

Section 550- Zoning Districts - Legal Descriptions

550.01 "R-1" District Subdivision 1. The "R-1" District shall consist of following property: all property within the City of Robbinsdale not listed within another use district.

(a) **AUDITOR'S SUBDIVISION NO. 326:**

- (1) That part of Lot 24, Auditor's Subdivision 326 Lying Northwesterly of the Southeasterly 7 feet thereof, Section 9, Township 118, Range 21, Hennepin County Minnesota PIN 09 118 21 43 0006 (Moved from R-2 per Ord 07-10)

(b) **VAN DEMARK:**

- (1) Lot 1, Block 1. (*3430 France Ave N*) [Moved from R-2 Ord 04-14]

550.03 "R-2" District Subdivision 1. The "R-2" 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. 48:**

- (1) All that part of Lot 6, described as follows to wit: Beginning at a point 499 feet North of the South line and 418.15 feet East of the West line of said Lot 6, thence West parallel with the South line of said Lot 6, a distance of 135 feet, thence North parallel with the West line a distance of 93.2 feet more or less to the Northerly line of said Lot 6, thence Easterly along the Northerly line of said Lot 6, 135.1 feet to a point 418.15 feet due East of the West line of said Lot 6, thence South parallel with said West line 90.4 feet more or less to the point of beginning. (*5400 45 ½ Ave N*)

(b) **AUDITOR'S SUBDIVISION NO. 180:**

- (1) Northwesterly 60 feet of Southeasterly 285 feet of Southwesterly 150.8 feet, Lot 24. (*3836 Hubbard Ave N*)
- (2) That part of North 160 feet of Lot 26 lying West of East 76 feet thereof except road, Lot 26. (*4467-69 38<sup>th</sup> Ave N*)

**(c) AUDITOR'S SUBDIVISION NO. 320:**

- (1) That part of Lot 16 except the East 85 feet thereof, lying East of the following described line and its extensions: Beginning at a point on the North line of Oakdale Avenue distant 97.65 feet Westerly as measured along the North line of Oakdale Avenue from the Southwest corner of the East 85 feet of said lot, thence Northeasterly to a point on the North line of said lot distant 42.2 feet West of the Northwest corner of the East 85 feet of said lot. (*3820-22 Oakdale Ave N*)
- (2) That part of Lot 16, except the East 85 feet thereof, lying West of the following described line and its extensions: Beginning at a point on the North line of Oakdale Avenue distant 97.65 feet Westerly as measured along the North line of Oakdale Avenue from the Southwest corner of the East 85 feet of said lot, thence Northeasterly to a point on the North line of said lot distant 42.2 feet West of the Northwest corner of the East 85 feet of said lot. (*3824-46 Oakdale Ave N*)
- (3) That part of Lot 23, described as follows: Beginning at the Northeast corner of Lot 23, thence Southerly to the Southeast corner of Lot 23; thence Westerly along the Southerly line of Lot 23, a distance of 61.5 feet to a point 41 feet Easterly of the Southwest corner of Lot 23; thence Northerly deflecting 85 degrees 50 minutes to the right 100.9 feet; thence Northeasterly 102.2 feet to a point in the Northerly line of Lot 23, distant 75 feet Easterly of the Northwest corner of Lot 23, thence Easterly 72 feet to point of beginning. (*3807 Oakdale Ave N*)
- (4) That part of Lot 23, described as follows: Beginning at the Northwest corner of Lot 23, thence Southerly to the Southwest corner of Lot 23; thence Easterly along South line of Lot 23, a distance of 41 feet; thence Northerly deflecting 94 degrees 10 minutes to the left 100.9 feet; thence Northeasterly 102.2 feet to a point in the Northerly line of Lot 23, distant 75 feet Easterly of point of beginning; thence Westerly 75 feet to point of beginning. (*3811 Oakdale Ave N*)
- (5) North 64.5 feet of South 235.5 feet of West 132 feet of Lot 32. (*3220-22 France Ave N*)
- (6) North 90 feet of West 135 feet of Lot 32. (*3256-60 France Ave N*)
- (7) North 29 feet of the South 58 feet of North 469.9 feet of Lot 46. (*3206-08 Chowen Ave N*)
- (8) South 63 feet of North 358.9 feet of Lot 46. (*3210-12 Chowen Ave N*)

- (10) South 78 feet of North 221.9 feet of Lot 46. (3220-22 *Chowen Ave N*)
- (11) South 77.9 feet of North 143.9 feet of Lot 46. (3224-26 *Chowen Ave N*)
- (12) North 66 feet of Lot 46. (3230 *Chowen Ave N*)
- (13) That part of Lot 46 lying South of North 440.9 feet thereof excluding street. (3520-22 *Lowry Ave N*)
- ~~(14) East 42 feet of South 198 feet of Lot 47. (3500 *Lowry Ave N*) [Moved to R-B District Ord 07-16]~~
- ~~(15) That part of South 190 feet of Lot 47, lying West of East 42 feet thereof subject to street. (3502 *Lowry Ave N*) [Moved to R-B District Ord 07-16]~~

**(d) AUDITOR'S SUBDIVISION NO. 326:**

- (1) Northwesterly 60 feet of Lot 23 and Southeasterly 7 feet of Lot 24. (4539-43 *Lakeland Ave N*)
- ~~(2) That part of Lot 24, Auditor's Subdivision 326 Lying Northwesterly of the Southeasterly 7 feet thereof, Section 9, Township 118, Range 21, Hennepin County Minnesota PIN 09 118 21 43 0006 (Moved to R-1 per Ord 07-10)~~
- (2) That part of Lot 24 lying Northwesterly of the Southeasterly 7 feet thereof. (4549-53 *Lakeland Ave N*)
- (3) The southeasterly 60.00 feet of Lot 38. (4510 *W Broadway Ave N*) (Amended, 03-07)

**(e) AUDITOR'S SUBDIVISION NO. 359:**

- (1) That part of South 60 feet lying West of East 50 feet thereof excluding road, Lot 26. (4660-62 *W Broadway Ave N*)
- (2) That part of Lot 27, lying West of East 50 feet thereof. (4654-56 *W Broadway Ave N*)

