

**RESOLUTION 2025-12**

**RESOLUTION FOR ANNEXATION**

**WHEREAS**, the City of Buffalo received a Petition for annexation from all of the property owners (collectively "Petitioners") of the property proposed for annexation.

**WHEREAS**, the City of Buffalo and Buffalo Township have an Orderly Annexation Agreement governing the property proposed for annexation which has been filed with the Office of Administrative Hearings Municipal Boundary Adjustment Unit as OA-1768.

**WHEREAS**, the City of Buffalo has determined that it is able to service the property with City sewer and water within one (1) year of annexation.

**WHEREAS**, the City of Buffalo sent notice to Buffalo Township on April 1st, 2025, and Buffalo Township has not waived the thirty-one day notice required by OA-1768. The thirty-one day period has expired and the City Council considered this matter at the city council meeting held on May 5th, 2025.

**ACCORDINGLY**, annexation of the property is appropriate by resolution of the City Council.

**NOW THEREFORE, BE IT RESOLVED**, by the City Council of the City Of Buffalo, Minnesota as follows:

1. **Property.** That the following land shall be immediately annexed.

See Exhibit A Legal Description(s).

(the "Property"). The Properties are graphically described on the map attached as Exhibit 1 hereto. The current City boundary is depicted on Exhibit 2 hereto. The corporate limits of the City shall be extended to include the annexed Property.

2. **Acreage/Population/Usage.** That the Property consists of approximately the following acreage, the population in the area is 0, and the land use type is agricultural. Upon annexation, the Property shall be zoned as follows:

**a. PID 202000203400:**

- i. 72.98 acres. Zoning: A-1 Agriculture.

**b. PID 202000204400:**

i. 68.72 acres. Zoning: A-1 Agriculture.

**c. PID 202000204201:**

i. 30.83 acres. Zoning: A-1 Agriculture.

**d. PID 202000204100:**

i. 37.56 acres. Zoning: A-1 Agriculture.

3. **Jurisdiction.** By submission of this resolution to the Municipal Boundary Adjustment Unit of the Office of Administrative Hearings, confers jurisdiction upon the Chief Administrative Law Judge so as to accomplish said annexation in accordance with the terms of this resolution and OA-1768.

4. **Municipal Reimbursement.** Minnesota Statutes 414.036.

**a. Reimbursement to Towns for lost taxes on annexed property.**

The City of Buffalo shall pay to Buffalo Township two and one-half times the amount in taxes that the Township levied against the Properties in 2024, which amount to \$4,441.50. Said amount shall be paid to the Township in no more than four equal semi-annual payments commencing in 2026 within thirty days after receipt of the tax revenues for the Property from the Wright County Treasurer's office.

**b. Assessments and Debt.**

If there are outstanding special assessments levied by the Township on the Property, the City shall forward to the Township any such assessment or debt revenue paid to the City by the property owner or the County Auditor.

5. **Review and Comment.** The Chief Administrative Law Judge may review and comment, but shall within thirty (30 days), order the annexation in accordance with the terms of this resolution.

Passed and adopted by the Buffalo City Council this 5th day of May, 2025.



Steve Downer, Mayor

ATTEST:

  
Susan Johnson, City Clerk

**EXHIBIT A**  
**LEGAL DESCRIPTIONS**

**PID: 202-000-203400**

*That part of Government Lot 2 of Section 20, Township 120, Range 25, Wright County, Minnesota, described as follows:*

*Commencing at the southwest corner of said Government Lot 2; thence on an assumed bearing of North 89 degrees 28 minutes 49 seconds East, along the south line of said Government Lot 2, a distance of 1000.20 feet; thence North 0 degrees 43 minutes 09 seconds West, a distance of 248.50 feet to the point of beginning; thence North 89 degrees 16 minutes 51 seconds East, a distance of 174.00 feet; thence North 0 degrees 43 minutes 07 seconds West, a distance of 192.88 feet to the centerline of County Road No. 114; thence westerly along said centerline to a line which bears North 0 degrees 43 minutes 07 seconds West from the point of beginning; thence South 0 degrees 43 minutes 07 seconds East a distance of 206.38 feet to the point of beginning.*

