

In the Matter of the Petition of
Rivers Development & Construction for
the annexation of certain real estate
in Wilson Township to the City of Winona.

PETITION

TO THE CITY COUNCIL OF THE CITY OF WINONA

The Petitioner respectfully represents and shows to the City Council
of the City of Winona:

1. That the Petitioner, Rivers Development & Construction, Michael J. Rivers, president, a corporation in the State of Minnesota, is the sole owner of the real estate described in Exhibit "A", Winona County, Minnesota, which said Exhibit "A" is attached hereto and made a part hereof.
2. That said property consists of 14.89 acres, is urban in character and is unplatted and does not exceed 200 acres.
3. That the Easterly line of the property described in Exhibit "A" is adjacent to and abutts the City limits of the City of Winona.
4. That it would be in the best interest of the development of the property above described if it were included within the Municipality of the City of Winona and were annexed thereto.
5. That it would be in the best interest of the City of Winona to annex to and include within the Municipality of the City of Winona the property described in Exhibit "A".
6. That the Petitioner plans on constructing dwelling units on the above described property in compliance with Article IX., Chapter 43.45 of the Winona City Code.
7. That attached to this Petition as Exhibit "B" and incorporated herein by reference is a Plat showing the area sought to be annexed and outlined in bold type, and showing the line adjacent thereto.

Dated this 4th day of November, 1986.

Michael J. Rivers
Rivers Development & Construction
Michael J. Rivers, President

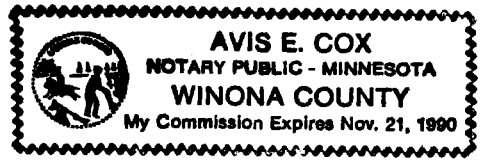
STATE OF MINNESOTA)
)
COUNTY OF WINONA)

Rivers Development & Construction, Michael J. Rivers, President, being duly sworn, on oath, says that he is the Petitioner named in the foregoing Petition; that said Petition is true of his own knowledge except as to the matters therein stated on information and belief and as to those matters he believe it to be true.

Michael J. Rivers
Rivers Development & Construction
Michael J. Rivers, President

Subscribed and sworn to before me,
this 4th day of November, 1986

Avis E. Cox
Notary Public



ANNEXATION DESCRIPTION

That part of the East Half of the Northwest Quarter of Section 2, Township 106 North, Range 7 West, Winona County, Minnesota described as follows:

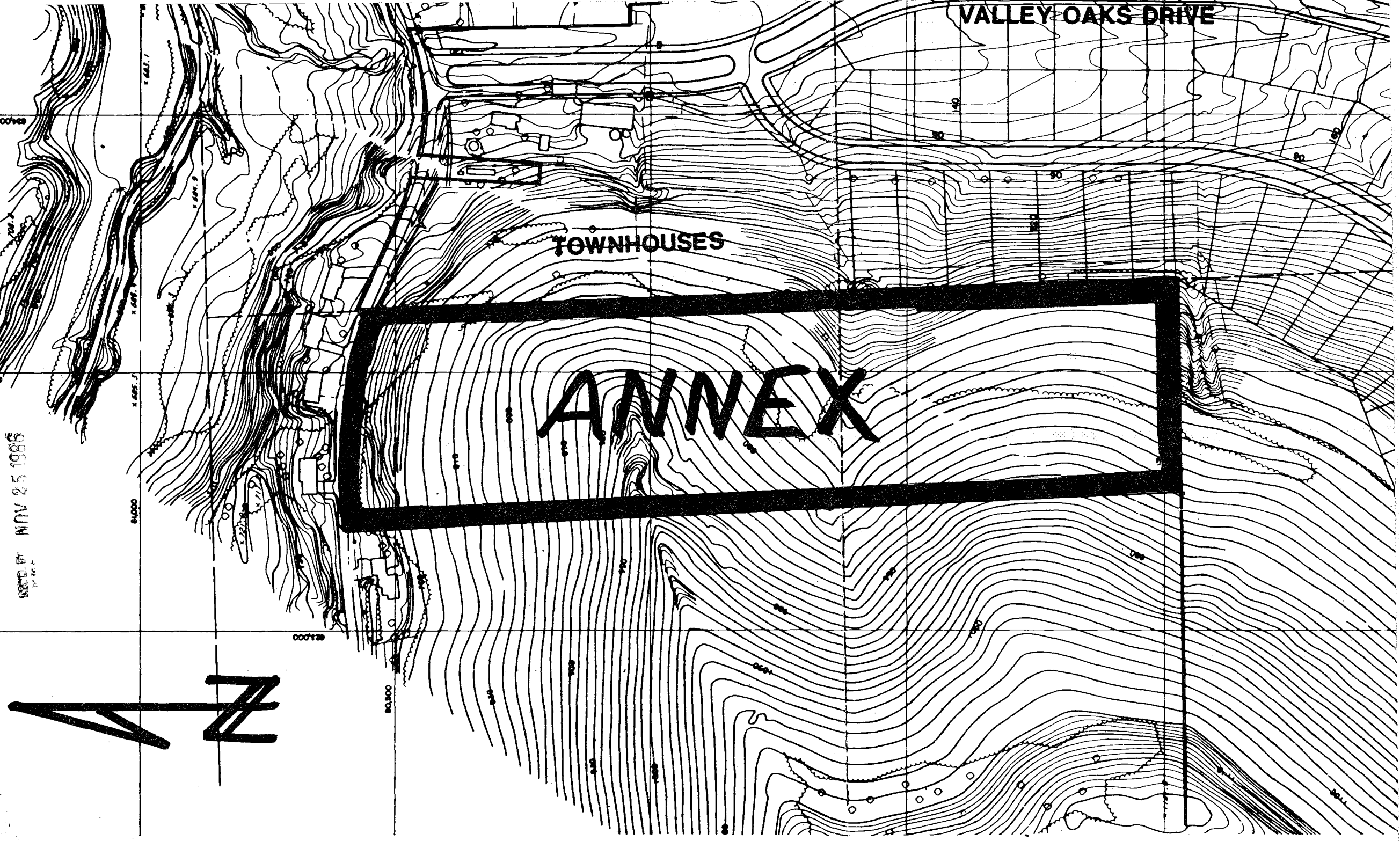
Commencing at the northwest corner of said Northwest Quarter; thence easterly on a Minnesota State Plane Grid Azimuth from north of 87 degrees 40 minutes 44 seconds azimuth along the north line of said Northwest Quarter 2241.83 feet; thence southerly 177 degrees 40 minutes 44 seconds azimuth 283.72 feet to a one-half inch iron pipe monument on the southerly right-of-way line of East Burns Valley Road and the point of beginning; thence southerly 176 degrees 05 minutes 27 seconds azimuth to the north line of the South Half of the Southeast Quarter of said Northwest Quarter; thence easterly along said north line to the east line of said Northwest Quarter; thence northerly 357 degrees 13 minutes 45 seconds azimuth along said east line to the center line of East Burns Valley Road; thence westerly along said center line to the intersection with a line that bears 356 degrees 05 minutes 27 seconds azimuth from the point of beginning; thence southerly 176 degrees 05 minutes 27 seconds azimuth 33 feet more or less to the point of beginning.

Said tract contains 14.89 acres more or less.

EXHIBIT

"B"

