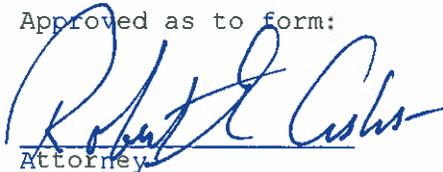




Section 3. That this ordinance shall take effect and be in force 30 days from and after its passage and publication

Approved as to form:



Robert L. Cash  
Attorney

PC:plng JJ:eu 9/15/2011

Statement of Purpose: Ordinance No.10084 rezoned areas of West Duluth's Spirit Valley Business District from Mixed Use-Neighborhood (MU-N) to two form districts, Form District 3 (F-3) Mid-Rise Community Shopping and Form District 4 (F-4) Mid-Rise Community Mix. The map and legal description provided with Ordinance No. 10084 described and depicted the boundaries of the areas to be rezoned but failed to demonstrate and describe the particular zone districts within the area. This ordinance does not change the form district zoning approved by Ord. No.10084, this ordinance is only providing the missing detail.

## EXHIBIT A

### Parcels of West Duluth/Spirit Valley to be Re-zoned to Form District F-3

That part of West Duluth Fifth Division and that part of Spirit Valley Division, according to the recorded plats thereof at St. Louis County Recorder's Office, Minnesota, bounded by the following:

Beginning at a point of intersection of the alley center line between Blocks 132 and 133 of said West Duluth Fifth Division, and the northwesterly extension of the northeasterly line of Lot 18 of said Block 133;  
Thence northeast and north along said alley center line and its extension to the westerly extension of the south line of Lot 9 of said Block 133;  
Thence east along said south line of Lot 9 and its extension, across 58<sup>th</sup> Avenue West, West Duluth Fifth Division, to the center line of 58<sup>th</sup> Avenue West;  
Thence north along said center line of 58<sup>th</sup> Avenue West to the extension of the alley center line between Blocks 141 and 142 of said West Duluth Fifth Division;  
Thence northeast and north along said alley center line to the westerly extension of the south line of Lot 11 of said Block 141;  
Thence east along said south line of Lot 11 and its extension, across 57<sup>th</sup> Avenue West, West Duluth Fifth Division, to the center line of 57<sup>th</sup> Avenue West;  
Thence north along said center line of way of 57<sup>th</sup> Avenue West to the westerly extension of the north line of Lot 17, Block 149, West Duluth Fifth Division;  
Thence east along the said north line of Lot 17 and its extension to the center line of the alley between Blocks 149 and 150, West Duluth Fifth Division;  
Thence south along said centerline of said alley to the westerly extension of the south line of Lot 18 of said Block 150;  
Thence east along the south line of said Lot 18 and its extension to the center line of 56<sup>th</sup> Avenue West, West Duluth Fifth Division;  
Thence north along said center line of 56<sup>th</sup> Avenue West to the extension of the alley center line between Blocks 151 and 152 of said West Duluth Fifth Division;  
Thence northeast and north along said alley center line to the center line of Cody Street, West Duluth Fifth Division;  
Thence east along said center line of Cody Street and its extension east to the center line of Grand Avenue;  
Thence southwesterly along said center line of Grand Avenue to the center line of 55<sup>th</sup> Avenue West;  
Thence south along said center line of 55<sup>th</sup> Avenue West, to the northeasterly extension of the southeast line of Block 137, West Duluth Fifth Division;  
Thence southwesterly along said southeast line of Block 137 to its intersection with the southerly line of Block 5 of Spirit Valley Division;  
Thence southeasterly along a radial line to the arc centerline of Ramsey Street;  
Thence southwesterly along said arc centerline of Ramsey Street to the intersection with the northeasterly extension of the alley center line between Blocks 3 and 4 of Spirit Valley Division;  
Thence southwest along said alley center line between Blocks 3 and 4 to the southeasterly extension of the southwest line of Lot 3 of Block 4 of Spirit Valley Division;  
Thence northwest along said southwest line of Lot 3 and its extension to the center line of Grand Avenue;  
Thence southwesterly along said center line of Grand Avenue to the southeast extension of the northeast line of Lot 18 of Block 133;  
Thence northwesterly along said northeast line of Lot 18 to the Point of Beginning.

