

TO: Council of the City of Winona  
City of Winona, Minnesota.

REC'D. BY  
MMB MAR 19 1986

PETITIONERS STATE:

1. That we, the undersigned, are the sole x or all \_\_\_\_\_ or a majority \_\_\_\_\_ of the owners of the following described property lying in the Town of Wilson Township, County of Winona, State of Minnesota.

(INSERT PROPERTY DESCRIPTION)

That said property is unincorporated, abuts upon the limits of the City of Winona, and is not included within any other municipality. That said property is platted and is \_\_\_\_\_ acres or that said property is unplatted and does not exceed 200 acres in area. The acreage of such area is 22.59±.

PETITIONERS REQUEST: That pursuant to M.S. 414.033, said property be annexed to and included within the City of Winona.

Dated: 17 March, 1986.

W.M.C. PARTNERSHIP

William Christensen, Managing Partner

555 West 7th St. ,

St. Paul, Minnesota 55102

Copies of the petition must be filed with the Board, the affected township, the county board, and the council of any municipality that borders the area to be annexed. The petition to the Minnesota Municipal Board should be accompanied by the following pursuant to Minnesota Municipal Board Law and Rules of Procedure:

1. A certification showing that a copy of the petition was filed within 10 days after service on the annexing city with the Township of Wilson on (date) 3-17-86, the County of Winona on (date) 3-17-86 and the abutting municipality of Winona, on (date) 3-17-86
2. A filing fee of \$4.00 per acre with a minimum of \$100 and a maximum of \$600.
3. Mapping requirements: Under (1978) amended Chapter 414, mapping requirements for proceedings before the Municipal Board have been considerably strengthened. These requirements are described below:

Subd. 9. "Corporate boundary map" means a map which accurately describes the boundaries of a municipality.

Subd. 10. "Plat map" means that document recorded in the office of the county recorder in the county where the area is located.

(414.012)(MAPS) Subdivision 1. (CORPORATE BOUNDARY MAP.) A municipality initiating any boundary adjustment authorized by this chapter shall file with the municipal board a corporate boundary map. Any proposed boundary adjustment shall be delineated on a copy of the corporate boundary map.

Subd. 2. (PLAT MAPS.) Any party initiating a boundary adjustment, which includes platted land, shall file with the municipal board maps which are necessary to support and identify the land description. The maps shall include copies of plats.

Minnesota Municipal Board Rules 11(c) A map showing the property proposed for consideration and its relationship to any surrounding municipality. All distance references should be given both length and points of beginning should be definite land survey monuments with care to close the boundaries of the description. References to roads or railroads should be to survey lines such as centerline or known right-of-way line. The intent to include or exclude highway, railroad and street right-of-ways surrounding platted blocks or lots should be carefully considered and clearly stated.

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*Kleinschmidt & Webber, Inc.*

*Engineers and Surveyors*

*4240 West Fifth Street*

*Winona, Minnesota 55987*

*Robert L. Webber, P.E.*

*Richard J. Halverson, L.S.*

February 5, 1986

*Telephone*

*(507) 454-4134*

Property Description for  
Wm. Christensen

THAT PART OF THE FOLLOWING DESCRIBED PROPERTY LOCATED IN SECTION 1, TOWNSHIP 106 NORTH, RANGE 7 WEST OF THE FIFTH PRINCIPAL MERIDIAN, WINONA COUNTY, MINNESOTA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 106 NORTH, RANGE 7 WEST OF THE FIFTH PRINCIPAL MERIDIAN, WINONA COUNTY, MINNESOTA; THENCE ON AN ASSUMED BEARING OF NORTH 88 DEGREES 03 MINUTES EAST ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER OF THE NORTHEAST QUARTER, A DISTANCE OF 911.35 FEET; THENCE SOUTH 2 DEGREES 00 MINUTES EAST, A DISTANCE OF 30.00 FEET TO A POINT ON THE WESTERLY LINE OF KNOLLWOOD LANE; THENCE CONTINUING SOUTH 2 DEGREES 00 MINUTES EAST ALONG SAID WESTERLY LINE OF KNOLLWOOD LANE, A DISTANCE OF 3.42 FEET; THENCE SOUTHEASTERLY ALONG SAID WESTERLY LINE OF KNOLLWOOD LANE, A DISTANCE OF 205.95 FEET ALONG A TANGENTIAL CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 365.89 FEET AND A CENTRAL ANGLE OF 32 DEGREES 15 MINUTES; THENCE SOUTH 34 DEGREES 15 MINUTES EAST ALONG SAID WESTERLY LINE OF KNOLLWOOD LANE, A DISTANCE OF 100.00 FEET; THENCE SOUTHWESTERLY ALONG SAID WESTERLY LINE OF KNOLLWOOD LANE, A DISTANCE OF 196.46 FEET ALONG A TANGENTIAL CURVE CONCAVE TO WEST, HAVING A RADIUS OF 129.51 FEET AND A CENTRAL ANGLE OF 86 DEGREES 55 MINUTES; THENCE SOUTH 52 DEGREES 40 MINUTES WEST ALONG SAID WESTERLY LINE OF KNOLLWOOD LANE, A DISTANCE OF 126.75 FEET; THENCE SOUTH 37 DEGREES 20 MINUTES EAST ALONG SAID WESTERLY LINE OF KNOLLWOOD LANE, A DISTANCE OF 235.00 FEET; THENCE SOUTH 56 DEGREES 34 MINUTES WEST, A DISTANCE OF 616.20 FEET; THENCE SOUTH 32 DEGREES 04 MINUTES WEST, A DISTANCE OF 229.20 FEET; THENCE SOUTH 81 DEGREES 04 MINUTES WEST, A DISTANCE OF 195.00 FEET; THENCE NORTH 70 DEGREES 56 MINUTES WEST, A DISTANCE OF 320.20 FEET; THENCE NORTH 29 DEGREES 20 MINUTES EAST, A DISTANCE OF 172.50 FEET; THENCE NORTH 19 DEGREES 05 MINUTES WEST, A DISTANCE OF 87.30 FEET; THENCE NORTH 25 DEGREES 22 MINUTES EAST, A DISTANCE OF 120.00 FEET; THENCE NORTH 54 DEGREES 46 MINUTES WEST, A DISTANCE OF 180.00 FEET; THENCE NORTH 47 DEGREES 58 MINUTES 30 SECONDS WEST, A DISTANCE OF 114.71 FEET; THENCE NORTH 57 DEGREES 05 MINUTES

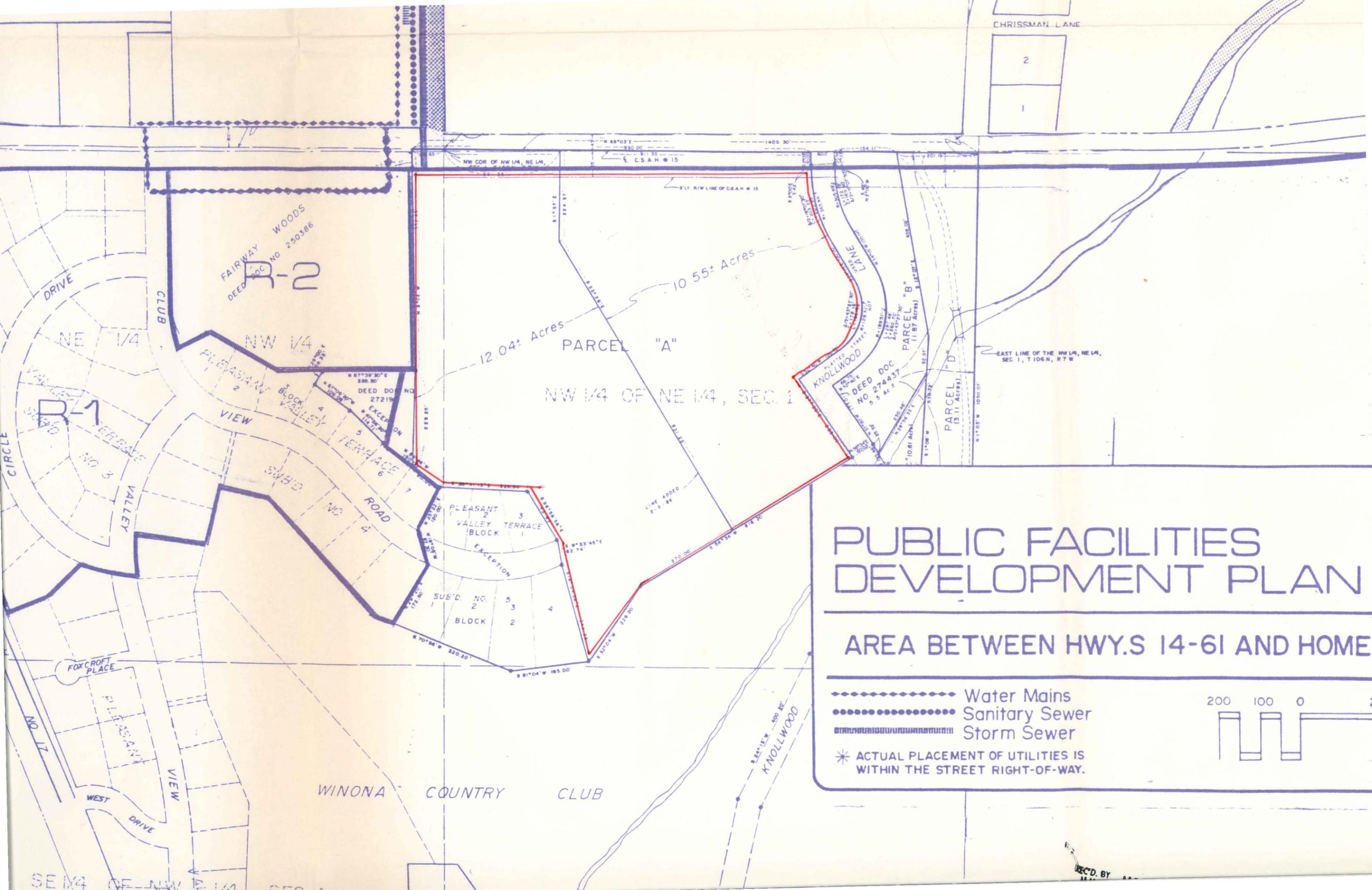
February 5, 1986

Property Description for  
Wm. Christensen

30 SECONDS WEST, A DISTANCE OF 109.08 FEET; THENCE NORTH 29 DEGREES 00 MINUTES EAST, A DISTANCE OF 36.33 FEET; THENCE NORTH 87 DEGREES 39 MINUTES 30 SECONDS EAST, A DISTANCE OF 235.50 FEET; THENCE NORTH 3 DEGREES 02 MINUTES WEST, A DISTANCE OF 552.65 FEET TO A POINT ON THE NORTH LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 1; THENCE NORTH 88 DEGREES 03 MINUTES EAST ALONG SAID NORTH LINE, A DISTANCE OF 78.65 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM LAND PLATTED AS PLEASANT VALLEY TERRACE SUBDIVISION NO. 5.

AND EXCEPTING THEREFROM PARCEL CONVEYED TO HUGH L. MILLER AND ELLEN V. MILLER BY DEED DATED JULY 16, 1980, FILED FOR RECORD WITH THE COUNTY RECORDER, WINONA COUNTY, ON JULY 22, 1980 AND MICROFILMED AS DOCUMENT NO. 272192.



NW COR. OF NW 1/4, NE 1/4, E.C.S.A.H. # 15

CHRISMAN LANE  
2  
1

FAIRWAY WOODS  
DEED DOC NO 250386  
R-2

12.04± Acres  
PARCEL "A"  
10.55± Acres

NW 1/4 OF NE 1/4, SEC. 1

DEED DOC NO 274437  
9.5 AC. ±

PARCEL "B"  
(1.87 Acres)

PARCEL "D"  
(3.11 Acres)

EAST LINE OF THE NW 1/4, NE 1/4, SEC. 1, T. 106N, R. 7W

DRIVE  
NE 1/4  
NW 1/4  
R-1  
VALLEY TERRACE  
NO 3  
VALLEY  
SUB'D

PLEASANT VALLEY  
VIEW  
BLOCK VALLEY  
TERRACE  
NO 4  
ROAD

PLEASANT VALLEY TERRACE  
BLOCK  
EXCEPTION  
SUB'D. NO. 2  
BLOCK

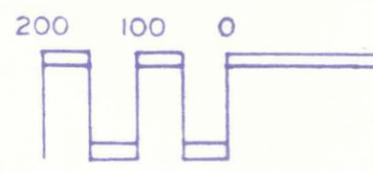
WINONA COUNTRY CLUB

# PUBLIC FACILITIES DEVELOPMENT PLAN

## AREA BETWEEN HWY.S 14-61 AND HOME

- Water Mains
- ..... Sanitary Sewer
- Storm Sewer

\* ACTUAL PLACEMENT OF UTILITIES IS WITHIN THE STREET RIGHT-OF-WAY.



REC'D. BY