**(f) BEACHVIEW:**

- (1) Lot 3 and North 12 feet of Lot 4, Block 1. (4624 -26 *Indiana Ave N*)
- (2) That part of Lot 4, lying South of North 12 feet thereof, Block 1. (4614-16 *Indiana Ave N*)

**(g) BRIMHALL'S 1ST ADDITION:**

(1) Lots 1 and 3, Block 4. *(4253-55 and 4265-651/2 Regent Ave N)*

**(h) BRIMHALL'S 2ND ADDITION:**

(1) Lot 1 and the North 30 feet of Lot 2, Block 4. *(3957-59 Quail Ave N)*

(2) Lot 3 and South 10 feet of Lot 2, Block 4. *(3951 Quail Ave N)*

(3) South 20 feet of Lot 3 and North 30 feet of Lot 4, Block 4. *(3947-49 Quail Ave N)*

(4) Lot 1 and North 9.5 feet of Lot 2, Block 5. *(3859-61 Quail Ave N)*

(5) South 30.5 feet of Lot 2 and North 20 feet of Lot 3, Block 5. *(3851-53 Quail Ave N)*

(6) Lot 5 and South 10 feet of Lot 4, Block 5. *(3843-45 Quail Ave N)*

(7) Lot 6 and North 10 feet of Lot 7, Block 5. *(3839-41 Quail Ave N)*

(8) South 30 feet of Lot 7 and North 20 feet of Lot 8, Block 5. *(3831-33 Quail Ave N)*

(9) South 20 feet of Lot 8 and North 30 feet of Lot 9, Block 5. *(3827-29 Quail Ave N)*

- (10) Lot 10, and South 10 feet of Lot 9, Block 5.(3823-25 *Quail Ave N*)
- (11) Lot 11 and North 10 feet of Lot 12, Block 5. (3819-21 *Quail Ave N*)
- (12) South 30 feet of Lot 12, and North 20 feet of Lot 13, Block 5. (3811-13 *Quail Ave N*)
- (13) South 20 feet of Lot 13 and North 30 feet of Lot 14, Block 5. (3807-09 *Quail Ave N*)
- (14) Lot 15 and South 10 feet of Lot 14, Block 5. (3801-03 *Quail Ave N*)
- (15) Lot 16 and South 10 feet of Lot 17, Block 5. (3800-02 *Regent Ave N*)
- (16) North 30 feet of Lot 17 and South 20 feet of Lot 18, Block 5. (3806-08 *Regent Ave N*)
- (17) North 20 feet of Lot 18 and South 30 feet of Lot 19, Block 5.(3810-12 *Regent Ave N*)
- (18) Lot 20 and North 10 feet of Lot 19, Block 5. (3818-20 *Regent Ave N*)
- (19) Lot 21 and South 10 feet of Lot 22, Block 5.(3822-24 *Regent Ave N*)
- (20) North 30 feet of Lot 22, and South 20 feet of Lot 23, Block 5.(3826-28 *Regent Ave N*)
- (21) North 20 feet of Lot 23 and South 30 feet of Lot 24, Block 5.(3830-32 *Regent Ave N*)
- (22) Lot 25 and North 10 feet of Lot 24, Block 5.(3838-40 *Regent Ave N*)
- (23) Lot 26 and South 10 feet of Lot 27, Block 5.(3842-44 *Regent Ave N*)
- (24) North 30 feet of Lot 27 and South 20 feet of Lot 28, Block 5.(3846-48 *Regent Ave N*)
- (25) North 20 feet of Lot 28 and South 30 feet of Lot 29, Block 5. (3850-52 *Regent Ave N*)
- (26) Lot 30 and North 10 feet of Lot 29, Block 5.(3858-60 *Regent Ave N*)
- (27) Lot 24 and North 1/2 of Lot 23, Block 6.(3832-34 *Quail Ave N*)

**(i) CARPENTER'S GLENWOOD ADDITION:**

- (1) South 55 feet of Lot 1. (4162-64 *Adair Ave N*)

**(j) CONFER BROS. GLENWOOD MANOR 2ND ADDITION:**

- (1) Lots 3, 4, 5, and 10, Block 1. (4108-10, 4140, 4144-46, 4148-50 *Yates Ave N*)

- (2) That part lying North of South 45 feet Lot 2, Block 3. (*5909-11 42nd Ave N*)
- (3) Lot 10, Block 5. (*5800-02 40<sup>th</sup> Ave N*)
- (4) Lots 4 and 8, Block 6. (*4012, 4040 Yates Ave N*)
- (5) Lot 10, Block 7. (*3710-12 39<sup>th</sup> Ave N*)
- (6) Lots 2, Block 8. (*3953 Yates Ave N*)
- (7) Lot 9, Block 9. (*3909-11 Zane Ave N*)
- (8) Lots 4 and 5, Block 11. (*3844 & 3850 Zane Ave N*)

**(k) CASTONGUAY ADDITION:**

- (1) Lots 1, 2, and 3, Block 1. (*4031-33 37<sup>th</sup> Ave N, 4037-39 37<sup>th</sup> Ave N, 3687-89 Halifax Ave N*)

**(l) CRYSTAL LAKE HEIGHTS:**

- (1) That part of Lots 1, 2, and 3, Block 1, Crystal Lake Heights, and of Lot 20, Auditor's Subdivision No. 180 and of vacated 38th Avenue described as follows: Commencing at a point in Southwesterly line of said Lot 3, distant 22.98 feet Northwesterly from Southwesterly corner thereof; thence Northeasterly to a point in Northeasterly line of said Lot distant 23.18 feet Northwesterly from Southeasterly corner thereof thence Northwesterly along the Northeasterly line of Lots 2 and 3, and extension thereof to the intersection with a line running parallel with and 14 feet Southeasterly from Northwesterly line of Lot 20, Auditor's Subdivision No. 180 thence Southwesterly along said parallel line to Southwesterly line of Lot 1, Crystal Lake Heights, thence Southeasterly to beginning, Block 1. (*3780-82 Hubbard Ave N*)
- (2) Lot 4 and that part of Lot 3, lying Southeasterly of a line running from a point in Northeasterly line of said Lot 3, distant 23.98 feet Northwesterly from Southeasterly corner thereof to a point in Southwesterly line of said lot distant 22.98 feet Northwesterly from Southwesterly corner thereof, Block 1. (*3774-76 Hubbard Ave N*)
- (3) Lots 21 and 22, Block 5. (*3652-56 Hubbard Ave N*)
- (4) Lot 11, Block 8. (*3647-49 Halifax Ave N*)
- (5) Lot 19 and South 1/2 of Lot 18, Block 8. (*3601-03 Halifax Ave N*)
- (6) Lot 6, and North 22 feet of Lot 7, Block 11. (*3538-40 June Ave N*)

