

Section 550.14 "B-3" District. Subdivision 1. The "B-3" 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) AUDITOR'S SUBDIVISION NO. 179:

- (1) Lot 22, except that part lying northwesterly of the Southeasterly 50 feet thereof and lying southwesterly of alley. (*part 4112 W Broadway Ave*)
- (2) Those portions of Lots 20 and 23 described as follows: Commencing at the most northerly corner of Lot 20, thence southeasterly 121.65' along the northeasterly line of Lot 20, thence southwesterly to a point on the northeasterly line of T.H. 52 distance 150' southeasterly from the southeasterly line of Lake Drive, thence northwesterly along the northeasterly line of T.H. 52 to the southeasterly line of Lake Drive, thence northeasterly along the southeasterly line of Lake Drive to the point of beginning. (*4180 Lakeland Ave N*)
- (3) The part of Lot 45 described as follows: Commencing at a point in the Southwesterly line of Lot 45, distant 149.3 feet Southeasterly from Northwesterly corner thereof thence Southeasterly to the most Southerly corner thereof thence Northeasterly to the most Easterly corner thereof thence Northwester 62.34 feet along the Northeasterly line of Lot thence deflecting to the left 82 degrees 08 min a distance of 49.6 feet thence deflecting to the left 89 degrees 45 min a distance of 25.8 feet thence Southwesterly 80.49 feet more or less to beginning. (*4175 W Broadway Ave No*) (Amended Ord 02-04)

(b) AUDITOR'S SUBDIVISION NO. 180:

- (1) All that part of Lot 14, lying Southwesterly of the center line of U.S. Highway No. 52 and 218, and lying northeasterly of the following described line: Beginning at a point in the Northwesterly line of said Lot 14, distant 127.00 feet Northeasterly of the Northwesterly corner of said Lot 14; thence running Southeasterly along a line parallel with and distant 127.00 feet Northeasterly of the Southwesterly line of said Lot 14 as measured along the Northwesterly and Southeasterly lines thereof, a distance of 218.08 feet; thence running Southeasterly 36.14 feet more or less, to a point in the Southeasterly line of said Lot 14, said point being distant 146.12 feet Northeasterly of the Southwesterly corner of said Lot 14 and there terminating. (*3839 Lakeland Ave N*)

(c) AUDITOR'S SUBDIVISION NO. 315:

- (1) All of lot 8 and the southeasterly 33 feet of lot 7. (*3776 W Broadway Ave*)

(d) PARKER'S FIRST ADDITION TO ROBBINSDALE PARK:

(1) Block 1 (*4151-65 W Broadway Ave, 4614 41 ½ Ave N*)

(2) Block 4 **except** the following land described below:
(*4123-4139 W Broadway Ave, 4609 41 ½, 4628 41st Ave N*)

(a) Lot 5, 6, 7, 8, and 9. (*Not 4101 W Broadway Ave*)

(b) Commencing at the most northerly corner of Lot 2, thence southeasterly along the northeasterly line thereof 26.14 feet, thence southwesterly to a point in the southwesterly line thereof distant 29.27 feet southeasterly from the most westerly corner thereof, thence northwesterly to the most westerly corner thereof, thence northeasterly to the point of beginning. (*NOT 4133 W Broadway*)

(c) Commencing at the most easterly corner of Lot 2, thence northwesterly along the northeasterly line thereof to a point distant 26.14 feet southeasterly from the most northerly corner thereof, thence southwesterly to a point in the southwesterly line distant 29.27 feet southeasterly from the most westerly corner thereof, thence south to the most southerly corners thereof, thence northeasterly to the beginning. (*NOT 4135 W Broadway*)

(3) Block 5, Lots 2 through 16. (*4510 40 ½ Ave N*)

(4) Block 8 Lots 1 through 8. (*4001-39 W Broadway Ave*)

(e) PARKERSIDE:

(1) Block 6 (*4000 W Broadway Ave*)

(2) Block 7, the southeasterly 10' of Lot 10 and Lots 11-12 (*4030 Lakeland Ave N*)

