

EXHIBIT A
ESTATE OF ROBERT L. MORSE
TO
STEPHEN J. HARVEY

A certain lot or parcel of land, situated on the Easterly side of Vaughan Street in the City of Portland, County of Cumberland and State of Maine, bounded and described as follows:

Beginning on the Easterly sideline of Vaughan Street at the Southwesterly corner of land conveyed by Theodore R. Sweetland, et al. to Lewis M. Miller by deed dated September 15, 1960 and recorded in Cumberland County Registry of Deeds in Book 2547, Page 205; said point being One Hundred Twelve and Forty-two Hundredths (112.42) feet Southerly from the intersection of the Easterly sideline of Vaughan Street with the Southerly sideline of Carroll Street; thence Easterly parallel with the Southerly sideline of Carroll Street and by said Miller land Two Hundred and Five Tenths (200.5) feet to the Westerly sideline of land now or formerly of W.H. Clifford Company; thence Southerly parallel with the Easterly sideline of Vaughan Street and by said land of W.H. Clifford Company, Seventy (70) feet, more or less, to the Northerly sideline of land conveyed by the Corporation of the Presiding Bishop of the Church of Jesus Christ of Latter-day Saints to Second Parish of Portland, by deed dated August 3, 1964 and recorded in said Registry of Deeds in Book 2844, Page 73; thence Westerly parallel with the Northerly sideline of Clifford Street and by said land of Second Parish of Portland and by land conveyed by Burnell Poole, Jr., et al., to Porter D. Leighton, et al. by deed dated May 26, 1966 and recorded in said Registry of Deeds in Book 2958, Page 683, Two Hundred and Five Tenths (200.5) feet, more or less, to the Easterly sideline of Vaughan Street; thence Northerly by the Easterly sideline of Vaughan Street Seventy (70) feet to the point of beginning.

Being the same premises conveyed to Robert L. Morse and Mary O. Morse dated June 29, 1976 and recorded in Cumberland County Registry of Deeds, Book 3871, Page 347. Mary O. Morse died August 5, 1995.

Received
Recorded Register of Deeds
Dec 08, 2008 12:26:48P
Cumberland County
Pamela E. Lovley

