

City of Isle
285 Second Avenue S.
PO Box 427-Suite 2
Isle, MN 56342

320-676-3641 Phone
320-676-1084 Fax
www.cityofisle.com

City Clerk/Treasurer:
Jamie Minenko
jamie@isleMN.gov

Minnesota Office of Administrative Hearings
Attn: Program Administrator Senior
600 Robert St N
PO Box 64620
St Paul, MN 55164-0620



m
RECEIVED BY CAH
11/26/2025

Mayor:
Ernie Frie

Council Members:
Rick Behnke
Ginger Houle
Monica Keding
David Keding

Dear Administrator,

Please find enclosed City of Isle Ordinance #208 City Owned Airport Annexation of a Parcel of Land per City Ordinance to incorporate city jurisdiction. An Ordinance of the City of Isle Annexing this property from Eastside Township is enclosed; on behalf of The City of Isle, and review for a Municipal Boundary Adjustment Order.

STATE OF MINNESOTA)
COUNTY OF MILLE LACS)
CITY OF ISLE)

I, Jamie Minenko, do hereby certify that I am custodian of the minutes of all proceedings has and held by the City Council of said city, that I have prepared the enclosed said Ordinances; drafted by City Attorney Damien Toven, was passed and adopted by the City Council of said City at a Regular Meeting thereof held on the 14th, day of October, 2025 at 5:00pm., that the attached constitutes a true and correct original copy thereof, that the same has not been amended or rescinded and is in full force and effect.

Full ordinance drafted and reviewed by City Attorney Damien Toven.

IN WITNESS WHEREOF, I have hereunto placed my hand and signature this 14th day of November 2025 and have hereunto affixed the seal of said City.

Jamie Minenko, MCMC Clerk-Treasurer
City of Isle
PO Box 427
Isle, MN 56342

ORDINANCE NO. 208

**AN ORDINANCE OF THE CITY OF ISLE, MINNESOTA ANNEXING
CITY-OWNED LAND LOCATED IN EASTSIDE TOWNSHIP, MILLE LACS COUNTY,
MINNESOTA PURSUANT TO MINN. STAT. § 414.033 SUBD. 2(1),
PERMITTING ANNEXATION BY ORDINANCE**

WHEREAS, the City of __ Isle__ is the sole owner of the following described property located in __ Eastside__ Township, __ Mille Lacs__ County, Minnesota.

Parcel# 05-082-0010

Lot 1, AUDITORS SUBDIVISION NO. 2, according to the recorded Auditor's Subdivision thereof, on file in the Mille Lacs County Recorder's office.

And

Parcel# 05-035-0700

That part of the SW1/4 of the NE1/4 of Section 35, Township 43 North, Range 25 West, Mille Lacs County, Minnesota, described as follows: Beginning at the center of said section 35, thence run easterly along the east-west quarter line a distance of 47 feet, thence run northwesterly to a point on the north-south quarter line distant 163 feet north of the center of section 35, thence run southerly along said north-south quarter line a distance of 163 feet to the center of said section 35; containing 0.08 acres, more or less.

TOGETHER WITH

All that part of the East Half of the Northwest Quarter (E1/2-NW1/4) of Section Thirty-five (35), Township Forty-three (43) North, Range Twenty-five (25) West lying and being easterly and northerly of Minnesota T.H. 47, less and excepting therefrom the tracts described in Book 111 Deeds, Page 211; and also less Book 111 Deeds Page 131.

And also except

That part of the Southeast Quarter of the Northwest Quarter (SE1/4-NW1/4), Section 35, Township 43, Range 25, Mille Lacs County, Minnesota, described as follows: Commencing at the southeast corner of said SE1/4-NW1/4; thence North 89 degrees 57 minutes 23 seconds West, bearing based on the Mille Lacs County Coordinate Database NAD 83, 601.27 feet along the south line of said SE1/4-NW1/4 to the point of beginning of the tract to be described; thence continuing North 89 degrees 57 minutes 23 seconds West 50.00 feet along the south line of said SE/4-NW1/4 to its intersection with the east line of the Taylor tract according to Document Number 442275 on file in the Recorder's Office, said Mille Lacs County; thence North 01 degree 26 minutes 46 seconds East 100.00 feet along said east line of the Taylor tract; thence South 89 degrees 57 minutes 23 seconds East 50.00 feet along the easterly line of said

Taylor tract; thence South 01 degree 26 minutes 46 seconds West 100.00 feet to the point of beginning.

