

CITY OF AURORA ORDINANCE NO. 82

**AN ORDINANCE AMENDING CHAPTER 153: ZONING**

The City Council of the City of Aurora does ordain as follows:

Section 1. CHAPTER 153: ZONING, is hereby amended in accordance with the following subsections:

1. Section 153.035 shall be amended to read as follows:

**§ 153.035 ZONING DISTRICTS LISTED; MAP.**

(A) For the purposes of this chapter, the city is hereby classified into the following Zoning Districts:

LR	Low Density Residential
R-1	One- and Two-Family Residential
R-2	Mobile Home Park
R-2A	Mobile Home (Standard Residential Lot)
R-3	Multi-Family Residential
C-1	Business Commercial District
I-1	Industrial Commercial District
PUB	Public or Quasi-Public Open Space

(B) *Zoning map.* The boundaries of these districts are hereby defined and established as shown on the map entitled “Zoning Map, City of Aurora, Minnesota.” Unless otherwise indicated by relation to established lines, points or features, the district boundary lines are the centerlines of streets, alleys or railroad rights-of-way, existing or extended.

2. Section 153.041 shall be amended to read as follows:

**C-1 –BUSINESS COMMERCIAL DISTRICT**

(A) *Permitted uses.*

(1) The following service/office uses:

- (a) Nursing care homes, maternity care homes, child care homes and boarding care homes; provided, however, that the institutions shall, where required by state law, or regulations of the licensing authority, be licensed by the appropriate state authority;
- (b) Banking, finance, insurance, real estate and investment office;
- (c) Medical, dental, osteopathic, chiropractic and optometric offices;
- (d) Legal offices, engineering and architectural offices, educational and scientific research offices (excluding laboratory facilities), accounting, auditing and bookkeeping offices;
- (e) Religious uses, welfare and charitable uses, libraries and art galleries;
- (f) Beauty and barber services;
- (g) Funeral and crematory services;
- (h) Photographic services;
- (i) Apparel repair, alteration and cleaning pickup stations, shoe repair;
- (j) Advertising offices, provided that the fabrication of signs shall not be a permitted use;

(k) Consumer and mercantile credit reporting services office, adjustment and collection service offices;

(l) Duplicating, mailing and stenographic service offices;

(m) Employment agency offices;

(n) Business and management consultant offices;

(o) Detective and protective agency offices;

(p) Contractor's offices;

(q) Governmental offices;

(r) Business association, professional membership organizations, labor unions, civic, social and fraternal association offices;

(s) The compounding, dispensing or sale (at retail) of drugs, prescription items, patient or proprietary medicines, sick room supplies, prosthetic devices or items relating to any of the foregoing when conducted in the building occupied primarily by medical, dental, osteopathic, chiropractic or optometric offices; and

(t) The sale of food and grocery products.

(2) The following retail uses:

(a) The retail sale of heating and plumbing equipment, paint, glass and wallpaper, electrical supplies and building supplies;

(b) The retail sale of tires, batteries and automobile accessories and marine craft accessories;

(c) The retail sales of apparel and related accessories;

(d) The retail sale of furniture, home furnishings and related equipment;

(e) The retail sale of miscellaneous items such as the following:

1. Drugs and proprietary items;

2. Liquors;

3. Antiques and second-hand merchandise;

4. Books and stationery;

5. Garden supplies;

6. Jewelry;

7. Flowers and floral accessories;

8. Cigars and cigarettes;

9. Newspapers and magazines;

10. Computers, cameras, and photographic supplies;

11. Gifts, novelties and souvenirs;

12. Pets;

13. Optical goods;

14. Sporting goods and bicycles; and

15. Ceramic materials and related items

(f) Automobile service stations;

(g) Bars, restaurants, coffee shops;

(h) Hotels and motels.