(g) RESIDENCE PARK:

(1) South half of Lot 14 and Lot 15, Block 9, Residence Park. (*3601 Noble Ave N*)

(h) THE FISHER MANOR:

(1) Block 1. (*4100 & part 4112 W Broadway Ave, 4109 Lakeland Ave N*)

(i) **URBAN'S ADDITION:** All of Urban's Addition except as follows:
(4125-39 Lakeland Ave N & 4140-44 W Broadway)

- (1) except Lot 8, and the northwesterly 20' front and rear of that part of Lot 7 lying southwesterly of the northeasterly 22 feet thereof, Block 2. (NOT 4130-38 W Broadway)
- (2) except the southeasterly 25 feet front and rear of that part lying southwesterly of the northeasterly 22 feet of Lot 7, Block 2. (NOT 4126-28 W Broadway)

(j) **VANDEMARK ADDITION:**

- (1) Lots 4 and 5, Block 2. (3801-07 VanDemark Ave N)

(k) **SECTION 5, TOWNSHIP 29, RANGE 24 - GOVERNMENT LOT 3:**

- (1) That part which lies southwest of the southwest right-of-way line of West Broadway Avenue; (3600 W Broadway Ave)

except, the west 33 feet thereof for France Avenue North;

except, the south 33 feet thereof for 36th Avenue North;

except, beginning at the intersection of the east right-of-way line of France Avenue North with the Southwest right-of-way line of West Broadway Avenue, said point being 476.91 feet north of the South line of said Section 5 and distant 33 feet east of the West line of said Section 5; thence on an assumed bearing of South along said East right-of-way line of France Avenue North 75.00 feet; thence North 70 degrees, 42 minutes, 00 seconds East 49.58 feet to a point on the Southwest right-of-way line of West Broadway Avenue which lies 75.00 feet southeasterly from the point of beginning; thence northwesterly to the point of beginning;

except, beginning at the intersection of the North right-of-way line of 36th Avenue North with the Southwest right-of-way line of West Broadway Avenue; thence North 89 degrees, 19 minutes, 23 seconds West along said North right-of-way line 100.00 feet; thence North 26 degrees, 02 minutes, 18 seconds East 85.67 feet to a point on said

southwest right-of-way line which lies 100.00 feet northwesterly from the point of beginning; thence southeasterly to the point of beginning;

together with, that part of vacated West Broadway Avenue described as follows:
Beginning at a point 100.00 feet northwesterly of the intersection of the north line of 36th Avenue North and the southwest line of said West Broadway Avenue; thence run northeasterly to a point on the northeast line of said West Broadway Avenue distant 230

feet northwesterly of its intersection with the south line of said Section 5; thence run northwesterly on the northeast line of said West Broadway Avenue to a point thereon distant 230 feet southeasterly of its intersection with the west line of said Section 5; thence run southwesterly of its intersection with the west line of said Section 5; thence run southwesterly to a point on the southwest line of said West Broadway Avenue distant 75 feet southeasterly of its intersection with the east line of France Avenue North; thence southeasterly to the point of beginning.

(l) SECTION 6, TOWNSHIP 29, RANGE 24: (Amended, Ord. No. 00-03)

(1) That part lying north of 40th Avenue North, east of West Broadway, southeasterly of Lot 10, and southwesterly of Lots 8 and 9 of Block 6, Parkerside. (*part of 4100 W Broadway Ave*)

(m) SECTION 16, TOWNSHIP 118, RANGE 24:

(1) All of Section 16, Township 118, Range 24, lying within the City of Robbinsdale, north of 42nd Avenue (Rockford Road) and west of Zane Avenue, excepting that part described as follows: Commencing at a point located 1,200.5 feet east of the northwest corner of the southwest quarter of the northwest quarter; thence east a distance of 89.68 feet to the westerly line of Zane Avenue North; thence south a distance of 75 feet; thence west a distance of 89.68 feet; thence north a distance of 75 feet to the point of beginning. (*5900-12 42nd Ave N*)