State of Minnesota
County of Watonwan

RESOLUTION NO. 11.26.13

RESOLUTION AMENDING RESOLUTION 11.26.07 APPROVING LOT COMBINATION FOR ESMERALDA A. OROZCO MARROQUIN AT 1110 AND 1112 2ND AVENUE SOUTH

WHEREAS, the City Council of the City of St. James previously approved the lot combination requested by Esmeralda A. Orozco Marroquin for the adjoining properties located at 1110 and 1112 2nd Avenue South, St. James, Minnesota, through Resolution No. 11.26.07; and

WHEREAS, the properties are identified for property-tax purposes as Parcel Nos. 20.179.0380 and 20.179.0390; and

WHEREAS, the City Council desires to amend Resolution No. 11.26.07 to expressly identify the real property subject to that approval by incorporating the legal description attached to this resolution as Exhibit A; and

WHEREAS, both properties are located within the Low-Density Residential (R-1) Zoning District this amendment is intended to supplement the original approval with the legal description and does not authorize a replat, vacation of recorded lot lines, or new development.

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

Section 1. Amendment; Incorporation of Exhibit A. Resolution No. 11.26.07 is hereby amended to incorporate the legal description attached hereto as Exhibit A – Legal Description, identifying the property associated with the approved combination of Parcel Nos. 20.179.0380 and 20.179.0390, located at 1110 and 1112 2nd Avenue South. Exhibit A is incorporated herein by reference and made a part of this resolution as though fully set forth in its text.

Section 2. Prior Approval and Conditions Remain in Effect. Except for the express incorporation of Exhibit A, all findings, conditions, limitations, and approvals in Resolution No. 11.26.07 remain unchanged and in full force and effect. The lot combination remains subject to the applicable requirements and processing procedures of Watonwan County.

Section 3. County Coordination. The City Manager or designee is authorized to provide a certified copy of this amending resolution, including Exhibit A, together with Resolution No. 11.26.07, to the appropriate Watonwan County offices for processing of the approved tax parcel combination.

Adopted by the City Council this 17th day of November 2026.

_____
Christopher Whitehead, Mayor

Attest:

_____
Kristin Hurley, City Clerk – Treasurer

“EXHIBIT A”

LEGAL DESCRIPTION

That part of Lots Five (5) and Six (6) of Bertholet's Subdivision of Government Lots Twelve (12) and Thirteen (13) in Section Eighteen (18), Township One Hundred Six (106), Range Thirty-one (31), described as follows, to-wit: Beginning at a point in said Lot Five (5), 33 feet South of the North line of said Lot Five (5) and 408 feet East of the West line of said Lot Five (5) for a place of beginning; thence South on a line parallel with the West line of said Lot Five (5) a distance of 217.6 feet; thence East on a line parallel with the North line of said Lot Five (5) a distance of 72 feet; thence North on a line parallel with the West line of said Lot Five (5) a distance of 217.6 feet; thence West on a line parallel with the North line of said Lot Five (5) a distance of 72 feet to the place of beginning.

AND

That part of Lots Five (5) and Six (6) of Bertholet's Subdivision of Government Lots Twelve (12) and Thirteen (13) in Section Eighteen (18), Township One Hundred Six (106), Range Thirty-one (31), Watonwan County, Minnesota, described as follows: Beginning at a point in said Lot Five (5), 33 feet South of the North line of said Lot Five (5) and 480 feet East of the West line of said Lot Five (5), for a place of beginning; thence South on a line parallel with the West line of said Lot Five (5) for a distance of 217.6 feet; thence East on a line parallel with the North line of said Lot Five (5) for a distance of 50 feet; thence North on a line parallel with the West line of said Lot Five (5) a distance of 217.6 feet; thence West on a line parallel with the North line of said Lot Five (5) for a distance of 50 feet to the place of beginning.

EXCEPT the Part described as follows:

All that part of Lots 5 and 6 of Bertholet's Subdivision of Government Lots 12 and 13 in Section 18, Township 106, Range 31, Watonwan County, Minnesota lying East of the following described line: Commencing at the Northwest Corner of Lot 5, thence South along the West line of said Lot 5, a distance of 33 feet; thence East parallel to the North line of said Lot 5, a distance of 500.46 feet to the point of beginning; thence southerly deflecting to the right 90 degrees 01 minutes 54 seconds to the South line of the above described Parcel and there terminating.

TOGETHER WITH

That part of Lots 5 and 6 of Bertholet's Subdivision of Government Lots 12 and 13 in Section 18, Township 106 North, Range 31 West, City of St. James, Watonwan County, Minnesota, described as follows: Commencing at the Northwest corner of Lot 5 of said Bertholet's Subdivision, according to the recorded plat thereof; thence on an assumed bearing of South 0 degrees 12 minutes 10 seconds East, along the west line of said Lot 5, a distance of 33.00 feet to the south line of Second Avenue South; thence North 89

degrees 13 minutes 04 seconds East, along said south line, a distance of 379.50 feet to an iron monument, said iron monument being the point of beginning of the tract to be described; thence continuing North 89 degrees 13 minutes 04 seconds East, along said south line, a distance of 28.50 feet to the Northwest corner of a tract as recorded in Document No. 180856; thence South 0 degrees 12 minutes 10 seconds East, along the west line of said tract, a distance of 217.60 feet to the Southwest corner of said tract; thence South 89 degrees 13 minutes 04 seconds West, parallel with the north line of said Lot 5, a distance of 27.50 feet to an iron monument; thence North 0 degrees 27 minutes 58 seconds West a distance of 217.59 feet to the point of beginning, containing 0.14 acres, subject to easements now of record in said county and state.