(7) Lot 4 and South 25 feet of Lot 3, Block 12.(3547-49 *Halifax Ave N*)

(8) Lot 20 and North 10 feet of Lot 19, Block 12.(3516-18 *Indiana Ave N*)

(9) Lot 3, Block 13.(3551 *Grimes Ave N*)

(10) Lot 4, Block 14.(3547 *France Ave N*)

(m) **D.W. JONES SUBDIVISION:**

(1) South 56 feet of West 224 feet of North 1/2 Lot 4.(4416-18 *Vera Cruz Ave N*)

(2) East 75 feet of West 350 feet of South 1/2 Lot 4.(5410-12 44<sup>th</sup> *Ave N*)

(3) East 50 feet of the West 275 feet of the South 1/2 Lot 4.(5416-18 44<sup>th</sup> *Ave N*)

(n) **EDLING ADDITION:**

(1) North 50 feet of Lot 18, Block 1.(4309 *York Ave N*)

(o) **GIEBENHAIN 1ST ADDITION:**

(1) Lot 1, Block 2.(4225-27 *Xenia Ave N*)

(p) **GIEBENHAIN 2ND ADDITION:**

(1) Lots 1, 2, 3, and 4, Block 1.(4216-18 *Xenia Ave N*, 4212-14 *Xenia Ave N*, 5710-12 42<sup>nd</sup> *Ave N*, 5716-18 42<sup>nd</sup> *Ave N*)

(q) **GLENWOOD TERRACE:**

(1) Lot 28 and South 1/2 of Lot 29, Block 2.(3342-44 *Beard Ave N*)

(r) **GORIAN PARK:**

(1) Lots 2, 5, and 7. (3735-37 *Regent Ave N*, 3717-19 *Regent Ave N*, 3705 *Regent Ave N*)

(s) **HIDDEN SHORES**

(3836-50 *Lakeland Ave N*)

**(t) HIGHLAND TERRACE:**

(1) Lots 1, 20, and 21. *(3955 Regent Ave N, 3950-54 Scott Ave N)*

**(u) ISLEMOUNT PARK 4TH ADDITION:**

(1) That part of Lot 10 lying Southerly of a straight line drawn from the Southeast corner of Lot 15, Block 1, to a point in the Westerly line of said Lot 10, distant 16.5 feet Southeasterly from the Northwest corner of said Lot 10, as measured along the Westerly line of said Lot 10, Lot 11, except the South 48.0 feet thereof, Block 1. *(4525 France Ave N)*

(2) South 48 feet of Lot 11 and North 4 feet of Lot 12, Block 1. *(4516 Grimes Ave N)*

(3) South 53 feet of Lot 12, Block 1. *(4510 Grimes Ave N)*

(4) North 57 feet of Lot 13, Block 1. *(4505 France Ave N)*

**(v) JENSEN ADDITION:**

(1) South 70 feet of North 210 feet Lot 6, Block 4. *(4519-21 Chowen Ave N)*

(2) South 70 feet of North 140 feet of Lot 6, Block 4. *(4525-27 Chowen Ave N)*

(3) North 70 feet of Lot 6, Block 4. *(4531-33 Chowen Ave N)*

**(w) JOHN PAULSON 5TH ADDITION**

*(4160-80 Lake Road N)*

**(x) KNIGHTS ADDITION:**

(1) Lot 4 and 17. *(4533-35 Beard Ave N)*

**(y) LAURIE'S ADDITION:**

(1) Lots 1, 2, 3, and 4, Block 1. *(4400 Toledo Ave N, 5214-16 44<sup>th</sup> Ave N, 5206-08 44<sup>th</sup> Ave N, 5200-02 44<sup>th</sup> Ave N)*

**(z) LILACRES:**

(1) Lot 11. *(3701-03 Toledo Ave N)*

(aa) **LILAC TERRACE ADDITION:**

- (1) Lot 5, Block 5.(5425-27 45<sup>th</sup> Ave N)
- (2) Lot 7, Block 6.(4516 Vera Cruz Ave N)
- (3) Lot 8, Block 6. (5419 45-1/2 Ave N)

(bb) **MALMSTEN'S ADDITION:**

- (1) Lot 6, Block 1. (3952 Hubbard Ave N)

(cc) **MANITOBA PARK:**

- (1) South 1/2 of Lot 6 and 7, Block 4.(3337-39 France Ave N)
- (2) Lot 18 and North 1/2 of Lot 17, Block 4. (3304 Grimes Ave N)

(dd) **MCNAIR MANOR 2ND UNIT:**

- (1) South of the North 105 feet Lots 12, 13, Block 3.(3310-12 Drew Ave N)
- (2) Lot 12 and Westerly 30 feet front and rear of Lot 11, including adjacent 1/2 of alley vacated, Block 4.(3808-10 31<sup>st</sup> Ave N)
- (3) Lot 16, Block 7.(2783-85 McNair Dr N)
- (4) Lots 32 and 33, Block 8.(3423 30<sup>th</sup> Ave N)
- (5) Southwesterly 9 feet of Lot 3, and Northwesterly 35 feet of Lot 4, Block 14.(2659 Parkview Blvd N)
- (6) Lot 12, Block 15. (2620-22 McNair Dr N)
- (7) Lot 11 and West 20 feet of Lot 12, Block 16.(2600-04 France Ave N)
- (8) Lot 14 and West 1/2 of Lot 15, Block 16.(3812 46<sup>th</sup> Ave N)

(ee) **MCNAIR MANOR 3RD UNIT:**

- (1) Lot 5, Block 1.(*3109 York Ave N*)
- (2) Lots 3, 5, 6, and 7, Block 2.(*2939-41, 2929-31, 2925-27, 2919-21 York Ave N*)
- (3) Lot 1, Block 4.(*3201-05 Parkview Blvd N*)
- (4) Lot 24, Block 5.(*3404-06 Meridian Dr N*)
- (5) Lot 6, Block 9.(*2631-33 Xerxes Ave N*)
- (6) Lot 1, Block 14.(*2671-73 Meridian Dr N*)

