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**State of Minnesota
County of Watonwan**

RESOLUTION NO. 10.25.03

**RESOLUTION GRANTING A LOT DIVISION FOR A PROPERTY
LOCATED AT 401 1ST AVENUE SOUTH**

WHEREAS, Jesika Becker (“Applicant”) submitted an application requesting the approval of a lot division of the property owned by the Applicant located at 401 1st Avenue South which is legally described as follows (“Property”):

“SEE EXHIBIT A”

WHEREAS, a public hearing before the St. James Planning Commission was held September 29, 2025, for the purpose of hearing the request from the Applicant to allow for the division of the Property located in a General Business District (B-3); and

WHEREAS, the proposed lot division will divide the Property into three parcels. Tract A will contain 0.203 acres, Tract B will contain 0.051 acres, and Tract C will contain 0.122 acres described as follows:

“SEE EXHIBIT B”

WHEREAS, the Applicant intends to retain Tract C for business purposes and Tract A and Tract B are intended to be used for parking; and

WHEREAS, based upon the factual findings, the Planning Commission has come to the following conclusion:

1. It was the finding of the Planning Commission that the lot division should be granted.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF ST. JAMES, MINNESOTA, as follows:

1. The City of St. James is hereby granting a lot division at the Property located at 401 1st Avenue South in St. James, Minnesota.

Adopted by the City Council this 7th day of October 2025.

Christopher Whitehead, Mayor

ATTEST:

Kristin K. Hurley, City Clerk

Instrument Drafted By:

City of St. James
1205 6th Ave South
PO Box 70
St. James, MN 56081
(507) 375-3352

Published: _____

Filed: _____

Effective Date: October 7, 2025

“EXHIBIT A”

Lot Six (6), except the East 1 foot thereof, Block Seven (7), City of St. James, Watonwan County, Minnesota; and Lot Four (4), Block One (1), Civic Plaza Subdivision, in the City of St. James, Watonwan County, Minnesota, EXCEPTING THEREFROM the following-described parcel: Beginning at the most Westerly corner of Lot Four (4), Block One (1), Civic Plaza Subdivision in the City of St. James, thence southerly along the westerly line of said Lot Four (4), to the southerly line of said Lot Four (4); thence easterly along said South line of Lot Four (4), 60.00 feet; thence northerly and parallel with said westerly line of Lot Four (4) to the northerly line of said Lot Four (4); thence westerly along said northerly line of Lot Four (4) to the point of beginning.

“EXHIBIT B”

TRACT A

That part of Lot 4, Block 1 of Civic Plaza, City of St. James, Watonwan County, Minnesota, described as follows:

Commencing at the Southwest corner of said Lot 4; thence North 62 degrees 53 minutes 05 seconds East, bearings based on the Watonwan County Coordinate System, NAD83 2011 adjustment, along the south line of said Lot 4, a distance of 60.00 feet to the point of beginning of the tract to be described; thence North 26 degrees 51 minutes 19 seconds West a distance of 29.93 feet to an angle point in the westerly line of said Lot 4; thence North 27 degrees 04 minutes 28 seconds West, along said westerly line, a distance of 52.24 feet to the north line of said Lot 4; thence North 55 degrees 47 minutes 57 seconds East, along said north line, a distance of 100.80 feet to the northeast corner of said Lot 4; thence South 27 degrees 06 minutes 55 seconds East, along the east line of said Lot 4, a distance of 94.60 feet to the southeast corner of said Lot 4; thence South 62 degrees 53 minutes 05 seconds West, along the south line of said Lot 4, a distance of 100.20 feet to the point of beginning, containing 0.203 acres, subject to easements now of record in said county and state.

TRACT B

The North 44.00 feet of Lot 6, Block 7 of the Original Plat of St. James, City of St. James, Watonwan County, Minnesota, as measured radially from and parallel with the northwesterly line of said Lot 6,

EXCEPTING THEREFROM

The East 1 foot of Lot 6, Block 7 of the Original Plat of St. James, City of St. James, Watonwan County, Minnesota.