*Beginning at a point on the section line 12.15 chains East of Southwest corner of East Half of Southwest Quarter of Section 20, Township 120, Range 25, thence East on section line 12.16 chains; thence North parallel with the West line of said Section to the shore of Pulaski Lake; thence Westerly along the shore of said lake to the East line of the tract of land formerly owned by Susan McKee, which line is 12.15 chains East of the West line of Lot 2, Section 20, thence South on the East line of said land formerly owned by Susan McKee to beginning, containing 60 acres, said tract being designated as Lot C on a plat made by H.T. Moland, County Surveyor, dated August 6, 1895. Also beginning at the Southwest corner of East Half of Southwest Quarter of Section 20, Township 120, Range 25, thence East 48.56 rods on South line of said Section; thence North parallel with the West line of said Section 65.90 rods; thence West parallel with the South line of said Section 48.56 rods to the West line of the East Half of Southwest Quarter thereof; thence South 65.90 rods to beginning, containing 20 acres, more or less.*

*EXCEPTING THEREFROM, however, the following four tracts:*

*FIRST EXCEPTION: Premises conveyed in that warranty deed executed by Fred H. Randel and Mabel A. Randel, husband and wife, to Nicholas J. Miller and Amy C. Miller, husband and wife, dated August 7, 1945 and filed for record in the office of the Register of Deeds September 7, 1945, Wright County, Minnesota and recorded therein in Book 138 of Deeds, page 312.*

*SECOND EXCEPTION: Premises conveyed in that certain warranty deed executed by Fred H. Randel and Mabel A. Randel, husband and wife, to Ernest E. Peterson and Ida Peterson, husband and wife, dated August 18, 1945 and filed for record September 7, 1945 in the office of Register of Deeds, Wright County, Minnesota, and duly recorded therein in Book 138 of Deeds, page 314.*

*THIRD EXCEPTION: Premises conveyed in that certain warranty deed executed by Fred H. Randel and Mabel A. Randel, husband and wife, to Bernard A. Eull and Lois E. Eull, husband and wife, dated February 13, 1968 and filed for record in the office of Register of Deeds, Wright County, Minnesota February 19, 1968 in Book 218 of Deeds, pages 1-2.*

*FOURTH EXCEPTION: Premises conveyed in that certain warranty deed executed by Fred H. Randel and Mabel A. Randel, husband and wife, to W.R. Davies and Alice G. Davies, husband and wife, dated April 18, 1957 and filed for record in the office of the Register of Deeds, Wright County, Minnesota on March 17, 1958 in Book 171 of Deeds, page 86.*

**PID: 202-000-204400**

*Beginning at a point on the Section line 24.03 chains East of Southwest corner of East Half of Southwest Quarter of Section 20, Township 120, Range 25, thence East on Section line to Southeast corner of said Section 20; thence North on East line of said Section 20, 82.62 rods; thence West on a line parallel with South line of said Section to a point 82.62 rods North of starting point; thence South to point of beginning.*

**EXCEPT:**

*That part of the Southeast Quarter of the Southeast Quarter (SE $\frac{1}{4}$ SE $\frac{1}{4}$ ) of Section Twenty (20), Township One Hundred Twenty North (T120N), Range Twenty-Five West (R25W) in Wright County, Minnesota, described as follows: Commencing at the Southeast corner of said SE $\frac{1}{4}$ SE $\frac{1}{4}$ ; thence S89°29'18"W five hundred eleven and nine-tenths (511.90) feet along the South line of said SE $\frac{1}{4}$ SE $\frac{1}{4}$ ; thence N00°30'42"W forty-two (42) feet to the actual point of beginning on the North line of County Road No. 35; thence continuing N00°30'42"W one hundred thirty-seven and five-tenths (137.5) feet; thence N89°29'18"E seventy-five (75) feet; thence S00°30'42"E one hundred thirty-seven and five tenths (137.5) feet to said North line of County Road No. 35; thence S89°29'18"W seventy-five (75) feet to the point of beginning.*

