

State of Minnesota
County of Watonwan

ORDINANCE 037, 4TH SERIES

**AN ORDINANCE REZONING PROPERTY FROM I-2, GENERAL INDUSTRIAL, TO
B-2, SERVICE BUSINESS DISTRICT**

BE IT ORDAINED, by the City Council of St. James, Watonwan County, Minnesota as follows:

“EXHIBIT A”

Be rezoned from I-2, General Industrial District, to B-2, Service Business District.

The Official Zoning Map shall hereby be amended to reflect said zoning change.

The Ordinance shall be in full force and effect from and after its publication as provided by law.

Adopted by the City Council this ____ day of _____, 2026.

Christopher Whitehead, Mayor

ATTEST:

Kristin K. Hurley, City Clerk

“EXHIBIT A”

Parcel 1:

That part of East Half of Southwest Quarter and West Half of Southeast Quarter of Section 13, Township 106, Range 32, and being in the City of St. James, described as follows: Beginning at the Southeast corner of Lot 3, Block 70, of First Addition to the City of St. James; thence Southerly along the Westerly line of Armstrong Boulevard, a distance of 277.5 feet to a point 22.5 feet Northerly from the center line of the main track of the Chicago, St. Paul, Minneapolis and Omaha Railway Company; thence deflecting 90 degrees right and parallel to said center line a distance of 593 feet; thence deflecting 90 degrees right and parallel to the Westerly line of said Armstrong Boulevard, a distance of 277.5 feet; thence deflecting 90 degrees right and parallel to the center line of said main track, a distance of 593 feet to the place of beginning, all in Watonwan County, State of Minnesota. ALSO that part of the Chicago, St. Paul, Minneapolis and Omaha Railway Company's right of way situated in the South Half of Section 13, Township 106 North, Range 32 West, bounded and described as follows, to-wit: Beginning at a point in the Northwesterly extension of the Southwesterly line of Armstrong Boulevard as said Boulevard was originally located and established as a 60 foot street, distant 22.5 feet Northwesterly at right angles from the center line of the main track of the aforesaid Railway Company; thence Northwesterly along said Southwesterly line of Armstrong Boulevard a distance of 277.5 feet to the Northwesterly right of way line of the aforesaid Railway Company; thence Southwesterly at right angles and parallel with said center line of the main track, a distance of 10 feet; thence Southeasterly at right angles, a distance of 277.5 feet to a point distant 22.5 feet Northwesterly at right angles from said center line of the main track; thence Northeasterly at right angles and parallel with said center line of the main track, a distance of 10 feet, more or less, to the point of beginning, all in Watonwan County, Minnesota. That part of the East Half of the Southwest Quarter of Section 13, Township 106, Range 32, and being in the City of St. James, bounded and described as follows: Commencing at the Southeast corner of Lot 3, Block 70, in First Addition to the City of St. James; thence Southwesterly along the Southeasterly line of said Block 70, extended Southwesterly, a distance of 593 feet for the point of beginning of the land herein to be described; thence Southeasterly at right angles and parallel to the Westerly line of Armstrong Boulevard, a distance of 244 feet, more or less, to the intersection of a line that is parallel to and 9 feet Northerly of, as measured radially, from the center line of Spur Track I.C.C. No. 62 of the Chicago, St. Paul, Minneapolis and Omaha Railway Company, as now located and established; thence Westerly along the last described parallel line, to the intersection of the Southerly extension of the Easterly line of the North and South alley, Block 82, said First Addition to the City of St. James; thence Northerly along the last described line, a distance of 248 feet, more or less, to the intersection with the Southeasterly line of said Block 70 extended Southwesterly; thence Northeasterly along the last described line, a distance of 55 feet, more or less, to the point of beginning. EXCEPT that part of the East Half of Southwest Quarter and West Half of Southeast Quarter of Section 13, Township 106, Range 32, and being in the City of St. James, Watonwan County, Minnesota, described as follows: Beginning at the Southeast corner of Lot 3, Block 70, of the First Addition to City of St. James, Watonwan County, Minnesota; thence Southerly along the Westerly line of Armstrong Boulevard, a distance of 90.65 feet; thence deflecting 90 degrees right and parallel to the center line of the main track of the Chicago, St. Paul, Minneapolis and Omaha Railroad, a distance of 226.0 feet; thence deflecting right 90 degrees and parallel to the Westerly line of said Armstrong Boulevard, a distance of 90.65 feet; thence deflecting right 90 degrees and parallel to the center line of said railroad, a distance of

