

**JOINT RESOLUTION BETWEEN THE TOWN OF BUFFALO
AND THE CITY OF BUFFALO
DESIGNATING AN AREA FOR ORDERLY ANNEXATION**

The Town of Buffalo and the City of Buffalo hereby jointly agree to the following:

1. Orderly Annexation Area

The parties to this Agreement concur that areas of land in the Town of Buffalo are in need of orderly annexation to the City of Buffalo pursuant to Minnesota Statutes Chapter 414.0325. The parties hereto designate these areas, consisting of five distinct tracts of land identified on OAA Map as Property 3 ("Property 3"), Property 4 ("Property 4"), Property 5 ("Property 5"), and Property 6 ("Property 6") and Property 7 ("Property 7") attached hereto and incorporated by reference herein as suitable for annexation. These tracts shall be annexed to the City of Buffalo in the means and manner as described within this Agreement.

The Town of Buffalo and the City of Buffalo also agree that at any time as each of the parties wish to discuss areas of annexation outside of the Property 3, Property 4, Property 5, Property 6 and Property 7, it will discuss such annexation(s) to determine if parties may come to mutually acceptable terms for orderly annexation.

2. State Planning Agency (Municipal Board)

The Town of Buffalo and the City of Buffalo do, upon adoption of this resolution, and upon acceptance by the State Planning Agency, confer jurisdiction upon the State Planning Agency over Property 3, Property 4, Property 5, Property 6 and Property 7 so as to accomplish said annexation in accordance with the terms of this Resolution.

As to Property 3, Property 4, Property 5, Property 6 and Property 7 the Agency shall retain jurisdiction over Property 3, Property 4, Property 5, Property 6 and Property 7 so as to order annexation upon receipt of petition by property owner(s) to the City of Buffalo by resolution from the City of Buffalo to the State Planning Agency at any time within five (5) years from the date of execution of this Agreement.

JAN 23 2004

At the time the City determines to pass such resolution(s) and forward the same to the State Planning Agency, the City of Buffalo shall provide a copy of the resolution(s) to the Town of Buffalo. The Town of Buffalo may, at its discretion, join in the resolution(s) to the Municipal Board. No consideration or hearing by the State Planning Agency shall be necessary, nor shall the boundaries of Property 3, Property 4, Property 5, Property 6 and Property 7 be altered or modified. The State Planning Agency may review and comment but shall, within thirty (30) days after receipt of the resolution(s), order the immediate annexation of any parcel(s) contained within Property 3, Property 4, Property 5, Property 6 and Property 7 as appropriate, to the City of Buffalo in accordance with the terms of this joint resolution.

The Town of Buffalo agrees that it shall not by act or omission object to, hinder or delay annexation of any parcel(s) contained within Property 3, Property 4, Property 5, Property 6 and Property 7 to the City of Buffalo in accordance with the terms of this Agreement. Failure by the Town of Buffalo to join in the resolution(s) of City shall not constitute a basis upon which to deny, delay or prevent annexation of any parcel(s) contained within Property 3, Property 4, Property 5, Property 6 and Property 7 to the City of Buffalo.

3. Character of Property

Property 3, Property 4, Property 5, Property 6 and Property 7 abut the City of Buffalo and are presently urban or suburban in nature or are about to become so. Further, the City of Buffalo is now or within a reasonable time will be capable of providing municipal water and sanitary sewer to each property.

4. Roads

a. Property 3.

The parties acknowledge that the following public roads and highways are situated adjacent and abut Property 3:

- i. To the west, County Road Number 134; presently maintained by Wright County.

ii. To the south, County State Aid Highway 35; presently maintained by Wright County.

iii. To the north, Township Road commonly known as 40th Street NE; presently maintained by the Town of Buffalo.

iv. To the east, Township Road commonly known as Dague Avenue; presently maintained by the Town of Buffalo.