Subject to easements, restrictions, or reservations of record, if any.

WHEREAS, the City of Isle desires to annex the Property pursuant to Minn. Stat. § 414.033, subd. 2(1).

WHEREAS, the Property consists of 83.49 acres; abuts the present corporate limits of the City of Isle; and is not included within the boundaries of any other city.

WHEREAS, the Property is currently Private Airport Use; annexation is requested because the City needs full jurisdiction to operate and maintain the airport.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF Isle
HEREBY ORDAINS AS FOLLOWS:

1. The City Council hereby determines that the property as hereinafter described abuts the city limits and is or is about to become urban or suburban in nature and is currently owned by the City of Isle.
2. None of the property is now included within the limits of any other city.
3. The corporate limits of the City of Isle, Minnesota, are hereby extended to include the Property described above.
4. The City of Isle, pursuant to Minn. Stat. § 414.036, that with respect to the property taxes payable on the area legally described (herein or attached exhibit), hereby annexed, shall make a cash payment to the Town of Eastside in accordance with the following schedule:

OPTION A:

- a. In the first year following the year in which the City of Isle could first levy on the annexed area, a lumpsum amount equal To and total of \$ 400.00.
5. That pursuant to Minn. Stat. § 414.036 with respect to any special assessments assigned by the Town to the annexed property and any portion of debt incurred by the Town prior to the annexation and attributable to the property to be annexed, but for which no special assessments are outstanding, for the area legally described (herein or attached exhibit) there are no special assessments or debt incurred by the Town on the subject are for which reimbursement is required.
6. That the City of Isle is hereby authorized and directed to file a copy of this Ordinance with the Municipal Boundary Adjustment Unit of the Office of Administrative Hearings, the Minnesota Secretary of State, the Mille Lacs County Auditor, and Eastside Township.

7. That this Ordinance shall be in full force and effect and final upon the date this Ordinance is approved by the Office of Administrative Hearings.

DRAFTED BY, City Clerk Jamie Minenko

PASSED AND ADOPTED by the City Council of the City of Isle,
Minnesota, this 14 day of October, 2025

[Signature]
Mayor

ATTEST:

[Signature]
City Clerk



CERTIFIED BY VOTE:

Motion GH

Second RB

AYE

NAY



RICK BEHNKE



ERNIE FRIE



GINGER HOULE



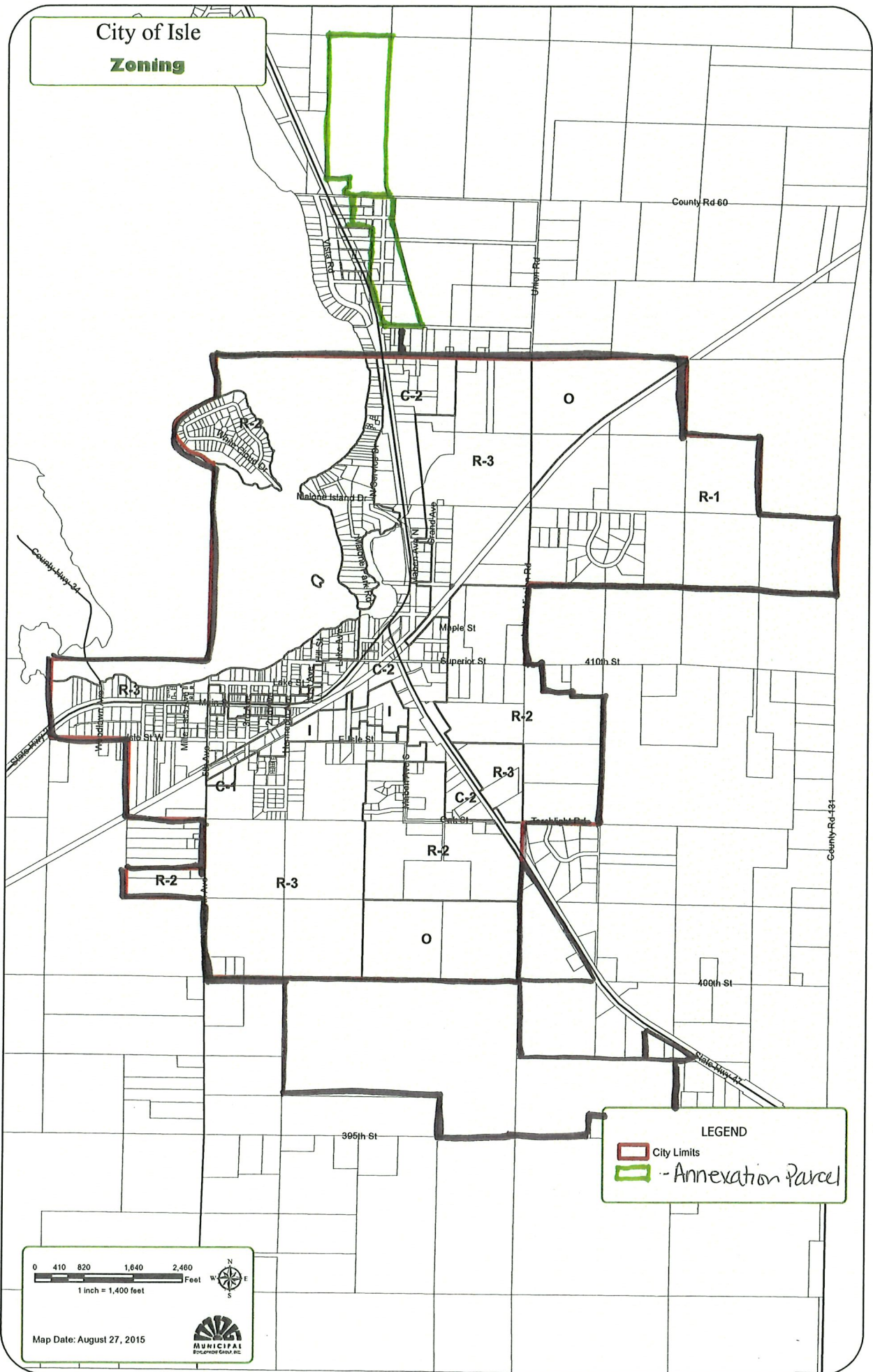
DAVID KEDING



MONICA KEDING



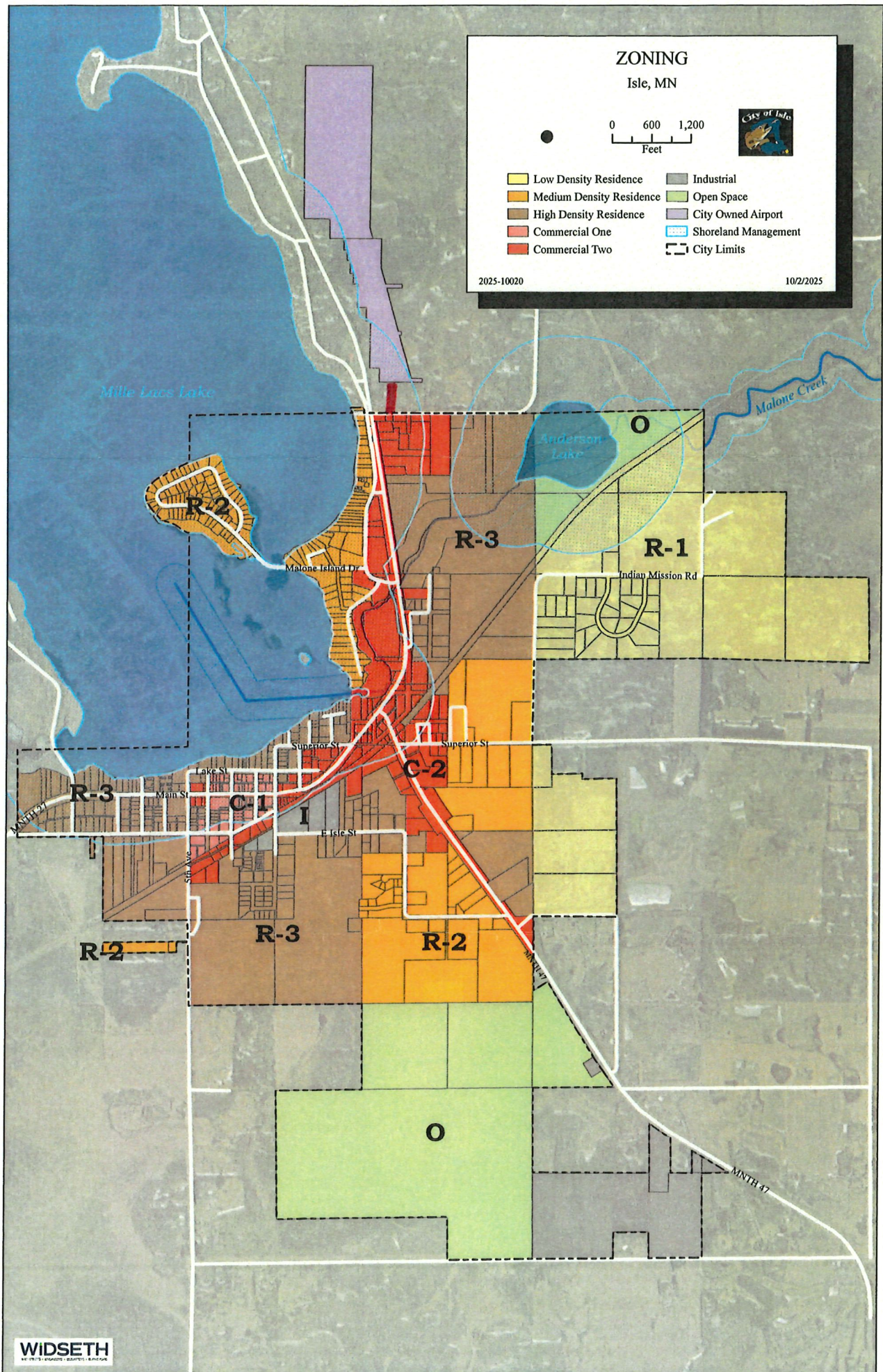
City of Isle Zoning



0 410 820 1,640 2,460 Feet
1 inch = 1,400 feet

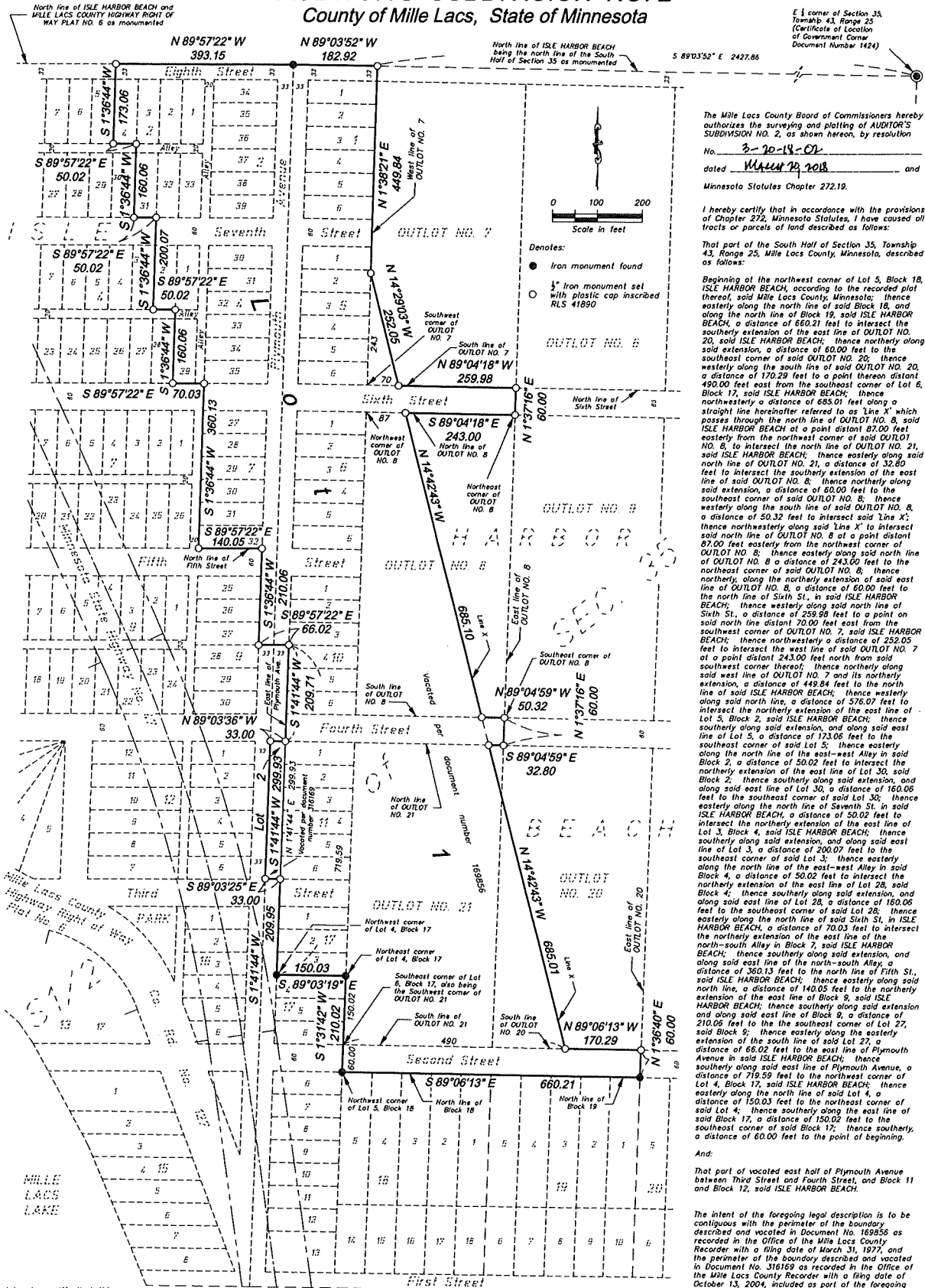
Map Date: August 27, 2015





AUDITOR'S SUBDIVISION NO. 2

County of Mille Lacs, State of Minnesota



I hereby certify that this instrument was filed in the Office of the County Recorder for record on this 21st day of March, 2018, at 1:45 o'clock, 2 m. and was duly recorded per document number 405414

Michele McPherson,
County Recorder,
Mille Lacs County, Minnesota

I hereby certify that at the request of the County Auditor, Mille Lacs County, Minnesota, I have surveyed and plotted the above described land as AUDITOR'S SUBDIVISION NO. 2.

Dated this 20th day of March, 2018.

Warren D. Delle,
County Surveyor,