(3) The following repair/service uses:

(a) Electrical repair service shops;

(b) Household appliances, electrical supplies, heating and plumbing equipment;

(c) Radio, television, and computer repair service shops;

(d) Watch, clock and jewelry repair service shops;

(e) Reupholstery and furniture repair shops;

(f) Laundering, dry cleaning and dyeing;

(g) Equipment rental and leasing services;

(h) Warehousing and storage;

(i) Small engine repair; and

- (j) Automobile body, repair, and car washes.
  - (4) The following medical and health uses:
    - (a) Hospitals, not including animal hospitals;
    - (b) Medical laboratories; and
    - (c) Dental laboratories.
  - (5) The following contract/construction uses:
    - (a) Building construction contractors offices;
    - (b) Plumbing, heating and air conditioning contractors offices;
    - (c) Painting, paper hanging and decorating contractors offices;
    - (d) Masonry, stone work, tile setting and plastering contractors offices;
    - (e) Carpentering and wood flooring contractors offices;
    - (f) Roofing and sheet metal contractors offices;
    - (g) Concrete contractors offices; and
    - (h) Water well drilling contractors offices.
  - (6) Educational uses; and
  - (7) Accessory uses, incidental to the foregoing principal uses when located on the same property with the use to which they are accessory.
- (B) *Special requirements.* See § [153.063](#).

3. Section 153.042, Section 153.043, and Section 153.045, are hereby repealed.

4. Section 153.044 shall be amended to read as follows:

## **I-1 – INDUSTRIAL COMMERCIAL DISTRICT**

### **(A) Permitted uses.**

- (1) The following manufacturing activities:
  - (a) Food and kindred products as illustrated by:
    - 1. Dairy products;
    - 2. Bakery products;
    - 3. Confectionery and related products;
    - 4. Beverages, with the exception of malt or malt liquors; and
    - 5. Macaroni, spaghetti and noodles.
  - (b) Textile mill products;
  - (c) Apparel and other finished products made from fabrics, leather and similar materials;
  - (d) Lumber and wood products, except saw mills and planing mills producing dimensioned lumber;
  - (e) Furniture and fixtures;
  - (f) Converted paper and paperboard products;
  - (g) Printing, publishing and allied industries;
  - (h) Chemicals and allied products as follows:
    - 1. Drugs; and
    - 2. Soaps, detergents and cleaning preparations, perfumes, cosmetics and other toilet preparations.
  - (i) Miscellaneous plastic products;
  - (j) Fabricated metal products as illustrated by:
    - 1. Office computing and accounting machines;
    - 2. Household appliances;
    - 3. Electrical lighting and wiring equipment;
    - 4. Communication equipment, including radio and television receiving sets;
    - 5. Electronic components and accessories;

6. Screw machine products; and
7. Coating, engraving and allied services.
- (k) Professional, scientific, electronic and controlling instruments, photographic and optical goods, watches and clocks; and
  - (1) Miscellaneous manufacturing goods, such as jewelry and silverware, musical instruments and parts, toys, amusement, sporting and athletic goods and pens, pencils and other office and artistic materials.
  - (2) The following wholesale trade activities:
    - (a) Motor vehicles and automotive equipment;
    - (b) Drugs, chemicals and allied products;
    - (c) Dry goods and apparel;
    - (d) Groceries and related products;
    - (e) Electrical goods;
    - (f) Hardware, plumbing, heating equipment and supplies;
    - (g) Machinery, equipment and supplies; and
    - (h) Other wholesale trade similar in nature to the aforementioned uses, such as paper and paper products, furniture and home furnishings and beer, wine and distilled alcoholic beverages, but expressly excluding petroleum bulk stations and scrap and waste materials and similar uses.
  - (3) The following service activities:
    - (a) Laundering, dry cleaning and dyeing;
    - (b) Warehousing and storage;
    - (c) Automobile and truck repair and wash;
    - (d) Contract construction;
    - (e) Kennels;
    - (f) Veterinarian and animal hospitals;
    - (g) Automobile and truck rental and leasing;
    - (h) Truck terminals or exchange stations;
    - (i) Banking, finance, insurance, real estate, investment offices, legal offices and call centers for any of the above; and
    - (j) Adult entertainment uses.
  - (4) The following mining and outdoor-related activities when allowed by conditional use permit:
    - (a) Mineral mining and related use of land, including but not limited to the excavation, extraction, removal, storage or processing of minerals, sand, gravel, rock or other natural deposits;
    - (b) A minimum one-half mile buffer zone when blasting operations and procedures are located or are occurring adjacent to all other zoning districts within the city;
    - (c) Speed motor sports events and speed motor sports equipment testing;
    - (d) Trails and other recreational uses of a noncommercial nature; and
    - (e) Non-recreational burning. For recreational fires, See § 93.03.
  - (5) Accessory uses incidental to the foregoing uses when located on the same property with the use to which they are accessory. The accessory uses shall include but not be restricted to the following:
    - (a) Off-street parking and off-street loading;
    - (b) Storage of materials, provided that when the use abuts or is adjacent to any residential zone, the storage shall be within completely enclosed buildings and effectively screened by a solid wall or fence, including solid entrance and exit garages not less than six feet nor more than eight feet in height; and
    - (c) Foundries, provided that the foundry operation is necessary to the principal use.
  - (6) Retail sales of products manufactured, processed or wholesaled at the use site;
  - (7) Accessory off-site parking not located on the same property with the principal use, subject to the provisions of this chapter; and
  - (8) Other uses similar in nature to the aforementioned uses, as determined by the Council.

