

Portland, Maine



Yes. Life's good here.

Planning & Urban Development Department

Jeff Levine, AICP, Director

Marge Schmuckal, Zoning Administrator

December 12, 2013

James Wolf
Diversified Properties
PO Box 10127
Portland, ME 04104

RE: 101-205 Riverside Industrial Parkway – 330 C008, 009, 010, 011, 012 & 013 – (the "Property") – R-2 Residential Zone

Dear Mr. Wolf,

I am in receipt of your request for a determination letter for the Property. I have been asked to determine if a proposed lot split from the Property meets the space and bulk requirements of the R-2 Residential Zone. My determination is based on a Preliminary Boundary Survey (not signed or stamped) prepared for Edwin C. McLaughlin by James D. Nadeau of James D. Nadeau, LLC Professional Land Surveyors, the deed to Diversified Properties from Maggie May LLC – Book30768, Page 119, and the Proposed Description for a Deed for Diversified Properties by licensed surveyor James D. Nadeau.

The proposed lot as described in the Proposed Description for a Deed for Diversified Properties by James D. Nadeau and outlined on the Preliminary Boundary Survey does meet the dimensional requirements (section 14-80) for a single family lot in the R-2 Residential Zone. Two off street parking spaces will have to be located on the proposed lot off of the driveway that is described in the easement deed from the City of Portland to Edward Gallant, Jr. and Carol R. Hawkes – Book 13495, Page 171. My determination is also based on the understanding that the remaining part of the Property (7776 square feet) will be sold to the abutter, Maggie May LLC and be incorporated into the property at 168 Tucker Avenue.

Please feel free to contact me at (207) 874-8709 if you have any questions.

Yours truly,

A handwritten signature in black ink, appearing to read "Ann B. Machado".

Ann B. Machado
Zoning Specialist
City of Portland, Maine

Diversified Properties
POB 10127
Portland, ME 04104

December 4, 2013

Anne Machado
City Hall
389 Congress Street
Portland, ME 04101

RECEIVED

DEC - 9 2013

Dept. of Building Inspections
City of Portland Maine

RE: 201 Riverside Industrial Parkway

Dear Anne:

Diversified Properties requests a zoning determination letter for property at 201 Riverside Industrial Parkway.

The purpose of this letter is to confirm that upon division of the lot the property is in conformance with city zoning codes, specifically space and bulk.

The property itself is located at 201 Industrial Parkway and is known as tax map 330-C-8-9-10-11-12-13 being 17,781 square feet. It is located in the R 2 residential zone.

We are dividing the property creating on lot being 10,005 square feet. This is the property we wish to confirm meets current space and bulk requirements. The remaining portion of the property will be conveyed to the abutter.

Enclosed for your review please find the following:

1. A mortgage inspection plan showing the newly created lot.
2. A description of the newly created property. Please note the new lot has 108.99 feet of street frontage along Riverside Industrial Parkway.
3. Assessors information confirming ownership and tax map numbers.
4. Deed to Diversified Properties, Inc.
5. Overall survey plan of the area.
6. Sample of response letter.

Thanks you for your help

Sincerely,

James M. Wolf

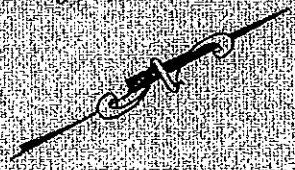
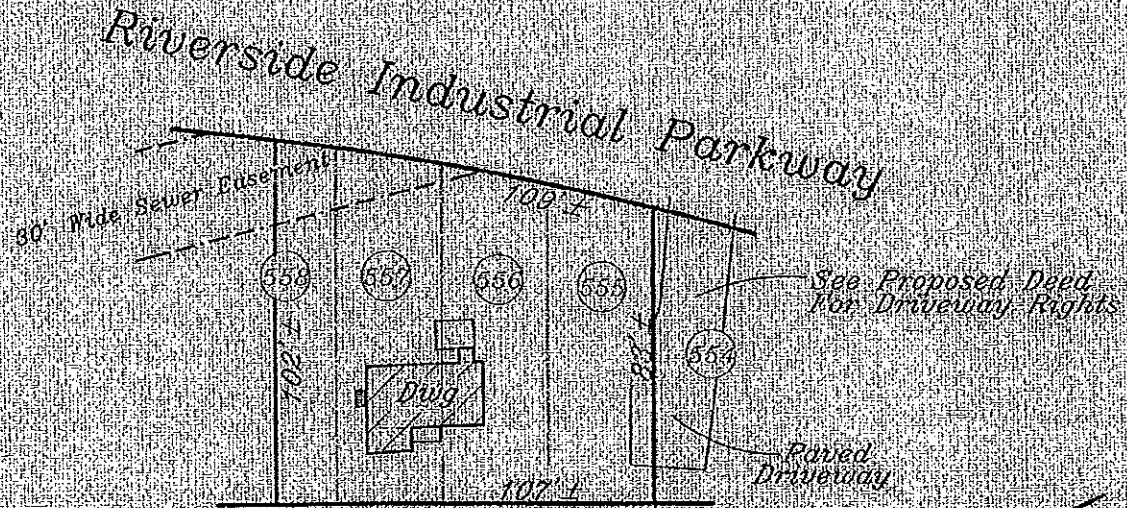
FOR MORTGAGE LENDER USE ONLY

GENERAL NOTES: (1) DISTANCES SHOWN ARE TAKEN FROM PROVIDED TITLE REFERENCES SHOWN BELOW. (2) THE PURPOSE OF THIS INSPECTION IS TO RENDER AN OPINION AS FOLLOWS: A) DWELLING AND ACCESSORY STRUCTURE'S FOUNDATION WITH RESPECT TO MUNICIPAL ZONING SETBACKS AND B) FLOOD ZONE DETERMINATION BY HORIZONTAL SCALING OR BETOR REFERENCED PANEL MAP. (3) THIS INSPECTION EXCEPTS OUT ALL TECHNICAL STANDARDS CURRENTLY SET FORTH BY STATE OF MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS. (4) THIS INSPECTION IS TO BE USED ONLY BY THE BELOW LISTED LENDER AND IS NOT TO BE USED BY ANOTHER PARTY FOR BOUNDARY LINE LOCATIONS OR LAND TITLE OPINIONS. (5) TYPE OR OWNERSHIP NOT DETERMINED. (6) A BOUNDARY SURVEY SHOULD BE PERFORMED TO RENDER A PROFESSIONAL OPINION PERTAINING TO BOUNDARY LINE LOCATIONS, PARCELS, RIGHTS OF WAY, ENCUMBRANCES, ENCROACHMENTS AND/OR CONFLICT WITH ADJACENT DEEDS. (7) LOCALITY EXISTENCE OR WETLANDS NOT DETERMINED UNLESS SHOWN ON A RECORDED SUBDIVISION PLAN. (8) THIS OFFICE DOES NOT GRANT AUTHORIZATION TO ANY THIRD PARTY FOR USE OF THIS INSPECTION FOR ANY BOUNDARY LINE EVALUATION FOR PERMITTING/PLANNING/APPROVALS. (9) THIS OFFICE ACCEPTS NO LIABILITY AND/OR RESPONSIBILITY FOR THE IMPROPER USE OF THIS MORTGAGE LOAN INSPECTION.

