



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

Penny St. Louis - Director of Planning and Urban Development
Marge Schmuckal, Zoning Administrator

October 3, 2011

Chase Land Transaction
780 Kansas Lane
Monroe, LA 71203

RE: Kathleen L. Barry
Loan #1165187171
28 Morse Street, Portland, ME

To Whom It May Concern:

I am in receipt of a request for a determination concerning the conveyance of a 5 foot strip of land along the boundary of Kathleen L. Barry's property on 28 Morse Street in Portland to her abutter, Robert Nelson of 38 Morse Street.


Both properties are located in an R-5 residential zone. My determination is based upon a signed and stamped survey by John Swan PLS for Owen Haskell, Inc. This survey is dated September 17, 2010 and revised as of 4-6-11. This survey was performed for Robert C. Nelson's property located at 38 Morse Street. I do not have a survey for the property owned by Kathleen L. Barry.

The 5 foot strip of land that is proposed to be conveyed to an abutter is not totaled in the amount of square footage that is intended to be conveyed.

Based upon the information at my disposal at this time, I cannot confirm that any applicable zoning codes will not be adversely impacted were this conveyance to go forward. In regards to Kathleen L. Barry's property, I do see a violation of 14-336 where parking would be closer than 5 feet from the side property line. There is a note on the submitted survey that states: "first 50' of driveway to be relocated 50' to the south". The relocation would be required to be done first, *prior* to the conveyance of land. Because I do not have a survey showing the existing structure on the land of Kathleen L. Barry, I cannot confirm that the conveyance of land will not create a side setback violation.

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

Very truly yours,

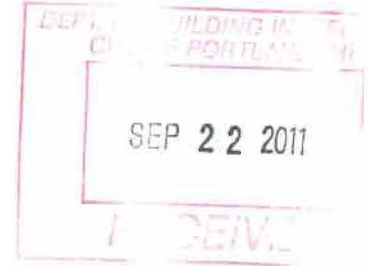

Marge Schmuckal
Zoning Administrator

Planning and Urban Development
City of Portland
389 Congress Street, Room 315
Portland, Maine 04101

September , 2011

Chase Land Transaction
780 Kansas Lane
Monroe, LA 71203

RE: Kathleen L. Barry
Loan #1165187171
28 Morse Street, Portland, Maine



To Whom It May Concern:

I hereby confirm that I am authorized on behalf of the City of Portland to determine the compliance with Portland's ordinances with respect to the conveyance of real property within said City. I hereby certify that the proposed conveyance of a 5' strip of land along the boundary of Kathleen L. Barry's property on 28 Morse Street in Portland to her abutter, Robert Nelson, does not violate any applicable zoning codes and will not adversely impact the ability to convey the property in the future.

City of Portland

By: _____
Marge Schmuckal
Zoning Administrator

STATE OF MAINE
CUMBERLAND, SS.

September ____, 2011

Then personally appeared the above-named Marge Schmuckal, in her capacity as Zoning Administrator for the City of Portland, and acknowledged the foregoing instrument to be her free act and deed.

Before me,

Notary Public/Maine Attorney at Law

Printed Name

Parcel ID: 163A A013001
163A A013001

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

Pay Roll

Tax Roll

Q & A

Business City Services

Business Taxes and Links

CBL 163A A013001
Land Use Type SINGLE FAMILY
Property Location 28 MORSE ST
Owner Information BARRY KATHLEEN L
28 MORSE ST
PORTLAND ME 04103
Book and Page 14190/209
Legal Description 163A-A-13-14
MORSE ST 26-30
Acres 0.212

Current Assessed Valuation:

TAX ACCT NO. 23016 **OWNER OF RECORD AS OF APRIL 2011**
BARRY KATHLEEN L
LAND VALUE \$70,100.00 **28 MORSE ST**
BUILDING VALUE \$103,700.00 **PORTLAND ME 04103**
HOMESTEAD EXEMPTION (\$10,000.00)
NET TAXABLE - REAL ESTATE \$163,800.00
TAX AMOUNT \$2,994.26

CAPE

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



Building Information:

Card 1 of 1
Year Built 1953
Style/Structure Type CAPE
Stories 1
Bedrooms 3
Full Baths 1
Half Baths 1
Total Rooms 5
Attic FULL FINSH
Basement FULL
Square Feet 1415



