

State of Minnesota
County of Watonwan

ORDINANCE 033, 4TH SERIES

**AN ORDINANCE REZONING PROPERTY FROM R-1, ONE – AND TWO- FAMILY
RESIDENTIAL DISTRICT TO B-4, HIGHWAY COMMERCIAL BUSINESS DISTRICT**

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

“EXHIBIT A”

be rezoned from R-1, One- And Two- Family Residential District, To B-4, Highway Commercial Business District.

IT IS FURTHER ORDAINED, the Official zoning map shall hereby be amended to reflect said zoning change.

The effective date of this ordinance shall be effective upon passage and publication.

First Reading: _____

Second Reading: _____

Date of Publication: _____

Date Ordinance Takes Effect: _____

Adopted by the City Council this ____ day of _____, 2025.

Christopher Whitehead, Mayor

ATTEST:

Kristin Hurley, City Clerk

THIS INSTRUMENT WAS DRAFTED BY:

City of St. James

1205 6th Ave South

St. James, MN 56081

507-375-3241

EXHIBIT A

The South Half of the Southeast Quarter of the Northeast Quarter (S ½ of SE¼ of NE¼), 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.

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 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, containing 2.00 acres, subject to easements now of record in said County and State.

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 Addition 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 (1), 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 Addition, a distance of 300.00 feet; thence North 0 degrees 00 minutes East a distance of 25.00 feet to the point of beginning, containing 0.172 acres, subject to easements now of record in said County and State.

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.