



PORTLAND MAINE

Strengthening a Remarkable City, Building a Community for Life • www.portlandmaine.gov

Jeff Levine, AICP, Director
Marge Schmuckal, Zoning Administrator

October 2, 2012

David P. Scoblionko/Jan E. Scoblionko
41 East Wall Street
Bethlehem, PA 18018

RE: Maple Street, Peaks Island - 085-O-001 & 039 (old lots #92 & #93) : The
"Property"

Dear David Scoblionk and Jan Scoblionko,

I am in receipt of your request for a determination in regard to the Property meeting the requirements of 14-433. I have made my determination based upon the chain of titles of the Property and its abutting properties. I have also incorporated an earlier determination dated February 8, 2007 in regards the issue of the merger of lands. The Property is located entirely within the IR-2 Island Residential Zone with a portion of Shoreland Zone Overlay.

It has been shown to me by the chain of titles, that the Chart-Block-Lot numbers 085-O-001 & 039 together are a lot of record as of July 15, 1985, and held under separate and distinct ownership from adjacent lots and is meeting the applicable street frontage requirements of that time. The Property is a total of approximately 9,071 square feet in size which is meeting the minimum area of six thousand five hundred (6,500) square feet for a lot of record.

Therefore, the Property is considered to be a buildable lot in the IR-2 Zone.

Please note that prior to any development of the Property, a separate building permit application with all the required attachments shall be submitted for review and approvals. All current applicable yard dimensions shall be met as stated in the IR-2 Zone.

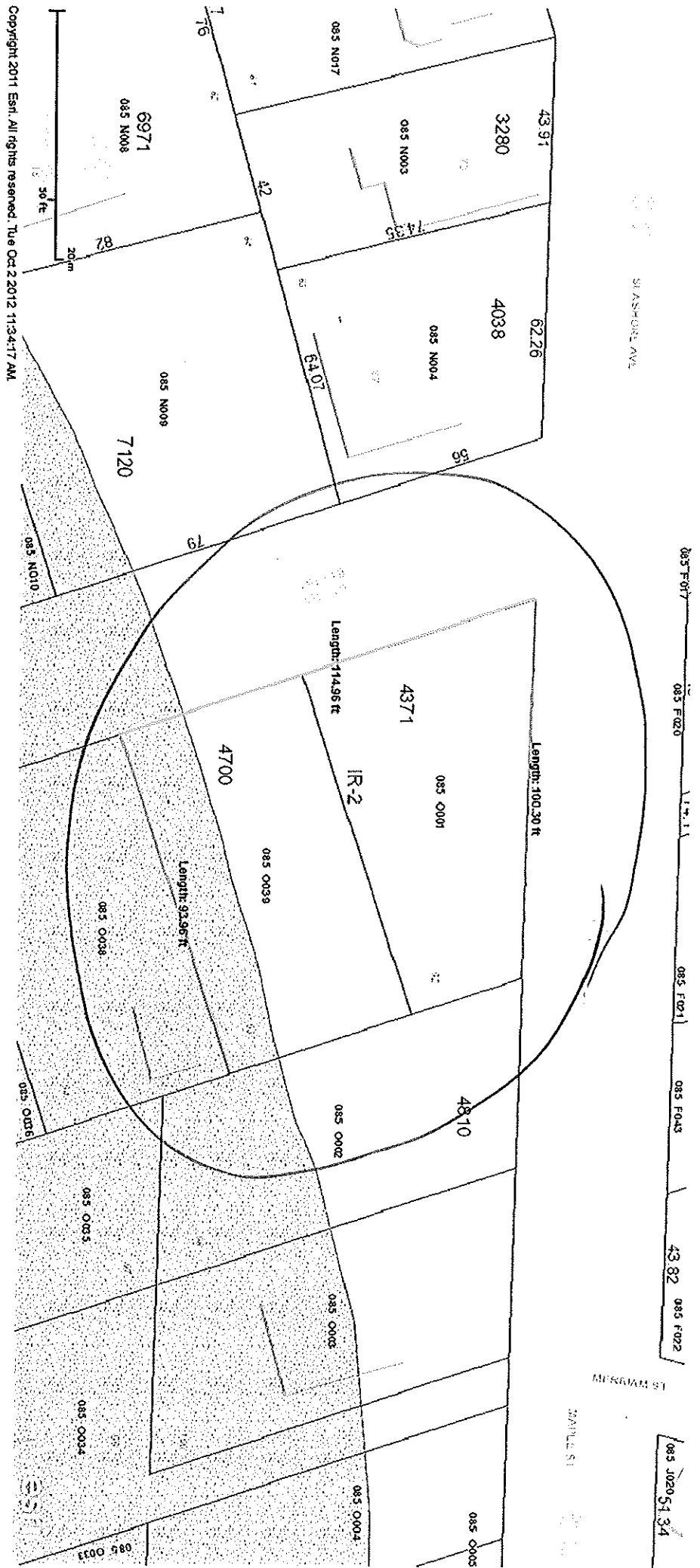
If you have any questions regarding this matter, please do not hesitate to contact me at (207) 874-8695.

Very Truly Yours,

Marge Schmuckal
Zoning Administrator

Cc to: Ann V. Filipos, Coldwell Banker, 53 Baxter Boulevard, Portland, ME 04101

Maple Street, Peaks Is 085-O-001 & 039



Copyright 2011 Esri. All rights reserved. Tue Oct 2 2012 11:34:17 AM

Any detached or accessory structure in the R-4 or R-6 zones, with a ground coverage exceeding two hundred fifty (250) square feet and which was in existence on January 1, 1940, may be converted to dwelling uses without meeting front, side or rear yard set backs, provided there is no enlargement of any nonconforming portion of the existing building footprint and provided the conversion will conform to the minimum land area per dwelling unit.

Any lot of record as of July 15, 1985, and held under separate and distinct ownership from adjacent lots and meeting the applicable street frontage requirements of that time may be considered a buildable lot in the IR-1 and IR-2 zones, provided that the applicable yard dimensions can be met and provided further that a lot in the IR-1 zone shall have a minimum area of ten thousand (10,000) square feet and a lot of the IR-2 zone shall have a minimum area of six thousand five hundred (6,500) square feet unless it is served by both public sewer and public water, in which case it shall have a minimum area of five thousand (5,000) square feet.