The Harvey Residence
107 Vaughan Street, Portland, ME

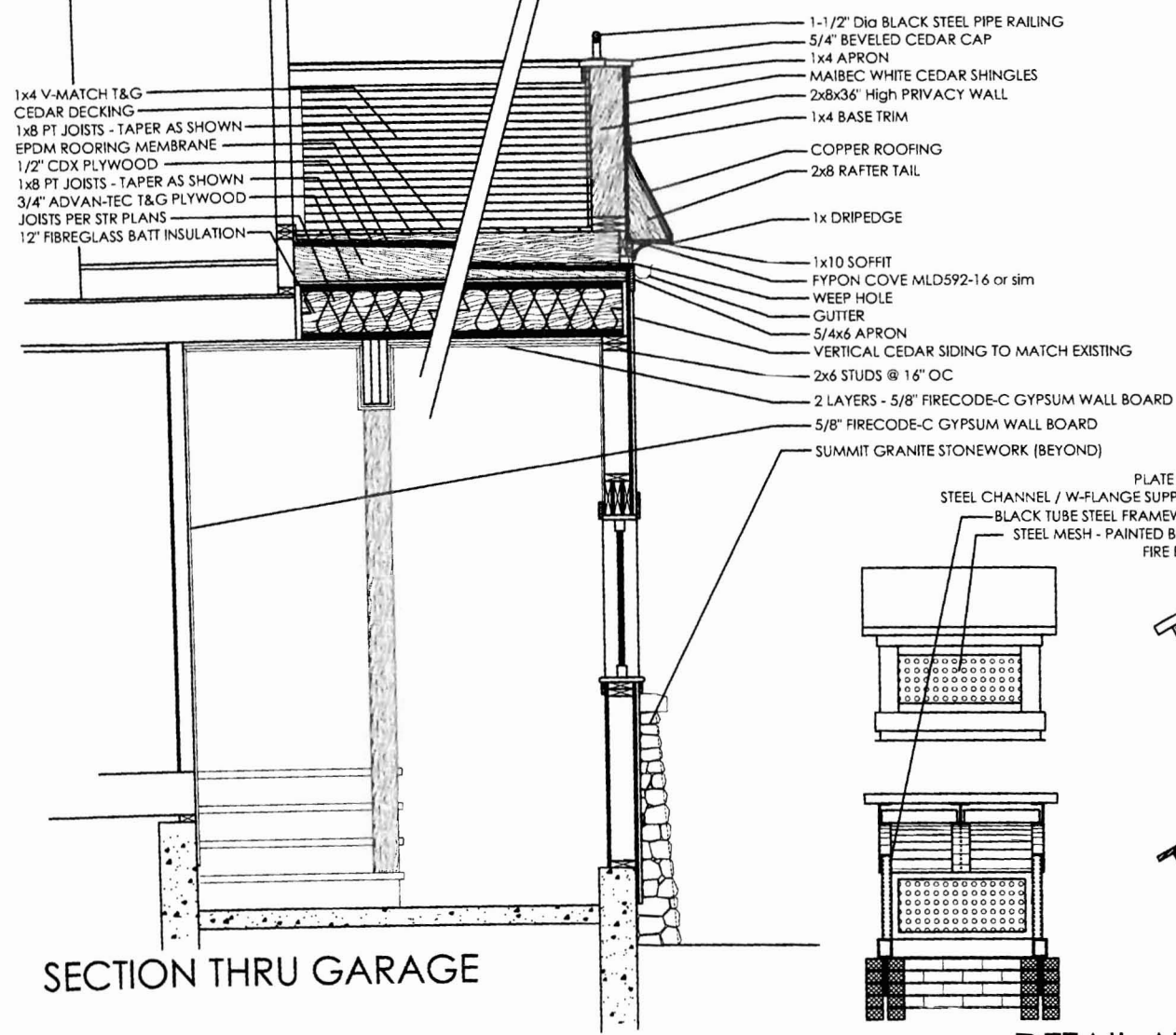
DETAILS

CUSTOM CONCEPTS, INC
ARCHITECTS

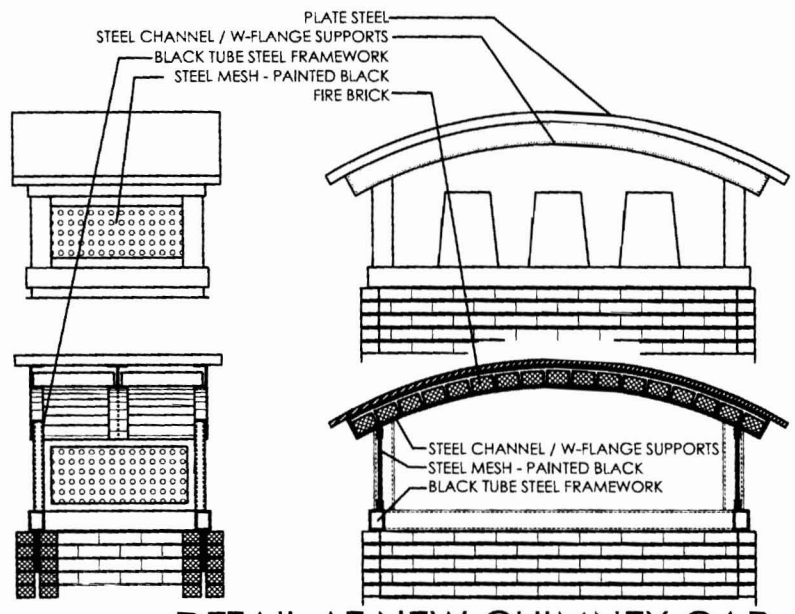
383 US Route One, Suite 1A, Scarborough, ME 04074
(207) 883-0083 Fax (207) 883-0081

Scale: 1/2"=1'-0"
23 February 09

Sk8

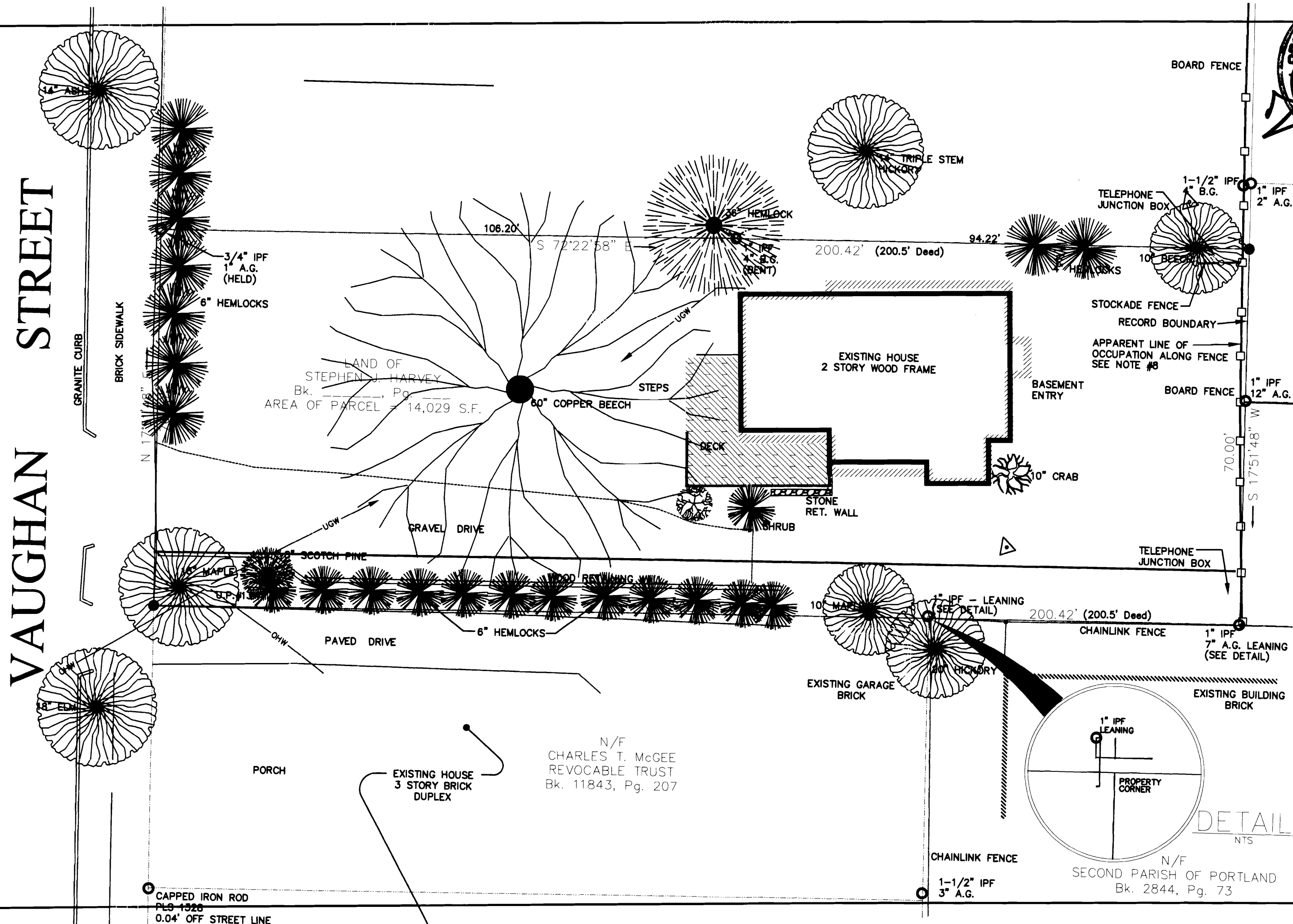
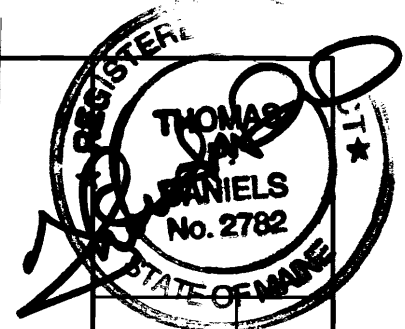


