North 89°31'14" East, 347.12 feet; thence South 30°53'56" East, 173.27 feet to a point designated Point A; thence North 62°53'32" East, 218.42 feet; thence North 0°18'04" East, 737.18 feet to a point in the southeasterly right of way line of Minnesota Trunk Highway 60; thence North 31°56'21" West, 75.00 feet to a point in the center line of said Highway 60; thence North 58°03'39" East, along said center line, 163.27 feet; thence South 0°02'00" East, 203.50 feet; thence North 89°58'00" East, 95.00 feet; thence North 0°02'00" West, 220.08 feet to a point in the center line of 206th Street West, previously known as the Faribault and Cannon Lake Road; thence North 84°33'19" East, along said center line, 913.27 feet to a point in a line 365.00 feet westerly from and parallel with the East line of said Southwest Quarter; thence South 0°07'07" West, along said parallel line, 534.09 feet; thence South 35°07'07" West, 610.16 feet; thence South 0°07'07" West, 800.00 feet to a point in the South line of said Southwest Quarter distant 715.00 feet westerly from the Southeast corner of said Southwest Quarter; thence South 89°33'47" West, along said South line, 1384.22 feet to said point of beginning; subject to Minnesota Trunk Highway 60 across the northwesterly side and 206th Street West across the northerly side thereof; and also subject to an easement for ingress and egress over and across a parcel of land described as follows: Beginning at said Point A: thence South 30°53'56" East, 70.15 feet; thence North 62°53'32" East, 177.49 feet; thence North 0°18'04" East, 78.85 feet; thence South 62°53'32" West, 218.42 feet to said point of beginning; and also subject to a pipeline right of way easement to Northern Natural Gas Company, Document No. 409838.

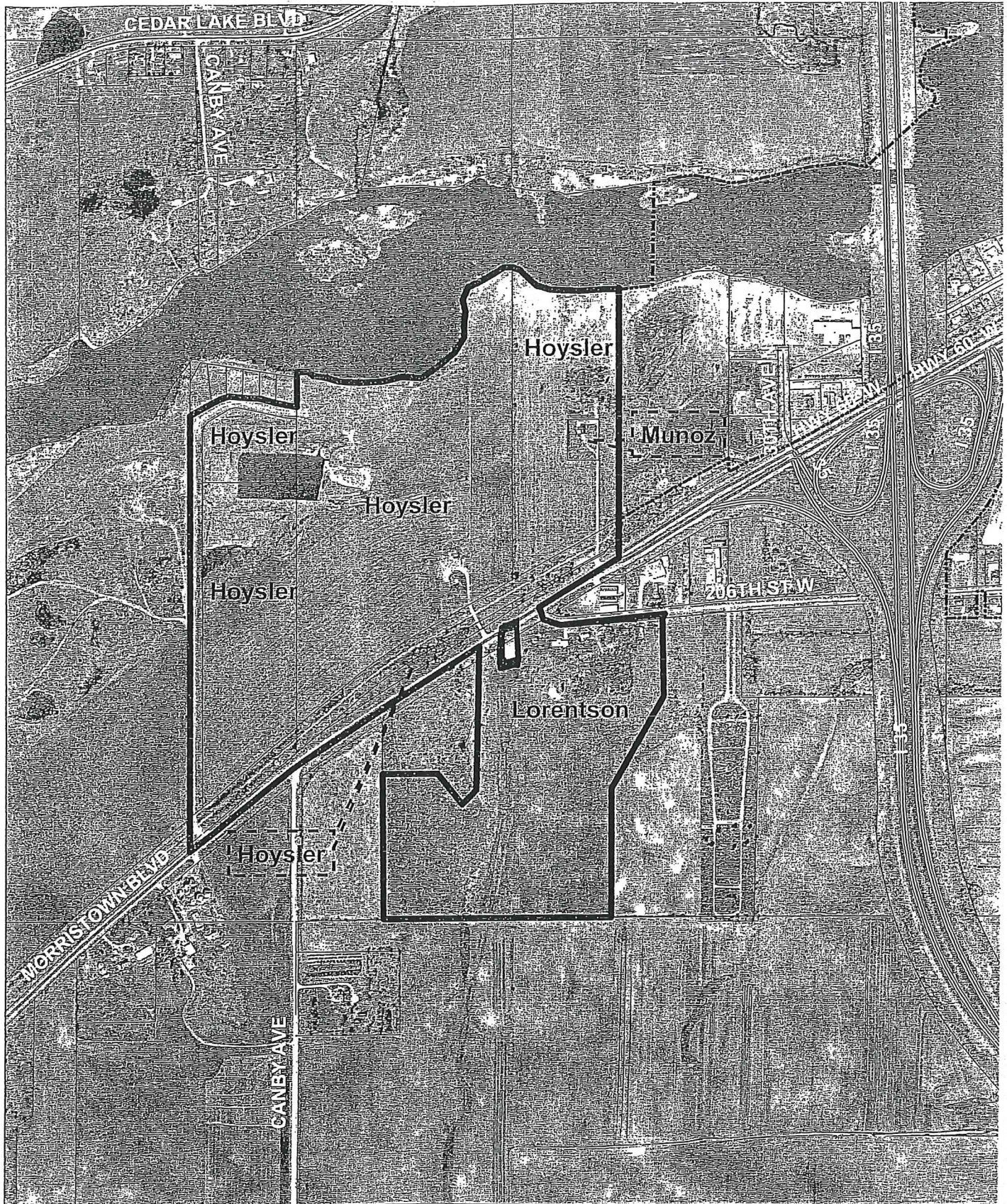
The above described parcel contains 48.65 acres, more or less, including Minnesota Trunk Highway 60 and 206th Street West rights of way/