After annexation to the City of Buffalo, the public highways described in subparagraphs (i) and (ii) shall continue to be maintained by Wright County; the Township roads described in subparagraph (iii) and (iv) shall be maintained by the City of Buffalo, as to those portions of the Township roads directly adjacent and abutting Property 3.

Effective with this agreement, the City of Buffalo will annex and maintain the roadway known as 22nd Street Northeast abutting County Road 134 to the west and 11th Street Northeast to the east.

b. Property 4.

The parties acknowledge that the following public roads and highways are situated adjacent and abut Property 4:

i. To the east, County Road 134; presently maintained by Wright County.

ii. To the south, Trunk Highway 55; presently maintained by the State of Minnesota.

iii. To the north, County Road 114; presently maintained by Wright County.

iv. Within the geographic boundaries of Property 4, there exists a gravel road commonly known as 12th Street NE; presently maintained by the City of Buffalo.

After annexation to the City of Buffalo, the public roadways described in subparagraphs (i), (ii), and (iii) shall continue to be maintained by the same governmental entities.

The gravel roadway described in subparagraph (iv) shall be annexed and maintained solely by the City of Buffalo as per previous Orderly Annexation Agreement between the City of Buffalo and Township of Buffalo known as OA-310.

c. Property 5.

The parties acknowledge that the following public roads and highways are situated adjacent and abut Property 5:

i. To the east, Carling Avenue; presently graded, graveled and weed cut roadside by Buffalo Township, and snowplowed and sanded by the City of Buffalo.

ii. To the south, Trunk Highway 55; presently maintained by the State of Minnesota.

iii. To the north, County Road 34; presently maintained by Wright County.

iv. To the west, County Road 134; presently maintained by Wright County.

After annexation to the City of Buffalo, the public roadways described in subparagraphs (i), (ii), and (iii) shall continue to be maintained by the same governmental entities.

d. Property 6.

The parties acknowledge that the following public roads and highways are situated adjacent and abut Property 6:

i. To the south, County Road Number 138; presently maintained by Wright County.

e. Property 7.

The parties acknowledge that the following public roads and highways are situated adjacent Property 7:

i. To the south, County Road Number 147; presently maintained by Wright County.

5. Use and Development of Annexation Area

a. Property 3, Property 4, Property 5, Property 6 and Property 7.

It is understood by the parties that Property 3, Property 4, Property 5, Property 6 and Property 7 are presently utilized for agricultural purposes. After annexation, it is contemplated that Property 3, Property 4, and Property 7 shall be utilized for residential development and shall be initially zoned R-1, pursuant to zoning regulations of the City of Buffalo.

After annexation, it is contemplated that Property 5 shall be utilized for commercial and industrial uses and shall initially be zoned B-3, Highway Commercial, and Property 6 shall be utilized by a church and school and shall be initially zoned R-1, pursuant to zoning regulations of the City of Buffalo.

The City of Buffalo shall have the right and authority to replat parcels of land within the geographic area of Property 3, Property 4, Property 5, Property 6 and Property 7 acquire property through eminent domain statutes and otherwise, install municipal water and sanitary sewer service, roads and other public improvements within the property area in accordance with Minnesota Statutes 429.01 et seq, as amended, or any other appropriate statute or ordinance.

The City of Buffalo shall have the right to utilize any and all utility or right-of-way easements within the geographic boundaries of Property 3, Property 4, Property 5, Property 6 and Property 7 if any, for the installation of municipal water, sanitary sewer or other utility services or other services by the City of Buffalo, pursuant to Minnesota Statutes 471.59. The City of Buffalo shall assume all liability for installation and construction of said municipal services and shall hold the Town of Buffalo harmless from all claims and damages arising out of said installation and construction of said municipal services during the term of this Agreement and continuing thereafter.

The City of Buffalo shall have the right and authority to replat parcels of land within the geographic area of Property 3, Property 4, Property 5, Property 6 and Property 7 and acquire property through eminent domain statutes and otherwise, install municipal water and sanitary sewer service, roads and other public improvements within the property area in accordance with Minnesota Statutes 429.01 et seq, as amended, or any other appropriate statute or ordinance.

