

STATE OF MINNESOTA
COURT OF ADMINISTRATIVE HEARINGS

In the Matter of the Concurrent Detachment
and Annexation of Certain Real Property
from the City of Mountain Iron to the City of
Virginia
(MBAU Docket D-681/A-8540)

**ORDER APPROVING
CONCURRENT DETACHMENT AND
ANNEXATION**

City of Mountain Iron Resolution No. 05-26/City of Virginia Resolution No. 26040 (Joint Resolution), adopted by the City of Mountain Iron on October 6, 2025, and the City of Virginia on November 10, 2025, requests the concurrent detachment from Mountain Iron and annexation to Virginia of certain real property (Property) pursuant to Minn. Stat. § 414.061 (2024). The City of Virginia filed the Joint Resolution with the Court of Administrative Hearings on December 1, 2025. The record closed on April 14, 2026, following clarification of the legal description of the property intended to be detached and annexed.

The Property is legally described as follows:

PROPOSED PARCEL TO BE DETACHED / ANNEXED DESCRIPTION

All those parts of the Southwest Quarter of the Southwest Quarter (SW $\frac{1}{4}$ of SW $\frac{1}{4}$) of Section 6, and the Northwest Quarter of the Northwest Quarter (NW $\frac{1}{4}$ of NW $\frac{1}{4}$) of Section 7, all in Township 58 North, Range 17 West, according to the US Government Survey thereof, located in 1878 by F. Howe, US Deputy Surveyor, and the Northeast Quarter of the Northeast Quarter (NE $\frac{1}{4}$ of NE $\frac{1}{4}$) of Section 12, Township 58 North, Range 18 West, according to the US Government Survey thereof, located in 1882 by W. Allen, US Deputy Surveyor, lying within the following described figure:

Commencing at the Northeast Corner of said Section 12, Township 58 North, Range 18 West, set in 1882 by Allen, 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 said Section 6, Township 58 North, Range 17 West, located in 1878 by Howe, 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 South 87 degrees 55 minutes 54 seconds West, along the westerly extension of the south line of said Section 6 as located by Howe in 1878, a distance of 329.22 feet to the east right of way line of the DW&P Railway main line; thence South 06 degrees 02 minutes 21 seconds East, along said east right of way line, a distance of 33.08 feet to the existing municipal boundary, according to the Municipal Commission of the State of Minnesota document A-2064, dated April 13, 1972; thence North 87 degrees 55 minutes 54 seconds East, along said existing municipal boundary, a distance of 995.65 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 159.56 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, to the west line of said Section 6; 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, thence westerly along the westerly extension of the said south line of Section 6 to the east right of way line of the DW&P Railway; thence southerly along said east right of way line to the existing municipal boundary line 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 entire line common to Township 58 North, Range 17 West, and Township 58 North, Range 18 West. Finding no evidence of Howe's range line, Allen set new section line and corners, inconsistent with the already established line and corners, thereby creating a partial overlap of the two townships. Subsequent surveys recovered evidence of both distinct range lines, confirming the existence of the overlap condition.

The proposed annexation/detachment is located predominantly within the township overlap, and is properly described simultaneously within Section 6, Township 58 North, Range 17 West, and Section 12, Township 58 North, Range 18 West, as well

as simultaneously within Section 7, Township 58 North, Range 17 West, and said Section 12.

Based upon a review of the Joint Resolution, the Administrative Law Judge makes the following:

ORDER

1. Pursuant to Minn. Stat. § 414.061, the Joint Resolution is deemed adequate in all legal respects and properly supports this Order.

2. Pursuant to this Order, the Property is concurrently **DETACHED** from Mountain Iron and **ANNEXED** to Virginia.

Dated: May 8, 2026

A handwritten signature in black ink, appearing to read 'Jm', followed by a long, wavy horizontal line extending to the right.

Jim Mortenson
Administrative Law Judge

NOTICE

This Order is the final administrative order in this case under Minn. Stat. §§ 414.061, .07, .09, .12 (2024). Pursuant to Minn. Stat. § 414.07, subd. 2, any person aggrieved by this Order may appeal to St. Louis 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.