

550.07 "R-B" District. Subdivision 1. The "R-B" District shall consist of the following property: *Addresses listed in italics are subject to change without notice. Where in conflict, legal description is correct.*

(a) **AUDITORS SUBDIVISION NO. 179**

- (1) Lot 42 (*4219 Lakeland Ave N*)

(b) **AUDITORS SUBDIVISION NO. 180**

- (1) The northwesterly 52 feet of the northeasterly 175.8 feet of Lot 19, Lot 22 (*3761-63 W Broadway*)
- (2) Those parts of Lots 20 and 21, Auditor's Subdivision No. 180 and of Lot 1, Block 1, Crystal Lake Heights, described as follows: beginning at the most westerly corner of Lot 21; thence northeasterly along the northwesterly line of Lot 21, to a point therein distant 158.9 feet measured southwesterly from the most northerly corner of Lot 21; thence southeasterly parallel with the northeasterly line of Lot 21 a distance of 60.5 feet; thence southwesterly parallel with the northwesterly line of Lot 21 and extension thereof to the most southerly corner of Lot 1; thence northwesterly along the southwesterly line of Lot 1 and extension thereof to the intersection with the northerly right-of-way line of vacated 38th Avenue North; thence east along the northerly right-of-way of vacated 38th Avenue North to the beginning. (*3815 W Broadway Ave N*)
- (3) Those portions of Auditor's Subdivision No. 180 and **Rearrangement of Block 2 of Lakeshore Addition**: Commencing at intersection of northwesterly line of 39th Avenue North and northeasterly line of West Broadway; thence northwesterly along said northeasterly line to most southerly corner of Lot 2, Auditor's Subdivision No. 180; thence northeasterly along southeasterly line thereof 119.3 feet; thence northwesterly to most southerly corner of Lot 36; thence northwesterly along southwesterly line of Lot 36, and its northwesterly extension to northwesterly line of 39 1/2 Avenue North; thence northeasterly along said northwesterly line to southwesterly line of U.S. Highway No. 52-218; thence southeasterly along said southwesterly line to northwesterly line of 39th Avenue North; thence southwesterly along said northwesterly line to beginning, also southeasterly 26 feet of southwesterly 23 feet of Lot 5, Rearrangement of Block 2 of Lakeshore Addition including adjacent vacated street. (*4300 39th Ave N*)
- (4) The Northeasterly 158.79 feet of the southeasterly 65 feet of Lot 24. (*3821 W Broadway Ave N*)
- (5) The Northeasterly 158.9 feet of the Northwesterly 14 feet of Lot 20; The Northeasterly 158.9 feet of Lot 21; all in Auditor's Subdivision Number 180, Hennepin County, Minnesota (Amended, Ord No. 08-05)
- (6) Lot 14, Block 5 of **Crystal Lake Heights** (*3605 France Ave N*) (Moved from B-1 District Ord 10-01)

(c) **AUDITORS SUBDIVISION NO. 315**

- (1) All of lot 8 and the southeasterly 33 feet of lot 7. (*3776 W Broadway Avenue*), Added Ord 14-14
- (2) Lots 9 and 10. (*3770 West Broadway*), Added Ord 14-15

(d) **AUDITORS SUBDIVISION NO. 320**

- (1) East 42 feet of South 198 feet of Lot 47. (*3500 Lowry Ave N*) [Moved from R-2 District Ord 07-16]
- (2) That part of South 190 feet of Lot 47, lying West of East 42 feet thereof subject to street. (*3502 Lowry Ave N*) [Moved from R-2 District Ord 07-16]

(e) **CRYSTAL LAKE HEIGHTS** (Added Ord 13-06)

- (1) Lot 1, 2 and 3, Block 14. (*3559 W Broadway Ave*)
- (2) That part of Lots 5 and 6 lying east of the west 110 feet thereof, Block 6 (*3900 36th Ave N*) [Moved from B-1 per Ord 14-01]

(f) **NORTH MEMORIAL CAMPUS ADDITION**

(Amended, Ord No 00-07 Lot 5, Block 1 from RB to P, *3310 Oakland*)

- (1) Block 1, Lots 1,2, 3, and 4, Block 2, Lots 1, 2, and 3, Block 3 (*3208-10 Oakdale Ave N, 3300 Oakdale Ave N, 3366 Oakdale Ave N, 3368 Oakdale Ave N, 3401 Oakdale Ave N, 3253 W. Broadway Ave N, 3333 W Broadway Ave N, 3200 Abbott Ave No*)

(g) **LOT 2 BLOCK 1, ROBBINS WAY**

(Amended, Ord No. 06-10, moved from R-1 District [2nd reading held in 2008])

- (1) Parcel 2:
The West 72.00 feet of the East 252.0 feet of Lot 6, as measured at right angles to the East line of said Lot 6, "Lilac Way Addition to Robbinsdale".

