



## Planning &amp; Urban Development Department

Jeff Levine, AICP, Director  
Marge Schmuckal, Zoning Administrator

October 27, 2014

James Nadeau  
Nadeau Land Surveys  
918 Brighton Avenue  
Portland, ME 04102

## UPDATED LETTER

RE: 56 & 60 Bradley Street - 188-A-027 & 028 - R-3 Residential Zone

Dear Jim,

I am in receipt of your request to revised my determination letter of August 18, 2014. You have revised "Proposed Parcel A" to allow a better building area. Of course the Parcel A changes affect Parcel B changes.

This letter is based upon my original determination and on the revised survey sketch received by e-mail on 10/21/2014. There is a difference in the length N62°30'00"W. It's length has been lessened from 54.04' to 46.28'. This gives Proposed Parcel A a total land area of 7,172 Sq. Ft. and a total land area for Proposed Parcel B of 6,708 Sq. Ft. Both lots would still be in compliance with the R-3 Zone dimensional requirements as newly tweaked.

Sincerely,

A handwritten signature in cursive script that reads "Marge Schmuckal".

Marge Schmuckal  
Zoning Administrator  
City of Portland, ME 04101

Needs revised  
letter  
10/21/14  
received

**Plan References:**

- "Map of Cumberland County Maine From Actual Surveys, by Nathan Baker, C.E. And Others", dated 1872 by J. Clark, Jr., Publisher, Portland & Philadelphia.
- "Atlas of Cumberland Co. Maine From Actual Surveys By And Under The Direction Of F.W. Jones Assisted By Leon F. National And Others", dated 1873 by F.W. Jones Co., Publisher, New York.
- "Recorder's Return, Portland, Maine, Property Of Thomas K. Muzzey, New York", by F.W. Richards, C.E., recorded July 10, 1884 in CCRD Plan Book 4, Page 121.
- "Untitled plan for Dr. N.M. Morrill, dated June 1888 by E.C. Jordan, C.E., City Plan 25417".
- "Untitled plan by F.W. Richards, C.E., recorded November 17, 1927 in CCRD Plan Book 14, Page 5.
- "City of Portland, Maine Department of Public Works, Dr. O'Neil Property", dated March 11, 1906, City Plan 21614/15.
- "City of Portland, Me. Department Of Public Works, Tangu Street", dated November 3, 1927, City Plan 23161A.
- "City Of Portland, Maine Department Of Public Works, Bradley Street", dated February 17, 1941, City Plan 54113.
- "Bradley Street Condominium, Condominium Plan, Christopher Roberts", dated March 21, 1988, recorded June 26, 1988 by Notarized Civil Institution, Southport, Maine, recorded June 26, 1988 in CCRD Plan Book 200, Page 49.
- "Portland Standard Atlas Of The City Of Portland", Plan 18, dated 1906.
- "Township Map Of Portland, Maine, Volume Two, Published By The Southern Map Company", Plate 42, dated 1916, last recorded 1921.

**Locus Deed Reference:**

James O. Haskell and Julie M. Haskell  
To  
Scott A. Harding  
dated July 12, 2012 and recorded July 16, 2012 at the  
Cumberland County Register of Deeds in Book 2776, Page 24.

Lot # 16  
Plan 54113

Magnetic North  
(Observed 2014)

