

CITY OF NORTHFIELD, MINNESOTA
CITY COUNCIL RESOLUTION #2003-262

A RESOLUTION BY THE MAYOR AND CITY COUNCIL OF THE CITY OF
NORTHFIELD, MINNESOTA APPROVING THE FINAL PLAT AND SUBDIVISION
AGREEMENT FOR SOUTHBRIDGE ADDITION

WHEREAS, Arcon Development, hereinafter referred to as the Developer, has made application for Final Plat approval for 21.4 acres of land known as Southbridge Addition; and

WHEREAS, the property is located east of Highway #246 and south of Arbor Street and Jefferson Parkway; and

WHEREAS, the Developer seeks to plat the property to create 92 units of housing; and

WHEREAS, the proposed residential development complies with the Comprehensive Plan Future Land Use Map, and

WHEREAS, the City Council approved the preliminary plat in Resolution 2002-218; and

WHEREAS, the final plat is consistent with the preliminary plat approved by the City Council; and

WHEREAS, the Planning Commission has reviewed and recommended approval of the final plat; and

WHEREAS, a development agreement prepared by Northfield staff has been accepted by the developer.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL THAT:

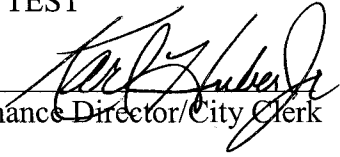
The final plat as shown in Exhibit A is hereby approved subject to the conditions set forth in the development agreement in Exhibit B.

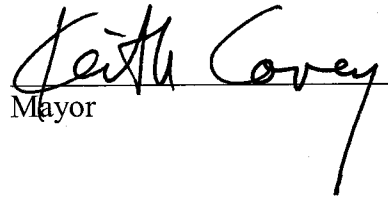
NOW, THEREFORE, BE IT FURTHER RESOLVED BY THE MAYOR AND CITY COUNCIL THAT:

The development agreement in Exhibit B is approved with such technical corrections as may be appropriate.

PASSED by the City Council of the City of Northfield on this 6th day of October 2003.

