

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, I, Bridgeview, LLC, of Portland, Maine for consideration paid, grants to Brent D. Braasch, whose mailing address is 25 Sumac Street, Portland, Maine 04103, with covenants, the real property in Portland, County of Cumberland, State of Maine, described as follows:

A certain lot or parcel of land with buildings thereon situated in the City of Portland, County of Cumberland and State of Maine more fully described as follows:

Beginning at an iron pin located on the northerly sideline of Sumac Street, said iron pin marking the southeasterly corner of land now or formerly Russell as described in deed Book 5091, Page 17 Cumberland County registry of Deeds and is located 397.70 feet southwesterly from the westerly sideline of Summit Street, said pin also marking the southwestern corner of lot 14 as shown in plan book 35, page 36 Cumberland County Registry of Deeds; thence north 20° 40' 56" west along sideline of land now or formerly Russell and lot 14 as shown on said plan, 199.12 feet to a no. 5 rebar at land now or formerly Flannigan as described in deed Book 15442, Page 310 Cumberland County Registry of Deeds, said rebar marks the northwest corner of lot 14 as shown on said plan; thence north 67° 19' 04" east across land of Flannigan and Mariachi as described in deed Book 13867, Page 221 Cumberland County Registry of Deeds, and lots 14 & 12 as shown on said plan, 130.00 feet to a no.5 rebar at land of Tisdale; thence south 20° 40' 56" east along land of Tisdale as described in deed Book 6503, Page 4 Cumberland County Registry of Deeds and lot 12 as shown on said plan, 108.64 feet to a no. 5 rebar; thence south 67° 19' 04" west across lots 12 & 14 as shown on said plan and land of Grantor herein, 114.99 feet to a no. 5 rebar; thence south 20° 40' 56" east continuing across land of Grantor herein and lot 14, 73.41 feet to a no. 5 rebar; thence south 86° 17' 40" east across land of Grantor herein and Lot 14 as shown on said plan, 38.40 feet to a no. 5 rebar located on the northerly sideline of Sumac Street; thence south 67° 19' 04" west along the northerly sideline of Sumac Street, 50.00 feet to the point of beginning.

Said parcel contains 15,770 square feet. Bearings are magnetic of the year 2003. Said parcel subject to easement and/or right of ways of record. The above description supplied by Survey, Inc. dated June 17, 2003.

MAINE REAL ESTATE TAX PAID

Meaning and intending to convey the premises conveyed to Bridgeview, LLC by Warranty Deed from Brent D. Braasch and recorded in the Cumberland County Registry of Deeds in Book 22248, Page 34.

WITNESS my hands and seals this 9th day of June, 2005.

Signed, sealed and delivered in the presence of

Laurie J. Hayer
Witness to all

[Signature]
Bridgeview, LLC

[Signature]

State of Maine
County of Cumberland

JUNE 9, 2005

Then personally appeared the above named Bridgeview, LLC and acknowledged the foregoing instrument to be his free act and deed.

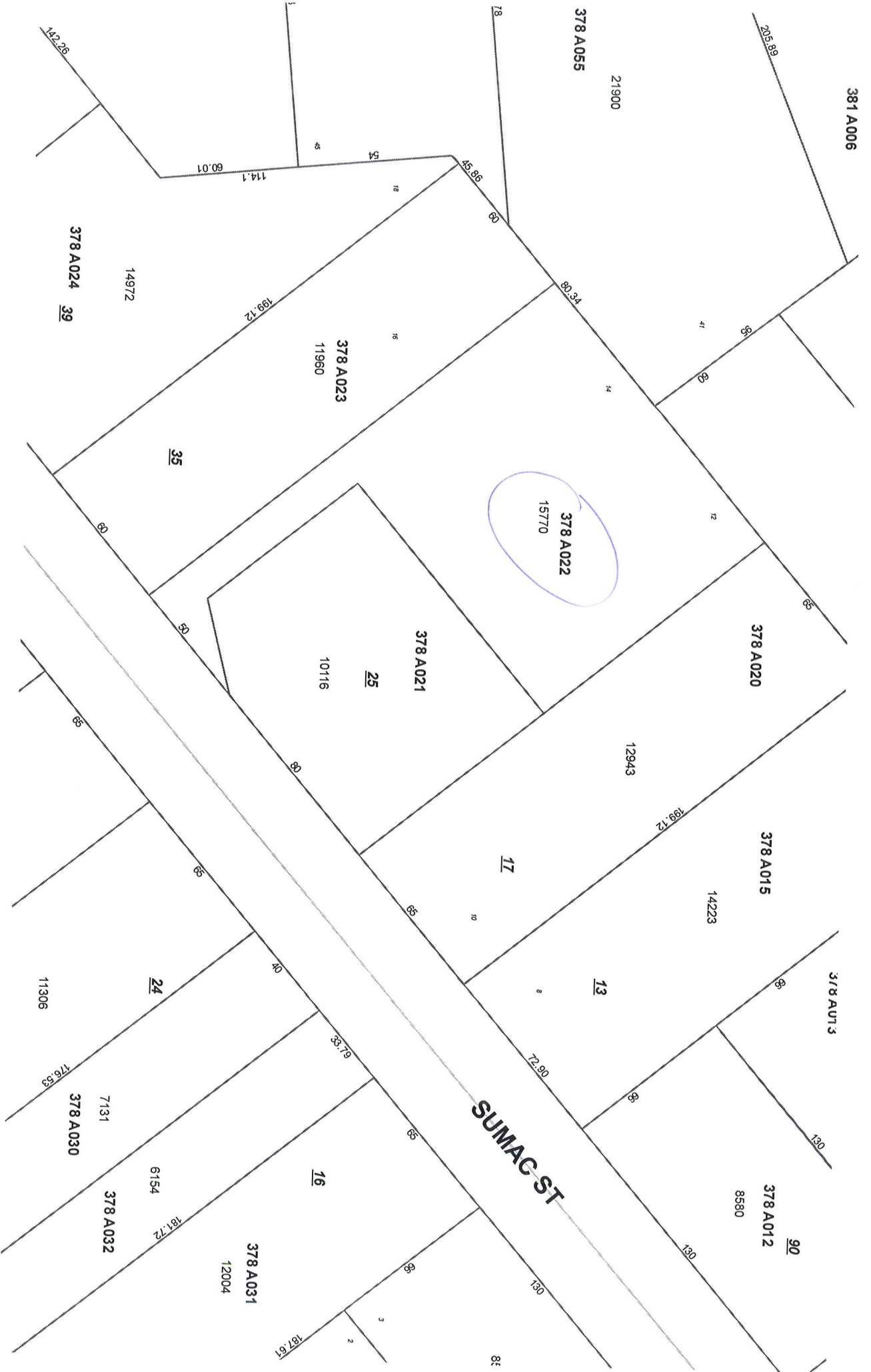
Before me,

Laurie J. Hayer
Notary Public/Attorney at Law
Commission expires:

SEAL

Laurie J. Hayer, Notary Public
State of Maine
My Commission Expires 10/15/2005

Received
Recorded Registrar of Deeds
Nov 10, 2005, 11:18:18A
Cumberland County
John E. O'Brien



381 A006

21900

378 A055

205389

142268

60.01

114.1

378 A024 39

14972

378 A023
11960

35

378 A022
15770

378 A021
10116

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378 A015

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17

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378 A013

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378 A030

7131

378 A032

6154

378 A031

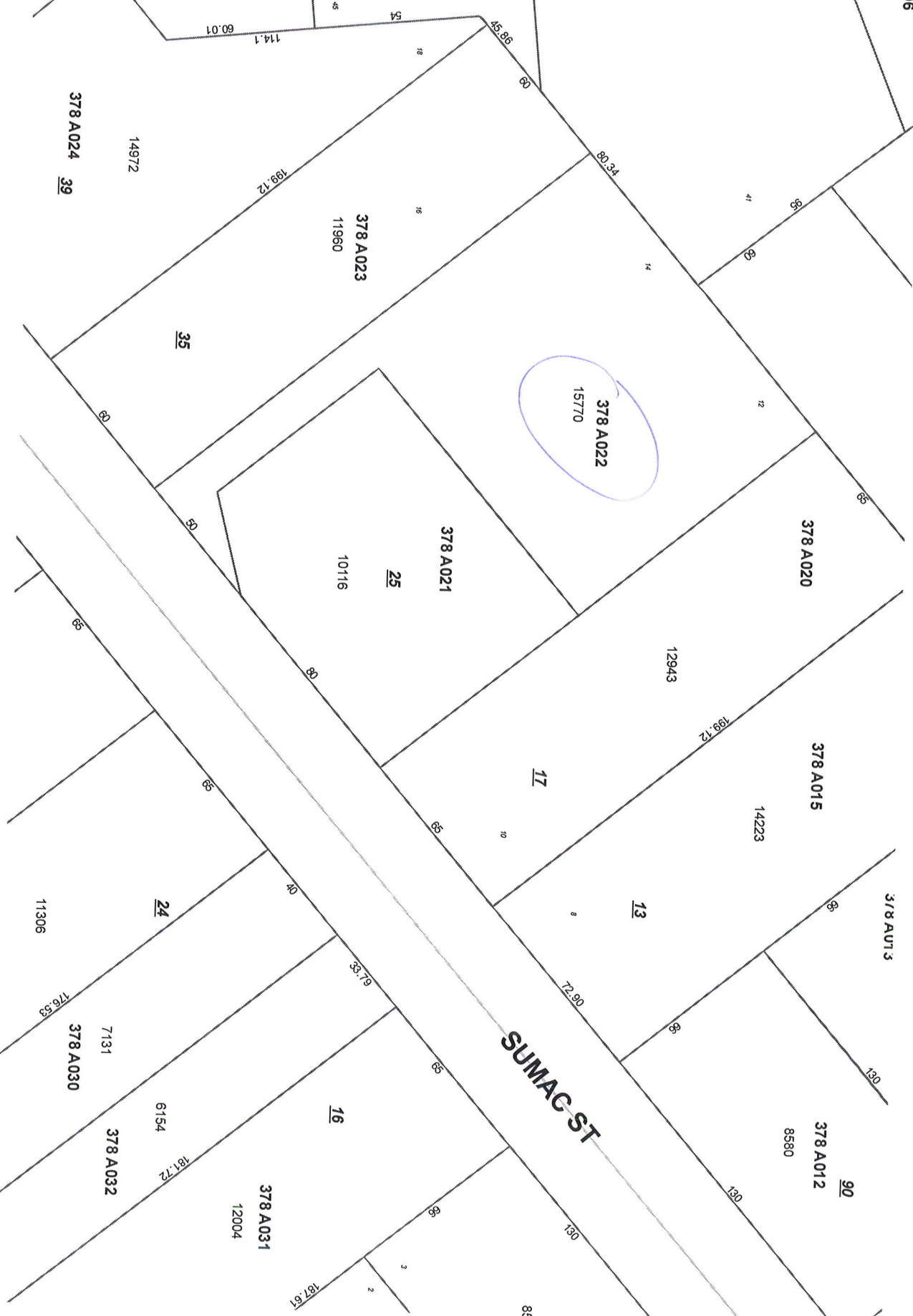
12004

SUMAC ST

378 A012

8580

90





PORTLAND MAINE

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*Greg Mitchell - Acting Director of Planning and Urban Development
Marge Schmuckal, Zoning Administrator*

February 17, 2012

David McGovern
35 Allen Ave Ext
Falmouth, ME 04105

RE: 25 Sumac Street – 378-A-21 & 22 – R-2 Zone

Dear Mr. McGovern,

I am in receipt of your request for a determination letter concerning the rear, vacant described lot behind the single family developed lot located at 25 Sumac Street. Both the developed and undeveloped lots are located in an R-2 residential zone.

My determination is based upon a signed and sealed survey performed by Robert N. Farthing, PLS, and dated June, 2003 and called a “boundary survey, proposed lot split”.

Based upon the submitted survey, the vacant rear lot (378-A-22) is meeting or can meet, when it is built upon, all the Land Use R-2 dimensional requirements. The rear lot is considered to be “buildable” at this time. Further, the front lot retains its conformity even with the proposed lot split.

It is noted that there is an encroachment of the driveway for 25 Sumac Street onto the newly proposed lot at the street line. It is recommended that prior to the finalization of the lot split by conveyance, that an easement be prepared for the driveway encroachment.

This determination is not an approval to build at this time. Separate permits are required for review and approval prior to any construction.

Very truly yours,

Marge Schmuckal
Zoning Administrator

file

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:

<hr/> <p>Services</p> <p>Applications</p> <p>Doing Business</p> <p>Maps</p> <p>Tax Relief</p> <p>Tax Roll</p> <p>Q & A</p> <hr/> <p>browse city services a-z</p> <hr/> <p>browse facts and links a-z</p> <hr/>	<p>CBL 378 A022001</p> <p>Land Use Type VACANT LAND</p> <p>Property Location 0 SUMAC ST</p> <p>Owner Information BRAASCH BRENT D 25 SUMAC ST PORTLAND ME 04103</p> <p>Book and Page 23378/191</p> <p>Legal Description 378-A-22 SUMAC ST 29-31 15770 SF</p> <p>Acres 0.362</p>
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Current Assessed Valuation:

<hr/> <p>browse city services a-z</p> <hr/> <p>browse facts and links a-z</p> <hr/>	<p>TAX ACCT NO. 48656</p> <p>LAND VALUE \$72,700.00</p> <p>BUILDING VALUE \$0.00</p> <p>NET TAXABLE - REAL ESTATE \$72,700.00</p> <p>TAX AMOUNT \$1,328.96</p>	<p>OWNER OF RECORD AS OF APRIL 2011 BRAASCH BRENT D 25 SUMAC ST PORTLAND ME 04103</p>
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Any information concerning tax payments should be directed to the Treasury office at 874-8490 or [e-mailed](#).



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

[/searchdetail.asp](#), line 455

Best viewed at 800x600, with Internet Explorer