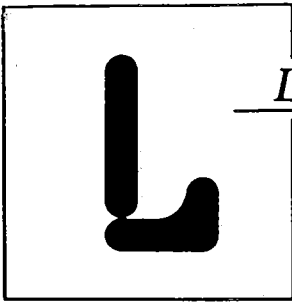


REC'D. BY
MME OCT 24 1997



Landecker & Associates, Inc.

Engineering Surveying Planning

February 20, 1997

Vicki Willer, City Clerk
City of Breezy Point
HCR 2, Box 46
Breezy Point, MN 56472

Dear Vicki:

On behalf of the Midwest Fifteen Group, Inc. and Sienna.WORLDgolf L.L.C., we respectfully request that the City of Breezy Point schedule a public hearing to consider the adoption of an ordinance annexing the following described property currently located within Pelican Township, Crow Wing County:

ANNEXATION TRACT

The Southwest Quarter of the Southwest Quarter Section 10, Township 136 North, Range 28 West, Crow Wing County, Minnesota.

And

The West 325.00 feet of Government Lot 6, Section 10, Township 136 North, Range 28 West, Crow Wing County, Minnesota, and the South 855.00 feet of said Government Lot 6 lying westerly of the following described line;

Commencing on the South line of said Government Lot 6 at where the centerline of Pelican Trail a 66 foot wide vacated road in the plat of THE FIRST ADDITION TO WEAVERS POINT intersects; thence South 89 degrees 21 minutes 32 seconds West along said South line 248.29 feet to the point of beginning of the line to be herein described; thence North 6 degrees 44 minutes 19 seconds East a distance of 133.89 feet; thence Northerly and Northwesterly along a tangential circular curve, concave to the West, having a radius of 332.09 feet, a central angle of 26 degrees 05 minutes 34 seconds for an arc distance of 351.24 feet; thence North 19 degrees 21 minutes 16 seconds West a distance of 65.91 feet; thence Northerly and Northeasterly along a tangential circular curve, concave to the East, having a radius of 136.38 feet, a central angle of 46 degrees 01 minutes 38 seconds for an arc distance of 109.56 feet; thence North 26 degrees 40 minutes 22 seconds East 368.69 feet; thence North 12 degrees 58 minutes 30 seconds East 78.89 feet, more or less, to the North line of said South 855.00 feet of said Government Lot 6 and said line there terminating.

Contains 58.46 acres, more or less.

Page Two
City of Breezy Point
February 20, 1997

The request is pursuant to regulations found in Minnesota Statutes, Chapter 414.033 (Subd.2)(3) as it is contiguous to the existing corporate boundary of the City of Breezy Point, contains less than sixty (60) acres and is not presently served by public sewer facilities. The property owners have entered into a purchase agreement with the development group that will change the character of the subject property from rural to a suburban or urban character. The attached development plan indicates the location of the existing corporate boundary and the proposed annexation area.

Please let us know when the City is able to schedule this public hearing.