ATTEST


Finance Director/City Clerk


Mayor

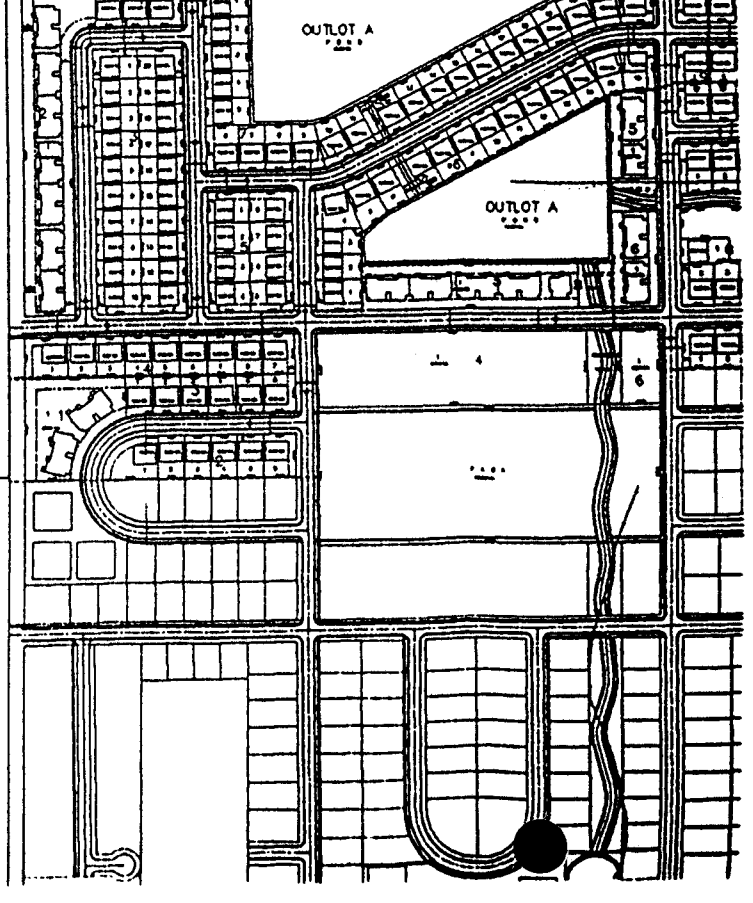
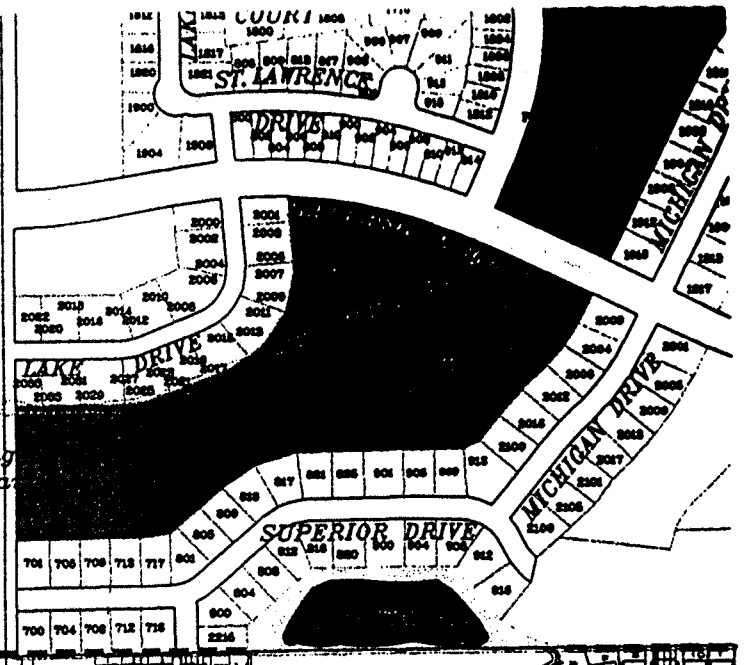
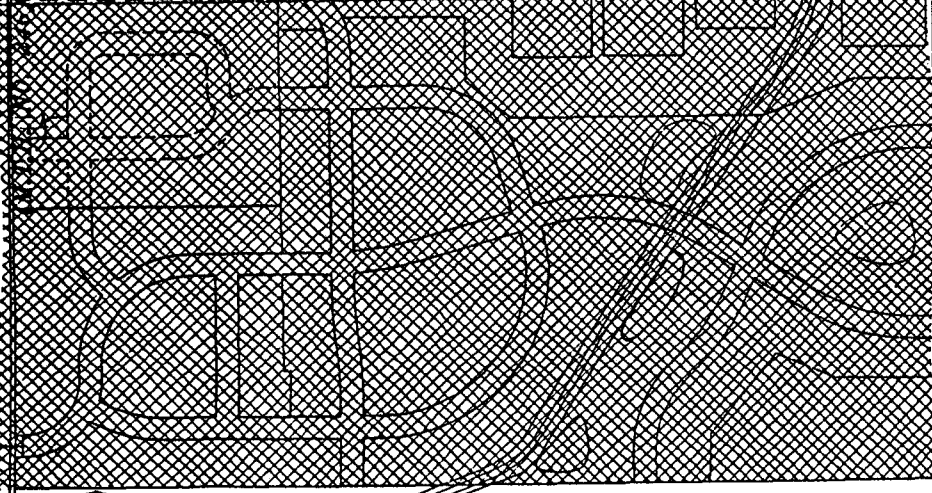
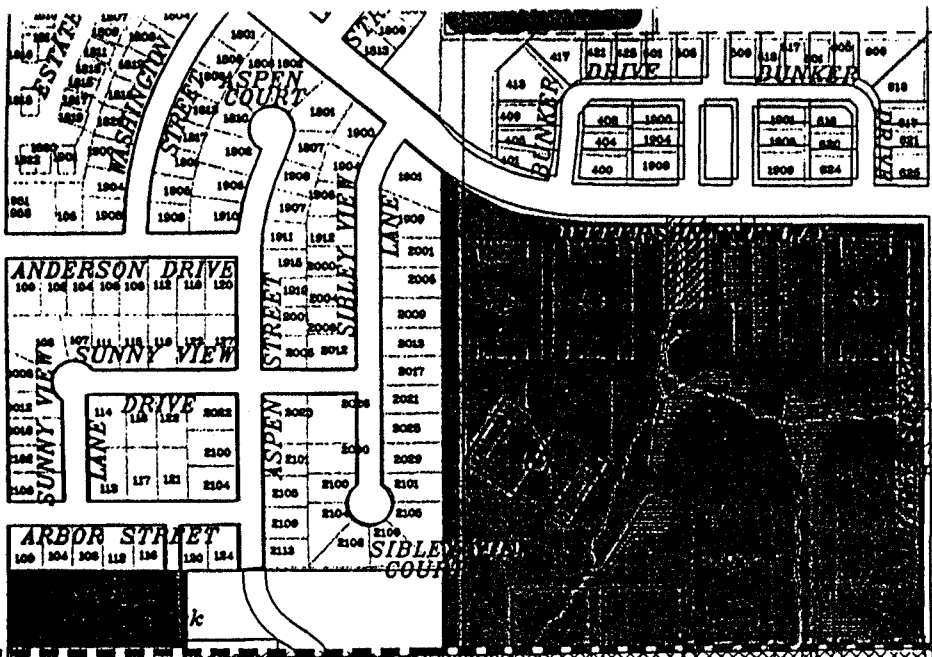
VOTE: Y BOND Y COVEY Y GRAHAM A POKORNEY
Y LINSTROTH Y MALECHA Y VOHS

