



CITY OF BUFFALO, MINNESOTA

212 Central Avenue
Buffalo, MN 55313

RECEIVED

By: OAH on December 28, 2023

RESOLUTION 2023-51

RESOLUTION FOR ANNEXATION (2852 County Road 12 N)

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 October 23rd, 2023, 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 December 4th, 2023.

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.

(the "Property"). The Property is 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. City of Buffalo Housing and Redevelopment Authority (HRA) parcel:
 - i. 88.59 acres. Zoning: I-1 Light Industrial.
- b. Duininck Companies / Hicks Company Parcel:
 - i. 7.4 Acres. Zoning: B-W Business Warehouse.

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 Property in 2022, which amount to \$6,517.83. Said amount shall be paid to the Township in no more than four equal semi-annual payments commencing in 2024 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 4th day of December, 2023.


Teri Lachermeier, Mayor

ATTEST: 
Susan Johnson, City Clerk

EXHIBIT A
LEGAL DESCRIPTION

EXISTING PROPERTY DESCRIPTION

The Northwest Quarter of Section 19, Township 120, Range 25, North of the Northerly right-of way line of Trunk Highway No. 55 in Township 120, Range 25, except therefrom the following tracts:

TRACT ONE: Tract described in that certain deed executed by Jacob Varner and Esther Varner, husband and wife, as grantors, to Louis P. Goeb, as grantee, dated May 29, 1959 and filed for record in the office of the Register of Deeds of Wright County, Minnesota, and recorded therein in Book 174 of Deeds, page 89.

TRACT TWO: Tract described in that certain deed executed by Jacob J. Varner and Esther M. Varner, husband and wife, as grantors, to Clarence Hausladen and Sharon Hausladen, husband and wife, as grantees, dated December 28, 1962 and filed for record in the office of the Register of Deeds of Wright County, Minnesota, and recorded therein in Book 188 of Deeds, page 527.

TRACT THREE: Tract described in that certain deed executed by Jacob J. Varner and Esther M. Varner, husband and wife, as grantors to Arne L. Klemz and Esther A. Klemz, as grantees, dated August 20, 1964 and filed for record in the office of the Register of Deeds of Wright County, Minnesota, and recorded therein in Book 197 of Deeds, page 233.

TRACT FOUR: All that part of the Northwest Quarter, Section 19, Township 120, Range 25, described as follows, to-wit: Commencing at the Northwest corner of said Section; thence East along the Section line 1294.3 feet; thence deflect right 100°41', 933.7 feet for a point of beginning; thence deflect right 88°08'30", 173.1 feet; thence deflect left 81°21', 733 feet to the North line of Highway No. 55; thence Southeasterly along said road line 214.1 feet; thence Northeasterly on a line parallel with the West line of the tract, 844.4 feet; thence Northwesterly 26.9 feet to the point of beginning.

Also a tract described as follows, to-wit: All that part of the Northwest Quarter of Section 19, Township 120, Range 25 described as follows: Commencing at the Northwest corner of said Section, thence East 1294.3 feet; thence deflect right 100°41', 933.7 feet; thence deflect 91°51'30" left, 26.9 feet; thence deflect 98°39' right 844.4 feet to the North line of Highway No. 55 for a point of beginning; thence return along last described course 150 feet; thence deflect 90° right, 100 feet; thence deflect 90° right, 195.1 feet to the North line of Highway No. 55, thence Northwesterly 109.45 feet to the point of beginning.

TRACT FIVE: That part of the Northwest Quarter of Section 19, Township 120, Range 25, described as follows: Commencing at the center of said Section; thence West 200 feet for the point of beginning; thence North at right angles 90° 500 feet; thence West 911.3 feet; thence South 37°09' West (assumed bearing) 463.47 feet to center of Highway No. 55; thence Southeasterly along said Highway 181.94 feet; thence East 1064.52 feet to the point of beginning.

TRACT SIX: Tract described in that certain contract for deed executed by Jacob J. Varner and Esther M. Varner, husband and wife, as vendors, to Terry Allan Blowers, as vendee, dated March 1, 1965, and filed for record in the office of the Register of Deeds of Wright County, Minnesota, and recorded therein in Book 28 of Miscellaneous, page 136.

