

Zoning Division
Marge Schmuckal
Zoning Administrator



Department of Urban Development
Joseph E. Gray, Jr.
Director

CITY OF PORTLAND

Deborah and Richard Blackburn

September 8, 1998

RE: 662-680 Ocean Avenue - 174-C-17 - R-3 Zone

174-C-015
Dear Deborah & Rick,

I have reviewed the lot revisions proposed by conveying a rear portion of land to the abutting owner of Ledgewood Condominiums. I have determined that the remaining land and building, including lot size, setbacks, street frontage, and lot width, meet the present zoning requirements of the R-3 Residential zone. It remains a legal, conforming lot.

Very Truly Yours,

Marge Schmuckal
Zoning Administrator

cc: File

No 174

SHEET 412-C

543°17'07"E 131.89

147.07
22,487.57
S 42°22' 00" W

(42)

17
119,776

(41)

544°37'07"E

ROAD

N44°37'07"W

497.59

396.65

1" = 4100'

660
678
676
674
672
670
668
666
664
662
660

SHEET 169-A

318.40

15
280.32

17
174.90

(A)

24
11,244

13
167,156

12
47971

21
5000

19
4985

OCEAN AVENUE
SHEET 163-B

SHEET 163-B

CITY OF PORTLAND
ASSESSORS PLAN
SCALE 1" = 50' ±

SCHEDULE A
JHA Services, Inc. to
Deborah Blackburn and Richard Blackburn

Two certain lots or parcels of land, with the buildings thereon, situated on the northwesterly side of Ocean Avenue in the City of Portland, County of Cumberland and State of Maine, further described as follows:

PARCEL ONE

Beginning on the northwesterly side of Ocean Avenue at the southwesterly corner of land formerly of John Francis Sawyer, later of Samuel J. Knowles and Margaret K. Holmes; thence northwesterly by said Sawyer or Knowles land to land formerly owned by A.R. Wright; thence on said Wright land southwesterly to the lane leading to Ocean Avenue; thence southeasterly on said lane to Ocean Avenue; thence northeasterly on Ocean Avenue to the Point begun at.

Being the same premises conveyed to Susan W. Jordan by deed of Anne Vernon Sawyer dated February 18, 1966 and recorded in the Cumberland County Registry of Deeds in Book 2947, Page 43.

PARCEL TWO

Another certain lot or parcel of land situated on the northwesterly side of Ocean Avenue in said Portland being the property numbered 674 to 680 inclusive on said Ocean Avenue according to City Plans, said premises being further bounded and described as follows, viz:

Beginning at an iron on the northwesterly side of Ocean Avenue at the easterly corner of land now of said Susan W. Jordan; thence northwesterly by said Jordan land 513 feet more or less to a stone wall; thence northeasterly by said stone wall 100 feet to land conveyed by Margaret Moulton to Harold D. Jones, et al. by deed dated September 30, 1968 and recorded in Cumberland County Registry of Deeds; thence southeasterly by said Jones land and parallel with the first bound 508 feet more or less to said Ocean Avenue; thence southwesterly by said Ocean Avenue 100 feet to the point of beginning.

Excepting and reserving from the two above-described parcels the following:

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

Beginning at a drill hole found set in a stone wall at the westerly corner of land described in the deed of Susan W. Jordan to J.H.A. Properties, Inc. dated September 9, 1996 and recorded in Cumberland County Registry of Deeds, Book 12713, Page 235;

Thence along land now or formerly of Ledgewood Condominium as shown on a plan dated June 25, 1979 and recorded in said Registry in Unit Ownership File #16 by the following three (3) courses and distances: N 41 41' 00" E along the remains of a stonewall 147.07 feet to a stone wall corner;

Thence N 43 58' 58" W along a stone wall 131.89 feet to another stone wall corner; and thence N 46 10' 07" E along a stone wall 97.17 feet to a 5/8" iron rod with cap #1172 to be driven into the ground;

Thence S 44 31' 30" E along land now or formerly of Jan Carter and Sarah H. Waite 164.90 feet to a 5/8" iron rod with cap #1172 to be driven into the ground;

Thence along remaining land of the grantors herein S 41 41' 00" W 245.13 feet to a 5/8" iron rod with cap #1172 to be driven into the ground;

Thence N 45 18' 59" W along said land now or formerly of Ledgewood Condominium 40.68 feet to the point of beginning containing 22,487 square feet more or less.

Meaning and intending to convey a portion of the premises described in the deed of Susan W. Jordan to J.H.A. Properties, Inc. dated September 9, 1996 and recorded in said Registry in Book 12713, Page 235.