ATTACHMENT 1

Middle School

DIVISION STREET

SITE LOCATION



SOUTHBRIDGE

NOTE:
PRELIMINARY
Subject to revisi
without notice.

KNOW ALL PERSONS BY THESE PRESENTS: That Arcon Development, Inc., a Minnesota corporation, fee owner of the following described property situated in the County of Rice, State of Minnesota, to wit:

The north half of the Southwest Quarter of Section 7, Township 111, Range 19, Rice County, Minnesota, Except the north 550.00 feet of the west 780.00 feet thereof, and also except the east 40.00 feet thereof:

Together with:

That part of the Southwest Quarter of the Northwest Quarter of said Section 7, described as follows:

Commencing at the southwest corner of said Southwest Quarter of the Northwest Quarter; thence on an assumed bearing of North 89 degrees 25 minutes 34 seconds East, along the south line of said Southwest Quarter of the Northwest Quarter, a distance of 780.01 feet to the intersection with the east line of the west 780.00 feet of the north half of the Southwest Quarter of said section 7, to the point of beginning of the land to be described; thence continuing North 89 degrees 25 minutes 34 seconds East, along said south line a distance of 445.60 feet to the southeast corner of said Southwest Quarter of the Northwest Quarter of Section 7; thence North 00 degrees 05 minutes 11 seconds East, along the east line of said Southwest Quarter of the Northwest Quarter, a distance of 250.02 feet; thence South 89 degrees 25 minutes 34 seconds West, parallel with said south line, a distance of 684.78 feet; thence South 00 degrees 34 minutes 26 seconds East, a distance of 200.00 feet; thence North 89 degrees 25 minutes 34 seconds East, parallel with said south line, a distance of 236.59 feet to the intersection with the northerly extension of said east line of the west 780.00 feet; thence South 00 degrees 14 minutes 25 seconds East, along said northerly extension of the east line of the west 780.00 feet, a distance of 50.02 feet to the point of beginning.

Has caused the same to be surveyed and platted as SOUTHBRIDGE, and does hereby donate and dedicate to the public for public use forever the Drives, Lane, Boulevard, Highway and Street and also dedicates the easements as shown on this plat for drainage and utility purposes only.

In witness whereof said Arcon Development, Inc., a Minnesota corporation, has caused these presents to be signed by its proper officer this ____ day of _____, 20 ____.

BY: _____ ITS: _____

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me this ____ day of _____, 20 ____ by _____ of Arcon Development, Inc., a Minnesota corporation, on behalf of the corporation.