A lot in the IR-1, IR-2 and I-B zones that was described in a subdivision plat approved by the Planning Board after July 15, 1982, shall be considered a buildable lot, provided that the applicable yard dimensions can be met.

(Code 1968, § 602.19.L; Ord. No. 539-84, 5-7-84; Ord. No. 32-85, § 1, 7-15-85; Ord. No. 91-88, 7-19-88; Ord. No. 310-89, 1-30-89; Ord. No. 166-89, 12-11-89)

*Editor's note—Ord. No. 91-88, adopted July 19, 1988, amended § 14-433 to read as herein set out. See also the editor's note to Art. III of this chapter for additional provisions relative to Ord. No. 91-88. Subsequently, § 14-433 was amended by Ord. No. 310-89, adopted Jan. 30, 1989, to read as set out, which ordinance further provided that it be applicable to all pending proceedings and be enacted as an emergency.

Sec. 14-434. Corner clearance.

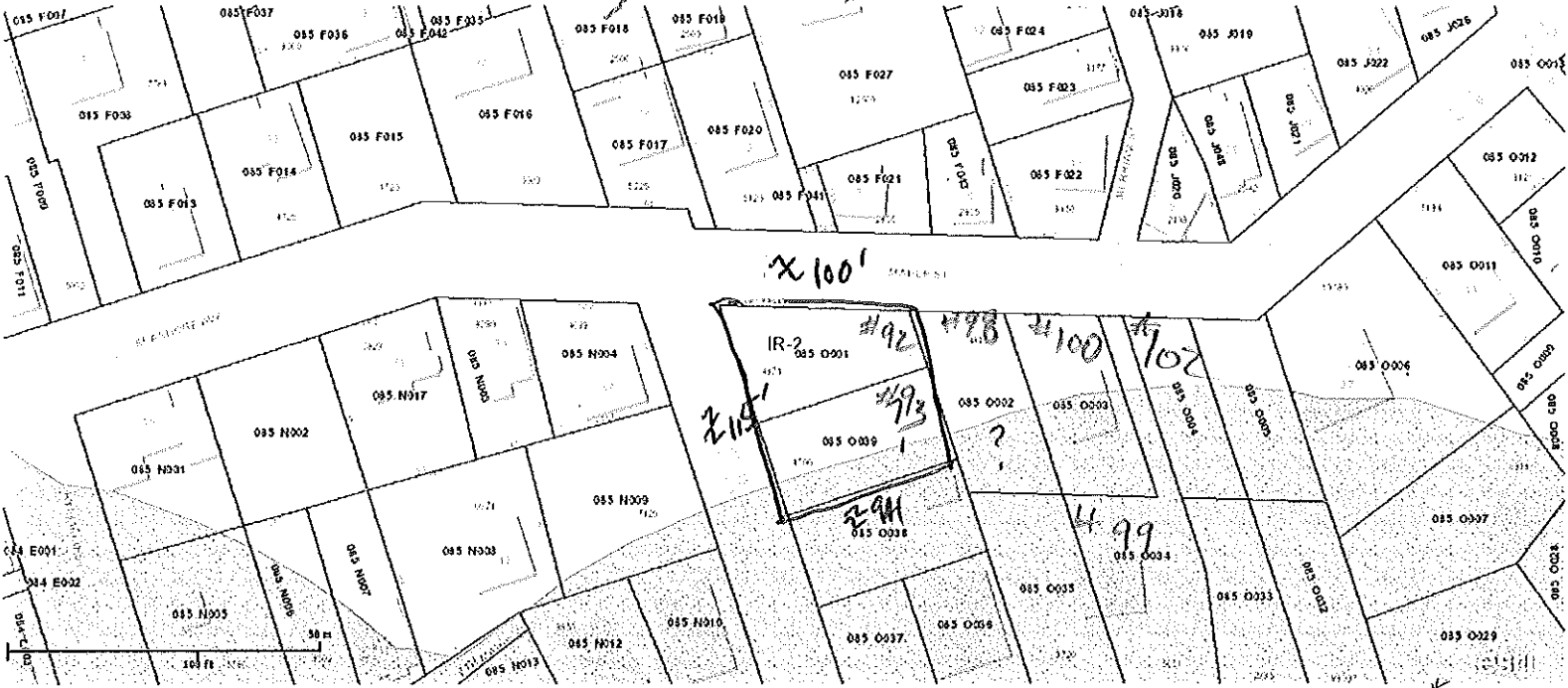
No obstruction higher than three and one-half (3 1/2) feet above the lowest elevation at the curbline shall be permitted on a corner lot within the area of a triangle formed by a line intersecting the street lines of the intersecting streets at points twenty-five (25) feet from the corner, unless said obstruction is located in the side or rear yard and is reviewed by the public works authority and found not to be a traffic or public safety hazard. For the purpose of this section, the word "obstruction"

Lot of record?

085-O-1 & 39

#14 433

July 15th 1985



Copyright 2011 Esri. All rights reserved. Thu Sep 13 2012 03:06:48 PM.

085-O-001 & 39 + 5/25/91
DAVID LON TAVANDELY

085-O-100
17 Maple

Lot #90
085-O-003

← DAVID SCOBLYONKO
Donald & Betty Bern
to DAVID SCOBLYONKO

current Randy J. Creswell

15 maps
currently -
Gwen A. Creswell

085-O-36-37-38

JAN & DAVID
SCOBLYONKO

BE #291 PG 328 - 8/29/78
John R. Waterbottom
Lucille Waterbottom

12-13-65
City of Portland

Robert Fisher
to Donald & Betty Bern
8/5/86

4371

4700

≈ 9071 # lotsize

Lucille John R. Waterbottom

5/31/12

Joan B. Waterbottom
Piotrowski

Ethel M. Griffin - died
to Martin Basil
Robert Fisher
1967

Gwen A. Creswell

Marguerite Lloyd

Basil Griffin - died 1967
5/1952 to him



PORTLAND MAINE

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*Lee Urban- Director of Planning and Development
Marge Schmuckal, Zoning Administrator*

February 8, 2007

Richard Golden, Esq.
Clifford & Golden, P.A.
5 Maple Street, P.O. 368
Lisbon Falls, ME 04252

RE: Property located at Seashore Avenue and Maple, Peaks Island, 85-O-1 & 39 and 85-O-36, 37 & 38 -- IR-2 Zone with a Shoreland Zone Overlay

Dear Mr. Golden:

This letter is in response to your request for a zoning determination, dated October 24, 2007, as to whether a house lot and two abutting undeveloped lots owned as described further below merged by recording of a deed or remain legally separate lots and can be sold separately.

As background information, my understanding is that the house lot (120 Seashore Avenue, Peaks Island, 85-O-36, 37 and 38) was jointly owned by David and Jan Scoblionko, while the vacant lots (Peaks Island, 85-O-1 and 39) were owned solely by David Scoblionko. As part of the Scoblionko's divorce settlement, Jan was to convey her interest in the house to David after the vacant lots were sold, so that David would retain the house lot. Jan executed a deed for her half-interest in the house lot and instructed Attorney David A. Lourie to retain the deed until after sale of the vacant lot, but Attorney Lourie erroneously recorded the deed in the Cumberland County Registry of Deeds prior to sale of the vacant lots.

Ordinarily, consolidation of ownership of the house lot and abutting vacant lots in one owner, David Scoblionko, would operate under section 14-433 of the Portland Zoning Ordinance to merge the lots and render the vacant lots separately unbuildable. However, in this case, the intention of both Jan and David Scoblionko was not to consolidate ownership in the house lot until after the vacant lots were sold. This intention is evidenced both by the Scoblionko's divorce decree and a corrective deed filed immediately upon discovery of the erroneous recording of the prior deed from Jan to David for the house lot.

Under Maine law, "Legal delivery of a deed requires that the grantor transfer the deed to or for the benefit of the grantees with the intent to vest that title in the grantee." *Walter v. Grover*, 540 A.2d 120, 121 (ME 1988). Here, it is clear from the evidence that

Jan Scoblionko did not intend to vest title of her half interest in the house lot in David Scoblionko at the time the first deed was recorded. Consequently, the recorded corrective deed is the operative deed for this transaction.

I therefore determine that the house lot and abutting vacant lots remained in separate ownership at all times, and thus did not merge under the Portland Zoning Ordinance. The vacant lots therefore may be sold separately from the house lot.

Very truly yours,

Marge Schmuckal
Zoning Administrator

Cc: David A. Lourie, Esq.
Jim Adolf
file

85-0-002

98

212

John E. Henario
~~Justice of the Peace~~

Then personally appeared the above named ~~Justice of the Peace~~
and acknowledged the foregoing instrument to be his free act and
deed in his said capacity, and the free act and deed of said City
of Portland.

Before me,

John E. Henario
Justice of the Peace.
~~NOTARY PUBLIC~~

DEC 13 1965

REGISTRY OF DEEDS, CUMBERLAND COUNTY, MAINE

Received at 1 N 5th St., and recorded in

BOOK 223F PAGE 210 *James R. Johnson* Register

Know all Men by these Presents,

That the City of Portland, a body politic and corporate, and
located at Portland, in the County of Cumberland and State of
Maine, in consideration of one dollar and other valuable
considerations paid by Lucille H. John R. and Joan B. Winterbottom

Portland
City of
to
Winterbottom
&

of Wakefield, County of Middlesex, and Commonwealth of Massachusetts
~~of Portland, County of Cumberland and State of Maine,~~
the receipt whereof it does hereby acknowledge, does hereby grant,
release, bargain, sell and convey, and forever quit-claim unto the said
Lucille H., John R., and Joan B. Winterbottom, their

Q C

Heirs and Assigns forever, all its right, title and interest in
and to the following described real estate situated in Portland
in the County of Cumberland and State of Maine and more
particularly described as, viz:

Land Maple St., lot 98 Rec. Plan H.H. Brackett Estate Peaks Island.

Meaning and intending to convey the same land and building
which the said grantor acquired by tax deed dated February 28, 1952

213

The deed above referred to is recorded in the Cumberland
County Registry of Deeds in Book 2197 Page 285

This property was assessed to Nancy A. Libby, Heirs.

and was sold to the City of Portland for the non-payment of
the 1951 tax. ~~XXXXXXXXXXXX~~
~~XXXXXXXXXXXX~~ ~~XX.~~

At each tax sale the City of Portland was the Purchaser.

Said premises are hereby conveyed subject to taxes thereon
for the year 1951, and said grantee assumes and agrees to pay said
taxes as part of the consideration for this conveyance.

To have and to hold the same, together with all the privi-
leges and appurtenances thereunto belonging to the said
Lucille N., John R. and Joan B. Winterbottom, their

Heirs and Assigns, forever.

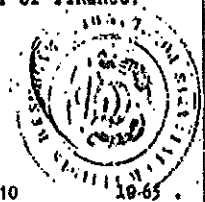
In Witness Whereof, the said City of Portland has caused
this instrument to be executed and its corporate seal affixed by
John E. Menario
~~XXXXXXXXXXXX~~ Director of Finance, thereunto duly authorized,
this tenth day of December A. D. 1965.

Signed, Sealed and Delivered
in presence of

City of Portland

Shelaine A. Norcross

By *John E. Menario*
Director of Finance.



State of Maine, }
Cumberland, } ss.

December 10 1965

214

Then personally appeared the above named ^{John F. Manario} ~~George H. Anderson~~ and acknowledged the foregoing instrument to be his free act and deed in his said capacity, and the free act and deed of said City of Portland.

Before me,

John F. Manario
Justice of the Peace.
Notary Public.

DEC 13 1965
REGISTRY OF DEEDS, CUMBERLAND COUNTY, MAINE
Received at 1 N 56th St, and recorded in
BOOK 2938 PAGE 212 *Edward P. Keegan* Register

Know All Men by These Presents,

That I, Forest L. York of Yarmouth in the County of Cumberland and State of Maine

in consideration of One Dollar and other valuable considerations

paid by Frederick A. York and Eilin C. York, both of said Yarmouth,

the receipt whereof I do hereby acknowledge, do hereby give, grant, bargain, sell and convey unto the said Frederick A. York and Eilin C. York, as joint tenants and not as tenants in common, their

heirs and assigns forever, a certain lot or parcel of land situated on the southerly side of Burnell Drive in the Town of Yarmouth, County of Cumberland and State of Maine, and being Lot No. 3 as delineated on Plan of Subdivision made for Forest York entitled Burnell Drive, Sec. 2, dated September 1964 and recorded in Cumberland County Registry of Deeds in Plan Book 68, Page 12.

Being a portion of the premises conveyed to this Grantor by G. Gordon Sweetser, et al by warranty deed dated January 15, 1964 and recorded in Cumberland County Registry of Deeds in Book 2805, Page 271.

York
to
York
&
War

WARRANTY DEED
Maine Statutory Short Form

Know all Persons by these Presents,

That I, **Joan B. Piotrowski**, of Hypoluxo, Florida, for consideration paid, grant to:

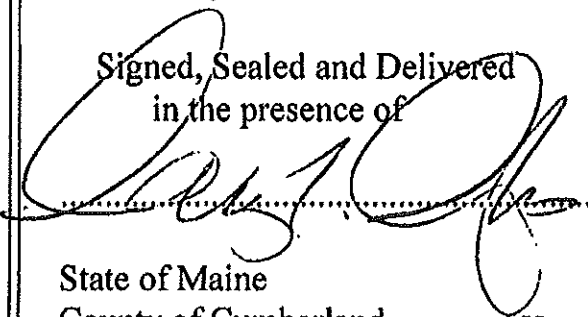
Gwen A. Creswell

of Portland, Maine, whose mailing address is 70 Fessenden Street, Portland, Maine 04103, with **warranty covenants**, the land in Portland, County of Cumberland, and State of Maine, described as follows:

A certain lot or parcel of land, together with any buildings and improvements thereon, situated in the City of Portland, County of Cumberland, and State of Maine being more particularly described in Exhibit A attached hereto and made a part hereof.

Witness my hand and seal this 31st day of May, 2012.

Signed, Sealed and Delivered
in the presence of

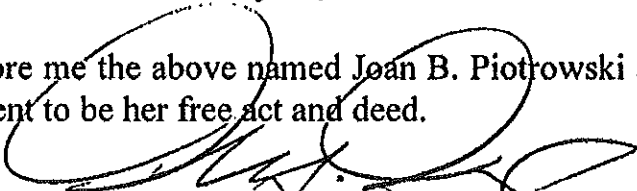


Joan B. Piotrowski
.....
Joan B. Piotrowski

State of Maine
County of Cumberland ss

May 31, 2012

Then personally appeared before me the above named Joan B. Piotrowski and acknowledged the foregoing instrument to be her free act and deed.



Attorney at Law/Notary Public

Printed Name: Donna S. Douglas

MAINE REAL ESTATE TAX PAID

EXHIBIT A

A certain lot or parcel of land, with any buildings thereon, situated on Peaks Island in the City of Portland, County of Cumberland on Maple Street and being Lot 98 on Plan of Lots of H.M. Brackett Estate, Peaks Island.

Being the same premises conveyed by quitclaim deed from the City of Portland to Lucille N., John R. and Joan B. Winterbottom dated December 10, 1965 and recorded in the Cumberland County Registry of Deeds in Book 2938, Page 212. Lucille N. Winterbottom died on April 13, 1993 and John R. Winterbottom died on August 6, 1999, Joan B. Winterbottom Piotrowski being their sole heir at law.

Received
Recorded Register of Deeds
Jun 01, 2012 10:37:58A
Cumberland County
Pamela E. Lovley

CITY OF PORTLAND, ME
INSPECTION DIVISION
389 CONGRESS ST
ROOM 315
PORTLAND, ME 04101
(207)874-8701

Merchant ID: 161000146545

Term ID: 001

Ref #: 001

Sale

XXXXXXXXXXXX5916

VISA

Entry Method: Swiped

09/28/12

08:54:32

Inv #: 000001

Appr Code: 04508C

Apprvd: Online

Batch#: 000999

Total:

\$

150.00

I agree to pay above total amount
according to card issuer agreement
(Merchant agreement if credit voucher)

X

FILIPPOS/ANN V

Merchant Copy
THANK YOU!

Marge Schmuckal - RE: Scoblionko Land, Peaks Island

From: "Ann Filipos" <ann.filipos@nemoves.com>
To: "'Marge Schmuckal'" <MES@portlandmaine.gov>
Date: 9/28/2012 9:39 AM
Subject: RE: Scoblionko Land, Peaks Island

Hi Marge,

I stopped by the zoning office earlier and paid for the letter of determination.

When complete, could you please address to:

David P. Scoblionko/Jan E. Scoblionko

41 East Wall Street

Bethlehem, PA

18018

Please let me know if you need anything else.

Thanks,

Ann

Ann V. Filipos

Coldwell Banker Residential Brokerage

53 Baxter Boulevard

Portland, Maine 04101

cell: 207.712.9197

direct : 207.253.3104

office: 207.773.1990

From: Marge Schmuckal [mailto:MES@portlandmaine.gov]

Sent: Thursday, September 27, 2012 4:50 PM

To: Ann Filipos

Subject: RE: Scoblionko Land, Peaks Island

Hi Ann,

I believe that is what I need to show the final piece. the city does take credit cards.

Marge

>>> "Ann Filipos" <ann.filipos@nemoves.com> 9/27/2012 4:23 PM >>>

Hi Marge,

The property changed hands in 2012. From 1965 to 2012, Winterbottom's were the owners, 085-O-002 (lot #98). .

I will get you the latest deed from 2012.

Is this the only deed you need to see before writing the approval letter? Do you take credit cards for the \$150?