## EXHIBIT B

### Parcels of West Duluth/Spirit Valley to be Re-zoned to Form District F-4

That part of West Duluth First Division and that part of West Duluth Fifth Division and that part of Spirit Valley Division, according to the recorded plats thereof at St. Louis County Recorder's Office, Minnesota, bounded by the following:

Beginning at a point of intersection of the center line of the alley between Block 18 and Block 19 of said West Duluth First Division and the south line of Lot 7 of said Block 19 and its extension;  
Thence west along said south line of Lot 7 and its extension to the center line of 55<sup>th</sup> Avenue West;  
Thence north along said center line of 55<sup>th</sup> Avenue West to the center line of Bristol Street;  
Thence west along said center line of Bristol Street to the extended alley center line between Blocks 10 and 11 of West Duluth First Division;  
Thence north along said alley center line to the center line of Ramsey Street;  
Thence east along said centerline of Ramsey Street to the southerly extension of the west line of Lot 3 of Block 1 of Spirit Valley Division;  
Thence north along said west line of Lot 3 and its extension to the northwest corner of Lot 3;  
Thence east along the north line of said Lot 3 and its extension to the center line of 55<sup>th</sup> Avenue West;  
Thence north along said center line of 55<sup>th</sup> Avenue West to the westerly extension of the north line of Lot 10 of Block 6 of West Duluth First Division;  
Thence east along said north line of Lot 10 and its extension to the center line of the alley between Blocks 5 and 6 of West Duluth First Division;  
Thence north along said center line of the alley between Blocks 5 and 6 to the intersection of the extension of the northwest line of said Block 5;  
Thence northeasterly along said northwest line of Block 5 and continuing northeasterly along the northwest line of Block 2 of West Duluth First Division to a point "A", said Point A is perpendicular to a Point B that is at the intersection of the center line of 54<sup>th</sup> Avenue West and the extension of the southeast line of Block 154 of West Duluth Fifth Division;  
Thence from Point A northwesterly perpendicular to said northwest line of Block 2 to Point B;  
Thence north along said center line of 54<sup>th</sup> Avenue West to the southeast right-of-way of Grand Avenue;  
Thence southwesterly to a point on the center line of Grand Avenue the intersects the easterly extension of Cody street;  
Thence southwesterly along said center line of Grand Avenue to the center line of 55<sup>th</sup> Avenue West;  
Thence south along said center line of 55<sup>th</sup> Avenue West, to the northeasterly extension of the southeast line of Block 137, West Duluth Fifth Division;  
Thence southwesterly along said southeast line of Block 137 to its intersection with the southerly line of Block 5 of Spirit Valley Division;  
Thence southeasterly along a radial line to the arc centerline of Ramsey Street;  
Thence southwesterly along said arc centerline of Ramsey Street to the intersection with the northeasterly extension of the alley center line between Blocks 3 and 4 of Spirit Valley Division;  
Thence southwest along said alley center line between Blocks 3 and 4 to the southeasterly extension of the southwest line of Lot 3 of Block 4 of Spirit Valley Division;  
Thence northwest along said southwest line of Lot 3 and its extension to the center line of Grand Avenue;  
Thence southwesterly along said center line of Grand Avenue to the southeast extension of the northeast line of Lot 18 of Block 133 of West Duluth Fifth Division;  
Thence northwesterly along said northeast line of Lot 18 to the centerline of the alley between Blocks 132 and 133 of West Duluth Fifth Division;  
Thence southwest along said alley between Blocks 132 and 133 to the center line of 59<sup>th</sup> Avenue West;  
Thence south along the said center line of 59<sup>th</sup> Avenue West to the north right-of-way of Interstate 35, Highway Plan Number S.P. 6982;  
Thence easterly along said north right-of-way of Interstate 35 to the center line of the alley between Block 18 and Block 19 of West Duluth First Division;  
Thence north along said center line of the alley between Block 18 and Block 19 to the Point of Beginning.

## **EXHIBIT C**

### **Parcels of West Duluth/Spirit Valley to be Re-zoned to Form District F-3**

That part of Spirit Valley Division and that part of West Duluth First Division, according to the recorded plats thereof at St. Louis County Recorder's Office, Minnesota, bounded by the following:

Beginning at a point of intersection of the center line of the alley between Block 18 and Block 19 of said West Duluth First Division and the south line of Lot 7 of said Block 19 and its extension; Thence west along said south line of Lot 7 and its extension to the center line of 55<sup>th</sup> avenue West;

Thence north along said center line of 55<sup>th</sup> Avenue West to the center line of Bristol Street; Thence west along said center line of Bristol Street to the extended alley center line between Blocks 10 and 11 of West Duluth First Division;

Thence north along said alley center line to the center line of Ramsey Street;

Thence east along said centerline of Ramsey Street to the southerly extension of the west line of Lot 3 of Block 1 of Spirit Valley Division;

Thence north along said west line of Lot 3 and its extension to the northwest corner of Lot 3;

Thence east along the north line of said Lot 3 and its extension to the center line of 55<sup>th</sup> Avenue West;

Thence north along said center line of 55<sup>th</sup> Avenue West to the westerly extension of the north line of Lot 10 of Block 6 of West Duluth First Division;

Thence east along said north line of Lot 10 and its extension to the center line of the alley between Blocks 5 and 6 of West Duluth First Division;

Thence south along said alley center line between Blocks 5 and 6 and continuing south between Blocks 12 and 13 and between Blocks 18 and 19 of West Duluth First Division to the point of beginning.