

ST. JAMES PLANNING COMMISSION

TO: Planning Commission Members
FROM: Brianna Sanders, Zoning Administrator
DATE: November 24, 2025
RE: Preliminary and Final Plat for Jorgensen Subdivision

Request

The St. James EDA has acquired land within the city limits of St. James. It is proposed that this land will be used for the development of a business park. A preliminary and final plat is required to plan for the infrastructure, easements, and lot lines.

The preliminary and final plat has been drafted by Bolton and Menk. Staff have sent the plat for review by MnDOT and the County Recorder.

The property consists of approximately 27.28 acres. It is proposed that the property is divided into 13 lots. 11 lots will be apart of the proposed business lot, 1 lot will accommodate the stormwater pond, and 1 lot will be used for housing.

It is proposed to develop 12th Ave S with a 60 ft right of way.

Location

The property is located on the south side of town. North of the existing Mayo clinic hospital property.

Existing Land Use

The parcel is currently being used for agricultural purposes. There is one business, Crystal Clean Car Wash, that will be included in the plat.

Recommendations

Staff recommendation is approval contingent on the approval of the annexation of PID 110240110.

Exhibits

Exhibit 1 – Jorgensen Subdivision Preliminary Plat

Exhibit 2 – Jorgensen Subdivision Final Plat

City Code

The procedure for a preliminary plat and final plat is described in the St. James City Code § 155.06.

§ 155.04 APPROVALS NECESSARY FOR ACCEPTANCE OF SUBDIVISION PLATS.

Before any plat shall be recorded, or be of any validity, it shall have been approved by the Planning and Zoning Commission and by the Council as having fulfilled the requirements of this chapter.



City of St. James

1205 6th Ave S. | PO Box 70 | St. James, MN 56081

P. 507-375-3241 | F. 507-375-4376 | www.ci.stjames.mn.us

NOTICE OF PUBLIC HEARING
ST. JAMES PLANNING COMMISSION

NOTICE IS HEREBY GIVEN, that the St James Planning Commission will meet on Monday, November 24, 2025, at 5:15 p.m. at the Saint James City Hall located at 1205 6th Ave South, Saint James, Minnesota, to hold a public hearing for the following purposes:

- 1) To review and obtain public comment on the zoning designation and annexation of property located in The South Half of the Southwest Quarter of the Northeast Quarter (S $\frac{1}{2}$ SW $\frac{1}{4}$ NE $\frac{1}{4}$), and the East 33 feet of the South Half of the Southeast Quarter of the Northwest Quarter (S $\frac{1}{2}$ SE $\frac{1}{4}$ NW $\frac{1}{4}$), all in Section 24, Township 106 North, Range 32 West, Watonwan County, Minnesota,

AND

Beginning at the southwest corner of Lot 4 of Block 1 of Sorensen's Fourth Addition to the City of St. James, according to the recorded plat thereof; thence on an assumed bearing of North 0 degrees 26 minutes 12 seconds West, along the west line of said Block 1, a distance of 324.73 feet to the northwest corner of Lot 2 of said Block 1; thence North 82 degrees 56 minutes 12 seconds West a distance of 346.91 feet to an iron monument located on the easterly line of 4th Street South, as platted in Sorensen's Fifth Addition to the City of St. James, according to the recorded plat thereof; thence southwesterly, along said easterly line, along a non-tangential curve, concave to the southeast, having a radius of 273.39 feet, a central angle of 13 degrees 57 minutes 55 seconds, the chord of said curve bears South 6 degrees 28 minutes 49 seconds West, a chord distance of 66.47 feet, an arc distance of 66.64 feet to a plat monument; thence South 0 degrees 35 minutes 42 seconds East, along the easterly line of said 4th Street South, a distance of 238.12 feet to the southeast corner of said 4th Street South, as platted in said Sorensen's Fifth Addition; thence continuing South 0 degrees 35 minutes 42 seconds East, along the east line of said 4th Street as platted in Matthew's Addition to the City of St. James, according to the recorded plat thereof, a distance of 10.12 feet to the northwest corner of Lot 1 of Block 2 of said Matthew's Addition; thence North 89 degrees 25 minutes 55 seconds East, along the north line of said Lot 1, a distance of 140.12 feet to the northeast corner of said Lot 1; thence South 0 degrees 32 minutes 36 seconds East, along the east line of said Lot 1, a distance of 47.05 feet to an iron monument; thence South 87 degrees 58 minutes 47 seconds East a distance of 211.25 feet to the point of beginning, containing 2.60 acres, subject to easements now of record in said county and state.

