

**State of Minnesota
County of Watonwan**

ORDINANCE 034, 4TH SERIES

**AN ORDINANCE ESTABLISHING THE ZONING DESIGNATION FOR ANNEXED
PROPERTY**

The City of St. James does ordain as follows:

Section 1. Purpose. This ordinance assigns an initial zoning designation to property recently annexed into the City of St. James. Minnesota law requires that all land within the municipal limits be assigned a zoning district consistent with the City's Zoning Ordinance and Comprehensive Plan.

Section 2. Property. The property subject to this ordinance is legally described in Exhibit A attached hereto and incorporated by reference. The property was annexed into the City by Resolution 11.25.06.

Section 3. Zoning Designation.

Parcel 1 (PID# 110240100). The property described in Exhibit A is hereby assigned the zoning district of R-1, One- and Two- Family Residential District, in accordance with the St. James Zoning Ordinance. The City, however, recognizes that this property contains structures (sheds) that are for agricultural storage, which is a non-conforming use and exceeds the size requirements, making them non-conforming structures. These structures shall be allowed as set forth in Minnesota Statute §462.357, Subd. 1e.

Parcel 2 (PID# 110240101). The property described in Exhibit A is hereby assigned the zoning district of R-1, One- and Two- Family Residential District, in accordance with the St. James Zoning Ordinance. The City, however, recognizes that this property contains structures (sheds) that are for agricultural storage, which is a non-conforming use and exceeds the size requirements, making them non-conforming structures. These structures shall be allowed as set forth in Minnesota Statute §462.357, Subd. 1e.

Parcel 3 (PID# 110240105). The property described in Exhibit A is hereby assigned the zoning district of R-1, One- and Two- Family Residential District, in accordance with the St.

James Zoning Ordinance. The City, however, recognizes that this property is currently being farmed and may continue such agricultural use, which is a non-conforming use, until this property is developed.

Section 4. Zoning Map Amendment. The Official Zoning Map of the City of St. James is hereby amended to reflect the zoning designation assigned by this ordinance.

Section 5. Effective Date. 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 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