TRACT SEVEN: All that part of the Northwest Quarter of Section 19, Township 120, Range 25, described as follows: Commencing at the Northwest corner of said Section 19, thence East along Section line 1294.3 feet; thence deflect right 100°41', 933.7 feet; thence deflect 91°51'30" left 26.9 feet for a point of beginning; thence deflect 98°39' right 694.4 feet to a point which is 150 feet North of the North line of Trunk Highway No. 55; thence deflect 90° left (East) 100 feet; thence deflect left (North) 90° and continuing North (being parallel with the West line of this

tract conveyed) 694.4 feet, thence deflect 90° left 100 feet to the point of beginning.

TRACT EIGHT: The East 100 feet of West 280 feet of North 300 feet of the Northwest Quarter of Section 19, Township 120, Range 25.

TRACT NINE: The West 180 feet of the South 150 feet of the North 450 feet of the Northwest Quarter of Section 19, Township 120, Range 25.

FURTHER excepting therefrom the following described Parcels:

Parcel 1:

That part of the Northwest Quarter of Section 19, Township 120, Range 25, Wright County, Minnesota, described as follows: Commencing at the Southeast corner of the said Northwest Quarter; thence on an assumed bearing of West along the South line of said Northwest Quarter, a distance of 200.00 feet; thence on a bearing of North, a distance of 500.00 feet to the actual point of beginning; thence on a bearing of West, a distance of 911.30 feet; thence South 37°09' West, a distance of 334.89 feet to the northerly right of way of Minnesota Trunk Highway Number 55; thence North 43°51'20" West along the said right of way, a distance of 87.65 feet; thence South 46°08'40" West along the said right of way, a distance of 50.00 feet; thence North 43°51'20" West along the said right of way, a distance of 212.35 feet; thence North 37°09' East, a distance of 496.96 feet; thence on a bearing of East, a distance of 1057.33 feet; thence on a bearing South, a distance of 310.86 feet to the point of beginning.

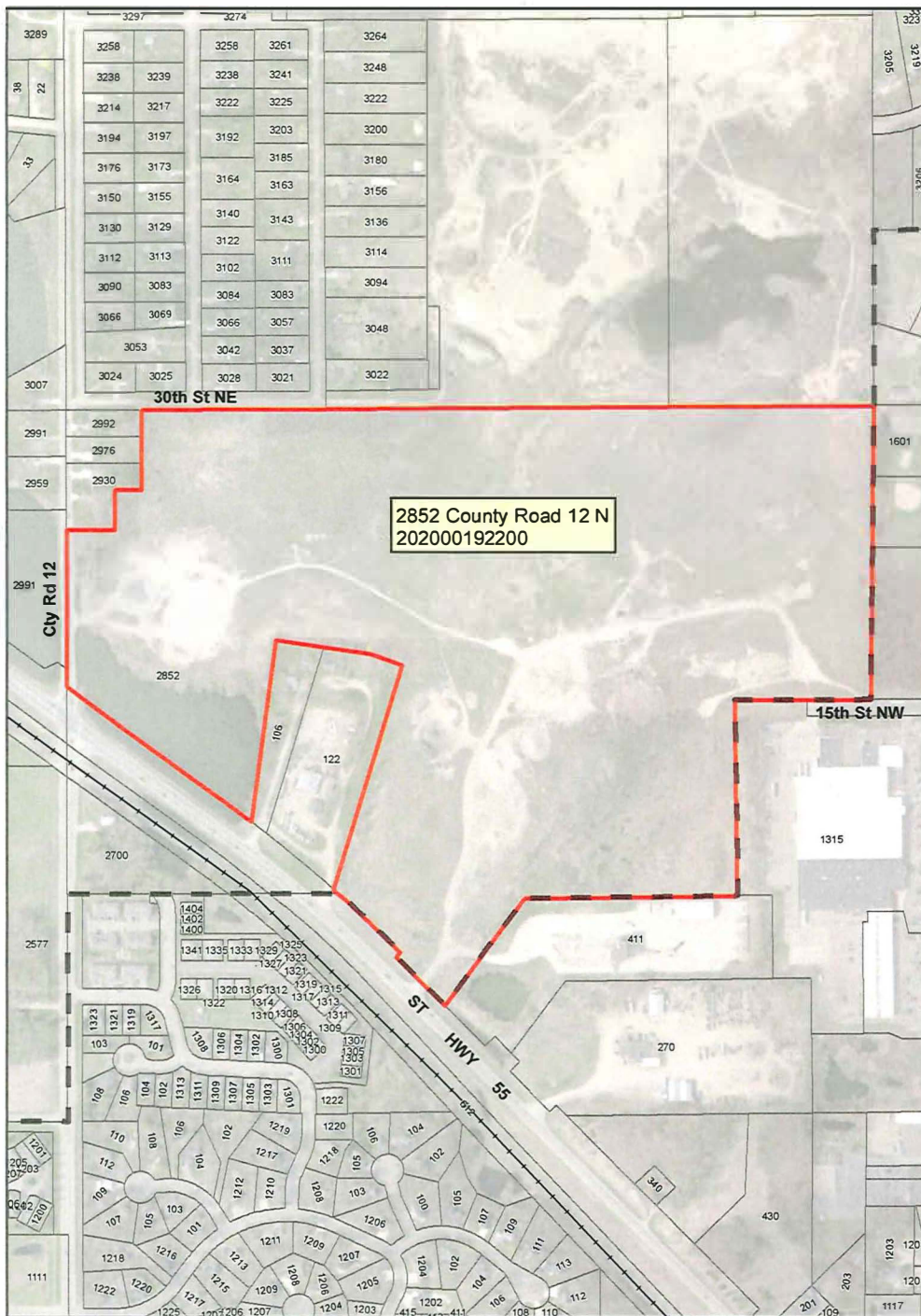
Parcel 2:

That part of the East Half of the Northwest Quarter of Section 19, Township 120, Range 25, Wright County, Minnesota described as follows: Beginning at the Southeast corner of said East Half of the Northwest Quarter; thence South 88°50'45" West, assumed bearing, along the South line of said East Half of the Northwest Quarter, a distance of 200.00 feet; thence North 1°09'15" West, a distance of 1540.06 feet; thence North 89°12'38" East, a distance of 234.89 feet to the East line of said East Half of the Northwest Quarter; thence South 0°08' 41" West along said East line, a distance of 1538.96 feet to the point of beginning; and

That part of the East Half of the Northwest Quarter of Section 19, Township 120, Range 25, Wright County, Minnesota, described as follows: Commencing at the Southeast corner of said East Half of the Northwest Quarter; thence South 88°50'45" West, assumed bearing, along the South line of said East Half of the Northwest Quarter, a distance of 200.00 feet; thence North 1°09'15" West, a distance of 810.16 feet to the actual point of beginning; thence South 88°50'45" West, a distance of 30.00 feet; thence North 1°09'15" West, a distance of 730.09 feet; thence North 89°12'38" East, a distance of 30.00 feet; thence 1°09'15" East, a distance of 729.90 feet to the point of beginning.

Parcel 3:

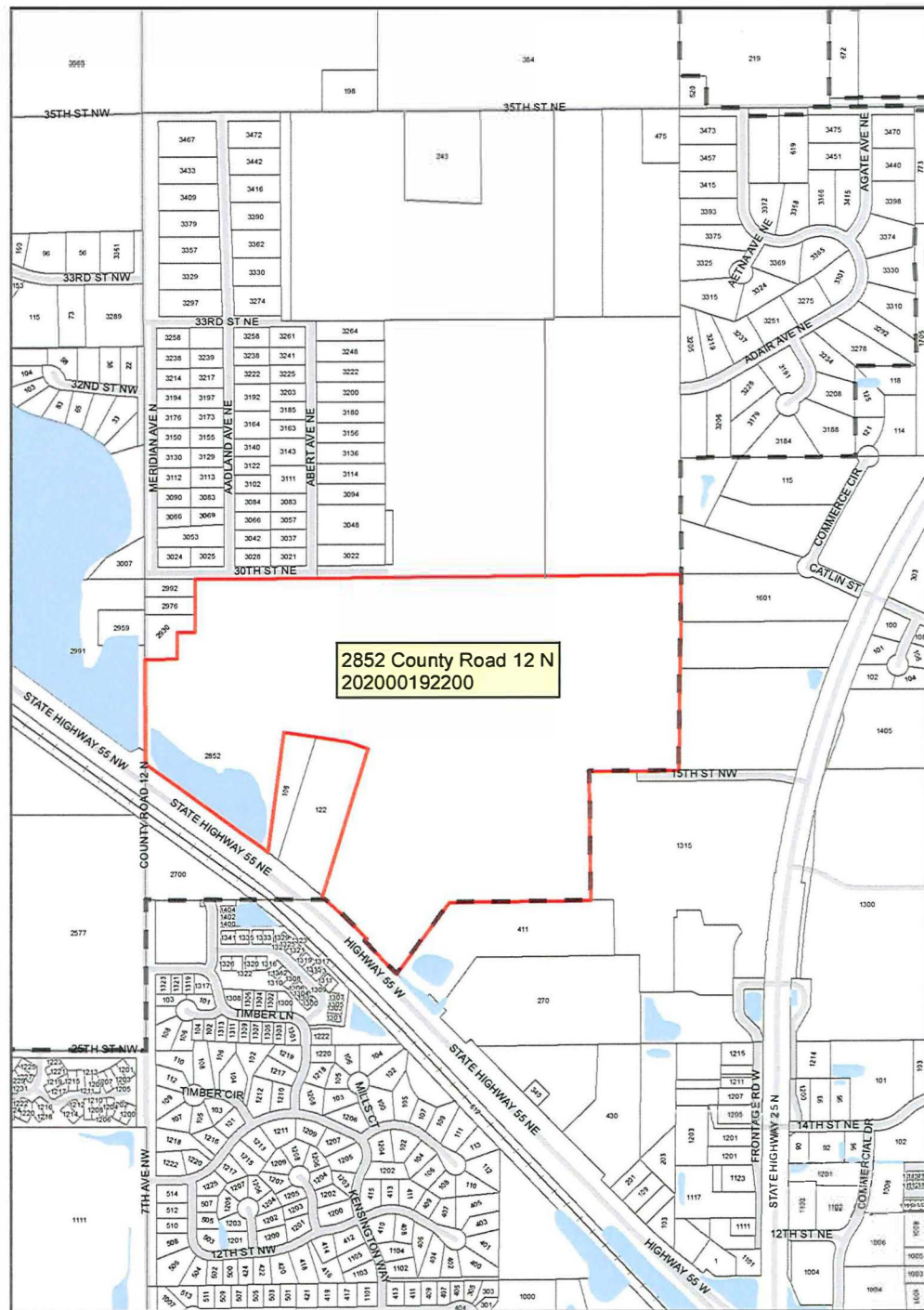
That part of the East Half of the Northwest Quarter of Section 19, Township 120, Range 25, Wright County, Minnesota, described as follows: Commencing at the southeast corner of said East Half of the Northwest Quarter; thence South 88 degrees 50 minutes 45 seconds West, assumed bearing, along the South line of said East Half of the Northwest Quarter, a distance of 200.00 feet; thence North 1 degree 09 minutes 15 seconds West, a distance of 810.86 feet; thence South 88 degrees 50 minutes 45 seconds West, a distance of 30.00 feet to the actual point of beginning; thence continue South 88 degrees 50 minutes 45 seconds West, a distance of 238.67 feet, thence North 1 degree 09 minutes 15 seconds West, a distance of 730.85 feet; thence North 89 degrees 12 minutes 38 seconds East, a distance of 238.67 feet; thence South degree 09 minutes 15 seconds East, a distance of 729.33 feet to the point of beginning.



PID: 202000192200
2852 COUNTY RD 12 N



 Subject Parcels Buffalo Parcels
 Corporate Limits



2852 County Road 12 N
202000192200

GIS data is data generated by a computer database or system that is designed to electronically capture, organize, 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.