AND

That part of the Southwest Quarter of the Northeast Quarter and the Southeast Quarter of the Northwest Quarter of Section 24, Township 106 North, Range 32 West, and that part of Lot 4 and that part of the vacated alley in Sorensen's Addition, City of St. James, Watonwan County, Minnesota, described as follows: Commencing at the Southwest corner of Lot 4 of Block 1 of Sorensen's Fourth Addition to the City of St. James, according to the recorded plat thereof; thence on an assumed bearing of North 0 degrees 26 minutes 12 seconds West, along the west line of said Block 1, a distance of 324.73 feet to the Northwest corner of Lot 2 of said Block 1, said Northwest corner being the point of beginning of the tract to be described; thence North 82 degrees 56 minutes 12 seconds West a distance of 346.91 feet to an iron monument located on the easterly line of Fourth Street South, as platted in Sorensen's Fifth Addition to the City of St. James, according to the recorded plat thereof; thence northeasterly, along said easterly line, along a non-tangential curve concave to the southeast, having a radius of 273.39 feet, a central angle of 21 degrees 43 minutes 44 seconds, the chord of said curve bears North 24 degrees 19 minutes 39 seconds East, a chord distance of 103.06 feet, an arc distance of 103.68 feet to a plat monument; thence North 35 degrees 07 minutes 36 seconds East, along the southeasterly line of said Fourth Street South, a distance of 183.63 feet to the Northeast corner of said Fourth Street South as platted in said Sorensen's Fifth Addition, also being on the south line of Sorensen's Second Addition to the City of St. James, according to the recorded plat thereof; thence South 87 degrees 57 minutes 52 seconds East, along the south line of said Sorensen's Second Addition, a distance of 24.81 feet to the Southeast corner of said Sorensen's Second Addition located on the west line of Lot 6 of Sorensen's addition to the City of St. James, according to the recorded plat thereof; thence South 2 degrees 58 minutes 40 seconds West, along the west line of said Lot 6, a distance of 10.12 feet to the Southwest corner of said Lot 6; thence South 88 degrees 00 minutes 39 seconds East, along the south line of said Lot 6 and along the south line of Lot 5 of said Sorensen's Addition, a distance of 150.00 feet to the Southeast corner of said Lot 5; thence South 0 degrees 25 minutes 05 seconds East, along the west line of an alley as platted in said Sorensen's Addition, a distance of 90.03 feet to the westerly extension of the north line of Lot 4 of said Sorensen's Addition; thence South 88 degrees 10 minutes 40 seconds East, along said westerly extension, a distance of 20.05 feet to the Northwest corner of said Lot 4; thence South 88 degrees 10 minutes 40 seconds East, along the north line of said Lot 4, a distance of 30.00 feet to the east line of the West 30 feet of said Lot 4; thence South 0 degrees 22 minutes 40 seconds East, along the east line of the West 30 feet of said Lot 4, a distance of 80.10 feet to a plat monument located on the north line of Lot 1 of Block 1 of said Sorensen's Fourth Addition; thence South 0 degrees 27 minutes 39 seconds East, along the west line of said Lot 1, a distance of 25.07 feet to a plat monument; thence North 87 degrees 53 minutes 37 seconds West, along the west line of said Lot 1, a distance 30.00 feet to a plat monument; thence South 0 degrees 26 minutes 20 seconds East, along the west line of said Lot 1, a distance of 74.87 feet to the point of beginning, containing 1.70 acres, subject to easement now of record in said county and state.

EXCEPTING THEREFROM THE FOLLOWING:

Matthew's Addition;

AND

Floradale Addition No. 4;

AND

Floradale Addition No. 3;

AND

Sorensen's Fourth Addition;

AND

Sorensen's Addition

Affected parcels include PID 110240110, 110240105, 110240101, 110240100.

The full legal description and map of affected properties is available at the St. James City Hall or online at ci.stjames.mn.us.

- 2) To review and obtain public comment on the proposed Preliminary and Final Plat of the Jorgensen Subdivision. To review and obtain public comment for the rezoning of the same property. The property is located in That part of the Southwest Quarter of the Northeast Quarter of Section 24, Township 106 North, Range 32 West, Watonwan County, Minnesota, lying south of and adjoining the following described line:

Commencing at the southeast corner of Lot 1, Block 1, Floradale Addition No. 4, according to the recorded plat thereof; thence North 88 degrees 07 minutes 03 seconds West (assumed bearing), along the south line of said Floradale Addition No. 4, a distance of 175.51 feet; thence South 00 degrees 15 minutes 30 seconds East, a distance of 267.94 feet; thence southeasterly 293.80 feet along a tangential curve to the left, having a radius of 489.03 feet and a central angle of 34 degrees 25 minutes 20 seconds; thence southeasterly 49.57 feet along a reverse curve to the right, having a radius of 433.53 feet and a central angle of 06 degrees 33 minutes 03 seconds, to the south line of the Southwest Quarter of the Northeast Quarter of said Section 24, and there terminating.

AND

Lot 1, Block 1, James Square, Watonwan County, Minnesota, EXCEPTING THEREFROM the North 450 feet of Lot 1, Block 1, James Square.

AND

All that part of Ninth Street South, as dedicated on the plat of James Square, on file and of record with the Watonwan County Recorder, which lies southerly of the easterly extension of the south line of the North 450.00 feet of said Lot 1, Block One, James Square.

AND

The South Half of the Southeast Quarter of the Northeast Quarter (S ½ of SE ¼ of NE ¼), and the Northeast Quarter of the Southeast Quarter of the Northeast Quarter (NE ¼ of SE ¼ of NE ¼), EXCEPT those parts platted as Somerset South, Morningside Addition, and Kelly's Acres, Section Twenty-four (24), Township One Hundred Six (106), Range Thirty-two (32), Watonwan County, Minnesota, EXCEPTING THEREFROM Parcel 8 as shown on the State Highway

Right of Way Plat No. 83-5; and ALSO EXCEPTING the Ninth Street South right of way as dedicated per the recorded plat of James Square.

