



CITY OF BUFFALO, MINNESOTA

212 Central Avenue
Buffalo, MN 55313

RECEIVED

By: OAH on January 17, 2024

2023-51 *AMENDED*

**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.

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 16th day of January 2024.


Teri Lachermeier, Mayor


ATTEST: 
Susan Johnson, City Clerk

EXHIBIT A
LEGAL DESCRIPTION

EXISTING PROPERTY DESCRIPTION

The Land referred to in this Commitment is 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:

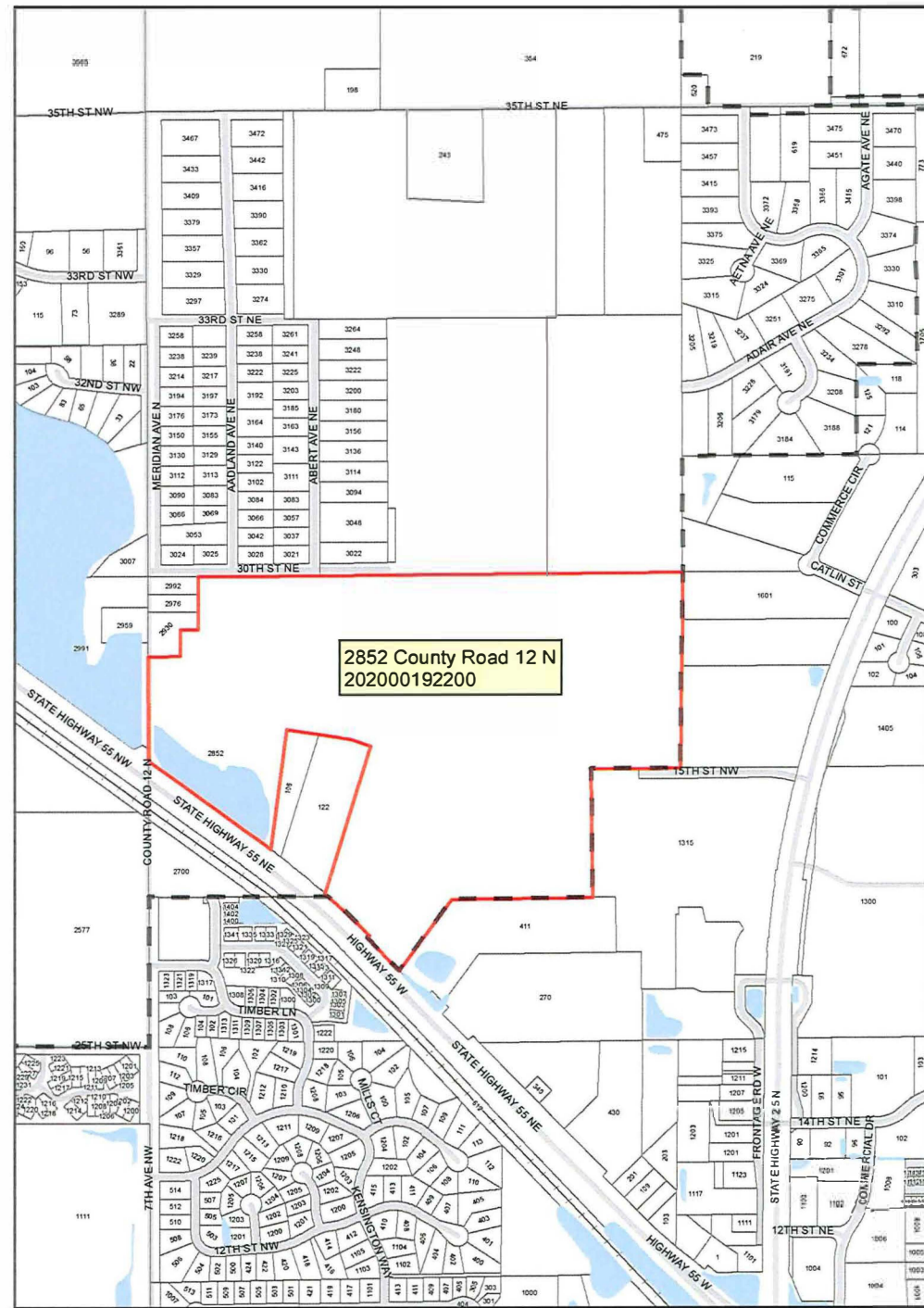
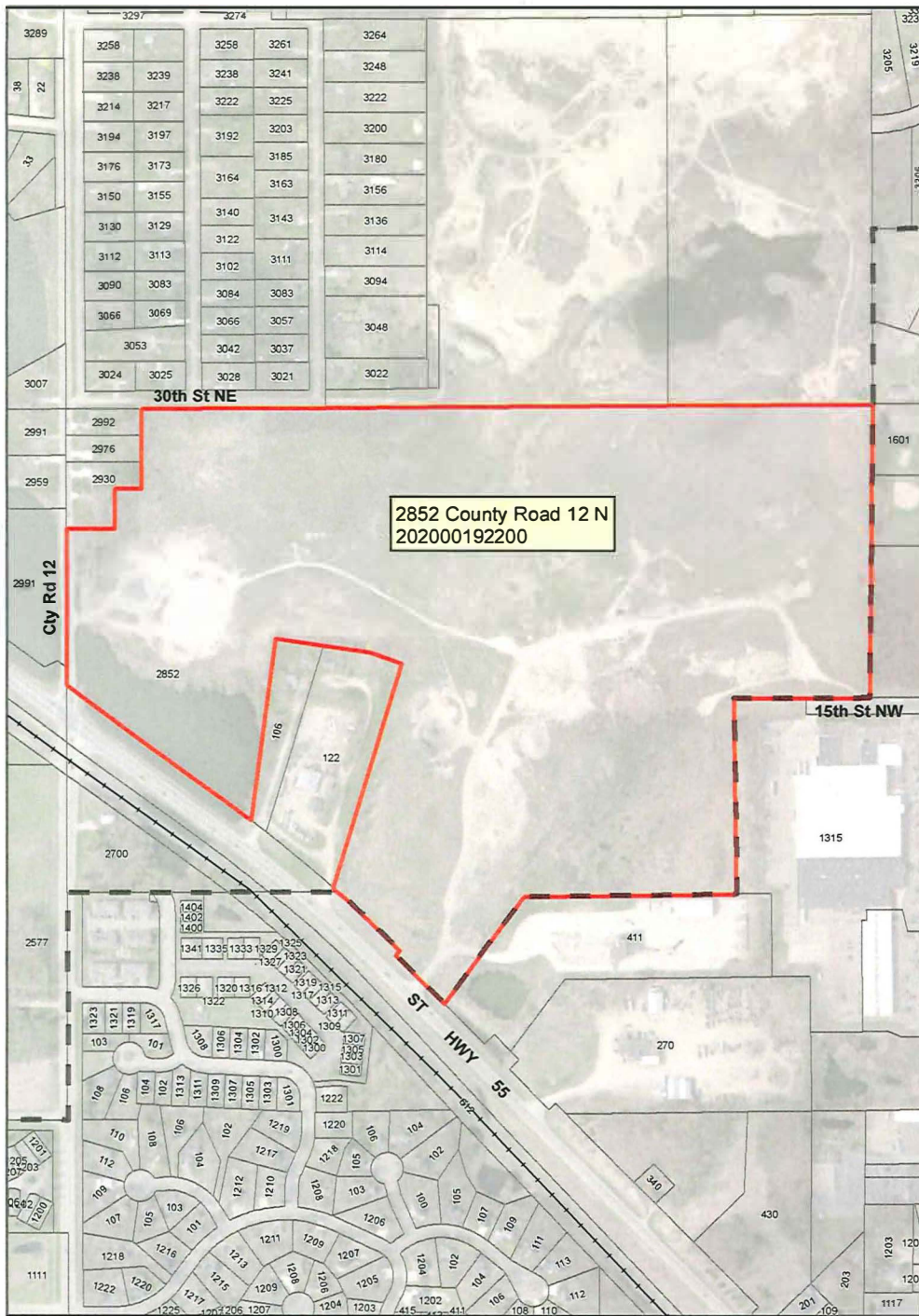
That part of the East Half of the Northwest Quarter of Section 19 , Township 120, Range 25, Wright County, Minnesota, described as follows:

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.