**NOTE:** *The South line of said SE $\frac{1}{4}$ SE $\frac{1}{4}$  is assumed to bear S89°29'18"W for the purpose of this description.*

**EXCEPT:**

*That part of the Southeast Quarter of the Southeast Quarter of Section 20, Township 120, Range 25, Wright County, Minnesota described as follows: Commencing at the southeast corner of said Southeast Quarter of the Southeast Quarter; thence on a bearing of West (assumed bearing) along the south line of said Southeast Quarter of the Southeast Quarter, a distance 511.85 feet; thence on a bearing of North, a distance of 57.71 feet to the actual point of beginning said point being on the proposed northerly right of way line of Wright County Highway Number 35; thence continue on a bearing of North, a distance of 260.0 feet; thence on a bearing of West, a distance of 335.0 feet; thence on a bearing of South, a distance of 265.48 feet to the said northerly right of way line of said Wright County Highway Number 35; thence easterly along a circular curve, concave to the south, having a radius of 1338.24 feet and a central angle of 1 degree 55 minutes 09 seconds, a distance of 44.83 feet, the chord of said curve bears North 88 degrees 13 minutes 56 seconds East; thence North 89 degrees 11 minutes 30 seconds East, tangent to said curve, a distance of 290.23 feet to the point of beginning.*

