

REC'D. BY JUL 22 1992  
MMB

**JOINT RESOLUTION BETWEEN  
THE TOWN OF FRANKLIN AND THE CITY OF DELANO  
DESIGNATING AN AREA FOR ORDERLY ANNEXATION**

The Town of Franklin, a public corporation under the laws of the State of Minnesota ("Franklin") and the City of Delano, a Minnesota municipal corporation ("Delano"), jointly agree and resolve as follows:

1. Franklin and Delano hereby designate for orderly annexation, pursuant to Minn. Stat. Section 414.0325, that certain land lying within Franklin and legally described as The North Half of the Northeast Quarter of Section 13, Township 118, Range 25, also the North 330.00 feet of the East 264.00 feet of the Northeast Quarter of the Northwest Quarter of Section 13, Township 118, Range 25 Wright County, Minnesota. The individual parcels comprising the Property are described on Exhibit A attached hereto. In the event of a discrepancy between the legal description provided in this paragraph number one and the individual parcel descriptions provided on Exhibit A hereto, the legal description in this paragraph one shall govern.
2. Franklin and Delano do, upon their adoption and upon acceptance by the Minnesota Municipal Board, confer jurisdiction upon the Minnesota Municipal Board over the Property so as to accomplish said orderly annexation in accordance with the terms of this Resolution. No consideration by the Minnesota Municipal Board is necessary. The Board may review and comment, but shall, within thirty days, order the annexation in accordance with the terms of this Resolution. No alternation of the stated boundaries of the orderly annexation area is appropriate. The Property shall be annexed to Delano upon the Minnesota Municipal Board's order.
3. The Property is abutting Delano and is about to become urban or suburban in nature.
4. The zoning and planning throughout the Property shall be under the control of the applicable Wright County, Minnesota ordinances, until annexed to Delano. Upon annexation, the property shall, pursuant to Delano City Code, have a zoning designation of "R-A" (single family/agricultural district).
5. Upon annexation of the Property, Delano agrees to compensate Franklin for loss of tax revenues to ease Franklin's Financial adjustment to the annexation. These payments will be made from Delano to Franklin as follows:
  - a. Delano will compensate Franklin for five years of projected tax revenue based upon a tax rate of 16.416% and an annual flat adjustment factor of 4.9%. The total amount to be paid by Delano to Franklin in each year beginning in 1993 and continuing through 1997 is set forth on Exhibit B hereto.

- b. Delano also agrees to pay to Franklin one-half of the tax revenues collected in 1993, 1994, and 1995 generated from any development occurring on the Property, which is initiated in 1992, 1993 and 1994.
- c. Delano does not assume by this annexation any liability or responsibility for the payment of any obligations issued to finance public improvements constructed by Franklin or for which special assessments were levied by Franklin.
- d. Delano shall pay to Franklin the amount of any special assessments collected by the county from the Property on account of special assessments levied by Franklin.
- e. Delano shall not assume by virtue of this annexation any financial liability for the Johnson Street Improvements.
- f. Any payments to be made by Delano to Franklin are to be made semi-annually and within thirty days after Delano's receipt of revenues from the Wright County Treasurer's Office.

This Agreement and Resolution shall be effective upon passage by both the Franklin Town Board and the Delano City Council.

Approved by the City Council of the City of Delano this 7th day of July, 1992.

CITY OF DELANO

BY 

Dwight A. Poss, Mayor



Marlene E. Kittock, Clerk/Treasurer

Motion By: Mathisen

Seconded By: Bartels

Poss: Aye

Jaunich: Aye

Nagel: Absent for vote

Mathisen: Aye

Bartels: Aye

TOWNSHIP OF FRANKLIN

BY: John H. Vandenberg

Approved by the Board of the Township of Franklin this 6 day of July, 1992.