(ff) **MINNEAPOLIS PARK:**

- (1) South 30 feet of Lot 2, and North 1/2 of Lot 3, Block 6.(*4261 France Ave N*)
- (2) South 20 feet of Lot 15 and North 30 feet of Lot 16, Block 6.(*4205 France Ave N*)

(gg) **NORDBYS ADDITION:**

- (1) That part of Easterly 115 feet of Lot 1, lying North of South 46.6 feet thereof, Block 1.  
(*4627-31 Xerxes Ave N*)

(hh) **NORTH LILAC TERRACE:**

- (1) Lot 1, Block 1.(*4576 Vera Cruz Ave N*)
- (2) East 88 feet of Lot 5 including adjacent vacated alley, Block 1.(*5416-18 45 ½ Ave N*)
- (3) North 58 feet of Lot 6, Block 1. (*4565-67 Toledo Ave N*)

(ii) **OPPORTUNITY TERRACE:**

- (1) Lots 14 and 15, Block 1. (*3232-34 Halifax Ave N*)
- (2) North 75 feet of Lots 12, 13, Block 2.(*3203-03 ½ Halifax Ave N*)
- (3) Lot 7 and the North 25 feet of Lot 8, Block 3.(*3227-29 Indiana Ave N*)
- (4) Lot 8 except the North 25 feet front and rear thereof, and all of Lot 9, Block 3. (*3221-23 Indiana Ave N*)

(5) Lot 1, Block 5.(4101-03 Lowry Ave N)

(6) Lot 2 and East 10 feet of Lot 3, Block 5.(4105-07 Lowry Ave N)

(7) That part of Lot 3 lying West of East 10 feet thereof also the East 1/2 of Lot 4, Block 5.  
(4109-09 1/2 Lowry Ave N)

(8) Lot 5 and West 1/2 of Lot 4, Block 5. (4111-15 Lowry Ave N)

(9) South 10 feet of Lot 2, all of vacated Lot 3 and North 7 feet of Lot 4, including adjacent  
1/2 vacated alley, Block 6.(3135-37 Grimes Ave N)

(10) South 36 feet of Lot 4 and North 24 feet of Lot 5 including adjacent 1/2 of vacated alley,  
Block 6. (3131-33 Grimes Ave N)

(11) Lot 6 and South 19 feet of Lot 5 including 1/2 vacated alley, Block 6.(3127-29 Grimes  
Ave N)

**(jj) PARKER'S FIRST ADDITION TO ROBBINSDALE PARK:**

(1) Lot 6, Block 6.(4061-63 Hubbard Ave N)

(2) Southwesterly 66 feet of Northeasterly 143.45 feet of Lots 7 and 8, Block 6.(4612 40-1/2  
Ave N)

(3) All of that part of Lots 9, 10, lying Southwesterly of the North- easterly 65 feet thereof,  
Block 7.(4530-32 40<sup>th</sup> Ave N)

**(kk) PARKERSIDE:**

(1) Lot 2, except the Northwesterly 10 feet front and rear thereof and all of Lot 3, Block 3.  
(3913 Hubbard Ave N)

(2) Lots 10 and 11, Block 8.(4041-43 Lake Road N)

(3) Lots 10 and 11, Block 9. (4042-44 Lake Road N)

**(ll) PETRAN PARK:**

(1) Lots 4 and 5.(3345 Beard Ave N)

(mm) **REARRANGEMENT OF BLOCKS 1, 2, 7, 8, & 9 SEMINARY PARK, :**

- (1) Lot 32, Block 1 (*3845-47 Regent Ave N*)
- (2) Lot 38 and North 1/2 of Lot 37, Block 1 (*3901-03 Regent Ave N*)
- (3) Lot 13 and North 1/2 of Lot 14, Block 3 (*3804-06 Toledo Ave N*)
- (4) Lot 15 and South 1/2 of Lot 14, Block 3 (*3800-02 Toledo Ave N*)

(nn) **REGISTERED LAND SURVEY NO. 323:**

- (1) Tract A. (*3717-19 Lake Dr N*)

(oo) **REGISTERED LAND SURVEY NO. 634**

- (1) The East 196.25 feet of Tract B, except the North 53.93 feet thereof; and Tract C except the South 53.94 feet thereof. (*4441-43 Unity Ave N*)
- (2) Commencing at Southwest corner of Tract B thence East 94 feet North 52.89 feet thence West 192.95 feet thence South 51.14 feet to beginning. (*4430-32 Vera Cruz Ave N*)
- (3) North 51.13 feet of that part of Tract B lying West of East 196.25 feet thereof. (*4440-42 Vera Cruz Ave N*)
- (4) North 53.93 feet of East 196.25 feet of Tract B. (*4447-49 Unity Ave N*)
- (5) Tracts F, G and H. (*4442-44 Unity Ave N, 4434-36 Unity Ave N, 4425-27 Toledo Ave N*)

(pp) **REGISTERED LAND SURVEY NO. 1398:**

- (1) Tracts A and B. (*3540-42, 3544-46 Indiana Ave N*)

(qq) **RESIDENCE PARK ADDITION:**

- (1) Lot 12 and South 1/2 of Lot 13, Block 3. (*4926-28 37<sup>th</sup> Ave N*)

(rr) **ROBIN ESTATES ADDITION:**

- (1) Lot 1, Block 1. (*4355-57 45<sup>th</sup> Ave N*)

(ss) **ROBBINSDALE HOME GARDENS:**

- (1) North 56.9 feet Lot 2, Block 1. (*4359-59 1/2 Toledo Ave N*)

- (2) North 45 feet of Lot 3 and South 11.9 feet of Lot 2, Block 1. (*4355-57 Toledo Ave N*)
- (3) Lots 1, 6, and 17, Block 3. (*4263 Unity Ave N, 4229-31 Unity Ave N, 4242-44 Vera Cruz Ave N*)
- (4) Lots 2, and 9, Block 6. (*5407-09 42<sup>nd</sup> Ave N, 4105-07 Unity Ave N*)
- (5) Lot 9, Block 7. (*4009 Unity Ave N*)

