

CITY OF NORTHFIELD, MINNESOTA  
CITY COUNCIL RESOLUTION #2004-191

A RESOLUTION BY THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTHFIELD, MINNESOTA ACCEPTING CONVEYANCE TO THE CITY OF NORTHFIELD OF OUTLOTS B, C, D, AND E, SOUTHBRIDGE 1ST ADDITION

WHEREAS, Arcon Development, Inc., owners of the Southbridge Addition, have decided to convey Outlots B, C, D, and E of that Plat to the City of Northfield; and,

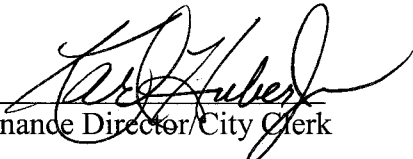
WHEREAS, the City accepts the conveyance of Outlots B, C, D, and E to be used for parkland and trail purposes;

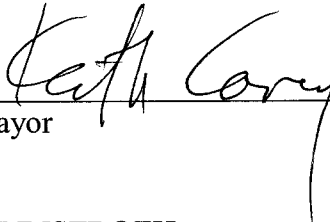
NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL THAT:

The City Council hereby accepts the conveyance of Outlots B, C, D, and E, Southbridge 1<sup>st</sup> Addition.

PASSED by the City Council of the City of Northfield this 13th day of December 2004.

ATTEST:

  
Finance Director/City Clerk

  
Mayor

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

ITEM: Accept conveyance of Outlots B, C, D, and E, Southbridge 1st Addition, for parkland and trail purposes

REQUESTED BY: Dustin Kern, Arcon Development, Inc.

SUBMITTED BY: Brian P. O'Connell, Community Development Director

REVIEWED BY: Susan Hoyt, City Administrator  
Howard Merriam, Resource and Park Planning Director  
Dan Olson, Senior Planner  
Maren Swanson, City Attorney

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**SUMMARY AND ACTION REQUESTED:**

The City Council is being asked to accept the conveyance of Outlots B, C, D, and E (total acreage is 10.6 acres) within the Southbridge 1<sup>st</sup> Addition for parkland and trail purposes. A Final Plat for a 69.5 acre development, with the potential for 322 housing units, was approved by the City Council on October 6, 2003. Housing units are now under construction by College City Homes. Arcon Development has now submitted Warranty Deeds to the City for the conveyance of these Outlots to the City. The following are the sizes of the four Outlots:

- Outlot B: 294,000 square feet (6.7 acres)
- Outlot C: 40,734 square feet (.9 acres)
- Outlot D: 95,297 square feet (2.2 acres)
- Outlot E: 33,047 square feet (.8 acres)

The Southbridge 1<sup>st</sup> Addition development is located south of Jefferson Parkway and west of Maple Street, just south of City-owned soccer fields. The use of these Outlots for park and trail purposes is consistent with the City's Comprehensive Plan (see Attachment #4). Staff recommends that City Council accept the conveyance of these parcels for park and trail purposes.

**CITY COUNCIL GOALS:**

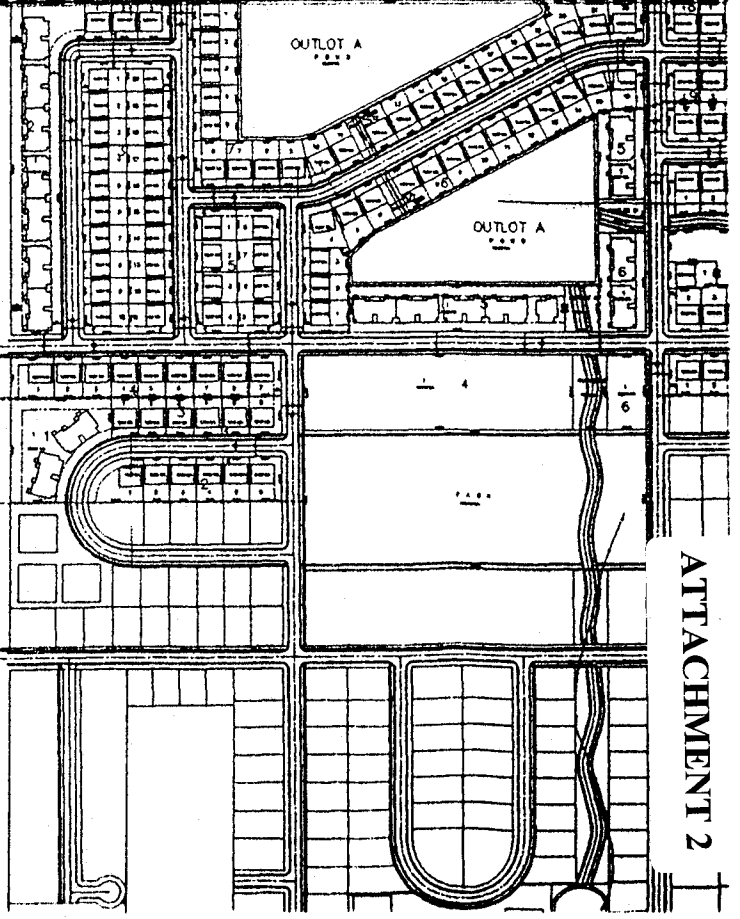
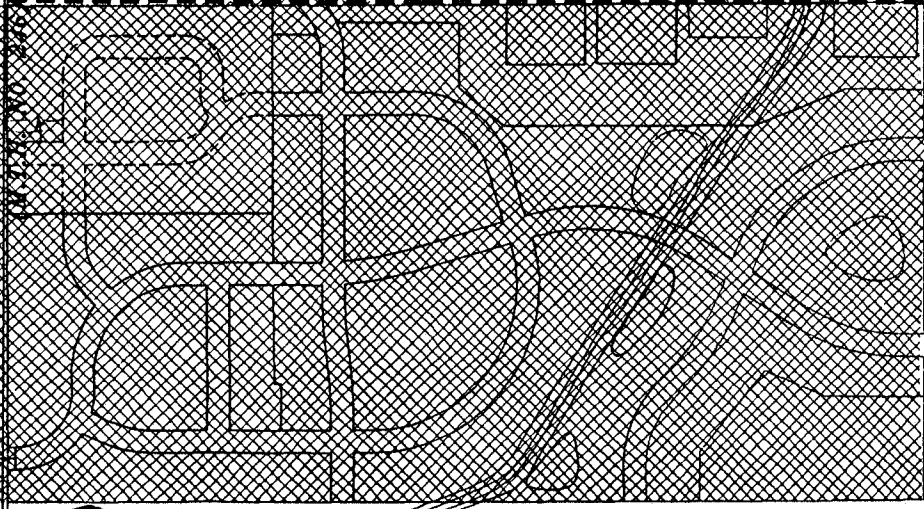
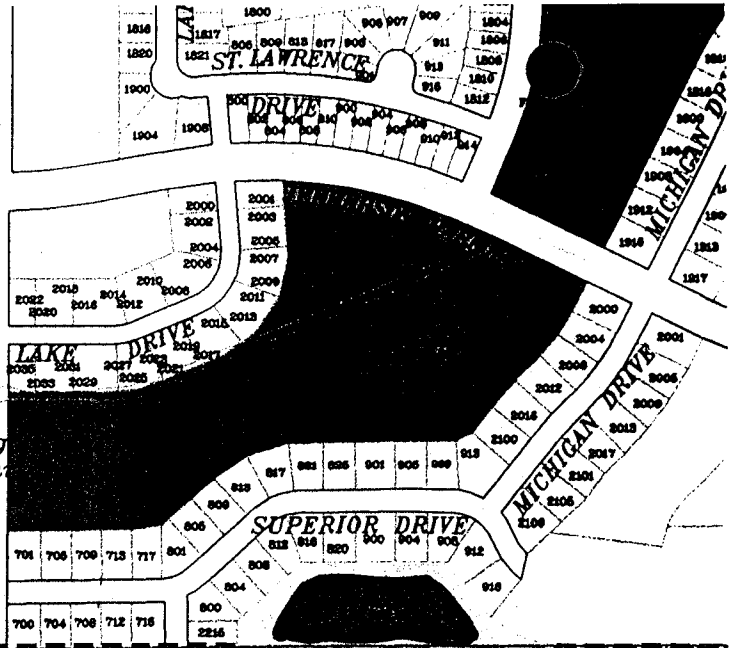
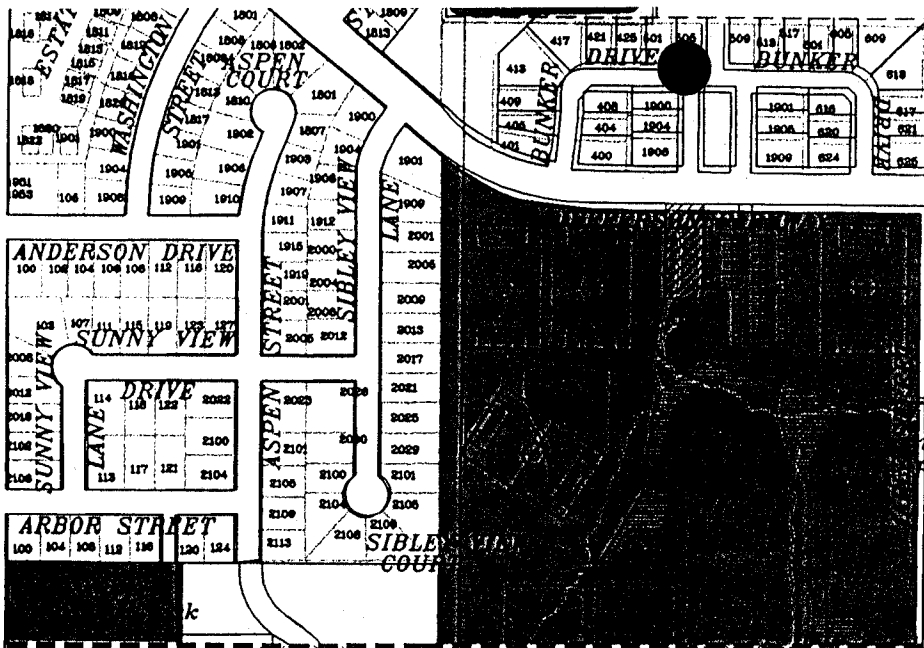
3. Encourage a wide range of educational, cultural, arts and recreation opportunities.
4. Promote the rational and orderly development of our land resources, be a good steward of the built environment, respect the natural environment, provide a strong, rational public infrastructure and construct a transportation system that supports a traditional community development pattern.