Norma Chadwick Clark

Book 193/Page 537 Parcel Description

Begin at the quarter section corner between Section Twelve (12) and Thirteen (13), Township One hundred eighteen (118), Range Twenty-five (25); thence North eighty (80) rods; thence West sixteen (16) rods; thence South eighty (80) rods; thence East sixteen (16) rods to beginning, containing eight (8) acres and designated as Lot One (1) in the Southwest Quarter (SW 1/4) of Section Twelve (12), Township One hundred eighteen (118), Range Twenty-five (25), except the East 16 1/2 feet of the South forty (40) rods of the West eight (8) rods thereof previously deed to the Village of Delano and except the South forty (40) rods of the East eight (8) rods thereof previously deed to Ralph Schwegler and Judith Schwegler;

Convey also beginning at the quarter section corner between Sections Twelve (12) and Thirteen (13), said section, township and range; thence South ten (10) rods; thence West sixteen (16) rods; thence North ten (10) rods; thence East sixteen (16) rods to beginning and designated Lot Two (2) in the Northwest Quarter (NW 1/4) of Section Thirteen (13), Township One hundred eighteen (118), Range Twenty-five containing one (1) acre both said Lots One (1) and Two (2) according to plat by W. W. Strong, dated April 14, 1880, subject to roads; Also a piece of land in Section Thirteen (13), Township One hundred eighteen (118) Range Twenty-five (25) beginning at the Northwest corner of the Northwest Quarter of Northeast Quarter (NW 1/4 NE 1/4) of said Section Thirteen (13); thence South four (4) chains; thence East two and one-half (2 1/2) chains; thence North four (4) chains; thence West two and one-half (2 1/2) chains to beginning, said piece known as Lot "D" of said Section, Township and Range according to plat duly recorded. Also the South-half (S 1/2) of Lot "U" of Young's First Addition to Delano, according to plat duly recorded;

Convey also Lots O and T of Young's First Addition to the Village of Delano; and the East two hundred sixty-four (264) feet of Lot Three (3) of the Northwest Quarter (NW 1/4) of Section Thirteen, said Township and Range; and beginning at the Southeast corner of Lot Three (3) of the North half (N 1/2) of Northwest Quarter (NW 1/4); of said section, township and range; thence South ninety-nine (99) feet on the extended East line of said Lot Three (3); thence West two hundred sixty-four (264) feet; thence North ninety-nine (99) feet to the South line of Lot Three (3); thence East on said line two hundred sixty-four feet to beginning according to plats of record.

Book 195/Page 570 Parcel Description

That part of the North 264 feet of the Northwest of the Northeast Quarter of Section 13, Township 118 North, Range 25 West, lying East of the West 165 feet thereof, and West of a line described as follows: Commencing at the Northwest corner of said Northwest Quarter of the Northeast Quarter; thence East along the North line thereof 402 feet to the point of beginning of the line being described; thence deflecting right 90 degrees to the South line of said North 264 feet, and there ending, subject to an existing easement for highway purposes and of the location of all visible encroachments, if any, from or on said land.

Book 174/Page 561 Parcel Description

An undivided one-half (1/2) interest in the following described realty: The Northeast Quarter of the Northeast Quarter (NE 1/4 of NE 1/4) of Section Thirteen (13), Township One hundred eighteen (118), Range Twenty-five (25); also that part of the Southeast Quarter of the Southeast Quarter (SE 1/4 of SE 1/4) of Section Twelve (12), Township One hundred eighteen (118), Range Twenty-five (25), described as follows: begin at the Southwest corner of the Southeast Quarter of the Southeast Quarter (SE 1/4 of SE 1/4); thence North 1.10 chains; thence East 3.88 chains; thence South 74.5 degrees East 4.47 chains to the South line of said Section Twelve (12); thence West on said Section line 8.18 chains to beginning.

Document No. 505196 Parcel Description

That part of the Northwest Quarter of the Northeast Quarter, Section 13, Township 118, Range 25, Wright County, Minnesota described as follows: Commencing at the Northwest corner of said Northwest Quarter of the Northeast Quarter; thence East (assumed bearing) along the north line thereof a distance of 402.00 feet to the actual point of beginning; thence South a distance of 264.00 feet; thence East a distance of 218.60 feet; thence North a distance of 264.00 feet to the north line of said Northwest Quarter of the Northeast Quarter; thence West along said north line a distance of 218.60 feet to the actual point of beginning, subject to the right-of-way of U.S. Highway Number 12 along the north side thereof.