(B) *Special requirements.* See § [153.064](#).

5. Section 153.060 shall be amended to read as follows:

**§ 153.060 TABLE OF MINIMUM DISTRICT REQUIREMENTS.**

Every use of land within the city shall conform to the following minimum requirements which are applicable to the zoning district in which the use is contemplated.

<i>District</i>	<i>Land Area (Sq. Ft. or Ac.)</i>	<i>Front Width (feet)</i>	<i>Yard Setback</i>			
			<i>Front</i>	<i>Rear</i>	<i>Side Interior</i>	<i>Side Corner</i>
LR Low Density Residential	(1) 5 Ac./unit	300	25	40	10	25
R-1 One- and Two-Family Residential:						
One-Family Dwelling	9,500/unit	(4) 75	25	(3) (5) 40	(3) 10	25
Two-Family Dwelling	6,200/unit	(4) 100	25	(3) (5) 40	(3) 10	25
R-2 Mobile Home Park	5,000/unit	(4) 50	See § <a href="#">153.061</a>			
R-2A Mobile Home (Standard Residential Lot)	5,000/unit	(4) 50	25	(3) (5) 40	(3) 10	25
R-3 Multi-Family Residential	3,600/unit	(4) 100	50	(3) (5) 50	(3) 20	50
C-1 Business Commercial District	N/A	(4)(2) 75	(2) 50	(2) (5) 50	(2) 20	(2) 50
I-1 Industrial Commercial District	N/A	(4) 150	50	(5) 50	20	50
PUB Public Open Space	N/A	N/A	50	50	50	50
Notes:						
(1) Without public sanitary sewers						
(2) Setbacks apply to only new centers; does not apply to Business Commercial District existing on the effective date of this chapter or to the extension of same						
(3) 5 feet for detached garages and accessory buildings						
(4) At the front yard setback line						
(5) Not within 10 feet from existing alley line						

6. Section 153.063 shall be amended to read as follows:

**§ 153.063 SPECIAL REQUIREMENTS IN C-1 DISTRICTS.**

(A) All storage, display, service, repair or processing shall be conducted wholly within an enclosed building or behind an opaque fence or wall not less than six feet high, except for the outdoor storage of merchandise during business hours.

(B) Incineration of waste matter shall be conducted in approved equipment located within the building wherein the permitted use is conducted.

(C) Where a proposed C-1 development abuts an R-1, R-2 or R-3 District other than at a public street line, buffer provisions shall be established. There shall be provided a protective strip of not less than 35 feet in width. The protective strip shall not be used for parking, driveways, off-street loading or storage and shall be landscaped. The landscape treatment shall contain an opaque fence or wall which shall not extend within ten feet of any street right-of-way. The fence or wall design must be approved by the Council as being in harmony with the residential neighborhood and providing sufficient screening of the commercial area. The fence or wall shall be eight feet in height. The protective strip shall contain no structures other than the approved fence or wall.

(D) No Improvement and Zoning permit shall be issued until a site and parking layout has been approved as provided in §§ [153.066](#) through [153.074](#). No parking shall be permitted within 15 feet of the street right-of-way, and this 15-foot area shall be maintained as a green strip.

(E) In developments of sufficient magnitude so as to require on-site water main or sewer main construction, plans for the facilities shall be designed by and installed under the supervision of a civil engineer registered in this state and shall be submitted to and approved by the City Engineer.