Prepared by:
The Thomas Taylor Co.
September 23, 2003

REC'D BY
MMP

OCT 11 2005

EXHIBIT C



Hoysler/Munoz/Lorentson Annexation



1 inch equals 750 feet

A GIS Map by the City of Faribault
Planning & Zoning

EXHIBIT D

REZONING, C-2, HIGHWAY COMMERCIAL DISTRICT

PROPERTY DESCRIPTION

Lorentson Property

Part of the SW 1/4 of Section 35-110-21

Rice County, Minnesota

Part of the Southwest Quarter of Section 35, Township 110 North, Range 21 West of the Fifth Principal Meridian, Rice County, Minnesota, described as follows:

Beginning at a point in the South line of said Southwest Quarter, a distance of 530.84 feet easterly from the Southwest corner of said Southwest Quarter (for purposes of this description bearings are assumed and based on said South line being North 89°33'47" East); thence North 0°02'06" East, 899.50 feet; thence North 89°31'14" East, 347.12 feet; thence South 30°53'56" East, 173.27 feet to a point designated Point A; thence North 62°53'32" East, 218.42 feet; thence North 0°18'04" East, 737.18 feet to a point in the southeasterly right of way line of Minnesota Trunk Highway 60; thence North 31°56'21" West, 75.00 feet to a point in the center line of said Highway 60; thence North 58°03'39" East, along said center line, 163.27 feet; thence South 0°02'00" East, 203.50 feet; thence North 89°58'00" East, 95.00 feet; thence North 0°02'00" West, 220.08 feet to a point in the center line of 206th Street West, previously known as the Faribault and Cannon Lake Road; thence North 84°33'19" East, along said center line, 913.27 feet to a point in a line 365.00 feet westerly from and parallel with the East line of said Southwest Quarter; thence South 0°07'07" West, along said parallel line, 534.09 feet; thence South 35°07'07" West, 610.16 feet; thence South 0°07'07" West, 800.00 feet to a point in the South line of said Southwest Quarter distant 715.00 feet westerly from the Southeast corner of said Southwest Quarter; thence South 89°33'47" West, along said South line, 1384.22 feet to said point of beginning; subject to Minnesota Trunk Highway 60 across the northwesterly side and 206th Street West across the northerly side thereof; and also subject to an easement for ingress and egress over and across a parcel of land described as follows: Beginning at said Point A: thence South 30°53'56" East, 70.15 feet; thence North 62°53'32" East, 177.49 feet; thence North 0°18'04" East, 78.85 feet; thence South 62°53'32" West, 218.42 feet to said point of beginning; and also subject to a pipeline right of way easement to Northern Natural Gas Company, Document No. 409838.

The above described parcel contains 48.65 acres, more or less, including Minnesota Trunk Highway 60 and 206th Street West rights of way/

Prepared by:
The Thomas Taylor Co.
September 23, 2003

EXHIBIT E

LEGAL DESCRIPTION-REZONING

C-2, HIGHWAY COMMERCIAL DISTRICT

Parts of Sections 34 and 35-110-21
Rice County, Minnesota

Part of Sections 34 and 35, both in Township 110 North, Range 21
West of the Fifth Principal Meridian, Rice County, Minnesota,
described as follows:

Beginning at a point in the south line of the Northeast Quarter of said Section 34, a distance of 646.14 feet westerly from the southeast corner of said Northeast Quarter, said point also being in the west line of RIVERMONT ESTATES, according to the recorded plat thereof, Rice County, Minnesota, Document No. 439937; thence northerly, along said west line, said west line being parallel with the east line of said Northeast Quarter to the water's edge of the Cannon River; thence easterly and northerly along said water's edge to a point in the east line of the West One-half of the East One-half of the West One-half of said Section 35; thence southerly, along said east line to a point in the center line of Minnesota Trunk Highway 60 as set forth in the Final Certificate for right of way taking filed for record in the Office of Rice County Recorder on February 3, 1955 in Book 187 of Deeds, pages 188-198; thence southwesterly, along said highway center line to a point in a line 646.14 feet westerly from and parallel with the east line of the Southeast Quarter of said Section 34, said point also being in the southerly prolongation of said west line of RIVERMONT ESTATES; thence northerly, along said parallel line, and said west line of RIVERMONT ESTATES, to said point of beginning;

excepting therefrom Block 1 and Outlot A of said RIVERMONT ESTATES. and that portion of Rivermont Road (aka Wells Lake Way) laying north of the south line of the Northeast Quarter (NE 1/4) of Section 34. The above described parcel contains about 120 acres.

Prepared by:
The Thomas Taylor Co.
June 13, 2005

*Rezoning -C-2

EXHIBIT F

REC'D BY
MMB

OCT 11 2005

**LEGAL DESCRIPTION-REZONING
R-1, SINGLE FAMILY RESIDENTIAL DISTRICT
Parts Of Sections 34 And 35-110-21
Rice County Minnesota**

Part of Section 34 and 35, both in Township 110 North, Range 21 West of the Fifth Principal Meridian, Rice County, Minnesota, described as follows:

Outlot A Rivermont Estates and that portion of Rivermont Road (aka Wells Lake Way) laying south of the south line of the Northeast Quarter (NE $\frac{1}{4}$) of Section 34.

May 24, 2005

May 24, 2005