Book 329/Page 346 Parcel Description

The Northwest Quarter of the Northeast Quarter of Section 13, Township 118, Range 25, except therefrom the following described tract: The West 2.50 chains of North 4 chains of said Northwest Quarter of the Northeast Quarter said excepted tract being platted as lot "D"; Also except tracts conveyed in Book 195 of Deeds, page 570 and Book 220 of Deeds, pages 254-255;

Subject to all easements, restrictions and covenants in favor of Governmental authorities and private parties;

Also subject to that certain 5 acre (including 400 feet of frontage on Highway 12) 5 year lease (with options to extend 5 years and/or purchase) running from Grantors herein as lessors in favor of Central Minnesota Concrete, Inc. as lessees dated January 22, 1987 and filed February 6, 1987 as Document No. 421507 in Book 89 of Misc. page 738.

Book 325/Page 939 Parcel Description

Commence at the Southeast corner of Northeast Quarter of Northeast Quarter of Section 13-118-25; thence North on the East Section line 417.50 feet; thence West at right angle 156.00 feet; thence South at right angle 417.50 feet to the 1/16 line; thence East 156.00 feet to point of beginning.

Book 317/Page 329 Parcel Description

Exhibit "A"

The East 500.00 feet of the Northeast Quarter of the Northeast Quarter of Section 13, Township 118, Range 25, Wright County, Minnesota, except therefrom the following described tract: Beginning at the southeast corner of the said Northeast Quarter of the Northeast Quarter; thence North along the east line thereof, a distance of 417.50 feet; thence West at a right angle, a distance of 156.00 feet; thence South at a right angle, a distance of 416.57 feet to the south line of said Northeast Quarter of the Northeast Quarter; thence East along the said south line, a distance of 156.00 feet to the point of beginning.

Also subject to the right of a 66.00 foot ingress and egress easement the south line of said easement described as follows: Commencing at the Southeast corner of said Northeast Quarter of the Northeast Quarter; thence North along the east line of said Northeast Quarter of the Northeast Quarter a distance of 417.50 feet to the actual point of beginning of the said south line; thence West at a right angle, a distance of 500.00 feet and terminating there at. Containing 13.68 acres and subject to the right of way of a township road along the east 33.00 feet and U.S. Highway Number 12 along the North side thereof.

EXHIBIT B

ANNEXATION COMPENSATION

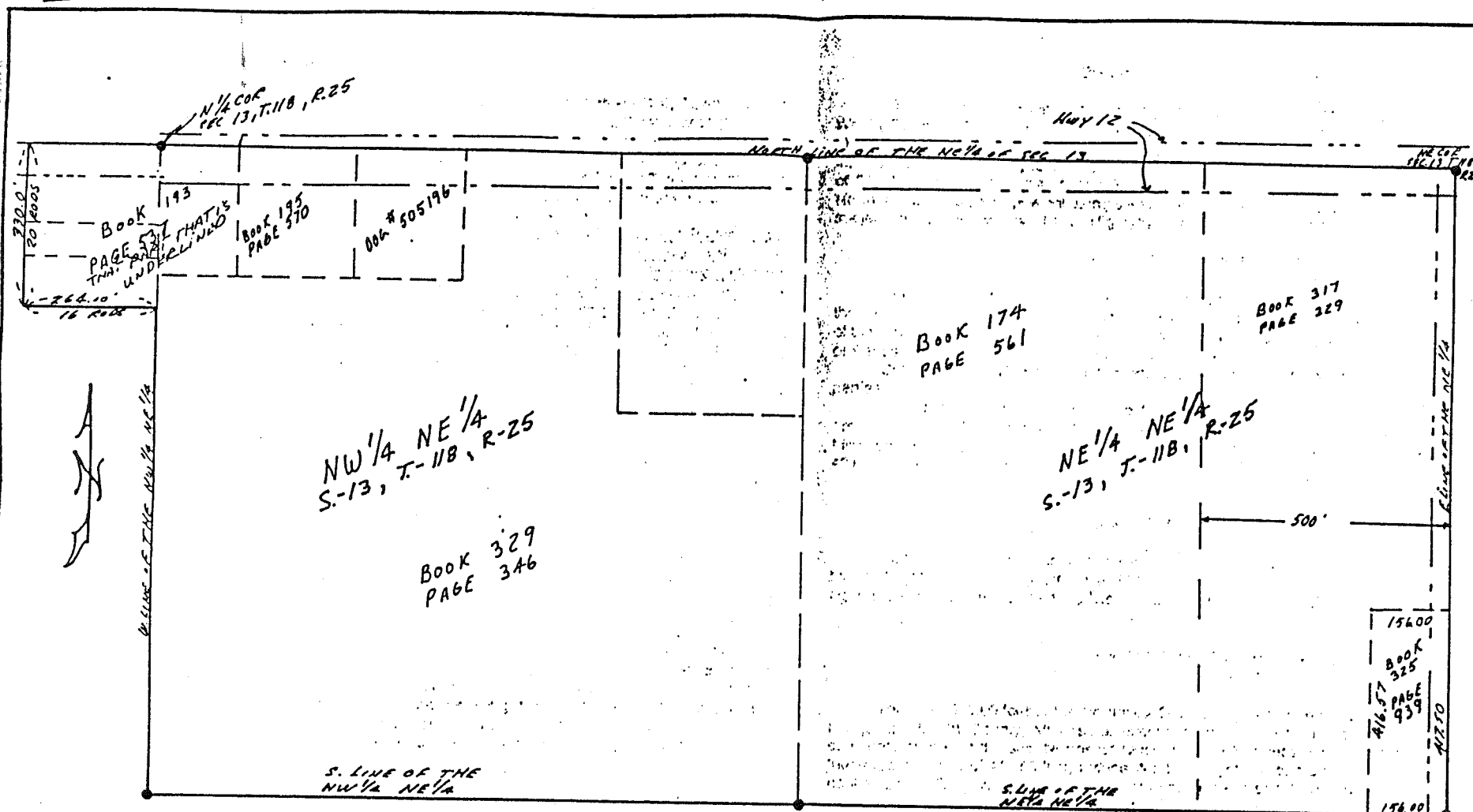
<u>PID</u>	<u>1992 BMV</u>	<u>1992 Tax Capacity</u>	<u>1992* Taxes</u>	<u>Five Year** Adjustment Factors</u>
208-200-131200	84,600	2,125	349	4.9
208-200-131201	43,200	1,339	219	4.9
208-200-131202	110,200	3,585	588	4.9
208-200-131203	69,000	1,932	317	4.9
208-200-131100	68,400	1,661	272	4.9
208-200-131101	78,900	858	140	4.9
208-200-131102	324,200	13,151	2,159	4.9