**SUGGESTED ORDER OF BUSINESS:**

Introduction:	City Administrator
Staff report:	Community Development Director
Questions/comments Council:	Mayor/Council
Statement from Applicant (if any):	Applicant
Question/comments Public (2 min, if any):	Mayor
Discussion:	Mayor/Council
Action on Resolution:	City Council

**ATTACHMENTS:**

1. Resolution No. 2004-191
2. Site location map
3. Copy of Final Plat showing Outlots B, C, D, and E
4. Future Land Use map showing the area conveyed



Middle School

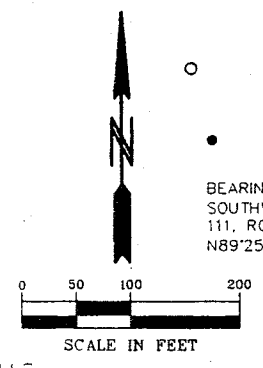
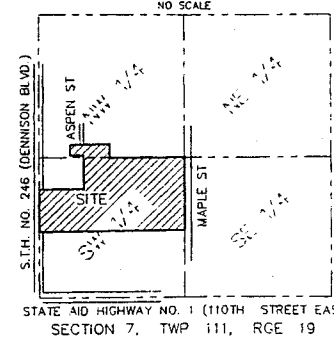
SITE LOCATION