SECTION THRU GARAGE



DETAIL AT NEW CHIMNEY CAP

VAUGHAN STREET

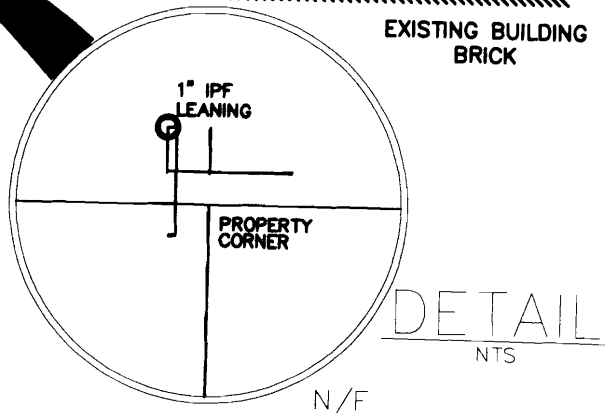


The Harvey Residence
 107 Vaughan Street, Portland, ME
 Site: Existing Condition

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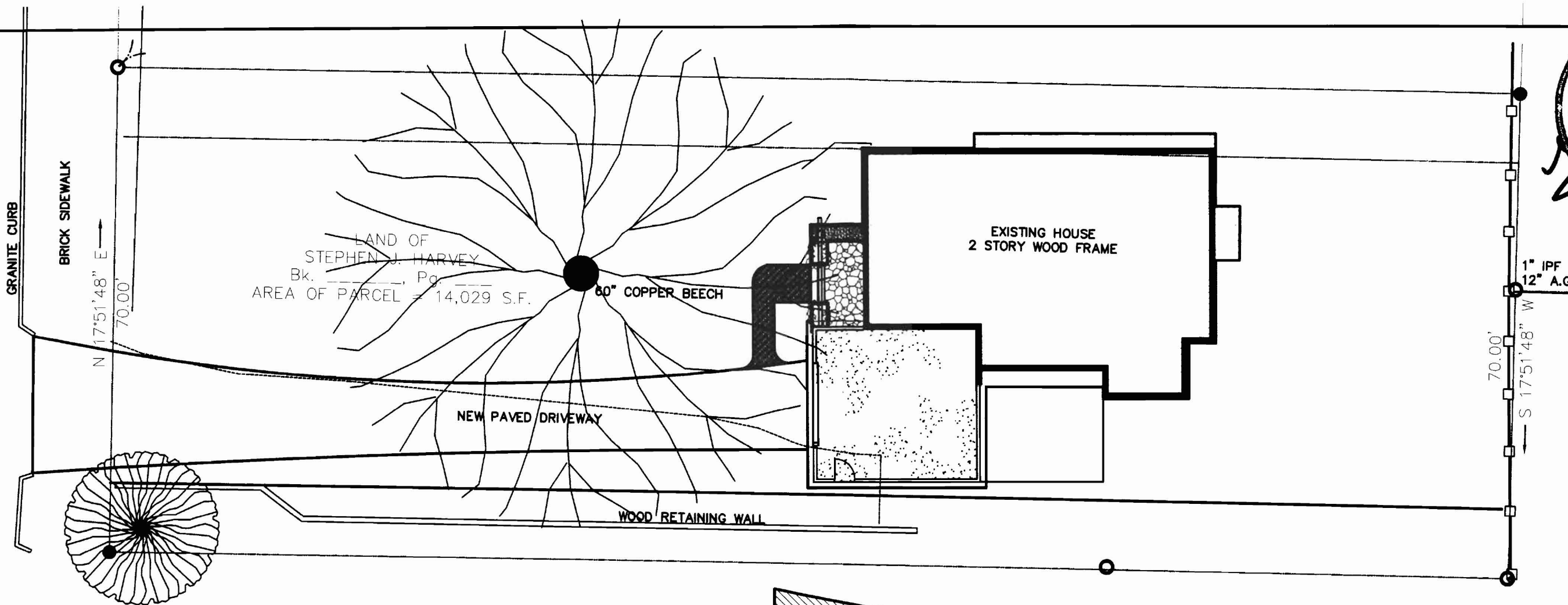
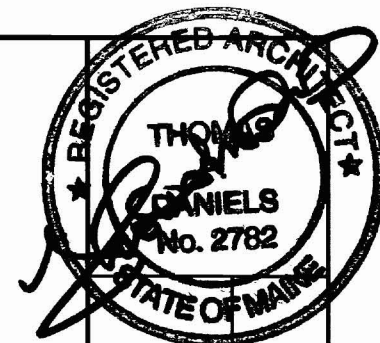
Scale: 1/16"=1'-0"
 23 February 09

Sk1



N/F
 SECOND PARISH OF PORTLAND
 Bk. 2844, Pg. 73

⊙ CAPPED IRON ROD
 PLS 1526
 0.04' OFF STREET LINE



The Harvey Residence
 107 Vaughan Street, Portland, ME
 Lot Coverage Calculations

TOTAL LOT SQUARE FOOTAGE:
 14,029 SqFt

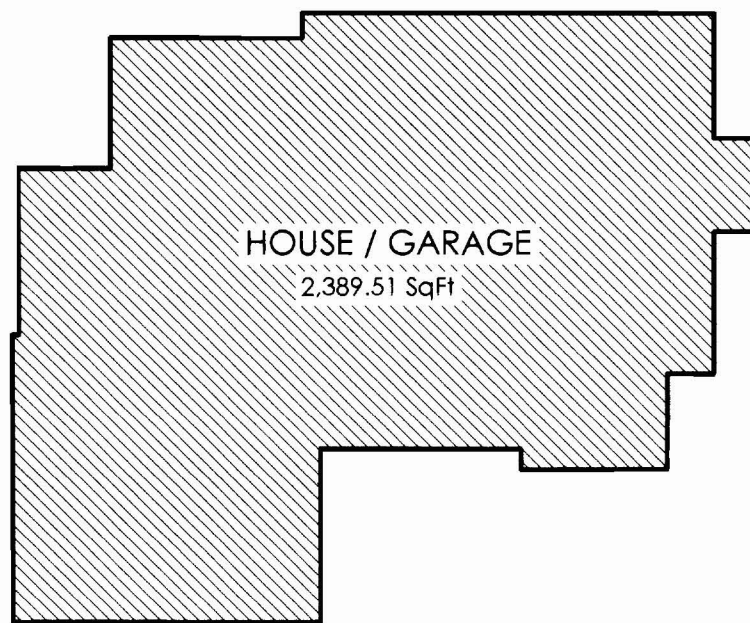
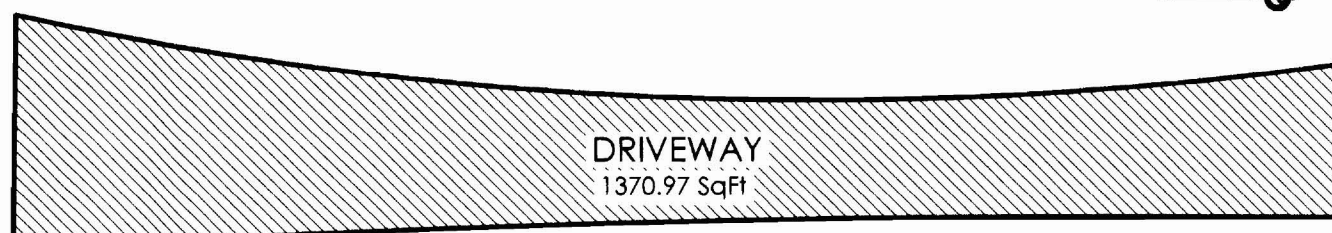
TOTAL ALLOWABLE COVERAGE:
 14,029 SqFt * 30% = 4,208.7 SqFt

TOTAL COVERAGE:

House / Garage: 2,389.51 SqFt
 Driveway: 1,370.97 SqFt
 Patio: 329.88 SqFt
 Walkway: 72.62 SqFt

not part of lot coverage in R-4

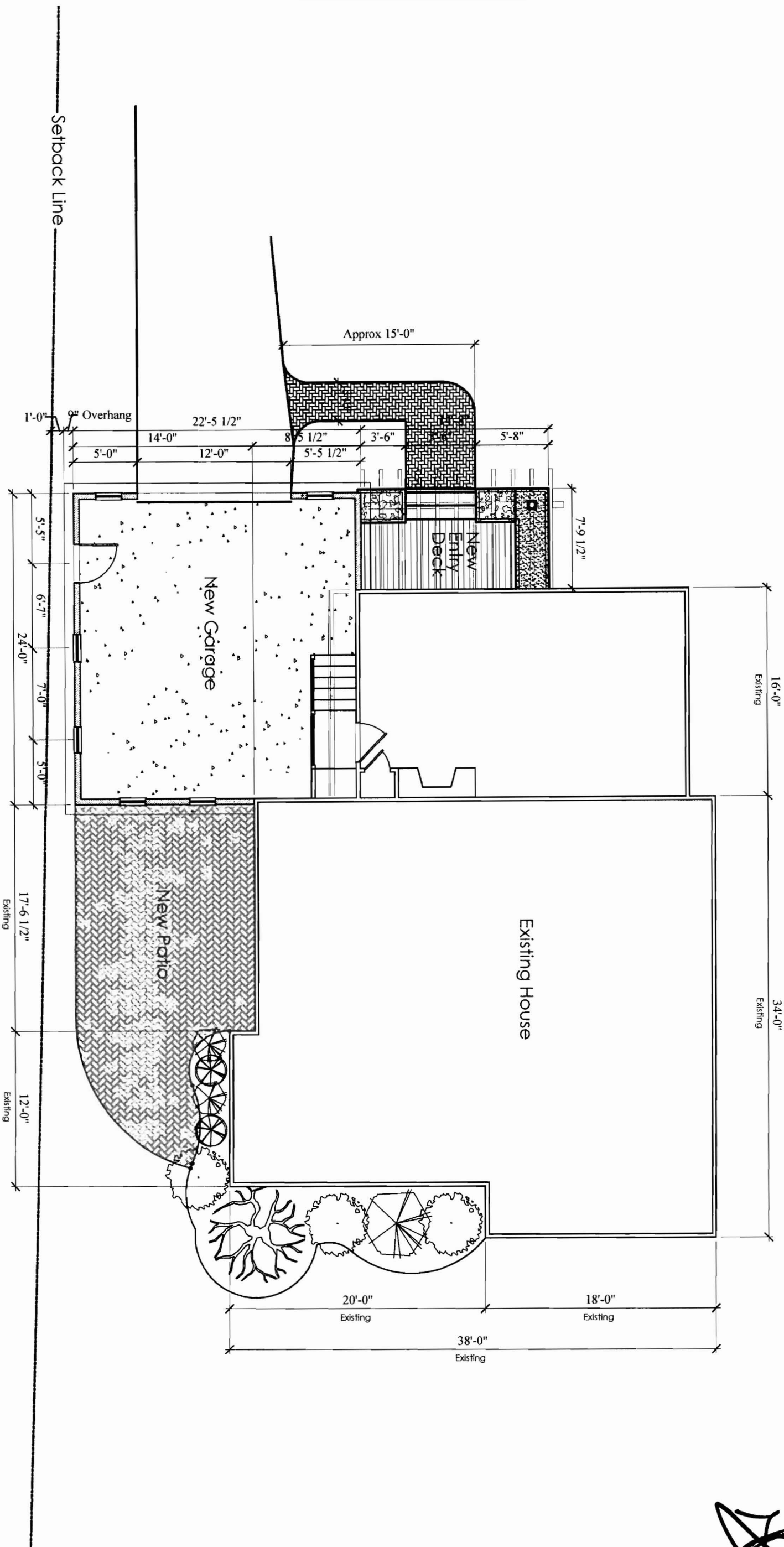
TOTAL COVERAGE:
 4,162.97 SqFt



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Scale: 1/16"=1'-0"
 23 February 09

Sk3



SK4

Scale: 1/8"=1'-0"
23 February 09

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The Harvey Residence
107 Vaughan Street, Portland, ME

Floor Plan





- 1 - COPPER ROOF BAND
- 2 - MAIBEC WHITE CEDAR SHINGLES
- 3 - 1x4 VERTICAL CEDAR TO MATCH EXISTING SIDING
- 4 - BLACK STEEL PIPE RAILING
- 5 - ARTISAN MEDALLION SERIES GARAGE DOOR
- 6 - SUMMIT GRANITE STONEMWORK
- 7 - ANDERSEN / KML "A" SERIES WINDOWS
- 8 - CEDAR PERGOLA
- 9 - NEW STEEL CHIMNEY CAP (See Detail)
- 10 - ANDERSEN / KML ENTRY DOOR (Unit 332 Arched Door)

MAR 19 2009



The Harvey Residence
 107 Vaughan Street, Portland, ME
 Front Elevation (Vaughan Street)

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Scale: 1/4"=1'-0"
 5 March '09

Sk5

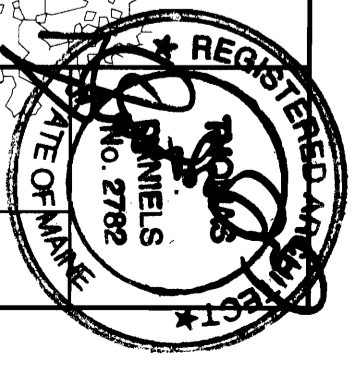


Sk6

Scale: 1/4" = 1'-0"
23 February 09

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The Harvey Residence
107 Vaughan Street, Portland, ME
Rear Elevation





SK7

5 March '09

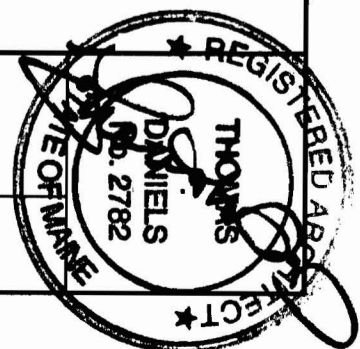
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ARCHITECTS

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The Harvey Residence
 107 Vaughan Street, Portland, ME

