

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

# CITY OF PORTLAND

## BUILDING INSPECTION

### PERMIT

Please Read Application And Notes, If Any, Attached

**PERMIT ISSUED**

Permit Number: 050292

**OCT 20 2005**

**CITY OF PORTLAND**

This is to certify that Oak Ridge Development Inc. Dwight Brackett

has permission to Single Family Home/ new 2 1/2 story 32' home with 8' x 12' deck.

AT 0 Ruby Ln lot#16

342-B-0-34  
341-11019001

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of Maine and of the Ordinances of the City of Portland regulating the construction, maintenance and use of buildings and structures, and of the application on file in this department.

Apply to Public Works for street line and grade if nature of work requires such information.

Notification of inspection must be given and when permission is procured before this building or part thereof is occupied or otherwise used-in. HOUR NOTIFICATION REQUIRED.

A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

**OTHER REQUIRED APPROVALS**

Fire Dept \_\_\_\_\_

Health Dept. \_\_\_\_\_

Appeal Board \_\_\_\_\_

Other \_\_\_\_\_

Department Name

*Jamie Burke* 10/20/05  
Director - Building Inspection Services  
Director - Building & Inspection Services

**PENALTY FOR REMOVING THIS CARD**

**City of Portland, Maine - Building or Use Permit Application**  
 389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

**PERMIT ISSUED**

Permit No: 05-0292  
 Issue Date: OCT 20 2005  
 CBL: B034001

<b>Location of Construction:</b> 0 Ruby Ln lot#16	<b>Owner Name:</b> Oak Ridge Development Inc	<b>Owner Address:</b> Po Box 10127	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> Dwight Brackett	<b>Contractor Address:</b> 84 Country Lane Portland	<b>Phone:</b> 2077728629
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Single Family	<b>Zone:</b> R-3

<b>Past Use:</b> Vacant Land	<b>Proposed Use:</b> Single Family Home/ new 26' x 32' home with 8' x 12' deck.	<b>Permit Fee:</b> \$1,221.00	<b>Cost of work:</b> \$125,000.00	<b>CEO District:</b>
<b>Proposed Project Description:</b> Single Family Home/ new 26' x 32' home with 8' x 12' deck.		<b>FIRE DEPT:</b> <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Denied	<b>INSPECTION:</b> Use Group: R3 IRL-2003 Signature: JMB 10/20/05	
		<b>PEDESTRIAN ACTIVITY DISTRICT (P.A.D.)</b> Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Signature: _____ Date: _____		

<b>Permit Taken By:</b> Idobson	<b>Date Applied For:</b> 03/21/2005	<b>Zoning Approval</b>	
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1. This permit application does not preclude the Applicant(s) from meeting applicable state and Federal Rules. 2. Building permits do not include plumbing, septic or electrical work. 3. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..	<b>Special Zone or Reviews</b> <input type="checkbox"/> Shoreland N/A <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone Panel 7 zone X <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan #2005-0058 Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input checked="" type="checkbox"/> OK with conditions Date: 9/10/3/05	<b>Zoning Appeal</b> <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied Date: _____	<b>Historic Preservation</b> <input checked="" type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date: _____
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**CERTIFICATION**

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application is issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provision of the code(s) applicable to such permit.

SIGNATURE OF APPLICANT \_\_\_\_\_ ADDRESS \_\_\_\_\_ DATE \_\_\_\_\_ PHONE \_\_\_\_\_

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE \_\_\_\_\_ DATE \_\_\_\_\_ PHONE \_\_\_\_\_

# BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 to schedule your inspections as agreed upon

Permits expire in 6 months, if the project is not started or ceases for 6 months.

The Owner or their designee is required to notify the inspections office for the following inspections and provide adequate notice. Notice must be called in 48-72 hours in advance in order to schedule an inspection:

By initializing at each inspection time, you are agreeing that you understand the inspection procedure and additional fees from a "Stop Work Order" and "Stop Work Order Release" will be incurred if the procedure is not followed as stated below.

A Pre-construction Meeting will take place upon receipt of your building permit.

- Footing/Building Location Inspection: Prior to pouring concrete
- Re-Bar Schedule Inspection: Prior to pouring concrete
- Foundation Inspection: Prior to placing ANY backfill
- Framing/Rough Plumbing/Electrical: Prior to any insulating or drywalling
- Final/Certificate of Occupancy: Prior to any occupancy of the structure or use, NOTE: There is a \$75.00 fee per inspection at this point.