It is also understood that the boundaries of Property 6 shall remain intact during the duration of this Agreement, and that unless the City of Buffalo and Town of Buffalo mutually agree to annexation of surrounding land, no such annexation shall occur surrounding the boundaries of Property 6.

6. Police

The parties acknowledge that Property 3, Property 4, Property 5, Property 6 and Property 7 are presently patrolled by the Wright County Sheriff's Department. Upon the annexation of Property 3, Property 4, Property 5, Property 6 and Property 7 to the City of Buffalo, and thereafter, the Buffalo Police Department is authorized and shall be responsible for police protection for Property 3, Property 4, Property 5, Property 6 and Property 7, and shall investigate any and all crimes and shall prosecute said crimes pursuant to the local cooperative agreement between the Wright County Sheriff's Department and the Police Department for the City of Buffalo, at no cost to the Town of Buffalo.

7. Fire Control

The parties agree that Property 3, Property 4, Property 5, Property 6 and Property 7 are provided fire protection pursuant to a joint powers agreement for fire services between the parties. Upon annexation of Property 3, Property 4, Property 5, Property 6 and Property 7 to the City of Buffalo, said property(ies) shall be dropped from the joint powers agreement at its next effective annual payment date, which fire service agreement is based on assessed valuation and fire calls. Thereafter, fire protection to Property 3, Property 4, Property 5, Property 6 and Property 7 shall be provided by the City of Buffalo Fire Department at its sole cost and expense.

8. Tax Compensation to Buffalo

Upon annexation of any of the parcel(s) in Property 3, Property 4, Property 5, and Property 7 in order to compensate the Town of Buffalo for loss of tax revenues, the City of Buffalo agrees to compensate the Town of Buffalo over a three year period commencing from and after the formal date of annexation of any of the

parcel(s) in Property 3, Property 4 Property 5 and Property 7. Said compensation shall be made from the City of Buffalo to the Town of Buffalo based on the ad valorem taxes collected by the City of Buffalo for Property 3, Property 4, Property 5 and Property 7 and shall be paid to the Town of Buffalo in the following manner.

<u>Year</u>	<u>Percentage of Taxes Paid to the Town of Buffalo</u>
1	100%
2	100%
3	50%

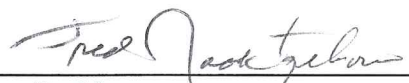
After said three year period(s) al property tax revenue for Property 3, Property 4, Property 5 and Property 7 shall be retained by the City of Buffalo.

9. Effective Date

The effective date of this Agreement shall be upon issuance of an Order by the Minnesota Municipal Board approving this Agreement, and its terms and conditions. All annexation of property to the City of Buffalo shall be effective upon issuance of an Order by the Minnesota Municipal Board approving the annexation in accordance with this resolution.

CITY OF BUFFALO

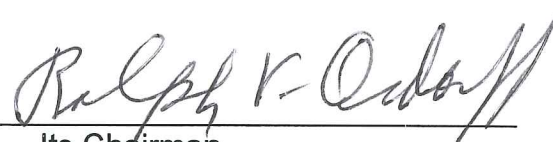
Passed and adopted by the City
Council of the City of Buffalo
This 5th day of January,
2004.

By: 
Its Mayor


ATTEST: 
City Administrator

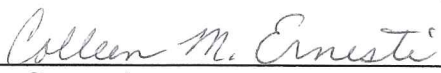
TOWN OF BUFFALO

Passed and adopted by the Town Board
of the Town of Buffalo this 6th day of
January, 2004.