(tt) **ROBBINSDALE LAKEVIEW TERRACE:**

- (1) That part of Lot 29 of said addition lying Easterly of a line running from a point in Northwestern line of said lot distant 22.5 feet Southwesterly from Northeasterly corner thereof to a point in Southeasterly line of said lot distant 2 feet Southwesterly from Southeasterly corner thereof also that part of Lot 18, Auditor's Subdivision No. 179 described as follows: Commencing at a point in East line of Robbinsdale Lakeview Terrace distant 145.65 feet North of Southeasterly corner of Lot 29, Block 1, said addition; thence South 145.65 feet to Southeast corner of said Lot 29, thence East along Northerly line of 43rd Avenue to East line of Lot 18, thence North 145.65 feet thence West to beginning. (*4304 43<sup>rd</sup> Ave N*)

(uu) **ROBBINSDALE PARK:**

- (1) Southeasterly 20 feet of Lot 15 and Northwesterly 30 feet of Lot 16, Block 4. (*4315 W Broadway Ave N*)
- (2) Lot 20, Block 4. (*4283-83 1/2 W Broadway Ave N*)
- (3) Lot 6, excluding alley, Block 5. (*4262-64 Regent Ave N*)
- (4) Lot 8, excluding alley, Block 5. (*4252-54 Regent Ave N*)
- (5) Lot 15, Block 5. (*4248-50 Regent Ave N*)
- (6) Lots 17 and 18, Block 6. (*4926 42<sup>nd</sup> Ave N*)
- (7) Lot 7, Block 8. (*4125 Quail Ave N*)
- (8) Lots 4 and 6, Block 9. (*4139-41 Perry Ave N, 4133 Perry Ave N*)
- (9) Lots 4 and 5, Block 10. (*4100 Perry Ave N*)

(10) Lots 4, 10, 17, and 19, Block 12. (*4039-41 Orchard Ave N, 4011-13 Orchard Ave N, 4020-22 Perry Ave N, 4030-32 Perry Ave N.*)

(11) Lots 3, 7, and 15, Block 13. (*4047-49 Perry Ave N, 4029 Perry Ave N, 4008-12 Quail Ave N*)

(12) Lot 4 and North 1/2 of Lot 5, Block 13. (*4041-43 Perry Ave N*)

(13) North 19 feet of Lot 11, Block 14. (*4007 Quail Ave N*)

(14) Lots 2, 9, 10, and 12, Block 14. (*4051-53 Quail Ave N, 4015-17 Quail Ave N, 4011 Quail Ave N, 4001-03 Quail Ave N*)

(15) South 31 feet of Lot 11, Block 14. (*4005 Quail Ave N*)

(vv) **ROBBIN TERRACE ADDITION:**

(1) Lots 1 and 13, Block 5. (*3701 Lake Drive N, 3825-27 Lake Drive N*)

(2) That part of Lot 11, Block 5 described as beginning at the Northeast corner of Lot 13, said Block 5; thence Easterly along the North line of said Lot 11 a distance of 60.11 feet to the actual point of beginning of the land to be hereinafter described; thence continuing Easterly along said North line 62.67 feet; thence South parallel with the East line of said Lot 13 to its intersection with the extension East of the South line of said Lot 13; thence West along said extended line to its intersection with a line drawn South, parallel with the East line of said Lot 13 from the actual point of beginning; thence North along said parallel line to the actual point of beginning. (*3817-19 Lake Drive N*)

(3) That part of Lot 11, Block 5, described as follows: Beginning at the Northwest corner of Lot 14, Block 5, said Robbin Terrace Addition; thence South to the Southwest corner of said Lot 14; thence West along the North lines of Lots 9 and 10, Block 5 and Robbin Terrace Addition and the extension Westerly of said North lines a distance of 110 feet; thence North parallel to the West line of said Lot 14 to the North line of said Lot 11, thence Easterly to the point of beginning. (*3809-11 Lake Drive N*)

(4) That part of Lot 11, Block 5, described as follows: Commencing at the Northwest corner of Lot 14, Block 5, said Addition; thence South along the West line of said Lot 14 to the Southwest corner of said Lot 14; thence West along the North line of Lots 9 and 10, Block 5, said Addition a distance of 55 feet to the point of beginning; thence continuing West along the North line of said Lots 9 and 10 and its extension a distance of 55 feet; thence North and parallel with the West line of said Lot 14 to the Southwesterly line of 45th Avenue North, thence Southeasterly along the Southwesterly line of 45th Avenue

- (5) North, to a point on said Southwesterly line marked by the intersection with a line parallel with the West line of said Lot 14 and commencing on the North line of said Lots 9, and 10, 55 feet West of the Southwest corner of said Lot 14; thence South along said parallel line to the point of beginning. *(3813-15 Lake Drive N)*
- (6) That part of Lot 11, Block 5, described as beginning at the Northeast corner of Lot 13 said Block 5, thence Easterly along the North line of said Lot 11 a distance of 60.11 feet; thence South, parallel with the East line of said Lot 13 to its intersection with the extension East of the South line of said Lot 13; thence West along said extended line to the Southeast corner of said Lot 13; thence North along the East line of said Lot 13 to the point of beginning. *(3821-23 Lake Drive N)*
- (7) Lot 12, except road, Block 5. *(3829-31 Lake Drive N)*

(ww) **ROCKFORD DR. ADDITION:**

- (1) East 60 feet of that part of Lot 1 lying North of South 150 feet thereof. *(5621-23 42<sup>nd</sup> N)*
- (2) That part of Lot 29 lying West of the East 40 feet thereof. *(3856-58 Xenia Ave N)*
- (3) That part lying West of the East 40 feet thereof, Lot 30. *(3850-52 Xenia Ave N)*
- (4) Lot 39. *(3927-29 Xenia Ave N)*
- (5) Lot 52. *(4045-47 Xenia Ave N)*

(xx) **SCHULTZS HIDDEN HAVEN:**

- (1.) Lots 1, 2, 6 & 7, Block 1 *(4357-59 Robin Ave N, 4358-60 Robin Ave N)*

(yy) **SEMINARY PARK:**

- (1) Lot 12, Block 4. *(3913-15 Unity Ave N)*

(zz) **SHANNON GLEN:**

- (1) Lots 2, 3, 4, 5, 7, 8, 27, and 28, Block 1. *(4367-69 France Ave N, 4361-63 France Ave N, 4351-53 France Ave N, 4360-62 Halifax Ave N.)*