ALSO EXCEPTING THEREFROM

That part of the Southeast Quarter of the Northeast Quarter (SE ¼ of NE ¼) of Section Twenty-four (24), Township One Hundred Six (106) North, Range Thirty-two (32) West, City of St. James, Watonwan County, Minnesota, described as follows: Beginning at the southeast corner of Lot One (1) of Block One (1) of Somerset South to the City of St. James, according to the recorded plat thereof; thence on an assumed bearing of South 90 degrees 00 minutes West, along the South line of said Lot One (1) of Block One a distance of 300.00 feet to the southwest corner of said Lot One (1) of Block One (1); thence South 0 degrees 00 minutes West a distance of 25.00 feet; thence North 90 degrees 00 minutes East, parallel with the South line of Lot One (1) of Block One (1) of said Somerset South, a distance of 300.00 feet; thence North 0 degrees 00 minutes East a distance of 25.00 feet to the point of beginning,

AND

That part of the Southeast Quarter of the Northeast Quarter (SE ¼ of NE ¼) of Section Twenty-four (24), Township One Hundred Six (106) North, Range Thirty-two (32) West, City of St. James, Watonwan County, Minnesota, described as follows: Beginning at the Northwest corner of the plat of Kelly's Acres, according to the recorded plat thereof; thence on an assumed bearing of South 88 degrees 17 minutes 13 seconds East, along the North line of said Kelly's Acres, a distance of 361.58 feet to the Northeast corner of said Kelly's Acres located on the West right of way line of State Highway Right of Way Plat No. 83-5, according to the recorded plat thereof; thence North 0 degrees 01 minutes 43 seconds West, along said West line, a distance of 241.11 feet; thence North 88 degrees 17 minutes 13 seconds West a distance of 361.58 feet; thence South 0 degrees 01 minutes 43 seconds East a distance of 241.11 feet to the point of beginning.

Affected parcels include PID 200242700, 203600010, and 200242800. Copies of the plats and rezoning maps are available at the St. James City Hall or online at ci.stjames.mn.us.

All persons are invited to attend the public hearing and to present their views relating to this request either orally or in writing.

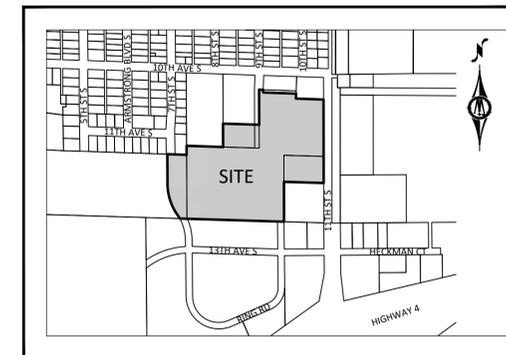
Dated this 13th Day of November, 2025

Brianna Sanders
Zoning Administrator

Publish November 13, 2025: St. James Plaindealer

PRELIMINARY PLAT JORGENSEN SUBDIVISION

VICINITY MAP



LEGAL DESCRIPTION

St. James Economic Development Authority, a municipal corporation under the laws of the State of Minnesota, owners and proprietors of the following described property situated in the County of Watonwan, State of Minnesota, to wit:

That part of the Southwest Quarter of the Northeast Quarter of Section 24, Township 106 North, Range 32 West, Watonwan County, Minnesota, lying south of and adjoining the following described line:

Commencing at the southeast corner of Lot 1, Block 1, Floradale Addition No. 4, according to the recorded plat thereof; thence North 88 degrees 07 minutes 03 seconds West (assumed bearing), along the south line of said Floradale Addition No. 4, a distance of 175.51 feet; thence South 00 degrees 15 minutes 30 seconds East, a distance of 267.94 feet; thence southeasterly 293.80 feet along a tangential curve to the left, having a radius of 489.03 feet and a central angle of 34 degrees 25 minutes 20 seconds; thence southeasterly 49.57 feet along a reverse curve to the right, having a radius of 433.53 feet and a central angle of 06 degrees 33 minutes 03 seconds, to the south line of the Southwest Quarter of the Northeast Quarter of said Section 24, and there terminating.

AND

Lot 1, Block 1, James Square, Watonwan County, Minnesota, EXCEPTING THEREFROM the North 450 feet of Lot 1, Block 1, James Square.

AND

All that part of Ninth Street South, as dedicated on the plat of James Square, on file and of record with the Watonwan County Recorder, which lies southerly of the easterly extension of the south line of the North 450.00 feet of said Lot 1, Block One, James Square.

AND

The South Half of the Southeast Quarter of the Northeast Quarter (S 1/2 of SE 1/4 of NE 1/4), and the Northeast Quarter of the Southeast Quarter of the Northeast Quarter (NE 1/4 of SE 1/4 of NE 1/4), EXCEPT those parts platted as Somerset South, Morningside Addition, and Kelly's Acres, Section Twenty-four (24), Township One Hundred Six (106), Range Thirty-two (32), Watonwan County, Minnesota, EXCEPTING THEREFROM Parcel 8 as shown on the State Highway Right of Way Plat No. 83-5; and ALSO EXCEPTING the Ninth Street South right of way as dedicated per the recorded plat of James Square.

ALSO EXCEPTING THEREFROM

That part of the Southeast Quarter of the Northeast Quarter (SE 1/4 of NE 1/4) of Section Twenty-four (24), Township One Hundred Six (106) North, Range Thirty-two (32) West, City of St. James, Watonwan County, Minnesota, described as follows: Beginning at the southeast corner of Lot One (1) of Block One (1) of Somerset South to the City of St. James, according to the recorded plat thereof; thence on an assumed bearing of South 90 degrees 00 minutes West, along the South line of said Lot One (1) of Block One a distance of 300.00 feet to the southwest corner of said Lot One (1) of Block One (1); thence South 0 degrees 00 minutes West a distance of 25.00 feet; thence North 90 degrees 00 minutes East, parallel with the South line of Lot One (1) of Block One (1) of said Somerset South, a distance of 300.00 feet; thence North 0 degrees 00 minutes East a distance of 25.00 feet to the point of beginning.