TAX PAYMENT TO TOWNSHIP

<u>PID</u>	<u>1993</u>	<u>1994</u>	<u>1995</u>	<u>1996</u>	<u>1997</u>	<u>Total</u>
208-200-131200	366	384	403	423	444	2,020
208-200-131201	230	241	253	265	278	1,267
208-200-131202	617	647	678	712	747	3,401
208-200-131203	333	349	366	384	403	1,835
208-200-131100	285	299	314	329	345	1,572
208-200-131101	147	154	162	170	178	811
208-200-131102	<u>2,265</u>	<u>2,375</u>	<u>2,492</u>	<u>2,614</u>	<u>2,743</u>	<u>12,489</u>
	4,243	4,449	4,668	4,897	5,138	23,395

\*1992 tax revenues were generated using the Township tax rate of 16.416%.

\*\*A flat 4.9% adjustment factor was applied to Table 2.



Legal Description

The North Half of Section 13, Township 118, Range 25, also the North 330.00 feet of the East 264.00 feet of the Northeast Quarter of the Northwest Quarter of Section 13, Township 118, Range 25 Wright County, Minnesota. Note: Parcel descriptions are on the following pages.

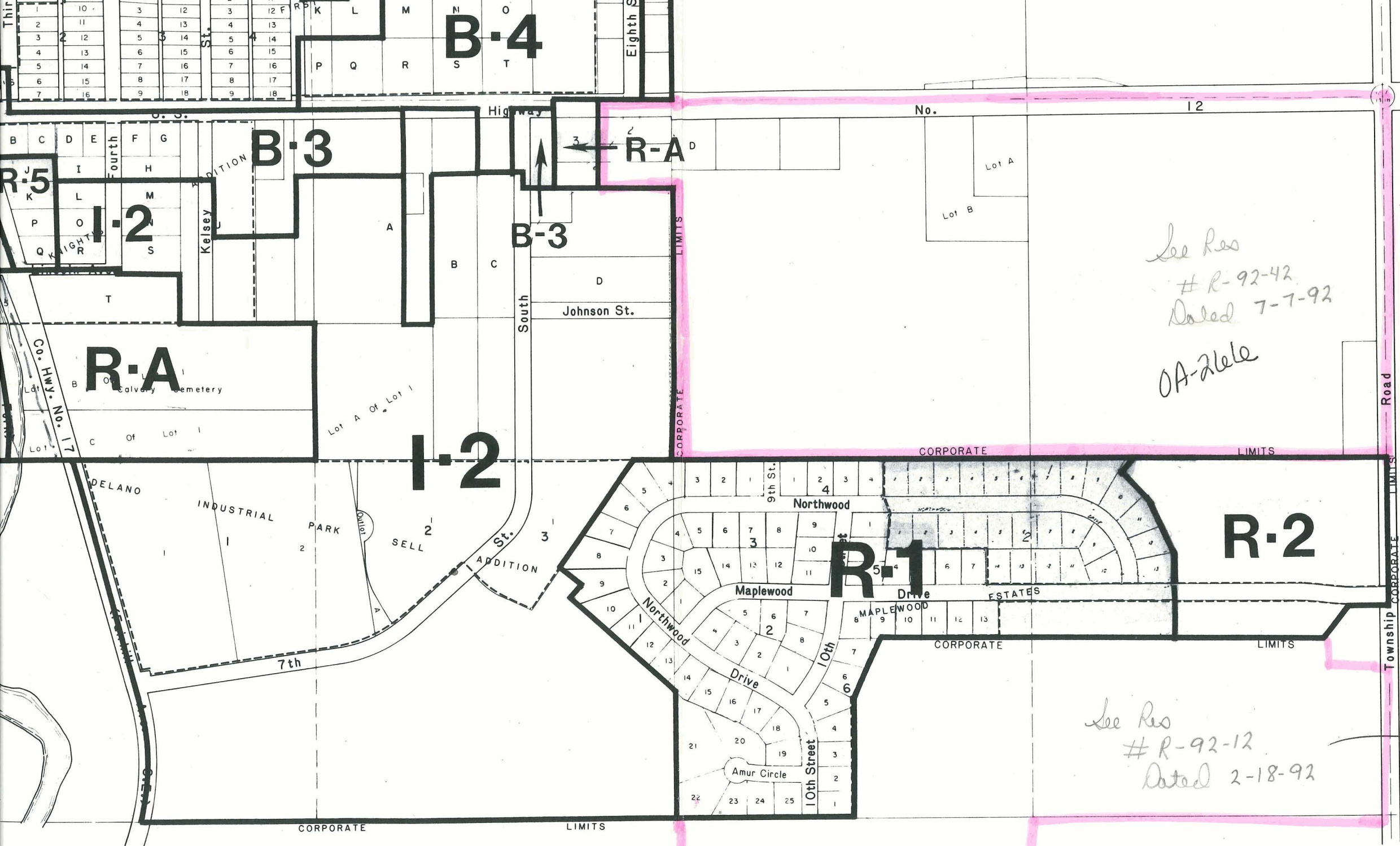
FOR CITY OF DELAND

JOB # 3975

Book - Page 1-1

I hereby certify that this plan, survey 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.

4 SCHOBORG LAND SURVEYING INC.



B-3 AUTO-ORIENTED  
B-4 GENERAL  
B-5 CENTRAL  
B-W BUSINESS/WAREHOUSE

### INDUSTRIAL DISTRICTS

I-1 LIMITED  
I-2 GENERAL

### SPECIAL DISTRICTS

PUD PLANNED UNIT DEVELOPMENT  
[FP] FLOOD PLAIN  
S SHORELAND  
W WETLAND SYSTEMS

**CITY  
OF  
DELANO**  
WRIGHT COUNTY, MINNESOTA  
October, 1986



MEYER-ROHLIN, INC.  
ENGINEERS-LAND SURVEYORS  
1111 Hwy. 25N., Buffalo, Minn. 55313



NOTE: IT IS RECOMMENDED THAT IN ADDITION TO THIS ZONING MAP, CITY FILES BE CONSULTED TO VERIFY THE DISTRICT CLASSIFICATION OF PROPERTY.  
\* EXACT BOUNDARY REQUIRES DETAILED CALCULATION BY THE ZONING ADMINISTRATOR.

REVISED:	
AB	2-82
AB	12-82
AB	3-83
SS	8-87
JRL	1-88
KPA	11-88