Mille Lacs County, Minnesota

Eastside Township
Mark Utne – Township Chairman
PO Box 176
Isle, MN 56342

City of Isle
Honorable Mayor and Planning Commissioner
PO BOX 427
285 2nd Ave S
Isle, MN 56342

RE: CITY OF ISLE ORDINANCE NO. 208 ANNEXATION OF PARCEL INTO CITY LIMITS

Dear Mayor and Board,

Per your City Ordinance No. 208 An Ordinance of The City of Isle, Minnesota annexing land located in Eastside Township, Mille Lacs County, Minnesota pursuant to Minnesota Statutes 414.033.subd 2(1), permitting Annexation by ordinance; we, the Township of Eastside agree to your declared terms.

The Township Board agrees to your approval of annexation and accepts the compensation to the Township in one **lump sum payment of \$400.00** to cover the loss of property taxes that would have come to the Township from the airport hangar owners.

We declare that this payment is satisfactory and meets the terms of our discussion during the public hearing process for the annexation.

Best Regards,



Mark Utne
Eastside Township
Township Chairman

Sandy Kephart
PID: 05-035-0500

A442275

Office of the County Recorder
Mille Lacs County Minnesota
Certified, Filed and/or Recorded on:
08-14-2024 10:30:00 AM

Fee: \$46.00

Pages: 2

KS

Return to:

All American Title

2407 109th Avenue Northeast Su

Blaine, MN 55449

Electronically recorded document

QUIT CLAIM DEED

Individual(s) to Individual(s)

Minnesota Uniform Conveyancing Blanks

Form 10.3.1 (2018)

eCRV number: NA

Total consideration less than \$3,000.00

DEED TAX DUE: \$ 1.65

DATE: July 29, 2024

(month/day/year)

FOR VALUABLE CONSIDERATION, Leroy Allord, a single person

(insert name and marital status of each Grantor)

____ ("Grantor"),

hereby conveys and quitclaims to **Robert E. Taylor and Lisa J. Taylor**

(insert name of each Grantee)

____ ("Grantee"), as

(Check only one box.)