Parcel 3:

The North 50 feet measured at right angles to the North line of the East 180 feet of Lot 6 measured at right angles to the East line thereof, "Lilac Way Addition to Robbinsdale".

Parcel 4:

That part of the following described land:

The East 180 feet of Lot 6, "Lilac Way Addition to Robbinsdale", except the North 50 feet measured at right angles to the North line thereof,

Which lies northerly of the following described line: Beginning at Right of Way Boundary Corner B58 as shown on Minnesota Department of Transportation Right of
Section 550.07, subd (h) - rev. 2017

Corner B59; thence on an azimuth of 180 degrees 07 minutes 25 seconds for 9.97 feet; thence on an azimuth of 96 degrees 13 minutes 26 seconds for 10.02 feet; thence on an azimuth of 90 degrees 19 minutes 06 seconds for 32.83 feet; thence on an azimuth of 86 degrees 52 minutes 36 seconds for 35.73 feet; then on an azimuth of 86 degrees 18 minutes 29 seconds for 11.47 feet; thence on an azimuth of 00 degrees 03 minutes 55 seconds for 2.05 feet to Right of Way Boundary Corner B86 as shown on said Plat No. 26-122; thence continue on an azimuth of 00 degrees 03 minutes 55 seconds for 10.00 feet; thence on an azimuth of 91 degrees 36 minutes seconds for 86.04 feet; thence on an azimuth of 84 degrees 57 minutes 38 seconds for 4.02 feet to the East line of said Lot 6 and there terminating.

- (h) **PARKER VILLAGE FIRST ADDITION** (Parker Village Townhomes),
Added Ord 04-06 (See attachment B of ordinance)
- (i) **PARKERS FIRST ADDITION TO ROBBINSDALE PARK** Added, Ord 10-19
 - (1) Block 5, Lots 2 through 16 (*4510 40^{1/2} Ave N*)
- (j) **PARKERSIDE:**
 - (1) Lots 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, and 31 of Block 8. (*4200 40th Ave N*)
 - (2) Lots 13, 14, 15, 16, 17, 18, and 19 of Block 7 (*4020 Lakeland Ave N*)
 - (3) Lots 10, 11, 14 and 15 and the northerly 10 feet of Lots 12 and 13, Block 1 (*3900 Hubbard Ave N*) Added, Ord 10-19
- (k) **REARRANGEMENT OF BLOCK 2, LAKESHORE ADDITION** (Added, Ord 10-19)
 - (1) Lots 6 through 14. (*3978 W Broadway Ave N*)
- (l) **ROBBINSDALE PARK** (amended Ord 12-09, added Ord 13-04)
 - (1) Lots 17 and 18, Block 6. (*4926 42nd Ave N*)
 - (2) The East Half of Lot 14 and West 35 feet of Lot 15, Block 6 (*5004 42nd Ave N*)
 - (3) Lot 16 and the East 15 feet of Lot 15, Robbinsdale Park (Added, Ord. No. 17-11)

REGENT SQUARE:

(m) **SHUMWAYS 1ST ADDITION:**

(1) Lots 1, 2, and 3, Block 3. (*4223 Co. Rd. 81*)

(n) **ST. CYR MANOR:**

(1) All of Outlot 2. (*4600 Lake Road N*)

(o) **SECTION 16, TOWNSHIP 118, RANGE 21:**

(1) Commencing at a point in the North line of Government Lot 3, distance 1,512.38 feet east from West line of Section 16; thence east along north line of Government Lot 3 distance 100 feet; thence deflecting to right 89 degrees, 57 minutes, 30 seconds to the northeast line of Rockford Road; thence northwesterly along said road line to its intersection with a line running southerly from point of beginning at an angle of 89 degrees, 57 minutes, 30 seconds from the north line of said Lot 3 as measured from east to south; thence northerly along said line to point of beginning. (*5810 – 42nd Ave N*)