

STATE OF MINNESOTA  
OFFICE OF ADMINISTRATIVE HEARINGS

In the Matter of the Orderly Annexation  
of Certain Real Property to the City  
of Buffalo from Buffalo Township  
(MBAU Docket OA-1768-3)

**ORDER APPROVING  
ANNEXATION**

A joint resolution for orderly annexation (Joint Resolution to Designate) was adopted by the City of Buffalo (City) on February 18, 2020, and the Buffalo Town Board (Township) on February 10, 2020, pursuant to Minn. Stat. § 414.0325, designating certain real property for annexation.

The City adopted Resolution 2023-51 on December 4, 2023, and Amended Resolution 2023-51 on January 16, 2024 (City Resolution to Annex), requesting annexation of certain real property (Property) legally described as follows:

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 1: The North 100 feet of the West 280 feet of the Northwest Quarter of Section 19, Township 120, Range 25, Wright County, Minnesota.

Tract 2: That part of the Northwest Quarter (NW¼) of Section 19, Township 120, Range 25 described as follows: Commence at the Northwest corner of said Section 19; thence South on the Section line 100 feet for a point of beginning; thence continue on said last described course 100 feet; thence East parallel with the North Section line of said Section 19, 280 feet; thence North parallel with the West Section line, 100 feet; thence West parallel with said North Section line, 280 feet to the point of beginning, and subject to the road easement on the westerly 33 feet thereof, Wright County, Minnesota.

Tract 3: The South 150 feet of the North 450 feet of West 180 feet of the Northwest Quarter of Section 19, Township 120, Range 25, Wright County, Minnesota.

AND

The South 100 feet of the North 300 feet of the West 280 feet of the Northwest Quarter of Section 19, Township 120, Range 25, Wright County, Minnesota.

Tract 4: 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 the Section line distant 1294.3 feet; thence deflect right 100 degrees 41 minutes distant 933.7 feet; thence deflect right 88 degrees 08 minutes 30 seconds distant 173.1 feet to a point of beginning of the tract to be herein conveyed; thence continuing on said last described course distant 180.8 feet; thence deflect left 90 degrees 46 minutes distant 689.8 feet to the North line of Trunk Highway Number 55; thence Southeasterly along said road line distant 70.5 feet; thence Northeasterly distant 733.0 feet, more or less, to the point of beginning, Wright County, Minnesota.

Tract 5: That part of the Northwest Quarter of Section 19, Township 120, Range 25, Wright County, Minnesota, described as follows:

Commencing at the Northwest corner of said Northwest Quarter; thence on an assumed bearing of North 89 degrees, 34 minutes, 18 seconds East, along the North line of said Northwest Quarter, a distance of 1294.30 feet; thence South 10 degrees, 15 minutes, 18 seconds West, a distance of 933.70 feet; thence North 81 degrees, 36 minutes 12 seconds West, a distance of 173.10 feet to the point of beginning; thence returning South 81 degrees, 36 minutes, 12 seconds East, a distance of 173.10 feet; thence South 81 degrees, 36 minutes, 12 seconds East, a distance of 26.90 feet; thence South 72 degrees, 57 minutes, 12 seconds East, a distance of 100.00 feet; thence South 17 degrees, 02 minutes, 48 seconds West, a distance of 877.19 feet to the Northeasterly right of way line of Highway 55; thence Northwesterly, a distance of 321.74 feet along said right of way and a curve concave to the Southwest having a radius of 4094.68 feet, a central angle of 04 degrees, 30 minutes, 02 seconds, and a chord that bears North 50 degrees, 42 minutes, 41 seconds West a distance of 321.65 feet to the intersection of a line that bears South 17 degrees, 02 minutes, 48 seconds West; thence North 17 degrees, 02 minutes, 48 seconds East, a distance of 725.36 feet to the point of beginning.

Tract 6: 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, Wright County, Minnesota.

Tract 7: That part of the Northwest Quarter of Section 19, Township 120, Range 25, described as follows: Commencing at the center of said Section 19; thence West along the quarter line 200 feet for a point of beginning of the tract to be described; thence north at right angles (90 degrees) 500 feet; thence West parallel with the South line of said Northwest Quarter, 911.3 feet; thence South 37 degrees 09 feet West, 463.97 feet to the centerline of Trunk Highway No. 55; thence Southeasterly along the center line of Trunk Highway No. 55 distant 181.94 feet to its intersection with the South line of the Northwest Quarter of said Section 19; thence East 1264.52 feet, more or less, to the point of beginning, excepting therefrom the limits of right of way of Trunk Highway 55, Wright County, Minnesota.

Tract 8: 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 1 degree 09 minutes 15 seconds East, a distance of 729.33 feet to the point of beginning.

AND

Tract 9: Wal-Mart Third Addition, according to plat of record, Wright County, Minnesota.


Based upon a review of the Joint Resolution to Designate and the City Resolution to Annex, the Administrative Law Judge makes the following:

### ORDER

1. Pursuant to Minn. Stat. § 414.0325 (2022), the City Resolution to Annex is deemed adequate in all legal respects and properly supports this Order.
2. Pursuant to the terms of the Joint Resolution to Designate, the City Resolution to Annex, and this Order, the Property is **ANNEXED** to the City.

3. Pursuant to the agreement of the parties and as allowed by to Minn. Stat. § 414.036 (2022), the City will reimburse the Township in accordance with the terms of the Joint Resolution to Designate and the City Resolution to Annex.

Dated: January 18, 2024

  
JESSICA A. PALMER-DENIG  
Administrative Law Judge

### **NOTICE**

This Order is the final administrative order in this case under Minn. Stat. §§ 414.0325, .07, .09, .12 (2022). 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 (2023). However, no request for amendment shall extend the time of appeal from this Order.