Thanks,
Ann

From: Marge Schmuckal [<mailto:MES@portlandmaine.gov>]
Sent: Thursday, September 27, 2012 3:58 PM
To: Ann Filipos
Subject: RE: Scoblionko Land, Peaks Island

Hi Ann,

I am still not getting a complete title history on 085-O-002 (lot #98). You showed me that Lucille N., John R & Joan B Winterbottom bought the property on 12/13/1965. Then who bought it? I have the current owner being Gwen A. Creswell. I need to see the complete chain to fill in the gaps.

Also, if you need this in writing, it is a \$150 fee for the determination.

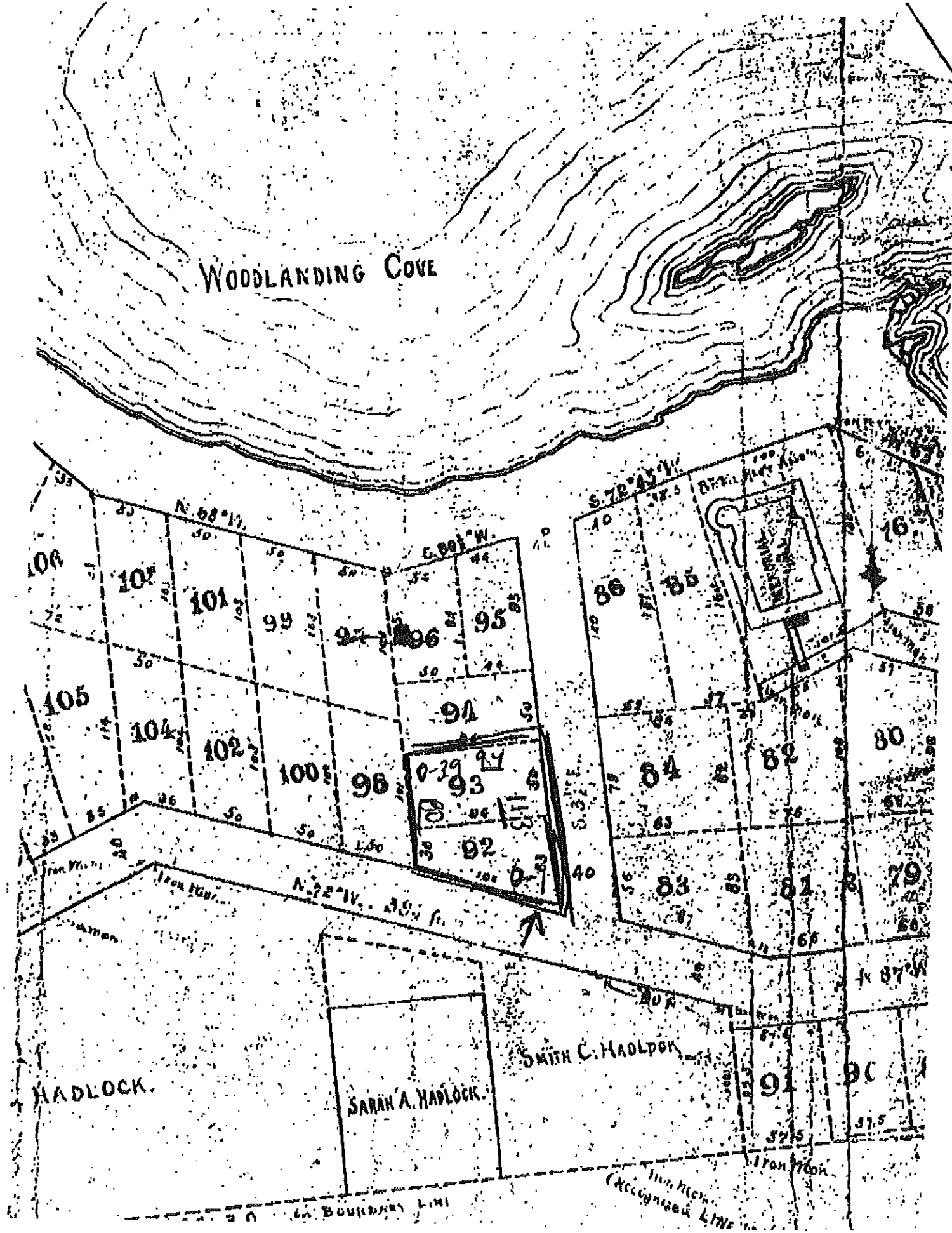
thank you,
Marge

09]

No virus found in this message.

Checked by AVG - www.avg.com

Version: 2012.0.2221 / Virus Database: 2441/5294 - Release Date: 09/27/12



Lot 98 ^{1/2} 85-0-002

328

25614

KNOW ALL MEN BY THESE PRESENTS, that we, JOHN E. WINTERBOTTON, IRVILLE H. WINTERBOTTON, and JOHN B. WINTERBOTTON PIETROWSKI, all of Wakefield, County of Middlesex and Commonwealth of Massachusetts, in consideration of the dollar (\$1.00) and other valuable considerations

paid by JOHN E. WINTERBOTTON and IRVILLE H. WINTERBOTTON, of Wakefield, County of Middlesex and Commonwealth of Massachusetts

the receipt whereof we do hereby acknowledge, do hereby give, grant, bargain, sell and convey unto the said

JOHN E. WINTERBOTTON and IRVILLE H. WINTERBOTTON

as joint tenants and not as tenants in common, and their heirs and assigns, and the survivor of them, and the heirs and assigns of the survivor of them, forever, a certain lot or parcel of land together with the buildings thereon situated at Pease Island in Furland, County of Cumberland and State of Maine, and being lot numbered one hundred (#100) as shown on the Plan of Lots of Henry M. Brackett certain which plan is recorded in Cumberland County Registry of Deeds, Plan Book 9, Page 57.

Said lot has a frontage on Maple Street of fifty (50) feet and is bounded by lots numbered ninety-eight, ninety-nine and one hundred two (98-99-102) as shown on said plan.

Being the same premises conveyed to the grantors herein by Ethelyn F. Carmichael by deed dated August 14, 1945 and recorded in the Cumberland County Registry of Deeds in Book 2916, Page 421.