226.0 feet to the point of beginning. AND EXCEPT that part of the East Half of Southwest Quarter and West Half of Southeast Quarter of Section 13, Township 106, Range 32, and being in the City of St. James, Watonwan County, Minnesota, described as follows: Commencing at the Southeast corner of Lot 3, Block 70 of First Addition to the City of St. James; thence Southerly along the Westerly line of Armstrong Boulevard, 277.5 feet to a point, 22.5 feet Northerly of the centerline of the main track of the Chicago, St. Paul, Minneapolis and Omaha Railway Company, said point being the point of beginning of the following described tract: thence deflecting right 90 degrees and parallel to said centerline of the main line of said centerline 373 feet; thence deflecting right 90 degrees, 113.8 feet to the wall of the existing Scherr-Tumico, Inc. building; thence Easterly along said wall to the point of intersection of the Easterly extension of said wall with said Westerly line of Armstrong Boulevard; thence Southerly along said Westerly line of Armstrong Boulevard to the place of beginning.

Parcel 2:

Lot 1, in Block 82, First Addition to City of St. James, Watonwan County, Minnesota.

Parcel 3:

That part of East Half of Southwest Quarter and West Half of Southeast Quarter of Section 13, Township 106, Range 32, and being in the City of St. James, Watonwan County, Minnesota, described as follows: Beginning at the Southeast corner of Lot 3, Block 70 of the First Addition to the City of St. James; thence Southerly along the Westerly line of Armstrong Boulevard, a distance of 90.65 feet; thence deflecting 90 degrees right and parallel to the center line of the main track of the Chicago, St. Paul, Minneapolis and Omaha Railroad, a distance of 226.0 feet; thence deflecting right 90 degrees and parallel to the Westerly line of said Armstrong Boulevard, a distance of 90.65 feet; thence deflecting right 90 degrees and parallel to the center line of said railroad, a distance of 226.0 feet to the point of beginning.

Parcel 4:

That part of the West Half of the Southeast Quarter and of the East Half of the Southwest Quarter of Section 13, Township 106, Range 32, and being in the City of St. James, described as follows, to-wit: Commencing at the Southeast corner of Lot 3, Block 70, First Addition to the City of St. James; thence Southerly along the Westerly line of Armstrong Boulevard, 277.5 feet to a point 22.5 feet Northerly of the centerline of the main track of the C. St. P.M. & O. R.R. Co., said point being the point of beginning of the following described tract: thence deflecting right 90 degrees 00 minutes and parallel to said centerline of the main line of said centerline 373.0 feet; thence deflecting right 90 degrees 00 minutes 113.8 feet to the wall of the existing Scherr-Tumico, Inc., building; thence Easterly along said wall to the point of intersection of the Easterly extension of said wall with said Westerly line of Armstrong Boulevard; thence Southerly along said Westerly line of Armstrong Boulevard to the place of beginning.

EXCEPTING FROM THE ABOVE DESCRIBED PARCELS: that part of the Northeast Quarter of the Southwest Quarter and the Northwest Quarter of the Southeast Quarter, Section 13, Township 106 North, Range 32 West, City of St. James, Watonwan County, Minnesota, described as follows: Beginning at the Southeast corner of Lot 3 of Block 70 of the First Addition to the City of St. James, according to the recorded plat thereof; thence on an assumed bearing of South 27 degrees 06 minutes 48 seconds East, along the Southwesterly line of Armstrong Boulevard, a distance of 90.65 feet to an iron monument; thence South 62 degrees 53 minutes 12 seconds West, a distance of 130.00 feet to an iron monument; thence North 27 degrees 06 minutes 48 seconds West, a distance of 44.00 feet to an iron monument; thence North 45 degrees 00 minutes West, a distance of 49.02 feet to an iron monument located on the Southeast line of said Lot 3; thence North 62 degrees 53 minutes 12 seconds East, along said Southeast line, a distance of 145.06 feet to the point of beginning.