☐ tenants in common,

- joint tenants,

(If more than one Grantee is named above and either no box is checked or both boxes are checked, this conveyance is made to the named Grantees as tenants in common.)

real property in Mille Lacs County, Minnesota, legally described as follows:

All the real property in Mille Lacs County, Minnesota, described as follows:

Beginning at a point on the South line of the Southeast Quarter of the Northwest Quarter (SE 1/4 of NW 1/4) Section Thirty-five (35), Township Forty-three (43), Range Twenty-five (25), Mille Lacs County, Minnesota, said point being where said South line intersects the East right of way line of Trunk Highway No. 47, thence running East along said South line of said Forty a distance of 200 feet, thence running North parallel to East line of said Forty a distance of 100 feet, thence running East parallel to South line of said Forty a distance of 50 feet, thence running North parallel to the East line of said Forty a distance of 200 feet, thence running West parallel to the South line of said Forty to the East right of way line of said Trunk Highway No. 47, thence running southerly along said East right of way line of Trunk Highway No. 47 to the point of beginning, said tract being a part of the SE 1/4 of NW 1/4, Section 35, Township 43, Range 25, of Mille Lacs County, Minnesota.

Check here if all or part of the described real property is Registered (Torrens) ☐

together with all hereditaments and appurtenances belonging thereto.

All American Title Co., Inc.

2407 109th Ave NE, Ste. 250 Page 1 of 2

Blaine, MN 55449

Check applicable box:

- ☐ The Seller certifies that the Seller does not know of any wells on the described real property.
- ☐ A well disclosure certificate accompanies this document or has been electronically filed. (If electronically filed, insert WDC number: _____.)
- ☒ I am familiar with the property described in this instrument and I certify that the status and number of wells on the described real property have not changed since the last previously filed well disclosure certificate.

Grantor

(signature) Leroy Allord

(signature) _____

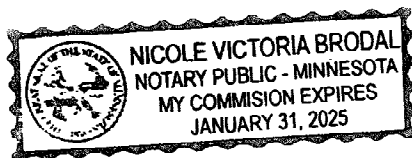
(signature) _____

(signature) _____

State of Minnesota, County of AnokaThis instrument was acknowledged before me on July 29, 2024, by Leroy Allord, a single person
(month/day/year)

(insert name and marital status of each Grantor)

(Stamp)

(signature of notarial officer) Nicole BrodalTitle (and Rank): CloserMy commission expires: 01/31/2025
(month/day/year)THIS INSTRUMENT WAS DRAFTED BY:
(insert name and address)

Leroy Allord
 504 6th St. SW Apt 1
 Little Falls, MN 56345

TAX STATEMENTS FOR THE REAL PROPERTY DESCRIBED IN THIS INSTRUMENT SHOULD BE SENT TO:

(insert legal name and residential or business address of Grantee)

Robert E. Taylor and Lisa J. Taylor
 16050 205th Ave NW
 Elk River, MN 55330

Instrument No. 156228

SECURITY PRINTING COMPANY, ST. CLOUD, MINN.

Warranty Deed—Individual to Joint Tenants

Minnesota Uniform Conveyance Blank No. 5

NELSON C. WARD ET UX
TO
ROBERT A. DENARDO ET UX
Filed for record this 12TH day of NOVEMBER
A. D. 19 71, at 3:30 o'clock P. M.
CLAIR A. ORTQUIST Register of Deeds.
By Deputy.

THIS INDENTURE, Made this 23RD day of OCTOBER, 19 71,
between NELSON C. WARD AND LILLIAN M. WARD, HUSBAND AND WIFE

of the County of MILLE LACS and State of MINNESOTA, parties of the first part, and
ROBERT A. DENARDO AND DOROTHY DENARD, HUSBAND AND WIFE AS JOINT TENANTS

of the County of HENNEPIN and State of MINNESOTA, parties of the second part,

WITNESSETH, That the said parties of the first part, in consideration of the sum of SIX HUNDRED & 00/100 DOLLARS,