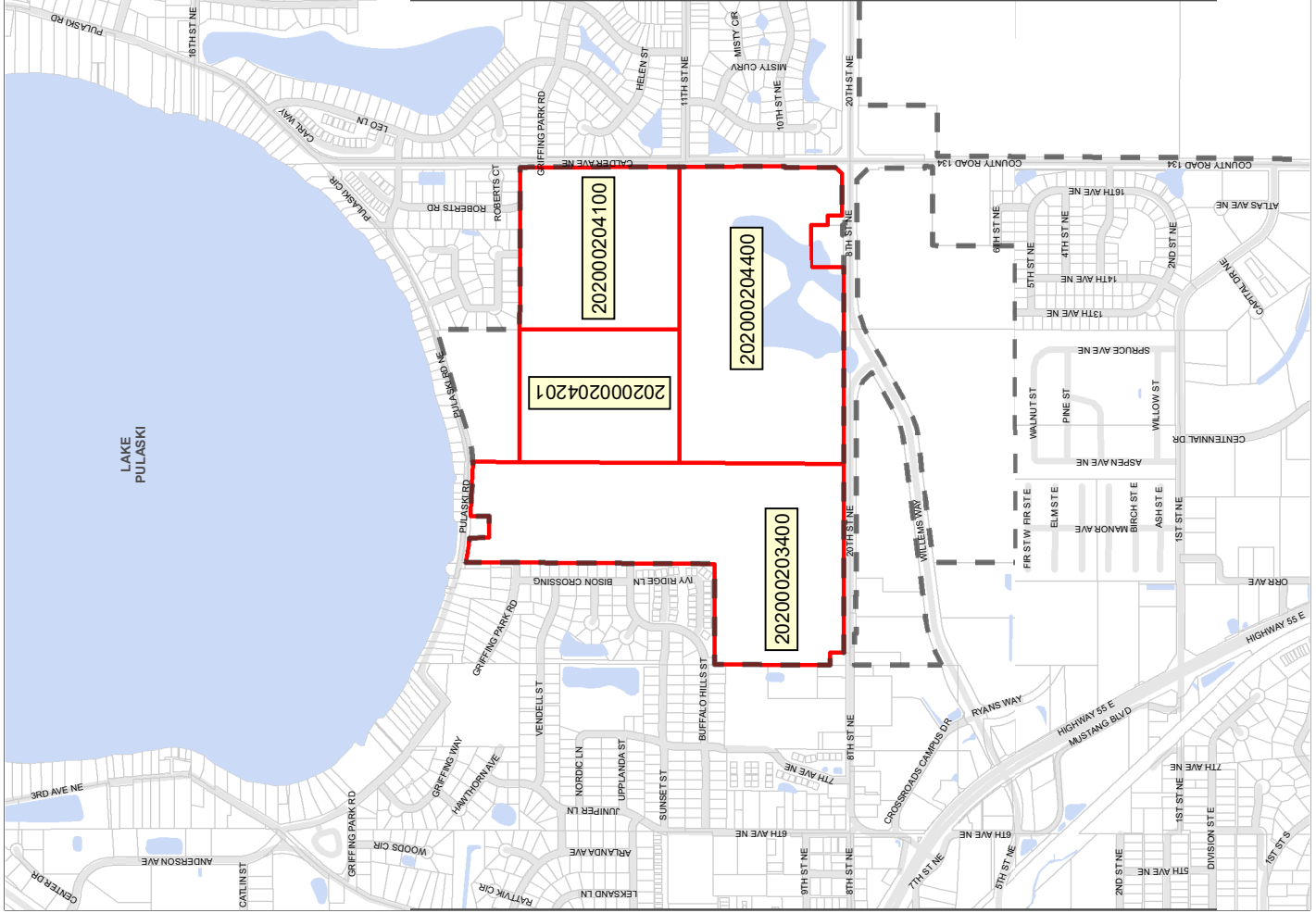
**PID: 202-000-204201**

*That part of the Northwest Quarter of the Southeast Quarter of Section 20, Township 120, Range 25, Wright County, Minnesota described as follows: Commencing at the southwest corner of the East Half of the Southwest Quarter of said Section 20; thence on an assumed bearing of South 89 degrees, 39 minutes, 29 seconds East along the south line of said East Half of the Southwest Quarter and the south line of said Southeast Quarter, a distance of 1604.46 feet; thence North 0 degrees, 53 minutes, 54 seconds East parallel with the west line of said Southwest Quarter, a distance of 1363.23 feet to the point of beginning of the land to be described; thence South 89 degrees, 39 minutes, 29 seconds East parallel with the south line of said Southeast Quarter, a distance of 1057.94 feet to the east line of said Northwest Quarter of the Southeast Quarter; thence North 0 degrees, 14 minutes, 31 seconds East along said east line, a distance of 1267.79 feet to the northeast corner of said Northwest Quarter of the Southeast Quarter; thence North 89*

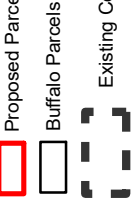
*degrees, 37 minutes, 17 seconds West along the north line of said Northwest Quarter of the Southeast Quarter, a distance of 1043.41 feet to the intersection of a line bearing North 0 degrees, 53 minutes, 54 seconds East parallel with the west line of said Southwest Quarter from the point of beginning, thence South 0 degrees, 53 minutes, 54 seconds West along said parallel line, a distance of 1268.52 feet to the point of beginning.*

**PID: 202-000-204100**

*Sect-20 Twp-120 Range-025 Unplatted Land Buffalo Twp Government Lot 5, Section 20, Range 25, except the south 82.62 rods thereof; also except all of the Right of Way of Calder Avenue that lies within and adjacent to the easterly line of the Northeast Quarter of the Southeast Quarter except the south 82.62 rods of Government Lot 5 (103-500-204101)*



# SUBJECT PARCEL MAP FOR PROPOSED ANNEXATION



GIS data is data generated by a computer database or system that is designed to electronically capture, store, update, manipulate, analyze, and display all forms of geographically referenced information that is compiled, from private or public sources, either alone or in cooperation with other public or private entities, for use by a municipality. GIS data is accurate for its intended use by a municipality and may be inaccurate for other uses.

Sheet No.  
1 of 1  
January 22,  
2025

**RESOURCES:**  
Prepared By: **COB ENG DEPT.**  
COORDINATE SYSTEM:  
NAD 1983 HARN ALB  
MN WRIGHT FEET  
PROJ: UTM  
DATUM: NAD 1983  
UNIT: METERS  
CITY OF BUFFALO ENGINEERING