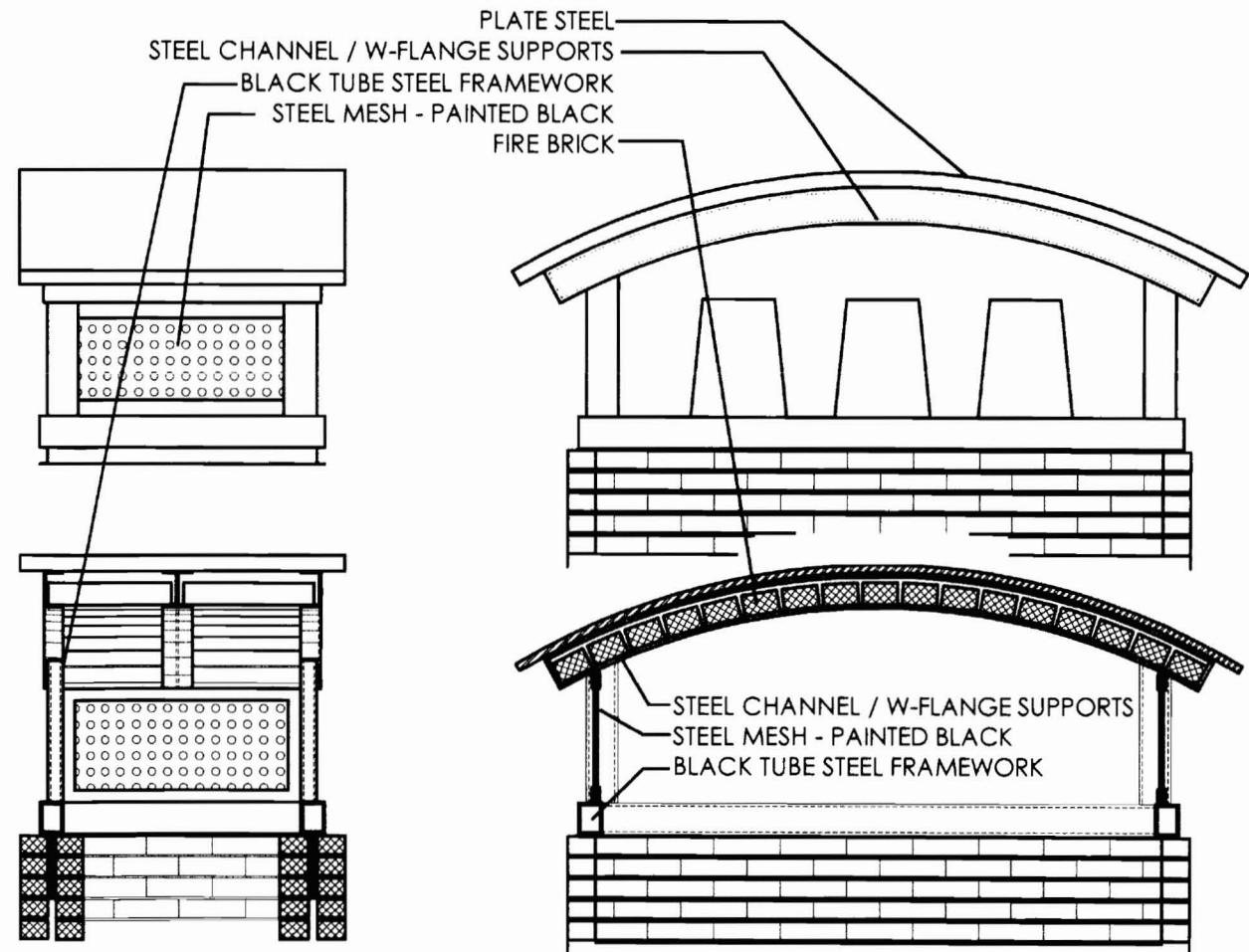
Side Elevation



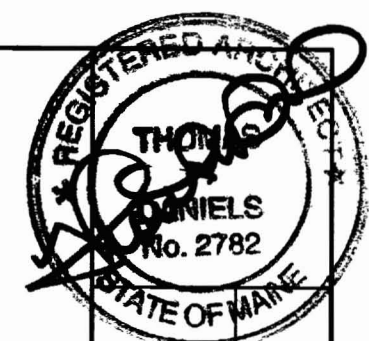
1x4 V-MATCH T&G
CEDAR DECKING
1x8 PT JOISTS - TAPER AS SHOWN
EPDM ROOFING MEMBRANE
1/2" CDX PLYWOOD
1x8 PT JOISTS - TAPER AS SHOWN
3/4" ADVAN-TEC T&G PLYWOOD
JOISTS PER STR PLANS
12" FIBREGLASS BATT INSULATION

1-1/2" Dia BLACK STEEL PIPE RAILING
5/4" BEVELED CEDAR CAP
1x4 APRON
MAIBEC WHITE CEDAR SHINGLES
2x8x36" High PRIVACY WALL
1x4 BASE TRIM
COPPER ROOFING
2x8 RAFTER TAIL
1x DRIPEDGE
1x10 SOFFIT
FYPON COVE MLD592-16 or sim
WEEP HOLE
GUTTER
5/4x6 APRON
VERTICAL CEDAR SIDING TO MATCH EXISTING
SUMMIT GRANITE STONEWORK (BEYOND)

SECTION THRU GARAGE



DETAIL AT NEW CHIMNEY CAP



The Harvey Residence
107 Vaughan Street, Portland, ME

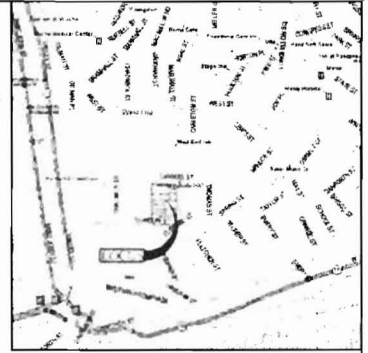
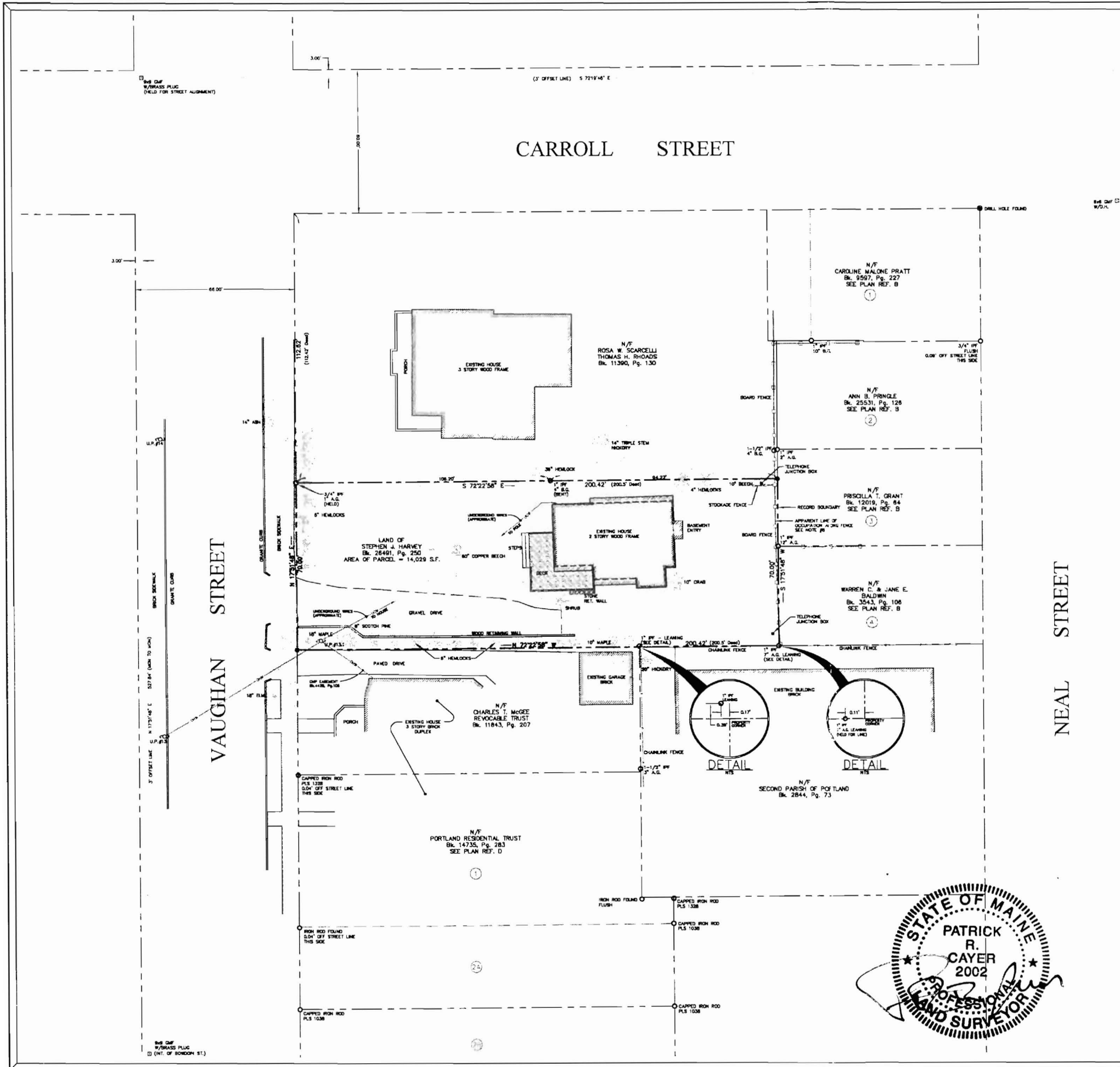
DETAILS