ATTACHMENT 2

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

# SOUTHBRIDGE 1ST ADDITION

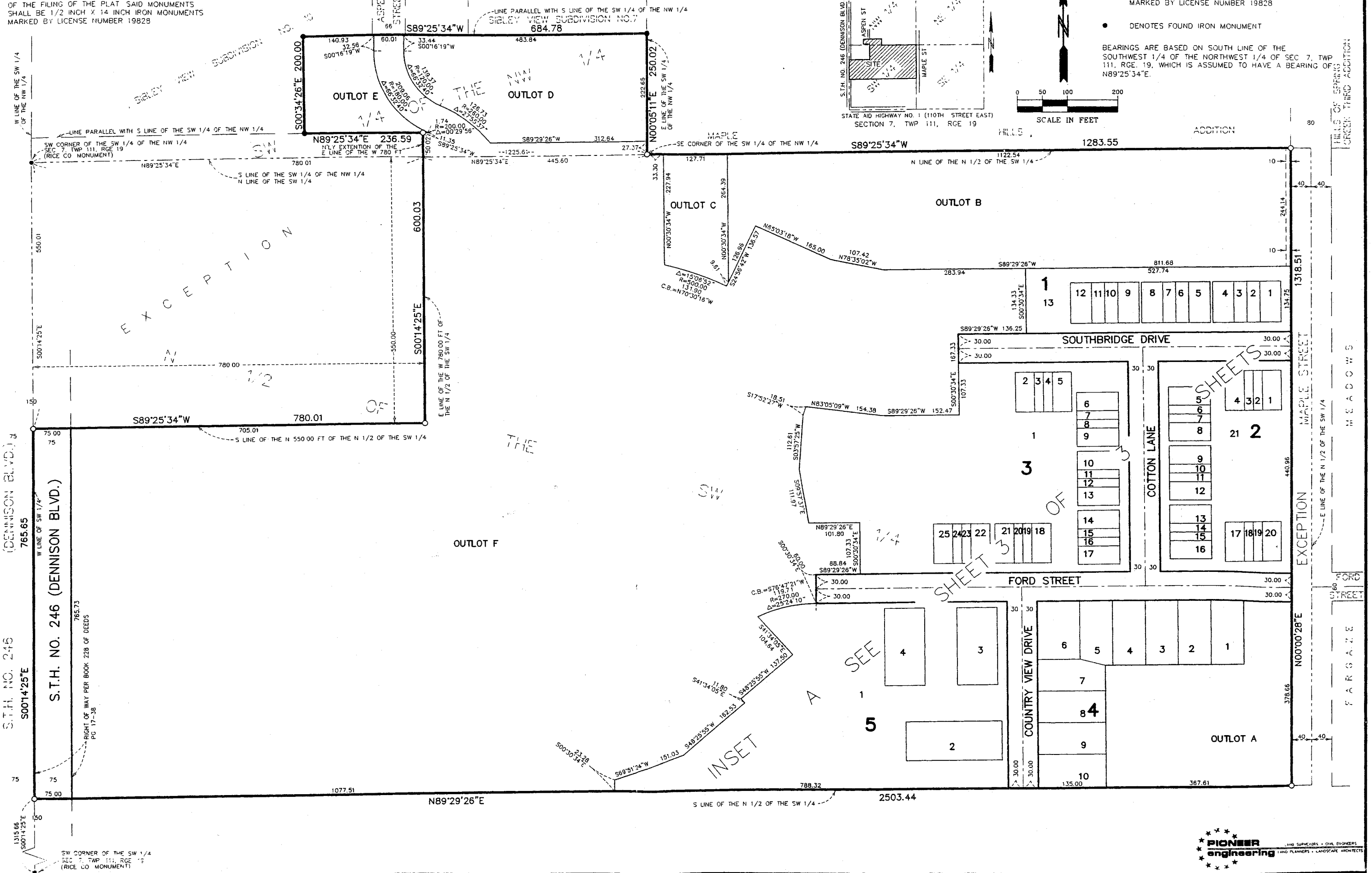
LOCATION MAP  
NO SCALE



○ DENOTES 1/2 INCH BY 14 INCH IRON MONUMENT SET AND MARKED BY LICENSE NUMBER 19828

● DENOTES FOUND IRON MONUMENT

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



EXCEPTION

SHEETS OF SHEET 3

INSET

HILLS OF SPRING GREEN THIRD ADDITION

MAPLE STREET  
EXCEPTION  
E LINE OF THE N 1/2 OF THE SW 1/4

FORD STREET

COUNTRY VIEW DRIVE