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

- (1) Lot 6 and North 1/2 of Lot 7, Block 1. *(4309-11 Lakeland Ave N)*

(2) Lot 8 and Southeasterly 1/2 of Lot 7, Block 1. (*4301-03 Lakeland Ave N*)

(3) Lot 16, Block 1. (*4340 W Broadway Ave N*)

(4) Lot 1 and Northwesterly 40 feet of Lot 2, Block 2. (*4283 Lakeland Ave N*)

(5) Lots 9 and 11, Block 2. (*4254-56 W Broadway Ave N, 4266-68 W Broadway Ave N*)

(bbb) **SOUTHBROOK TOWNHOUSES**

(*4100-32 46<sup>th</sup> Ave N*)

(ccc) **STRAWBERRY ACRES:**

(1) North 1/2 of Lot 9, Block 1. (*4146 Welcome Ave N*)

(2) South 1/2 of Lot 5, Block 2. (*4001 Vera Cruz Ave N*)

(ddd) **STRAWBERRY ACRES 2ND ADDITION:**

(1) North 60 feet of Lot 1, Block 1. (*3955 Vera Cruz Ave N*)

(2) South 1/2 of Lot 10, Block 1. (*3950-52 Welcome Ave N*)

(3) The South 47 feet of Lot 3 as measured along the East and West lines thereof, Block 2.  
(*3848-50 Welcome Ave N*)

(eee) **STRAWBERRY ACRES 4TH ADDITION:**

(1) Lots 1, 2, 3, 4, 5, 9, and 10. (*4059-61 Welcome Ave N, 4053-55 Welcome Ave N, 4047-49 Welcome Ave N, 4041-43 Welcome Ave N, 4035-37 Welcome Ave N, 4011-13 Welcome Ave N, 4001-03 Welcome Ave N*)

~~(fff) **VAN DEMARK:**~~

~~(1) Lot 1, Block 1. (*3430 France Ave N*) [Deleted, Ord 04-14-moved to R-1]~~

(fff) **VICTORY VIEW:**

(1) Lot 1, Block 2. (*3300-04 43<sup>rd</sup> Ave N*)

(2) Lot 2, Block 3. (*3406-08 43<sup>rd</sup> Ave N*)

**(ggg) WALKER'S LUMBER:**

(1) Lots 4 and 17, Block 2. *(4536-38 Beard Ave N)*

**(hhh) WOOD'S 2ND ADDITION:**

(1) Lots 3, 4, 19, and 20, Block 2. *(3747-51 Major Ave N, 3714-18 Noble Ave N)*

**(iii) WOODWORTH & DAVIS ADDITION TO ROBBINSDALE PARK:**

(1) Lot 13 and the south 1/2 of Lot 14, Block 2. *(3810 Major Ave N)*

(2) Lots 17 and 18, Block 3. *(3807-11 Major Ave N)*

(3) All that part of Lots 34, 35, and 36 of Block 3 described as follows to-wit: Beginning at a point on the West line of said Lot 36 in said Block, which point is 6.4 feet South of the Northwesterly corner of said Lot, thence South on Vilas Avenue along the West line of Said Block 3 a distance of 99.6 feet; thence easterly 127.5 feet to a point on the Easterly line of said Lot 34 in said Block which point is 21.2 feet South of the Northeasterly corner of said Lot 34; thence North along the Easterly line of said Lot 34, 35, 36, a distance of 100.2 feet; thence Westerly 127.5 feet to the point of beginning, except the North 38 feet measured along the East and West lines thereof. *(3858 Noble Ave N)*

**(jjj) SECTION 10, TOWNSHIP 118, RANGE 21:**

(1) Commencing at a point in the South line of Government Lot 4 distance 200 feet West from the Southeast corner thereof thence North 90 feet parallel with the East line thereof thence West 100 feet parallel with the South line thereof thence South parallel with said East line and the extension thereof to the center line of Lake Drive Avenue thence Northeasterly 110.5 feet along said center line thence North to beginning excluding road. *(3910-14 Lake Drive)*

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

(1) West 135 feet of East 495 feet of North 60 feet of South 180 feet of that part of Government Lot 3 lying North of Strawberry Acres 4th Addition. *(4117-19 Welcome Ave N)*

(2) West 135 feet of East 495 feet of North 60 feet South 240 feet of that part of Government Lot 3 lying North of Strawberry Acres 4th Addition. *(4123-25 Welcome Ave N)*

(3) West 135 feet of East 495 feet of North 60 feet of South 300 feet of that part of Government Lot 3, lying North of Strawberry Acres 4th Addition, Lot 5. *(4129-31 Welcome Ave N)*

- (4) The West 53 feet of the East 495 feet of that part of Government Lot 3 lying North of a line par with 465 feet North of the North line of Strawberry Acres 4th Addition and South of Rockford Rd. (5615-17 42<sup>nd</sup> Ave N)
- (5) The East 125.6 feet of that part of Government Lot 3 lying South of the North 234 feet thereof West of Welcome Avenue and North of Rockford Rd. (5616 42<sup>nd</sup> Ave N)

**(III) SECTION 7, TOWNSHIP 29, RANGE 24:**

- (1) North 88 feet of South 108 feet of East 155 feet of Southeast 1/4 of Southeast 1/4.  
(2601 France Ave N)
- (2) North 110 feet of South 430 feet of Southeast 1/4 of Southeast 1/4 lying East of Railroad right-of-way. (2629 France Ave N)
- (3) North 70 feet of South 330 feet of East 132 feet of Northeast 1/4.(3225-27 France Ave N)
- (4) The North 50 feet of South 130 feet of West 150 feet of East 299.66 feet of Northeast 1/4. (3204-06 Grimes Ave N)
- (5) The North 50 feet of South 180 feet of West 150 feet of East 299.66 feet of Northeast 1/4. (3208-10 Grimes Ave N)
- (6) The North 50 feet of South 230 feet of West 150 feet of East 299.66 feet of Northeast 1/4. (3212-14 Grimes Ave N)
- (7) The North 50 feet of South 280 feet of West 12 feet of East 299.66 feet of Northeast 1/4.  
(3216-18 Grimes Ave N)
- (8) North 50 feet of South 330 feet of West 150 feet of East 299.66 feet of Northeast 1/4.  
(3220-22 Grimes Ave N)
- (9) South 65 feet of East 128 feet of North 1/2 of South 3/4 of Northeast 1/4 of Southeast 1/4.(2937-39 France Ave N)
- (10) North 65 feet of South 130 feet of East 128 feet of North 1/2 of South 3/4 of Northeast 1/4 of Southeast 1/4. (2941-43 France Ave N)
- (11) Southerly 1/2 of East 128 feet of North 1/2 of South 3/4 of Northeast 1/4 of Southeast 1/4 lying South of North 296.6 feet thereof and lying North of South 130 feet thereof except road. (2945 France Ave N)

