

**WARRANTY DEED**

**KNOW ALL PERSONS BY THESE PRESENTS, THAT WE, Michael T. Gillogly and Susan A. Homer**, of the City of Portland, County of Cumberland, State of Maine, for consideration paid, grant to **Greg Bartley and Dorcas J. Bartley**, as joint tenants, of the Town of Falmouth, County of Cumberland, State of Maine, with a mailing address of 9 Cedar Wood Drive, Falmouth, Maine, their heirs, successors and assigns forever, WITH WARRANTY COVENANTS, a certain lot or parcel of land, situated in the City of Portland, County of Cumberland, State of Maine, bounded and described as follows:

SEE SCHEDULE A ATTACHED HERETO AND MADE A PART HEREOF.

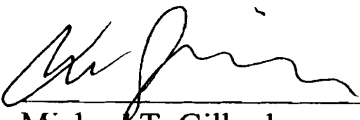
Improvements constructed upon the above-described premises shall be limited to a single family residence and other structures used as garages, storage sheds and other uses consistent with a single family residence. No portion of the premises conveyed herein shall be used as a day care center or group home.


IN WITNESS WHEREOF, the said Michael T. Gillogly and Susan A. Homer have hereunto set their respective hands and seals this 25 day of August, 2003.

Signed, Sealed and Delivered  
in the Presence of:

  
WITNESS

  
WITNESS

  
Michael T. Gillogly

  
Susan A. Homer

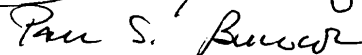
STATE OF MAINE  
CUMBERLAND, SS.

August 25, 2003

Then personally appeared the above named Michael T. Gillogly and Susan A. Homer and acknowledged the foregoing instrument to be their free act and deed.

Before me,

  
Notary Public/Attorney-at-Law

  
Paul S. Bunker

SCHEDULE A

A certain lot or parcel of unimproved land bounded and described as follows:

Beginning at an iron pin set on the easterly side of Auburn Street, said pin being the southwesterly corner of Lot Number 2 described in a warranty deed dated July 20, 1998 and recorded in the Cumberland County Registry of Deeds in Book 14001, Page 063, and being the northwesterly corner of the parcel herein described; thence S 6 00' 00" W a distance of 90 feet to an iron pipe, and land now or formerly of Bragdon; thence N 83 24' 10" E along said land of Bragdon a distance of 149.9 feet to an iron pipe and land of Clenott; thence N 6 18' 40" E along land of Clenott a distance of 57.3 feet to an iron pin, being the southeasterly corner of abutting Lot No. 2 described above; thence N 84 00' 00" W along said abutting lot a distance of 146.6 feet to an iron pin on the easterly side line of Auburn Street, being the point of beginning. This parcel being shown as Lot 1 on the survey entitled - Plan of Land of Claude Bartley, Auburn Street, Portland, Maine - prepared by Sawyer Engineering and Surveying, Inc. of Bridgton, Maine dated April, 1986 and recorded in the Cumberland County Registry of Deeds in Plan Book 203, Page 454.

Being a portion of the premises conveyed by Greg Bartley and Dorcas J. Bartley to Michael T. Gillogly and Susan A. Homer in a warranty deed dated July 20, 1998 and recorded in the Cumberland County Registry of Deeds in Book 14001, Page 063.

Received  
Recorded Register of Deeds  
Sep 10, 2003 12:09:03P  
Cumberland County  
John B. O'Brien

379A-02  
lr

**WARRANTY DEED**

**KNOW ALL PERSONS BY THESE PRESENTS**, that, **JOHN S. EPISCOPO** and **SALLY ANN EPISCOPO**, of Portland, County of Cumberland and State of Maine, (together, the "Grantors") for consideration paid, grant to **GREGORY A. BARTLEY** and **DORCAS J. BARTLEY**, of Falmouth, County of Cumberland and State of Maine, and having a mailing address of 9 Cedar Wood Drive, Falmouth, Maine 04105, its successors and assigns forever, **WITH WARRANTY COVENANTS**, that certain lot or parcel of land, with the buildings thereon, situated in the City of Portland, County of Cumberland and State of Maine, bounded and described as follows:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

**IN WITNESS WHEREOF**, the said **JOHN S. EPISCOPO** and **SALLY ANN EPISCOPO** have hereunto set their hands and seals as of this 27<sup>th</sup> day of May, 2005.

Signed, Sealed and Delivered  
in the Presence of:

MAINE REAL ESTATE TAX PAID

Rebecca C. Pittman  
WITNESS

Rebecca C. Pittman  
WITNESS

John S. Episcopo  
John S. Episcopo

Sally Ann Episcopo  
Sally Ann Episcopo

**STATE OF MAINE**  
**Cumberland, ss.**

May 27, 2005

Then personally appeared the above-named John S. Episcopo and Sally Ann Episcopo and acknowledged the foregoing instrument to be their free act and deed.

Before me,

Rebecca C. Pittman  
Notary Public/Attorney at Law  
**REBECCA C. PITTMAN**

Notary Public, Maine  
My Commission Expires December 1, 2010

Printed Name

SEAL

**EXHIBIT A**

A certain lot or parcel of land situated on the easterly side of Auburn Street in the City of Portland, County of Cumberland and State of Maine bounded and described as follows:

Beginning at a point on the easterly sideline of Auburn Street at the southwesterly corner of land now or formerly of Greg and Dorcas J. Bartley;

Thence N 83° 24' 10" E along the southerly line of said Bartley 150.66 feet to land now or formerly of Eric J. and Laura C. Schaeffer;

Thence S 06° 10' 40" W along land of said Schaeffer and land now or formerly of Alice B. Leighton 25.00 feet;

Thence N 87° 03' 40" W across land of John Scott and Sally Ann Episcopo 147.17 feet to the point of beginning, containing 1837 square feet;

Basis of bearings May 1986.