to THEM in hand paid by the said parties of the second part, the receipt whereof is hereby acknowledged, do hereby Grant, Bargain,
Sell and Convey unto the said parties of the second part as joint tenants and not as tenants in common, their assigns, the survivor of said parties, and
the heirs and assigns of the survivor, Forever, all the tract or parcel of land lying and being in the County of MILLE LACS

and State of Minnesota, described as follows, to-wit:
BEGINNING AT A POINT ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF NORTHWEST
QUARTER (SE 1/4 OF NW 1/4) SECTION THIRTY-FIVE (35) TOWNSHIP FORTY-TREE (43) RANGE
TWENTY-FIVE (25), MILLE LACS COUNTY, MINN. SAID POINT BEING WHERE SAID SOUTH LINE
INTERSECTS THE EAST RIGHT OF WAY LINE OF TRUNK HIGHWAY NO. 47, THENCE RUNNING EAST
ALONG SAID SOUTH LINE OF SAID FORTY A DISTANCE OF 200 FEET, THENCE RUNNING NORTH
PARALLEL TO EAST LINE OF SAID FORTY A DISTANCE OF 100 FEET, THENCE RUNNING EAST
PARALLEL TO THE SOUTH LINE OF SAID FORTY A DISTANCE OF 50 FEET, THENCE RUNNING
NORTH PARALLEL TO THE EAST LINE OF SAID FORTY A DISTANCE OF 200 FEET, THENCE RUNNING
WEST PARALLEL TO THE SOUTH LINE OF SAID FORTY TO THE EAST RIGHT OF WAY LINE OF
SAID TRUNK HIGHWAY NO. 47, THENCE RUNNING SOUTHERLY ALONG SAID EAST RIGHT OF WAY
LINE OF TRUNK HIGHWAY NO. 47 TO THE POINT OF BEGINNING, SAID TRACT BEING A PART
OF OF THE SE 1/4 OF NW 1/4 SECTION 35 TOWNSHIP 43 RANGE 25 OF MILLE LACS COUNTY, MINNESOTA.

STATE DEED TAX \$2.20

TO HAVE AND TO HOLD THE SAME, Together with all the hereditaments and appurtenances thereunto belonging or in anywise apper-
taining, to the said parties of the second part, their assigns, the survivor of said parties, and the heirs and assigns of the survivor, Forever, the said parties
of the second part taking as joint tenants and not as tenants in common.

And the said NELSON C. WARD AND LILLIAN M. WARD, HUSBAND AND WIFE
parties of the first part, for THEMSELVES, THEIR heirs, executors and administrators do covenant with the said parties of the
second part, their assigns, the survivor of said parties, and the heirs and assigns of the survivor, that THEY ARE well seized in fee of the lands
and premises aforesaid and have good right to sell and convey the same in manner and form aforesaid, and that the same are free from all incumbrances,

And the above bargained and granted lands and premises, in the quiet and peaceable possession of the said parties of the second part, their assigns, the
survivor of said parties, and the heirs and assigns of the survivor, against all persons lawfully claiming or to claim the whole or any part thereof, subject
to incumbrances, if any, hereinbefore mentioned, the said parties of the first part will Warrant and Defend.

IN TESTIMONY WHEREOF, The said parties of the first part have hereunto set THEIR hands the day and year
first above written.

In Presence of
Gunnard Hornquist
Roger Strecker
Nelson C. Ward
Lillian M. Ward
\$2.20 State Deed Tax Stamps Affixed and Cancelled 11-14-71 G. FIX

STATE OF MINNESOTA, ss.
County of MILLE LACS

On this 23RD day of OCTOBER, 19 71, before me, a NOTARY PUBLIC
within and for said County, personally appeared NELSON C. WARD AND LILLIAN M. WARD, HUSBAND AND WIFE

to me known to be the persons described in, and who executed the foregoing instrument,
and acknowledged that they executed the same as THEIR free act and deed.

THIS INSTRUMENT PREPARED BY
ANGSTMAN & LOREN, ATTORNEYS AT LAW
28 NORTH UNION STREET
MORA, MINNESOTA 55051
(NOTARIAL SEAL)
AFFIXED
Agnes Hornquist
AGNES HORNQUIST
Notary Public, MILLE LACS County, Minn.
My commission expires MAY 1, 19 72

Taxes for the year 19 on the lands described within, paid this day of 19
NO DELINQUENT TAXES County Treasurer. By Deputy
Taxes paid and Transfer entered this 12TH day of NOVEMBER, 19 71
ROBERT BERGLUND County Auditor. By PEARL E. LEANDER Deputy

Instrument No. 156890

SECURITY PRINTING COMPANY, ST. CLOUD, MINN.