CUSTOM CONCEPTS, INC
ARCHITECTS

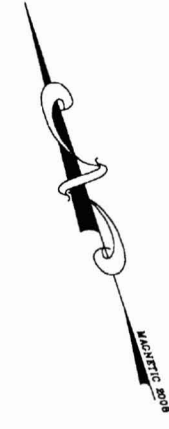
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Scale: 1/2"=1'-0"
23 February 09

Sk8



LOCATION PLAN
Delorme Street Atlas USA
NTS

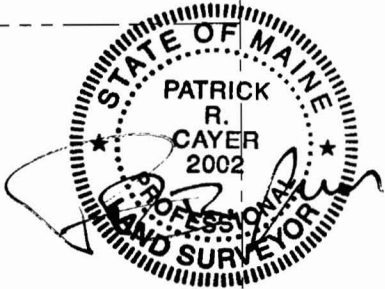
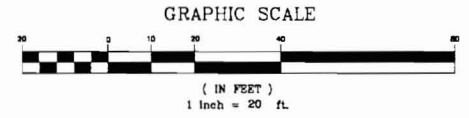


NOTES:

- RECORD OWNER: STEPHEN J. HARVEY
43 ZEPHYR ROAD
RAYMOND, MAINE 04071
- PARCEL DEED REFERENCE: SEE WARRANTY DEED FROM PETER C. MORSE, PERSONAL REPRESENTATIVE OF THE ESTATE OF ROBERT L. MORSE, TO STEPHEN J. HARVEY, DATED DEC. 5, 2008, RECORDED DEC. 8, 2008 AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 26491, PAGE 250.
- PARCEL TAX MAP REFERENCE: CITY OF PORTLAND ASSESSORS MAPS, MAP 62, BLOCK D, LOT 16.
- TOTAL AREA OF PARCEL: 14,029 S.F. (0.322 Acres).
- BEARINGS ARE REFERENCED TO MAGNETIC NORTH AS OBSERVED IN 2008.
- THE EXISTENCE OR LOCATION OF UNDERGROUND TANKS OR OTHER UNDERGROUND UTILITIES IF ANY, HAVE NOT BEEN INVESTIGATED AS PART OF THIS SURVEY.
- PLAN REFERENCES:
A.) STREET PLAN SKETCHES, PLAN No. 20, 86, 87, 100, 101 & 115, ON FILE AT THE CITY OF PORTLAND DEPARTMENT OF ENGINEERING.
B.) "PLAN OF LAND IN PORTLAND MAINE FOR J. B. BROWN & SONS", DATED SEPT. 24, 1973, PREPARED BY OWEN HASKELL, INC., JOB No. 737DP.
C.) "PLAN OF LAND ON NEAL & CARROLL STREETS, PORTLAND, MAINE FOR McLELLAN SCHOOL HOUSES", DATED DEC. 13, 1982, PREPARED BY OWEN HASKELL, INC., JOB No. 8063P, RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLANKBOOK 97, PAGE 1.
D.) "STANDARD BOUNDARY SURVEY ON VAUGHAN STREET IN PORTLAND MAINE MADE FOR CYNTHIA AND WILLIAM HARWOOD", DATED SEPT. 13, 1988, REVISED THROUGH APRIL 22, 1993, PREPARED BY OWEN HASKELL, INC., JOB No. 87212P, RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLANKBOOK 193, PAGE 119.
E.) THE APPARENT LINE OF OCCUPATION OF THE ADJUTING PARCELS ON EAST SIDE OF THE SURVEYED PARCEL EXTENDS TO THE FACE OF THE EXISTING FENCE LINE AND BEYOND THE RECORD BOUNDARY AS DEPICTED HEREON. THE AGE AND ORIGIN OF THE FENCE AND THE HISTORY OF THE USE OR OCCUPATION OF THE LAND AREA BETWEEN THE FENCE AND THE RECORD BOUNDARY HAS NOT BEEN RESEARCHED AS PART OF THIS SURVEY.

