

SPECIAL ORDINANCE
ORDINANCE ANNEXING PROPERTY
CRAIG M. MAEHLING, NANCY E. MAEHLING, KENT MAEHLING,
CYNTHIA MAEHLING, JAMES GILLIS, GRETCHEN GILLIS, PAUL MAEHLING

RECITALS

WHEREAS, the City of Buffalo has received a Petition for Annexation by Ordinance from Craig M. Maehling, Nancy E. Maehling, Kent Maehling, Cynthia Maehling, James Gillis, Gretchen Gillis, and Paul Maehling for the annexation of 60 acres into the City of Buffalo.

WHEREAS, the property is described and owned as follows:

Petitioner(s) Craig M. Maehling, Nancy E. Maehling, Kent Maehling, Cynthia Maehling, James Gillis, Gretchen Gillis, and Paul Maehling are the owner(s) of the following described property:

That part of the North Half of the Northwest Quarter of Section 25, Township 120, Range 26, Wright County, Minnesota described as follows:

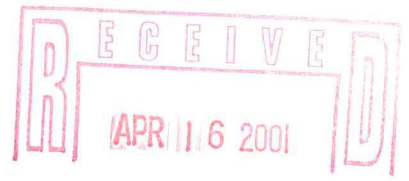
Beginning at the northwest corner of said North Half of the Northwest Quarter; thence North 86 degrees 51 minutes 18 seconds East, assumed bearing, along the north line of said North Half of the Northwest Quarter, a distance of 2632.27 feet to the east line of said North Half of the Northwest Quarter, as established by monumentation in the place of DAVIS THIRD ADDITION and RIDGE HAVEN, according to the recorded plats thereof, said Wright County; thence South 03 degrees 03 minutes 33 seconds East, along said east line, a distance of 793.50 feet to the northerly line of that parcel described in Book 188 of Deeds, page 259, said Wright County; thence South 88 degrees 11 minutes 27 seconds West, along said northerly line of said parcel, a distance of 348.10 feet to the northwesterly line of said parcel; thence South 48 degrees 09 minutes 28 seconds west, along said northwesterly line, a distance of 405.74 feet; thence South 86 degrees 51 minutes 18 seconds West, parallel with said north line of the North Half of the Northwest Quarter, a distance of 1978.58 feet to the west line of said North Half of the Northwest Quarter; thence North 02 degrees 28 minutes 26 seconds West, along said west line, a distance of 1039.13 feet to the point of beginning.

Containing 60 acres, more or less.

WHEREAS, the City Council by Resolution ordered the City Administrator to publish notice of a public hearing on the Request for Annexation by Ordinance and to give notice by certified mail of the affected township and all property owners within and contiguous to the area to be annexed.

WHEREAS, all appropriate notices have been given pursuant to statute.

WHEREAS, the matter came on before the Buffalo City Council by public hearing at 7:00 p.m. on March 19, 2001.



FINDINGS OF FACT

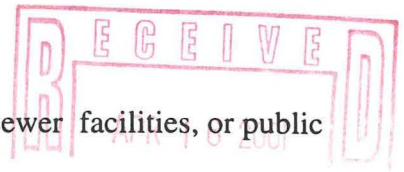
Based upon the information contained in the Petition and presented at the public hearing, the Buffalo City Council makes the following FINDINGS OF FACT:

1. Petitioner(s) Craig M. Maehling, Nancy E. Maehling, Kent Maehling, Cynthia Maehling, James Gillis, Gretchen Gillis, and Paul Maehling are the owner(s) of That part of the North Half of the Northwest Quarter of Section 25, Township 120, Range 26, Wright County, Minnesota described as follows:

Beginning at the northwest corner of said North Half of the Northwest Quarter; thence North 86 degrees 51 minutes 18 seconds East, assumed bearing, along the north line of said North Half of the Northwest Quarter, a distance of 2632.27 feet to the east line of said North Half of the Northwest Quarter, as established by monumentation in the place of **DAVIS THIRD ADDITION** and **RIDGE HAVEN**, according to the recorded plats thereof, said Wright County; thence South 03 degrees 03 minutes 33 seconds East, along said east line, a distance of 793.50 feet to the northerly line of that parcel described in **Book 188 of Deeds, page 259**, said Wright County; thence South 88 degrees 11 minutes 27 seconds West, along said northerly line of said parcel, a distance of 348.10 feet to the northwesterly line of said parcel; thence South 48 degrees 09 minutes 28 seconds west, along said northwesterly line, a distance of 405.74 feet; thence South 86 degrees 51 minutes 18 seconds West, parallel with said north line of the North Half of the Northwest Quarter, a distance of 1978.58 feet to the west line of said North Half of the Northwest Quarter; thence North 02 degrees 28 minutes 26 seconds West, along said west line, a distance of 1039.13 feet to the point of beginning.