By: 
Its Chairman

ATTEST: 
Town Board Clerk

By: 
Supervisor

By: 
Supervisor

November 19, 2003

ANNEXATION LEGAL DESCRIPTIONS FOR THE CITY OF BUFFALO

Description 3A

That part of the East Half of the Northeast Quarter of Section 16, Township 120, Range 25, Wright County, Minnesota, lying easterly of COPPER CREEK SECOND ADDITION and PRAIRIE VIEW, according to the plats thereof on file and of record in the office of the County Recorder, Wright County, Minnesota. Except the north 417.41 feet of the east 417.41 feet thereof.

and

The East Half of the Southeast Quarter of Section 16, Township 120, Range 25, Wright County, Minnesota.

and

The Northeast Quarter of the Northeast Quarter and the north 10 rods of the east 16 rods of the Northwest Quarter of the Northeast Quarter, all in Section 21, Township 120, Range 25, Wright County, Minnesota.

and

That part of the South Half of the Northeast Quarter of Section 21, Township 120, Range 25, Wright County, Minnesota, described as follows: Commencing at the northeast corner of said South Half of the Northeast Quarter; thence west along the north line of said South Half of the Northeast Quarter, a distance of 653.60 feet; thence south parallel with the east line of said South Half of the Northeast Quarter, a distance of 521.98 feet; thence east deflecting 87 degrees 05 minutes 00 seconds left, along a line hereinafter referred to as "Line A", a distance of 654.36 feet to said east line and the termination of "Line A"; thence north along said east line, a distance of 544.56 feet to the point of beginning.

and

That part of Section 15, Township 120, Range 25, Wright County, Minnesota, lying westerly of the easterly right of way line of Dague Avenue, except the north 417.41 feet thereof.

and

That part of the Northwest Quarter of Section 22, Township 120, Range 25, Wright County, Minnesota, lying westerly of the easterly right of way line of Dague Avenue and northerly of the easterly extension of said "Line A".

and

That part of the Southeast Quarter of Section 9, Township 120, Range 25, lying southerly of the northerly right of way line of 40th Street N.E. and easterly of the northerly extension of the most easterly line of PRAIRIE VIEW, according to the plat thereof on file and of record in the office of the County Recorder, Wright County, Minnesota, except the east 417.41 feet thereof.

Description 3B

That part of Government Lot 3, Section 16, Township 120, Range 25, Wright County, Minnesota, lying northerly of GREEN BRIAR ESTATES, according to the plat thereof on file and of record in the office of the County Recorder, Wright County, Minnesota, and lying easterly and southeasterly of the centerline of Pulaski Road.

Description 3C

The Southeast Quarter of the Northwest Quarter and that part of the Northeast Quarter of the Southwest Quarter lying northerly of EAST LAND ESTATES THIRD ADDITION, according to the plat thereof on file and of record in the office of the County Recorder, Wright County, Minnesota, all in Section 21, Township 120, Range 25, Wright County, Minnesota.

Description 3D

That part of the Southeast Quarter of the Southwest Quarter of Section 21, Township 120, Range 25, Wright County, Minnesota, lying easterly and southerly of EAST LAND ESTATES, according to the plat thereof on file and of record in the office of the County Recorder, Wright County, Minnesota, and the west 275.00 feet of the south 395.00 feet of the Southwest Quarter of the Southeast Quarter of Section 21, Township 120, Range 25, Wright County, Minnesota.

Description 3E

The south 150.00 feet of Government Lot 1, Section 16, Township 120, Range 25, Wright County, Minnesota, lying easterly of the centerline of Pulaski Road, except the east 190.00 feet thereof.

Description 4A

The Southwest Quarter of the Southwest Quarter of Section 21, Township 120, Range 25, Wright County, Minnesota;

and

Government Lot 5, Government Lot 6, and the Northwest Quarter of the Southeast Quarter of Section 20, Township 120, Range 25, Wright County, Minnesota, being in total the Southeast Quarter of said Section 20;

and

The East Half of the Southwest Quarter of Section 20, Township 120, Range 25, Wright County, Minnesota, excepting therefrom that part platted as BISON MEADOWS, according to the plat thereof on file and of record in the office of the County Recorder, Wright County, Minnesota. Also except that part of the west 100 feet of the south 158 feet of said East Half of the Southwest Quarter, as measured along the south and west lines thereof, which lies northerly of the northerly right-of-way line of 8th Street Northeast;

