

Nadeau Land Surveys

Professional Land Surveyors
Certified Floodplain Managers

March 8, 2016

RECEIVED

MAR 18 2016

Ann Machado, Zoning Administrator
City of Portland Planning & Urban Development
389 Congress Street
Portland, ME 04101

Dept. of Building Inspections
City of Portland Maine

Subject: Review of Proposed Conveyance, 77 Walnut Street, Portland (2161655L1)

77 Walnut St

3010

- 270

2260

4610 2870

Dear Ann,

On behalf of our client, Tilar Mazzeo (77 Walnut Street, 12-H-18), Nadeau Land Surveys submits the attached sketch for your review. The purpose of this proposed conveyance is to depict our client's desire to convey a portion of the land acquired from Redfern Munjoy, LLC per CCRD Book 31379, Page 73, dated February 7, 2014, to the northerly abutter, Deborah Cole (71 Walnut Street, 12-H-19). Boundary lines depicted on our sketch are based solely on a plan entitled "*Condominium Plat, Munjoy Heights, A Condominium, Sheridan Street, East Cove Street And Walnut Street, Portland, Maine*", dated April 21, 2015 by Nadeau Land Surveys, Portland, Maine, recorded April 30, 2015 at the Cumberland County Registry of Deeds in Plan Book 215, Page 143.

The Land

land from
Redfern
750 \$

We have confirmed that the existing rear bulkhead at 77 Walnut Street extends 5.5 feet off the back wall of the dwelling and does not exceed the City's 6-foot threshold of setback exemption, so it is our understanding that the proposed property line should be distant from the back wall of the dwelling a minimum of 10 feet. Our sketch depicts a proposed property line running parallel to, and 11 feet from, the back wall of the dwelling to add a buffer for the existing roof overhang, creating a proposed parcel for conveyance of approximately 610 square feet.

Please review the attached sketch for municipal zoning compliance. Our client desires to convey this parcel of land separately from her existing dwelling lot. We have enclosed a check in the amount of \$150 in hopes of receiving a formal Letter of Determination. Please contact Nadeau Land Surveys should you have any questions, or require any additional information.

Sincerely,



Thomas P. Blake, PLS, CFM (agent)
Nadeau Land Surveys

cc: Tilar Mazzeo
Richard Shinay, Esq.



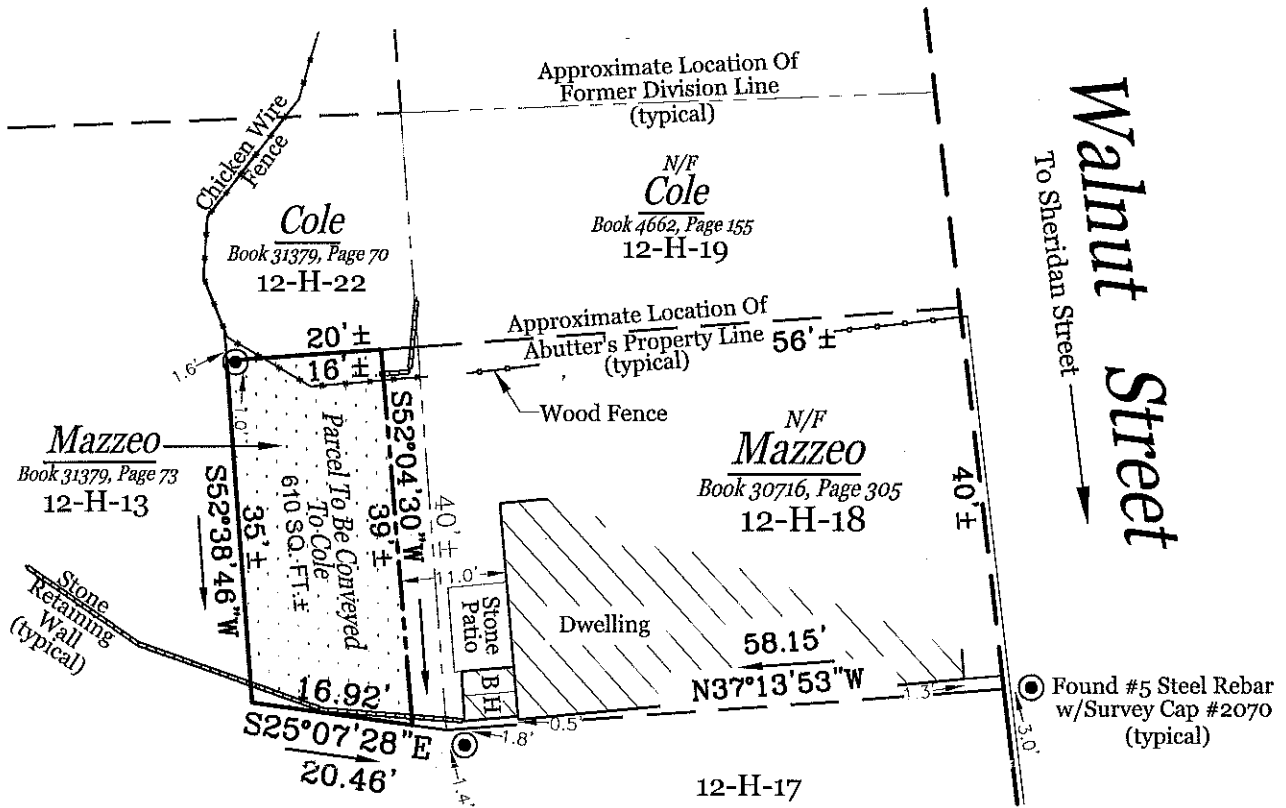
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Exhibit Sketch For Proposed Conveyance

Tilar Mazzeo to Deborah Cole
 Walnut Street, Portland, Maine
 1" = 20' March 8, 2016 Job #2161655

Boundary lines based solely on a plan entitled "Condominium Plat, Munjoy Heights, A Condominium, Sheridan Street, East Cove Street And Walnut Street, Portland, Maine", dated April 21, 2015 by Nadeau Land Surveys, Portland, Maine, recorded April 30, 2015 in CCRD Plan Book 215, Page 143.



STATE OF MAINE
 THOMAS P. BLAKE
 No. 2370
 LICENSED PROFESSIONAL LAND SURVEYOR

Thomas P. Blake

Grid North
 MSPC NAD83, 1802 (West Zone)