PID: 202000192200
2852 COUNTY RD 12 N



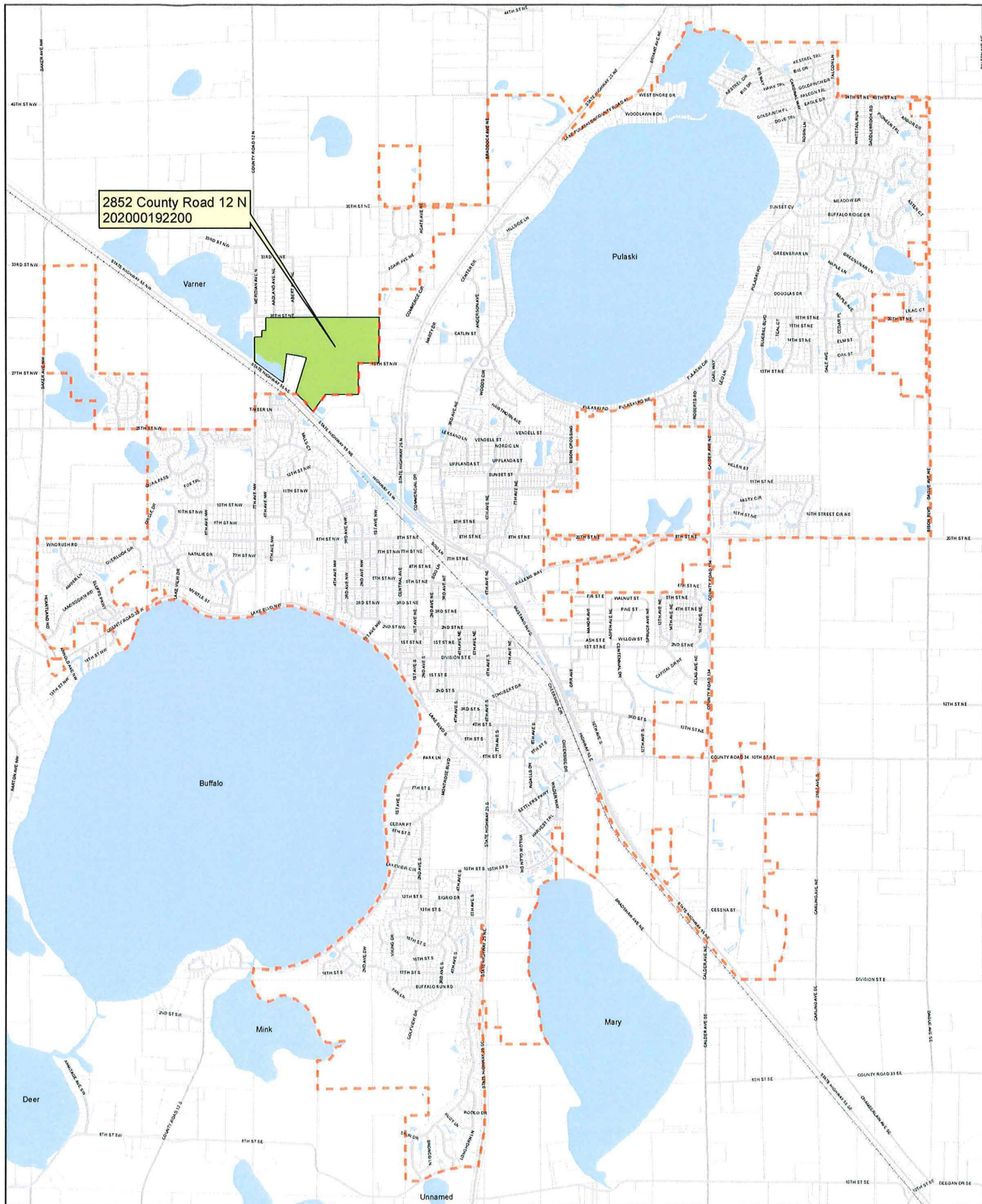
 Subject Parcels Buffalo Parcels
 Corporate Limits



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

RESOURCES:
Prepared By: **COB ENG DEPT.**
COORDINATE SYSTEM:
NAD 1983 HARN 500
MN WRIGHT FEET
DATA SOURCE:
WRIGHT COUNTY MN PNR



2852 County Road 12 N
202000192200