Certificate of Occupancy is not required for certain projects. Your inspector can advise you if your project requires a Certificate of Occupancy. All projects DO require a final inspection

If any of the inspections do not occur, the project cannot go on to the next phase, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.

**CERTIFICATE OF OCCUPANCIES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED**

[Signature]  
Signature of Applicant/Designee

Date

10/20/05

[Signature]  
Signature of Inspections Official

Date

CBL: 342-B-34

Building Permit #: 05-0292

**City of Portland, Maine - Building or Use Permit**

389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

<b>Permit No:</b> 05-0292	<b>Date Applied For:</b> 03/21/2005	<b>CBL:</b> 342 B034001
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<b>Location of Construction:</b> 0 Ruby Ln lot#16	<b>Owner Name:</b> Oak Ridge Development Inc	<b>Owner Address:</b> Po Box 10127	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> Dwight Brackett	<b>Contractor Address:</b> 84 Country Lane Portland	<b>Phone</b> (207) 772-8629
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Single Family	
<b>Proposed Use:</b> Single Family Home/ new 26' x 32' home with 8' x 12' deck.		<b>Proposed Project Description:</b> Single Family Home/ new 26' x 32' home with 8' x 12' deck.	

- 1) The future owner shall be notified of the twenty-five (25) foot rear no cut zone. All vegetation within this area is to be protected at all times. It can not be clear cut into lawn area.
- 2) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
- 3) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
- 4) Separate permits shall be required for future decks, sheds, pools, and/or garages. An 8' x 12' rear deck with stairs are being shown on the plans and approved with the issuance of this permit application.

**Dept:** Building      **Status:** Approved with Conditions      **Reviewer:** Jeanine Bourke      **Approval Date:** 10/20/2005

**Note:** 10/13/05 left vm for Dwight B. For ceiling joist size  
1020Dwight B. Came in w/detail, ok to issue

**Ok to Issue:**

- 1) The design load spec sheets for any engineered beam(s) must be submitted to this office.
- 2) A copy of the enclosed chimney disclosure must be submitted to this office upon completion of the permitted work or for the Certificate of Occupancy.
- 3) Permit approved based on the plans submitted and reviewed w/owner/contractor, with additional information as agreed on and as noted on plans.

**Dept:** DRC      **Status:** Approved with Conditions      **Reviewer:** Jay Reynolds      **Approval Date:** 09/26/2005

**Note:**      **Ok to Issue:**

- 1) A sewer permit is required for your project. Please contact Carol Merritt at 874-8300, ext . 8822. The Wastewater and Drainage section of Public Works must be notified five (5) working days prior to sewer connection to schedule an inspector for your site.
- 2) All Site work (final grading, landscaping, loam and seed) must be completed prior to issuance of a certificate of occupancy.
- 3) All damage to sidewalk, curb, street, or public utilities shall be repaired to City of Portland standards prior to issuance of a certificate of occupancy.
- 4) The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.
- 5) Two (2) City of Portland approved species and size trees must be planted on your street frontage prior to issuance of a Certificate of occupancy.

**Dept:** Planning      **Status:** Not Applicable      **Reviewer:** Jay Reynolds      **Approval Date:** 09/26/2005

**Note:**      **Ok to Issue:**

**Comments:**

<b>Location of Construction:</b> 0 Ruby Ln lot#16	<b>Owner Name:</b> Oak Ridge Development Inc	<b>Owner Address:</b> Po Box 10127	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> Dwight Brackett	<b>Contractor Address:</b> 84 Country Lane Portland	<b>Phone</b> (207) 772-8629
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Single Family	

09/30/2005-gg: this permit was submitted in March 21, 2005, there was confusion on the permit for lots #17 and #16. This is now resolved. This is the correct permit application. /gg

10/12/05 3:30

O Ruby Ln  
Lot #16

# 05-0292  
342-B-34

ONE AND TWO FAMILY	PLAN REVIEW	CHECKLIST		
Soil type/Presumptive Load Value (Table R401.4.1)				
Component	Submitted Plan	Findings	Revisions	Date
<b>STRUCTURAL</b>				
Footing Dimensions/Depth (Table R403.1 & R403.1(1), (Section R403.1 & R403.1.4.1))	10' x 16" 4' min		OK	
Foundation Drainage, Fabric, Damp proofing (Section R405 & R406)	Filter Fab, drains Asphalt Tar		OK	
Ventilation/Access (Section R408.1 & R408.3) Crawls Space ONLY	N/A			
Anchor Bolts/Straps, spacing (Section R403.1.6)	5/8 x 12" 3' o.c. 12" corners		OK	
Lally Column Type (Section R407)	3 1/2" conc. lally 2' x 2' x 12" pad			
Girder & Header Spans (Table R 502.5(2))	7'6" @ 26'		OK	
Built-up Wood Center Girder Dimension/Type	3-2x12 - 1 PL 9'0" OK		Need Specs on 2nd FL Beams	
Sill/Band Joist Type & Dimensions	2x6 - PT 2x10			
First Floor Joist Species Dimensions and Spacing (Table R502.3.1(1) & Table R502.3.1(2))	2x10 16" o.c.		OK	
Second Floor Joist Species Dimensions and Spacing (Table R502.3.1(1) & Table R502.3.1(2))	2x10 16" o.c.		OK	
Attic or additional Floor Joist Species Dimensions and Spacing (Table R802.4(1) and R802.4(2))	N/A			

Pitch, Span, Spacing & Dimension (Table R802.5.1(1) - R802.5.1(8)) Roof Rafter; Framing & Connections (Section R802.3 & R802.3.1)	4:12 = 2x8 16" O.C. 12:12 = 2x10 16" O.C. ? ceiling	2x6 16" O.C.	OK ⊕
Sheathing; Floor, Wall and roof (Table R503.2.1.1(1))	3/4 T&G, 7/16 APA, 5/8 APA	OK	
Fastener Schedule (Table R602.3(1) & (2))	Per IRC-2003	OK	
<b>Private Garage</b> (Section R309) Living Space? Above or beside)	N/A		
Fire separation (Section R309.2)			
Opening Protection (Section R309.1)	N/A		
Emergency Escape and Rescue Openings (Section R310)	Egress 36x24 5.7 sf	OK	
Roof Covering (Chapter 9)	25 Yr. Fiberglass	OK	
Safety Glazing (Section R308)	N/A	OK	
Attic Access (Section R807)	access in Blrm.	OK	
Chimney Clearances/Fire Blocking (Chap. 10)	2" Airspace + Draftstop	OK	Disclosure
Header Schedule (Section 502.5(1) & (2))	schedule: L 4'6" = 3-2x8 L 3' = 3-2x6 L 5'8" = 3-2x10 L 7' = 3-2x12	OK	
Energy Efficiency (N1101.2.1) R-Factors of Walls, Floors, Ceilings, Building Envelope, U-Factor Fenestration	R-38, R-21 Floor, R-19 walls U-Factor = .30	OK	

Type of Heating System	oil FHW	OK
<b>Means of Egress</b> (Sec R311 & R312)	Bulkhead	OK
Basement	3	
Number of Stairways	3	
Interior	Steps	
Exterior	7 3/4 R 10" T	
Treads and Risers [Section R311.5.3]	3'	
Width (Section R311.5.1)	6'8"	
Headroom (Section R311.5.2)	34" handrail 4" space	
Guardrails and Handrails (Section R312 & R311.5.6 - R311.5.6.3)	as per code Bd Rms / Protection	OK
Smoke Detectors (Section R313) Location and type/Interconnected	N/A	
Dwelling Unit Separation (Section R317) and IBC - 2003 (Section 1207)	2x8 16" o.c. Joist 3- 2x10 Beam 3 pieces	OK
Deck Construction (Section R502.2.1)		



Permit Number
Checked By/Date



Generated by REScheck Package Generator  
**Compliance Certificate**

Project Title: Ruby Lane Lot # 16

Energy Code: **2003 IECC**  
 Location: **Portland, Maine**  
 Construction Type: **Single Family**  
 Window-to-Wall Ratio: **0.15**  
 Heating Degree Days: **7378**

Report Date:

Date of Plans:

Project Information:

Builder Information:  
 Dwight Brackett

Project Notes:

**Compliance: Passes**

Assembly	Cavity R-Value	Cont. R-Value	Glazing or Door U-Factor
Ceiling:	38.0	0.0	
Wall:	19.0	0.0	
Window:			0.300
Door:			0.350
Floor:	21.0	0.0	
Slab-on-Grade: , Insulation Depth: 4.0'		8.0	
Furnace: : 85 AFUE			

*Statement of Compliance:* The proposed building design described here is consistent with the building plans, specifications, and other calculations submitted with the permit application. The proposed building has been designed to meet the 2003 IECC requirements in the REScheck Package Generator and to comply with the mandatory requirements listed in the REScheck Inspection Checklist.

\_\_\_\_\_  
 Builder/Designer

\_\_\_\_\_  
 Company Name

\_\_\_\_\_  
 Date



**CITY OF PORTLAND, MAINE**  
Department of Building Inspections

101  
March 21 2005

900  
750  
500  
500  
HEAT  
WATER

Received from

Susight Brackett  
Ruby Lane 657 75

Location of Work

Cost of Construction

\$ 125,000.00 1146 75

Permit Fee

\$ 1,221.00

Building (1L) \_\_\_ Plumbing (15) \_\_\_ Electrical (12) \_\_\_ Site Plan (12) \_\_\_

Other \_\_\_\_\_

CBL: 341 H 064

Check #: 62246 Total Collected \$ 1,221.00

**THIS IS NOT A PERMIT**

No work is to be started until PERMIT CARD is actually posted upon the premises. Acceptance of fee is no guarantee that permit will be granted. PRESERVE THIS PERMIT. In case permit cannot be granted the amount of the fee will be returned upon return of the receipt less \$10.00 or 10% whichever is greater.

# All Purpose Building Permit Application

If you are the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

<div style="text-align: right; margin-right: 50px;">2015</div>		
Total Square Footage of Proposed Structure <div style="text-align: center; font-size: 1.2em;">1600</div>	Square Footage of Lot <div style="text-align: center; font-size: 1.2em;">7661</div>	
Tax Assessor's Chart, Block & Lot Chart#      Block#      Lot# <div style="font-size: 1.2em;">342      20      34</div>	Owner: <b>PA. BRACKET &amp; CO</b> 84 COUNTRY LANE PORTLAND ME 04103	Telephone: <div style="font-size: 1.2em;">772-8629</div>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <b>Dwight Brackett</b> 84 COUNTRY LANE PORTLAND ME 04103	Cost Of Work: \$ <b>120,000.00</b> Fee: \$
Current use: <u>VACANT LOT</u>		
If the location is currently vacant, what was prior use: <u>VACANT LAND</u>		
Approximately how long has it been vacant: _____		
Proposed use: <u>26x32 2 STORY-SINGLE FAMILY</u>		
Project description: <u>12x8 Deck</u>		
Contractor's name, address & telephone: _____		
Who should we contact when the permit is ready: <u>Dwight Brackett</u>		
Mailing address: _____		
We will contact you by phone when the permit is ready. You must come in and pick up the permit and review the requirements before starting any work, with a Plan Reviewer. A stop work order will be issued and a \$100.00 fee if any work starts before the permit is picked up.		
PHONE: <u>772-8629</u>		

**IF THE REQUIRED INFORMATION IS NOT INCLUDED IN THE SUBMISSIONS THE PERMIT WILL BE AUTOMATICALLY DENIED AT THE DISCRETION OF THE BUILDING/PLANNING DEPARTMENT, WE MAY REQUIRE ADDITIONAL INFORMATION IN ORDER TO APPROVE THIS PERMIT.**

*I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the Code Official's authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.*

Signature of applicant: <u>Dwight Brackett</u>	Date: <u>9/15/05</u>
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**This is NOT a permit, you may not commence ANY work until the permit is issued.**  
**If You are in a Historic District you may be subject to additional permitting and fees with the Planning Department on the 4th floor of City Hall**

Applicant: Dwight Brackett

Date: 10/3/05

Address: Ruby Lane (lot # 16)

C-B-L: 342-B-034

OAK Ridge Subdivision  
CHECK-LIST AGAINST ZONING ORDINANCE

# 05-0292

Date - New Development

Zone Location - R-3

Interior or corner lot -

Proposed Use/Work - to construct new single family dwelling - NO GARAGE  
26' x 32'  
8' x 12' REAR deck

Sevage Disposal - City

Lot Street Frontage - 50' min - 75' shown

Front Yard - 25' min req - 28' to front stairs

Rear Yard - 25' min req - 35' to REAR property line

Side Yard - 14' min req - 19' & 20' shown

Projections - 2 story REAR Deck 8' x 12' with 2.5' x 4' stairs - 5.33' x 6' BH - 4' x 8' drive side stoop and stairs  
frnt stairs 3' x 3.5'

Width of Lot - 65' min - 75' shown

Height - 35' MAX - 21' scaled

Lot Area - 6,500 sq ft min - 7661 sq ft given

Lot Coverage/ Impervious Surface - 35% MAX or 2681.35 sq ft MAX

Area per Family - 6,500 sq ft

Off-street Parking - 2 pkg spaces min - 2 shown in driveway beyond 25' front yard setback

Loading Bays - N/A

Site Plan - minor/minor # 2005-0058

Shoreland Zoning/ Stream Protection - N/A

Flood Plains - Panel 7 - Zone X

26 x 32 =	21
3 x 3.5 =	832.00
4 x 8 =	10,500
5.33 x 6 =	32
8' x 12' =	32
2.5 x 4 =	96
	10
	<u>10125</u>

Note: 25' wide NO cut Zone  
Vegetation within this area to be protected

From: Marge Schmuckal  
To: Donna Martin; Gayle Guertin; Lannie Dobson; Mike Nugent  
Date: 9/27/2005 3:49:18 PM  
Subject: Lot #16 Ruby Lane

I have been given a stamped approved site plan for this permit #05-0292 from Jay Reynolds. The system says I have the application from March, 2005. That permit also confuses it with lot #17. I do not have this permit or anything that goes with it. I can not review a permit that I have never received. I have reviewed and approved 5 building lots in this subdivision, but not this one.

Lannie, it looks like the original permit was created by you on 3/21/05. Then it looks like the file was altered by you on 9/7/05. There are no comments in the comment section. I am at a loss. Do you know where this permit is? I have absolutely nothing; no permit, no site plan (other than what planning gave me), no building plans. Any help to get all the appropriate paper work into the system would be most appreciated.

Thanks,  
Marge

Lot #16 Ruby Lane

**City of Portland, Maine - Building or Use Permit Application**  
 389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

<b>Permit No:</b> 05-0292	<b>Issue Date:</b>	<b>CBL:</b> 341 H019001
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<b>Location of Construction:</b> 0 Ruby Ln lot#16	<b>Owner Name:</b> Oak Ridge Development Inc	<b>Owner Address:</b> Po Box 10127	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> Dwight Brackett	<b>Contractor Address:</b> 84 Country Lane Portland	<b>Phone:</b> 2077728629

<b>FIRE DEPT:</b> <input type="checkbox"/> Approved <input type="checkbox"/> Denied	<b>INSPECTION:</b> USE Group: Type:
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**Proposed Project Description:**  
 Single Family Home/ Build a 26'x 34' 2 story- w/8'x12' deck

Signature:	Signature:
<b>PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)</b>	
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied	
Signature:	Date:

<b>Permit Taken By:</b> Idobson	<b>Date Applied For:</b> 03/21/2005	<b>Zoning Approval</b>		
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1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. 2. Building permits do not include plumbing, septic or electrical work. 3. Building permits are void if work is not <b>started</b> within six (6) months of the date <b>of</b> issuance. False information may invalidate a building permit and stop all work..	<b>Special Zone or Reviews</b> <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> late:	<b>Zoning Appeal</b> <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied late:	<b>Historic Preservation</b> <input type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied late:
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*No comments in the comments.*

**CERTIFICATION**

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application is issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provision of the code(s) applicable to such permit.

SIGNATURE OF APPLICANT \_\_\_\_\_ ADDRESS \_\_\_\_\_ DATE \_\_\_\_\_ PHONE \_\_\_\_\_

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE \_\_\_\_\_ DATE \_\_\_\_\_ PHONE \_\_\_\_\_

STATUTORY WARRANTY DEED

**THAT, Oak Ridge Development, Inc.**, a Maine corporation with a principal place of business in the City of Portland, County of Cumberland and State of Maine,

For Consideration Paid, GRANT with WARRANTY COVENANTS TO:

**D.A. Brackett & Company, Inc.**, a Maine corporation with a principal place of business and mailing address of 84 Country Lane, Portland, Maine,

Certain lots or parcels of land, with the buildings and improvements thereon, situated on the westerly side of Plymouth Street, formerly known as Colonial Avenue, in the City of Portland, County of Cumberland and State of Maine, being more particularly described as Lots 1, 2, 14, 15 and 16 on Plan of **Oak Ridge** Subdivision dated July 2004, and recorded in the Cumberland County Registry of Deeds in Plan Book 205, Page 145, **as** amended and revised through November 9, 2004 by plan entitled "Subdivision Plan, **Oak Ridge** Subdivision, Plymouth Street, Portland, Maine, made for **Oak Ridge** Development, Inc." dated July 2004, and recorded in Plan Book 205, Page 499.

Being a portion of the premises conveyed to Grantor herein by deed of Diversified Properties, Inc. dated May 21, 2004, and recorded at the Cumberland County Registry of Deeds in Book 21308, Page 199.

Excepting and reserving to Grantor, its successors and assigns, all right, title and interest that the Grantor may have in and to the fee interest in "Ruby Lane" and the parcel extending from said Ruby Lane to Plymouth Street labeled "**N/F Oak Ridge** Development 21308/199 5,601.18 sq. ft" as shown on the Plans. The purpose of this reservation is to preserve the Grantor's right in and to such ways pursuant to 23 M.R.S.A. §3031(4) and 33 M.R.S.A. §460 et seq., together with the right to convey said Ruby Lane and rights of way, to **the** City of Portland or the **Oak Ridge** Homeowners Association, at Grantor's sole discretion.

Grantee covenants and agrees **as** part consideration of this transaction that **this** conveyance is made subject to and together with restrictions, covenants, easements, and conditions **as** set forth in the Declaration of Covenants, Restrictions and Easements dated March 22, 2005, and recorded at said Registry in Book 22543, Page 221, and such rights and easements granted to the Portland Water District in an instrument dated April 11, 2005, and recorded at said Registry in Book 22541, Page 109.

This conveyance is further subject to such state of facts as shown or depicted on plan entitled "Standard Boundary Survey of Land in Portland, Maine, Portland Terminal Company to Diversified Properties", by Titcomb Associates dated December 2003 and recorded at said Registry in Plan Book 203, Page 690.

MAINE REAL ESTATE TAX PAID

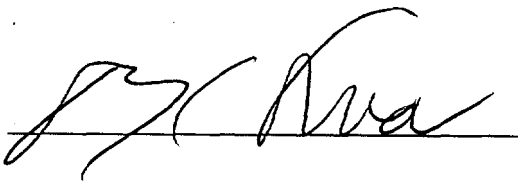
This conveyance is further subject to such state of facts as shown or depicted on plan entitled "Subdivision Plan **Oak** Ridge Subdivision", dated July 2004 and recorded at said Registry in Plan Book **205**, Page **145**, as amend in Plan **Book 205**, Page **499**, including, but not limited to, setbacks, no cut zones, and drainage easements. In addition, but not limited thereto, Lots **2, 5, 7, 8** and 10 are subject to transformer easements to Central Maine Power; Lots **10** and 11 are subject to a City turnaround easement; and Lots **1, 2 & 3** are subject to a detention pond located thereon, all as shown on said Plans

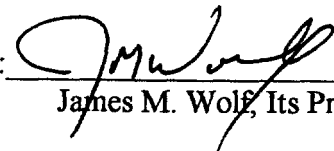
Grantee further covenants and agrees by acceptance of this **deed** that the following restrictions shall apply to the lots herein conveyed, which restrictions shall be binding upon Grantee, its successors and assigns:

- 1) The lots herein conveyed **shall** not be further subdivided without the written and recorded approval by *Oak Ridge Development, Inc.* or its successors and assigns, and the City of Portland. This restriction shall include the prohibition against boundary transfers or deeding of easements for any purpose, including any conveyance to an abutting land owner.
- 2) The lots herein conveyed shall be limited to one (1) single-family dwelling. In addition, the lots shall not be used for home occupation, in-law apartments or otherwise without the written consent of **Oak Ridge Development, Inc.**, or its successors and assigns.
- 3 Any changes to the site plans shall require the written approval of **Oak Ridge Development, Inc.**, or its successors and assigns, and the City of Portland, which approval shall be recorded at the Cumberland County Registry of Deeds.

IN WITNESS WHEREOF, the said **Oak Ridge Development, Inc.** has caused this instrument to be signed in its corporate name and sealed with its corporate seal by James M. **Wolf**, its President, thereunto **duly** authorized this 30th day of August, 2005.

Oak **Ridge** Development, Inc.



By:   
James M. Wolf, Its President

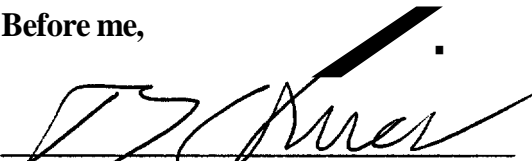


STATE OF MAINE  
CUMBERLAND, SS.

August 30, 2005

Then personally appeared the above-named James M. Wolf, President of Oak Ridge Development, Inc. as aforesaid and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of said corporation.

Before me,

  
\_\_\_\_\_  
Attorney at Law/Notary Public  
LEWY N. SNOW

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Received  
Recorded Register of Deeds  
Sep 01, 2005 09:29:28A  
Cumberland County  
John B O'Brien