AND

BMP Investments LLC, a Minnesota Limited Liability Company, owners and proprietors of the following described property situated in the County of Watonwan, State of Minnesota, to wit:

That part of the Southeast Quarter of the Northeast Quarter (SE 1/4 of NE 1/4) of Section Twenty-four (24), Township One Hundred Six (106) North, Range Thirty-two (32) West, City of St. James, Watonwan County, Minnesota, described as follows: Beginning at the Northwest corner of the plat of Kelly's Acres, according to the recorded plat thereof; thence on an assumed bearing of South 88 degrees 17 minutes 13 seconds East, along the North line of said Kelly's Acres, a distance of 361.58 feet to the Northeast corner of said Kelly's Acres located on the West right of way line of State Highway Right of Way Plat No. 83-5, according to the recorded plat thereof; thence North 0 degrees 01 minutes 43 seconds West, along said West line, a distance of 241.11 feet; thence North 88 degrees 17 minutes 13 seconds West a distance of 361.58 feet; thence South 0 degrees 01 minutes 43 seconds East a distance of 241.11 feet to the point of beginning.

SURVEYOR'S CERTIFICATION

I hereby certify that this survey, plan, 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.

Janelle Fowlds 10/23/2025
Janelle Fowlds Date
License Number 26748

SHEET 1 OF 3

PRELIMINARY PLAT
ST. JAMES, MINNESOTA



1960 PREMIER DRIVE
MANKATO, MN 56001
(507) 625-4171

PART OF THE NE 1/4 OF SECTION 24,
TOWNSHIP 106 NORTH, RANGE 32 WEST,
WATONWAN COUNTY, MINNESOTA

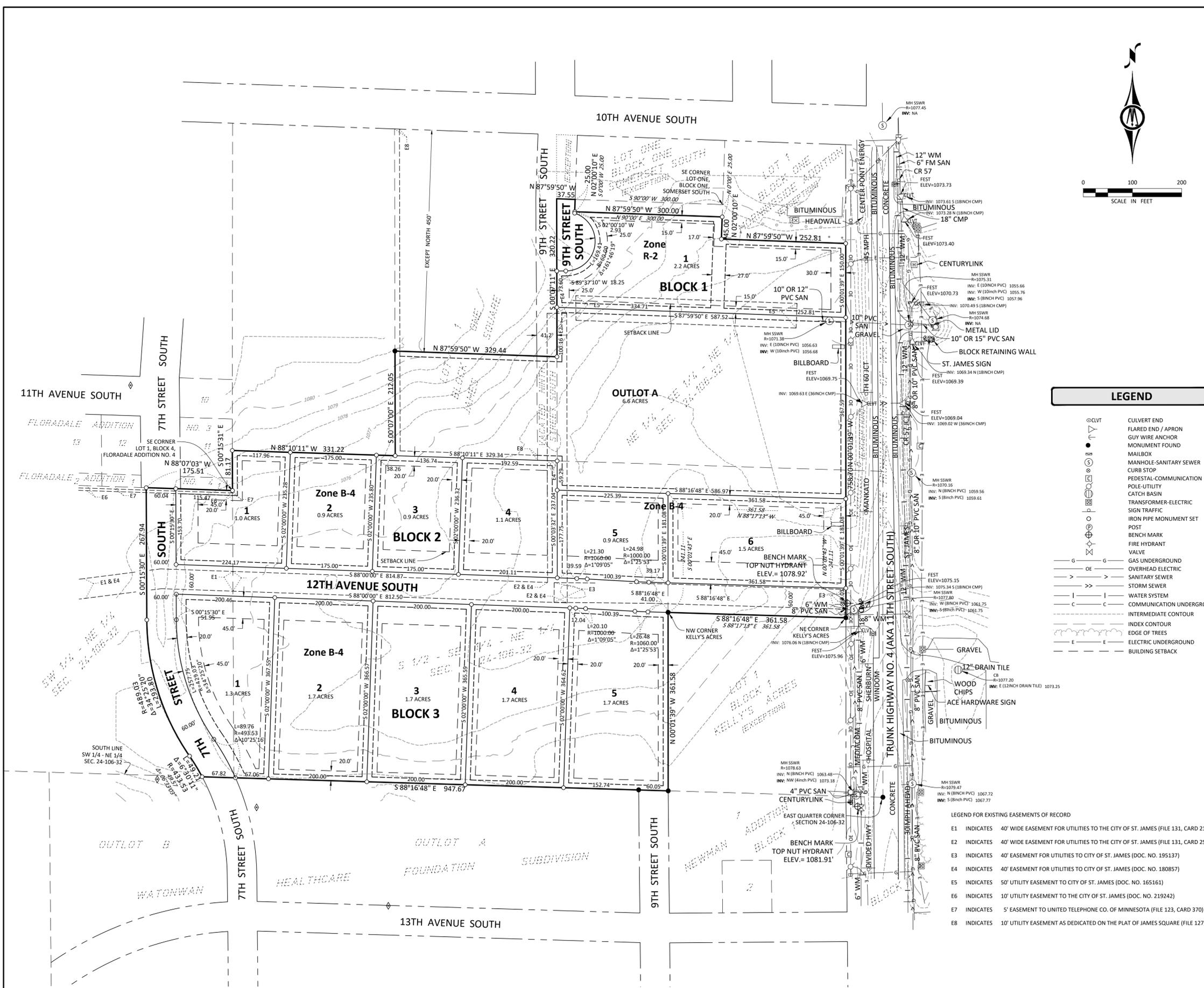
FOR: ST. JAMES, CITY OF



LEGEND

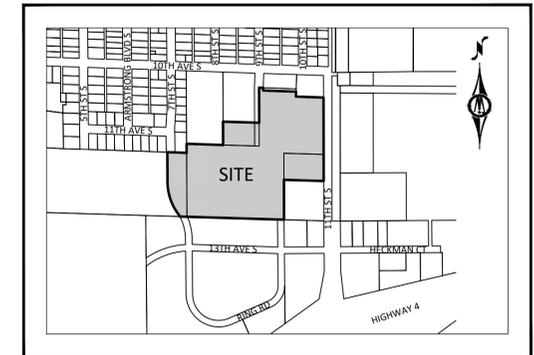
- CULVERT END
- FLARED END / APRON
- GUY WIRE ANCHOR
- MONUMENT FOUND
- MAILBOX
- MANHOLE-SANITARY SEWER
- CURB STOP
- PEDESTAL-COMMUNICATION
- POLE-UTILITY
- CATCH BASIN
- TRANSFORMER-ELECTRIC SIGN TRAFFIC
- IRON PIPE MONUMENT SET
- POST
- BENCH MARK
- FIRE HYDRANT
- VALVE
- G GAS UNDERGROUND
- OE OVERHEAD ELECTRIC
- > SANITARY SEWER
- >> STORM SEWER
- | WATER SYSTEM
- - - COMMUNICATION UNDERGROUND
- INTERMEDIATE CONTOUR
- - - INDEX CONTOUR
- ~~~~~ EDGE OF TREES
- - - ELECTRIC UNDERGROUND
- BUILDING SETBACK

- LEGEND FOR EXISTING EASEMENTS OF RECORD
- E1 INDICATES 40' WIDE EASEMENT FOR UTILITIES TO THE CITY OF ST. JAMES (FILE 131, CARD 2115)
 - E2 INDICATES 40' WIDE EASEMENT FOR UTILITIES TO THE CITY OF ST. JAMES (FILE 131, CARD 2518)
 - E3 INDICATES 40' EASEMENT FOR UTILITIES TO CITY OF ST. JAMES (DOC. NO. 195137)
 - E4 INDICATES 40' EASEMENT FOR UTILITIES TO CITY OF ST. JAMES (DOC. NO. 180857)
 - E5 INDICATES 50' UTILITY EASEMENT TO CITY OF ST. JAMES (DOC. NO. 165161)
 - E6 INDICATES 10' UTILITY EASEMENT TO THE CITY OF ST. JAMES (DOC. NO. 219242)
 - E7 INDICATES 5' EASEMENT TO UNITED TELEPHONE CO. OF MINNESOTA (FILE 123, CARD 370)
 - E8 INDICATES 10' UTILITY EASEMENT AS DEDICATED ON THE PLAT OF JAMES SQUARE (FILE 127, CARD 566)



PRELIMINARY PLAT JORGENSEN SUBDIVISION

VICINITY MAP