Section 2. **CHAPTER 153: ZONING**, is hereby amended to revise the zoning district map and to rezone the following properties in accordance with the following subsections:

1. The following property is rezoned to I-1 Industrial Commercial District:

**INDUSTRIAL (I-1)**

North Half (N ½) of Section Four (4); North Half of Southeast Quarter (N ½ of SE ¼) of Section Four (4); Northwest Quarter of Southwest Quarter (NW ¼ of SW ¼) of Section Four (4); Northeast Quarter of Southwest Quarter (NE ¼ of SW ¼), of Section Four (4), except the following described portion thereof:

That part of the East Half of the Southwest Quarter of Section 4, Township 58 North, Range 15 West of the Fourth Principal Meridian described as follows:

Commencing at the south quarter corner of said Section 4; thence along the North-South quarter section line on an assigned bearing of North 2°11'02" West 666.05'; thence South 88°32'16" West 43.00' to the POINT OF BEGINNING; thence continuing South 88°32'16" West 538.19'; thence North 2°11'02" West 907.55'; thence South 42°17'47" East 423.68'; thence South 68°03'51" East 290.55'; thence South 2°11'02" East 471.58' to the POINT OF BEGINNING.

Southwest Quarter of Southeast Quarter (SW ¼ of SE ¼), except land to be conveyed by City to School, of Section Four (4);

ALL IN TOWNSHIP FIFTY-EIGHT (58), RANGE FIFTEEN (15).

AND

North Half (N ½) of Section Three (3); Southeast Quarter (SE ¼) of Section Three (3); Southeast Quarter of Southwest Quarter (SE ¼ of SW ¼), of Section Three (3), except the following described parcel:

All of the SE ¼ of the SE ¼ of the SW ¼, EXCEPT:

The S'ly 33.00 feet of the SE ¼ of SE ¼ of the SE ¼,

AND EXCEPT:

A portion of the SE ¼ of the SE ¼ of the SW ¼, and more particularly described as follows: Beginning at the NW corner of the above described parcel; thence E'ly along the North boundary line of the above described parcel for a distance of 295.30 feet to a point; thence SW'ly to a point on the West boundary of the above described parcel, which is 295.30 feet S'ly of the point of beginning; thence N'ly along the West boundary line of the above described parcel for a distance of 295.30 feet to the point of beginning in Section Three (3);

ALL IN TOWNSHIP FIFTY-EIGHT (58), RANGE FIFTEEN (15).

AND

Northeast Quarter of Northeast Quarter (NE ¼ of NE ¼) of Section Ten (10); Northwest Quarter of Northeast Quarter (NW ¼ of NE ¼), of Section Ten (10), except the following described parcels:

That part of the south 329.00' of the west 329.00' of the NW ¼ of the NE ¼ of Section 10, Township 58 North, Range 15 West of the Fourth Principal Meridian lying north of a line described as follows:

Commencing at the southwest corner of said NW ¼ of the NE ¼, thence North 00°40'07" West, assigned bearing, along the west line of said NW ¼ of the NE ¼ 224.15' to the beginning of said line; thence South 83°06'23" East 210.47'; thence South 88°58'56" East 120.42' to the east line of said south 329.00' of the west 329.00' and said line there terminating.

and

That part of the south 329.00' of the west 329.00' of the NW ¼ of the NE ¼ of Section 10, Township 58 North, Range 15 West of the Fourth Principal Meridian lying south of a line described as follows:

Commencing at the southwest corner of said NW ¼ of the NE ¼; thence North 00°40'07" West, assigned bearing, along the west line of said NW ¼ of the NE ¼ 224.15' to the beginning of said line; thence South 83°06'23" East 210.47'; thence South 88°58'56" East 120.42' to the east line of said south 329.00' of the west 329.00' and said line there terminating.

ALL IN TOWNSHIP FIFTY-EIGHT (58), RANGE FIFTEEN (15).

2. The following property is rezoned to PUB Public or Quasi-Public Open Space:

PUBLIC (P-1)

Southeast Quarter of Southeast Quarter (SE ¼ of SE ¼), Section Four (4), Township Fifty-eight (58), Range Fifteen (15), EXCEPT:

Lots Two (2), Three (3), Four (4), Five (5), Six (6), and Seven (7), Block Two (2), all in MILLER ADDITION.

AND

Legal description in conveyance from City to ISD 2711.