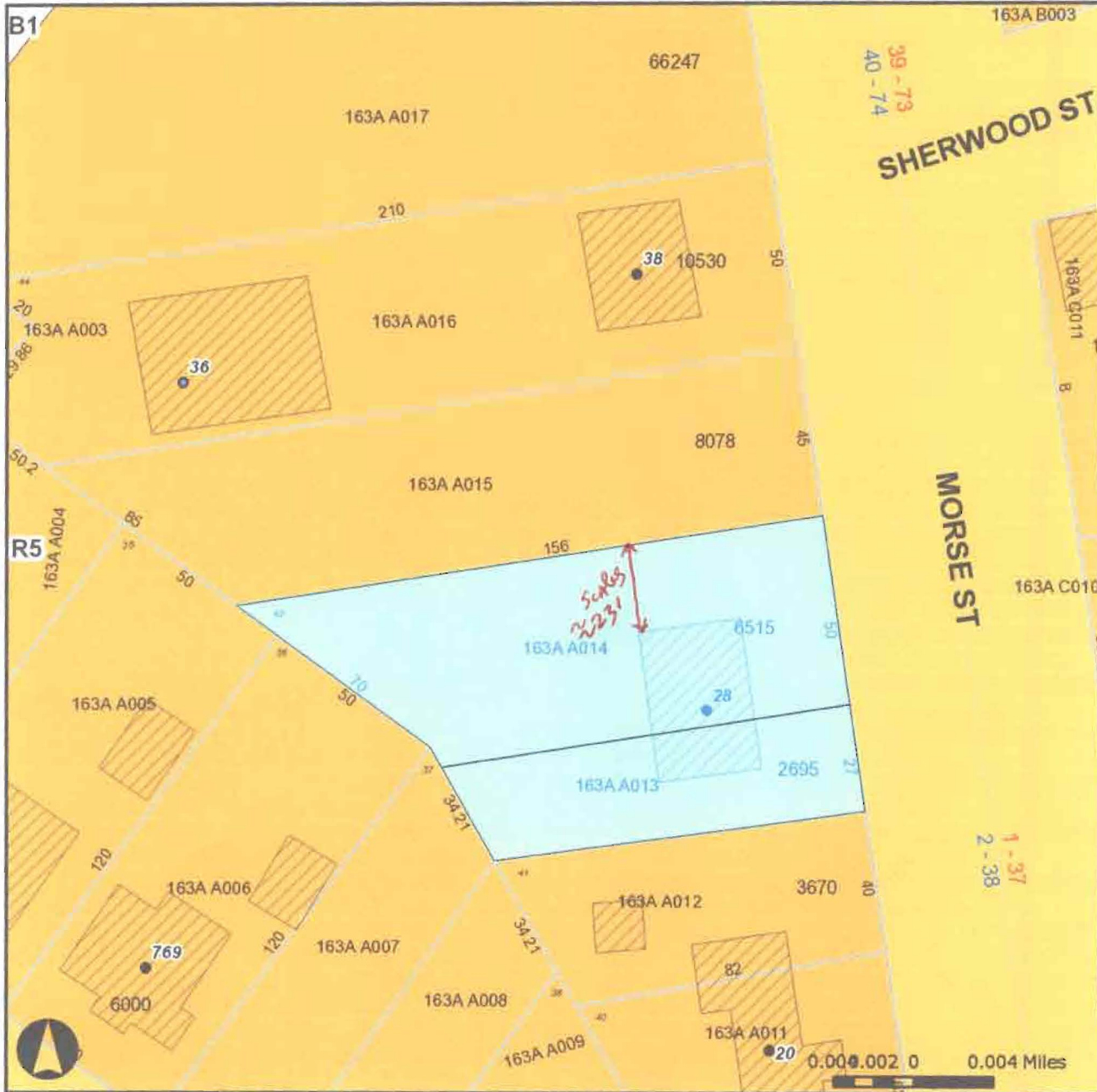
[View Sketch](#) [View Map](#) [View Picture](#)

Sales Information:

Sale Date	Type	Price	Book/Page
10/1/1998	LAND + BUILDING	\$0.00	14190/209

New Search!

Map



Parcels	Stream Overlay Zone	Zoning (continued)	Zoning (continued)
<input checked="" type="checkbox"/> Building	<input type="checkbox"/> Stream_protection	<input type="checkbox"/> R2 Residential	<input type="checkbox"/> C25
<input type="checkbox"/> Out Building	Island Zoning	<input type="checkbox"/> R3 Residential	<input type="checkbox"/> C26
	<input type="checkbox"/> C43	<input type="checkbox"/> R4 Residential	<input type="checkbox"/> C27
	<input type="checkbox"/> I-B	<input type="checkbox"/> R5 Residential	<input type="checkbox"/> C28
	<input type="checkbox"/> I-TS	<input type="checkbox"/> R6 Residential	<input type="checkbox"/> C29
	<input type="checkbox"/> I-R1	<input type="checkbox"/> ROS Recreation Open	<input type="checkbox"/> C30
	<input type="checkbox"/> I-R2	<input type="checkbox"/> Space	<input type="checkbox"/> C31

6515
 2695

 9210 #

MONAGHAN LEAHY, LLP

ATTORNEYS AT LAW

THOMAS G. LEAHY
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ZACHARY I. GREENFIELD
ERICA M. JOHANSON
PATRICK D. THORNTON

THOMAS F. MONAGHAN
OF COUNSEL

95 EXCHANGE STREET
P.O. BOX 7046
PORTLAND, MAINE
04112-7046

TEL 207-774-3906
FAX 207-774-3833

September 19, 2011

Marge Schmuckal
Planning and Urban Development
City of Portland
389 Congress Street, Room 315
Portland, Maine 04101

RE: Kathleen L. Barry
28 Morse Street, Portland, Maine

Dear Marge:

We are assisting our client, Robert Nelson in the acquisition of a 5' strip of land located along the boundary of his land on Morse Street, from his abutter, Kathleen L. Barry.

In this regard we are in working to obtain the documentation required by the Chase, holder of a mortgage secured by Ms. Barry's property, in order to get a partial release from this mortgage. One of the documents required is a resolution from the City Planning Commission certifying that the proposed conveyance does not violate any applicable zoning codes and will not adversely impact the ability of Ms. Barry to convey her property in the future. I attach a copy of a sketch of the proposed conveyance for your review.

In hopes of facilitating this request, I have attached a sample letter that you may use to provide this resolution. Feel free to make any changes, if necessary. Once executed, please return it to our office in the enclosed envelope.

Thank you for your assistance with this matter.

Regards,

Monaghan Leahy, LLP



Evelyn H. King, Paralegal

Planning and Urban Development
City of Portland
389 Congress Street, Room 315
Portland, Maine 04101

20 2011

September , 2011

Chase Land Transaction
780 Kansas Lane
Monroe, LA 71203

RE: Kathleen L. Barry
Loan #1165187171
28 Morse Street, Portland, Maine

To Whom It May Concern:

This letter confirms that the proposed conveyance of a 5' strip of land along the boundary of Kathleen L. Barry's property on 28 Morse Street in Portland to her abutter, Robert Nelson, does not violate any applicable zoning codes and will not adversely impact the ability to convey the property in the future.

Regards,

City of Portland

By: _____

Its

PROPOSED 5-FOOT STRIP
TO BE ACQUIRED

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

Beginning at a point on the westerly sideline of Morse Street at the southeast corner of Lot 2 as shown on "Site Plan at 38 Morse Street, Portland, Maine made for Robert C. Nelson" dated Sept. 17, 2010 revised thru 4-6-11 by Owen Haskell, Inc.;

Thence, S $06^{\circ}32'30''$ W along the westerly sideline of said Morse Street 5.00 feet;

Thence, N $85^{\circ}40'10''$ W across land now or formerly of Barry as described in deed book 14190 page 209 a distance of 155.12 feet to land now or formerly of Broda as described in deed book 22591 page 320;

Thence, N $40^{\circ}35'40''$ E along land of said Broda 7.06 feet to the southwest corner of Lot 2 as shown on said plan;

Thence, S $85^{\circ}40'11''$ E along said Lot 2 a distance of 160.30 feet to the westerly sideline of said Morse Street and the point of beginning containing 788 sq. ft. more or less.