LEGEND

- DMF GRANITE MONUMENT FOUND
- IPF / IRF IRON PIPE OR ROD FOUND
- DMF DRILL HOLE FOUND
- CIRS #5 REBAR W/ CAP TO BE SET
- UTILITY POLE
- SUBJECT BOUNDARY LINE
- ABUTTER OR RIGHT OF WAY LINE
- 3 FOOT OFFSET LINE
- NOW OR FORMERLY OF DEED BOOK AND PAGE REFERENCE
- NUMBERED LOT ON REFERENCED PLAN
- CHAINLINK FENCE
- BOARD FENCE
- DECIDUOUS / CONIFEROUS TREE



PREPARED BY:
LAND SERVICES INC.
Land Surveys & Consultants
1259 Roosevelt Trail, P.O. Box 975
Raymond, Maine 04071
Tel (207) 655-4945 - Fax (207) 655-5053

L S I

SEAL

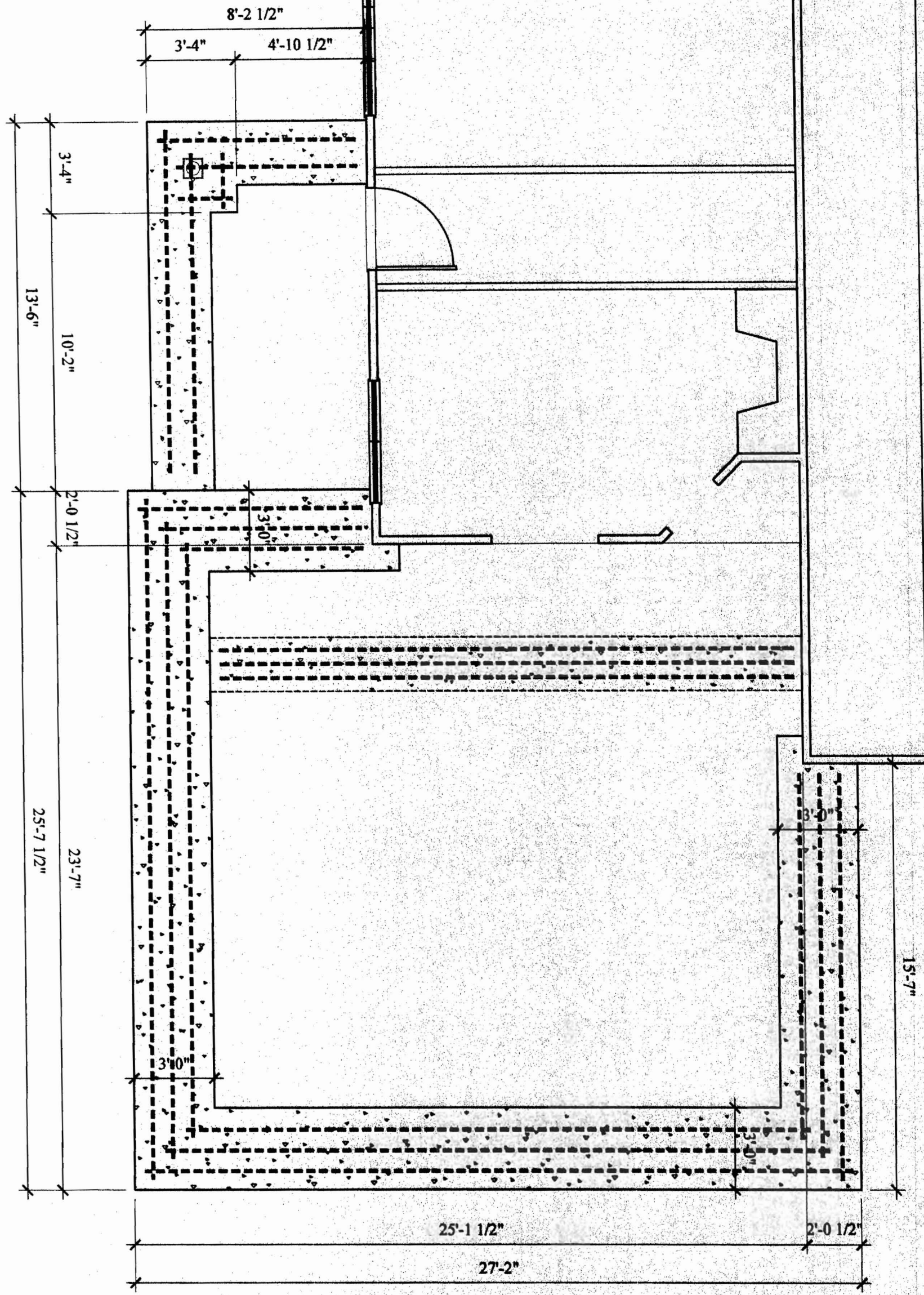
PREPARED FOR:
Stephen J. Harvey
43 Zephyr Road
Raymond, Maine

PLAN OF:
Land of Stephen J. Harvey
107 Vaughan Street
Portland, Maine

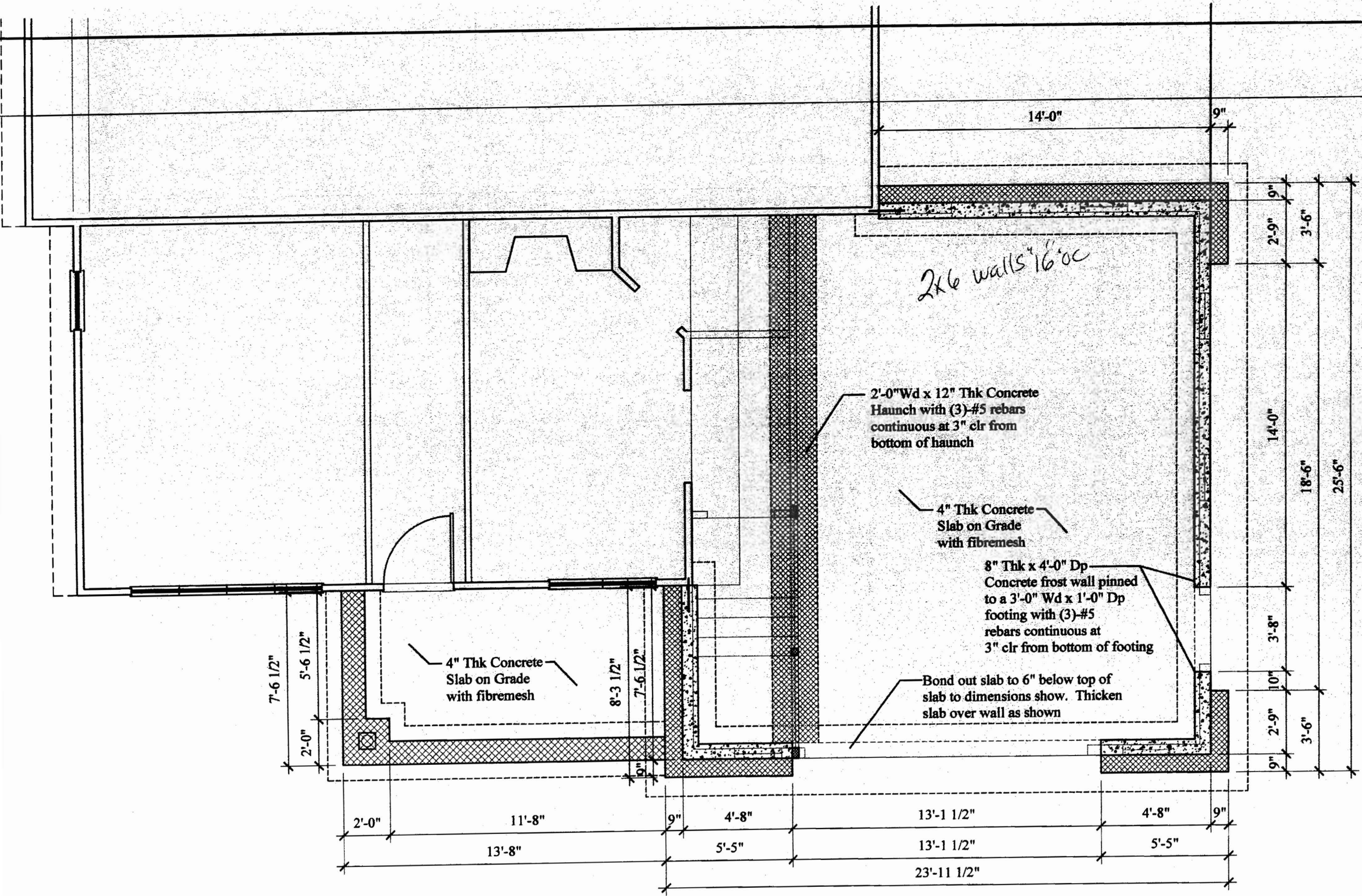
DESIGNED BY: P. CAYER
DRAWN BY: P. CAYER
REVIEWED BY: P. CAYER
SCALE: 1" = 20'