REV. 09/05/06

THIS SKETCH IS NOT TO BE USED FOR CONSTRUCTION PURPOSES; IMPROVEMENTS SHOWN ARE APPROXIMATE.

ADDRESS: 199 Riverside Industrial Parkway INSP. DATE: 12/04/2013
Portland, Maine SCALE: 1" = 50'



ALL

SEE PROVIDED TITLE REFERENCES FOR APPURTENANCES, IF ANY.

APPLICANT: _____ FILE# 21526528

OWNER: Two Lights Settlement Services CLIENT#

LENDER: _____

REQ. PARTY: Two Lights Settlement Services

TITLE REFERENCES: COUNTY Cumberland

DEED BOOK: _____ PAGE: _____

PLAN BOOK: 12 PAGE: 5 LOT: 555, 556, 557
p/o 558

MUNICIPAL REFERENCE:

MAP: 330 BLOCK: C LOT: 11-13 p/o 10

THE DWELLING DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD AREA PER FEMA COMMUNITY MAP No. 280051 PANEL 0001B ZONE: C DATE: 3/17/1986

THE DWELLING WAS IN COMPLIANCE WITH MUNICIPAL ZONING SETBACK REQUIREMENTS AT THE TIME OF CONSTRUCTION.

Nadeau Land Surveys
Professional Land Surveyors
Certified Floodplain Managers

STATE OF MAINE
JAMES D. NADEAU
2124
PROFESSIONAL LAND SURVEYOR
12-4-13

6160 BROADWAY, STE. 200, PORTLAND, ME 04102-1820
TEL: (207) 879-9820
FAX: (207) 879-7901
THIS INSPECTION IS VALID ONLY WITH A SURVEYOR'S SEAL AND IS NULL & VOID 90 DAYS AFTER INSPECTION DATE.

THIS IS NOT A BOUNDARY SURVEY - NOT FOR RECORDING

Nadeau Land Surveys

Professional Land Surveyors
Certified Floodplain Managers

Proposed Description For A Deed

Diversified Properties, Inc.

To

(2111258DIR1)

A certain lot or parcel of land, with the buildings thereon, situated on the northwesterly sideline of Tucker Avenue and the southeasterly sideline of Riverside Industrial Parkway, in the City of Portland, County of Cumberland, and State of Maine, being more particularly bounded and described as follows:

Beginning on the apparent southeasterly sideline of Riverside Industrial Parkway at the northerly corner of the herein described parcel, and the westerly corner of Lot 554 as depicted on a plan entitled "*Borest Avenue Terrace, Portland, Maine Owned By J.W. Wilbur*", dated May 7, 1910 by A.L. Elliot, C.E., Boston, Mass., recorded May 13, 1910 at the Cumberland County Registry of Deeds (CGRD) in Plan Book 12, Page 5;

Thence S61°55'02" E along said Lot 554, a distance of eighty-two and sixty-five hundredths (82.65') feet to the easterly corner of the herein described parcel and the southerly corner of Lot 554, on the apparent northwesterly sideline of Tucker Avenue;

Thence S28°04'58" W along said northwesterly sideline of Tucker Avenue, a distance of one hundred seven and twenty hundredths (107.20') feet to the southerly corner of the herein described parcel;

Thence N61°55'02" W through Lot 558 depicted on said plan and along remaining land of the herein grantor, a distance of one hundred one and ninety-nine hundredths (101.99') feet to the westerly corner of the herein described parcel on said southeasterly sideline of Riverside Industrial Parkway;

Thence northeasterly along said southeasterly sideline of Riverside Industrial Parkway, on a curve to the right having a radius of nine hundred ninety and no hundredths (990.00') feet, an arc distance of one hundred eight and ninety-nine hundredths (108.99') feet, to the point of beginning. Said curve having a chord bearing of N38°18'50" E, a distance of one hundred eight and ninety-three hundredths (108.93') feet;

Total area of the herein described parcel equals 10,005 square feet (0.23 acre). Bearings are based on Grid North, Maine State Plane Coordinates NAD83, 1802 (West Zone).

Meaning and intending to describe Lots 555, 556, 557, and the northeasterly seventeen and two tenths (17.2') feet of Lot 558 as depicted on a plan entitled "*Borest Avenue Terrace, Portland, Maine Owned By J.W. Wilbur*", dated May 7, 1910 by A.L. Elliot, C.E., Boston, Mass., recorded May 13, 1910 at the Cumberland County Registry of Deeds in Plan Book 12, Page 5.



The herein described parcel being a portion of the land described in a deed from Maggie May Limited Liability Company a/k/a Maggie May L.L.C. to Diversified Properties, Inc., dated June 20, 2013 and recorded June 24, 2013 at the Cumberland County Registry of Deeds in Book 30768, Page 119.

The herein described parcel is subject to a thirty (30') foot wide sewer easement as described in a deed from Mary Hanscom, formerly Mary Gallant, to the City of Portland, dated June 12, 1979 and recorded at the Cumberland County Registry of Deeds in Book 4509, Page 249.

The herein described parcel benefits from 'the right perpetually to construct and maintain a driveway upon property situated between Riverside Industrial Parkway and Tucker Avenue', as described in an easement deed from the City of Portland to Edward Gallant, Jr. and Carol R. Hawkes, dated December 2, 1997 and recorded at the Cumberland County Registry of Deeds in Book 13495, Page 171.

Also conveyed shall be a right of use for non-permanent use over the remaining southwesterly twelve and eight tenths (12.8') feet of Lot 558 as depicted on said plan.

STATE OF MAINE
JAMES D. MADEAU
PROFESSIONAL
LAND SURVEYOR
11-2-13

**QUITCLAIM DEED WITH COVENANT
(Maine Statutory Short Form)**

KNOW ALL PERSONS BY THESE PRESENTS THAT, Maggie May Limited Liability Company a/k/a Maggie May L.L.C, a Maine limited liability company, with a principal place of business in Portland, Maine and with a mailing address of PO Box 10127, Portland, Maine 04101, for valuable consideration paid, GRANTS to Diversified Properties, Inc., a Maine corporation with a mailing address PO Box 10127, Portland, Maine 04101, with QUITCLAIM COVENANT, the following described real property located in the City of Portland, County of Cumberland, State of Maine:

PROPERTY DESCRIBED IN "EXHIBIT A" ATTACHED HERETO AND MADE A PART HEREOF

Meaning and intending to convey the same premises conveyed to Maggie May L.L.C by virtue of a deed from Edwin C. McLaughlin and Donna L. McLaughlin dated May 13, 2013 and recorded in the Cumberland County Registry of Deeds in Book 30738, Page 193.

The premises are conveyed together with and subject to any and all easements or appurtenances of record, insofar as the same are in force and applicable.

Witness our hands and seal this 20th day of June, 2013.

Maggie May Limited Liability Company

Curly Joyce
WITNESS

James Wolf
By: James Wolf
Its: Managing Member

STATE OF MAINE
COUNTY OF CUMBERLAND, ss.

Personally appeared before me on this 20th day of June, 2013 the above named James Wolf and acknowledged the foregoing instrument to be his free act and deed and the free act and deed of said Maggie May Limited Liability Company.

Curly Joyce
Notary Public/Attorney At Law

Curly S. Joyce
Print Name
Attorney At Law

MAINE REAL ESTATE TAX PAID

EXHIBIT A

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

Land, wooden house, barn and hen house on the northwest side of Tucker Avenue, being Lots 555 through 560, as shown on Plan Forest Avenue Terrace, Portland, Maine, recorded in the Cumberland County Registry of Deeds in Book 12, Page 15, City Assessors' Plan 330, Block C, Lots 8-13 Inc.