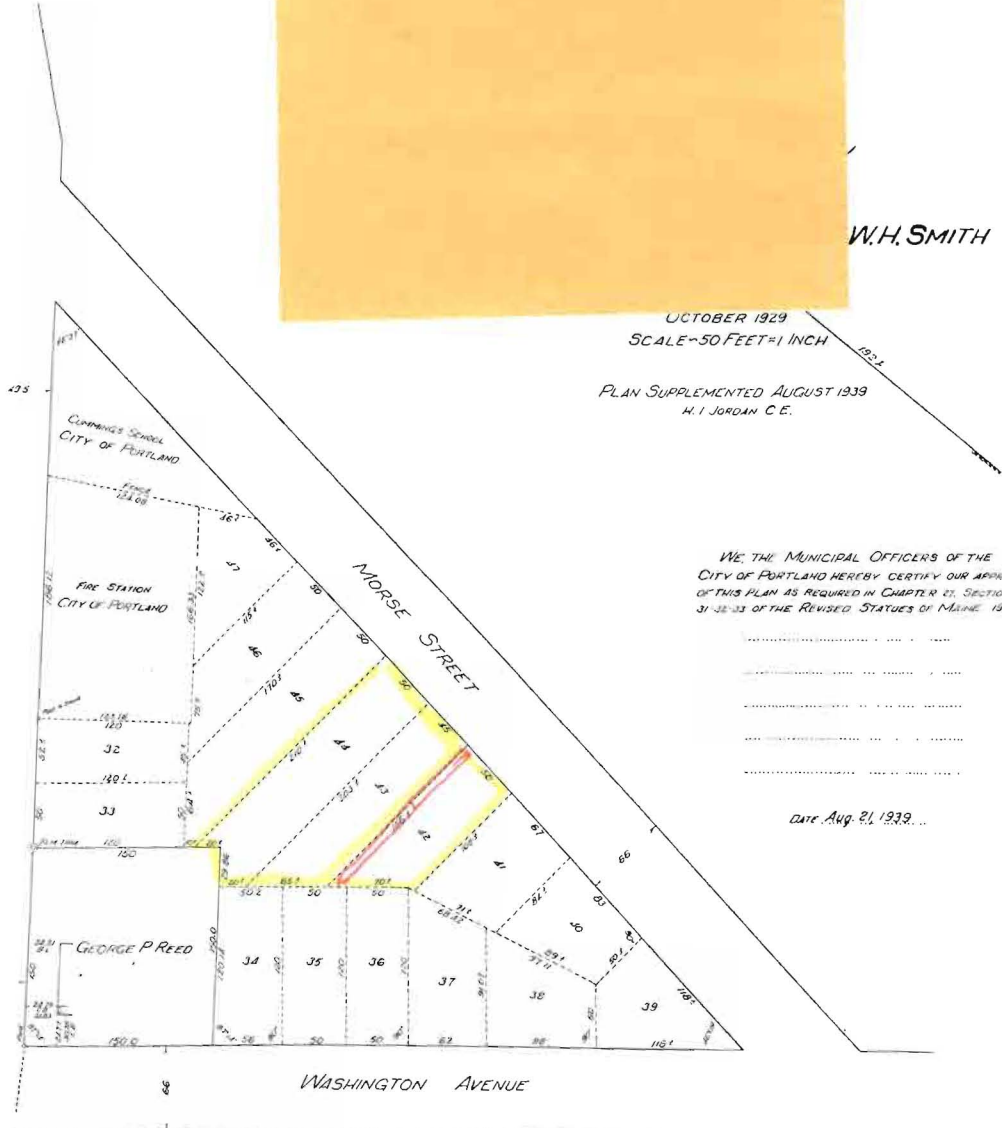
251.50.51
32

9/20
Kathleen Barry
28 Morse

W.H. SMITH

OCTOBER 1929
SCALE-50 FEET=1 INCH

PLAN SUPPLEMENTED AUGUST 1939
H. I. JORDAN C. E.



WE, THE MUNICIPAL OFFICERS OF THE
CITY OF PORTLAND HEREBY CERTIFY OUR APPROVAL
OF THIS PLAN AS REQUIRED IN CHAPTER 23, SECTIONS
31-32-33 OF THE REVISED STATUTES OF MAINE 1930.

Date Aug. 21, 1939.

