

State of Minnesota
County of Watonwan

RESOLUTION NO. 10.25.09

**RESOLUTION GRANTING A LOT DIVISION FOR A PROPERTY LOCATED
AT 1000 COUNTY ROAD 104**

WHEREAS, Double Real Estate (“Applicant”) submitted an application requesting the approval of a lot division of the property owned by the Applicant located at 1000 Co Rd 104 which is legally described as follows (“Property”):

“SEE EXHIBIT A”

WHEREAS, a public hearing before the St. James Planning Commission was held October 20, 2025 for the purpose of hearing the request from the Applicant to allow for the division of the Property located in a Service Business District (B-2); and

WHEREAS, the proposed lot division will divide the Property into two parcels. Tract C will contain 0.1.60 acres, and Tract D will contain 0.66 acres as described in attached survey (EXHIBIT B); and

WHEREAS, the Applicant intends to retain Tract C for a proposed restaurant and Tract Dare intended to be used for storage purposes; 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 with the condition that a parking plan is submitted if and when a restaurant would operate in the building located on Tract C.

**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 1000 Co Rd 104 in St. James, Minnesota.

Adopted by the City Council this 21st day of October 2025.

Christopher Whitehead, Mayor

ATTEST:

Kristin K. Hurley, City Clerk

EXHIBIT A

That part of Government Lot Five (5) of Section Twenty-three (23), Township One Hundred Six (106) North, Range Thirty-two (32) West, City of St. James, Watonwan County, Minnesota, described as follows: Commencing at the Southeast corner of the Northeast Quarter (NE ¼) (also being the Southeast corner of said Government Lot Five (5) of said Section Twenty-three (23)); thence on an assumed bearing of North 0 degrees 00 minutes East, along the East line of said Northeast Quarter (NE ¼), a distance of 219.00 feet to the point of beginning of the tract to be described; thence South 90 degrees 00 minutes West, right angles to said East line, a distance of 332.70 feet; thence North 0 degrees 00 minutes East, parallel with the East line of said Northeast Quarter (NE ¼), a distance of 238.19 feet to the centerline of County State Aid Highway No. 57 (formerly Minnesota Trunk Highway No. 60); thence northeasterly, along said centerline, along a non-tangential curve, concave to the southeast, having a radius of 5729.58 feet, a central angle of 3 degrees 53 minutes 44 seconds, the chord of said curve bears North 58 degrees 40 minutes 27 seconds East, a chord distance of 389.48 feet, an arc distance of 389.56 feet to the East line of said Northeast Quarter (NE ¼); thence South 0 degrees 00 minutes West, along said East line, a distance of 440.69 feet to the point of beginning.

EXCEPTING THEREFROM: That part of Government Lot Five (5) of Section Twenty-three (23), Township One Hundred Six (106) North, Range Thirty-two (32) West, City of St. James, Watonwan County, Minnesota, described as follows: Commencing at the Southeast corner of the Northeast Quarter (NE ¼) (also being the Southeast corner of said Government Lot Five (5)) , of said Section Twenty-three (23); thence on an assumed bearing of North 0 degrees 00 minutes East, along the East line of said Northeast Quarter (NE ¼), a distance of 219.00 feet; thence South 90 degrees 00 minutes West, at right angles to said East line, a distance of 271.66 feet to the point of beginning of the tract to be described; thence continuing South 90 degrees 00 minutes West a distance of 61.04 feet; thence North 0 degrees 00 minutes East, parallel with the East line of said Northeast Quarter (NE ¼), a distance of 238.19 feet to the centerline of County State Aid Highway No. 57 (formerly Minnesota Trunk Highway No. 60); thence northeasterly, along said centerline, along a non-tangential curve, concave to the southeast, having a radius of 5729.58 feet, a central angle of 0 degrees 35 minutes 46 seconds, the chord of said curve bears North 57 degrees 01 minutes 28 seconds East, a chord distance 59.61 feet, an arc distance of 59.61 feet; thence South 0 degrees 00 minutes West a distance of 59.45 feet to an iron monument; thence South 25 degrees 12 minutes 22 seconds East a distance of 40.00 feet to an iron monument; thence South 1 degree 57 minutes 38 seconds West a distance of 175.10 feet to the point of beginning, containing 0.356 acres, subject to easements now of record in said County and State.