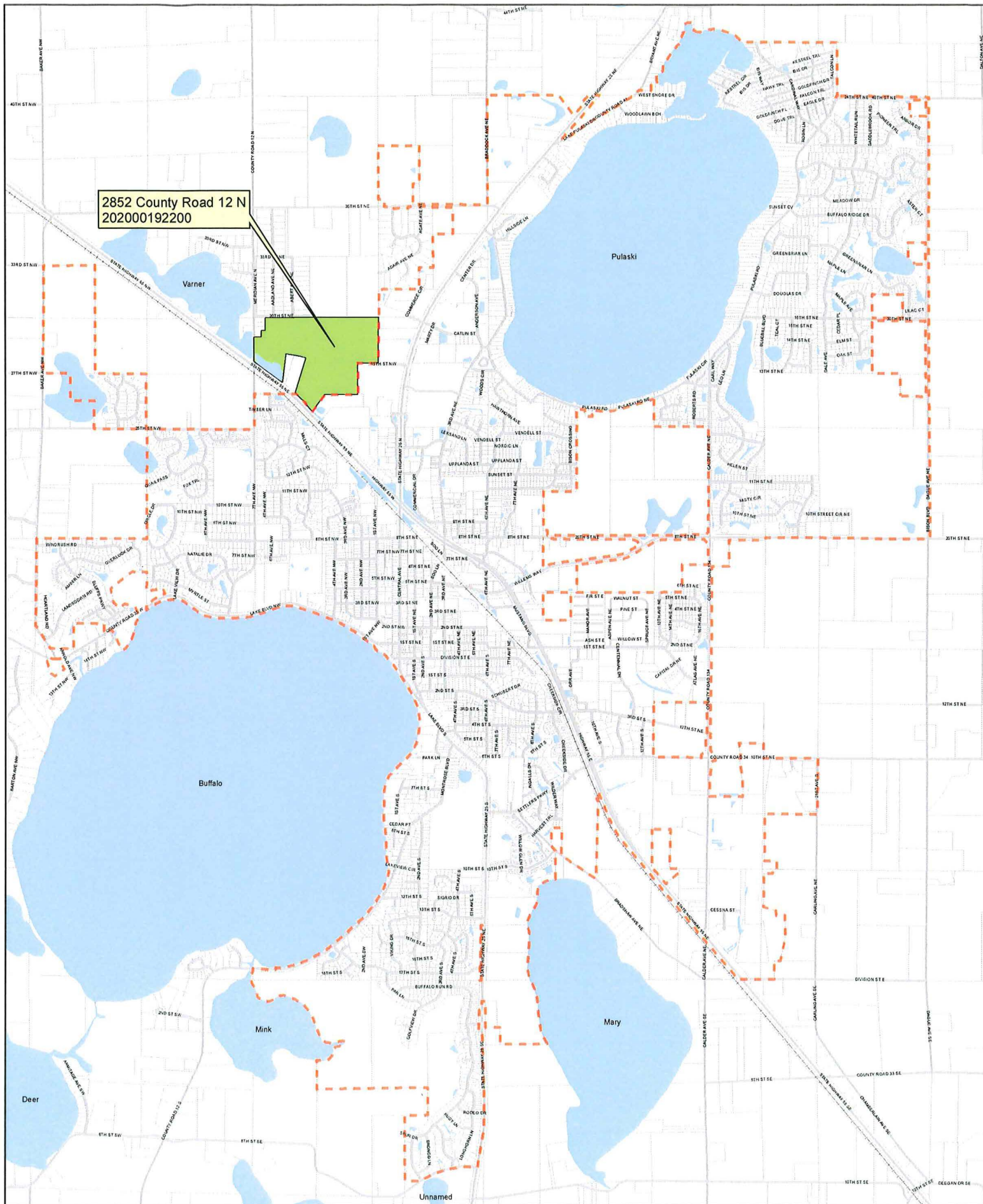
Sheet No.
1 of 1
Nov 20, 2023

COORDINATE SYSTEM:
NAD 1983 HARNAD
MIN WRIGHT FEET
DATA SOURCE:
WRIGHT COUNTY MIN NUR

RESOURCES:

Prepared By: **COB ENG DEPT.**





2852 County Road 12 N
202000192200