3. The following property is rezoned to C-1 Business Commercial District:

COMMERCIAL (C-1)

All that part of the Northwest Quarter of Northeast Quarter (NW ¼ of NE ¼) of Section Nine (9), lying North of Highway 100 and West of Hill Street, all in Township Fifty-eight (58), Range Fifteen (15);

Lots One (1) and Two (2), Block Four (4), Knuti Second Addition to Aurora, excepting the following parcel lying within Lot 1: Assuming the East boundary of said Lot 1 to have a bearing of North and South and beginning at the Southeast corner of said Lot 1; thence North 33°06'00" West, for a distance of 47.60' to a point; thence North 52°15'00" West, for a distance of 36.00' to a point; thence North 68°28'51" West for a distance of 51.10' to a point on the North boundary of said Lot 1; thence South 89°35'06" East, for a distance of 102.00' to the Northeast corner of said Lot 1; thence South for a distance of 80.0' to the point of beginning.

The West 330.00 feet of the South 660.00 feet of the Southeast Quarter of the Southwest Quarter (SE ¼ of SW ¼), of Section Four (4);

The East 495.00 feet of the South 660.00 feet lying North of Highway 100, of the Southwest Quarter of Southwest Quarter (SW ¼ of SW ¼) of Section Four (4);

Lots Sixteen (16), Seventeen (17) and Eighteen (18), Block One (1), Pine Grove Addition to Village of Aurora;

Lot One (1), Block One (1), CINA'S ADDITION TO AURORA;

Westerly 2 feet of Lot Nine (9) and all of Lots Ten (10) and Eleven (11), Block Five (5), SECOND DIVISION OF AURORA;

Lot Sixteen (16) and the West 15 feet of Lot Fifteen (15), Block One (1), AURORA FIRST DIVISION;

The Southwest Quarter of the Southeast Quarter of the Southwest Quarter (SW ¼ of SE ¼ of SW ¼) of Section Three (3);

Lot Eight (8), Block Three (3), EAST ADDITION TO AURORA;



Lots Fifteen (15), Sixteen (16), Seventeen (17), Eighteen (18), Nineteen (19), Twenty (20), Twenty-one (21) and Twenty-two (22), Block Three (3), and Easterly 5 feet of Lot Two (2), all of Lot Three (3), and Westerly 10 feet of Lot Four (4), Block Four (4), all in PARK ADDITION TO AURORA;

Easterly 140 feet of Block Eleven (11), First Division of Aurora;

A parcel of land lying in the Southwest Quarter of the Northwest Quarter (SW  $\frac{1}{4}$  of NW  $\frac{1}{4}$ ), 10-58-15, more particularly described as follows:

That part of the SW  $\frac{1}{4}$  of the NW  $\frac{1}{4}$ , 10-58-15, described as follows:

Assuming the West line of said forty to be due North and South, thence beginning at the SW corner of the SW  $\frac{1}{4}$  of the NW  $\frac{1}{4}$ , 10-58-15, thence due North along the West line of said forty for a distance of 600.00 feet to a point on the Southeasterly right-of-way line of the D M & I R Railway; thence North  $69^{\circ} 29'$  East, along the Highway right-of-way line for a distance of 190.31 feet to the point which is the intersection of the Easterly right-of-way line of Vermillion Road with the Southeasterly right-of-way line of the railroad; thence South  $5^{\circ} 26'$  East along the Easterly right-of-way line of Vermillion Road for a distance of 90.00 feet to the point of beginning; thence North  $84^{\circ} 34'$  East for a distance of 119.04 feet to a point on the Northwesterly right-of-way line of County Highway No. 100 (C-SAH 100); thence South  $21^{\circ} 54'$  West along the right-of-way for a distance of 259.25 feet to a point of intersection of the Northwesterly right-of-way line of County Highway 100 with the Easterly right-of-way line of Vermillion Road; thence North  $5^{\circ} 26'$  West along the Easterly right-of-way line of Vermillion Road for a distance of 230.31 feet to the point of beginning and there terminating;

All that part of the Southwest Quarter of the Northwest Quarter (SW  $\frac{1}{4}$  of NW  $\frac{1}{4}$ ), 10-58-15, described as follows:

Assuming that the West line of said SW  $\frac{1}{4}$  of NW  $\frac{1}{4}$  is true North and South, then beginning at an iron pin on the Southerly right-of-way line of the Duluth, Missabe and Iron Range Railway Company from which the West quarter corner of Section 10 lies South  $69^{\circ} 39'$  West 628.13 feet and South 600 feet; thence South  $6^{\circ} 18'$  East 15.32 feet; thence along the arc of a  $16^{\circ} 45''$  curve right 322 feet; thence South  $42^{\circ} 22'$  East 14 feet; thence North  $47^{\circ} 36'$  East 698.46 feet along the Northerly right-of-way line of the Allen Junction Road to an iron pin; thence South  $69^{\circ} 39'$  West 445.65 feet to the point of beginning.