Sincerely,

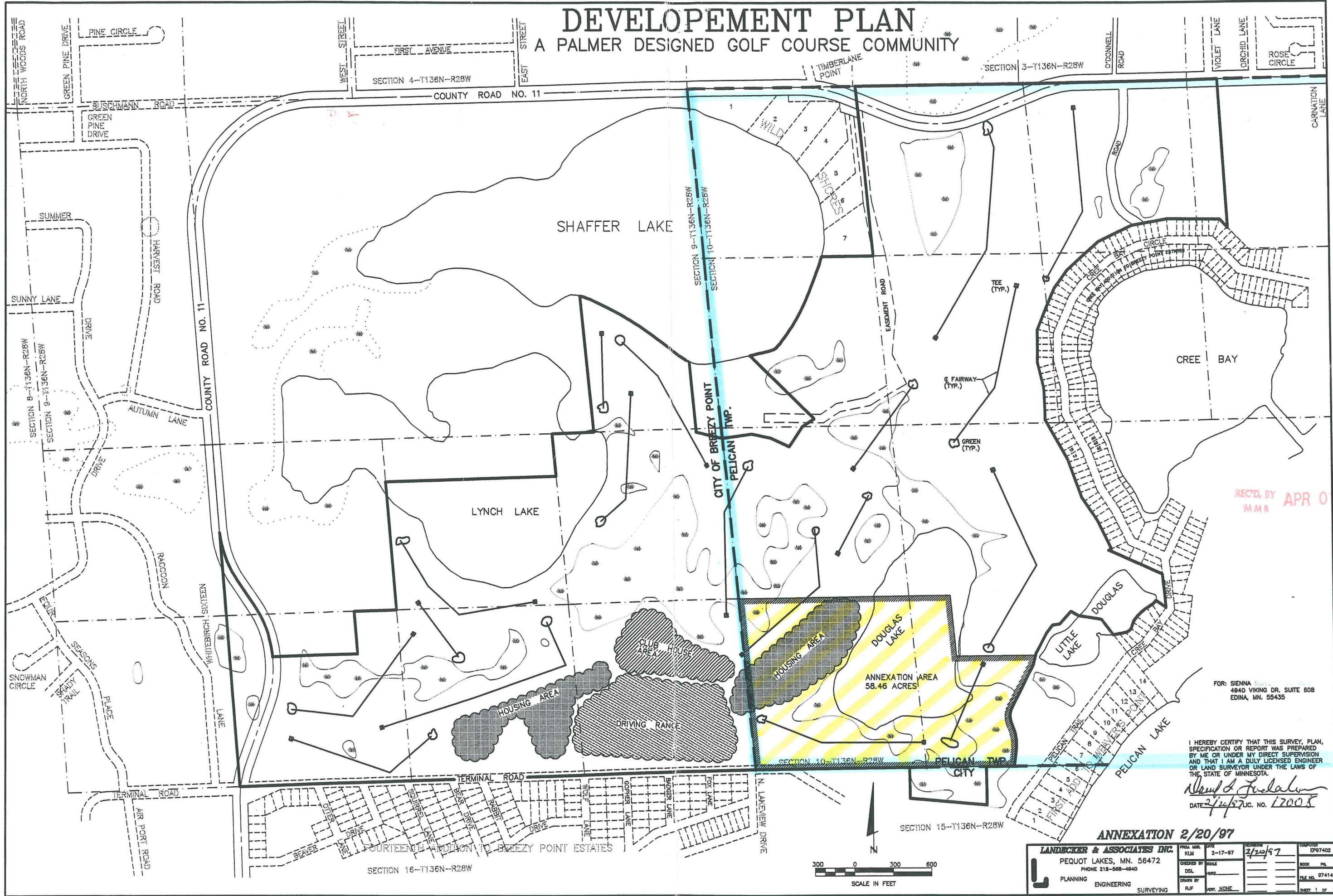


David Landecker

Representative for Midwest Fifteen Group, Inc.
and Sienna.WORLDgolf L.L.C.

DEVELOPEMENT PLAN

A PALMER DESIGNED GOLF COURSE COMMUNITY



REC'D BY APR 07 1997
M.M.B.

FOR: SIENNA
4840 VIKING DR. SUITE 608
EDINA, MN. 55435

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

David A. Fiedler
DATE: 2/20/97, NO. 17008

ANNEXATION 2/20/97

LANDECKER & ASSOCIATES INC.		PROJ. NO.	DATE	REVISION	DESCRIPTION
PEQUOT LAKES, MN. 56472		KLM	2-17-97	2/20/97	EP97402
PHONE 218-588-4840		CHECKED BY	SCALE		BOOK
PLANNING		DSL			PL
ENGINEERING		DATE			FILE NO. 97414
SURVEYING		DRAWN BY			SHEET 1 OF 1
		RJF			