Notary Public _____ County, _____
My Commission Expires _____

I hereby certify that I have surveyed and platted the property described on this plat as SOUTHBRIDGE; that this plat is a correct representation of the survey, that all distances are correctly shown on the plat in feet and hundredths of a foot, that all monuments have been correctly placed in the ground as shown or will be correctly placed in the ground as designated, that the outside boundary lines are correctly designated on the plat, and that there are no wet lands as defined in Minnesota Statutes, Section 505.02, Subd. 1, or public highways to be designated other than as shown.

John C. Larson, Land Surveyor Minnesota License Number 19828

STATE OF MINNESOTA
COUNTY OF _____

The foregoing Surveyor's Certificate by John C. Larson, Minnesota License No. 19828, was acknowledged before me, a Notary Public, this ____ day of _____, 20 ____.

Notary Public _____ County, Minnesota
My Commission Expires _____

PLANNING COMMISSION OF THE CITY OF NORTHFIELD, MINNESOTA

Approved by the Planning Commission of the City of Northfield, Minnesota, at a regular meeting thereof, on the ____ day of _____, 20 ____.

Signed: _____
Chairperson

CITY COUNCIL OF THE CITY OF NORTHFIELD, MINNESOTA

This plat of SOUTHBRIDGE was approved and accepted by the City Council of Northfield, Minnesota at a regular meeting thereof held this ____ day of _____, 20 ____.

If applicable, the written comments and recommendations of the Commissioner of Transportation and the County Highway Engineer have been received by the City or the prescribed 30 day period has elapsed without receipt of such comments and recommendations, as provided by Minnesota Statutes, Section 505.03, Subd. 2.

CITY COUNCIL OF NORTHFIELD, MINNESOTA

By _____ Mayor
By _____ City Clerk

RICE COUNTY TREASURER-AUDITOR

I hereby certify that the taxes for the year 20 ____ for the land described on this plat as SOUTHBRIDGE, have been paid and that there are no delinquent taxes due and transfer entered this ____ day of _____, 20 ____.

By: _____
County Treasurer-Auditor, Rice County, Minnesota

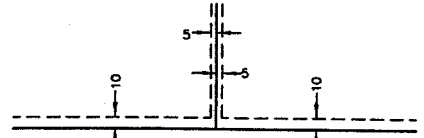
RICE COUNTY RECORDER

I hereby certify that this instrument was filed in the office of the County Recorder for record this ____ day of _____, 20 ____ at ____ o'clock ____ M., and was duly recorded in Book _____ on page _____ of _____.

County Recorder, Rice County, Minnesota

SOUTHBRIDGE

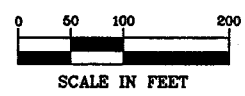
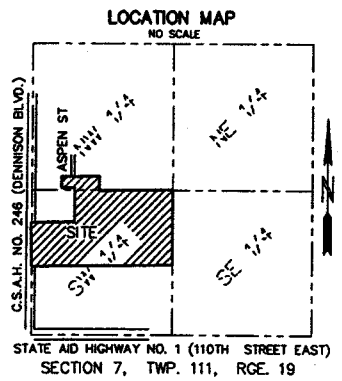
DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



BEING 5 FEET IN WIDTH, AND ADJOINING SIDE LOT LINES UNLESS OTHERWISE INDICATED, AND 10 FEET IN WIDTH AND ADJOINING STREET LINES AND REAR LOT LINES UNLESS OTHERWISE INDICATED ON THE PLAT.

INSET A

NOTE:
PRELIMINARY
Subject to revisit
without notice.



○ DENOTES 1 INCH BY 14 INCH IRON MONUMENT SET AND MARKED BY LICENSE NUMBER 19828.

BEARINGS ARE BASED ON SOUTH LINE OF THE SOUTHWEST 1/4 OF SEC. 7, TWP. 111, RGE. 19, WHICH IS ASSUMED TO HAVE A BEARING OF N89°25'34"E.

NO MONUMENT SYMBOL SHOWN AT ANY STATUTE - REQUIRED - LOCATION, INDICATES A PLAT MONUMENT THAT WILL BE SET AND WHICH SHALL BE IN PLACE WITHIN ONE YEAR OF THE FILING OF THE PLAT. SAID MONUMENTS SHALL BE 1/2 INCH X 14 INCH IRON MONUMENTS MARKED BY LICENSE NUMBER 19828.