and

That part of Government Lot 3, Section 20, Township 120, Range 25, Wright County, Minnesota, lying southerly of the south right-of-way line of Pulaski Road;

and

That part of Government Lot 2, Section 20, Township 120, Range 25, Wright County, Minnesota, lying southerly of the south right-of-way line of Pulaski Road and easterly of the east line of BISON MEADOWS, according to the plat thereof on file and of record in the office of the County Recorder, Wright County, Minnesota, and its northerly extension. Excepting therefrom that part of said Government Lot 2, described as follows: Commencing at the southwest corner of said Government Lot 2; thence North 89 degrees 28 minutes 49 seconds East, assumed bearing, 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 Pulaski Road; 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;

and

The North Half of the West Half of the Southeast Quarter of the Northwest Quarter; the Northeast Quarter of the Northwest Quarter; Government Lot 1; and Government Lot 2, excepting therefrom the Southeast Quarter of the Northeast Quarter of the Northeast Quarter; all in Section 29, Township 120, Range 25, Wright County, Minnesota; Government Lot 2 being the entire Northeast Quarter of the Northeast Quarter.

and

That part of the Northwest Quarter of the Northwest Quarter of the Northwest Quarter of Section 28, Township 120, Range 25, Wright County, Minnesota, lying westerly of the easterly right-of-way line of Calder Avenue.

Description 4B

REVISED 12/18/03

The Southeast Quarter of the Southeast Quarter of Section 29, Township 120, Range 25, Wright County, Minnesota.

and

That part of the Southwest Quarter of the Southwest Quarter of Section 28, Township 120, Range 25, Wright County, Minnesota, lying westerly of the easterly right-of-way line of Calder Avenue.

Description 5

The Northwest Quarter of the Southwest Quarter of Section 33, Township 120, Range 25, Wright County, Minnesota, excepting the east 400.00 feet thereof;

and

That part of the Southwest Quarter of the Southwest Quarter of Section 33, Township 120, Range 25, Wright County, Minnesota, lying northeasterly of the Canadian Pacific Railroad. Except therefrom the following described parcel:

That part of the West Half of the Southwest Quarter of Section 33, Township 120, Range 25, Wright County, Minnesota, described as follows: Commencing at the northeast corner of said West Half of the Southwest Quarter; thence south along the east line of said West Half of the Southwest Quarter, a distance of 1312.82 feet to the southeast corner of the Northwest Quarter of the Southwest Quarter, being the point of beginning of the parcel to be described; thence west along the south line of said Northwest Quarter of the Southwest Quarter, a distance of 400.02 feet to the southwest corner of the east 400.00 feet of said Northwest Quarter of the Southwest Quarter; thence north along the west line of said east 400.00 feet, a distance of 86.40 feet; thence west deflecting 90 degrees 06 minutes 19 seconds left, a distance of 50.24 feet; thence southerly deflecting 81 degrees 28 minutes 09 seconds left, a distance of 1011.19 feet; thence east deflecting 98 degrees 31 minutes 51 seconds left, a distance of 598.41 feet to the east line of said West Half of the Southwest Quarter; thence north along said east line, a distance of 916.29 feet to the point of beginning.

Description 6

That part of the Northeast Quarter of Section 18, Township 120, Range 25, Wright County, Minnesota, that lies 1) Westerly of the East 600.00 feet of said Northeast Quarter and 2) Southerly of a line distant 45.00 feet Southerly of, measured at right angles to, and parallel with a line drawn from

the Southeast corner of said Northeast Quarter to a point on the West line of said Northeast Quarter distant 6.00 feet North from the Southwest corner of said Northeast Quarter.