AND

All that part of the SW  $\frac{1}{4}$  of the NW  $\frac{1}{4}$ , 10-58-15, described as follows:

Assuming that the West line of said SW  $\frac{1}{4}$  of NW  $\frac{1}{4}$  is true North and South, then beginning at an iron pin on the Southerly right-of-way line of the Duluth, Missabe and Iron Range Railway Company from which the West quarter corner of Section 10 lies South  $69^{\circ} 39'$  West 628.13 feet and South 600 feet; thence South  $6^{\circ} 18'$  East 15.32 feet; thence along the arc of a  $16^{\circ} 45'$  curve right 322 feet; thence South  $47^{\circ} 38''$  West 182.74 feet along the Northerly right-of-way line of the Allen Junction Road; thence north  $42^{\circ} 22'$  West 35 feet to an iron pin; thence North  $21^{\circ} 54'$  East 385 feet along the

Easterly right-of-way line of Highway 100 to an iron pin; thence North 69° 39' East 131 feet to the point of beginning;

That part of the Southwest Quarter of the Northwest Quarter (SW ¼ of NW ¼), Section Ten (10), Township Fifty-eight (58) North, Range Fifteen (15) West of the Fourth Principal Meridian, more particularly described as follows:

Assuming the West line of said forty to be due North and South, then beginning at the Southwest corner of the SW ¼ of NW ¼, Section 10, Township 58, Range 15, thence due North along the West line of said forty for a distance of 600.00 feet to a point on the Southeasterly right-of-way line of the Duluth, Missabe and Iron Range Railway, thence North 69° 39' East along the Railway right-of-way line for a distance of 190.31 feet to the point which is the intersection of the Easterly right-of-way line of Vermillion Road with the Southeasterly right-of-way line of the railroad, which is the point of beginning, thence continuing North 69° 39' East along said Railway right-of-way for a distance of 198.74 feet to a point which is the intersection of the Railway right-of-way line with the Northwesterly right-of-way line of County Highway No. 100 (C-SAH 100), thence South 21° 54' West along the Northwesterly right-of-way line of County Highway 100 for a distance of 158.99 feet, thence South 84° 34' West for a distance of 119.04 feet to a point on the Easterly right-of-way line of Vermillion Road, thence North 5° 26' West along the Easterly right-of-way line of Vermillion Road for a distance of 90.00 feet to the point of beginning and there terminating.

That part of Southwest Quarter of Northwest Quarter (SW ¼ of NW ¼), 10-58-15, described as follows:

Commencing at a point 893.84 feet West of the Southeast corner of said SW ¼ of NW ¼, thence due North 33 feet to the point of beginning; thence continuing due North 210 feet; thence Westerly at an angle of 90° 75 feet, more or less, to the point of intersection with the following described line: Assuming the South line of the SW ¼ of the NW ¼ of said Section 10 to bear due East and West, go West from the SE corner of said SW ¼ of the NW ¼ for a distance of 538.83 feet; thence due North for a distance of 608.58 feet to an intersection with the Northwesterly boundary line of Erikson Addition to Aurora (now vacated), said last point of intersection being the point of beginning of the line being described; thence South 51° 55' West along said Northwesterly boundary line for a distance of 508.77 feet; thence deflect to the left along a curve which has a radius of 340.22 feet for a distance of 275.13 feet to an intersection with the North line of Maple Avenue in Erikson Addition to Aurora (now vacated), said last point of intersection being the Southerly terminus of the line being described; thence Southwesterly along the last above-described line a distance of 238 feet, more or less, to the Northerly right-of-way line of Maple Avenue in Erikson Addition to Aurora (now vacated); thence Easterly along said right-of-way line 174.51 feet to the point of beginning;

All that part of the Southwest Quarter of the Northwest Quarter (SW ¼ of NW ¼), 10-58-15, known as Erikson Addition to Aurora, described as follows:

Assuming the South line of the SW ¼ of the NW ¼ to bear due East and West, go West from the Southeast corner of said SW ¼ of the NW ¼ for a distance of 438.83 feet; thence due North for a distance of 33.00 feet to the point of beginning; thence continue due North for a distance of 627 feet to the Southeast boundary of Vermillion Road; thence South 51° 55' West to the Southeast boundary of Vermillion Road; thence South 51° 55' West along the said Southeasterly boundary of Vermillion Road for a distance of approximately 610 feet; thence

deflect to the left along a curve which has a radius of 340.22 feet for a distance of 275.13 feet to an intersection with the North line of Maple Avenue; thence due East along said North line for a distance of 629.52 feet to the point of beginning; EXCEPTING therefrom the following described tract:

Starting at a point 793.84 feet West of the SE corner of the said SW  $\frac{1}{4}$  of NW  $\frac{1}{4}$  of Section 10; thence due North for a distance of 33 feet to the point of beginning of said excepted tract; thence continuing due North for a distance of 210 feet; thence Westerly at a  $90^\circ$  angle for a distance of 175 feet, more or less, to the Easterly right of way line of Vermillion Road as it is presently located; thence Southwesterly along said right of way line for a distance of 238 feet, more or less, to the Northerly right of way line of Maple Avenue; thence Easterly along said right of way line for a distance of 274.51 feet to the point of beginning;

That part of the SE  $\frac{1}{4}$  of NW  $\frac{1}{4}$ , 10-58-15, described as follows:

Beginning at the SW corner of said SE  $\frac{1}{4}$  of NW  $\frac{1}{4}$ , thence N  $0^\circ 35' 37''$ W, along the westerly line of said SE  $\frac{1}{4}$  of NW  $\frac{1}{4}$ , a distance of 1088.87 feet to the centerline of Forestry Road, as located as of the date of this deed; thence N  $56^\circ 40' 27''$ E, along said centerline, a distance of 215.37 feet to the beginning of a tangential curve, concave to the southeast and having a radius of 560.00 feet; thence continuing along said tangential curve, a distance of 89.71 feet; thence S  $0^\circ 41' 17''$ W a distance of 333.39 feet; thence N  $86^\circ 11' 03''$ E a distance of 220.33 feet; thence S  $0^\circ 33' 46''$ E a distance of 902.39 feet to the southerly line of said SE  $\frac{1}{4}$  of the NW  $\frac{1}{4}$ ; thence S  $86^\circ 31' 19''$ W along said southerly line, a distance of 480.84 feet to the point of beginning and there terminating.

EXCEPT all that part of the SE  $\frac{1}{4}$  of NW  $\frac{1}{4}$ , 10-58-15, lying West and South of the following described line:

Commencing at the SE corner of said SE  $\frac{1}{4}$  of NW  $\frac{1}{4}$  (Center  $\frac{1}{4}$  of said Section 10); thence South  $86^\circ 31' 19''$  West along the south line of the SE  $\frac{1}{4}$  of NW  $\frac{1}{4}$ , a distance of 822.22 feet to a point 480.84 feet easterly of the SW corner of said SE  $\frac{1}{4}$  of NW  $\frac{1}{4}$ ; which is the Point of Beginning; thence North  $00^\circ 33' 46''$  West a distance of 510.26 feet; thence South  $89^\circ 36' 42''$  West a distance of 480 feet more or less to the west line of said SE  $\frac{1}{4}$  of NW  $\frac{1}{4}$  and there terminating;

Lot 1-13, Block 1 AND Outlot A, Red Top Addition to Aurora located over part of the SE  $\frac{1}{4}$  of NW  $\frac{1}{4}$ , Section 10, Township 58, Range 15;

Beginning at an iron pin 1088.15 feet North of an iron monument marking the West side of Vermillion Road, 389.25 feet East of the SW corner of 10-58-15, and extending in a Westerly direction 297.74 feet to an iron pin on the West line of Section 10; thence in a Southerly direction 100.16 feet to an iron pin on the West line of Section 10; thence in an Easterly direction 306.20 feet to an iron pin on the West side of Vermillion Road; thence in a Northerly direction 100 feet to the point of beginning, also called Lot 2, Block 2, Private Plat; AND