**SURVEY IN G.L. 5, SEC. 23, T106N R32W, CITY OF ST. JAMES
ST. JAMES TOWNSHIP, WATONWAN COUNTY, MINNESOTA**

TRACT C
LEGAL DESCRIPTION

That part of Government Lot 5 of Section 23, Township 106 North, Range 32 West, City of St. James, Watonwan County, Minnesota, described as follows:

Commencing at the East Quarter corner of said Section 23; thence North 0 degrees 46 minutes 54 seconds West, bearings based on the Watonwan County Coordinate System, NAD83 2011 adjustment, along the east line of said section, a distance of 219.00 feet to the southeast corner of a tract as recorded in Document No. 2233131; thence continuing North 0 degrees 46 minutes 54 seconds West, along said east line, a distance of 107.00 feet to a survey monument, said survey monument being the point of beginning of the tract to be described; thence continuing North 0 degrees 46 minutes 54 seconds West, along said east line, a distance of 333.77 feet to the centerline of County State Aid Highway No. 57; thence Southwesterly, along a non-tangential curve, concave to the southeast, having a radius of 5729.58 feet, a central angle of 3 degrees 18 minutes 04 seconds, a chord bearing of South 58 degrees 10 minutes 45 seconds West, a chord distance of 330.06 feet, a arc distance of 330.11 feet to the Northwest corner of said tract; thence South 0 degrees 46 minutes 54 seconds East, along the west line of said tract, a distance of 59.45 feet; thence South 25 degrees 00 minutes 00 seconds West, along said west line, a distance of 40.00 feet to an iron monument; thence South 1 degree 10 minutes West, along said west line, a distance of 68.04 feet to an iron monument; thence North 89 degrees 12 minutes 22 seconds East a distance of 268.06 feet to the point of beginning, containing 1.60 acres, subject to easements now of record in said county and state.

TRACT D
LEGAL DESCRIPTION

That part of Government Lot 5 of Section 23, Township 106 North, Range 32 West, City of St. James, Watonwan County, Minnesota, described as follows:

Commencing at the East Quarter corner of said Section 23; thence North 0 degrees 46 minutes 54 seconds West, bearings based on the Watsonwan County Coordinate System, NAD83 2011 adjustment, along the east line of said section, a distance of 219.00 feet to the southeast corner of a tract as recorded in Document No. 2331.31, said southeast corner being the point of beginning of the tract to be described; thence South 89 degrees 12 minutes 22 seconds West, along the south line of said tract, a distance of 271.70 feet to the southwest corner of said tract; thence North 1 degree 10 minutes East, along the west line of said tract, a distance of 107.06 feet to an iron monument; thence North 89 degrees 12 minutes 22 seconds East, a distance of 268.06 feet to a survey monument; thence North 0 degrees 46 minutes 54 seconds East, along said east line, a distance of 107.00 feet to the point of beginning, containing 0.46 acres, subject to easements now of record in said county and state.

The purpose of this survey is for the division of a tract originally surveyed as Tract A, for Gloria Sandmeyer, in October of 2008, wherein the tract labels of Tract A and B were used for the division at that time.

- W 1/4 COR. SEC. 23
FOUND MAG SPIKE

E-W 1/4 LINE SEC 23
N 89° 54' 12" W

PAGE: 1 of 1

SURVEYED BY: E.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: 09-04-2025

FOR: DEVIN & AMY GASSWINT

FILE NO. 25260

COORDINATE SYSTEM:
MATTOMAN COUNTY



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

