



Jeff Levine, AICP, Director
Planning & Urban Development Department

Ann Machado
Zoning Administrator

CITY OF PORTLAND
ZONING BOARD OF APPEALS
Interpretation Appeal Application

APPLICANT INFORMATION:

THOMAS COVINGTON JOHNSON
NAME

ISLAND BAY SERVICES
BUSINESS NAME

37 BALL FIELD ROAD
ADDRESS

PEAKS ISLAND PORTLAND

TELEPHONE #

OWNER(S)
APPLICANT'S RIGHT, TITLE OR INTEREST
(eg; owner, purchaser, etc)

RESIDENTIAL / AGRICULTURAL
CURRENT ZONING DESIGNATION

EXISTING USE OF PROPERTY:

AGRICULTURAL /
MAINTENANCE OF DOMESTIC FARM
ANIMALS AND CROPS

TYPE OF RELIEF REQUESTED:

DENY AND TERMINATE THE NOTICE OF VIOLATION

SUBJECT PROPERTY INFO:

37 BALL FIELD ROAD
PROPERTY ADDRESS

SEE ATTACHED SKETCH PREPARED BY
CHART/BLOCK/LOT (CBL) CITY.

PROPERTY OWNER INFO (If Different):

PO BOX 48
NAME
PEAKS ISLAND OUIDE
ADDRESS

Disputed Provisions from Section 14:

SEE ATTACHED SUMMARY FROM
Order, decision, determination or NICHOLAS BULL P.C.
interpretation under dispute:

THE CITY SECURED A WARRANT TO
EXAMINE ONE "ALLEGED STRUCTURE"
AND WENT ON AN ENFORCEMENT SPREE

NOTE: If site plan approval is required, attach preliminary or final site plan.

The undersigned hereby makes application for an appeal as described above, and certifies that the information herein is true and correct to the best of his OR her knowledge and belief.

THOMAS COVINGTON JOHNSON & ISLAND BAY SERVICES

[Signature]
SIGNATURE OF APPLICANT

NICHOLAS BULL P.C.
DATE

APRIL, 2017

NICHOLAS BULL P.C.

A Professional Corporation

COUNSELOR AND ATTORNEY AT LAW

Nicholas Bull
*Admitted in Maine
and New Hampshire*
Martindale-Hubbell Rating AV

Portland and Oxford County MAINE
Cell – 207-415-0713
nbullport@aol.com

Formerly a member with
Thompson, Bull, Bass
and MacColl
1970-2015

207-925-1325/All faxes 207-221-1824

693 Main Street, Lovell ME - P.O. Box 203 Center Lovell ME 04016

April 15 2017

To the Members of the Portland Zoning Board of Appeals
389 Congress Street
Portland
ME 04101-3509

Appeal of Thomas Covington John and Island Bay Services re a Notice of Violation Dated March 20, 2017

Dear Board Members:

The undersigned represents the two named appellants in the attached notice of violation. Submitted herewith on a form supplied the Corporation Counsel's office is our appeal from that Notice.

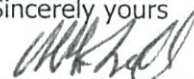
The basis for our appeal is as follows:

1. The alleged violations for structures are grandfathered and had been lawfully permitted in the past.
2. The container trailers are used for storage for agricultural products and supplies.
3. To the extent that a photograph purports to show a semi trailer with a 2010 sticker as not currently registered, that trailer is not moved off of the property on public streets.

Mr. Johnson is in the Republic of Panama and requests that the hearing for this appeal be deferred until your July 13th hearing at the earliest.

I am enclosing my office check payable to the city of Portland in the amount of \$150 which covers the \$100 appeal fee and \$50 for publishing public notice.

Sincerely yours



Nicholas Bull, P. C.
Maine Bar #1030

Copy: T. Covington Johnson

Portland, Maine



Yes, Life's good here.

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

Ann Machado, Zoning Administrator

March 20, 2017

NOTICE OF VIOLATION AND ORDER TO CORRECT

Sent by Certified and Registered Mail

1014-18-20-0001-4047-0546

Thomas Covington Johnson
Pleasant Ave
Peaks Island, ME 04108

and

Island Bay Services
Attn: Thomas Covington Johnson
PO Box 48
Peaks Island, ME 04108

Re: 37 Ball Field Road – Lead CBL 088-I-006 (also includes CBLs 088-I-007 through I-011;
088-I-013 through I-016; 088-I-022; and 088-J-001 through J-003) and 90 Ball Field
Road – CBL 088-J-006 – IR-1 Island Residential Zone and Shoreland Zone

Dear Mr. Johnson:

This office inspected the above-referenced properties and observed the following violations:

1. You have constructed or moved eleven buildings, specifically sheds and a shipping container, on the properties without any permits in violation of section 14-463 of the *City of Portland Code of Ordinances*, which provides that "no building or part thereof shall be constructed, altered, enlarged or moved unless a permit for such action has been issued by the building authority;" and
2. You have parked a trailer on the properties in violation of section 14-335(e), which prohibits parking a commercial trailer or similar commercial vehicles on property in any residence zone.

Within 30 days of the date of this letter, you must bring the properties into compliance by removing the buildings and trailer. Alternatively, you may apply for building permits for the buildings with the Permitting and Inspections Department, provided you submit permit applications within 30 days of the date of this letter. If the permits are denied, the buildings must be removed within 30 days of the City's initial denial.