Consisting of 60 acres.

2. The total amount of acreage for all properties comprises 60 acres.
3. The property is contiguous to and abuts the city limits of the City of Buffalo. See Exhibits ____ (maps of City of Buffalo and area annexed).



4. The area to be annexed is not presently served by public sewer facilities, or public sewer facilities are not otherwise available.

5. Craig M. Maehling, Nancy E. Maehling, Kent Maehling, Cynthia Maehling, James Gillis, Gretchen Gillis, and Paul Maehling submitted a Petition to the City of Buffalo on or about January 18, 2001 seeking the property's annexation to the City of Buffalo by ordinance.

6. All owners of the Property subject to the Petition for Annexation have requested that the City of Buffalo annex the Property by ordinance. See Exhibit C (Petition for Annexation by Ordinance).

7. The Town of Chatham's annual tax revenue which will be lost if the Property is annexed will be about \$18.26.

8. The Property's annexation would result in an increase in the Property's value.

9. The Property's annexation will not create a burden on the City of Buffalo.

10. Proper notice of the public hearing was given in accordance with Minn. Stat. § 414.033, Subd. 2b. See Exhibit ____ (Resolution ordering public hearing and mailing by certified mail and publication of the notice of hearing); Exhibit ____ (Affidavit of certified mailing to Township, affected property owners, and property owners who are contiguous to the area to be annexed); and Exhibit ____ (Printer's affidavit of publication with notice of public hearing).

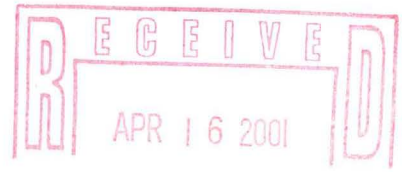
11. In accordance with Minn. Stat. § 414.033, Subd. 2(3), the Property is deemed about to become urban or suburban in character.

THEREFORE, the City Council of the City of Buffalo hereby ORDAINS:

That the real property, legally described as follows:

That part of the North Half of the Northwest Quarter of Section 25, Township 120, Range 26, Wright County, Minnesota described as follows:

Beginning at the northwest corner of said North Half of the Northwest Quarter; thence North 86 degrees 51 minutes 18 seconds East, assumed bearing, along the north line of said North Half of the Northwest Quarter, a distance of 2632.27 feet to the east line of said North Half of the Northwest Quarter, as established by monumentation in the place of DAVIS THIRD ADDITION and RIDGE HAVEN, according to the recorded plats thereof, said Wright County; thence South 03 degrees 03 minutes 33 seconds East, along said east line, a distance of 793.50 feet to the northerly line of that parcel described in Book 188 of Deeds, page 259, said Wright County; thence South 88 degrees 11 minutes 27 seconds West, along said northerly line of said parcel, a distance of 348.10 feet to the northwesterly line of said parcel; thence South 48 degrees 09 minutes 28 seconds west, along said northwesterly line, a distance of 405.74 feet; thence South 86 degrees 51 minutes 18 seconds West, parallel with said north line of the North Half of the Northwest Quarter, a distance of 1978.58 feet to the west line of said North Half of the Northwest Quarter; thence North 02 degrees 28 minutes 26 seconds West, along said west line, a distance of 1039.13 feet to the point of beginning.



is annexed to the City of Buffalo pursuant to Minn. Stat. § 414.033, Subd. 2(3).

Adopted unanimously by the Buffalo City Council on March 19, 2001.

CITY OF BUFFALO

By *David Naatzbaum*
Mayor

By *William T. Meyer*
City Administrator

RECEIVED
APR 16 2001