and

That part of the East 600.00 feet of said Northeast Quarter of Section 18, Township 120, Range 25, Wright County, Minnesota, that lies Southerly of a line distant 33.00 feet Southerly of, measured at right angles to, and parallel with a line drawn from the Southeast corner of said Northeast Quarter to a point on the West line of said Northeast Quarter distant 6.00 feet North from the Southwest corner of said Northeast Quarter.

and

That part of the West 484.00 feet of the Northeast Quarter of the Southeast Quarter of Section 18, Township 120, Range 25, Wright County, Minnesota, that lies Northerly of a line distant 33.00 feet Southerly of, measured at a right angle to, and parallel with a line drawn from the Northeast corner of said Northeast Quarter of the Southeast Quarter to a point on the West line of the Northeast Quarter of said Section 18 distant 6.00 feet North from the Southwest corner of said Northeast Quarter

and

The dedicated right-of-way of County Road No. 138 according to the record plat of TARGAS ESTATES.

Description 7

See attached Legal.

Meyer-Rohlin, Inc. File No. 03462

REC'D BY
MMB

JAN 23 2004

CAPTION

Abstract of Title # 5218

To the following described Real Estate situated in
Wright County, Minnesota

Caption amended August 20, 1957 at 8 AM to read as follows:

A tract of land in Lot 3 of the Northwest Quarter of Section 32, Township 120, Range 25 according to the plat of said Lot 3 as corrected by E.B. McCord, County Surveyor, on file and of record in the Office of the Register of Deeds in and for Wright County, described: Begin at the Northeast corner of said Lot 3; thence West on the Section line 525.4 feet; thence parallel with the West line of said Lot 3, South 1104.8 feet; thence East parallel with the North line of said Lot 3 for a distance of 269.15 feet to a point; thence South parallel with the West line of said Lot 3 a distance of 994.0 feet to the center of the State Aid Road #19; thence Southeasterly along center line of said road a distance of 25.2 feet to a point; thence North parallel with the West line of Lot 3 for a distance of 442.1 feet to a point; thence East 89 degrees 25 minutes for a distance of 250.3 feet to the East line of Lot 3; thence North along the East line of said Lot 3 to the point of beginning.

B = EAST

CAPTION


Abstract of Title # 4367

To the following described Real Estate situated in
Wright County, Minnesota

Caption amended January 23, 1975 to read as follows:

Lot 2 of the Northwest Quarter of Section 32, Township 120, Range 25, according to corrected plat of Northwest Quarter of Section 32, Township 120, Range 25 by E.B. McCord, recorded in Book 1 of Sectional plats, page 392, except West 10 acres thereof deeded to Henry Peterson and also except 33/100 acre deeded to A.J. Rosen, described as follows: Begin at the Southeast corner of said Lot 2 and running North on the East line of said Lot 2, 4.03 chains; thence South 59 degrees West 3.36 chains; thence South 65 degrees East, 2.33 chains to beginning. Also a tract of land described: Begin at the Northwest corner of Lot 3 of Section 32, Township 120, Range 25; thence South on the West line of said Lot 3, 905.6 feet; thence East at right angles 24.05 feet; thence North parallel with the westline of Lot 3, 905.6 feet to the North line of Lot 3; thence West on the North line of Lot 3, 24.05 feet to beginning.

A = HOME WEST

Date: <u>1/29/04</u> TO:		# of Pages <u>3</u> FROM:
<i>Star or Rachel</i>	Name	Laureen Bodin
<i>Dept of Admin.</i>	Company	City of Buffalo
	Department	Assistant Administrator
	Phone #	(763) 684-5404
<i>651-284-3545</i>	Fax # and e-mail	(763)-684-5454 laureen.bodin@ci.buffalo.mn.us

Remarks: This is a description of Property #7 that is from an actual survey. The one sent w/the OAA was from the abstract.

Please let me know if you have any questions.

Thank You,
Laureen

ask me
R.

Lots 2 and 3 of the Northwest Quarter of Section 32, Township 120, Range 25, according to the plat of said Lots 2 and 3 as corrected by E.B. McCord, County Surveyor, recorded in Book 1 of Sectional Plats, Page 392, in the Office of the County Recorder, Wright County, Minnesota, except therefrom the west 10 acres of said Lot 2.

Also except the following described parcels:

That part of said Lots 2 and 3 of the Northwest Quarter of Section 32, Township 120, Range 25, described as follows: Beginning at the northwest corner of said Lot 3; thence south 1104.80 feet on the west line of said Lot 3; thence east parallel with the north line of said Lot 3, 24.5 feet for a starting point; thence from said starting point south parallel with the west line of said Lot 3, 409.7 feet; thence South 30 degrees 30 minutes West, 249.1 feet to the center of the Buffalo and Rockford road; thence southeasterly on and along the center of said Buffalo and Rockford road to a point 361.68 feet from the southeast corner of said Lot 3; thence north on a line parallel with the east line of said Lot 3, 942.74 feet; thence west 269.74 feet to beginning.

and

That part of said Lot 3 of the Northwest Quarter of Section 32, in Township 120, of Range 25, described as follows: Commencing at the northeast corner of said Lot 3; thence west on the Section line 525.4 feet; thence parallel with the west line of said Lot 3 south 1104.8 feet; thence east parallel with the north line of said Lot 3 for a distance of 269.15 feet to a point; thence south parallel with the east line of said Lot 3, a distance of 994.0 feet to the center of State Aid Road No. 19; thence southeasterly along the center line of said road, a distance of 25.2 feet to the point of beginning; thence north parallel with the east line of said Lot 3 for a distance of 442.1 feet to a point; thence east 89 degrees 25 minutes for a distance of 250.3 feet to the east line of Lot 3; thence south along the east line of said Lot 3 to the southeast corner of said Lot 3; thence northwesterly along the south line of said Lot 3 to the point of beginning.

File 04119

Lots 2 and 3 of the Northwest Quarter of Section 32, Township 120, Range 25, according to the plat of said Lots 2 and 3 as corrected by E.B. McCord, County Surveyor, recorded in Book 1 of Sectional Plats, Page 392, in the Office of the County Recorder, Wright County, Minnesota, except therefrom the west 10 acres of said Lot 2.

Also except the following described parcels:

That part of said Lots 2 and 3 of the Northwest Quarter of Section 32, Township 120, Range 25, described as follows: Beginning at the northwest corner of said Lot 3; thence south 1104.80 feet on the west line of said Lot 3; thence east parallel with the north line of said Lot 3, 24.5 feet for a starting point; thence from said starting point south parallel with the west line of said Lot 3, 409.7 feet; thence South 30 degrees 30 minutes West, 249.1 feet to the center of the Buffalo and Rockford road; thence southeasterly on and along the center of said Buffalo and Rockford road to a point 361.68 feet from the southeast corner of said Lot 3; thence north on a line parallel with the east line of said Lot 3, 942.74 feet; thence west 269.74 feet to beginning.

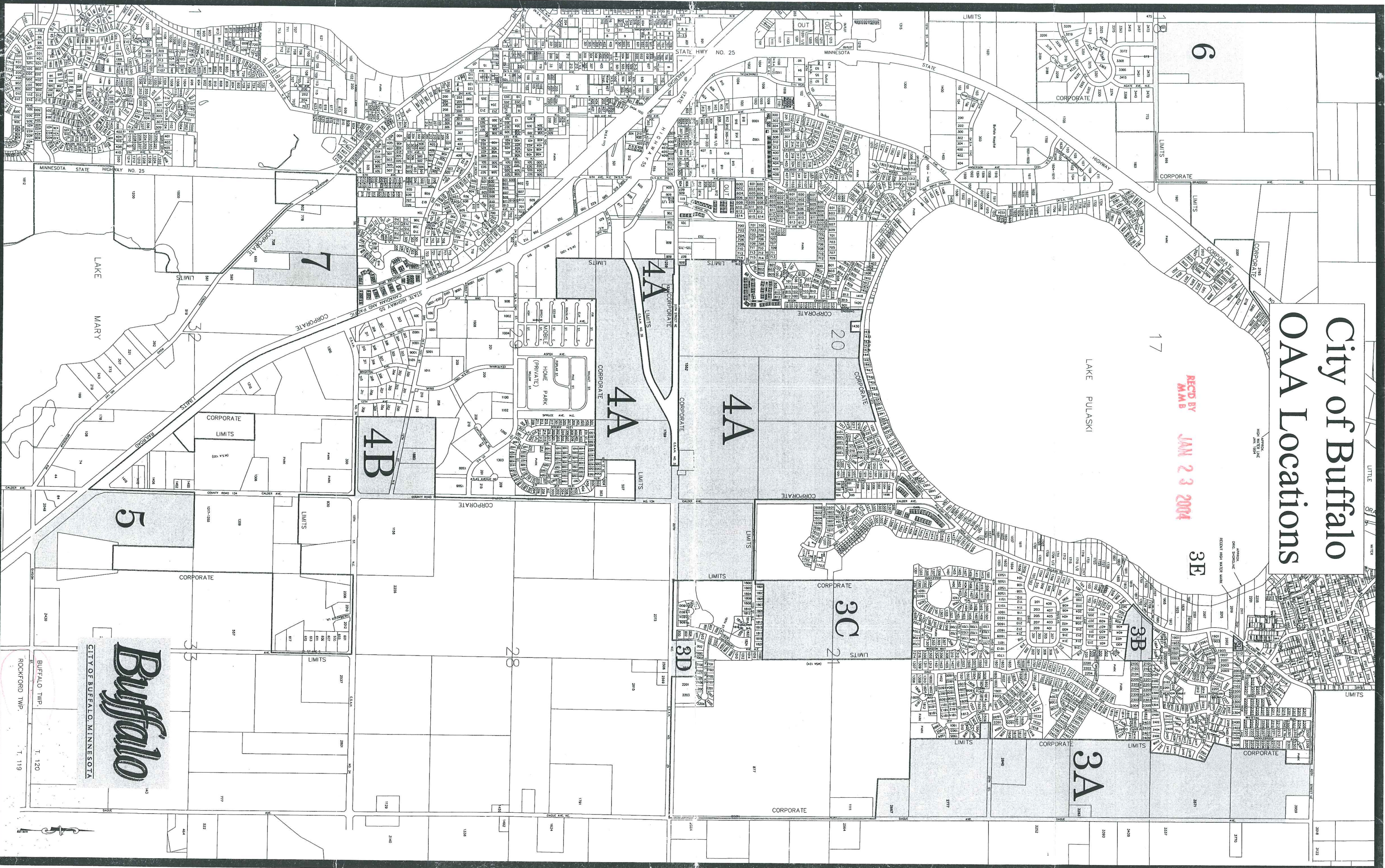
and

That part of said Lot 3 of the Northwest Quarter of Section 32, in Township 120, of Range 25, described as follows: Commencing at the northeast corner of said Lot 3; thence west on the Section line 525.4 feet; thence parallel with the west line of said Lot 3 south 1104.8 feet; thence east parallel with the north line of said Lot 3 for a distance of 269.15 feet to a point; thence south parallel with the east line of said Lot 3, a distance of 994.0 feet to the center of State Aid Road No. 19; thence southeasterly along the center line of said road, a distance of 25.2 feet to the point of beginning; thence north parallel with the east line of said Lot 3 for a distance of 442.1 feet to a point; thence east 89 degrees 25 minutes for a distance of 250.3 feet to the east line of Lot 3; thence south along the east line of said Lot 3 to the southeast corner of said Lot 3; thence northwesterly along the south line of said Lot 3 to the point of beginning.

File 04119

City of Buffalo OAA Locations

REC'D BY
M.A.B.
JAN 23 2004



Buffalo
CITY OF BUFFALO, MINNESOTA

ROCKFORD TWP. T. 119
BUFFALO TWP. T. 120