

FRYBERGER
— LAW FIRM —

ROBERT R. KANUIT
Duluth Office
rkanuit@fryberger.com
218.725.6836

November 24, 2025

The Court of Administrative Hearings
c/o the Municipal Boundary Adjustment Unit
PO Box 64620
St. Paul, MN 55164-0620

Re: **Petition for Detachment of Certain Land**
Our File No. 19281-43

This firm represents the City of Virginia.

Enclosed please find our check in the amount of \$100.00 for the filing fee for your office's consideration regarding a petition for concurrent detachment and annexation of certain property, from the City of Mountain Iron and to the City of Virginia. The revised petition and exhibits were emailed to Cara Hunter on November 21, 2025. A copy of the email is attached for your convenience.

Please set the matter on for hearing and advise us of the hearing date.

Sincerely,

/s/ Robert R. Kanuit

Robert R. Kanuit
RRK/rkh

Enclosures
19281\000043\IEF1916.DOCX

FRYBERGER, BUCHANAN, SMITH & FREDERICK, P.A.

CLOQUET
813 Cloquet Ave.
Cloquet, MN 55720
p: (218) 879-3363

DULUTH
302 West Superior St.
Suite 700
Duluth, MN 55802
p: (218) 722-0861

fryberger.com

SUPERIOR
1409 Hammond Ave.
Suite 330
Superior, WI 54880
p: (715) 392-7405

IN THE MATTER OF THE PETITION BY ALL OF THE PROPERTY OWNERS FOR THE
DETACHMENT OF CERTAIN LAND FROM THE CITY OF MOUNTAIN IRON,
MINNESOTA AND CONCURRENT ANNEXATION TO THE CITY OF VIRGINIA,
MINNESOTA PURSUANT TO MINN. STAT. § 414.061, SUBD. 5

TO: Office of Administrative Hearings
Municipal Boundary Adjustment Unit
P.O. Box 64620
St. Paul, MN 55164-0620

We, the undersigned, being all of the property owners of the following described land, hereby request the Municipal Boundary Adjustment Unit of the Office of Administrative Hearings to detach said property from the City of Mountain Iron and annex it to the City of Virginia, pursuant to Minn. Stat. § 414.061, subd. 5:


See attached Exhibit A.

In bringing forward this petition, the petitioner states that:

1. There is one property owner of the parcel proposed for detachment/annexation. The sole property owner is the City of Mountain Iron.
2. The property is presently within the City of Mountain Iron and abuts the City of Virginia, in St. Louis County.
3. The property proposed for detachment/annexation is 3.5 acres.
4. This boundary adjustment is being requested because: The property to be detached/annexed encompasses the recently reconstructed intersection of U.S. Highway 53 and 9th Street North, a municipal street of the City of Virginia. The intersection primarily serves traffic into and out of Virginia, to U.S. Highway 53. The intersection is maintained by the City of Virginia. Other than the current roadways, the property is vacant. Considering the size and current use of the property, the only relevant factor in Minn. Stat. § 414.01, subd. 3 appears to be subsection 4, which mandates consideration of transportation network and related issues. The City of Mountain Iron is in favor of the detachment, and the City of Virginia is in favor of annexation.

Date: 11-5-25

CITY OF MOUNTAIN IRON


By: Peggy Anderson, Mayor

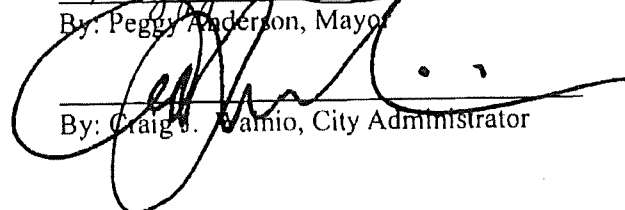
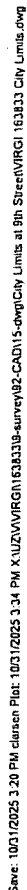