We thus and in full the aforementioned and bargained premises with all the privileges and appurtenances thereof, to the said

JOHN E. WINTERBOTTON and IRVILLE H. WINTERBOTTON as joint tenants and not as tenants in common, and their heirs and assigns, and the survivor of them, and the heirs and assigns of the survivor of them, to them and their use and behoof forever.

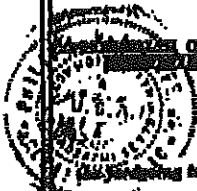
And we do COVENANT with the said Grantee, as aforesaid, that we are lawfully seized in fee of the premises, that they are free of all incumbrances.

that we have good right to sell and convey the same to the said Grantee to hold as aforesaid, and that we warrant and defend the same to the said Grantee, their heirs and assigns, and the survivor of them, and the heirs and assigns of the survivor of them, forever, against the lawful claims and demands of all persons.

In Witness Whereof, we the said JOHN E. WINTERBOTTON and IRVILLE H. WINTERBOTTON, being husband and wife, and JOHN B. (WINTERBOTTON) PIETROWSKI, and CHARLES PIETROWSKI, husband of Jean V. (Winterbottan) Pietrowski

joining in this deed as Grantor B and relinquishing and conveying all our right by descent and all other rights in the above described premises, have hereunto set our hands and seal a this 24th day of August in the year of our Lord one thousand nine hundred and seventy-eight.

Signed, sealed and delivered in presence of: John B. Winterbottan, Donald T. MacLuff (all), Irville H. Winterbottan, Jan B. Winterbottan, Charles Pietrowski



Formally appeared the above named JOHN E. WINTERBOTTON, Jan B. (Winterbottan) Pietrowski, Irville H. Winterbottan and acknowledged the foregoing instrument to be their free act and deed.

Date of Commission Before me, Philip MacLuff, Jr., Notary Public, October 27, 1978. Philip MacLuff, Jr. My commission expires 1980

CUMBERLAND, ss. AUG 24 1978 REGISTRY OF DEEDS Received at 11:39 A.M. on AUG 29 1978 and recorded in Book 2291 Page 228 Charles S. Robbitt DEPUTY Register

Lot # 100 bounded by lots 98, 99

Doc# 69936 Bk124493 Pg 96

QUITCLAIM DEED

12nd
85-0-39
not 92-93
→ 85-0-1839

THAT I, JAN E. SCOBLIONKO, of Pennsylvania, for consideration, RELEASES to DAVID P. SCOBLIONKO, of Pennsylvania, one-half (1/2) of my right, title and interest in and to a certain parcel of land situated in the City of Portland, in the County of Cumberland and State of Maine, being more particularly described as follows:

Sept 5, 2006

A certain lot or parcel of land located on Seashore Avenue, Lots No. 92 and 93, Rec. Plan Henry M. Brackett Estate, Peaks Island, Maine, Assessors Plan 85-0-39, City of Portland, in the County of Cumberland and State of Maine, and Lot 93 being conveyed to the grantor by deed of David M. Twomey and Lori L. Twomey, dated May 24, 1991 and recorded in the Cumberland County Registry of Deeds at Book 9569, Page 111; and Lot 92 being conveyed by deed of David and Betty Beane recorded dated Book 9721, Page 83.

These premises are subject to an easement conveyed by the grantor to the grantor and grantees herein.

Witness my hand and seal this 5th day of September, 2006.

WITNESS:

[Handwritten signature]

Jan E. Scoblionko
Jan E. Scoblionko

STATE OF PENNSYLVANIA
COUNTY OF LEHIGH, ss.

September 5, 2006

Personally appeared the above-named Jan E. Scoblionko and acknowledged the foregoing instrument to be her free act and deed, before me,

Janet Lichty
Attorney At Law/Notary Public
Janet Lichty
Typed/Printed Name

Received
Recorded Register of Deeds
Oct 24, 2006 01:10:07P
Cumberland County
John A. G'Brien

NOTARIAL SEAL
JANET LICHTY
Notary Public
HANOVER TWP, NORTHAMPTON COUNTY
My Commission Expires Aug 27, 2007

Doc# 69934 BK#24473 Pg 96

0-39

lots 92-93

8/31/06

QUITCLAIM DEED

THAT I, DAVID P. SCOBLIONKO, of Pennsylvania, for consideration, RELEASES to JAN E. SCOBLIONKO, of Pennsylvania, all of my right, title and interest in and to a certain parcel of land situated in the City of Portland, in the County of Cumberland and State of Maine, being more particularly described as follows:

A certain lot or parcel of land located on Seashore Avenue, Lots No. 92 and 93, Rec. Plan Henry M. Brackett Estate, Peaks Island, Maine, Assessors Plan 85-0-39, City of Portland, in the County of Cumberland and State of Maine, and Lot 93 being conveyed to the grantor by deed of David M. Twomey and Lori L. Twomey, dated May 24, 1991 and recorded in the Cumberland County Registry of Deeds at Book 9569, Page 111, and Lot 92 being conveyed by deed of David and Betty Beane recorded dated Book 9721, Page 83.

These premises are subject to an easement conveyed by the grantor to the grantor and grantee herein.

Witness my hand and seal this 31st day of August, 2006.

WITNESS:

[Handwritten signature]

[Handwritten signature]
David P. Scoblionko

STATE OF PENNSYLVANIA
COUNTY OF LEBANON, SS.

August 31, 2006

Personally appeared the above-named David P. Scoblionko and acknowledged the foregoing instrument to be his free act and deed, before me,

[Handwritten signature]
Notary At Law/Notary Public
Janet Lichty
Typed/Printed Name

Received
Recorded Registrar of Deeds
Oct 24, 2006 01:08:20P
Cumberland County
John S. Griffin

NOTARIAL SEAL
JANET LICHTY
NOTARY PUBLIC
HANOVER TWP NORTHAMPTON COUNTY
My Commission Expires Aug 27, 2007

COMPLIMENTS OF:
MARKET STREET SETTLEMENT GROUP, INC.
1-800-688-1303

21837

STATUTORY SHORT FORM
RELEASE DEED

Instr 21837 Bk 9569 Pg 111

We, David M. Twomey and Lori L. Twomey, husband and wife, both of Westbrook, Cumberland County, Maine, for consideration paid, release to David F. Scoblionke of Bethlehem, Northampton County, Pennsylvania, whose mailing address is 701 Ostrum Street, Suite 502, Bethlehem, PA 18015, the land on Peaks Island, Portland, Cumberland County, Maine, described as follows:

A certain lot or parcel of land, located on Seashore Ave. Lot No. 93, Rec. Plan Henry M. Brackett Estate, Peaks Island, Maine, Assessors Plan 85-0-39, City of Portland in the County of Cumberland and State of Maine.

Being the said premises conveyed to the said Twomeys by the Quitclaim Deed without Covenant from Edward W. Doherty, Jr. and Mary E. Doherty dated January 20, 1981 and recorded in Cumberland County Registry of Deeds in Book 4732, Page 232.

Witness our hands and seals this 24th day of May, 1991.

[Signature]

[Signature]

[Signature]
David M. Twomey
[Signature]
Lori L. Twomey

State of Maine
Cumberland County, ss _____ May 24, 1991

Then personally appeared the above named David M. Twomey and acknowledged the foregoing instrument to be his free act and deed.

Before me,

[Signature]

Type name of acknowledging official here
Notary Public
Attorney at Law

MAINE REAL ESTATE TRANSFER TAX PAID

Recorded
Cumberland County
Registry of Deeds
05/24/91 01:00:00PM
Robert P. Titcomb
Register

12nd
85-0-39

premier
man
→ 09/10

Lot 93
May 24 1991

Instr 47469 R 9721 P 83

47469

Present

0-1
12nd
Sep 1991
June → DAVID

Book
3777
p 297

Book
2085
p. 305

Lot 9a

QUITCLAIM DEED
(Statutory Short Form)

MAINE REAL ESTATE TAX PAID

WE, DONALD E. BEANE and BETTY B. BEANE, both of Portland, County of Cumberland, and State of Maine, for consideration paid, release to DAVID E. SCOBIONKO, of Bethlehem, Pennsylvania, WITH QUITCLAIM COVENANTS, the following described real estate on Peaks Island, in Portland, County of Cumberland, and State of Maine:

A certain lot or parcel of land situated on the southerly side of Maple Street and the easterly side of Seashore Avenue on Peaks Island, in the City of Portland, County of Cumberland, and State of Maine, and being Lot No. 92 as shown on Plan of Henry H. Brackett Estate recorded in the Cumberland County Registry of Deeds in Plan Book 9, Page 57, to which plan reference is hereby made for a more particular description.

Being the same premises conveyed to the Grantors herein by deed of Donald E. Beane, et al, dated August 5, 1986, and recorded in the Cumberland County Registry of Deeds in Book 7389, Page 199.

Also hereby conveying all rights, easements, privileges, and appurtenances, belonging to the premises hereinabove described.

WITNESS my hand and seal this 18th day of September, 1991.

0-1
92

19112

68790960189

QUITY ASSIGNMENT
With Covenant

Know all Men by these Presents,

That we, Donald E. Beane and Betty E. Beane, of Portland,
County of Cumberland and State of Maine,

in consideration of One Dollar (\$1.00) and other valuable considerations,

pay to Donald E. Beane and Betty E. Beane,

whose mailing address Seashore Avenue, Peaks Island, Portland, Maine

the receipt whereof we do hereby acknowledge, do hereby receive, release, bargain,
sell and convey, and forever quitclaim unto the said Donald E. Beane and Betty E.
Beane, their

heirs and assigns forever,

A certain lot or parcel of land with the buildings thereon
situated on the southerly side of Maple Street and the easterly
side of Seashore Avenue on Peaks Island in the City of Portland,
County of Cumberland and State of Maine, and being Lot No. 92 as
shown on Plan of Henry M. Brackett Estate recorded in Cumberland
County Registry of Deeds in Plan Book 9, Page 27, to which plan
reference is hereby made for a more particular description.

192
85-0-001

Being the same premises conveyed to Robert H. Fischer, et al,
by deed of Ethel M. Griffin dated November 28, 1978 and
recorded in the Cumberland County Registry of Deeds in Book 3777,
Page 237. Being the same premises conveyed to Donald E. Beane
by deed of Robert H. Fischer and Martha R. Fischer dated
April 13, 1978 and recorded in the Cumberland County Registry
of Deeds and conveyed to these Grantors by deed of Donald E.
Beane dated September 4, 1979 and recorded in the Cumberland
County Registry of Deeds.

This deed is intended to correct the deed of Donald E. Beane
dated September 4, 1979 as aforesaid by separating Lot 92 from
Lots 94, 95 and 96 which, through typographical error, read
92, 94 and 96, to conform to the actual separation which
exists on the face of the earth, and further by correcting
the date of the deed from Fischer, et al, to Beane described
as April 13, 1979 which should have read April 13, 1978 as
aforesaid.

0-1
92

BN730960200

We have and to hold the same, together with all the privileges and appurtenances thereto belonging, to the said Donald E. Beane and Betty B. Beane, their

heirs and assigns forever.

And we do covenant with the said Grantees, their heirs and assigns, that we shall and will warrant and defend the premises to the said Grantee & their heirs and assigns forever, against the lawful claims and demands of all persons claiming by, through, or under us.

In Witness Whereof, we Donald Donald E. Beane and Betty B. Beane, being husband and wife,

Next

Subscribed and sworn to before me

on this 5th day of August, A.D. 1986.

Signed, sealed and delivered in presence of

Donald E. Beane
Betty B. Beane



State of Maine, County of Cumberland on August 5, 1986. They personally appeared the above named Donald E. Beane and Betty B. Beane

and acknowledged the foregoing instrument to be their free and voluntary act.

Before me,

Margaret Y. Flaherty
Margaret Y. Flaherty Notary Public

SEAL

MY COMMISSION EXPIRES JANUARY 7 1991

RECEIVED
RECORDS DEPT
207-536-6700
CUMBERLAND COUNTY
James J. Walsh

lot 92
0-1

prepaid
under

May 1952

FORM NO. 103

Know all Men by these Presents, 892

That I, Ethel M. Giffin, of Lynnfield in the County of Essex and Commonwealth of Massachusetts,

in consideration of One Dollar and other valuable considerations

paid by Robert H. Fischer and Martha R. Fischer, both of 101 Gedney Street, Nyack, in the County of Rockland and State of New York,

5

the receipt whereof I do hereby acknowledge, do hereby remise, release, bargain, sell and convey and forever quit-claim unto the said

Robert H. Fischer and Martha R. Fischer, as joint tenants and not as tenants in common, their heirs and assigns forever,

a certain lot or parcel of land situated on Peake Island in the City of Portland, County of Cumberland and State of Maine, and being Lot No. 92 as shown on Plan of Henry M. Brackett Estate recorded in Cumberland County Registry of Deeds in Plan Book 9, Page 57.

lot 92
0-1
1952

Being the same premises conveyed to Basil L. Giffin by Marguerite E. Lloyd by deed dated May 1952 and recorded in said Registry of Deeds in Book 2088, Page 305. The said Basil L. Giffin died on August 7, 1967. The grantor herein derives her title as the only heir-at-law of the said Basil L. Giffin.

0.24
92

578

In Witness Whereof, I the said IMMA E. BARKER, being
appeared

Signature of witness
I, _____
Notary Public for the State of Massachusetts,
do hereby certify that the within and foregoing instrument
has been acknowledged to me by the within and foregoing
parties, and that they are the persons whose names are
subscribed to the same, and that they are duly qualified to
execute the same, and that they executed the same on the
24th day of July in the year of our Lord
one thousand nine hundred and sixty-seven.

Signed, Sealed and Delivered
in presence of

Marion D. Page

Imma E. Barker
IMMA E. BARKER

NOTARY PUBLIC } ss. COMMONWEALTH OF MASSACHUSETTS July 24, 1967

Personally appeared the above named IMMA E. BARKER
and acknowledged the above instrument to be her free act and
deed.

Notary Public
W. F. [Signature]
NOTARY PUBLIC
(My commission expires November 18, 1968)

REGISTER OF DEEDS, CUMMISLAND COUNTY, MAINE JUL 27 1967
Received at 124 53rd St. and recorded in
BOOK 3004 PAGE 876 Imma E. Barker Register



Marge Schmuckal - Scoblionko Land, Peaks Island

From: "Ann Filipos" <ann.filipos@nemoves.com>
To: <mes@portlandmaine.gov>
Date: 9/10/2012 11:43 AM
Subject: Scoblionko Land, Peaks Island

Dear Marge:

Thank you for taking the time to meet with me today.

As discussed, if you could please put in writing that lots 85-O-1 & 39, combined, are buildable, it would be appreciated.

If you need any additional information from me, please let me know.

Best,
Ann

Ann V. Filipos
Coldwell Banker Residential Brokerage
53 Baxter Boulevard
Portland, Maine 04101
cell: 207.712.9197
direct : 207.253.3104
office: 207.773.1990

- 9/25/12 called left message
Still need old lot # 98
had A #100 that was bounded
by #98 only

Assessor's Office | 389 Congress Street | Portland, Maine 04101 | Room 115 | (207) 874-8486

[City](#) [Home](#) [Departments](#) [City Council](#) [E-Services](#) [Calendar](#) [Jobs](#)

This page contains a detailed description of the Parcel ID you selected. Press the **New Search** button at the bottom of the screen to submit a new query.

Current Owner Information:

Services

Applications

Doing Business

Maps

Tax Relief

Tax Roll

Q & A

browse city services a-z

browse facts and links a-z

CBL 085 0002001
Land Use Type VACANT LAND
Property Location 15 MAPLE ST
Owner Information CRESWELL GWEN A
 70 FESSENDEN ST
 PORTLAND ME 04103
Book and Page 29629/338
Legal Description 85-O-2
 MAPLE ST
 PEAKS ISLAND
 4810 SF
Acres 0.1104

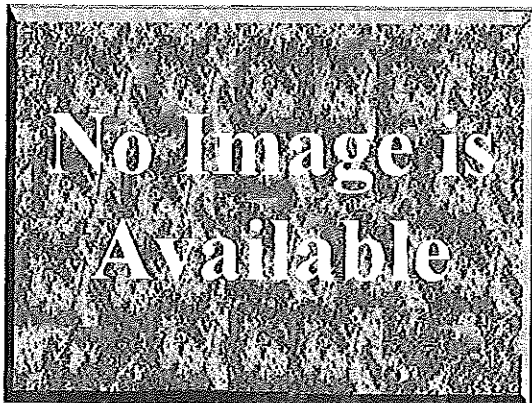
Current Assessed Valuation:

TAX ACCT NO.	13180	OWNER OF RECORD AS OF APRIL 2012
		CRESWELL GWEN A
LAND VALUE	\$1,900.00	70 FESSENDEN ST
BUILDING VALUE	\$0.00	PORTLAND ME 04103
NET TAXABLE - REAL ESTATE	\$1,900.00	
TAX AMOUNT	\$35.76	

Any information concerning tax payments should be directed to the Treasury office at 874-8490 or [e-mailed](#).



Best viewed at 800x600, with Internet Explorer



[View Map](#)

Sales Information:

Sale Date	Type	Price	Book/Page
6/1/2012	LAND	\$2,000.00	29629/338
4/30/2012	LAND	\$0.00	NFY12/

[New Search!](#)



PORTLAND MAINE

Strengtbening a Remarkable City, Building a Community for Life • www.portlandmaine.gov

Receipts Details:

Tender Information: Check , Check Number: 4588

Tender Amount: 150.00

Receipt Header:

Cashier Id: bsaucier

Receipt Date: 10/18/2012

Receipt Number: 49397

Receipt Details:

Referance ID:	529	Fee Type:	BP-DP
Receipt Number:	0	Payment Date:	
Transaction Amount:	150.00	Charge Amount:	150.00
Job ID: Miscellaneous charges			
Additional Comments: 92/93 Seashore Ave. 9/28/12			

Thank You for your Payment!