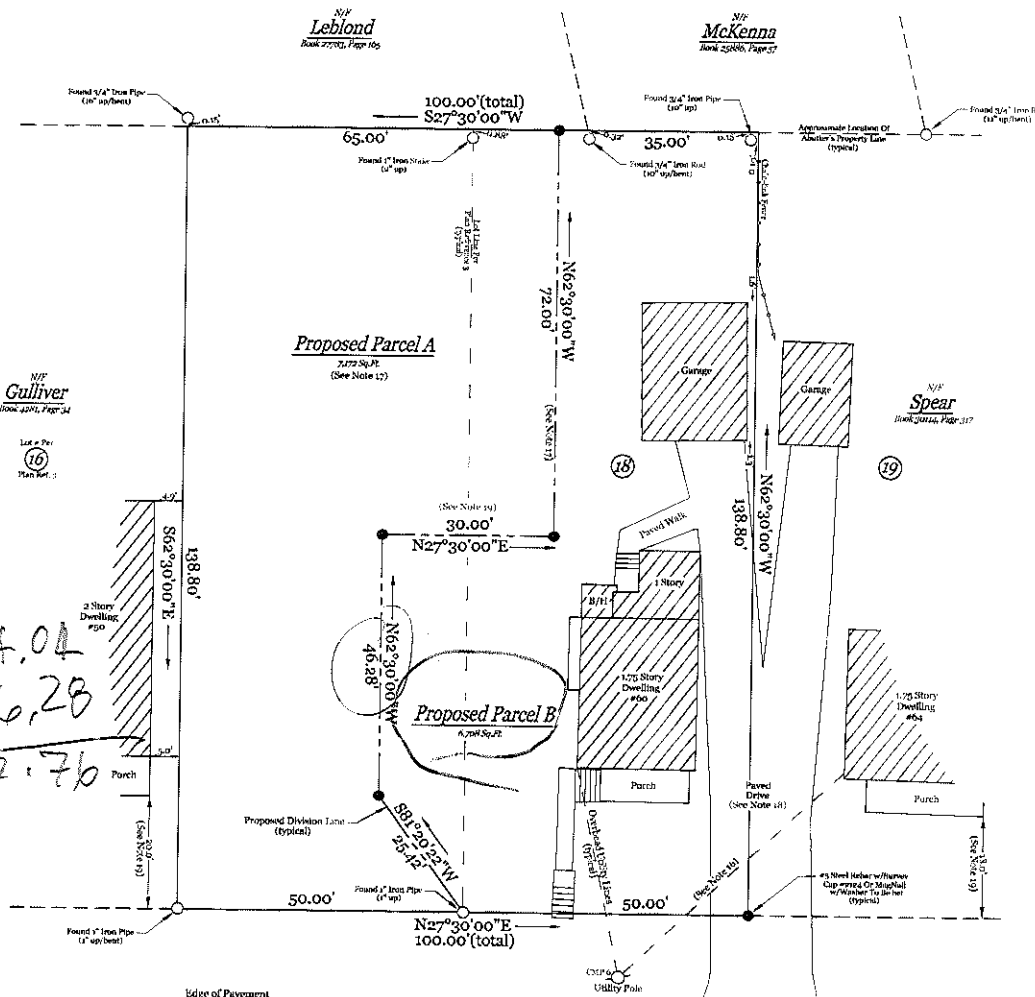
previous: 54.01  
- 46.28  
7.73

Graphic Scale:



Nadeau Land Surveys

James O. Haskell, P.L.S. (1922 Legend)



**General Notes:**

- The plan is not intended to depict limits or extent of title ownership, an opinion of title should be rendered by a title company.
- This office reserves the right to be held harmless for all good faith claims.
- This survey does not purport to reflect any of the following:
  - any easements other than those that are visible or specifically stated in the referenced documents;
  - building setback compliance or restrictive covenants;
  - zoning or other land use regulations;
  - the location of any underground utilities or structures.
- This office reserves the right to be held harmless for suitcases or undetectable personal records which could affect the results of this survey.
- Reference is made to "Terms of Aggression" dated April 24, 2014 between Nadeau Land Surveys and the Notarized Client(s), which shall be considered an integral part of this survey.
- N.L.S. is an abbreviation for Notarized by Notary.
- All deeds referenced on this plan are recorded at the Cumberland County Register of Deeds (CCRD).
- This office does not accept any liability for errors in the Plan References listed herein.
- Lot 16 Parcel is shown on the City of Portland Assessor's Map 198, Block A, as Lot 27-B, 28, and is listed as 58 B 160 Monthly Street.
- Total Area of Lot 16 Parcel is 1,180 square feet (132 sq. m).
- The proposed right of way lines depicted on this plan are based on the Plan References listed herein and approximations taken from the field, and City of Portland Equivocal Street Status.
- The Lot 16 Parcel lies outside in a Special Flood Hazard Area per FEMA Flood Insurance Rate Map Community Flood Number 22044A 01012L, dated December 15, 1998. The parcel falls in Zone C.
- All building set-backs to boundary lines are from exterior walls and not building foundations, unless noted.
- Call 488-8123/2477 if Lot 16 Parcel has been previously owned by N.L.S. or a relative.
- The City of Portland Revised Vol. 28, Page 239, Bradley Street was an eighth of a mile on 12/17/11 (1871) lot width.
- Overhead utility lines serving Lot 16 Parcel appear to encroach on Lot 16 Parcel. No record easement found.
- The Lot 16 Parcel is located in Residential R-1 Zone. This proposed division has been reviewed and approved by the City of Portland Zoning Administrator, per letter dated August 18, 2014. Cemetery plan should be submitted along with this plan to aid the municipality in determining potential shape of building setback which is compliant with municipal zoning regulations for Proposed Parcel A.
- No record easement found for apparent water paved drive with N.L.S. Spear.
- The average front setback of the adjacent dwellings equals 10.00'.

Revised 10/21/14: make revision line between Proposed Parcels A & B.  
Revised 10/21/14: edit Note 17 to reference letter, remove improper setback window

**Plan Depicting The Results Of A Boundary Survey  
& Proposed Lot Division Made For**  
**Scott A. Harding**  
Northwesterly Sideline Of Bradley Street  
Portland, Maine

PREPARED BY:  
**Nadeau Land Surveys**

140 BROOKFIELD AVENUE  
PORTLAND, ME 04106  
Professional Land Surveyors  
Certified Planning Managers  
P.L.S. (1922 Legend)  
P.L.S. (1922 Legend)  
P.L.S. (1922 Legend)

PROJECT/OWNER	DATE	TYPE	SCALE
Scott A. Harding 140 Brookfield Avenue Portland, Maine 04106	10/21/14	BOUNDARY DIVISION	AS SHOWN
PROJECT	DATE	TYPE	SCALE
140 Brookfield Avenue Portland, Maine 04106	10/21/14	BOUNDARY DIVISION	AS SHOWN

Bradley Street  
(See Notes 11 & 13)

To Dirigo Street