Warranty Deed—Individual to Joint Tenants

Minnesota Uniform Conveyance Blank No. 5

NELSON C. WARD
ET UX
TO
ROBERT PETERSON
ET UX

Filed for record this 23rd day of February
A. D. 19 72, at 9:30 o'clock A. M.
Clair A. Ortquist Register of Deeds.
By Hortense Dahlstrom Deputy.

THIS INDENTURE, Made this 31 day of January, 19.72,
between Nelson C. Ward and Lillian M. Ward, husband and wife,
of the County of Mille Lacs and State of Minnesota, part of the first part, and
Robert Peterson and Marlene Peterson, husband and wife,
as joint tenants, Box 456, Annandale, Minnesota 55302
of the County of Wright and State of Minnesota, parties of the second part,
WITNESSETH, That the said parties of the first part, in consideration of the sum of
Three Hundred and 00/100 (\$300.00) - - - - - DOLLARS,
to them in hand paid by the said parties of the second part, the receipt whereof is hereby acknowledged, do hereby Grant, Bargain,
Sell and Convey unto the said parties of the second part as joint tenants and not as tenants in common, their assigns, the survivor of said parties, and
the heirs and assigns of the survivor, Forever, all the tract or parcel of land lying and being in the County of Mille Lacs
and State of Minnesota, described as follows, to-wit:
West 300 feet of the East Half of Northwest Quarter (E½ of NW¼), Section Thirty-five
(35), Township Forty-three (43), Range Twenty-five (25), Mille Lacs County, Minnesota,
lying North and East of Trunk Highway No. 47.

Tax Statements on the above
property to be mailed to
Robert Peterson, Box 456,
Annandale, Minnesota. 55302

State deed tax - \$2.20
This instrument was drafted by
ANGSTMAN & LOREN, Attorneys at Law
28 North Union Street
Mora, Minnesota 55051

TO HAVE AND TO HOLD THE SAME, Together with all the hereditaments and appurtenances thereunto belonging or in anywise apper-
taining, to the said parties of the second part, their assigns, the survivor of said parties, and the heirs and assigns of the survivor, Forever, the said parties
of the second part taking as joint tenants and not as tenants in common.
And the said Nelson C. Ward and Lillian M. Ward, husband and wife,
parties of the first part, for themselves, their heirs, executors and administrators do covenant with the said parties of the
second part, their assigns, the survivor of said parties, and the heirs and assigns of the survivor, that they are well seized in fee of the lands
and premises aforesaid and have good right to sell and convey the same in manner and form aforesaid, and that the same are free from all incumbrances,

And the above bargained and granted lands and premises, in the quiet and peaceable possession of the said parties of the second part, their assigns, the
survivor of said parties, and the heirs and assigns of the survivor, against all persons lawfully claiming or to claim the whole or any part thereof, subject
to incumbrances, if any, hereinbefore mentioned, the said parties of the first part will Warrant and Defend.
IN TESTIMONY WHEREOF, The said parties of the first part have hereunto set their hands the day and year
first above written.

In Presence of
Howard Paulsen
Fillmore W. Peterson

\$2.20
State Deed
Tax Stamps
Affixed
and Cancelled
2-28-1972

Nelson C. Ward
Lillian Ward

STATE OF MINNESOTA,
County of Mille Lacs ss.
On this 31 day of January, 1972, before me, a Notary Public
within and for said County, personally appeared
Nelson C. Ward and Lillian M. Ward, husband and wife,
to me known to be the person described in, and who executed the foregoing instrument,
and acknowledged that he executed the same as their free act and deed.

(NOTARIAL SEAL)
AFFIXED
Howard Paulsen
HOWARD PAULSEN
Notary Public, Mille Lacs County, Minn.
My commission expires Aug. 22, 1976

Taxes for the year 19 on the lands described within, paid this day of 19
No delinquent taxes County Treasurer. By Deputy
Taxes paid and Transfer entered this 23 day of FEB, 1972
Robert Berglund County Auditor. By Deputy