

## Vang, Mai (CI-StPaul)

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**From:** Brian Varland <bvarland@heleyduncan.com>  
**Sent:** Friday, October 13, 2017 10:49 AM  
**To:** Moermond, Marcia (CI-StPaul)  
**Cc:** Vang, Mai (CI-StPaul)  
**Subject:** RE: 1290 Goodrich Appeal  
**Attachments:** Exhibit B to Leone-Gettens' Answer and Counterclaim filed in Ramsey County District Court File No. 62-CV-17-4886.PDF

Ms. Moermond,

Thank you for speaking with me yesterday and for sending the documents concerning the above-referenced matter. I have attached a survey that the Leone-Gettens have attached to their filed pleadings in the currently pending litigation concerning their claim of ownership of property adjacent to 1290 Goodrich owned by my clients, Jody and Anna Kendall. Their survey shows the pizza oven on the platted property owned by the Kendalls on 1282 Goodrich. The Leone-Gettens should be able to produce a copy of this survey upon request.

Please let me know if you have any questions.

Thanks,

Brian Varland

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**From:** Moermond, Marcia (CI-StPaul) [mailto:marcia.moermond@ci.stpaul.mn.us]  
**Sent:** Thursday, October 12, 2017 1:18 PM  
**To:** Brian Varland <bvarland@heleyduncan.com>  
**Cc:** Vang, Mai (CI-StPaul) <mai.vang@ci.stpaul.mn.us>  
**Subject:** 1290 Goodrich Appeal

Correction: Appeal was rescheduled to 10-24.

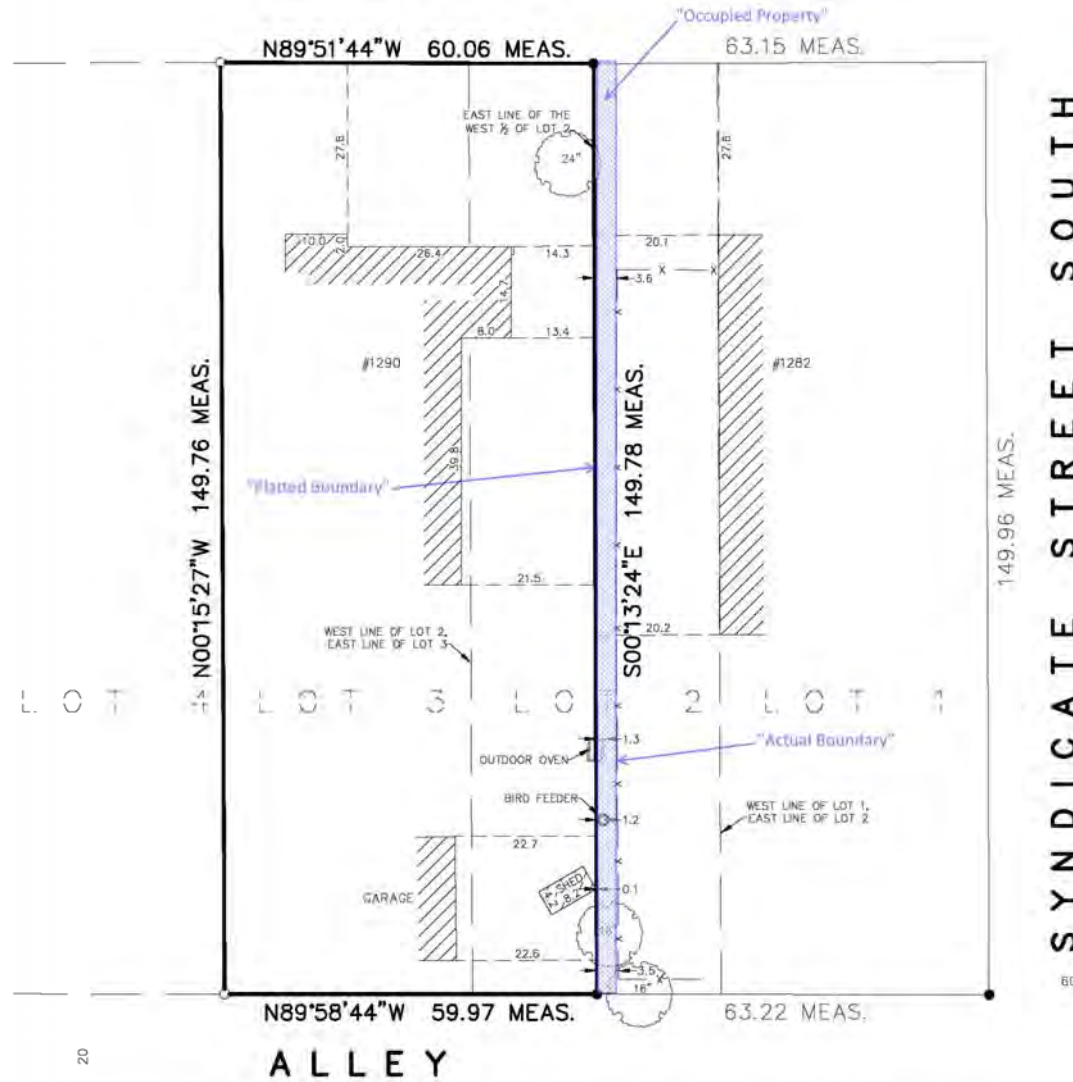
My question to staff is: Can you measure 61.3 feet from the inside corner of the sidewalk at Goodrich and Syndicate and see where that leaves you? Please see attached aerial with plat and RC lines. -MM

Best, Marcia Moermond

# CERTIFICATE OF SURVEY FOR: MARY BETH LEONE GETTEN

66

## GOODRICH AVENUE



149.96 MEAS.

## SYNDICATE STREET SOUTH

60

20

## ALLEY

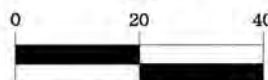
**EXHIBIT  
B**

### NOTES:

- All existing building dimensions are measured to the finished siding and not the building foundation.
- No search was made for any easements.
- The location of all utilities shown are from either observed evidence in the field and/or from plans furnished by the utility companies and are approximate. Utility companies should be notified for exact location before doing any excavation.

### LEGEND

- x — x — Fence
- Found Iron Monument
- Set Iron Monument
- Inscribed R.L.S. 15230



SCALE IN FEET

**W. BROWN LAND SURVEYING, INC.**  
8030 CEDAR AVENUE SO., SUITE 228,  
BLOOMINGTON, MN 55425  
Bus: (952) 854-4055  
Fax: (952) 854-4268  
EMAIL: WBLANDSURVEY@AOL.COM



I hereby certify that this survey, plan, or report was prepared by me or under my direct supervision and that I am a duly registered Land Surveyor under the laws of the State of Minnesota.  
**W. BROWN LAND SURVEYING, INC.**

DATED: 05-25-2017

Woodrow A. Brown, R.L.S., MN REG 15230

SITE ADDRESS  
1230 Cedar Ave  
St. Paul, MN 55105

PROPERTY DESCRIPTION  
The West Half of Lot 2 and all of Lot 3, Block 7,  
SYNDICATE STREET SOUTH, Ramsey County, Minnesota.

SCALE  
1" = 20'  
DRAWN  
CME  
REFERENCE

JOB NO.  
86-17  
BOOK/PAGE  
152/34  
SHEET  
1 of 1