By: Craig L. Ramio, City Administrator

EXHIBIT A



1
of 2

PROPOSED PARCEL TO BE DETACHED / ANNEXED LEGAL LAND DESCRIPTION

Commencing at the Northeast Corner of Section 12, Township 58 North, Range 18 West, according to the US Government Survey thereof, set in 1882 by W. Allen, US Deputy Surveyor, thence South 01 degree 44 minutes 13 seconds East, assigned bearing, along the east line of said Section 12, as located by Allen in 1882, a distance of 462.99 feet to the north right of way line of Ninth Street North, formerly known as Highway No. 169, and the POINT OF BEGINNING; thence westerly and northwesterly a distance of 351.75 feet along the said north and northeasterly right of way line of Ninth Street, along a non-tangential curve, concave to the north, having a chord bearing of North 84 degrees 02 minutes 11 seconds West, a chord length of 350.83 feet, a radius of 1402.89 feet, and a central angle of 14 degrees 21 minutes 57 seconds; thence continuing along said northeasterly right of way line, non-tangent to the last described curve, North 30 degrees 39 minutes 26 seconds West a distance of 143.84 feet to the east right of way line of State Trunk Highway No. 53; thence South 87 degrees 55 minutes 54 seconds West, parallel with and 301.88 feet north of the south line of Section 6, Township 58 North, Range 17 West, according to the US Government Survey thereof, located in 1878 by F. Howe, US Deputy Surveyor, a distance of 246.32 feet to the west line of said Section 6, as located by Howe in 1878; thence South 00 degrees 43 minutes 08 seconds East, along said west line of Section 6, a distance of 301.96 feet to the Southwest Corner of said Section 6, as located by Howe in 1878; thence North 87 degrees 55 minutes 54 seconds East, along the said south line of Section 6 as located by Howe in 1878, a distance of 668.91 feet to the said east line of Section 12, as located by Allen in 1882; thence North 01 degree 44 minutes 13 seconds West, along said east line, a distance of 126.56 feet to the Point of beginning and there terminating.

PROPOSED AMENDED MUNICIPAL BOUNDARY DESCRIPTION

BEGINNING at the Northeast Corner of Section 12, Township 58 North, Range 18 West, according to the US Government Survey thereof, set in 1882 by W. Allen, US Deputy Surveyor, thence southerly along the east line of said Section 12, as located by Allen in 1882, to the north right of way line of Ninth Street North, formerly known as Highway No. 169; thence westerly and northwesterly along the north and northeasterly right of way line of said Ninth Street to the east right of way line of State Trunk Highway No. 53; thence westerly, parallel with and 301.88 feet north of the south line of Section 6, Township 58 North, Range 17 West, according to the US Government Survey thereof, located in 1878 by F. Howe, US Deputy Surveyor, thence southerly along the west line of said Section 6, as located by Howe in 1878, to the Southwest Corner of said Section 6, as located by Howe in 1878, and there terminating.

SURVEYOR'S NOTE:

Frank D. Howe, US Deputy Surveyor, surveyed and set the original location of the range line between Township 58 North, Range 17 West, and Township 58 North, Range 18 West, in October, 1878. In January, 1882, US Deputy Surveyor William Allen retraced the original range line, but was unable to locate Howe's line forming the line common to Section 6, Township 58 North, Range 17 West, and Section 12, Township 58 North, Range 18 West. Finding no evidence of Howe's range line, Allen set new section corners, inconsistent with the already established line, thereby creating an overlap of the two townships. Subsequent surveys recovered evidence of both distinct range lines, confirming the existence of the overlap condition.

The proposed municipal boundary is located within the township overlap, and is properly located simultaneously within both Section 6, Township 58 North, Range 17 West, and Section 12, Township 58 North, Range 18 West.

EXHIBIT FOR: NINTH STREET NORTH AND HIGHWAY 53 AREA CITY LIMITS

VIRGINIA, MN

SEH Project VIRGI 163833
Drawn By KLA
Surveyed By SEH
Checked By CAL

I HEREBY CERTIFY THAT THIS SURVEY, PLAN, OR REPORT WAS
PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I
AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER
THE LAWS OF THE STATE OF MINNESOTA.

CHRIS A. LARSEN, L.S.