ZONING

ZONING: Subject property - R-2 Multiple Family Residential District

Front	
Main and Accessory Buildings	25 feet
Side	
Main and Accessory Buildings	8 feet
One and Two Family Structures	15 feet
Multiple Family Structures 30 feet in height or less	15 feet
Multiple Family Structures more than 30 feet in height	15 feet
Rear	
Main and Accessory Buildings	30 feet
Height Regulations	45 feet
Lot Coverage	35% maximum lot coverage by any impervious surface
Lot Area (minimum)	10,000 square feet (0.23 acres) for Structures containing up to four units, thereafter add 2,000 square feet per unit
Width requirements (minimum)	80 feet

ZONING: Subject property - B-4 Highway Commercial Business District

Front	
Main and Accessory Buildings	45 feet
Side	
Main and Accessory Buildings	20 feet
Rear	
Main and Accessory Buildings	20 feet
Height Regulations	45 feet
Lot Coverage	50% maximum lot coverage by buildings, or other structures
Lot Area (minimum)	10,000 square feet - 0.23 acres
Width requirements (minimum)	60 feet

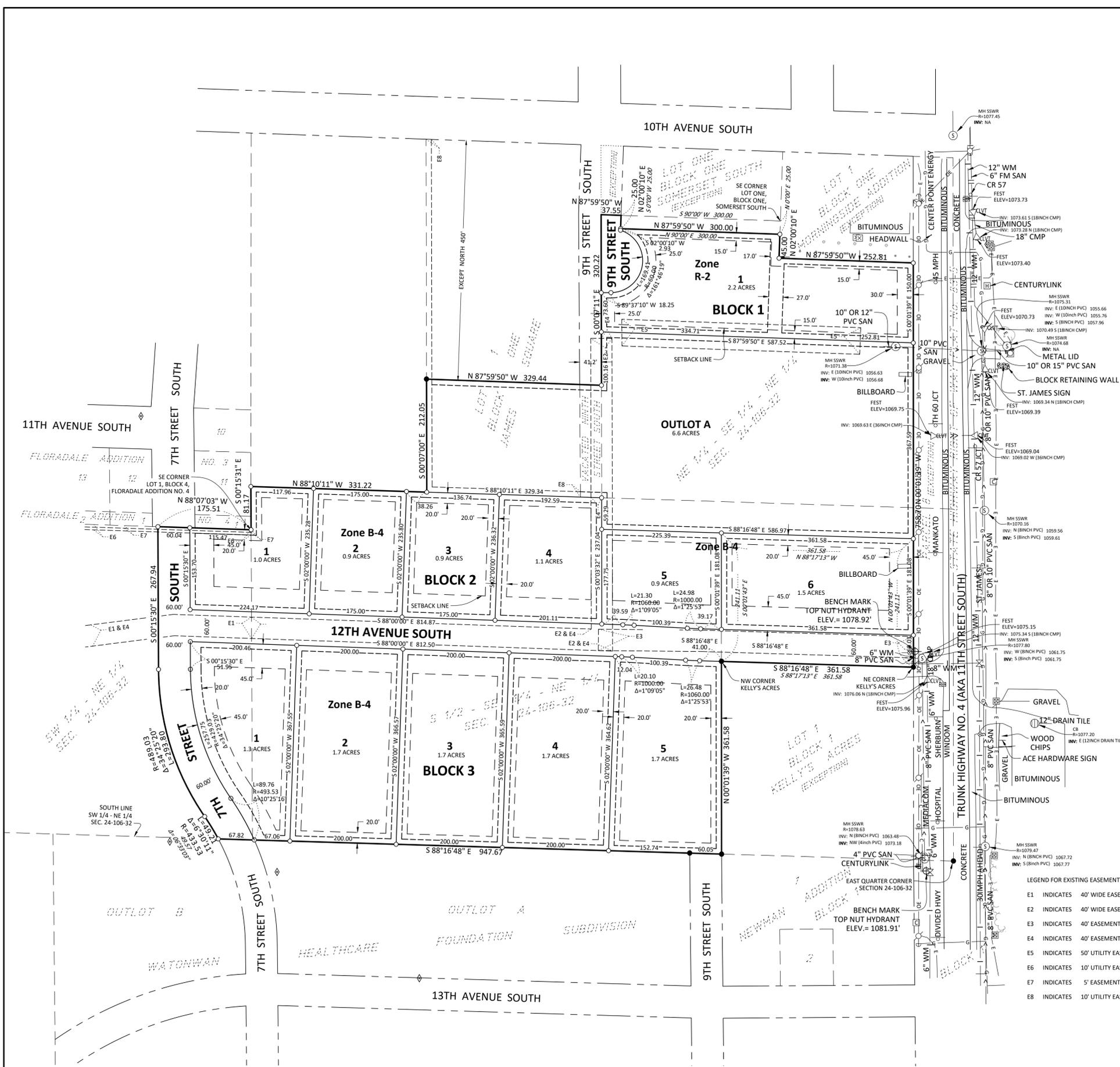


LEGEND

	CULVERT END
	FLARED END / APRON
	GUY WIRE ANCHOR
	MONUMENT FOUND
	MAILBOX
	MANHOLE-SANITARY SEWER
	CURB STOP
	PEDESTAL-COMMUNICATION
	POLE-UTILITY
	CATCH BASIN
	TRANSFORMER-ELECTRIC
	SIGN TRAFFIC
	IRON PIPE MONUMENT SET
	POST
	BENCH MARK
	FIRE HYDRANT
	VALVE
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	SANITARY SEWER
	STORM SEWER
	WATER SYSTEM
	COMMUNICATION UNDERGROUND
	INTERMEDIATE CONTOUR
	INDEX CONTOUR
	EDGE OF TREES
	ELECTRIC UNDERGROUND
	BUILDING SETBACK

LEGEND FOR EXISTING EASEMENTS OF RECORD

E1	INDICATES	40' WIDE EASEMENT FOR UTILITIES TO THE CITY OF ST. JAMES (FILE 131, CARD 2115)
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E6	INDICATES	10' UTILITY EASEMENT TO THE CITY OF ST. JAMES (DOC. NO. 219242)
E7	INDICATES	5' EASEMENT TO UNITED TELEPHONE CO. OF MINNESOTA (FILE 123, CARD 370)
E8	INDICATES	10' UTILITY EASEMENT AS DEDICATED ON THE PLAT OF JAMES SQUARE (FILE 127, CARD 566)

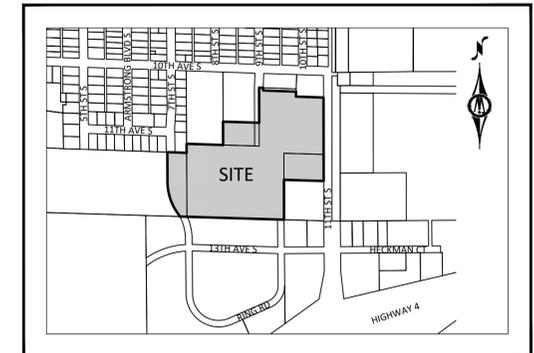


SHEET 2 OF 3

PRELIMINARY PLAT ST. JAMES, MINNESOTA		PART OF THE NE 1/4 OF SECTION 24, TOWNSHIP 106 NORTH, RANGE 32 WEST, WATONWAN COUNTY, MINNESOTA
BOLTON & MENK		
1960 PREMIER DRIVE MANKATO, MN 56001 (507) 625-4171	FOR: ST. JAMES, CITY OF	

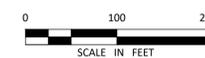
PRELIMINARY PLAT JORGENSEN SUBDIVISION

VICINITY MAP



LEGEND

- ⊙CLVT CULVERT END
- ⊙FLARED END / APRON
- ⊙GUY WIRE ANCHOR
- ⊙MONUMENT FOUND
- ⊙MAILBOX
- ⊙MANHOLE-SANITARY SEWER
- ⊙CURB STOP
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- C — COMMUNICATION UNDERGROUND
- INTERMEDIATE CONTOUR
- INDEX CONTOUR
- E --- EDGE OF TREES
- E --- ELECTRIC UNDERGROUND
- BUILDING SETBACK



Horizontal Datum: Watonwan County Coordinate System (2011 Adj.)

Vertical Datum: NAVD 1988 In Feet

SHEET 3 OF 3

PRELIMINARY PLAT
ST. JAMES, MINNESOTA



1960 PREMIER DRIVE
MANKATO, MN 56001
(507) 625-4171

PART OF THE NE 1/4 OF SECTION 24,