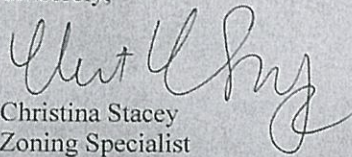
If you do not bring the properties into compliance within 30 days of the date of this letter, the City will refer this matter to the City's Corporation Counsel's office for enforcement action. The

City may be entitled to an order to correct the violations, civil penalties in the minimum of \$50 per violation per day, costs and fees, and other relief under Section 1-15 of the City's Code of Ordinances and 30-A M.R.S. § 4452.

You have the right to appeal this Notice of Violation and Order to Correct pursuant to section 14-472 within 30 days from the date of this letter. If you do not appeal, you may be barred from challenging my findings in the future. Please contact the Zoning Division for the necessary paperwork if you decide to file an appeal.

Please contact me with any questions. Thank you for your prompt attention to this matter.

Sincerely,



Christina Stacey
Zoning Specialist
(207) 874-8695

cstacey@portlandmaine.gov













Maine's leader in driver training

1-800-447-1151



Call

Call 1-800-447-1151





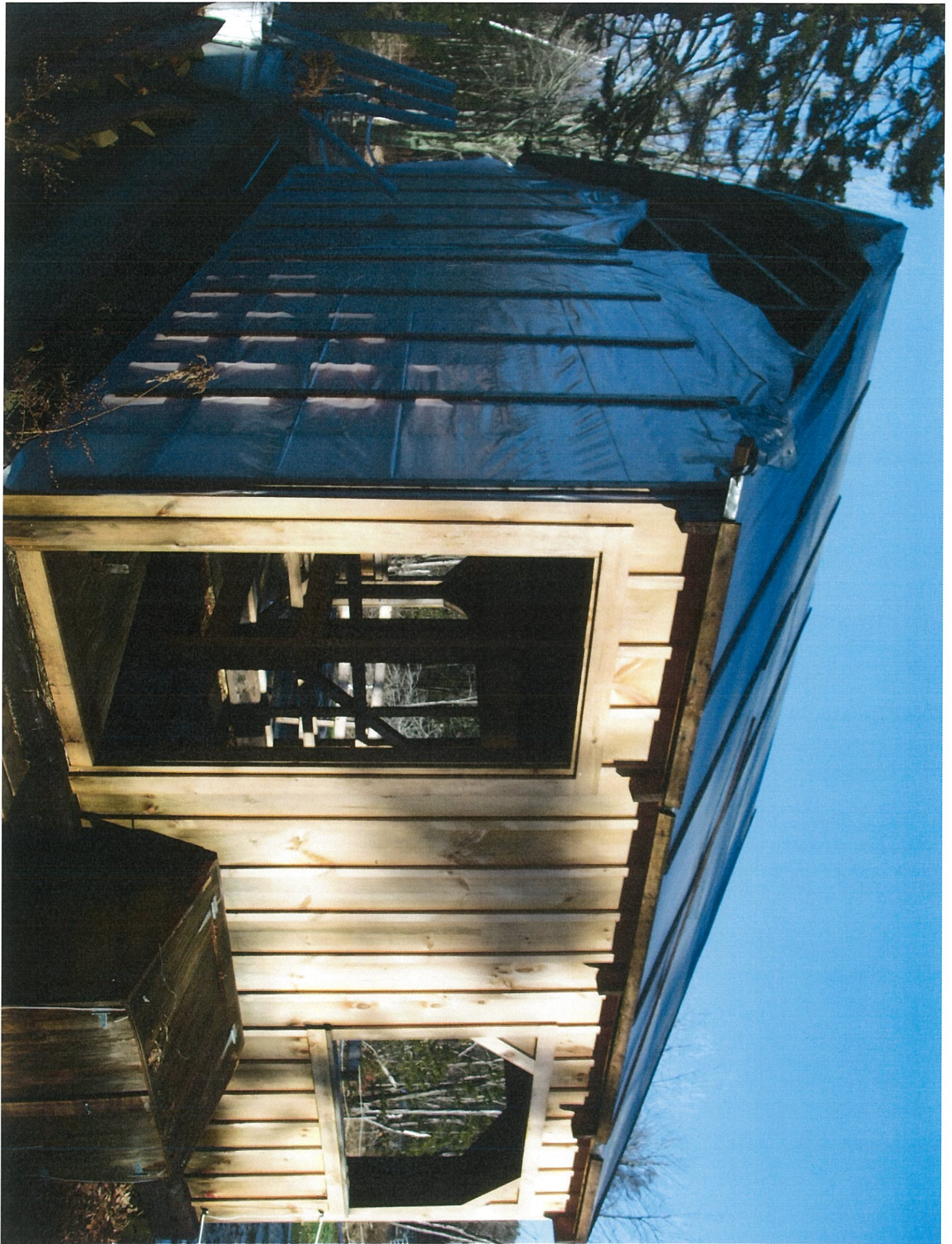
7-151
Driver

Mark
A/NAC





NELMA
S-DRY
MT 5x10

















WARNING
KEEP OFF THE ROOF
AND DO NOT CLIMB
ON THE SIDES
OR REAR OF THIS
SHED.



