

**State of Minnesota
County of Watonwan**

ORDINANCE 039, 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: 20.276.1420

That part of the Northeast Quarter of the Southwest Quarter and the Northwest Quarter of the Southeast Quarter of Section 13, Township 106 North, Range 32 West, City of St. James, Watonwan County, Minnesota, described as follows:

Beginning at the Southwest 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.