TOWNSHIP 106 NORTH, RANGE 32 WEST,
WATONWAN COUNTY, MINNESOTA

FOR: ST. JAMES, CITY OF



- LEGEND FOR EXISTING EASEMENTS OF RECORD
- E1 INDICATES 40' WIDE EASEMENT FOR UTILITIES TO THE CITY OF ST. JAMES (FILE 131, CARD 2115)
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 - E8 INDICATES 10' UTILITY EASEMENT AS DEDICATED ON THE PLAT OF JAMES SQUARE (FILE 127, CARD 566)

JORGENSEN SUBDIVISION

INSTRUMENT OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That the St. James Economic Development Authority, a municipal corporation under the laws of the State of Minnesota, owners and proprietors of the following described property situated in the County of Watonwan, State of Minnesota, to wit:

That part of the Southwest Quarter of the Northeast Quarter of Section 24, Township 106 North, Range 32 West, Watonwan County, Minnesota, lying south of and adjoining the following described line:

Commencing at the southeast corner of Lot 1, Block 1, Floradale Addition No. 4, according to the recorded plat thereof; thence North 88 degrees 07 minutes 03 seconds West (assumed bearing), along the south line of said Floradale Addition No. 4, a distance of 175.51 feet; thence South 00 degrees 15 minutes 30 seconds East, a distance of 267.94 feet; thence southeasterly 293.80 feet along a tangential curve to the left, having a radius of 489.03 feet and a central angle of 34 degrees 25 minutes 20 seconds; thence southeasterly 49.57 feet along a reverse curve to the right, having a radius of 433.53 feet and a central angle of 06 degrees 33 minutes 03 seconds, to the south line of the Southwest Quarter of the Northeast Quarter of said Section 24, and there terminating.

AND

Lot 1, Block 1, James Square, Watonwan County, Minnesota, EXCEPTING THEREFROM the North 450 feet of Lot 1, Block 1, James Square.

AND

All that part of Ninth Street South, as dedicated on the plat of James Square, on file and of record with the Watonwan County Recorder, which lies southerly of the easterly extension of the south line of the North 450.00 feet of said Lot 1, Block One, James Square.

AND

The South Half of the Southeast Quarter of the Northeast Quarter (S ½ of SE ¼ of NE ¼), and the Northeast Quarter of the Southeast Quarter of the Northeast Quarter (NE ¼ of SE ¼ of NE ¼), EXCEPT those parts platted as Somerset South, Morningside Addition, and Kelly's Acres, Section Twenty-four (24), Township One Hundred Six (106), Range Thirty-two (32), Watonwan County, Minnesota, EXCEPTING THEREFROM Parcel 8 as shown on the State Highway Right of Way Plat No. 83-5; and ALSO EXCEPTING the Ninth Street South right of way as dedicated per the recorded plat of James Square.

ALSO EXCEPTING THEREFROM