WARNING
DO NOT ENTER OR CLIMB ON THIS STRUCTURE.
IT IS NOT DESIGNED TO BE USED AS A STEEL DECK OR WALKWAY.
IT IS NOT TO BE USED AS A STORAGE AREA FOR HAZARDOUS MATERIALS.



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1-800-447-1151

www.nationnow.com

Super Driver

ADREZ

50



SWPSONE

FR-7-11-16

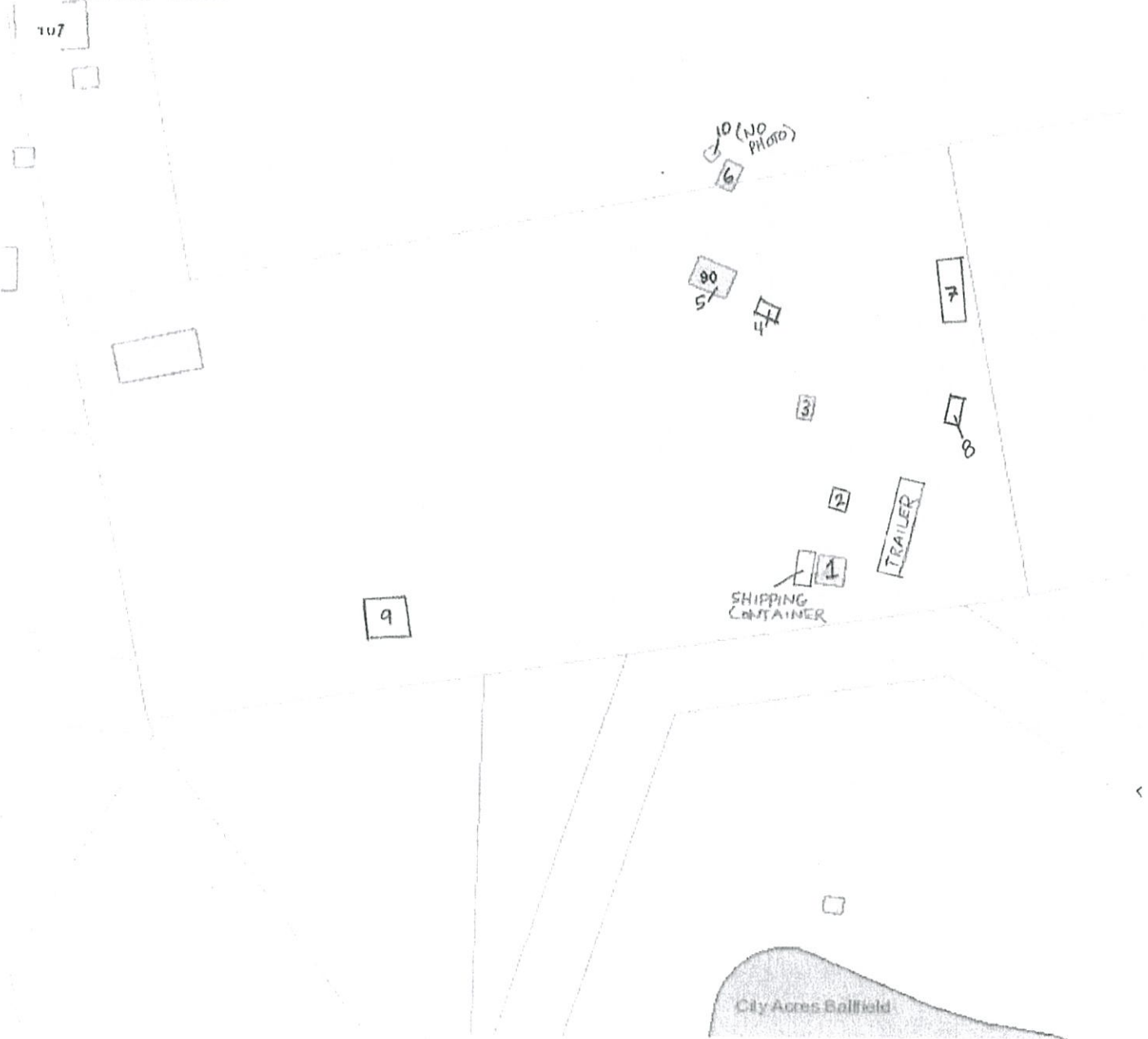




+ [Dropdown] 088 J006 X
Show search results for 088 J006










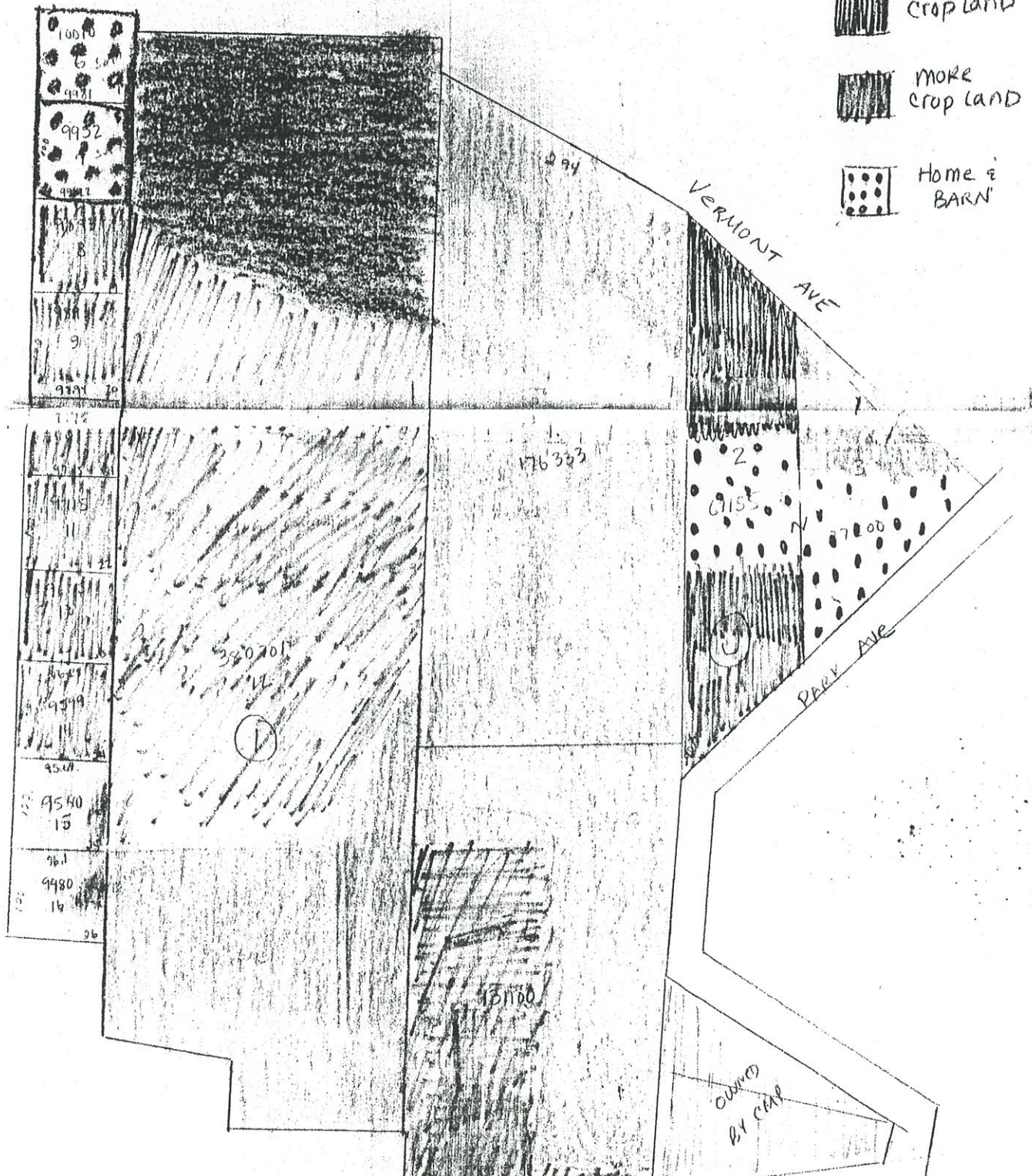
+ [▼] 088 J006 X
- [] [] Show search results for 088 J006



MAP: BLUEBERRY HILL FARM PEAKS ISLAND MAINE

PROPERTY OF: T.C. JOHNSON & L. JOHNSON

-  PASTURE
-  MIXED WOOD
-  SOFT WOOD
-  SWAMP/BOG
-  CROPLAND
-  MORE CROPLAND
-  HOME & BARN



Public Research Requested Printouts

Register of Deeds Nancy A. Lane Register of Deeds

The following items have been requested by:

1 1

Date/Time of Request	Data Set	Select Search Information	Cost	Print Type	# Pgs	Page Selection
Sep 05 17 02:58p	Real Property	Document #-53033 File Date-10-02-1986 Type-DEED Volume-07407 Page-127	1.00	Image	1	ALL PAGES
Sep 05 17 02:59p	Real Property	Document #-73224 File Date-12-21-1987 Type-DEED Volume-08113 Page-89	2.00	Image	2	ALL PAGES
Sep 05 17 03:00p	Real Property	Document #-6024 File Date-02-09-1990 Type-DEED Volume-09077 Page-333	1.00	Image	1	ALL PAGES
Sep 05 17 03:00p	Real Property	Document #-6025 File Date-02-09-1990 Type-DEED Volume-09077 Page-334	1.00	Image	1	ALL PAGES
Sep 05 17 03:02p	Real Property	Document #-62741 File Date-12-30-2014 Type-DEED Volume-32004 Page-150	1.00	Image	1	ALL PAGES
Sep 05 17 03:07p	Real Property	Document #-27038 File Date-06-14-1995 Type-DEED Volume-11962 Page-109	2.00	Image	2	ALL PAGES
Sep 05 17 03:08p	Real Property	Document #-61342 File Date-10-05-1992 Type-DEED Volume-10319 Page-68	2.00	Image	2	ALL PAGES
Sep 05 17 03:08p	Real Property	Document #-3876 File Date-01-24-1992 Type-DEED Volume-09877 Page-125	2.00	Image	2	ALL PAGES
			12.00			

053033

QUITCLAIM DEED

Maine Statutory Short Form

JACKSON & CASEY INC., a Maine Corporation with a place of business at Portland, County of Cumberland, and State of Maine, for consideration paid, grants to THOMAS COVINGTON JOHNSON, of Portland, with Quitclaim Covenants the land described as follows:

A parcel of land located at Peaks Island, Portland, Maine, consisting of several Lots identified on the City of Portland Tax Maps as follows:

Map 88 I Lots # 7, 8, 9, 10, 11, 13, 14, 15, 16, 22.
Map 88 J Lots # 1, 2, 3.

Together with personal property consisting of one septic tank truck, one septic pump, and one backhoe.

Being that property granted to Grantor herein by deed recorded at the Cumberland County Registry of Deeds at Book 3788, Page 175.

IN WITNESS WHEREOF, Edward L. Casey, as Grantor for Jackson and Casey Inc, does release all rights by descent and all other rights in the above described premises, have hereto set my hand and seal this day of September, 1986.

Robert H. Davis
Witness

Edward L. Casey
Edward L. Casey

President
Capacity of Signor

State of Maine,
Cumberland, SS

Personally appeared before me, the above named Edward L. Casey, acknowledged the foregoing instrument to be his free act and deed, and subscribed same.

Before me,

9-20-86
Date

Robert H. Davis
Notary Public/Attorney at Law

SEAL

RECEIVED
RECORDED REGISTRY OF DEEDS

HOLAND F. BORATA
NOTARY PUBLIC, MAINE
MY COMMISSION EXPIRES JANUARY 14, 1990

1986 OCT -2 AM 10:15

CUMBERLAND COUNTY

James J. Walsh

00011361069

073224
QUITCLAIM DEED

Maine Statutory Short Form

CASEY and JACKSON CORP., a Maine Corporation of Portland, County of Cumberland, and State of Maine, for consideration paid, grants to THOMAS COVINGTON JOHNSON, of Peaks Island, and State of Maine, with Quitclaim Covenants the land described as follows:

Land located at Peaks Island, Portland, Maine, consisting of Lots identified on the City of Portland Tax Maps as follows:

Map 88 I Lot # 12; and Map 88 I Lot #6.

Excepting a portion of Lot 12, said portion being more particularly described as follows:

Beginning at an iron pipe located on the easterly sideline of Pleasant Avenue on Peaks Island, said pipe being at a point formed by the southwesterly corner of Lot #19 as designated on Block I of the said Assessor's Map Number 88 and the northwesterly corner of Lot #12 as designated on the said Block I;

thence southerly along the easterly line of Pleasant Avenue to the northwesterly corner of Lot 20 as designated on said Block I;

thence easterly following the northerly boundary line of the said Lot #20;

thence continuing in the same direction to a point two hundred (200) feet from the said northwesterly corner of the said Lot #20;

thence at a right angle northerly to the southerly boundary line of Lot #17 as designated on the said Block I;

thence westerly along the southerly boundary of Lots #17, 18 and 19 as designated on the said Block I to the point of beginning.

Being a portion of that property granted to Grantor herein by deed of Edward L. Casey and Catherine M. Casey dated December 26, 1975 and recorded at the Cumberland County Registry of Deeds on December 29, at Book 3788, Page 175.

OKB113PG1090

RECORDED
INDEXED
DEC 21 1987

IN WITNESS WHEREOF, Jackson and Casey Corp., as Grantor,
does release all rights by descent and all other rights in the
above described premises, have hereto set my hand and seal this
17th day of September, 1987.

Patricia M. McKeon
Witness

Edward L. Casey
Jackson and Casey Corp.
Edward L. Casey

President
Capacity of Signer

State of Maine,
Cumberland, SS

Personally appeared before me, the above named Edward L.
Casey in his capacity as President of Jackson and Casey
Corp., acknowledged the foregoing instrument to be his free act
and deed, and subscribed same.

Before me,

9/17/87
Date

Patricia M. McKeon
Notary Public/Attorney at Law

SEAL

PATRICIA M. McKEON
NOTARY PUBLIC, MAINE
MY COMMISSION EXPIRES JULY 13, 1993

RECORDED
1987 DEC 21 AM 9:04

1987 DEC 21 AM 9:04

CUMBERLAND COUNTY
James E. Walsh

349077-64333

006024

QUITCLAIM DEED
Maine Statutory Short Form

JACKSON and CASEY CORP., a Maine Corporation with a principal place of business at Peaks Island, Portland, County of Cumberland, and State of Maine, for consideration paid, grants to THOMAS COVINGTON JOHNSON, of Peaks Island, and State of Maine, with Quitclaim Covenants the land described as follows:

Land located at Peaks Island, Portland, Maine, consisting of Lots identified on the City of Portland Tax Maps as follows:

Map 88 I Lot # 12; and Map 88 I Lot #6, as described in a deed dated September 17, 1987 from the Grantor herein to the Grantee herein. Said deed is recorded at the Cumberland Registry of Deeds at Book 8113, Page 89.

The purpose of this deed is to correct the name of the Grantor which was transposed in the original deed above from Casey and Jackson Corp. to Jackson and Casey Corp.

IN WITNESS WHEREOF, Jackson and Casey Corp., as Grantor, does release all rights by descent and all other rights in the above described premises, have hereto set my hand and seal this 8th day of September, 1988.

Andrew J. Doukas
Witness

Edward L. Casey
Jackson and Casey Corp.
Edward L. Casey

Ed. L. Casey
Capacity of Signer

State of Maine,
Cumberland, SS

Personally appeared before me, the above named Edward L. Casey in his capacity as President of Jackson and Casey Corp., acknowledged the foregoing instrument to be his free act and deed, and subscribed same.

Before me,

9/8/88
Date

Robert M. [Signature]
Notary Public/Attorney at Law

SEAL

RECEIVED
RECORDED REGISTRY OF DEEDS
1990 FEB -9 PH 1:05
CUMBERLAND COUNTY

[Signature]

MAINE REAL ESTATE TAX FORM

BX9077PG0334

~~000024~~
006025

QUITCLAIM DEED
Maine Statutory Short Form

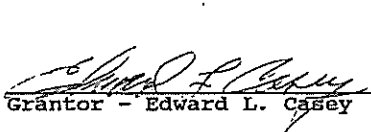
I, EDWARD L. CASEY of Portland, Cumberland County, and State of Maine, for consideration paid, grant to THOMAS COVINGTON JOHNSON of Peaks Island, Portland, Cumberland County, and State of Maine, with Quitclaim Covenants, a certain lot or parcel of land situated on Park Avenue, Peaks Island, Portland, Cumberland County, and State of Maine, consisting of 6,450 square feet, more or less, and described on the City of Portland Tax Assessor's Map as 88-C-6.

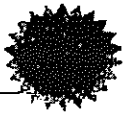
Grantor received title to the above by deed of even date from Jackson and Casey Corp., to be recorded prior to this deed.

WITNESS, my hand and seal this 8th day of September, 1988.



Witness



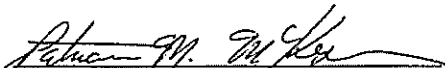
Grantor - Edward L. Casey 

State of Maine,
Cumberland, SS

Personally appeared before me, the above named Edward L. Casey, and acknowledged the foregoing instrument to be his free act and deed, and subscribed the same.

Before me,

9/9/88
Date



Attorney At Law / Notary Public

SEAL

EDWARD L. CASEY
NOTARY PUBLIC
COMMISSION EXPIRES 09/15, 1993

RECEIVED
RECORDED REGISTRY OF DEEDS
1990 FEB -9 PM 1:06
CUMBERLAND COUNTY



RELEASE DEED
Maine Statutory Short Form

LAURIE JEAN WOOD, formerly known as **LAURIE JEAN JOHNSON**, of 26 Garfield St., Long Island, ME 04050, for consideration paid, **Releases** to **THOMAS COVINGTON JOHNSON**, of PO BOX 48, Peaks Island ME 04108, all of my right, title and interest in and to the following:

Certain lots or parcels of land on Peaks Island, Portland, Cumberland County, Maine, described as follows:

Lots 88-G-1, 2 as shown on City of Portland Tax Map 88, of approximately 1,700 square feet, on Vermont Avenue, Peaks Island, Portland Maine; and

Lot 88-H-5, as shown on City of Portland Tax Map 88, of approximately 30,500 square feet, on Vermont Avenue and Ballfield Road, Peaks Island, Portland Maine.

This release is given pursuant to a divorce judgment between the grantor and grantee.

WITNESS, my hand this 26 day of December, 2014.

[Signature]
Witness

[Signature]
Grantor - Laurie Jean Wood

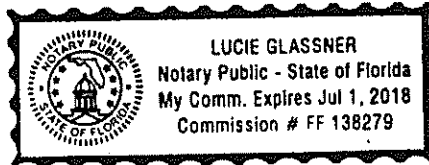
State of Florida
Martin, SS #
County

Personally appeared before me, Laurie Jean Wood, acknowledged the foregoing instrument to be her free act and deed, and subscribed her name above.

Before me,

12-26-14
Date

Lucie Glassner
Print Name - Seal or Stamp



Received
Recorded Register of Deeds
Dec 30, 2014 01:52:54P
Cumberland County
Pamela E. Lovley

27038

WARRANTY DEED
Maine Statutory Short Form

ISLAND BAY SERVICES, INC., a Corporation organized and existing under the laws of the State of Maine and having a place of business at Peaks Island, Portland, Maine, for consideration paid, grants to **THOMAS COVINGTON JOHNSON** of Park Avenue, Peaks Island, Portland, Maine with Warranty Covenants.

A certain lot or parcel of land northwesterly of Park Avenue and on the southeasterly side of Vermont Avenue on Peaks Island, in the City of Portland, County of Cumberland and State of Maine, and being further bounded and described as follows:

Beginning at an iron pipe on the southeasterly side of said Vermont Avenue at land now or formerly of one Clark; thence running southwestly by the southeasterly side of said Vermont Avenue One Hundred Fifty and five-tenths (150.05) feet to an iron pipe set in the ground; thence by an included angle of 45 degrees 45 ' to the left running easterly Three Hundred Forty (340) feet more or less to an iron pipe set in the ground on the northwesterly side of the traveled way known as Highland Avenue; thence running in a general northeasterly direction by the northwesterly side of said Highland Avenue Two Hundred Fifty-One (251) feet, more or less, to the southerly line of land now or formerly of one Stockwell; thence running easterly by the southerly line of said Stockwell land and the southerly line of land now or formerly of one Russell and by the southerly line of land now or formerly of said Clark Four Hundred Eighty (480) feet, more or less, to the point of the beginning, said last described line making an included angle with the first line herein above described (the southwestly line of Vermont Avenue) of 13 degrees 38'.

The above description is based in substantial part upon a plan entitled "Boundary and Topographic Survey of Land in Peaks Island, Portland, Maine" made for Steven J. MacIsaac by Lloyd E. Jones, RSL.

This conveyance is subject to the rights of others, if any, to travel across Midsummer Avenue, so called, being a "paper street" which may encroach the most southwestly corner of the above described premises.

Also hereby conveying all of the Grantors' right title and interest in and to that portion of Highland Avenue from the southeasterly line of the above described premise to the centerline of Highland Avenue.

The above premises were conveyed to the Grantor herein by Warranty Deed of Steven J. MacIsaac and Kimberly A. MacIsaac dated September 30, 1992, and recorded in the Cumberland County Registry of Deeds at Book 10319, Page 71.

Also conveying an easement, in common with the grantor and others, to access the above described lot in the form of passage and repassage of pedestrian and vehicular traffic, which easement is more particularly described at in an easement deed from MacIsaac recorded at Book 10319, Page 67 of said Registry of Deeds.

WITNESS, my hand and seal this 13 day of June, 1995.


Witness

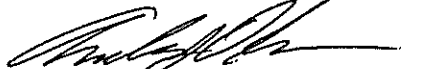
 President
Grantor - Thomas Covington Johnson
President, Island Bay Services, Inc.

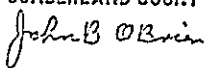
State of Maine,
Cumberland, SS

Personally appeared before me, the above named Thomas Covington Johnson in his capacity as President of Island Bay Services, Inc., and acknowledged the foregoing instrument to be his free act and deed, and subscribed the same.

Before me,

6-13-95
Date


Andrew J. Doukas, Attorney At Law

RECEIVED
RECORDED REGISTRY OF DEEDS
95 JUN 14 PM 1:48
CUMBERLAND COUNTY


6/3/82
KNOW ALL MEN BY THESE PRESENTS,

That We, Steven J. MacIsaac and Kimberly A. MacIsaac of Peaks Island, City of Portland, County of Cumberland, State of Maine, as joint tenants and not as tenants in common

in consideration of ONE (\$1.00) DOLLAR AND OTHER VALUABLE CONSIDERATION

paid by ISLAND BAY SERVICES, INC., a Corporation organized and existing under the laws of the State of Maine and having a place of business at Peaks Island, City of Portland, County of Cumberland, State of Maine

the receipt whereof we do hereby acknowledge, do hereby give, grant, bargain, sell and convey, unto the said Island Bay Services, Inc., its heirs and assigns forever, the following certain lot or parcel of land:

A certain lot or parcel of land northwesterly of Park Avenue and on the southeasterly side of Vermont Avenue on Peaks Island, in the City of Portland, County of Cumberland and State of Maine and being further bounded and described as follows:

Beginning at an iron pipe on the southeasterly side of said Vermont Avenue at land now or formerly of one Clark; thence running southwesterly by the southeasterly side of said Vermont Avenue One Hundred Fifty and five-tenths (150.05) feet to an iron pipe set in the ground; thence by an included angle of 45° 45' to the left running easterly Three Hundred and Forty (340) feet more or less to an iron pipe set in the ground on the northwesterly side of the traveled way known as Highland Avenue; thence running in a general northeasterly direction by the northwesterly side of said Highland Avenue Two Hundred and Fifty-One (251) feet, more or less, to the southerly line of land now or formerly of one Stockwell; thence running easterly by the southerly line of said Stockwell land and by the southerly line of land now or formerly of one Russell and by the southerly line of land now or formerly of said Clark Four Hundred and Eighty (480) feet, more or less, to the point of beginning, said last described line making an included angle with the first line herein above described (the southwesterly line of Vermont Avenue) of 13° 38'

The above description is based in substantial part upon a plan entitled "Boundary and Topographic Survey of Land in Peaks Island, Portland, Maine" made for Steven J. MacIsaac by Lloyd E. Jones, RLS.

This conveyance is subject to the rights of others, if any, to travel across Midsummer Avenue, so called, being a "paper street" which may encroach the most southwesterly corner of the above described premises.

Also hereby conveying all of the Grantors' right title and interest in and to that portion of Highland Avenue from the southeasterly line of the above described premises to the centerline of Highland Avenue.

Being that parcel of land described in the deed to the grantors herein from Kendra M. O'Connell and Kimberly A. MacIsaac dated August 4, 1989 and recorded in the Cumberland County Registry of Deeds Book 8879, Page 212.

To have and to hold the aforegranted and bargained premises with all the privileges and appurtenances thereof to the said Island Bay Services, Inc., its heirs and assigns, to it and its heirs and assigns, to it and its use and behoof forever.

And do Covenant with the said Grantee, its heirs and assigns, that we are lawfully seized in fee of the premises, that they are free of all encumbrances; except as aforesaid; that we have good right to sell and convey the same to the said Grantee to hold as aforesaid; and that we and our heirs shall and will WARRANT and DEFEND the same to the said Grantee, its heirs and assigns forever, against the lawful claims and demands of all persons.

In Witness Whereof, we the said Steven J. MacIsaac and Kimberly A. MacIsaac joining in this deed as Grantors, and relinquishing and conveying our rights by descent and all other rights in the above described premises, have hereunto set our hands and seals this 30th day of September, 1992.

Richard C. Bruns
Witness

Steven J. MacIsaac
Steven J. MacIsaac

Kimberly A. MacIsaac
Kimberly A. MacIsaac

SEAL

State of Maine
Cumberland, ss

September 30, 1992

Then personally appeared the above-named, Steven J. MacIsaac and Kimberly A. MacIsaac, and acknowledged the foregoing to be their free act and deed.

Before me,

Recorded
Cumberland County
Registry of Deeds
10/05/92 11:02:45AM
Robert P. Titcomb
Register

Richard C. Bruns
Attorney / Notary Public
RICHARD C. BRUNS
NOTARY PUBLIC, MAINE
MY COMMISSION EXPIRES OCTOBER 19, 1993

Printed Name

Know all Men by these Presents,

That I, JULIE L. HOWISON, of Portland, County of Cumberland and State of Maine,

in consideration of One Dolair (\$1.00) and other considerations

paid by ISLAND BAY SERVICES, INC., a Maine Corporation with a principal place of business at Peaks Island, Portland, Maine,

whose mailing address is Pleasant Avenue, Peaks Island, Portland, Maine 04108

the receipt whereof I do hereby acknowledge, do hereby rentise, release, bargain, sell and convey, and forever quitclaim unto the said ISLAND BAY SERVICES, INC.

its ~~successors and assigns~~ successors and assigns forever,

A certain lot or parcel of land situated on the northerly side of Brackett Avenue on Peaks Island in the City of Portland, County of Cumberland and State of Maine, bounded and described as follows:

All that certain lot or parcel of land shown as Lot Number 19, Section C, on the copy of the Plan of Mary A. Brackett Estate as recorded in the Cumberland County Registry of Deeds in Plan Book 12, Page 101, and also designated as Lot 13, Block L, Tax Map 88 of the tax maps of the City of Portland, Maine.

Meaning and intending to convey and hereby conveying the same premises to the Grantor herein by deed of Philip H. Lord, Jr., et al., dated August 22, 1989, and recorded in said Registry of Deeds in Book 8886, Page 316.

MAINE REAL ESTATE TAX PAID

To have and to hold the same, together with all the privileges and appurtenances thereunto belonging, to the said ISLAND BAY SERVICES, INC.

its ~~heirs and assigns forever~~ successors and assigns forever,
And I do warrant with the said Grantee its succes-
sors heirs and assigns, that
I shall and will warrant and defend the premises to the said Grantee its succes-
sors heirs and assigns forever, against the lawful claims and demands of all persons claiming by, through, or under me.

In Witness Whereof, I, the said JULIE L. HOWISON

3876

~~husband~~

joining in this deed as Grantor ~~and~~ have hereunto set my hand and seal this 22nd day of the month of January, A.D. 1992.

Signed, Sealed and Delivered in presence of

Fernand A. Martineau

Julie L. Howison
JULIE L. HOWISON

Recorded
Cumberland County
Register of Deeds
01224752 0344302PH
Robert P. Titcomb
Register

State of Maine, County of Cumberland ss. January 22, 1992

Then personally appeared the above named JULIE L. HOWISON

and acknowledged the foregoing instrument to be her free act and deed.

Before me,

Fernand A. Martineau
Notary Public
Attorney at Law

Printed Name FERNAND A. MARTINEAU

NICHOLAS BULL P.C.

A Professional Corporation

COUNSELOR AND ATTORNEY AT LAW

Nicholas Bull
*Admitted in Maine
and New Hampshire*
Martindale-Hubbell Rating AV

Portland and Oxford County MAINE
Cell – 207-415-0713
nbullport@aol.com

Formerly a member with
Thompson, Bull, Bass
and MacColl
1970-2015

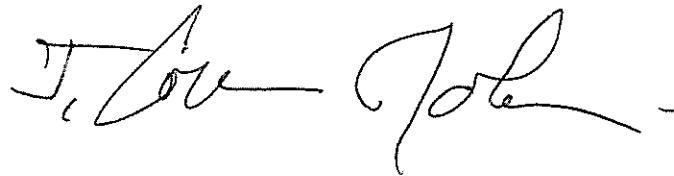
207-925-1325/All faxes 207-221-1824
693 Main Street, Lovell ME - P.O. Box 203 Center Lovell ME 04016

To the Portland Zoning Board of Appeals:

I hereby authorize Nicholas Bull to act on my behalf for my pending appeal.

Dated September 5, 2017

T. Covington Johnson and on behalf of Island Bay Services

A handwritten signature in black ink, appearing to read "T. Covington Johnson". The signature is fluid and cursive, with a horizontal line extending to the right.