

336-A-2

File in microfiche



CITY OF PORTLAND

CERTIFICATION OF SETBACK REDUCTION

I, Marge Schmuckal, Zoning Administrator for the City of Portland, Cumberland County and State of Maine, hereby certify that on the 19th day November, 1998, the following setback reduction was granted pursuant to the provisions of section 14-437 of the City of Portland's Land Use Code.

- 1. Property Owner: Steven J. and Sandra J. Capriola
2. Address and Assessor's Chart, Block and Lot of subject property: 23 Saugas Street, Portland, ME. 336-A-002
3. Property: Cumberland County Registry Book, Page (Last recorded Deed In Chain of Title):
4. Setback Reduction Granted: This is to authorize a 22ft rear yard setback in an R-2 Residential Zone instead of the required 25 foot rear yard setback.

In WITNESS WHEREOF, I have hereto set my hand and seal this 23 day of November 1998.

Marge Schmuckal signature, Marge Schmuckal Zoning Administrator, Printed or Typed Name

State of Maine Cumberland, ss.

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

Mary P. Davis signature, Mary P. Davis, Notary Public State of Maine My Commission Expires 7/27/2003, Printed or Typed Name (Notary Public)

THIS CERTIFICATE MUST BE RECORDED BY THE PROPERTY OWNER IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS FOR THE SETBACK REDUCTION TO BE VALID.

THIS IS NOT A BOUNDARY SURVEY

INSPECTION OF PREMISES

I HEREBY CERTIFY TO Granite Title Services
Keystroke Financial, Inc. and its Title Insurer

23 Saugus Street
Portland, Maine

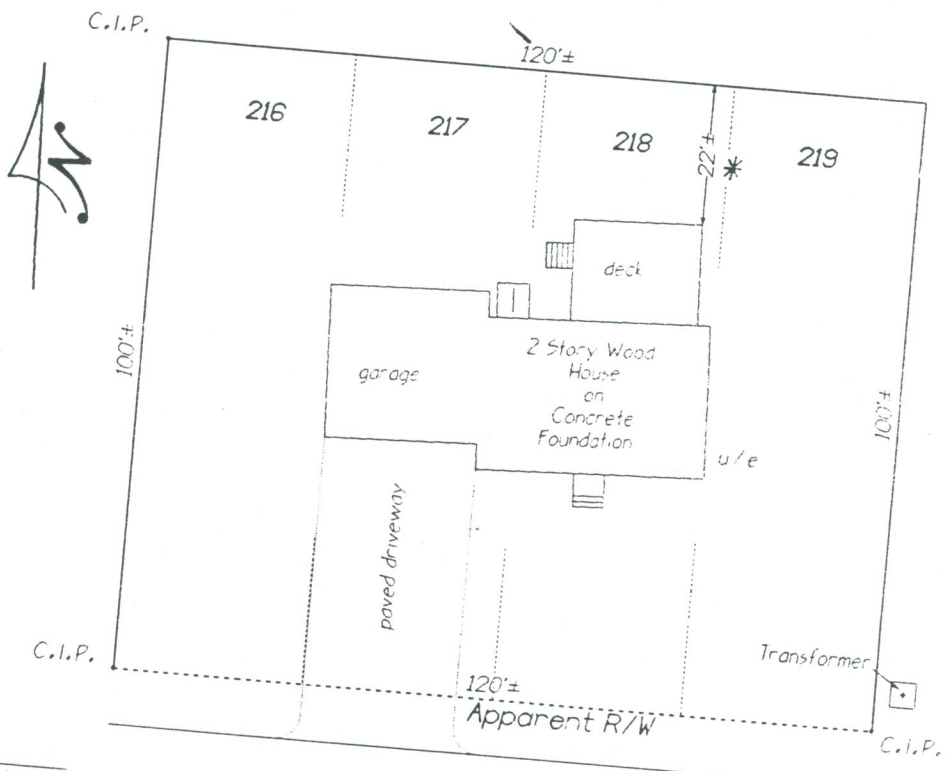
Job Number: 182-23 R

Inspection Date: 11-04-98

Scale: 1" = 30'

The monumentation is ~~not~~ in harmony with current deed description.
The building setbacks are not in conformity with town zoning requirements. *25' Rear Setback required
The dwelling does not ~~appear to~~ fall within the special flood hazard zone as delineated by the Federal Emergency Management Agency.
The land does not ~~appear to~~ fall within the special flood hazard zone as indicated on community-panel # 230051 0001 B

OWNER: Steven J. &
Sandra J. Capriola



Lynn Avenue

Saugus Street
(bituminous)

THIS PROPERTY IS SUBJECT TO ALL RIGHTS AND EASEMENTS OF RECORD. EASEMENTS THAT ARE EVIDENT ARE SHOWN. THIS PLAN MIGHT NOT REVEAL CONFLICTS WITH ABUTTING DEEDS.

BRUCE R. BOWMAN, INC.
P.O. Box 12 A
Cumberland, Maine 04021
Phone: (207) 829-3959
Fax: (207) 829-3522



PLAN BOOK 13 PAGE 75 LOT 216-219
DEED BOOK 10227 PAGE 32 COUNTY Cumberland

THIS PLAN IS NOT FOR RECORDING Drawn by: [Signature]