That part of the Southeast Quarter of the Northeast Quarter (SE ¼ of NE ¼) of Section Twenty-four (24), Township One Hundred Six (106) North, Range Thirty-two (32) West, City of St. James, Watonwan County, Minnesota, described as follows: Beginning at the southeast corner of Lot One (1) of Block One (1) of Somerset South to the City of St. James, according to the recorded plat thereof; thence on an assumed bearing of South 90 degrees 00 minutes West, along the South line of said Lot One (1) of Block One a distance of 300.00 feet to the southwest corner of said Lot One (1) of Block One (1); thence South 0 degrees 00 minutes West a distance of 25.00 feet; thence North 90 degrees 00 minutes East, parallel with the South line of Lot One (1) of Block One (1) of said Somerset South, a distance of 300.00 feet; thence North 0 degrees 00 minutes East a distance of 25.00 feet to the point of beginning,

AND

That BMP Investments LLC, a Minnesota Limited Liability Company, owners and proprietors of the following described property situated in the County of Watonwan, State of Minnesota, to wit:

That part of the Southeast Quarter of the Northeast Quarter (SE ¼ of NE ¼) of Section Twenty-four (24), Township One Hundred Six (106) North, Range Thirty-two (32) West, City of St. James, Watonwan County, Minnesota, described as follows: Beginning at the Northwest corner of the plat of Kelly's Acres, according to the recorded plat thereof; thence on an assumed bearing of South 88 degrees 17 minutes 13 seconds East, along the North line of said Kelly's Acres, a distance of 361.58 feet to the Northeast corner of said Kelly's Acres located on the West right of way line of State Highway Right of Way Plat No. 83-5, according to the recorded plat thereof; thence North 0 degrees 01 minutes 43 seconds West, along said West line, a distance of 241.11 feet; thence North 88 degrees 17 minutes 13 seconds West a distance of 361.58 feet; thence South 0 degrees 01 minutes 43 seconds East a distance of 241.11 feet to the point of beginning.

Have caused the same to be surveyed and platted as JORGENSEN SUBDIVISION and do hereby donate and dedicate to the public for the public use the public ways and the easements as shown on this plot for drainage and utility purposes only.

IN WITNESS WHERE OF said St. James Economic Development Authority, a municipal corporation under the laws of the State of Minnesota, have hereunto set our hands this ____ day of _____, 20____.

Steven Jeppson, Chair

County of _____) ss

The foregoing instrument was acknowledged before me, this ____ day of _____, 20____ by St. James Economic Development Authority.

Notary Public _____County, Minnesota
My Commission Expires _____

IN WITNESS WHERE OF said BMP Investments LLC, a Minnesota Limited Liability Company, have hereunto set our hands this ____ day of _____, 20____.

Bramer Powers

County of _____) ss

The foregoing instrument was acknowledged before me, this ____ day of _____, 20____ by BMP Investments LLC.

Notary Public _____County, Minnesota
My Commission Expires _____

SURVEYOR'S CERTIFICATE