Those portions of the SW  $\frac{1}{4}$  of SW  $\frac{1}{4}$ , 10-58-15, described as follows:

Beginning at an iron pin 988.15 feet North of an iron monument marking the West side of Vermillion Road, 389.26 feet East of the SW corner of 10-58-15; thence extending in a

Westerly direction 306.20 feet to an iron pin on the West line of Section 10; thence in a Southerly direction 100.16 feet to an iron pin on the West line of Section 10; thence in an Easterly direction 314.66 feet to an iron pin on the West side of Vermillion Road; thence in a Northerly direction 100 feet to the point of beginning, also called Lot 3, Block 2, Private Plat; AND

Beginning 888.15 feet North of an iron monument marking the West side of Vermillion Road 389.26 feet East of the SW corner of 10-58-15, thence extending Westerly 314.66 feet to the West line of Section 10; thence Southerly 100.16 feet on the West line of Section 10; thence Easterly 323.12 feet to the West side of Vermillion Road; thence Northerly 100 feet to the point of beginning, also called Lot 4, Block 2, Private Plat;

Plat of the SW  $\frac{1}{4}$  of SW  $\frac{1}{4}$ , 10-58-15, described as follows:

Beginning 588.15 feet North of an iron monument marking the West side of Vermillion Road 389.26 feet East of the SW corner of said Section 10 and extending Westerly 340.04 feet to the West line of Section 10, thence Southerly 100.16 feet on the West line of Section 10, thence Easterly 348.50 feet to the West side of Vermillion Road, thence 100' Northerly to the point of beginning, otherwise called Lot 7, Block 2, Private Plat, 10-58-15 AND beginning 488.15 feet North of an iron monument marking the West side of Vermillion Road 389.26 feet East of the SW corner of Section 10 and extending Westerly 348.50' to the West line of Section 10; thence Southerly 100.16' on the West line of Section 10, thence Easterly 356.96 feet to the West side of Vermillion Road; thence Northerly 100' to the point of beginning, otherwise called Lot 8, Block 2, Private Plat, 10-58-15;

That part of the West Half of Southwest Quarter ( $W \frac{1}{2}$  of SW  $\frac{1}{4}$ ), 10-58-15, described as follows:

Beginning at an iron pin 188.15' North of an iron monument 389.26 East of SW corner of Section 10; thence Westerly 373.88' to West line of Section 10; thence Southerly 100.16 feet to an iron pin on West line of Section 10; thence Easterly 382.34' to an iron pin on the West side of Vermillion Road; thence Northerly 100' to point of beginning, Except Southerly 12' thereof.

Part of the  $W \frac{1}{2}$  of SW  $\frac{1}{4}$ , 10-58-15, more particularly described as follows:

Beginning at an iron pin 88.15' North of an iron monument marking the West side of Vermillion Road 389.26' East of the SW corner of said Section 10 and extending in a Westerly direction 382.34' to an iron pin on the West line of said Section 10; thence in a Southerly direction 76.48' to the SW corner of Section 10; thence in an Easterly direction 389.26' to an iron monument on the West side of Vermillion Road; thence in a Northerly direction 88.15' to the point of beginning.

AND

The Southerly 12' of that part of the  $W \frac{1}{2}$  of SW  $\frac{1}{4}$ , 10-58-15, more particularly described as follows:

Beginning at an iron pin 188.15' North of an iron monument 389.26' East of the SW corner of said Section 10 and extending 373.88' in a Westerly direction to an iron pin on the West line of Section 10 thence in a Southerly direction 100.16' to an iron pin on the West line of Section 10; thence in an Easterly direction 382.34' to an iron pin on the West side of Vermillion Road; thence in a Northerly direction 100.00' to the point of beginning.

Section 3. This Ordinance shall take effect after adoption upon the publication in the City's official newspaper.

Moved by Councilperson \_\_\_\_\_ and seconded by Councilperson \_\_\_\_\_ that the foregoing Ordinance be accepted.

Voting Yes:  
Voting No:  
Absent:

This Ordinance adopted by the City Council of Aurora, Minnesota this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

ATTEST:

CITY OF AURORA

By: \_\_\_\_\_  
Tim Kauppi  
City Clerk/Treasurer

By: \_\_\_\_\_  
David Lislegard  
Mayor

Published in Mesabi Daily News: