

550.05 "R-3" District. Subdivision 1. The "R-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. 180:**

- (1) That part of Lots 28 and 29 and the East 46 feet of Lot 27, lying North of a line running parallel with and 209.44 feet South from the North line of Lots 27 and 28 extended, except roads. (*3755 Hubbard Ave N*)
- (2) Lot 26, except the North 160 feet thereof, and except that part lying South of the Westerly extension of the South line of Lot 28;

That part of the West 119 feet of Lot 27, lying South of the North 160 feet thereof; and that part of Lot 27 lying South of the North 209.44 feet thereof and East of the West 119 feet thereof;

That part of the West 70 feet of Lot 28, lying South of a line parallel with and 209.44 feet South of the North line of said lot. (*3737 Hubbard Ave N-part*)

- (3) All that part of Lot 28, lying East of the West 70 feet thereof; and lying South of a line parallel with and 209.44 feet South of the North line of said Lot 28 and the same extended, and lying Westerly of a line parallel with and 80 feet Southwesterly of the Northeasterly line of said Lot 28; except that part embraced in Registered Land Survey No. 448, Files of Registrar of Titles, Hennepin County, Minnesota; and except that part lying between the Northwesterly line of said Registered Land Survey No. 448 and a line running from the most Westerly corner of said registered land survey to a point in the Easterly line of said Lot 28, distant 15 feet Northerly of the most Northerly corner of said Registered Land Survey. (*3737 Hubbard Ave N-part*)
- (4) Lot 30 and the Northwesterly 20 feet of Lot 31. (*3737 Hubbard Ave N-part*)
- (5) All that part of Lots 28 and 29 lying South of a line parallel with and 209.44 feet South of the North line of said Lot 28 and the same extended; and lying Northeasterly of a line parallel with and 80 feet Southwesterly of Northeasterly line of said Lot 28; except that part of said Lot 28 embraced in Registered Land Survey No. 448, Files of Registrar of Titles, Hennepin County, Minnesota, and except that part of Lot 28 lying between the Northwesterly line of said Registered Land Survey No. 448 and a line running from the most Westerly corner of said Registered Land Survey to a point in the Easterly line of said Lot 28, distant 15 feet Northerly of the most Northerly corner of said Registered Land Survey. (*3737 Hubbard Ave N-part*)

(6) That part of Lot 20 lying southeasterly of the northwesterly 14.00 feet thereof. (3801 & 3807 W Broadway Ave N)

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

(1) Lot 11. (3340-50 Drew Ave N)

**(c) BARRIER FREE ADDITION:**

(1) Lot 1 and Outlot A, Block 1. (4556 Lake Drive N)

**(d) BRIMHALL'S FIRST ADDITION TO ROBBINSDALE PARK:**

(1) Lots 4 and 5, Block 1. (4319 Regent Ave N)

**(e) CRYSTAL LAKE HEIGHTS:**

(1) Lot 4, Block 3. (3743 W Broadway Ave N)

**(f) LEE SQUARE ADDITION:**

(1) Lots 1, 2, and 3. (4400-36<sup>th</sup> Ave N and 3648 Lee Ave N)

**(g) ROBIN ESTATES:**

(1) Lot 14, Block 2. (4400-45<sup>th</sup> Ave N)

**(h) ROBBINSDALE PARK:**

(1) Lots 25, 26, and 27, Block 4, (4259 W Broadway Ave N)

(2) Robbinsdale Park, Lots 9, 10, and 11 of Block 6. (5026 42<sup>nd</sup> Ave N)

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

(1) All of St. Cyr Manor, except Lot 5, Block 1, of St. Cyr Manor, and except Outlot 2 of St. Cyr Manor. (4201-79 46<sup>th</sup> Ave N; 4200-20 46<sup>th</sup> Ave N; 4228-48 46<sup>th</sup> Ave N)

**(j) SECTION 10, TOWNSHIP 118, RANGE 21 - GOVERNMENT LOT 4:**

- (1) That part of Government Lot 4, Section 10, Township 118, Range 21, described as follows: Commencing at the point of intersection of the South line of Government Lot 1, Section 15, Township 118, Range 21, and the Westerly line of the new Rockford Road, which point is 996.1 feet West of the Northeast corner of Section 6, Township 29, Range 24, which point is marked by a Judicial Monument; thence Northeasterly along the Westerly line of said new Rockford Road with an interior angle of 117 degrees, 55 minutes a distance of 108.04 feet to a Judicial Monument; thence North with an interior angle of 152 degrees 05 minutes a distance of 504.06 feet to the actual point of beginning of the land to be hereinafter described; thence South 0 degrees 00 minutes along said last described line 237.89 feet; thence West 0 degrees 00 minutes 655 feet; thence on a tangential curve to the left the radius of which is 145.0 feet, a distance of 14.53 feet; thence North 5 degrees 44 minutes 36 seconds West 239.82 feet; thence East 0 degrees 00 minutes to the actual point of beginning. (*4200 45<sup>th</sup> Ave N*)

**(k) SECTION 16, TOWNSHIP 118, RANGE 21 - GOVERNMENT LOT 3:**

- (1) That part of Government Lot 3, Section 16, Township 118, Range 21, beginning at a point on the North line of said Government Lot, 1512.38 feet East of the West line of said Section measured along the North line of the Southwest Quarter of the Northwest Quarter of said Government Lot 3, of said Section, thence East along said North line 221.86 feet, thence deflecting to the right 89 degrees 52 minutes a distance of 339.35 feet, thence deflecting to the right 101 degrees 25 minutes to the intersection with a line drawn Southerly from the point of beginning at an angle of 89 degrees 57 minutes 30 seconds from the North line of the within tract as measured from East to South, thence Northerly along said line 294.97 feet to the point of beginning, except that part thereof lying Westerly of the following described line; beginning at the point of beginning of the above described tract of land, thence East along said North line of Government Lot 3, a distance of 100 feet to the actual point of beginning of the line to be described, thence deflecting to the right 89 degrees 57 minutes 30 seconds and running Southerly a distance of 314.93 feet, more or less to a point in the Southerly line of the above described tract of land and there terminating; subject to the right-of-way of Rockford Road (42nd Avenue North - County Road 9) over the Southwesterly 33 feet thereof; and all that part of the East 64.26 feet of the West 478.05 feet of said Government Lot 3 lying north of said Road and lying south of GIEBENHAIM FIRST ADDITION. (*5800 42<sup>nd</sup> Ave N*)