SHEET TITLE:
BOUNDARY SURVEY

DATE: Dec. 2008
PROJECT NO.: 08117
DATE: 08/11/08
SCALE DATE: 1/07/09
DATE: 1/07/09
DATE: 1/07/09



S1	17 March '09	CUSTOM CONCEPTS, INC ARCHITECTS 383 US Route One, Suite 1A, Scarborough, ME 04074 (207) 883-0083 Fax (207) 883-0081	The Harvey Residence 107 Vaughan Street, Portland, ME
	Scale: 1/4"=1'-0"	Footing Plan	



2x6 walls 16' oc

2'-0" Wd x 12" Thk Concrete Haunch with (3)-#5 rebars continuous at 3" clr from bottom of haunch

4" Thk Concrete Slab on Grade with fibremesh

8" Thk x 4'-0" Dp Concrete frost wall pinned to a 3'-0" Wd x 1'-0" Dp footing with (3)-#5 rebars continuous at 3" clr from bottom of footing

Bond out slab to 6" below top of slab to dimensions show. Thicken slab over wall as shown

4" Thk Concrete Slab on Grade with fibremesh

The Harvey Residence
107 Vaughan Street, Portland, ME

FOUNDATION PLAN

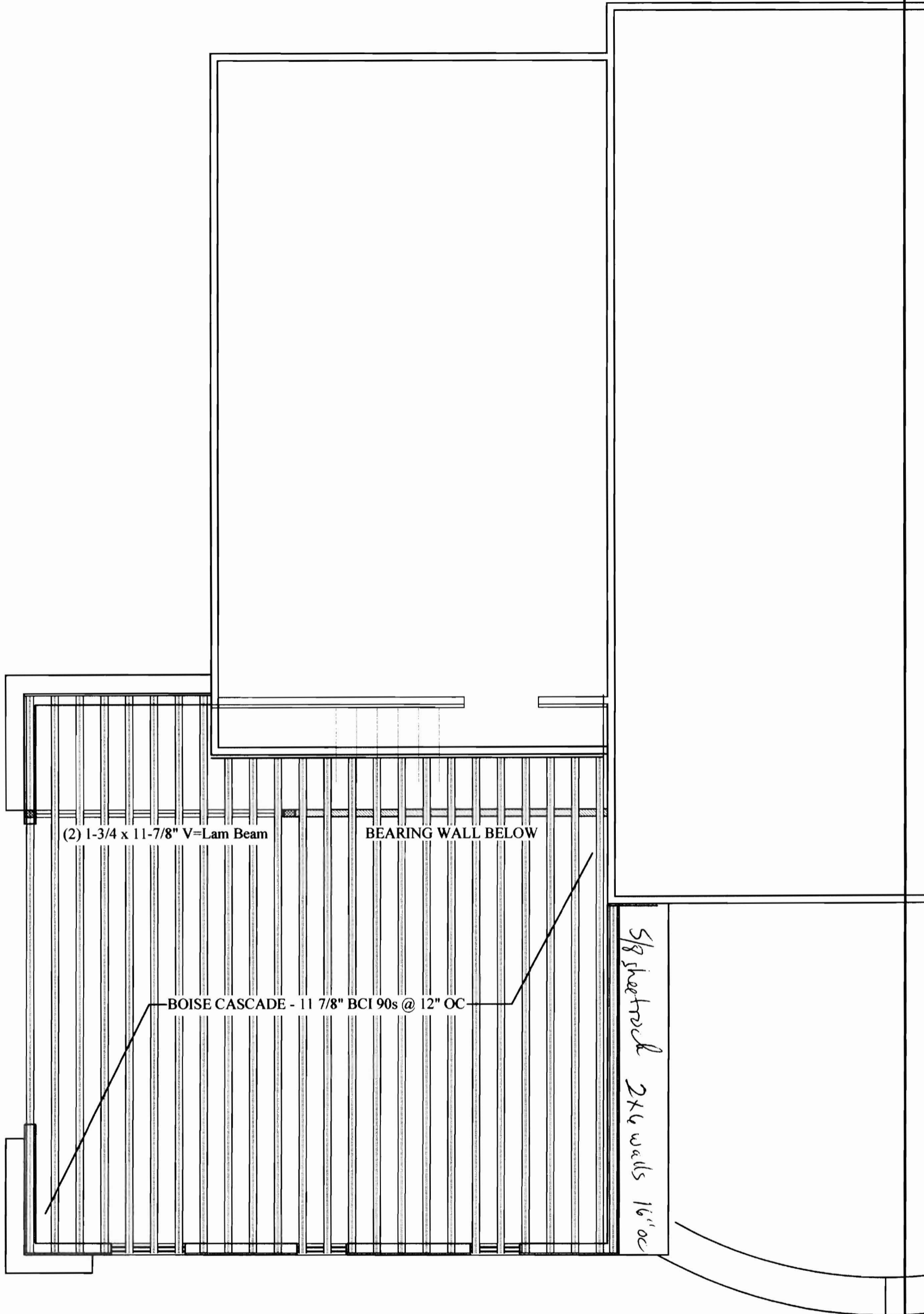
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17 March '09

S2



(2) 1-3/4 x 11-7/8" V=Lam Beam

BEARING WALL BELOW

BOISE CASCADE - 1 7/8" BCI 90s @ 12" OC

*Sfg sheetrock
2x6 walls 16" oc*

SS

17 March '09

Scale: 1/4" = 1'-0"

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Framing Plan