REC'D BY NOV 25 1986



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TOWNHOUSES

VALLEY OAKS DRIVE

ANNEX

OLD CORPORATE LIMITS

MULTI-FAMILY CLUSTER DEVELOPMENT

ACTIVE RECREATION MUNICIPAL PARK

PASSIVE RECREATION MUNICIPAL PARK

VALLEY OAKS DRIVE

TOWNHOUSES

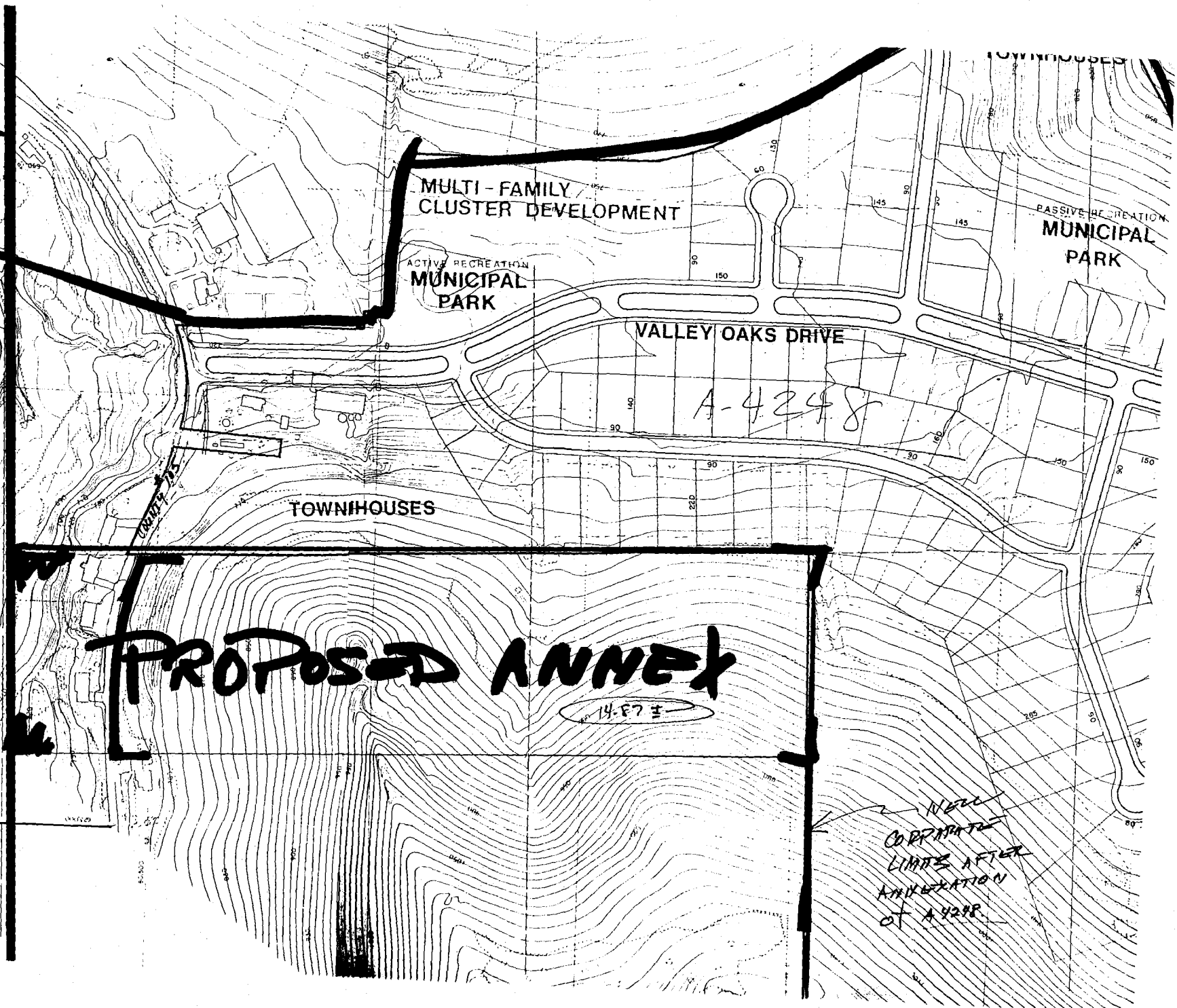
PROPOSED ANNEX

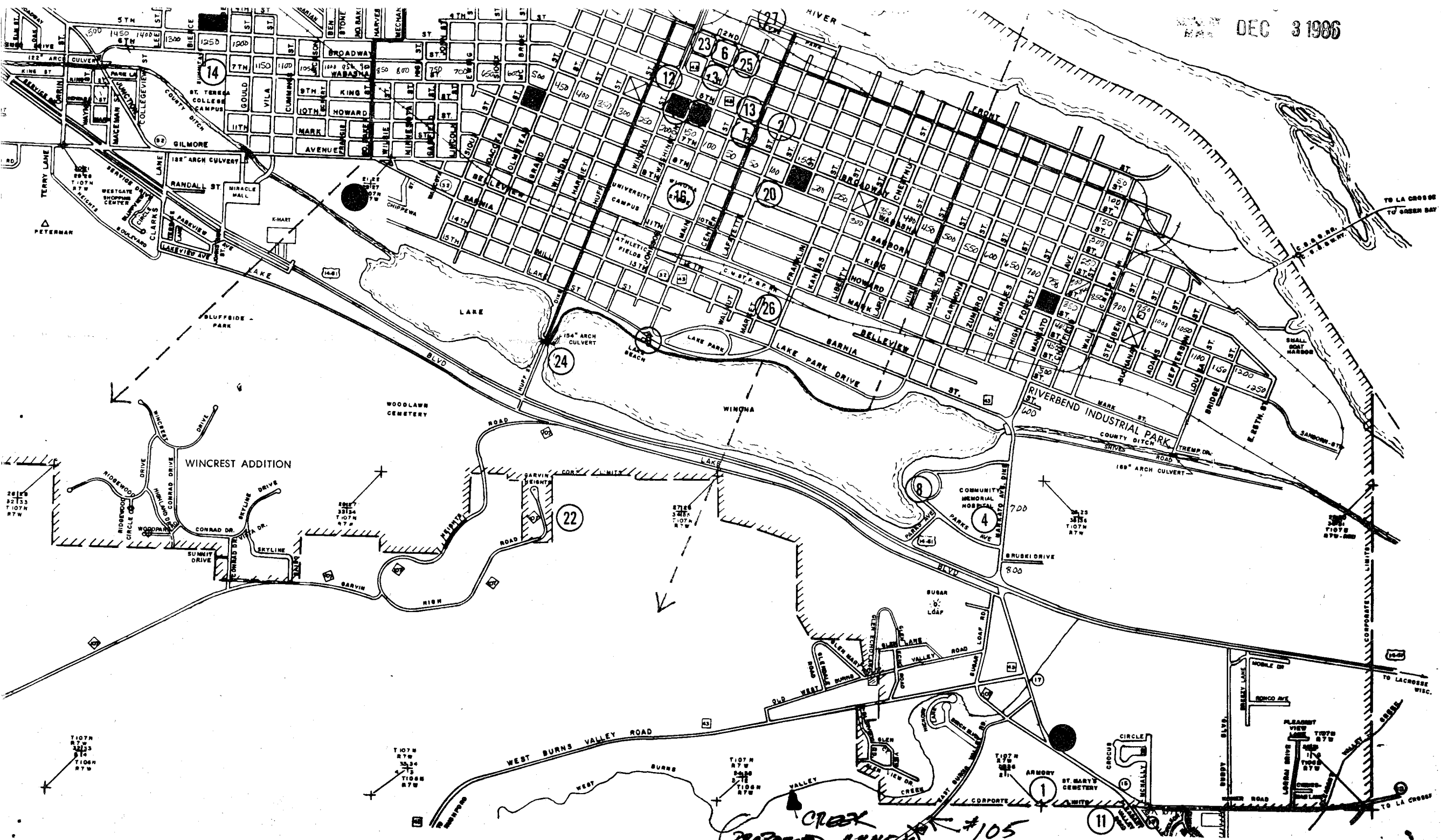
14-87 ±

A-4248

NEW CORPORATE LIMITS AFTER ANNEXATION OF A-4248

Sent original to Lyle 12-3-86





CREX
 PROPOSED ARWAY #105

TO LA CROSSE

TO LACROSSE WISC.

TO LA CROSSE

26129
 22133
 T107N
 R7W

T107N
 R7W
 22133
 212
 T106N
 R7W

T107N
 R7W
 22133
 212
 T106N
 R7W

2712
 347
 T107N
 R7W

22
 3875
 T107N
 R7W

22
 3875
 T107N
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T107N
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 22133
 212
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