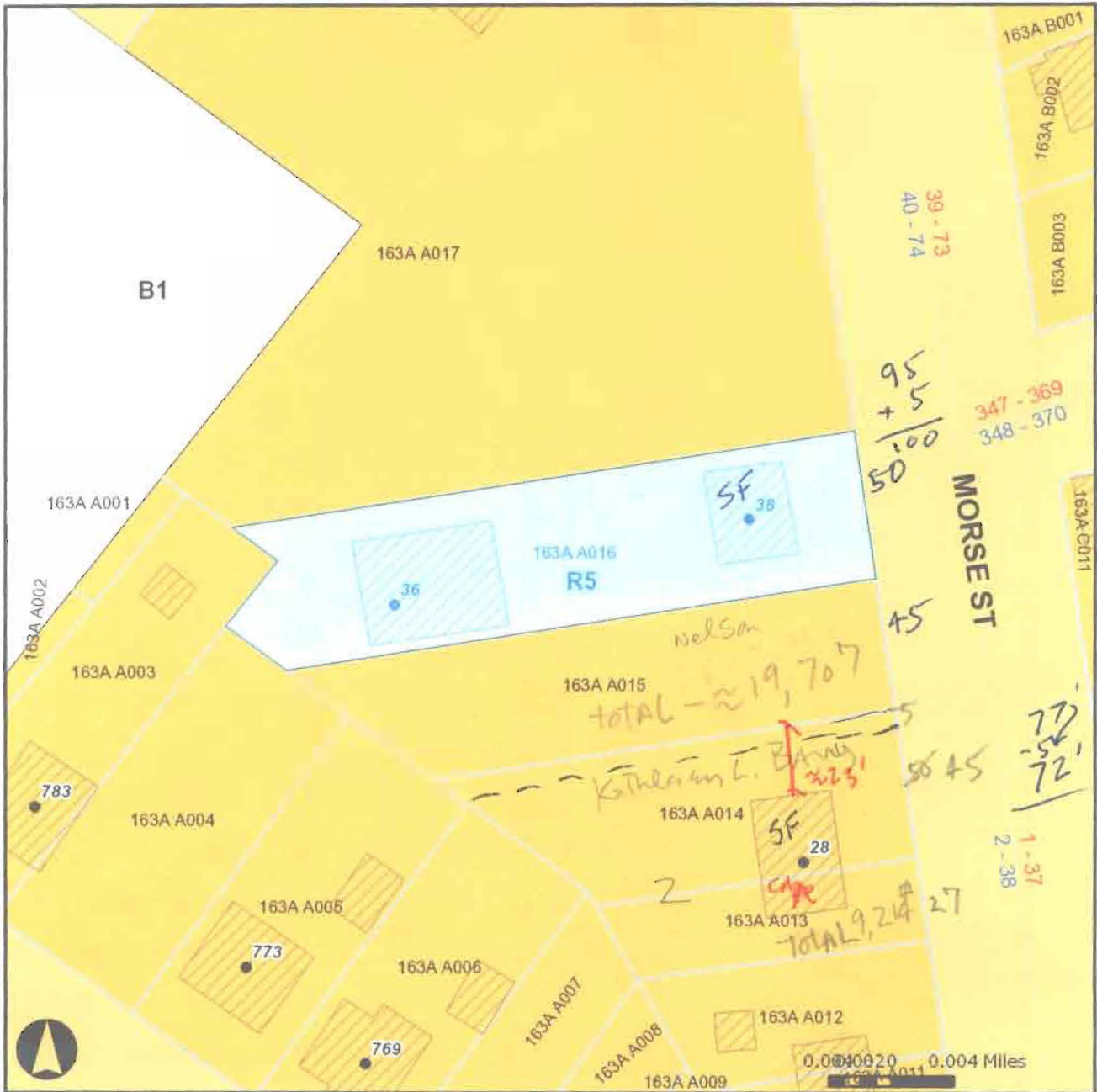
State of Maine Comptroller's Office
having August 23, 1939, at 11:15 AM A.M. and
recorded in Plan Book 23, page 50.
(Attest: C. M. ...)

RECEIVED

SEP 26 2011

Dept. of Building Inspections
City of Portland Maine

Map



Parcels	Stream Overlay Zone	Zoning (continued)	Zoning (continued)
Parcel	Stream_protection	R2 Residential	C25
Interstate	Island Zoning	R3 Residential	C26
Streets	C43	R4 Residential	C27
Buildings	I-B	R5 Residential	C28
Building	I-TS	R6 Residential	C29
Out Building	I-R1	ROS Recreation Open	C30
	I-R2	Space	C31

Home > Search > Miscellaneous Search > Parcel Search > Parcel Detail > 163A A013001

Home > Search > Miscellaneous Search > Parcel Search > Parcel Detail > 163A A013001

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.

Services

- Applications
- Home Business
- Maps
- Tax Relief
- Age Red
- By Lot

Miscellaneous Search

Drawn to the lot
rows & g



Current Owner Information:

CBL	163A A013001
Land Use Type	SINGLE FAMILY
Property Location	28 MORSE ST
Owner Information	BARRY KATHLEEN L 28 MORSE ST PORTLAND ME 04103
Book and Page	14190/209
Legal Description	163A-A-13-14 MORSE ST 26-30
Acres	0.212

Current Assessed Valuation:

TAX ACCT NO.	23016	OWNER OF RECORD AS OF APRIL 2011	BARRY KATHLEEN L
LAND VALUE	\$70,100.00		
BUILDING VALUE	\$103,700.00		28 MORSE ST PORTLAND ME 04103
HOMESTEAD EXEMPTION	(\$10,000.00)		
NET TAXABLE - REAL ESTATE	\$163,800.00		
TAX AMOUNT	\$2,994.26		

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

Building Information:

Card 1 of 1

Year Built	1953
Style/Structure Type	CAPE
# Stories	1
Bedrooms	3
Full Baths	1
Half Baths	1
Total Rooms	5
Attic	FULL FINISH
Basement	FULL
Square Feet	1415

[View Sketch](#) [View Map](#) [View Picture](#)



Sales Information:

Sale Date	Type	Price	Book/Page
10/1/1998	LAND + BUILDING	\$0.00	14190/209

[New Search!](#)

BARRY

MORTGAGE LOAN INSPECTION PLAN
TO THE LENDING INSTITUTION AND ITS TITLE INSURER

DATE MARCH 11, 1987. PROJ. 87070
PLAN 25 PAGE 50
COUNTY CUMBERLAND SCALE 1" = 50'

I HEREBY CERTIFY THAT THE LOCATION OF THE DWELLING SHOWN
ON THIS PLAN DOES NOT CONFORM WITH THE LOCAL ZONING LAWS
IN EFFECT AT THE TIME OF CONSTRUCTION. THE PROPERTY DOES
NOT FALL WITHIN A SPECIAL FLOOD HAZARD ZONE.

THIS PLAN WAS NOT MADE FROM AN INSTRUMENT SURVEY. THE
CERTIFICATIONS ARE FOR MORTGAGE PURPOSES ONLY. THIS PLAN
APPLIES ONLY TO CONDITIONS EXISTING AS OF THE DATE SHOWN
HEREON. AND DOES NOT SHOW ANY POSSIBLE CONFLICTS WITH
ADJUTING DEEDS. THIS PLAN IS NOT FOR RECORDING.

THIS IS NOT A LAND BOUNDARY SURVEY.

BORROWER



MORSE STREET

C.B.L. 183A-A-13

PROPERTY OF JOAN E. DERICE.
LOCATED AT #28 MORSE STREET, PORTLAND, MAINE.

PURCHASER - SHIRLEY C. AND KATHLEEN L. BARRY.



PORTLAND MAINE

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

Receipts Details:

Tender Information: Check , BusinessName: Monaghan Leahy, LLP RE: 28 Morse Street
portland Maine, Check Number: 36325
Tender Amount: 150.00

Receipt Header:

Cashier Id: ldobson
Receipt Date: 9/23/2011
Receipt Number: 6815

Receipt Details:

Referance ID:	228	Fee Type:	BP-DP
Receipt Number:	0	Payment Date:	
Transaction Amount:	150.00	Charge Amount:	150.00
Job ID: Miscellaneous charges			
Additional Comments: ZD 28 Morse St			

Thank You for your Payment!

FAX



To: Evelyn King @ Monaghan Leahy, LLP
Fax Number: 774-3833
From: Marge Schmutz
Fax Number:
Date: 10/3/11
Regarding: 28 Morse Street
Total Number Of Pages Including Cover: 2
Phone Number For Follow-Up: 874-8695

Comments:

Evelyn,
This is the best that I can
do at this time -
Marge

City Of Portland, Maine
Inspections Division Services
389 Congress St Room 315 Portland Me 04101-3509
Phone: (207) 874-8703 or (207)874-8693
Fax: (207) 874-8716
<http://www.portlandmaine.gov/>

Applicant:

Date:

Address:

5' strip \approx 801.5' (not in work given)
Morse St
transfer of 5' of Land to an Abutz
CHECK-LIST AGAINST ZONING ORDINANCE

C-B-L:

10/3/14
163A-A-13:14 BARRY
163A-A-15:16 Nelson

Date -

Zone Location -

R-5 Zone

Interior or corner lot -

Proposed Use/Work -

Sevage Disposal -

Lot Street Frontage -

Front Yard -

Rear Yard -

Side Yard -

maintain

Projections -

Width of Lot -

Height -

Lot Area -

6,000 sq ft min lot size for single fam

Lot Coverage/ Impervious Surface -

Area per Family -

3,000 sq ft per du upto 2 du

potential
* Violation

Off-street Parking -

Loading Bays -

Site Plan -

Shoreland Zoning/ Stream Protection -

Flood Plains -

Nelson
38 Morse

Barry
28 Morse

still just a single fam.

single fam

2011-06-15~~4~~
to demo garage

95
- 5 (5ft strip)
100' frontage

77
- 5
72' frontage

existing Bldg

Existy Bldg

19,707
+ 1,001 (5' strip)
20,508 sq ft new

9,214
- 801 (5' strip)
8,413 sq ft

OK
No change

OK
The transfer affects the parking req
14-336

N/A

N/A

Whenever any exception to the parking requirements under this section has been finally denied on its merits by either the Zoning Board of Appeals or the Planning Board, a second request for an exception seeking essentially the same relief, whether or not in the same form or on the same theory, shall not be brought before either body within one (1) year of such denial unless, in the opinion of the board before which it was initially brought, substantial new evidence is available or a mistake of law or fact significantly affected the prior denial.

(Code 1968, § 602.14.D; Ord. No. 430-83, § 1, 4-25-83; Ord. No. 94-99, 11-15-99; Ord. No. 241-10/11, 11-15-10)

Sec. 14-335. Off-street parking restricted.

Off-street parking shall not include:

- (a) More than one (1) commercial motor vehicle in any residence zone, the R-P zone or any B-1 zone;
- (b) More than six (6) commercial motor vehicles in any B-2 zone;
- (c) Loading, sales, dead storage, repair, or servicing of any kind, except when customarily incidental or accessory to a conforming principal building or use when located in an I-2, I-2b, I-3 zone and I-3b zone;
- (d) Except in the case of a car dealer, more than one (1) unregistered motor vehicle stored outside for a period in excess of thirty (30) days in any residence zone, the R-P zone or any business zone;
- (e) Notwithstanding (1) above, any truck body, commercial trailer or similar commercial vehicles in any residence zone or the R-P zone.

(Code 1968, § 602.14.E; Ord. No. 298-88, 5-31-88)

Sec. 14-336. Location in residence zones for six or fewer vehicles.

(a) Where off-street parking for six (6) or fewer vehicles is required or provided in any residence zone, it shall not be located closer than fifty (50) feet to any street line if less than five (5) feet from any lot line and shall not be closer to any street line than the required depth of the front yard for the same lot, except on a corner lot where the minimum depth from the line of the side street shall be the minimum width of the side yard on the side

street. Lots in the R-6 zone shall not be required to provide the five-foot setback required by this section, but parking in the R-6 zone shall meet the front yard setbacks set forth in this section.

(b) Parking shall be prohibited in the front yard of lots containing two (2) or more dwelling units, except within one (1) driveway on the lot. "Driveway," as used in this paragraph, shall not include any turnaround area.

(Code 1968, § 602.14.F; Ord. No. 231-90, § 1, 3-5-90; Ord. No. 310-98, § 2, 5-4-98)

Sec. 14-337. Location in residence zones for more than six vehicles.

Where off-street parking for more than six (6) vehicles is required or provided for nonresidential uses in residence zones, it shall not be located closer than twenty-five (25) feet to any residential structure on an adjoining lot.

(Code 1968, § 602.14.G)

Sec. 14-338. When located within required open yard areas in residence zones.

(a) Where off-street parking for more than six (6) vehicles is required or provided on a lot in a residence zone and vehicles are to be or may be parked within the area otherwise required to be kept open and unoccupied for front, side and rear yards in the zone in which such parking is located, the following requirements shall be met:

(1) A continuous curb guard, rectangular in cross-section, at least six (6) inches in height and permanently anchored, shall be provided and maintained at least five (5) feet from the street or lot line between such off-street parking and that part of the street or lot line involved; or a continuous bumper guard of adequate strength, the top of which shall be at least twenty (20) inches in height, shall be provided and maintained between such off-street parking and that part of the street or lot line involved so that bumpers of vehicles cannot project beyond its face toward the street or lot line involved, either above or below the impact surface.

(2) Where such off-street parking shall abut a lot in residential use or an unoccupied lot which is located in

Nelson

LOT AREA: 18,919 SF = 0.43 ACRES

DEED REFERENCES:

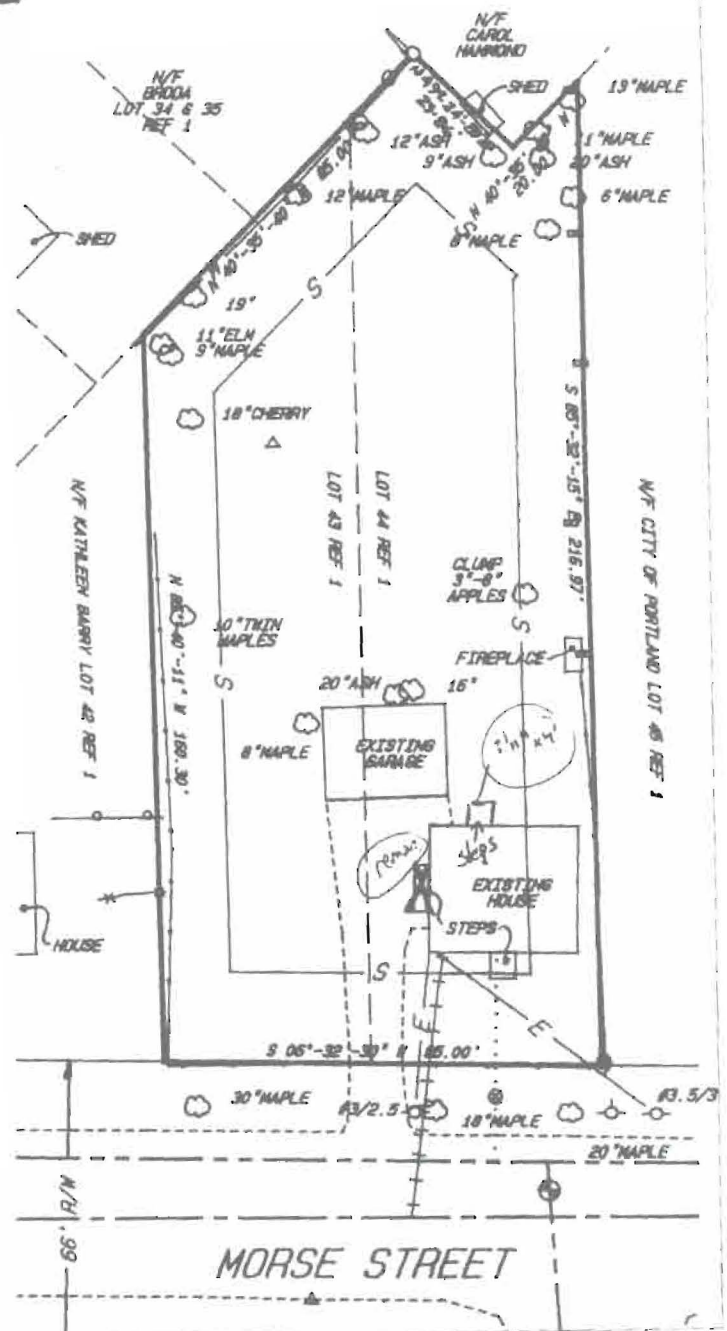
NANCY A. GOODWIN P/R ESTATE OF MILDRED L. TALIENTO
TO ROBERT C. NELSON 24297/23 8/23/06

LEGEND

- HOLLOW IRON PIPE FOUND (UNLESS NOTED)
- MOVEN WIRE FENCE POST
- N/F NON OR FORMERLY OF
- UTILITY CO. POLE
- S- BUILDING SETBACK LINE
- △ SURVEY CONTROL POINT
- ⊕ HYDRANT
- 3' PICKET FENCE
- - - - EDGE OF PAVEMENT
- - - - SEWER LINE
- - - - WATER MAIN
- ... WATER SERVICE
- L- OVERHEAD WIRES
- *-* 6" WOOD FENCE
- CHAIN LINK FENCE
- ☺ DECIDUOUS TREE
- 123/456 BOOK & PAGE OF RECORDED DEED
- SEWER SERVICE

NOTES:

- 1) BEARINGS ARE REFERENCED TO MAGNETIC NORTH 1991 PER REF 2
- 2) LINES SHOWN AND NOT DETAILED ARE ILLUSTRATIVE ONLY. THEY ARE BASED ON TAX MAPS, DEEDS, OTHER SURVEYS, ETC. AND NOT VERIFIED BY THIS SURVEYOR.
- 3) ELEVATIONS BASED ON BOLT IN 1ST MON. NLY. OF PROP.



MONAGHAN LEAHY, LLP

ATTORNEYS AT LAW

THOMAS G. LEAHY
KEVIN G. LIBBY
CHRISTOPHER C. DINAN
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KENNETH D. PIERCE
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ERICA M. JOHANSON
PATRICK D. THORNTON

95 EXCHANGE STREET
P.O. BOX 7046
PORTLAND, MAINE
04112-7046

TEL 207-774-3906
FAX 207-774-3833

THOMAS F. MONAGHAN
OF COUNSEL

September 20, 2011

Marge Schmuckal
Planning and Urban Development
City of Portland
389 Congress Street, Room 315
Portland, Maine 04101

RE: Kathleen L. Barry
28 Morse Street, Portland, Maine

Dear Marge:

Thank you for your call today regarding our request for the compliance letter. I enclose herewith our check in the amount of \$150.00 to cover the fee for this service.

I also enclose a revised "proposed letter" that I ask that you consider using as a sample for the certification. We added a sentence regarding your qualifications, and then added a notary clause in further compliance to the bank's requirements. They asked for a "Resolution" and this draft may be more what they had in mind. If you don't feel that you can use this exact language, please amend it as needed.

Thank you for your assistance with this matter.

Regards,

Monaghan Leahy, LLP

Evelyn King
Evelyn H. King, Paralegal

*9/23/11 called
Evelyn King -
I need a full
stamped survey
of Kings property -
something I can scale
with message - mms*

*9/20/11 called in
I still need a survey
of Kings property -*

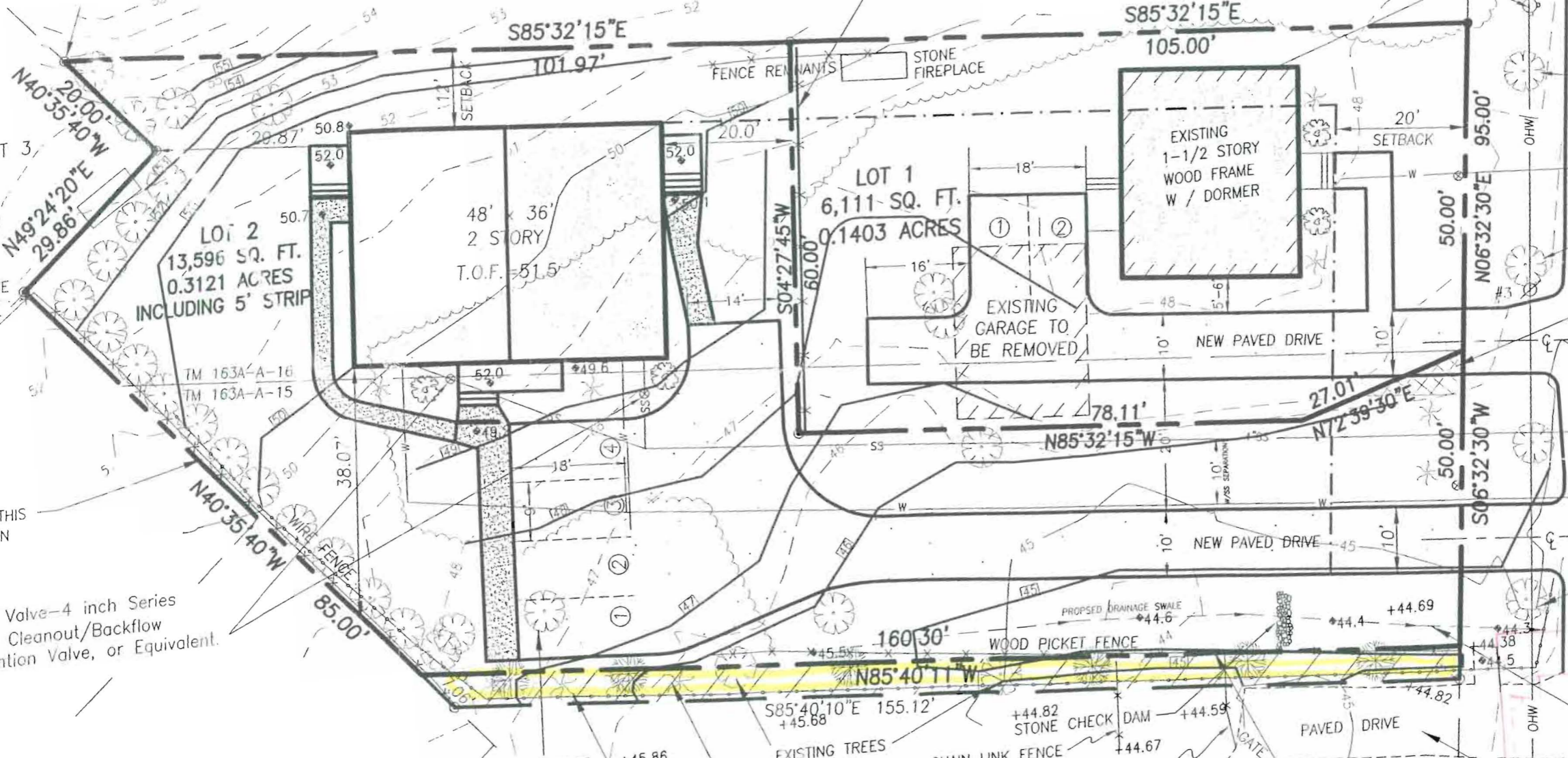


*R-5
163A-A 13-14*

N/F SPURWINK SCHOOL
13379/337

SITE BENCHMARK
TOP OF FIRE HYDRANT
ELEV. = 50.26 FEET

PROPOSED
6' HIGH STOCKADE FENCE



LOT 3
MONEY
174

LOT 2
13,596 SQ. FT.
0.3121 ACRES
INCLUDING 5' STRIP

LOT 1
6,111-SQ. FT.
0.1403 ACRES

MORSE STREET
PAVED - PUBLIC

ALONG THIS
TO REMAIN

Sewer Valve-4 inch Series
Sewer Cleanout/Backflow
Prevention Valve, or Equivalent.

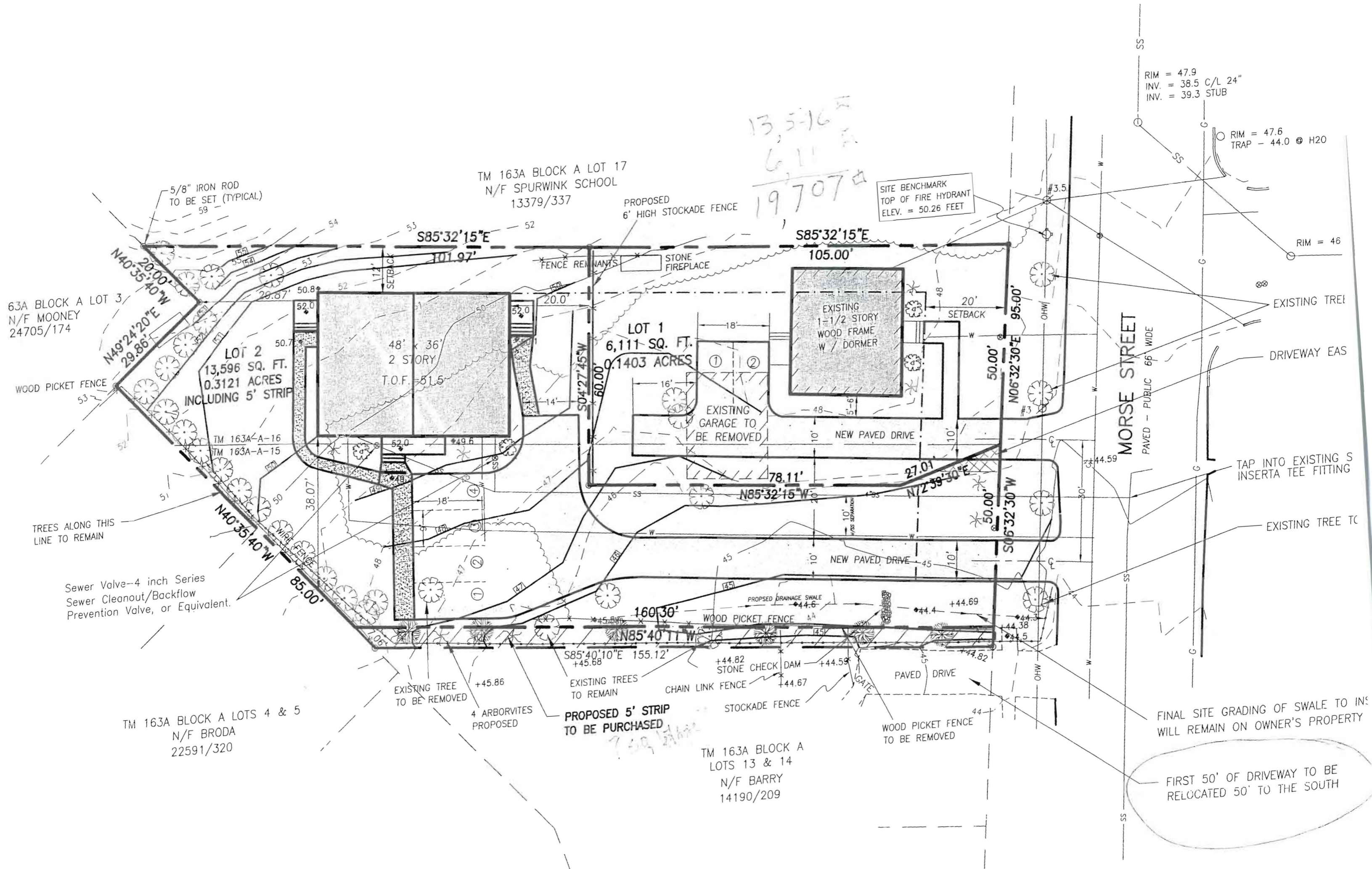
TM 163A BLOCK A LOTS 4 & 5
N/F BRODA
22591/320

EXISTING TREE
TO BE REMOVED
4 ARBORVITES
PROPOSED

PROPOSED 5' STRIP
TO BE PURCHASED

TM 163A BLOCK A
LOTS 13 & 14
N/F BARRY
14190/209

FI
W



TM 163A BLOCK A LOT 17
N/F SPURWINK SCHOOL
13379/337

63A BLOCK A LOT 3
N/F MOONEY
24705/174

LOT 2
13,596 SQ. FT.
0.3121 ACRES
INCLUDING 5' STRIP

LOT 1
6,111 SQ. FT.
0.1403 ACRES

EXISTING
1-1/2 STORY
WOOD FRAME
W / DORMER

EXISTING
GARAGE TO
BE REMOVED

RIM = 47.9
INV. = 38.5 C/L 24"
INV. = 39.3 STUB

RIM = 47.6
TRAP - 44.0 @ H2O

RIM = 46

SITE BENCHMARK
TOP OF FIRE HYDRANT
ELEV. = 50.26 FEET

MORSE STREET
PAVED - PUBLIC 66' WIDE

TAP INTO EXISTING S
INSERTA TEE FITTING

EXISTING TREE TC

Sewer Valve-4 inch Series
Sewer Cleanout/Backflow
Prevention Valve, or Equivalent.

TM 163A BLOCK A LOTS 4 & 5
N/F BRODA
22591/320

PROPOSED 5' STRIP
TO BE PURCHASED

TM 163A BLOCK A
LOTS 13 & 14
N/F BARRY
14190/209

FINAL SITE GRADING OF SWALE TO INC
WILL REMAIN ON OWNER'S PROPERTY

FIRST 50' OF DRIVEWAY TO BE
RELOCATED 50' TO THE SOUTH

13,596
611
19707

53A BLOCK A
 5 13 & 14
 'F BARRY
 190/209

WOOD PICKET FENCE
 TO BE REMOVED

FINAL SITE GRADING OF SWALE TO INSURE RUNOFF
 WILL REMAIN ON OWNER'S PROPERTY.

FIRST 50' OF DRIVEWAY TO BE
 RELOCATED 50' TO THE SOUTH


○ RIM = 41.3
 INV. = 31.9 C/L 8"

CERTIFICATION:

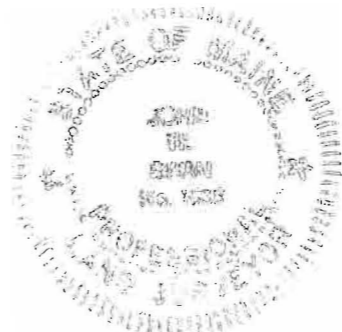
OWEN HASKELL, INC. HEREBY CERTIFIES THAT THIS PLAN IS BASED ON,
 AND THE RESULT OF, AN ON THE GROUND FIELD SURVEY AND THAT TO
 THE BEST OF OUR KNOWLEDGE, INFORMATION AND BELIEF, IT CONFORMS
 TO THE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS
 CURRENT STANDARDS OF PRACTICE.

9/12/11

 DATE




 JOHN W. SWAN, PLS NO. 1038



REV.3	4-6-11	PLAN REVISIONS PER CITY COMMENTS
REV.2	3-6-11	PLAN REVISIONS PER CITY COMMENTS
REV.1	12-10-10	PLAN REVISIONS PER CITY COMMENTS

SITE PLAN
 AT
 38 MORSE STREET, PORTLAND, MAINE
 MADE FOR
ROBERT C. NELSON
 47 ALICE COURT, PORTLAND, MAINE

 **OWEN HASKELL, INC.**
 390 U.S. ROUTE ONE, FALMOUTH, ME 04105 (207) 774-0424
 PROFESSIONAL LAND SURVEYORS

Drwn By	JMW	Date	SEPT. 17, 2010	Job No.	2007-113 P
Trace By	RWC	Scale	1" = 20'	Drwg. No.	1-3
Check By	JMW				
Book No.	1060				

W. TIBBETTS, P.E.
 Oak Ridge Road
 Wick, Maine 04011
 Phone: (207) 725-2667
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