I, Janele Fowlds, do hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plat; that all monuments depicted on this plat have been, or will be correctly set within one year; that all water boundaries and wet land, as defined in Minnesota Statutes, Section 505.01, Sub. 3, as of the date of this certificate are shown and labeled on this plat; and all public ways are shown and labeled on this plat.

Dated this ____ day of _____, 20____.

Janele Fowlds, Land Surveyor
Minnesota License Number 26748

NOTARY'S CERTIFICATE

State of Minnesota)
County of Blue Earth) ss

The foregoing instrument was acknowledged before me this ____ day of _____, 20____ by Janele Fowlds, Land Surveyor, Minnesota License Number 26748.

Nathan P. Myhra, Notary Public
State of Minnesota
My Commission Expires January 31, 2028

CITY REVIEW

Be it known that on the ____ day of _____, 20____, the Planning Commission of the City of St. James, Minnesota, reviewed the plat of JORGENSEN SUBDIVISION.

Chairman

Secretary

CITY APPROVAL

Be it known that on this ____ day of _____, 20____, the City Council of St. James, Minnesota, did duly approve this plat of JORGENSEN SUBDIVISION. If applicable, the written comments and recommendations of the Commissioner of Transportation and the County Highway Engineer have been received by the City or the prescribed 30 day period has elapsed without receipt of such comments and recommendations, as provided by Minnesota Statutes, Section 505.03, Subd. 2.

Mayor

Clerk

COUNTY TREASURER

All current 20____ taxes are paid in full as of this ____ day of _____, 20____.

Watonwan County Treasurer

COUNTY AUDITOR

No delinquent taxes and transfer entered this ____ day of _____, 20____.

Watonwan County Auditor

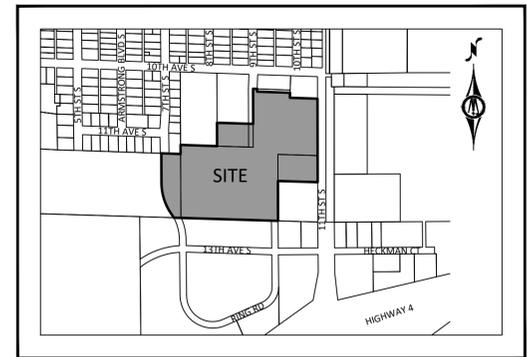
COUNTY RECORDER

I hereby certify that this plat was filed in this office this ____ day of _____, 20____, at ____ o'clock ____M. and was duly

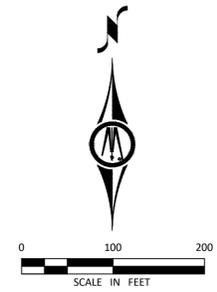
recorded as Document No. _____ File _____ Card _____.

Watonwan County Recorder

JORGENSEN SUBDIVISION



VICINITY MAP
CITY OF SAINT JAMES
NOT TO SCALE



Horizontal Datum: Watonwan County Coordinate System (2011 Adj.)

LEGEND FOR EXISTING EASEMENTS OF RECORD

- E1 INDICATES 40' WIDE EASEMENT FOR UTILITIES TO THE CITY OF ST. JAMES (FILE 131, CARD 2115)
- E2 INDICATES 40' WIDE EASEMENT FOR UTILITIES TO THE CITY OF ST. JAMES (FILE 131, CARD 2518)
- E3 INDICATES 40' EASEMENT FOR UTILITIES TO CITY OF ST. JAMES (DOC. NO. 195137)
- E4 INDICATES 40' EASEMENT FOR UTILITIES TO CITY OF ST. JAMES (DOC. NO. 180857)
- E5 INDICATES 50' UTILITY EASEMENT TO CITY OF ST. JAMES (DOC. NO. 165161)
- E6 INDICATES 10' UTILITY EASEMENT TO THE CITY OF ST. JAMES (DOC. NO. 219242)
- E7 INDICATES 5' EASEMENT TO UNITED TELEPHONE CO. OF MINNESOTA (FILE 123, CARD 370)
- E8 INDICATES 10' UTILITY EASEMENT AS DEDICATED ON THE PLAT OF JAMES SQUARE (FILE 127, CARD 566)

Angled Calls are "ASSUMED DATUM - DEED BEARINGS"

LEGEND

- 3/4" IRON PIPE MONUMENT SET MARKED BY LIC. NO. 26748
- MONUMENT FOUND

DRAINAGE & UTILITY EASEMENTS ARE SHOWN THUS:

