

STATE OF MINNESOTA
COURT 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-1768-5)

**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 (2024), designating certain real property for annexation.

The City adopted City Resolution Number 2025-12 (City Resolution to Annex) on May 5, 2025, and subsequently revised the City Resolution to Annex on June 16, 2025. The City Resolution to Annex requests annexation of certain real property (Property) pursuant to Minn. Stat. § 414.0325. The City filed an amended legal description of the Property on July 9, 2025, and the record in this matter closed on that date.

The Property is legally described as follows:

PID No. 202-000-203400

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 Government Lot 2, said 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:

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.

Also except that part already annexed lying north of the south line of Pulaski Road.

Also except existing CSAH 35 (20th St NE) and except land already within the city.

PID No. 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 $\frac{1}{4}$ of the 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 $\frac{1}{4}$ of the 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.

EXCEPT: existing CSAH 35 (20th St NE) and Country Road 134 (Calder Ave NE)

PID No. 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 No. 202-000-204100


Government Lot 5, Section 20, Township 120, 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).

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 (2024), 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 Minn. Stat. § 414.036 (2024), the City will reimburse the Township in accordance with the terms of Joint Resolution to Designate and the City Resolution to Annex.

Dated: August 6, 2025


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. Pursuant to Minn. Stat. § 414.07, subd. 2 (2024), 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 (2025). However, no request for amendment shall extend the time of appeal from this Order.