- (12) Northerly 1/2 of East 128 feet of North 1/2 of South 3/4 of Northeast 1/4 of Southeast 1/4 lying South of North 296.6 feet thereof and lying North of South 130 feet thereof. (2947 France Ave N)
- (13) Commencing at Northeast corner of Southeast 1/4 then South along East line thereof 330 feet; then South 89° 57' West 128 feet; then South parallel with East line of Southeast 1/4 428 feet to actual point of beginning; then West 138.14 feet to point in East Line of Grimes Avenue, then Southerly along East line of Grimes Avenue 62.13 feet to point in South line of North 1/2 of South 3/4 of Northeast 1/4 of Southeast 1/4 then East along said South line 144.63 feet; then North 61.66 feet to beginning. (3046-48 Grimes Ave N)
- (14) Commencing at the Northeast corner of said Southeast 1/4 thence south along the East line of said Southeast 1/4 a distance of 330.0 feet; thence South 89° 57' West, a distance of 128.0 feet; thence South parallel with the East line of said Southeast 1/4 a distance of 368.0 feet to the point of beginning; thence West 131.83 feet to a point in the East line of Grimes Avenue North; thence South 6° 00' West along the East line of said Grimes Avenue North, 60.33 feet; thence East 138.14 feet; thence North parallel with the East line of said Southeast 1/4 60.00 feet to the point of beginning. (3050-52 Grimes Ave N)
- (15) Commencing at the Northeast corner of said Southeast 1/4; thence South along the East line of said Southeast 1/4 a distance of 330.0 feet; thence South 89° 57' West a distance of 128.0 feet; thence South parallel with the East line of said Southeast 1/4 a distance of 242.0 feet to the point of beginning; thence West 121.48 feet to a point in the East line of Grimes Avenue North; thence Southerly along the East line of said Grimes Avenue North on a curve to the right (having a central angle of 4° 38' 30" and a radius of 779.25 feet and a chord bearing of South 3° 24' 12" West) 63.13 feet; thence East 125.22 feet; thence North parallel with the East line of said Southeast 1/4, 63.00 feet to the point of beginning. (3100-02 Grimes Ave N)
- (16) Commencing at the Northeast corner of said Southeast 1/4; thence South along the East line of said Southeast 1/4 a distance of 330.0 feet; thence South 89° 57' West a distance of 128.0 feet; thence South parallel with the East line of said Southeast 1/4 a distance of 242.0 feet to the point of beginning; thence West 121.48 feet to a point in the East line of Grimes Avenue North; thence Southerly along the East line of said Grimes Avenue North on a curve to the right (having a central angle of 4° 38' 30" and a radius of 779.25 feet and a chord bearing of South 3° 24' 12" West) 63.13 feet; thence East 125.22 feet; thence North parallel with the East line of said Southeast 1/4, 63.00 feet to the point of beginning. (3104-06 Grimes Ave N)

- (17) Commencing at the Northeast corner of said Southeast 1/4 thence South along the East line of said Southeast 1/4, a distance of 330.0 feet; thence South  $89^{\circ} 57'$  West, a distance of 128.0 feet; thence South parallel with the East line of said Southeast 1/4 a distance of 179.0 feet to the point of beginning, thence West 121.34 feet to a point in the East line of Grimes Avenue North; thence South along the East line of said Grimes Avenue North 48.36 feet; thence on a tangential curve to the right (having a central angle of  $1^{\circ} 04' 35''$  and a radius of 779.25 feet) 14.64 feet; thence East 121.48 feet; thence North parallel with the East line of said Southeast 1/4 63.00 feet to the point of beginning. (3108-10 Grimes Ave N)
- (18) Commencing at the Northeast corner of said Southeast 1/4; thence South along the East line of said Southeast 1/4 a distance of 330.0 feet; thence South  $89^{\circ} 57'$  West, a distance of 128.0 feet; thence South parallel with the East line of said Southeast 1/4, a distance of 118.0 feet to the point of beginning; thence West 125.32 feet to a point in the East line of Grimes Avenue North; thence Southerly along the East line of said Grimes Avenue North on a curve to the right, (having a central angle of  $11^{\circ} 33' 17''$  and a radius of 196.50 feet and a chord bearing of South  $5^{\circ} 46' 38''$  East), 39.63 feet; thence South along the East line of said Grimes Avenue North 21.64 feet; thence East 121.34 feet; thence North parallel with the East line of said Southeast 1/4 61.00 feet to the point of beginning. (3112-14 Grimes Ave N)
- (19) Commencing at the Northeast corner of said Southeast 1/4; thence South along East line thereof 330 feet then South  $89^{\circ} 57'$  West 128 feet; then South parallel with East line of Southeast 1/4 59 feet to actual point of beginning; then West 147.73 feet to point in East line of Grimes Avenue; then Southerly along East line of Grimes Avenue 63.41 feet; then East 125.32 feet then North 59 feet to beginning.(3116-18 Grimes)
- (20) Commencing at the Northeast corner of said Southeast 1/4; thence South along the East line of said Southeast 1/4, a distance of 330.0 feet; thence South  $89^{\circ} 57'$  West, a distance of 128.0 feet; thence South parallel with the East line of said Southeast 1/4, a distance of 10.0 feet to the point of beginning; thence South  $89^{\circ} 57'$  West, 177.02 feet to a point in the East line of Grimes Avenue North; thence South  $30^{\circ} 58'$  East along the East line of said Grimes Avenue North, 53.76 feet; thence on a tangential curve to the right (having a central angle of  $0^{\circ} 55' 17''$  and a radius of 196.50 feet) 3.16 feet; thence East 147.73 feet; thence North parallel to the East line of said Southeast 1/4, 49.00 feet to the point of beginning. (3120-22 Grimes Ave N)