Also conveying an easement described as follows:

The right perpetually to construct and maintain a driveway upon the property situated between Riverside Industrial Parkway and Tucker Avenue in the City of Portland, County of Cumberland and State of Maine, as more particularly described and being the same easement conveyed to Howard Gallant, Jr. and Carol R. Hawkes by easement deed of the City of Portland, said easement deed dated December 2, 1997 recorded in the Cumberland County Registry of Deeds in Book 13495, Page 171.

Received
Recorded Register of Deeds
Jun 24, 2013 02:52:02P
Cumberland County
Pamela E. Lovley

RECORDED
JUN 24 2013
CUMBERLAND COUNTY
PAMELA E. LOVLEY

Draft

RESPONSE LETTER

Diversified Properties, Inc.
P.O. Box 10127
Portland, ME 04014

RE: 201 Riverside Industrial Parkway, Tax Map 330-C-8-13

Dear Jim:

I have reviewed your request for a determination letter to confirm the newly created lot at 201 Riverside Industrial Parkway meets the space and bulk requirements of the residential 2 zone as outlined in the City of Portland Land Use Code.

Based upon the information provided and relying specifically upon the "proposed description for a deed prepared by Nadeau Land Surveyors dated November 2, 2013 and sealed by James D. Nadeau", the newly created lot DOES meet the space and bulk requirements of the referenced code.

If you have additional question please contact me.

Sincerely,

CITY OF PORTLAND
DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
 389 Congress Street
 Portland, Maine 04101

RECEIPT OF FEES

Application No: 0000-1835	Applicant: DIVERSIFIED PROPERTIES INC
Project Name: 201 RIVERSIDE IND PKWY	Location: 201 RIVERSIDE IND PKWY
CBL: 330 C008001	Application Type: Determination Letter
Invoice Date: 12/09/2013	

Previous Balance	-	Payment Received	+	Current Fees	-	Current Payment	=	Total Due	Payment Due Date
\$0.00		\$0.00		\$150.00		\$150.00		\$0.00	On Receipt

Previous Balance **\$0.00**

Fee Description	Qty	Fee/Deposit Charge
Zoning Determinations	1	\$150.00
		\$150.00
	Total Current Fees:	+ \$150.00
	Total Current Payments:	- \$150.00
	Amount Due Now:	\$0.00

CBL 330 C008001
Bill to: DIVERSIFIED PROPERTIES INC
 PO BOX 10127
 PORTLAND, ME 04101

Application No: 0000-1835
Invoice Date: 12/09/2013
Invoice No: 43565
Total Amt Due: \$0.00
Payment Amount: \$150.00

Make checks payable to the *City of Portland*, ATTN: Inspections, 3rd Floor, 389 Congress Street, Portland, ME 04101.
 Check the status of your permit or schedule an inspection on-line at <http://www.portlandmaine.gov/planning/permitstatus.asp>

Applicant: Diversified Properties

Date: 12/10/13

Address: 201 Riverside St.

C-B-L: 330C-002 ; 009 to 013

CHECK-LIST AGAINST ZONING ORDINANCE

Date - built 1970

Zone Location - R2

Interior or corner lot -

Proposed Use/Work -

Sewage Disposal - public.

Lot Street Frontage - 50' min. - 112' on Tucker Ave. - allowed access from Riverside ^(OK)

Front Yard - 25' min. ^{Industrial Parkway - 134x177} - 50' scaled (OK)

Rear Yard - 25' min - 13' to structure, deck 4' - existing so N/A.

Side Yard - two sides - 14' min - 48' on left, 21' on right, (OK)

Projections -

Width of Lot - 80' min - 112' scaled (OK)

Height - N/A

Lot Area - 10,000 sq ft min - 10,005 sq ft based on proposed deed description by Wade Land Surveys

Lot Coverage Impervious Surface - 20% = 2000 sq ft

33 x 17 = 561

13 x 6 = 78

16 x 12 = 192

831 sq ft (OK)

Area per Family - 10,000 sq ft

Off-street Parking - need two parking spaces on the property.

Loading Bays -

Site Plan -

Shoreland Zoning/ Stream Protection - N/A.

Flood Plains -

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

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Current Owner Information:

Services

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[Doing Business](#)

[Maps](#)

[Tax Relief](#)

[Tax Roll](#)

[Q & A](#)

CBL 330 C004001
Land Use Type VACANT LAND
 Verify legal use with Inspections Division
Property Location 168 TUCKER AVE
Owner Information MAGGIE MAY LLC
 PO BOX 10127
 PORTLAND ME 04101
Book and Page 30738/193
Legal Description 330-C-4-5-6-7
 TUCKER AVE 166-172
 10867 SF
Acres 0.2495

Current Assessed Valuation:

[browse city services a-z](#)

[browse facts and links a-z](#)

TAX ACCT NO.	34700	OWNER OF RECORD AS OF APRIL 2013
LAND VALUE	\$88,500.00	MCLAUGHLIN EDWIN C & DONNA L MCLAUGHLIN JTS
BUILDING VALUE	\$60,100.00	201 RIVERSIDE IND PKWY
NET TAXABLE - REAL ESTATE	\$148,600.00	PORTLAND ME 04103
TAX AMOUNT	\$2,884.34	



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

Building Information:

Best viewed at 800x600, with Internet Explorer

Building 1

Year Built 1920
Style/Structure Type OLD STYLE
Stories 1
Units 0
Bedrooms 1
Full Baths 1
Total Rooms 4
Attic FULL FINSH
Basement FULL
Square Feet 766

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

Sales Information:

Sale Date	Type	Price	Book/Page
6/14/2013	LAND + BUILDING	\$0.00	30738/193
11/10/1999	LAND + BUILDING	\$0.00	15163/1

[New Search!](#)

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

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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](#)



Best viewed at 800x600, with Internet Explorer

CBL	330 C008001
Land Use Type	SINGLE FAMILY
Verify legal use with Inspections Division	
Property Location	201 RIVERSIDE IND PKWY
Owner Information	DIVERSIFIED PROPERTIES INC PO BOX 10127 PORTLAND ME 04101
Book and Page	30768/119
Legal Description	330-C-8-9-10-11-12-13 TUCKER AVE 174-186 RIVERSIDE INDUSTRIAL PKWY 191-205 <u>17781 SF</u>
Acres	0.4082

*for Maggie May LLC
30768/119
6/24/13*

*for Edmond! Dan
McLaughlin
30788/153
5/12/13*

Current Assessed Valuation:

ADODB.Recordset error '800a0bcd'

Either BOF or EOF is True, or the current record has been deleted. Requested operation requires a current record.

/searchdetail.asp, line 208

TAX ACCT NO. 34702

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

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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](#)

CBL 330 C016001
Land Use Type VACANT LAND
 Verify legal use with Inspections Division
Property Location 190 TUCKER AVE
Owner Information MAGGIE MAY LLC
 PO BOX 10127
 PORTLAND ME 04101
Book and Page 30738/193
Legal Description 330-C-16
 TUCKER AVE 188-200
 9787 SF
Acres 0.2247

Current Assessed Valuation:

ADODB.Recordset error '800a0bcd'

Either BOF or EOF is True, or the current record has been deleted. Requested operation requires a current record.

[/searchdetail.asp, line 208](#)
TAX ACCT NO. 34704

[browse city services a-z](#)

[browse facts and links a-z](#)



Best viewed at 800x600, with Internet Explorer

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

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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:

CBL 330 C026001
Land Use Type GOVERNMENTAL
 Verify legal use with Inspections Division
Property Location 0 RIVERSIDE IND PKWY
Owner Information CITY OF PORTLAND
 389 CONGRESS ST
 PORTLAND ME 04101

Book and Page
Legal Description 330-C-26 332-B-1
 RIVERSIDE IND PKWY
 97-219 31040SF

Acres 0.7126

Services

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[browse facts and links a-z](#)

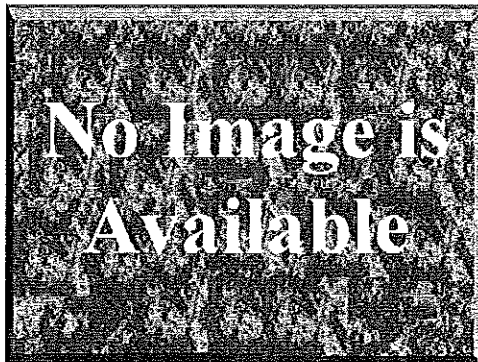


Best viewed at 800x600, with Internet Explorer

Current Assessed Valuation:

TAX ACCT NO.	34706	OWNER OF RECORD AS OF APRIL 2013
LAND VALUE	\$300.00	CITY OF PORTLAND
BUILDING VALUE	\$0.00	389 CONGRESS ST
PORTLAND, CITY OF	(\$300.00)	PORTLAND ME 04101
NET TAXABLE - REAL ESTATE	\$0.00	
TAX AMOUNT	\$0.00	

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



[View Map](#)

[New Search!](#)

Warning: IllegalMediaSource

PCL XL error

075070

Gallant Eas.Ded.1
12-02-97

EASEMENT DEED

KNOW ALL PERSONS BY THESE PRESENTS, that the City of Portland, a body politic and corporate, with a mailing address of 389 Congress Street, Portland, Maine, for consideration paid, receipt whereof is hereby acknowledged, grant to Edward Gallant, Jr. and Carol R. Hawkes of West Buxton in Cumberland County, State of Maine, their successors and assigns, an easement described as follows:

The right perpetually to construct and maintain a driveway upon property situated between Riverside Industrial Parkway and Tucker Avenue, Portland, in said County of Cumberland and State of Maine, said property being described in Schedule A, attached hereto and incorporated herein by reference.

Said easement for the sole purpose of and conveying the right to perpetually maintain through and over said property a driveway providing access to Riverside Industrial Parkway as shown on the plan attached hereto and incorporated herein as Exhibit B.

IN WITNESS WHEREOF, the said City of Portland has hereunto caused this instrument to be signed by Duane G. Kline, its duly authorized Director of Finance, this 2nd day of December, 1997.

CITY OF PORTLAND

Dennis M. Katoefer
Witness.

By: *Duane G. Kline*
Duane G. Kline, Director of Finance

BK 13495PG 172

Gallant Eas Ded.1
12-02-97

STATE OF MAINE
CUMBERLAND, ss.

Dated: December 2nd, 1997

Personally appeared the above-named Duane G. Kline, in his capacity as the Director of Finance for the City of Portland, and acknowledged the foregoing instrument to be his free act and deed and the free act and deed of the City of Portland.

Before me,

Donna M. Katsiaticas
Notary Public/Attorney at Law

Donna M. Katsiaticas
Printed Name

DMKdocofgallant.eas

BK 13495PG 173

201 Riverside Drive - Suggested Easement Description - City of Portland to Gallant

A certain lot or parcel of land in the City of Portland, County of Cumberland, State of Maine, lying between and Riverside Industrial Parkway and Tucker Avenue, bounded and more particularly described as follows:

Beginning on the northwesterly side of said Tucker Avenue at the corner of lots 554 and 555 as shown on a plan titled "Forest Avenue Terrace Portland, Maine Owned by J.W. Wilbur" prepared by A.L. Elliot, dated May 7, 1910, and recorded at the Cumberland County Registry of Deeds in Plan Book 12, Page 5;

Thence, running along the line dividing said lots 554 and 555, said line dividing land of Grantee and Grantor herein, N 45° 41' 48" W 83.20 feet to a point on the southeasterly side of said Riverside Industrial Parkway;

Thence, running along said Riverside Industrial Parkway on a curve to the right with an arc distance of 30.96 feet, a radius of 990.00 feet, and a chord bearing and distance of N 58° 34' 27" E 30.96 feet to a point on the line dividing lots 554 and 553 on said Forest Avenue Terrace plan;

Thence, running along the line dividing said lots 554 and 553, and through land of Grantor herein, S 45° 41' 48" E 75.58 feet to a point on the northwesterly side of said Tucker Avenue;

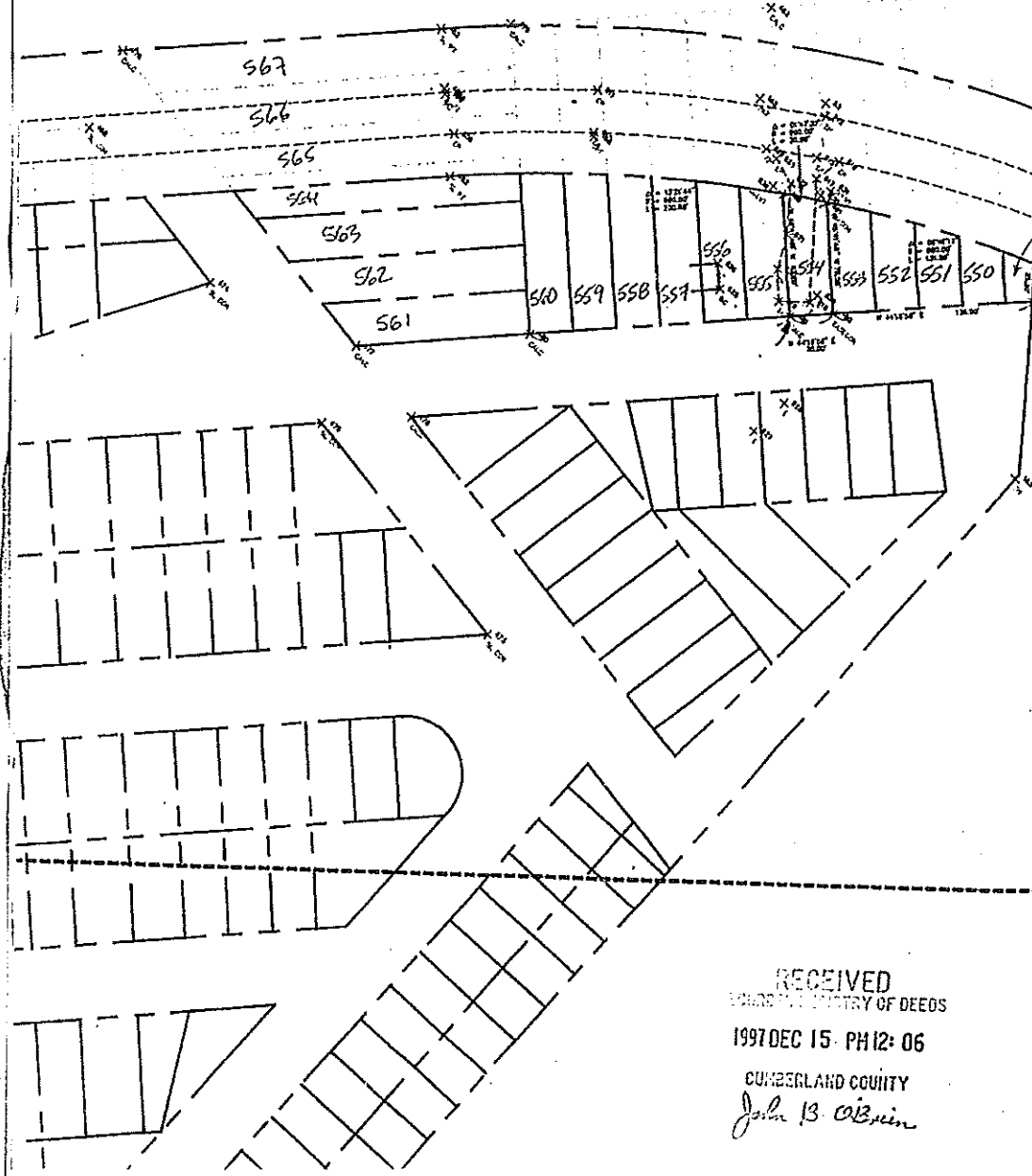
Thence running along said Tucker Avenue, S 44° 18' 58" W 30.00 feet to the point of beginning;

The area of said easement consisting of 2384 square feet, more or less.

The above described courses are magnetic 1996.

Meaning and intending to convey an easement over a portion of land of said City of Portland as described in a deed from William H. Harvie dated March 31, 1964, and recorded in said Registry of Deeds in Book 2829, Page 277. The purpose of this easement is to allow access for Grantee herein for a driveway from land of Grantee over land of Grantor to said Riverside Industrial Parkway. Said easement to lie wholly on the portion of lot 554 on said Forest Avenue Terrace plan between said Tucker Avenue and said Riverside Industrial Parkway. Grantee shall not erect any structures within said easement area.

The grantor retains the right to enter on said easement area for the purpose of maintaining drainage ditches, culverts, sewers, storm drains, any other utilities, and their appurtenant structures in the course of providing for the maintenance and improvement of the infrastructure of the City of Portland.



RECEIVED
OFFICE OF THE CLERK OF DEEDS
1997 DEC 15 PH 12:06
CUMBERLAND COUNTY
John B. Colburn

0082176

BK 15163PG001

330-C-4+7

330-C-16

11-10-99

MCLAUGHLIN, DED. DMK. 1
04.28.99

Port 2

2 parcels

M42335

M42356

QUITCLAIM DEED

40
56

KNOW ALL PERSONS BY THESE PRESENTS, that the City of Portland, a body politic and corporate in the County of Cumberland, State of Maine, in consideration of one dollar (\$1.00) and other valuable consideration paid by Edwin C. McLaughlin and Donna L. McLaughlin of Cumberland County, State of Maine, the receipt whereof is hereby acknowledged, does hereby remise, release, bargain, sell and convey and forever quitclaim to the said Edwin C. McLaughlin and Donna L. McLaughlin as joint tenants, their heirs and assigns, a certain lot or parcel of land described in Schedule A, attached hereto and incorporated herein by reference.

IN WITNESS WHEREOF, the said City of Portland has hereunto caused this instrument to be signed by Duane G. Kline, its duly authorized Director of Finance, this 7 day of October 1999.

MAINE REAL ESTATE TAX PAID

CITY OF PORTLAND

Donna M. Katsiapias
Witness

By: [Signature]
Duane G. Kline
Director of Finance

STATE OF MAINE
CUMBERLAND, ss.

Date: 10-7-99

Personally appeared the above-named Duane G. Kline in his capacity as Director of Finance for the City of Portland, and acknowledged the foregoing instrument to be his free act and deed and the free act and deed of the City of Portland.

Before me,

Donna M. Katsiapias
Notary Public/Attorney at Law

Donna M. KATSIAPIAS
Printed Name

0:WP/DONNA/DEED/MCLAUGHLIN/DED

2

SCHEDULE ALots 330-C-4 to 7; 330-C-16

Certain lots or parcels of land known as Tax Map and Lots 330-C-4 to 7 and 330-C-16 as shown on the maps of the Tax Assessor of the City of Portland for fiscal year 1999, on file in the Office of the Tax Assessor.

Meaning and intending to convey the Grantor's interest obtained by Tax Collectors Deed dated February 29, 1944, Recorded October 21, 1946 in Book 1793 Page 487 in Cumberland County Registry of Deeds. Also conveying a portion of property taken by eminent domain for construction of Riverside Industrial Parkway, as evidenced by a Certificate of Taking Property recorded in Cumberland County Registry of Deeds on December 18, 1963 in Book 2794, Page 114.

The conveyance is subject to the following conditions which shall perpetually run with the land:

Lots 330-C- 4 to 7 shall remain open space and undeveloped.

Lot 330-C-16 shall not be utilized for any residential housing construction purposes.

O:\WP\DONNA\DEED\MCLAUGHL.DED

RECEIVED
RECORDED REGISTRY OF DEEDS

1999 NOV 10 PM 1:01

CUMBERLAND COUNTY

Del. R. ...

330-C-4-5-6-7-

Doc#: 34229 BK:30738 Pg: 193 8-9-10-11-12-13-16

6-14-2013

QUIT CLAIM DEED

MAINE REAL ESTATE TAX PAID

KNOW ALL PERSONS BY THESE PRESENTS, that Edwin C. McLaughlin and Donna L. McLaughlin of 80 Longfellow Street #402, Westbrook, ME. 04092, County of Cumberland, and State of Maine, in consideration of one dollar (\$1.00) and other valuable consideration paid by Maggie May L.L.C., of Portland, Maine the receipt, whereof is hereby acknowledged, does hereby give, grant, bargain, sell and convey, unto the said Maggie May L.L.C. it's successors and assigns forever, the land located in The City of Portland, County of Cumberland, and State of Maine, being more particularly described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

TO HAVE AND TO HOLD the aforementioned and bargained premises, with all the privileges and appurtenances thereof, to the said Grantee, it's successors and assigns, to be signed in their names and duly executed this day 13th of June, 2013.

Lynda Porter
Witness

Edwin C. McLaughlin
Edwin C. McLaughlin

Lynda Porter
Witness

Donna L. McLaughlin
Donna L. McLaughlin

State of Maine
County of Cumberland s.s.

6/13/13

Then personally appeared before me the above-named Edwin C. McLaughlin and Donna L. McLaughlin and acknowledged the foregoing instrument to be their free act and deed.

SEAL

Lynda Porter
Notary Public

Print Name _____

LYNDA PORTER
Notary Public, Maine
My Commission Expires January 15, 2016

330-C-4 I 11

EXHIBIT A

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

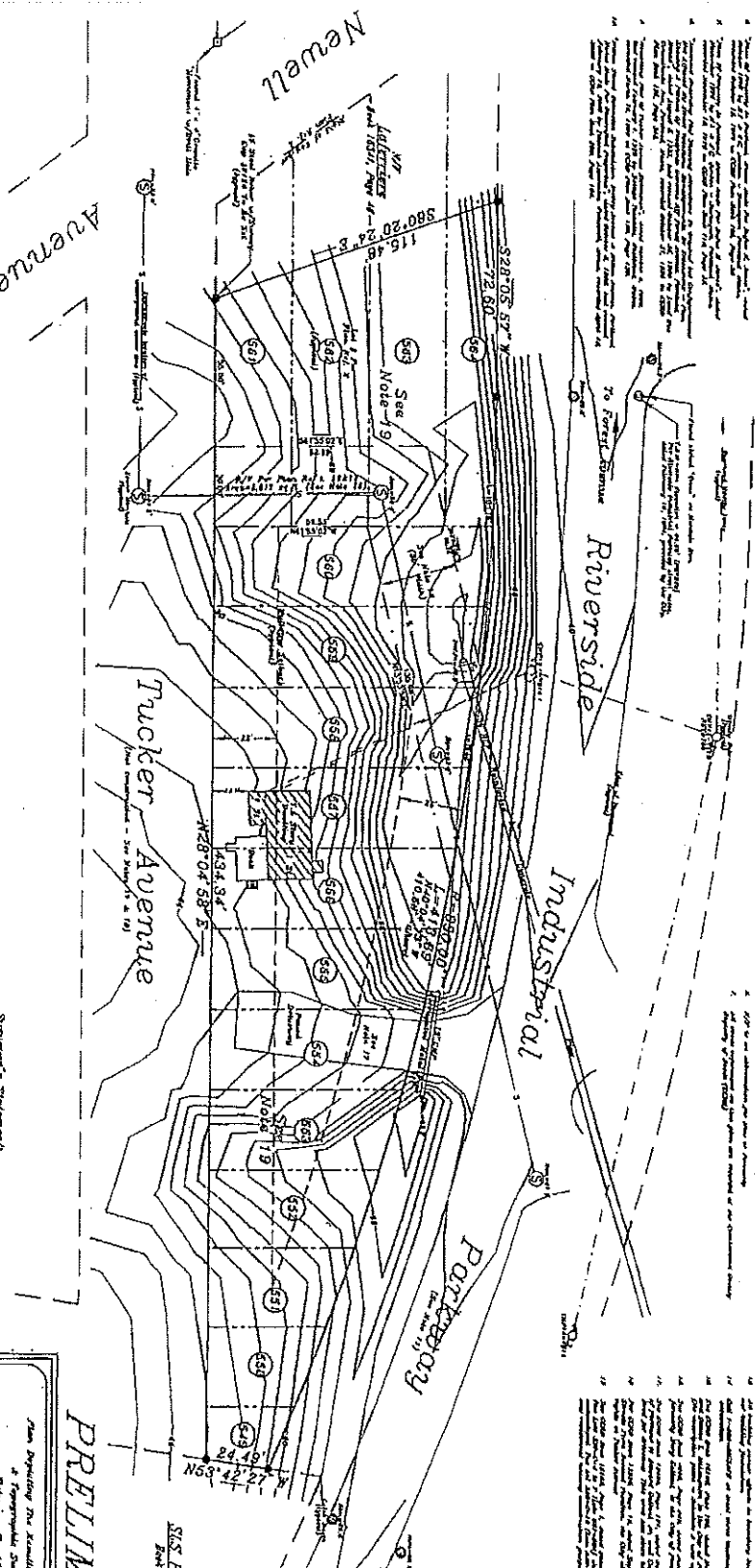
Being lots 549-564 inclusive, as shown on Plan of Forest Avenue Terrace, Portland, Maine owned by J. W. Wilbur dated May 7, 1910 and recorded in the Cumberland County Registry of Deeds in Plan Book 12, Page 5, also conveying any rights in the un-built portion of Tucker Avenue as shown on said plan.

Also, conveying an easement perpetually to construct and maintain a driveway upon property situated between Riverside Industrial Parkway and Tucker Avenue, in said City of Portland, County of Cumberland and State of Maine, as more particularly described in an easement deed recorded in the Cumberland County Registry of Deeds in Book 13495, Page 171.

Excluding, however, those portions of lots 561, 562, 563 and 564 on said Plan of Forest Avenue Terrace, as described in a deed from Edwin C. and Donna L. McLaughlin to Catharine R. Leferriere as described in a deed dated May 24, 2001 and recorded in the Cumberland County Registry of Deeds in Book 16341 Page 46.

330-C-27

Subject to all restrictions and covenants of record. For source of title see deeds recorded in the Cumberland County Registry of Deeds Book 15163 Page 1 and Book 13562 Page 250.

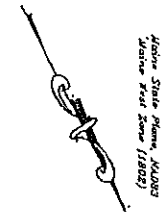
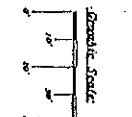


General Notes

1. This map is prepared for the purpose of showing the location of the proposed subdivision and is not intended to be used as a legal document.
2. The boundaries shown on this map are based on the survey of the land shown on the map and are not intended to be used as a legal document.
3. The bearings and distances shown on this map are based on the survey of the land shown on the map and are not intended to be used as a legal document.
4. The lot numbers shown on this map are based on the survey of the land shown on the map and are not intended to be used as a legal document.
5. The street names shown on this map are based on the survey of the land shown on the map and are not intended to be used as a legal document.
6. The proposed subdivision is shown on this map and is not intended to be used as a legal document.
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James D. Macdonald, LLC
 Registered Professional Land Surveyor
 No. 10001
 State of Maine
 10001
 10001

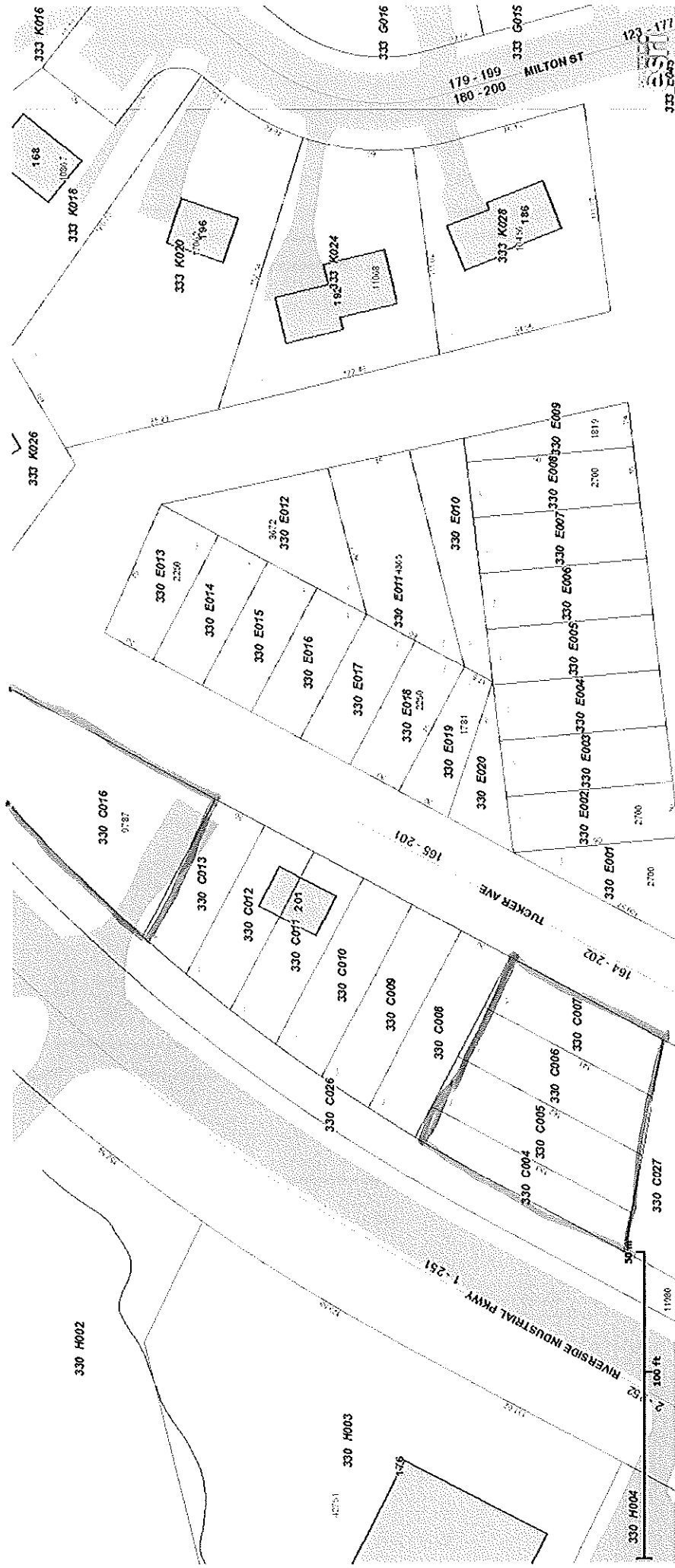
James D. Macdonald, LLC
 Registered Professional Land Surveyor
 No. 10001
 State of Maine
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PRELIMINARY

Received
 Recorded Register of Deeds
 Jun 14, 2013 03:16:08P
 Cumberland County
 Pamela E. Lovley

Plan Depicting the Results of a Boundary Survey of Property Situated in Eastern C. Kennebec PORTLAND, MAINE	
PREPARED BY: James D. Macdonald, LLC Registered Professional Land Surveyor No. 10001 State of Maine 10001	DATE OF SURVEY: 10/1/12
ORDERED BY: James D. Macdonald, LLC Registered Professional Land Surveyor No. 10001 State of Maine 10001	DATE OF ORDER: 10/1/12
DRAWN BY: James D. Macdonald, LLC Registered Professional Land Surveyor No. 10001 State of Maine 10001	DATE OF DRAWING: 10/1/12

Riverside Industrial Street

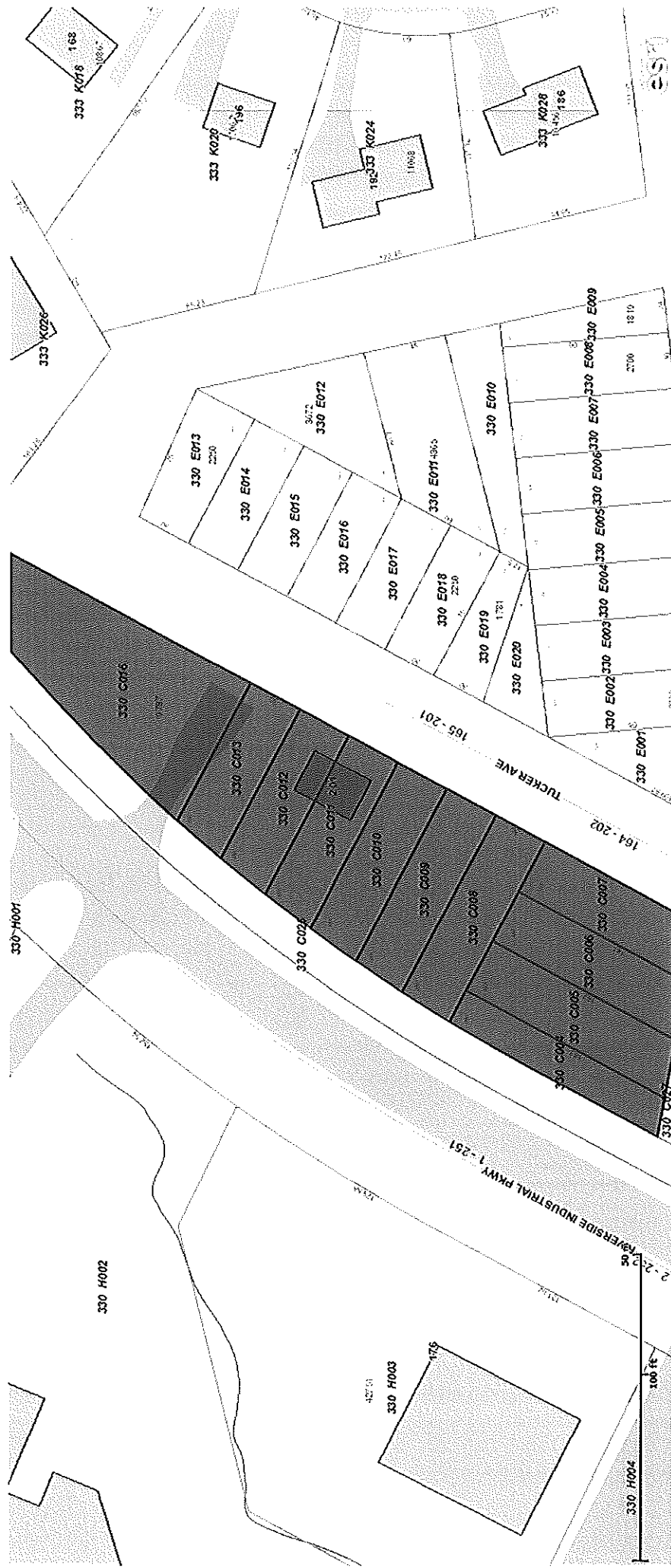


330-C-001b - Massive May LLC

330-C-008 - Piversified Properties

330-C-004 - Massive May LLC

Riverside Industrial Street



Copyright 2011 Est. All rights reserved. Tue Dec 10 2013 11:06:53 AM

Ann Machado - Fwd: LexisNexis(R) creating a "middle" lot (2825:440931257)

From: Jennifer Thompson
To: Ann Machado
Date: 12/10/2013 1:31 PM
Subject: Fwd: LexisNexis(R) creating a "middle" lot (2825:440931257)
Attachments: LexisNexis(R) creating a "middle" lot (2825:440931257)

Hi Ann - Danielle was right. Here's a case that holds (somewhat bizarrely) that where a middle lot is divided but the lots on either side are retained by the divider, a subdivision is not created. So, it looks to me like the recent sale was not a subdivision and the division being contemplated will likely also be exempt given that the new lot is being sold to an abutter.

Ann Machado - Re: Status of Riverside Industrial Parkway at 201 Riverside Industrial Parkway

From: William Clark
To: Ann Machado
Date: 12/10/2013 1:34 PM
Subject: Re: Status of Riverside Industrial Parkway at 201 Riverside Industrial Parkway
CC: Lawrence Walden

Hi Ann,

Originally 100 feet was taken for the Industrial Parkway ROW.

At some point 20 feet of the ROW was changed to a Non-Access Strip to prevent access to the Industrial Parkway. Much like a MDOT Control Of Access Line along a State Highway ROW where access is blocked due to safety concerns. In this case they did not want residential access onto an road built for industrial development.

Is there anyone in particular inquiring about this?

Thanks,

Bill

William Clark, PLS
Senior Project Engineer
Engineering
Department of Public Services
City of Portland
55 Portland St.
Portland, ME 04101
207 874 8847

>>> Ann Machado December 10, 2013 1:16 PM >>>
Bill & Larry -

It is my understanding that both of you have done work and are familiar with the Riverside Industrial Parkway right of way as it pertains to the property at 201 Riverside Street - CBL 330-C-004 to 013 & 016.

Does the right of way go right up to the property or does the City own a parcel of land between the right of way and the lots mentioned above?

Thanks.

Ann

Ann Machado
Zoning Specialist
Planning & Urban Development
Portland City Hall
(207) 874-8709

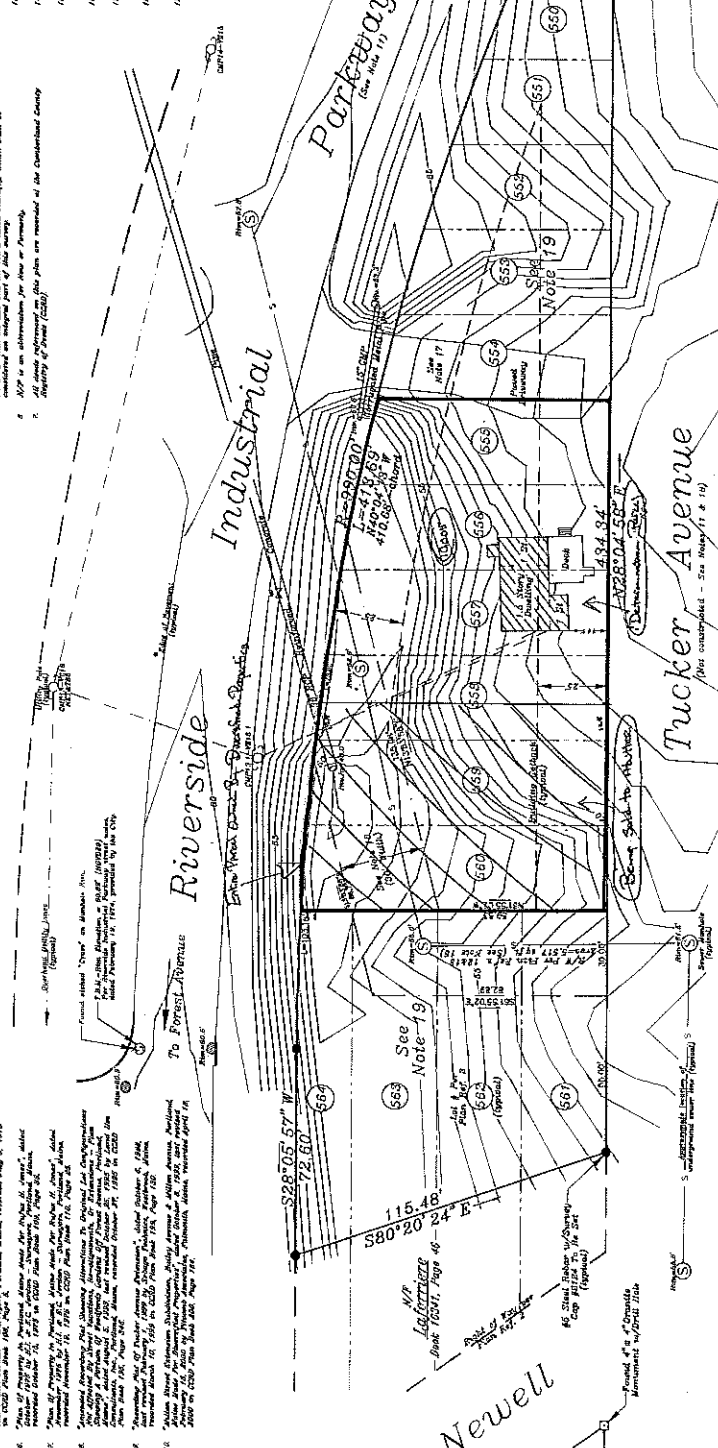
Plan References:

1. Plan of Property in Parcel 10, Block 1, Lot 1, Plat 114, by Edmund S. Adams, Jr., dated May 11, 1920, recorded December 17, 1920 in CDDP Vol. 5, Page 28.
2. Plan of Property in Parcel 10, Block 1, Lot 1, Plat 114, by Edmund S. Adams, Jr., dated May 11, 1920, recorded December 17, 1920 in CDDP Vol. 5, Page 28.
3. Plan of Property in Parcel 10, Block 1, Lot 1, Plat 114, by Edmund S. Adams, Jr., dated May 11, 1920, recorded December 17, 1920 in CDDP Vol. 5, Page 28.
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General Notes:

1. This plan is not intended to be used as a substitute for the title records.
2. The amount of land shown on this plan is not intended to be used as a substitute for the title records.
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17. Plan of Property in Parcel 10, Block 1, Lot 1, Plat 114, by Edmund S. Adams, Jr., dated May 11, 1920, recorded December 17, 1920 in CDDP Vol. 5, Page 28.
18. Plan of Property in Parcel 10, Block 1, Lot 1, Plat 114, by Edmund S. Adams, Jr., dated May 11, 1920, recorded December 17, 1920 in CDDP Vol. 5, Page 28.
19. Plan of Property in Parcel 10, Block 1, Lot 1, Plat 114, by Edmund S. Adams, Jr., dated May 11, 1920, recorded December 17, 1920 in CDDP Vol. 5, Page 28.
20. Plan of Property in Parcel 10, Block 1, Lot 1, Plat 114, by Edmund S. Adams, Jr., dated May 11, 1920, recorded December 17, 1920 in CDDP Vol. 5, Page 28.



PRELIMINARY

Plan Depicting The Results of a Boundary Survey & Topographic Survey Made For Edwin C. McLaughlin Between Riverside Industrial Parkway & Tucker Avenue PORTLAND, MAINE

Prepared By: **James D. McGowan, LLC**
Professional Land Surveyor
Certificate No. 317668
Exp. 12/31/2024

Checked By: **James B. Adams, LLC**
Professional Land Surveyor
Certificate No. 317668
Exp. 12/31/2024

Drawn By: **James B. Adams, LLC**
Professional Land Surveyor
Certificate No. 317668
Exp. 12/31/2024

Scale: 1" = 40'

Surveyor's Statement:

I, **James D. McGowan**, a duly licensed Professional Land Surveyor in the State of Maine, and my assistants, have made a boundary and topographic survey of the property described in the above-captioned plan. We have found that the boundaries shown on the plan are correct and conform to the description of the same in the accompanying plat. We have also found that the property shown on the plan is the property of **Edwin C. McLaughlin**.

Dated this 15th day of May, 2024.

James D. McGowan, LLC
Professional Land Surveyor

Local Desk References:

Edwin C. McLaughlin & Sons, Inc., of Carrol L. Drakes
Contractors, 215 Park Avenue, Portland, Maine

City of Portland

Edwin C. McLaughlin & Sons, Inc., of Carrol L. Drakes
Contractors, 215 Park Avenue, Portland, Maine

Maine State Plans, MADS
Maine West Zone (1802)