

722 Grand Ave
Correction Notice Ref #16179
Appeal Hearing Documents

Table of Contents

- 1.) Pictures of 720 Grand Ave and 722 Grand Ave land/wall**
- 2.) 720 Grand Ave Land Survey**
- 3.) Rule of lateral support definition**
- 4.) Past MN cases ruling in support of rule of lateral support**
 - a. Elizabeth Howell v. City of Minneapolis**
 - b. Brewitz v. City of St. Paul**
 - c. McCullough v. St. Paul, M. & M. Ry. Co. Et Al.**
 - d. Armstrong vs. City of St. Paul**
- 5.) Saint Paul topography charts**
- 6.) Date of building construction (722 Grand and 720 Grand)**
- 7.) Declined Easement Agreement with 720 Grand Ave**

ALTA / NSPS LAND TITLE SURVEY

LEGAL DESCRIPTION PER OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY COMMITMENT NO. ORTE743832:

LOT 10, BLOCK 5, SUMMIT PARK ADDITION TO ST. PAUL, RAMSEY COUNTY, MINNESOTA

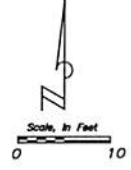
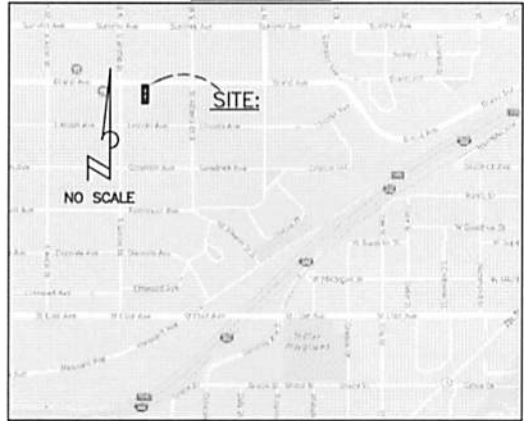
GENERAL NOTES:

- 1) OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY TITLE INSURANCE COMMITMENT NO. ORTE743832, EFFECTIVE DATE 02-05-2017 WAS RELIED ON FOR ALL MATTERS OF RECORD FOR THIS SURVEY
- 2) DATE OF FIELDWORK: 08-17-2017
- 3) BEARING BASIS IS ASSUMED.
- 4) FEE TITLE TO THE SUBJECT PROPERTY IS VESTED IN GAGAS PROPERTIES, LLC, A MINNESOTA LIMITED LIABILITY COMPANY PER ABOVE-REFERENCED TITLE COMMITMENT
- 5) PID OF SUBJECT PARCEL: 02.28.23.41.0168

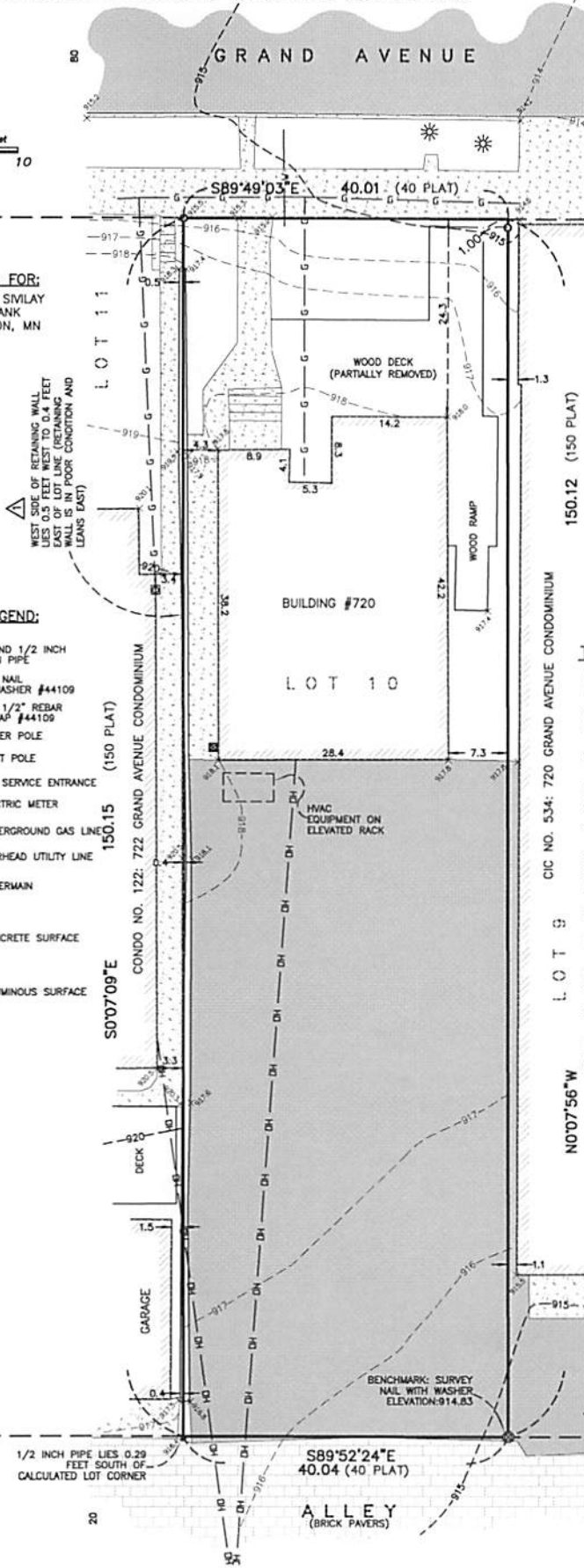
SCHEDULE B - SECTION II EXCEPTION NOTES:

- NOTES ARE NUMBERED AS THEY APPEAR IN THE REFERENCED TITLE COMMITMENT FOR CLARITY. ITEM NUMBERS ENCLOSED IN A TRIANGLE ARE SHOWN ON MAP AND LABELED WITH THE ITEM NUMBER.
- △ Any discrepancies, conflicts, easements, boundary line disputes, encroachments or protrusions, or overlapping of improvements which would be disclosed by an inspection and accurate survey of the premises. "overlapping improvements" are as shown on map - there is a retaining wall that overlaps the west line of the subject parcel
- 2-B. These items are not survey related and are not shown on map.

VICINITY MAP:



PREPARED FOR:
PHOUVIENG SIMLAY
VENTURE BANK
BLOOMINGTON, MN



LEGEND:

- FOUND 1/2 INCH IRON PIPE
- SET NAIL W/WASHER #44109
- SET 1/2" REBAR W/CAP #44109
- ⊕ POWER POLE
- ⊙ LIGHT POLE
- ⊞ GAS SERVICE ENTRANCE
- ⊞ ELECTRIC METER
- UNDERGROUND GAS LINE
- OVERHEAD UTILITY LINE
- WATERMAIN
- ▨ CONCRETE SURFACE
- ▩ BITUMINOUS SURFACE

TABLE A REQUIREMENTS NOTES:

- NOTES ARE NUMBERED AS THEY APPEAR IN TABLE A OF 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS FOR CLARITY
- 1) IRON MONUMENTS WERE FOUND OR SET AT EACH CORNER OF SUBJECT PARCEL - AS SHOWN ON MAP.
 - 2) ADDRESS OF SUBJECT PARCEL: 720 GRAND AVENUE, ST PAUL, MN
 - 3) SUBJECT PARCEL LIES WITHIN FEMA FLOOD INSURANCE RATE MAP NO. 27123C0085G (AN UNPRINTED PANEL)
 - 4) TOTAL PARCEL AREA: 6,009 SQ. FT.
 - 5) 1 FOOT CONTOURS AND SPOT ELEVATIONS ARE AS SHOWN ON MAP. ELEVATION DATUM: NAVD 88, PER GPS OBSERVATION. BENCHMARK: SURVEY NAIL W/ WASHER AT SE LOT CORNER ELEVATION = 914.83, AS SHOWN ON MAP.
 - 6A) NO ZONING INFORMATION WAS FURNISHED BY THE TITLE INSURER
 - 7A) EXTERIOR DIMENSIONS OF BUILDING ARE AS SHOWN ON MAP.
 - 8) SUBSTANTIAL IMPROVEMENTS TO THE SUBJECT PARCEL INCLUDE PARKING AREAS AND UTILITIES, AS SHOWN ON MAP.
 - 9) THERE ARE NO STRIPED PARKING STALLS ON THE SUBJECT PARCEL.
 - 11) UTILITIES ARE SHOWN BY SURFACE INDICATIONS OF UTILITIES, AS WELL AS EXISTING UTILITY COMPANY MARKINGS. VERIFY ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION OR EXCAVATION.

CERTIFICATION :

To SBA, LLC, a Minnesota Limited Liability Company, Venture Bank, and Old Republic Title Insurance Company; this is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 6(a), 7(a), 8, 9 and 11 of Table A thereof. The fieldwork was completed on 08-17-2017. Date of Map. 8-19-2017.

I hereby certify that this survey, plan, or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the state of Minnesota.

SIGNED: Travis W. Van NESTE

Travis W. Van NESTE, Minnesota Professional Surveyor #44109
Michigan Professional Surveyor #16895

JOB # 2017055	ISSUED: 8-19-2017
DRAWN BY: TWVN	REV:
SCALE: 1" = 10 FEET	

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The rule of lateral support.

Under the rule of lateral support, a landowner has an absolute right to the continued stability of the land in its natural condition and if a neighboring owner alters his or her land so as to remove the lateral support for the landowner's land, that neighbor is liable for any harm caused to the landowner's land. To prevent such damage, the neighbor responsible for making alterations which deprive the landowner's land of support may build a retaining wall. In such a case, the neighbor and all of the neighbor's successors in title, have a continuing duty to maintain that wall. A party who interferes with an owner's right to lateral support is strictly liable for resulting harm to the owner's land, without proof of negligence.