TRACT C

Lot 6, Block 7 of the Original Plat of St. James, City of St. James, Watonwan County, Minnesota,

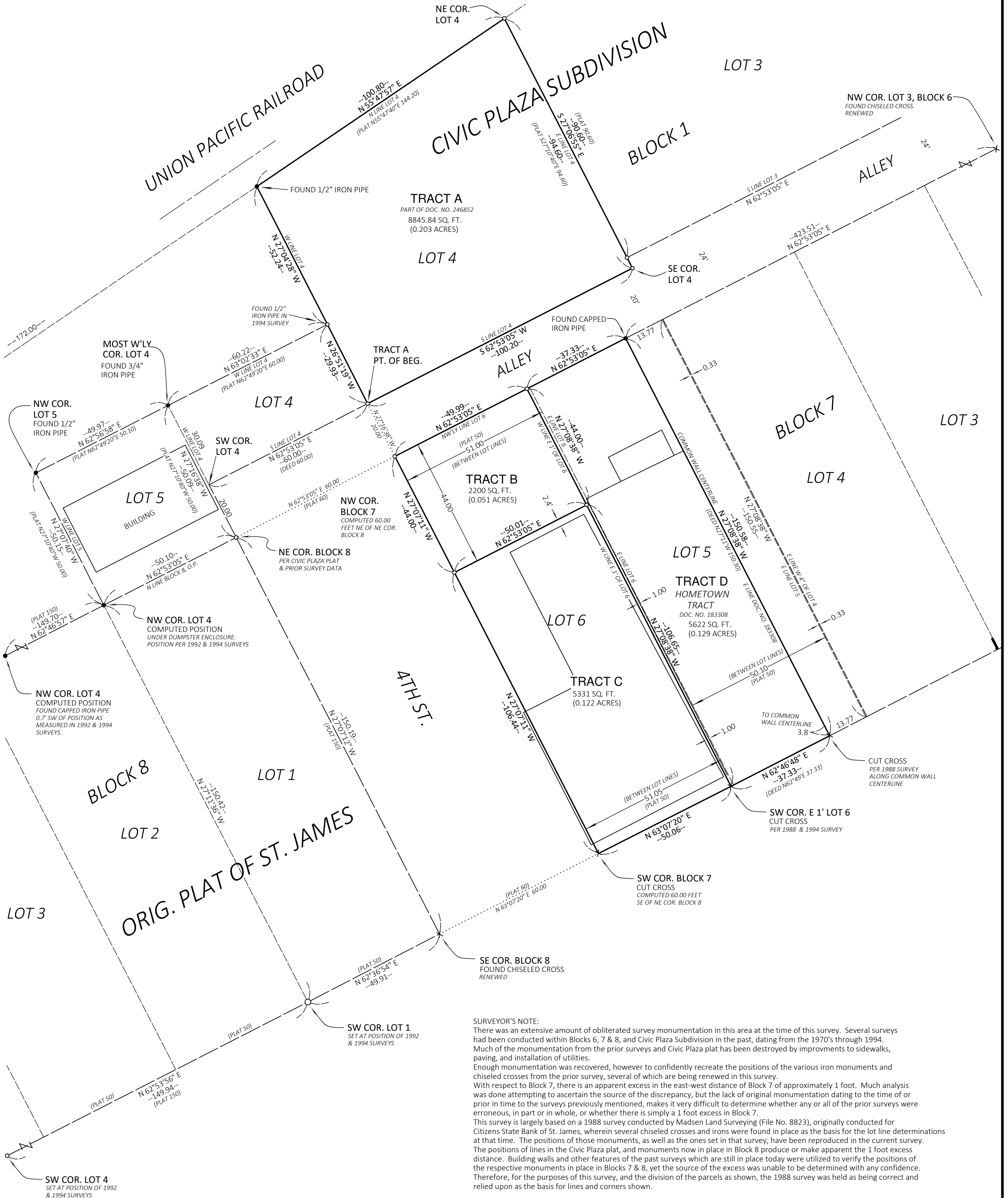
EXCEPTING THEREFROM

The East 1 foot of Lot 6, Block 7 of the Original Plat of St. James, City of St. James, Watonwan County, Minnesota,

AND ALSO EXCEPTING THEREFROM

The North 44.00 feet of Lot 6, Block 7 of the Original Plat of St. James, City of St. James, Watonwan County, Minnesota, as measured radially from and parallel with the northwesterly line of said Lot 6.

SURVEY IN LOTS 5 & 6, BLOCK 7, ORIGINAL PLAT OF ST. JAMES, & LOT 4, CIVIC PLAZA SUBD.,
CITY OF ST. JAMES, WATONWAN COUNTY, MINNESOTA



SURVEYOR'S NOTE:
There was an extensive amount of obliterated survey monumentation in this area at the time of this survey. Several surveys had been conducted within Blocks 6, 7 & 8, and Civic Plaza Subdivision in the past, dating from the 1970's through 1994. Much of the monumentation from the prior surveys and Civic Plaza plat has been destroyed by improvements to sidewalks, paving, and installation of utilities. Enough monumentation was recovered, however to confidently recreate the positions of the various iron monuments and chiseled crosses from the prior survey, several of which are being renewed in this survey.
With respect to Block 7, there is an apparent excess in the east-west distance of Block 7 of approximately 1 foot. Much analysis was done attempting to ascertain the source of the discrepancy, but the lack of original monumentation dating to the time of or prior in time to the surveys previously mentioned, makes it very difficult to determine whether any or all of the prior surveys were erroneous, in part or in whole, or whether there is simply a 1 foot excess in Block 7.
This survey is largely based on a 1988 survey conducted by Madsen Land Surveying (File No. 8823), originally conducted for Citizens State Bank of St. James, wherein several chiseled crosses and irons were found in place as the basis for the lot line determinations at that time. The positions of those monuments, as well as the ones set in that survey, have been reproduced in the current survey. The positions of lines in the Civic Plaza plat, and monuments now in place in Block 8 produce or make apparent the 1 foot excess distance. Building walls and other features of the past surveys which are still in place today were utilized to verify the positions of the respective monuments in place in Blocks 7 & 8, yet the source of the excess was unable to be determined with any confidence. Therefore, for the purposes of this survey, and the division of the parcels as shown, the 1988 survey was held as being correct and relied upon as the basis for lines and corners shown.

SURVEYED BY: E.M., B.M. DRAWN BY: B.M.

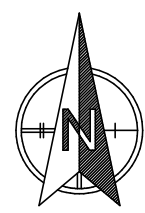
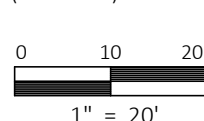
I HEREBY CERTIFY THAT THIS PLAN, SURVEY, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

Ben Madsen
BEN MADSEN, L.S. 50875 DATE: 09-16-2025

FOR: JESIKA BECKER - JIM KROGSTAD

FILE NO. 25272

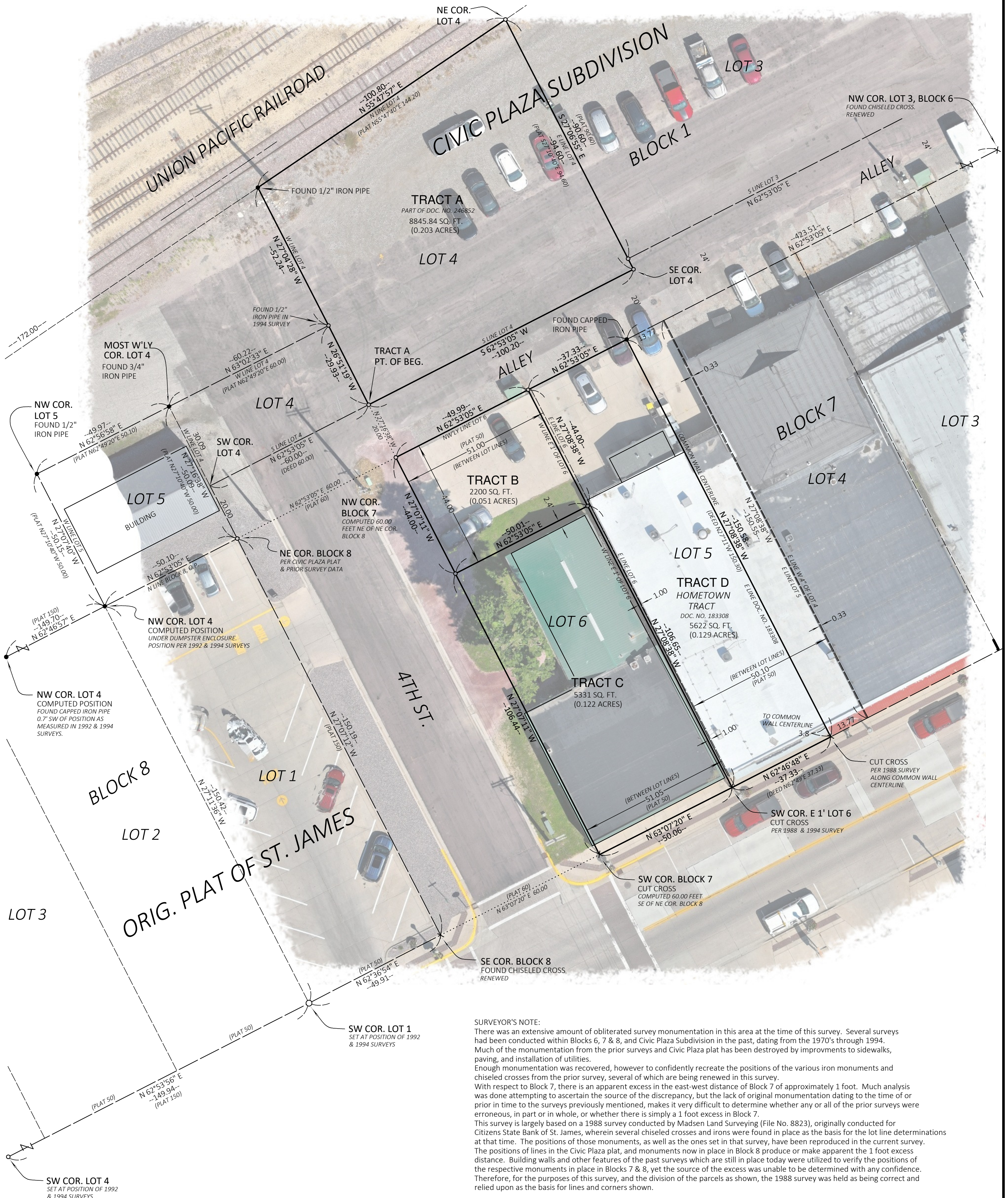
COORDINATE SYSTEM:
WATONWAN COUNTY
(2011 ADJ)



MONUMENT FOUND OR SET PREVIOUSLY
1/2" X 24 CAPPED REBAR
BOUNDARY LINE
SECTION/BLOCK LINE
ROAD RIGHT OF WAY LINE
FENCE LINE

(507) 235-3780
MADSEN
LAND SURVEYING
INC.
318 EAST BLUE EARTH AVENUE
FAIRMONT, MINNESOTA 56031
WWW.MADSENLANDSURVEYING.COM

SURVEY IN LOTS 5 & 6, BLOCK 7, ORIGINAL PLAT OF ST. JAMES, & LOT 4, CIVIC PLAZA SUBD.,
CITY OF ST. JAMES, WATONWAN COUNTY, MINNESOTA



SURVEYOR'S NOTE:

There was an extensive amount of obliterated survey monumentation in this area at the time of this survey. Several surveys had been conducted within Blocks 6, 7 & 8, and Civic Plaza Subdivision in the past, dating from the 1970's through 1994. Much of the monumentation from the prior surveys and Civic Plaza plat has been destroyed by improvements to sidewalks, paving, and installation of utilities.

Enough monumentation was recovered, however to confidently recreate the positions of the various iron monuments and chiseled crosses from the prior survey, several of which are being renewed in this survey.

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SURVEYED BY: E.M., B.M. DRAWN BY: B.M.

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AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER
THE LAWS OF THE STATE OF MINNESOTA.

Ben Madsen
BEN MADSEN, L.S. 50875 DATE: 09-16-2025

FOR: JESIKA BECKER - JIM KROGSTAD

FILE NO. 25272

COORDINATE SYSTEM:
WATONWAN COUNTY
(2011 ADJ)

0 10 20
1" = 20'



MONUMENT FOUND OR
SET PREVIOUSLY
MONUMENT SET,
1/2" X 24" CAPPED REBAR
BOUNDARY LINE
SECTION/BLOCK LINE
ROAD RIGHT OF WAY LINE
FENCE LINE

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SURVEY IN LOTS 5 & 6, BLOCK 7, ORIGINAL PLAT OF ST. JAMES, &
CIVIC PLAZA SUBDIVISION
CITY OF ST. JAMES, WATONWAN COUNTY, MINNESOTA

LEGAL DESCRIPTIONS

TRACT A
LEGAL DESCRIPTION

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Commencing at the Southwest corner of said Lot 4; thence North 62 degrees 53 minutes 05 seconds East, bearings based on the Watonwan County Coordinate System, NAD83 2011 adjustment, along the south line of said Lot 4, a distance of 60.00 feet to the point of beginning of the tract to be described; thence North 26 degrees 51 minutes 19 seconds West a distance of 29.93 feet to an angle point in the westerly line of said Lot 4; thence North 27 degrees 04 minutes 28 seconds West, along said westerly line, a distance of 52.24 feet to the north line of said Lot 4; thence North 55 degrees 47 minutes 57 seconds East, along said north line, a distance of 100.80 feet to the northeast corner of said Lot 4; thence South 27 degrees 06 minutes 55 seconds East, along the east line of said Lot 4, a distance of 94.60 feet to the southeast corner of said Lot 4; thence South 62 degrees 53 minutes 05 seconds West, along the south line of said Lot 4, a distance of 100.20 feet to the point of beginning, containing 0.203 acres, subject to easements now of record in said county and state.


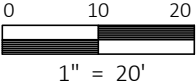

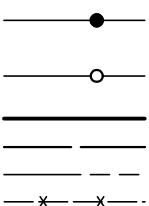
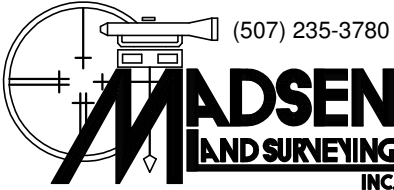
TRACT B
LEGAL DESCRIPTION

The North 44.00 feet of Lot 6, Block 7 of the Original Plat of St. James, City of St. James, Watonwan County, Minnesota, as measured radially from and parallel with the northwesterly line of said Lot 6, EXCEPTING THEREFROM
The East 1 foot of Lot 6, Block 7 of the Original Plat of St. James, City of St. James, Watonwan County, Minnesota.

TRACT C
LEGAL DESCRIPTION

Lot 6, Block 7 of the Original Plat of St. James, City of St. James, Watonwan County, Minnesota, EXCEPTING THEREFROM
The East 1 foot of Lot 6, Block 7 of the Original Plat of St. James, City of St. James, Watonwan County, Minnesota, AND ALSO EXCEPTING THEREFROM
The North 44.00 feet of Lot 6, Block 7 of the Original Plat of St. James, City of St. James, Watonwan County, Minnesota, as measured radially from and parallel with the northwesterly line of said Lot 6.

TRACT D
LEGAL DESCRIPTION
(Legal Description of Record, Doc. No. 183308)
That part of the West 4 inches of Lot Four (4); East 1 foot of Lot Six (6); and all of Lot Five (5), all in Block Seven (7), City of St. James, Watonwan County, Minnesota, lying Southwesterly of the following described line:
Commencing at the Southwest corner of the East 1 foot of said Lot Six (6); thence on an assumed bearing of North 62 degrees 49 minutes East, along the Southeasterly line of said Block Seven (7), a distance of 37.33 feet to a chiseled cross in the concrete, said chiseled cross being the point of beginning of the line to be described; thence North 27 degrees 11 minutes West a distance of 3.8 feet to the center line of a common wall; thence continuing North 27 degrees 11 minutes West, along the center line of said common wall a distance of 104.1 feet; thence continuing North 27 degrees 11 minutes West, a distance of 42.4 feet to an iron monument located on the Northwesterly line of said Block Seven (7) and said line there terminating.

<p>I HEREBY CERTIFY THAT THIS PLAN, SURVEY, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.</p> <div><p>BEN MADSEN, L.S. 50875 DATE: 09-16-2025</p></div>	<p>FOR: JESIKA BECKER - JIM KROGSTAD</p> <p>COORDINATE SYSTEM: WATONWAN COUNTY (2011 ADJ)</p> <div></div>	<p>FILE NO. 25272</p> <div><ul style="list-style-type: none">MONUMENT FOUND OR SET PREVIOUSLYMONUMENT SET, 1/2" X 24 CAPPED REBARBOUNDARY LINESECTION/BLOCK LINEROAD RIGHT OF WAY LINEFENCE LINE</div>	<div><p>(507) 235-3780</p><p>318 EAST BLUE EARTH AVENUE FAIRMONT, MINNESOTA 56031 WWW.MADSENLANDSURVEYING.COM</p></div>
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