

## WARRANTY DEED

**MATTHEW J. MONAGHAN** and **KAREN E. MONAGHAN**, both of Portland, County of Cumberland and State of Maine (together "Grantor"), for consideration paid, grant to **MICHAEL C. MONAGHAN**, of Portland, County of Cumberland and State of Maine, having a mailing address of 141 Falmouth Street, Portland, Maine 04102, ("Grantee"), WITH WARRANTY COVENANTS, a certain lot or parcel of land, together with the improvements thereon, situated in the City of Portland, County of Cumberland and State of Maine, and being bounded and described as follows, to wit:

A certain lot or parcel of land with the buildings thereon, situated on the northerly side of Falmouth Street, in the City of Portland, County of Cumberland and State of Maine, and being Lot No. 8 as delineated on Plan of Oakwood Heights, which Plan is recorded in the Cumberland County Registry of Deeds in Plan Book 15, Page 13, and is more particularly bounded and described as follows:


Beginning at a point on said northerly side of Falmouth Street, which said point is the southeasterly corner of land now or formerly of one Bensen, being Lot No. 10 on said Plan; thence northeasterly along said line of Falmouth Street, fifty (50) feet to a point and Lot No. 6 on said Plan; thence northwesterly at right angles to said Falmouth Street and along the dividing line between said Lots No. 6 and No. 8 one hundred (100) feet to a point on the easterly side line of Lot No. 7 on said Plan; thence southwesterly along the said side line of Lot No. 7 and the rear line of Lot 9 on said Plan fifty (50) feet to a point and the northeasterly side line of said Lot No. 10; thence southeasterly along the division line between said Lots No. 10 and Lot No. 8 one hundred (100) feet to said northerly line of Falmouth Street and the point of beginning. Said premises are numbered 149 on said Falmouth Street.

Meaning and intending to convey the same premises described in Deed from Thomas F. Monaghan and Anne P. Monaghan to Matthew J. Monaghan and Karen E. Monaghan dated March 1, 1989, recorded in the Cumberland County Registry of Deeds in Book 8672, Page 7.

MAINE RECORDS

WITNESS our hands and seals as of this 20<sup>th</sup> day of September, 2018.

WITNESS

Karen B. Fetter 

Matthew J. Monaghan

Matthew J. Monaghan

Karen B. Fetter

Karen E. Monaghan

Karen E. Monaghan

STATE OF MAINE  
COUNTY OF CUMBERLAND, ss.

September 20, 2018

Then personally appeared the above-named Matthew J. Monaghan and acknowledged the foregoing instrument to be his free act and deed.

Evelyn H. King  
Notary Public/Maine Attorney at Law  
My commission expires: 12/11/22

STATE OF MAINE  
COUNTY OF CUMBERLAND, ss.

September 20, 2018

Then personally appeared the above-named Karen E. Monaghan and acknowledged the foregoing instrument to be her free act and deed.

Evelyn H. King  
Notary Public/Maine Attorney at Law  
My commission expires: 12/11/22

**EVELYN H. KING**  
Notary Public - Maine  
My Commission Expires  
December 11, 2022

SEAL

Received  
Recorded Register of Deeds  
Sep 26, 2018 01:52:20P  
Cumberland County  
Nancy A. Lane



Permitting and Inspections Department  
Michael A. Russell, MS, Director

Reviewed for Code Compliance  
Permitting and Inspections Department  
Approved with Conditions

01/14/2019

### General Building Permit Application

Project Address: 149 Falmouth Street

Tax Assessor's CBL: 81 D 8 Cost of Work: \$ 20,000.00  
Chart # Block # Lot #

Proposed use (e.g., single-family, retail, restaurant, etc.): Single Family

Current use: Residential

Past use, if currently vacant: \_\_\_\_\_

Commercial       Multi-Family Residential       One/Two Family Residential

Type of work (check all that apply):

- |   |  |   |
|---|--|---|
| <input type="checkbox"/> New Structure          | <input type="checkbox"/> Foundation Only               | <input type="checkbox"/> Change of Ownership - Condo Conversion |
| <input type="checkbox"/> Addition               | <input type="checkbox"/> Fence                         | <input type="checkbox"/> Change of Use                          |
| <input checked="" type="checkbox"/> Alteration  | <input type="checkbox"/> Pool - Above Ground           | <input type="checkbox"/> Change of Use - Home Occupation        |
| <input type="checkbox"/> Amendment              | <input type="checkbox"/> Pool - In Ground              | <input type="checkbox"/> Radio/Telecommunications Equipment     |
| <input type="checkbox"/> Shed                   | <input type="checkbox"/> Retaining Wall                | <input type="checkbox"/> Radio/Telecommunications Tower         |
| <input type="checkbox"/> Demolition - Structure | <input type="checkbox"/> Replacement Windows           | <input type="checkbox"/> Tent/Stage                             |
| <input type="checkbox"/> Demolition - Interior  | <input type="checkbox"/> Commercial Hood System        | <input type="checkbox"/> Wind Tower                             |
| <input type="checkbox"/> Garage - Attached      | <input type="checkbox"/> Tank Installation/Replacement | <input type="checkbox"/> Solar Energy Installation              |
| <input type="checkbox"/> Garage - Detached      | <input type="checkbox"/> Tank Removal                  | <input type="checkbox"/> Site Alteration                        |