- (21) Commencing at the Northeast corner of said Southeast 1/4, thence on an assumed bearing of South along the East line of said Southeast 1/4 a distance of 330 feet; thence South  $89^{\circ} 57'$  West, a distance of 461.5 feet; thence South  $9^{\circ} 07' 56''$  East 192.05 feet; thence South  $4^{\circ} 09' 26''$  West 270.71 feet; thence on a bearing of West 5.33 feet to the actual point of beginning; thence on a bearing of East 144.23 feet to a point in the West line of Grimes Avenue North; thence South  $6^{\circ} 00'$  West 62.29 feet along said West line; thence West 144.23 feet; thence North  $6^{\circ} 00'$  East 62.29 feet to the actual point of beginning. (3041-43 Grimes Ave N)
- (22) Commencing at the Northeast corner of said Southeast 1/4; thence South along the East line of said Southeast 1/4 a distance of 330.0 feet; thence South  $89^{\circ} 57'$  West, a distance of 461.5 feet; thence South  $9^{\circ} 07' 56''$  East 192.05 feet; thence South  $4^{\circ} 09' 26''$  West, 208.88 feet to point of beginning; thence East 140.90 feet to a point in the West line of Grimes Avenue North; thence South  $6^{\circ} 00'$  West 62.01 feet along the West line; thence West 138.90 feet; thence North  $04^{\circ} 09', 26''$  East 61.83 feet to the point of beginning. (3045-47 Grimes Ave N)
- (23) Commencing at the Northeast corner of said Southeast 1/4; thence South along the East line of said Southeast 1/4, a distance of 330.0 feet; thence south  $89^{\circ} 57'$  West a distance of 461.5 feet; thence South  $9^{\circ} 07' 56$  seconds East 192.05 feet; thence South  $4^{\circ} 09' 26''$  West, 147.05 feet to the point of beginning; thence East 142.90 feet to the West line of Grimes Avenue North; thence South  $6^{\circ} 00'$  West 62.01 feet along said West line; thence West 140.90 feet; thence North  $4^{\circ} 09' 26''$  East 61.83 feet to the point of beginning. (3049-51 Grimes Ave N)
- (24) Commencing at the Northeast corner of said Southeast 1/4; thence South along the East line of said Southeast 1/4, a distance of 330.0 feet; thence South  $89^{\circ} 57'$  West a distance of 461.5 feet; thence South  $9^{\circ} 07' 56''$  East, 192.05 feet; thence South  $4^{\circ} 09' 26''$  West, 85.23 feet to the point of beginning; thence East 144.31 feet to a point in the West line of Grimes Avenue North; thence Southerly along the West line of Grimes Avenue North on a curve to the right (having a central angle of  $2^{\circ} 18' 06''$  and a radius of 737.25 feet and a chord bearing of South  $4^{\circ} 50' 53''$  West) 29.82 feet; thence South  $6^{\circ} 00'$  West tangent to the last described curve 32.33 feet; thence West 142.90 feet; thence North  $4^{\circ} 09' 26''$  East to the point of beginning. (3101-03 Grimes Ave N)
- (25) Commencing at the Northeast corner of said Southeast 1/4; thence South along the East line of said Southeast 1/4 a distance of 330.0 feet; thence South  $89^{\circ} 57'$  West, a distance of 461.5 feet; thence South  $9^{\circ} 07' 56''$  East 192.05 feet; thence South  $4^{\circ} 09' 26''$  West, 23.40 feet to the point of beginning; thence East 141.36 feet to a point in the West line of Grimes Avenue North; thence South along the West line of Grimes Avenue 14.11 feet; thence on a tangential curve to the right (having a central angle of  $3^{\circ} 41' 54''$  and a radius of 737.25 feet) 47.58 feet; thence West 144.31 feet; thence North  $4^{\circ} 09' 26''$  East 61.83 feet to the point of beginning. (3105-07 Grimes Ave N)

- (26) Commencing at the Northeast corner of said Southeast 1/4; thence South along the East line of said Southeast 1/4, a distance of 330.0 feet; thence South  $89^{\circ} 57'$  West, a distance of 461.5 feet; thence South  $9^{\circ} 07' 56''$  East 153.23 feet to the point of beginning; thence East 145.71 feet to a point in the West line of Grimes Avenue North; thence Southerly along the West line of said Grimes Avenue North on a curve to the right (having a central angle of  $2^{\circ} 08' 39''$  and a radius of 154.5 feet, and a chord bearing of South  $1^{\circ} 04' 18''$  East) 5.78 feet; thence tangent to the last described curve, and South 55.89 feet; thence West 141.36 feet; thence North  $09^{\circ} 26'$  East 23.40 feet; thence deflecting left and continuing North  $9^{\circ} 07' 56''$  West 38.82 feet to the point of beginning. (3109-11 Grimes Ave N)
- (27) Commencing at Northeast corner of Southeast 1/4; then South along East line thereof 330 feet; then South  $89^{\circ} 57'$  West 461.5 feet; then South  $09^{\circ} 07' 56''$  East 90.77 feet to actual point of beginning, then East 140.23 feet to point in West line of Grimes Avenue then Southerly along West line of Grimes Avenue 64.03 feet then West 145.71 feet; then North  $09^{\circ} 07' 56''$  West 62.46 feet to beginning. (3113-15 Grimes Ave N)
- (28) Commencing at Northeast corner of Southeast 1/4 then South along East line thereof 330 feet then South  $89^{\circ} 57'$  West 461.5 feet then South  $09^{\circ} 07' 56''$  East 27.35 feet to actual point of beginning; then North  $89^{\circ} 57'$  East 113.43 feet to point in West line of Grimes Avenue then South  $30^{\circ} 58'$  East along West line of Grimes Avenue 58.96 feet; then on a tangential curve to the right with a delta of  $05^{\circ} 04' 46''$  and a radius of 154.5 feet a distance of 13.70 feet; then West 140.23 feet then North  $09^{\circ} 07' 56''$  West 63.42 feet to beginning. (3117-19 Grimes Ave N)