

STATE OF MINNESOTA  
OFFICE OF ADMINISTRATIVE HEARINGS

In the Matter of the Annexation of  
Certain Real Property to the City of  
Buffalo from Buffalo Township  
(MBAU Docket A-8147)

**ORDER APPROVING  
ANNEXATION ORDINANCE**

On June 18, 2018, the City of Buffalo (City) adopted Ordinance Number 2018-7 (Ordinance) annexing certain real property (Property) owned by TSM Greenbrier LLC from Buffalo Township (Township) legally described as follows:

The South Half of Northeast Quarter; the Northeast Quarter of Southeast Quarter and the Southeast Quarter of Southeast Quarter, all in Section 16, Township 120, Range 25, Wright County, Minnesota, except therefrom the following:

Exception 1:

That part of the Southeast Quarter of the Southeast Quarter of Section 16, Township 120, Range 25, Wright County, Minnesota, described as follows: Commencing at the Southeast corner of said Section 16; thence West along the Section line 594.4 feet for a point of beginning of herein described tract; thence continuing West along said Section line 739.2 feet; thence angle right 88 degrees 20 minutes along an established fence line 590.0 feet; thence angle right 89 degrees 58 minutes 52 seconds distant 758.1 feet; thence Southerly 590.0 feet, more or less, to the point of beginning, containing 10.0 acres, more or less, subject to town road right-of-way.

Exception 2:

That part of the East Half of the Southeast Quarter of Section 16, Township 120, Range 25, Wright County, Minnesota described as follows: Commencing at the Southeast corner of the East Half of the Southeast Quarter; thence on an assumed bearing of North 0 degrees 00 minutes East a distance of 1316.81 feet to the point of beginning; thence continue North 0 degrees 00 minutes 00 seconds East along said east line a distance of 370.72 feet; thence North 90 degrees 00 minutes 00 seconds West a distance of 235.00 feet; thence South 0 degrees 00 minutes 00 seconds West a distance of 370.72 feet; thence South 90 degrees 00 minutes 00 seconds East a distance of 235.00 feet to the point of beginning. Containing 2.00 acres. Subject to Public Road Easement. Together with an easement for ingress and egress to Ordorff's Pond over a one rod strip. The said one rod strip to run Westerly along the Southerly line extended of the above described tract until such extended line reaches the said pond.

Exception 4:

The Southwest Quarter of the Northeast Quarter of Section 16, Township 120, Range 25, Wright County, Minnesota.

Exception 5:

That part of the Southeast Quarter of the Northeast Quarter of Section 16, Township 120, Range 25, Wright County, Minnesota, described as follows: Beginning at the northwest corner of said Southeast Quarter of the Northeast Quarter of Section 16; thence South 89 degrees 42 minutes 09 seconds East, assumed bearing, along the north line of the said Southeast Quarter of the Northeast Quarter, a distance of 95.30 feet; thence South 12 degrees 51 minutes 09 seconds West, a distance of 290.00 feet; thence South 64 degrees 23 minutes 06 seconds East, a distance of 348.50 feet; thence South 13 degrees 14 minutes 51 seconds West, a distance of 487.32 feet; thence South 4 degrees 12 minutes 50 seconds West, a distance of 412.07 feet to the south line of said Southeast Quarter of the Northeast Quarter; thence North 89 degrees 51 minutes 01 second West along said south line, a distance of 200.00 feet to the southwest corner of said Southeast Quarter of the Northeast Quarter; thence North 0 degrees 08 minutes 03 seconds West along the west line of said Southeast Quarter of the Northeast Quarter, a distance of 1318.68 feet to the point of beginning.

Exception 6:

That part of the Northeast Quarter of the Southeast Quarter of Section 16, Township 120, Range 25, Wright County, Minnesota, described as follows:

Beginning at the Southeast corner of said Northeast Quarter of the Southeast Quarter; thence on an assumed bearing of North 89 degrees 24 minutes 25 seconds West, along the South line of said Northeast Quarter of the Southeast Quarter, a distance of 302.10 feet; thence North 12 degrees 22 minutes 23 seconds West, a distance of 58.37 feet; thence North 52 degrees 30 minutes 29 seconds West, a distance of 160.98 feet; thence North 68 degrees 24 minutes 07 seconds West, a distance of 11.20 feet; thence North 00 degrees 00 minutes 00 seconds East, a distance of 357.55 feet; thence South 89 degrees 24 minutes 25 seconds East, a distance of 452.76 feet; to the East line of said Northeast Quarter of the Southeast Quarter; thence South 00 degrees 00 minutes 00 seconds East, along said East line, a distance of 515.11 feet to the point of beginning.

EXCEPT THEREFROM:

That part of the East Half of the Southeast Quarter of Section 16, Township 120, Range 25, Wright County, Minnesota described as follows: Commencing at the Southeast corner of the East Half of the Southeast Quarter; thence on an assumed bearing of North 00 degrees 00 minutes East a distance of 1316.81 feet to the point of beginning; thence continue North 0 degrees 00 minutes 00 seconds East along said east line a distance of 370.72 feet; thence North 90 degrees 00 minutes 00 seconds West a distance of 235.00 feet; thence South 0 degrees 00 minutes 00 seconds West a distance of 370.72 feet; thence South 90 degrees 00 minutes 00 seconds East a distance of 235.00 feet to the point of beginning. Subject to public road easement. Together with an easement for ingress and egress to

Ordorff's Pond over a one rod strip. The said one rod strip to run westerly along the Southerly line extended of the above described tract until such extended line reaches the said pond.

Based upon a review of the Ordinance, the Chief Administrative Law Judge makes the following:

### ORDER

1. Pursuant to Minn. Stat. § 414.033 (2018), the Ordinance is deemed adequate in all legal respects and properly supports this Order.
2. Pursuant to the terms of the Ordinance and this Order, the Property is **ANNEXED** to the City.
3. Pursuant to Minn. Stat. § 414.036 (2018), the City will reimburse the Township \$2,498 payable in two equal installments as stated in the Ordinance.
4. The City must file a copy of the Annexation Ordinance with the Township, the appropriate county auditor(s), and the Secretary of State as required by Minn. Stat. § 414.033, subd. 7.

Dated: August 16, 2018



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TAMMY L. PUST  
Chief Administrative Law Judge

### NOTICE

This Order is the final administrative order in this case under Minn. Stat. §§ 414.033, .07, .09, .12 (2018). Pursuant to Minn. Stat. § 414.07, subd. 2, any person aggrieved by this Order may appeal to Wright County District Court by filing an Application for Review with the Court Administrator within 30 days of this Order. An appeal does not stay the effect of this Order.

Any party may submit a written request for an amendment of this Order within seven days from the date of the mailing of the Order pursuant to Minn. R. 6000.3100 (2017). However, no request for amendment shall extend the time of appeal from this Order.