Project description/scope of work (attach additional pages if needed):

Work shall include the construction of a new front porch, canopy and a deck in the backyard over an existing exterior concrete slab. Exterior work to the new building include limited new windows and doors. Interior work includes minor modifications; ie, new kitchen, relocation of a bath and re-configuration of second floor bedrooms.

Applicant Name: Michael Monaghan Phone: (207) 776 - 1348

Address: 141 Falmouth Street Email: mmonaghan@mwoodworks.com

Lessee/Owner Name (if different): \_\_\_\_\_ Phone: (\_\_\_\_) \_\_\_\_\_ - \_\_\_\_\_

Address: \_\_\_\_\_ Email: \_\_\_\_\_

Contractor Name (if different): Monaghan Woodworks Phone: (207) 776 - 1348

Address: 100 Commercial Str. Suite 212 Email: mmonaghan@mwoodworks.com

I hereby certify that I am the owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the Code Official's authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.

Signature:  Date: Jan. 2, 2019

Review of this application will not begin until the permit payment is received. This is not a permit. Work may not commence until the permit is issued.



## Requirements for Electronic Submissions

In order to ensure the most expedient review of your application, please meet the requirements below for all electronic submissions:

- **Drawings sheets shall be submitted individually-- each PDF file shall contain no more than one drawing sheet.** Only PDF files are acceptable for plan review, and each file shall not exceed 5MB in size.\*
- **Drawing files shall be named based on the drawing sheet number and name.** It is recommended to include a Category/Discipline letter (such as A for Architectural), a sheet number and a descriptive title (e.g., A1 Existing Exterior Elevation).
- **Revised file submissions must use the exact same file name as originally submitted.** The Electronic Plan Review software will recognize this submission as Version 2.
- **Supporting documents shall be submitted as an individual PDF file for each document (these documents may be multi-page PDF files) and named based on the document type** (e.g., "Deed", "Stormwater Report", "Permit Application", etc.). Searchable PDF files are requested for calculations, reports and other supporting documents.
- **A graphic scale or a scale to reference shall be included on each drawing sheet.**
- **Plans prepared by a design professional shall include a Code Analysis sheet**, referencing the Maine Uniform Building and Energy Code and Portland City Code, Chapter 10 – Fire Prevention and Protection, which includes National Fire Protection Association (NFPA) 1, Fire Code and NFPA 101, Life Safety Code. Chapter 10 of the City Code can be viewed at: <http://www.portlandmaine.gov/citycode/chapter010.pdf>.
- **Files shall be submitted via email to [permitting@portlandmaine.gov](mailto:permitting@portlandmaine.gov).** The email subject line shall include the project address and type of permit. Multiple emails may be sent for one project if the files exceed the maximum file size.
- **Submissions should include all required documents and drawings as listed on the appropriate Submission Checklist sheet specific to the type of work being performed.**

For further information and to access PDF versions of this and other forms, visit the Permitting and Inspections Department online at <http://portlandmaine.gov/1728/Permitting-Inspections>.

\*To download a free version of Adobe Acrobat Reader, please visit: <https://get.adobe.com/reader/>



Permitting and Inspections Department  
Michael A. Russell, MS, Director

Reviewed for Code Compliance  
Permitting and Inspections Department  
Approved with Conditions  
**01/14/2019**

**Electronic Signature and Fee Payment Confirmation**

This is a legal document and your electronic signature is considered a legal signature per Maine state law. You will receive an e-mailed invoice from our office which signifies that your electronic permit application has been received and is ready for payment. Please pay by one of the following:

- Electronic check or credit card: [portlandmaine.gov/payyourpermit](http://portlandmaine.gov/payyourpermit)
- Over the phone at (207) 874-8703
- Drop off to Room 315, City Hall
- Mail to:

**City of Portland  
Permitting and Inspections Department  
389 Congress Street, Room 315  
Portland, Maine 04101**

By signing below, I understand the review process starts once my payment has been received. After all approvals have been completed, my permit will be issued via e-mail. Work may not commence until permit is issued.

Applicant Signature: \_\_\_\_\_ Date: Jan. 2, 2019

I have provided electronic copies and sent them on: \_\_\_\_\_ Date: Jan. 2, 2019

**NOTE:** All electronic paperwork must be delivered to [permitting@portlandmaine.gov](mailto:permitting@portlandmaine.gov) or with a thumb drive to the office.

**If you or the property owner owes taxes or user charges on property within the City, payment arrangements must be made before a permit application is accepted.**