DATE 10-25-2025 LICENSE NO. 45848

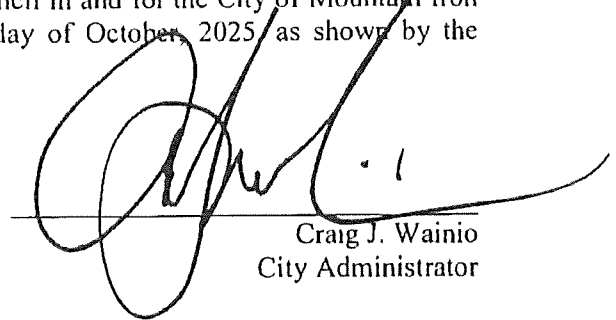
 PHONE 218.741.4284
815 9TH STREET NORTH
VIRGINIA, MN 55702-3761
www.sehinc.com

2
of 2

CERTIFICATION

State of Minnesota)
County of St. Louis) ss
City of Mountain Iron)

I hereby certify that the attached Resolution Number 19-25 is a true and correct copy of the Resolution as presented to and adopted by the City Council in and for the City of Mountain Iron at a duly authorized meeting thereof held on the 6th day of October, 2025, as shown by the minutes of said meeting in my possession.

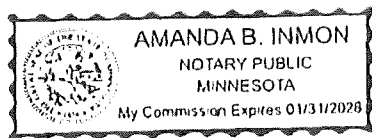


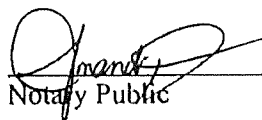
Craig J. Wainio
City Administrator

(SEAL)

STATE OF MINNESOTA)
) ss.
COUNTY OF ST. LOUIS)

The foregoing instrument was acknowledged before me this 7th day of October, 2025, by Craig J. Wainio, the City Administrator, of the City of Mountain Iron, a Minnesota municipal corporation and political subdivision of the State of Minnesota, on behalf of the public body.





Notary Public



CITY OF MOUNTAIN IRON

"TACONITE CAPITAL OF THE WORLD"

PHONE: 218-748-7570 • FAX: 218-748-7573 • www.mtniron.com
8586 ENTERPRISE DRIVE SOUTH • MOUNTAIN IRON, MN • 55768-8260

RESOLUTION NUMBER 19-25

REQUESTING CONCURRENT DETACHMENT FROM MOUNTAIN IRON AND ANNEXATION TO VIRGINIA OF CERTAIN LANDS PURSUANT TO MINNESOTA STATUTES SECTION 414.061

WHEREAS, the real property legally described on Exhibit A attached hereto and depicted on Exhibit B attached hereto is presently located within the city of Mountain Iron (the "Property"); and

WHEREAS, the Property consists of approximately 3.5 acres and abuts the municipal boundaries that separate the city of Mountain Iron and the city of Virginia; and

WHEREAS, both the city of Mountain Iron and the city of Virginia desire to modify their respective municipal boundaries by detaching the Property from the city of Mountain Iron and attaching the Property to the city of Virginia; and

WHEREAS, Minnesota Statutes, section 414.061 authorizes two municipalities to adopt and submit to the chief administrative law judge resolutions from each describing land abutting their shared boundary and stating their desire to concurrently detach the land from one municipality and annex the land to the other.

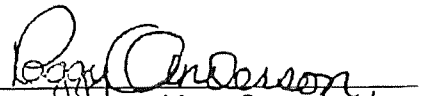
NOW, THEREFORE BE IT RESOLVED by the City Council of Mountain Iron, Minnesota, that:

1. The city of Mountain Iron desires and requests that the chief administrative law judge of the State Office of Administrative Hearings, Municipal Boundary Adjustment Unit concurrently detach the Property from the city of Mountain Iron and annex the same to the city of Virginia at the earliest possible date.
2. The City Administrator is hereby directed to coordinate the submission of this Resolution to the of administrative law judge of the State Office of Administrative Hearings, Municipal Boundary Adjustments for the purposes set forth herein.

DULY ADOPTED BY THE CITY COUNCIL THIS 6th DAY OF OCTOBER, 2025.

ATTEST:

City Administrator


Mayor Peggy Anderson

Save: 8/15/2025 10:26 AM [Random Plot: 8/15/2025 10:57 AM X:1021Y:1003Z:1000](#) [Survey: 8/2-CAD15-000](#) City Limits at 9th Street/VIRCH 103033 City Limits.dwg

BEGINNING at the Northeast Corner of Section 12, Township 58 North, Range 18 West, according to the US Government Survey thereof, dated 1882 by W. Allen, US Deputy Surveyor, thence southerly along the east line of said Section 12 to the north right of way line of Ninth Street North, formerly known as Highway No. 169; thence westerly and northwesterly along the north and northeasterly right of way line of said Ninth Street to the east right of way line of State Trunk Highway No. 53; thence westerly, parallel with and 301.88 feet north of the south line of Section 6, Township 58 North, Range 17 West, according to the US Government Survey thereof, dated 1878 by F. Howe, US Deputy Surveyor, thence southerly along the west line of said Section 6 to the Southwest Corner of said Section 6, and there terminating.

Frank D. Howe, US Deputy Surveyor, surveyed and set the original location of the range line between Township 58 North, Range 17 West, and Township 58 North, Range 18 West, in October, 1878. In January, 1882, US Deputy Surveyor William Allen retraced the original range line, but was unable to locate Howe's line forming the line common to Section 6, Township 58 North, Range 17 West, and Section 12, Township 58 North, Range 18 West. Finding no evidence of Howe's range line, Allen set new section corners, inconsistent with the already established line, thereby creating an overlap of the two townships. Subsequent surveys recovered evidence of both distinct range lines, confirming the existence of the overlap condition.

The proposed municipal boundary is located within the township overlap, and is properly located simultaneously within both Section 6, Township 58 North, Range 17 West, and Section 12, Township 58 North, Range 18 West.

VIRGINIA, MN

I HEREBY CERTIFY THAT THIS SURVEY, PLAN, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

DATE 9-15-2025 LICENSE NO. 45848



COUNCIL CHAMBERS



Resolution No. **25219**

City of Virginia, Minnesota, **November 10, 2025**

RESOLUTION Requesting concurrent detachment from Mountain Iron and annexation to Virginia of certain lands pursuant to Minnesota Statutes, section 414.061

BE IT RESOLVED By the City Council of the City of Virginia

WHEREAS, The real property legally described in Exhibit A attached hereto and depicted on Exhibit B attached hereto is presently located within the city of Mountain Iron (the “Property”); and

WHEREAS, The Property consists of approximately 3.5 acres and abuts the municipal boundaries that separate the city of Mountain Iron and the city of Virginia; and

WHEREAS, Both the city of Mountain Iron and the city of Virginia desire to modify their respective municipal boundaries by detaching the Property from Mountain Iron and attaching the Property to the city of Virginia; and

WHEREAS, Minnesota Statutes, section 414.061 authorizes two municipalities to adopt and submit to the chief administrative law judge resolutions from each describing land abutting their shared boundary and stating their desire to concurrently detach the land from one municipality and annex the land to the other.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF VIRGINIA, THAT:

1. The city of Virginia desires and requests that the chief administrative law judge of the State Office of Administrative Hearings, Municipal Boundary Adjustment Unit concurrently detach the Property from the city of Mountain Iron and annex the same to the city of Virginia at the earliest possible date.
2. The City Administrator is hereby directed to coordinate the submission of this Resolution to the administrative law judge of the State Office of Administrative Hearings, Municipal Boundary Adjustments for the purposes set forth herein.

Moved by Councillor **Friedlieb**, supported by Councillor **Bachschneider** that the above resolution be adopted the 10th day of November 2025.

Ayes: **Councillor Friedlieb, Bachschneider, Biondich, Paulsen, Motley, Mayor Cuffe, Jr. (6)**

Nays: **None**

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VIRGINIA, MN

SEH Project VIRGI 163833
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CHRIS A. LARSEN, L.S.
 DATE 10-25-2025 LICENSE NO. 45848

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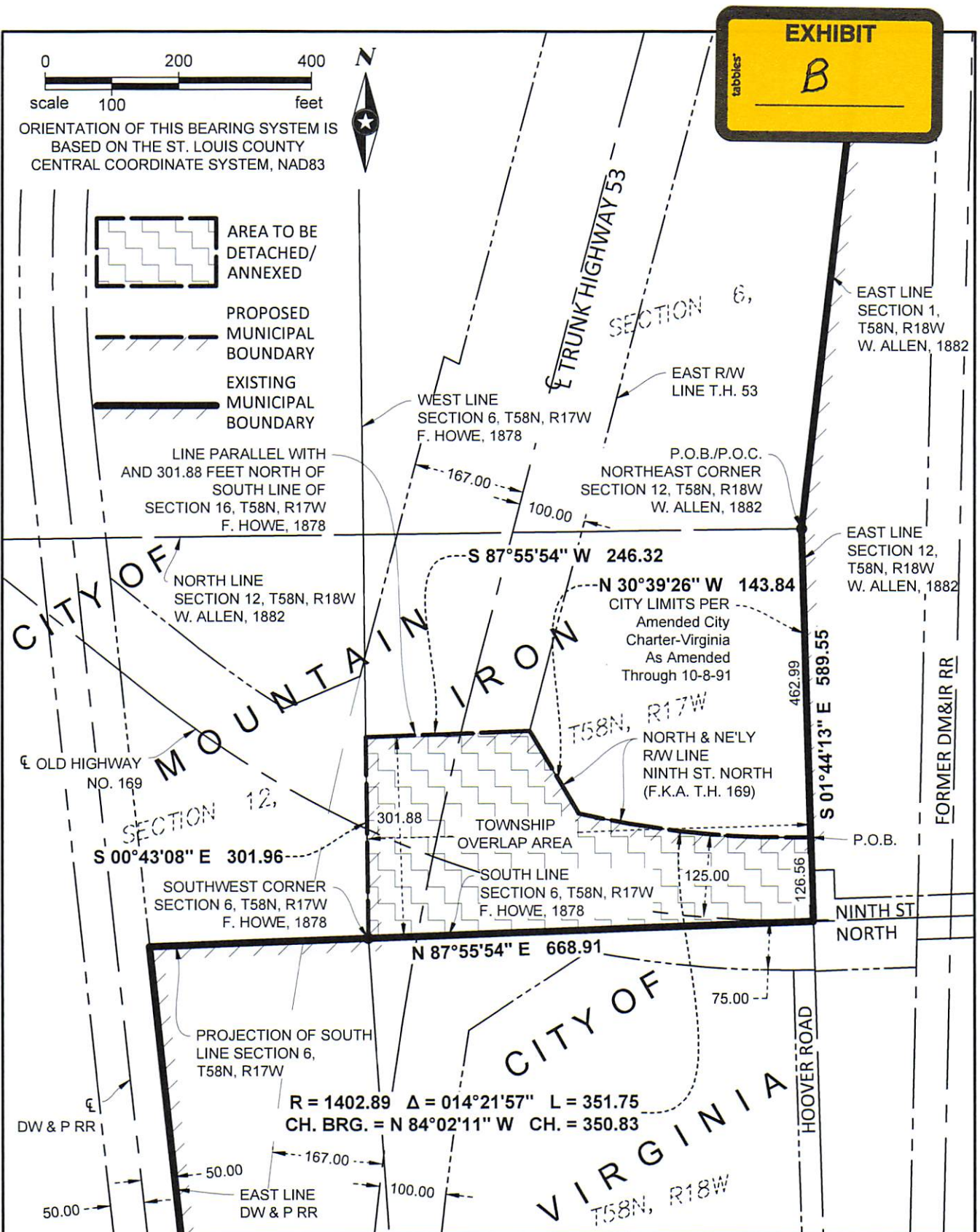


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