Meaning and intending to convey a portion of the premises conveyed to Grantors by Warranty Deed from John Scott Episcopo and Sally Ann McDonald dated April 5, 2002 and recorded in the Cumberland County Registry of Deeds in Book 17562, Page 290.

Received  
Recorded Register of Deeds  
Jun 01, 2005 10:02:32A  
Cumberland County  
John B DBrien

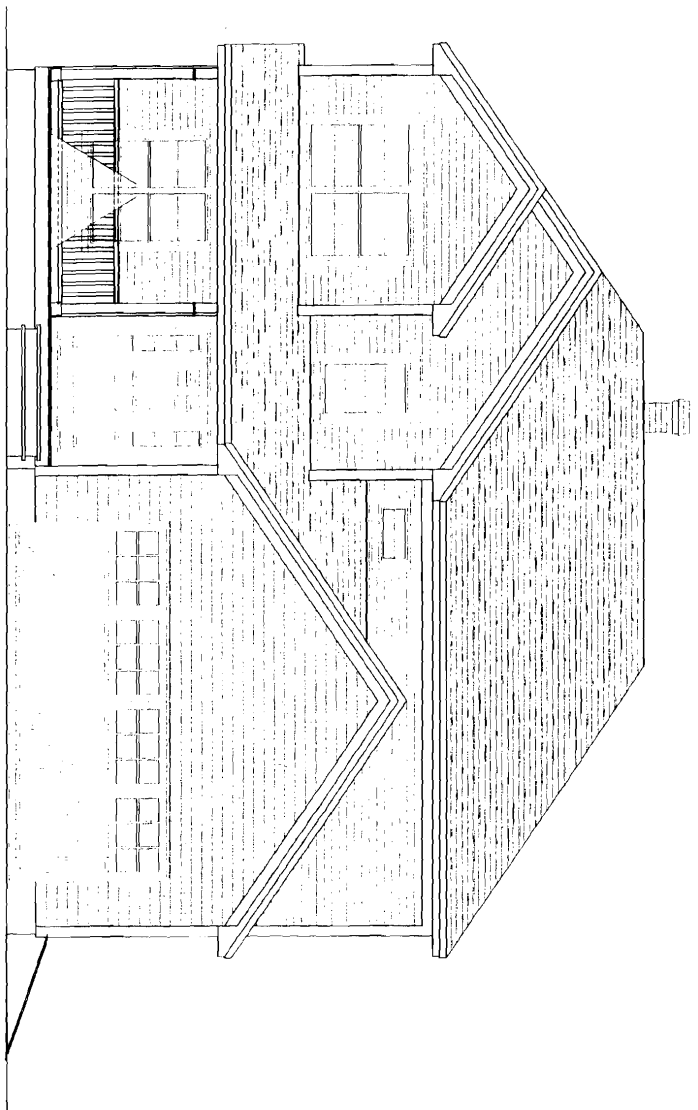


## Staff Review Checklist

One & Two Family	Plan Review	Checklist
<b>Soil type/Presumptive Load Value (Table R401.4.1)</b>		
Component	Submitted Plan	Findings/Revisions/Dates
<b>Structural</b>		
Footing Dimensions/Depth (Table R403.1 & R403.1(1), (Section R403.1 & R403.1.4.1)	16x8 footing + 8" sand tube - 4 FT Deep	OK
Foundation Drainage, Fabric, Damp Proofing (Section R405 & R406)	6" perforated drain pipe - Filter fabric - stone	OK
Ventilation/Access (Section R408.1 & R408.3) Crawls Space ONLY	NA	
Anchor Bolts/Straps, Spacing (Section R403.1.6)	1/2 anchor Bolts 6" o.c. 2 each corner 2 each joint	OK
Lally Column Type (Section R407) Girder & Header Spans (Table R 502.5(2))	3/4 concrete filled lally or 24x24x12 footing	
Built-Up Wood Center Girder Dimension/Type	13/4 x 9 1/2 LVL + 5 1/4 x 14 LVL	OK
Sill/Band Joist Type & Dimensions	2x10	OK
First Floor Joist Species Dimensions and Spacing (Table R502.3.1(1) & Table R502.3.1(2))	2x10 16" OC	OK
Second Floor Joist Species Dimensions and Spacing (Table R502.3.1(1) & Table R502.3.1(2))	2x10 16" OC 15 FT max	OK
Attic or Additional Floor Joist Species Dimensions and Spacing (Table R802.4(1) & R802.4(2))	truss roof -	OK

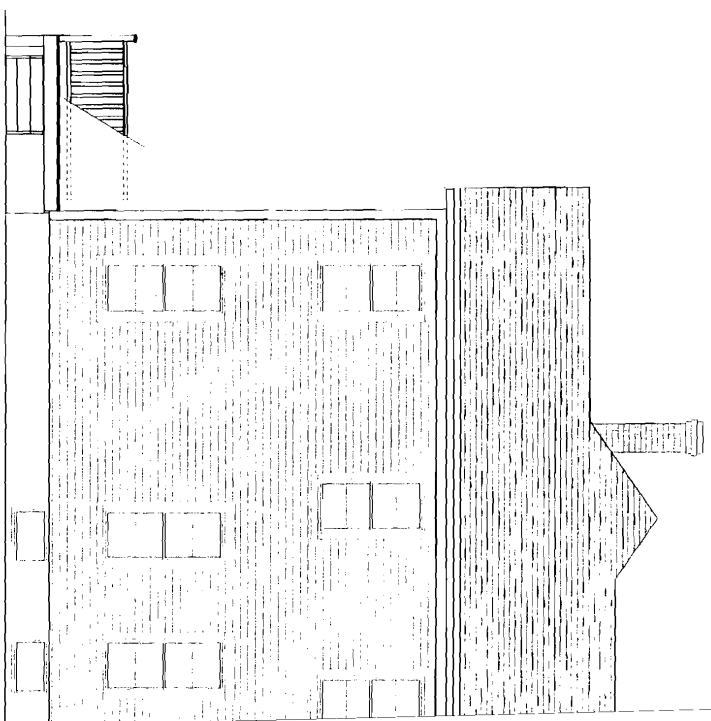
Pitch, Span, Spacing & Dimension (Table R802.5.1(1) - R 802.5.1(8)) Roof Rafter; Framing & Connections (Section R802.3 & R802.3.1)	Truss Roof pre engineered 8x12 24" oc	OK
Sheathing; Floor, Wall and roof (Table R503.2.1.1(1))	5/8 T+G sheathing Roof 7/16 walls	OK
Fastener Schedule (Table R602.3(1) & (2))	per IRC 2003	OK
<b>Private Garage</b> (Section R309)	NO	OK
Living Space? (Above or beside)	1/2 mb	OK
Fire Separation (Section R309.2)		
Opening Protection (Section R309.1)		
Emergency Escape and Rescue Openings (Section R310)		Ⓢ Egress win 20s/24s
Roof Covering (Chapter 9)	#225 asphalt shingles	OK
Safety Glazing (Section R308)	NA	OK
Attic Access (Section R807)		Ⓢ OK
Chimney Clearances/Fire Blocking (Chap. 10)	<del>NA</del> per IRC chap 10	OK
Header Schedule (Section 502.5(1) & (2))	2x8	Ⓢ OK
Energy Efficiency (N1101.2.1) R-Factors of Walls, Floors, Ceilings, Building Envelope, U-Factor Fenestration	R-20 walls? (2x4) walls? R-? ceilings (49 min) ceilings?	
Type of Heating System		

<b>Means of Egress</b> (Sec R311 & R312)		
Basement		
Number of Stairways	2	
Interior	1	
Exterior	1	
Treads and Risers (Section R311.5.3) ?		
Width (Section R311.5.1) ?	3 FT 11	OK
Headroom (Section R311.5.2)	12'4"	OK
Guardrails and Handrails (Section R312 & R311.5.6 - R311.5.6.3)	Guards 36 min	
Smoke Detectors (Section R313) Location and Type/Interconnected	Every 2 hrs	<del>OK</del>
Dwelling Unit Separation (Section R317) and IBC - 2003 (Section 1207)	NA	—
Deck Construction (Section R502.2.1)	OK	OK



WEST ELEVATION

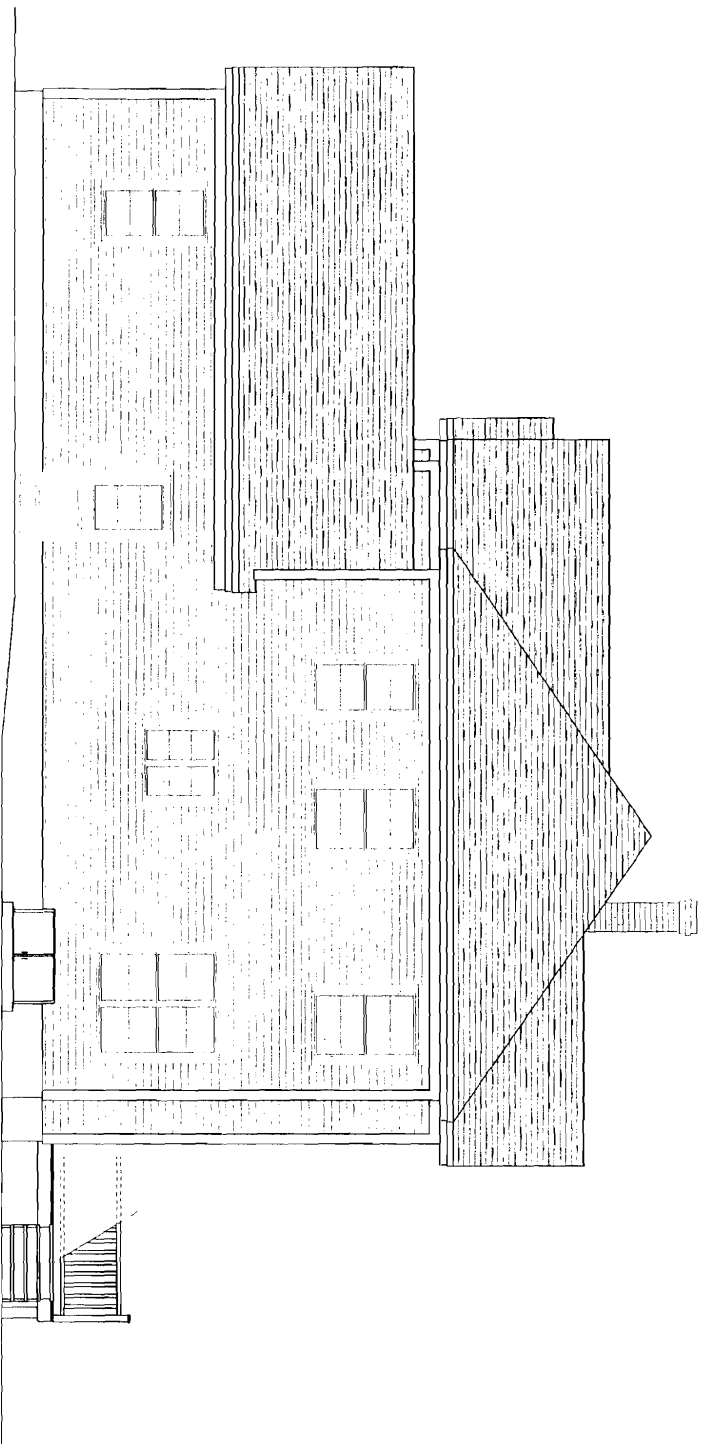
SCALE: 1/4" = 1'-0"



NORTH ELEVATION

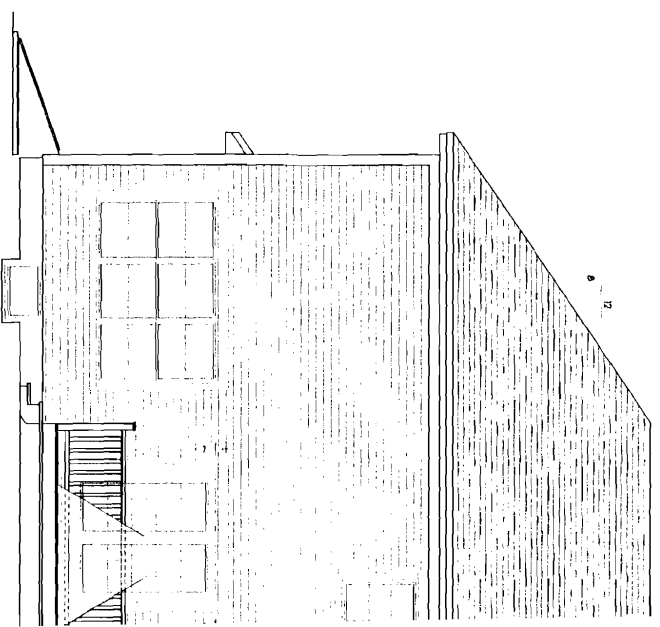
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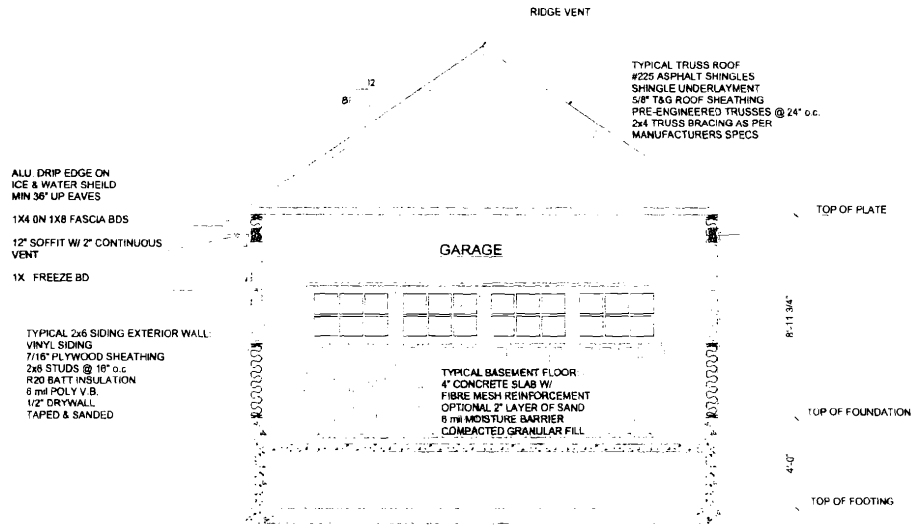


SOUTH ELEVATION

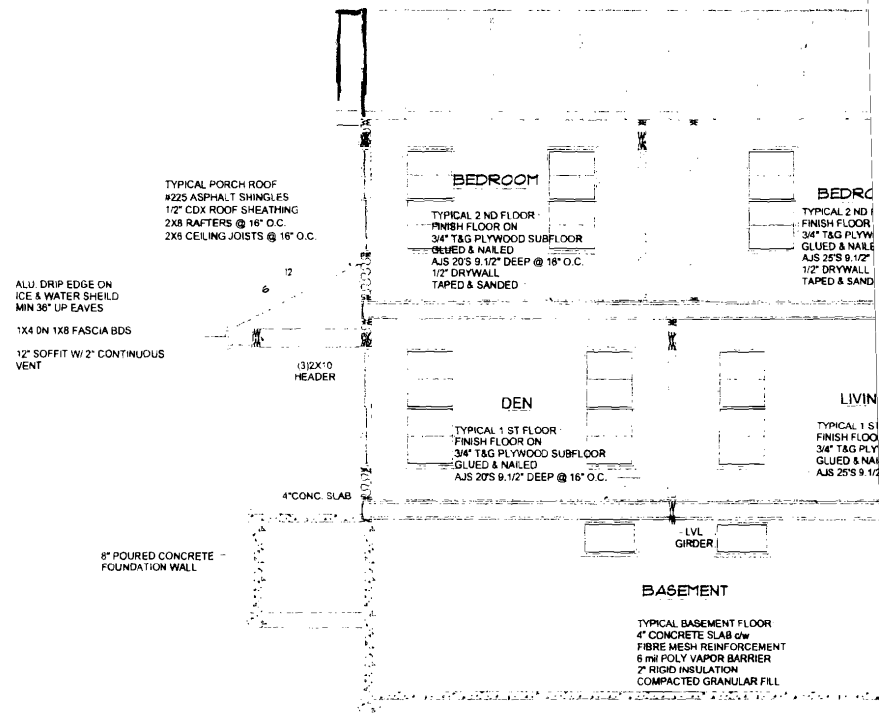
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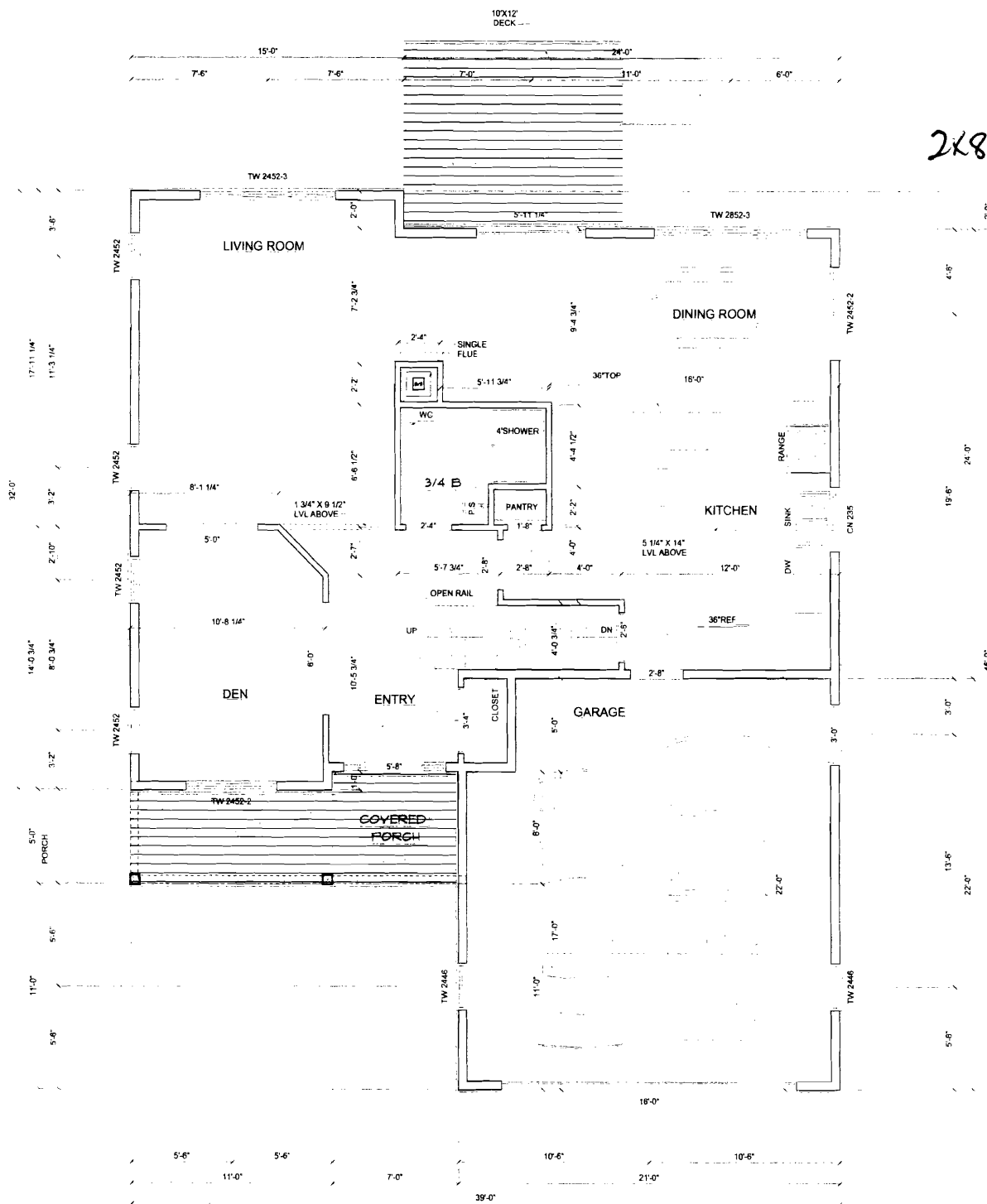
EAST ELEVATION



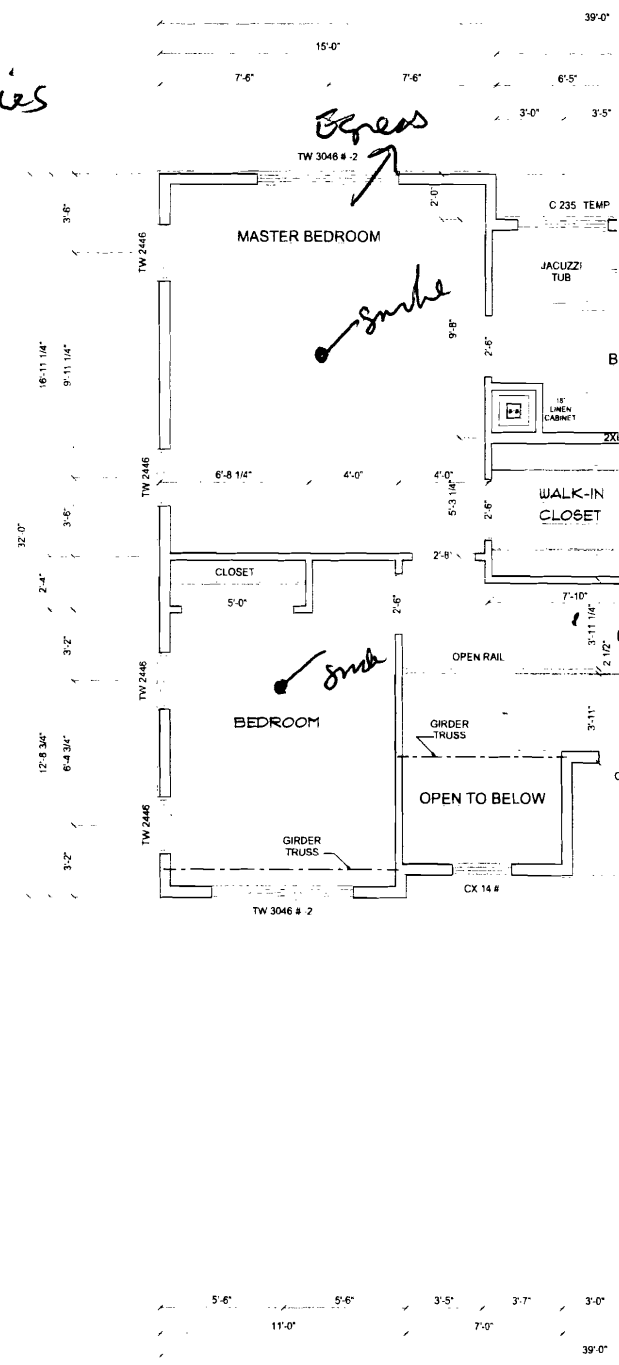
**CROSS SECTION A-A**  
 SCALE: 1/4" = 1'-0"



**CROSS SECTION**  
 SCALE: 1/4" = 1'-0"



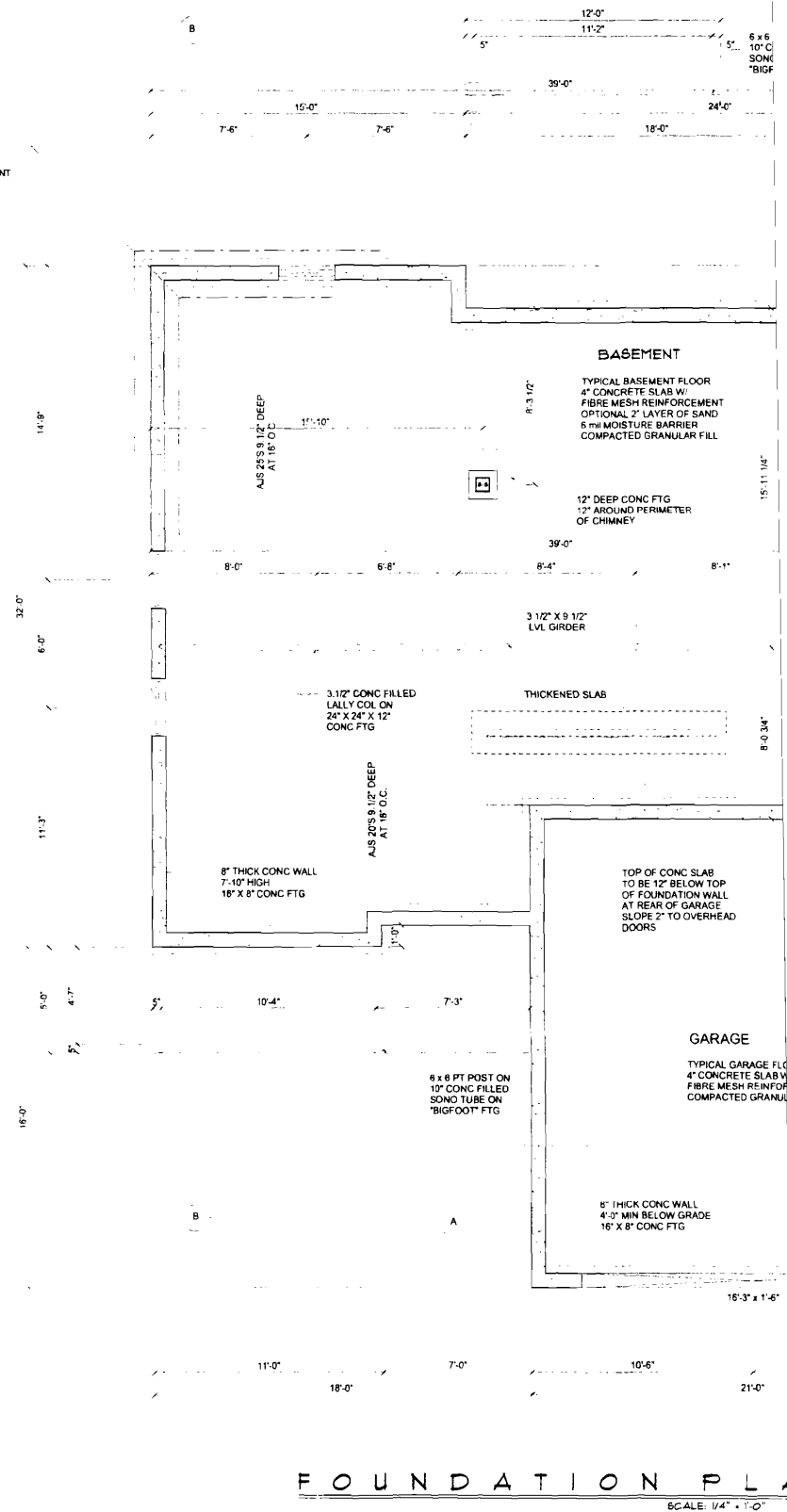
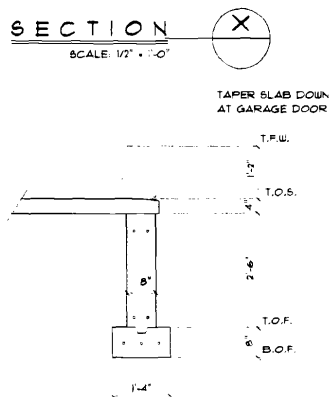
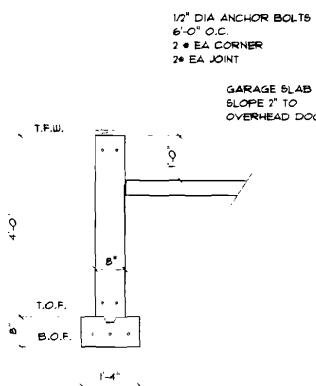
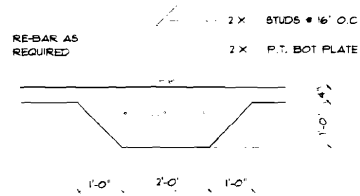
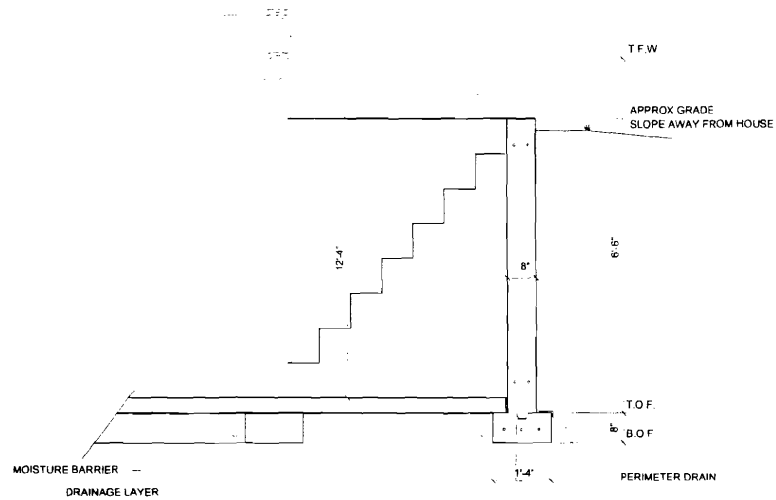
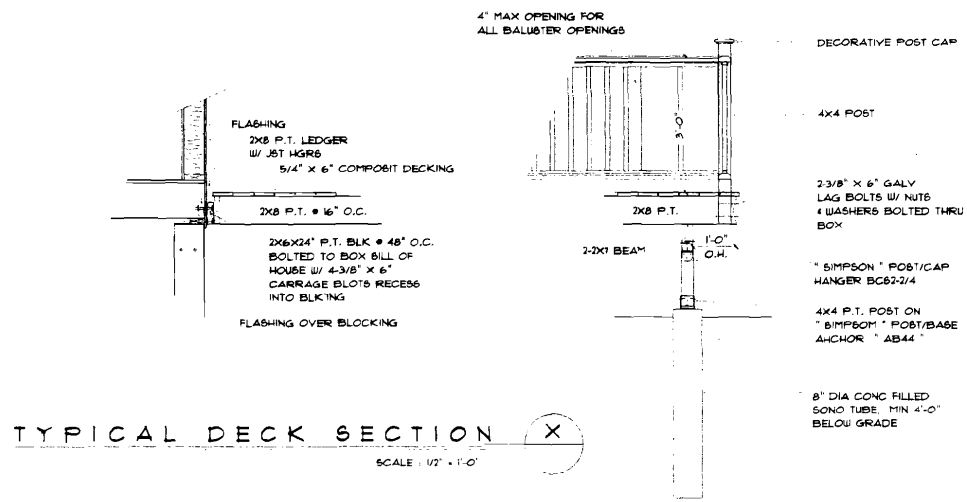
2x8 Beadies



FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"

SECOND FLOOR



5/8" REBAR,  
2" AG

5/8" REBAR,  
2" AG

S09°18'22"E  
57.30'

S09°26'22"E  
25.00'



25' REAR  
SETBACK

DETACHED  
WOODEN DECK

14' SIDE  
SETBACK

*lot width  
P4.5*

BULKHEAD

22'X21'  
GARAGE

COVERED  
PORCH

PORCH STEPS,  
SEE BLDG.  
PLANS

4' WALK

25' FRONT  
SETBACK

3/4" IRON PIPE,  
FLUSH

N09°28'49"W  
90.17'

5/8" REBAR,  
1" BG, BENT

A MINIMUM OF 2 TREES TO  
REMAIN IN FRONT YARD,  
SEE NOTE 13

AUBURN STREET

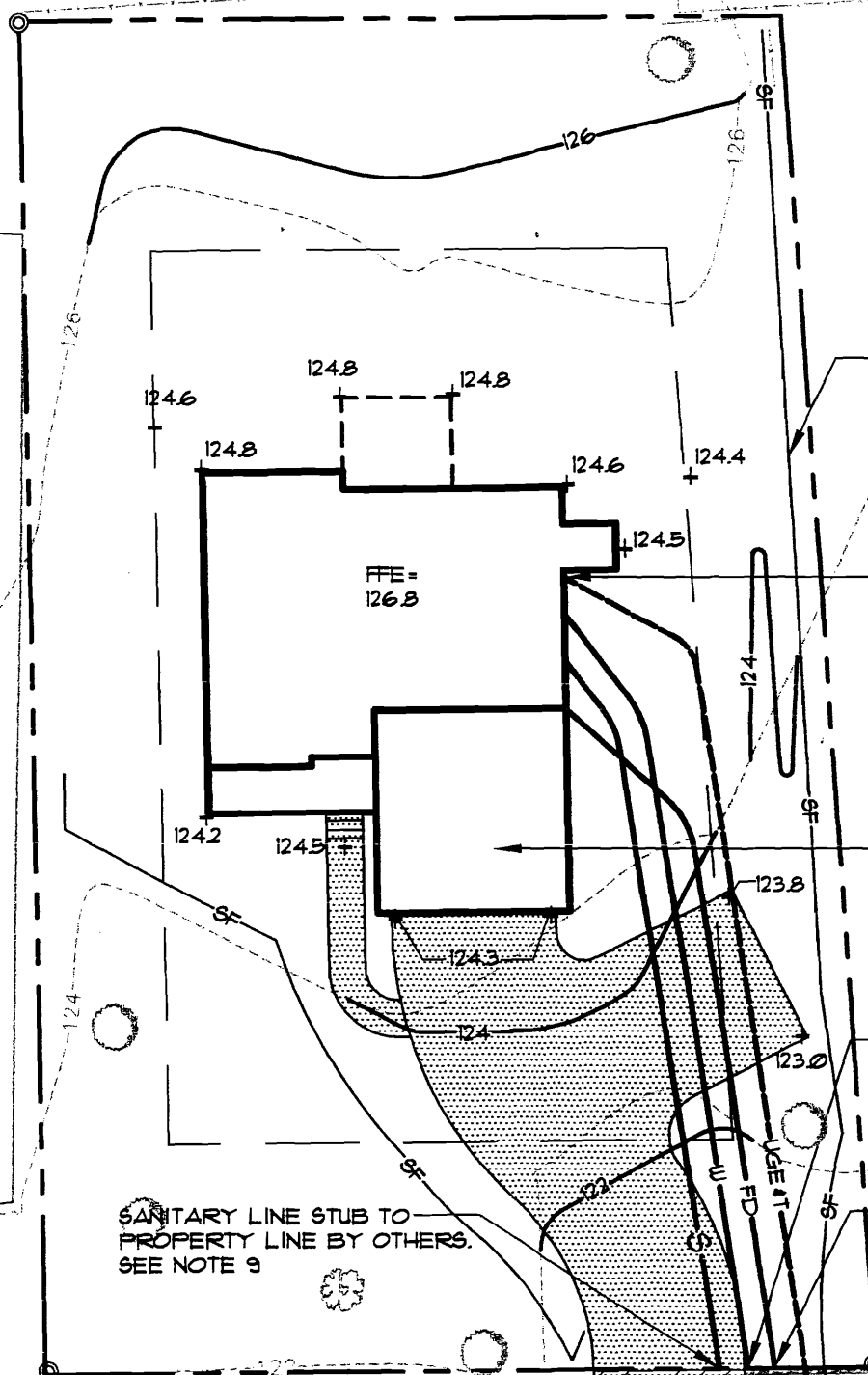
**LEGEND:**  
SEE SHEET 3

**GENERAL NC**  
SEE SHEET 3



G]

BENCHMARK SEE  
NOTE 14



INSTALL SILTATION FENCE AT LIMITS OF DISTURBANCE, SEE NOTE 11

CONFIRM ELECTRIC METER LOCATION WITH BUILDING PLANS AND CENTRAL MAINE POWER CONTRACTOR TO COORDINATE INSTALLATION OF UNDERGROUND SERVICE. SEE NOTE 12.

GARAGE SLAB  
FFE=124.41(REAR)  
FFE=124.3(FRONT)

WATER LINE STUB TO PROPERTY LINE BY OTHERS. SEE NOTE 9

FOUNDATION DRAIN STUB TO PROPERTY LINE BY OTHERS. SEE NOTE 9

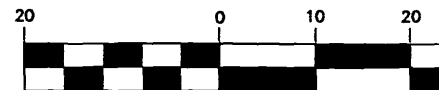
SANITARY LINE STUB TO PROPERTY LINE BY OTHERS. SEE NOTE 9

10' CONSTRUCTION ENTRANCE, SEE NOTE 11

INSTALL GATCH BASIN INLET PROTECTION, SEE NOTE 10

**LEGEND:**  
SEE SHEET 3

**GENERAL NO**  
SEE SHEET 3



GRAPH

1 in

EXISTING SMH1317  
STA: 50+19.4, 0.3' LT.  
RIM: 120.37'  
INVERT IN: 110.32', 30" RCP  
INVERT OUT: 109.47', 30" RCP  
SHELF / SUMP: 111.17'

(MATCH EXIST)

EXISTING CB1312  
STA: 50+45.5, 19.8' LT.  
RIM: 119.12'  
INVERT IN: 119.86', 24" WT CLAY  
INVERT OUT: 118.13', 12" WT CLAY  
SHELF / SUMP: 112.37'

# GENERAL NOTES

1. THE RECORD OWNER OF THE PARCEL IS GREG AND DORCAS BARTLEY BY DEED RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 20167 PAGE 108.
2. THE PROPERTY IS SHOWN ON THE CITY OF PORTLAND TAX MAP 379 BLOCK A AS LOT LOT 2 AND IS LOCATED IN THE R2 ZONE.
3. SPACE AND BULK CRITERIA FOR THE R2 ZONE ARE AS FOLLOWS:

MIN. LOT SIZE:	10,000 SF.
MIN. STREET FRONTAGE:	50 FEET
MIN. FRONT YARD:	25 FEET
MIN. SIDE YARD:	
1 STORY	12 FEET
1 1/2 STORY	12 FEET
2 STORIES	14 FEET
2 1/2 STORIES	16 FEET
MIN. REAR YARD:	25 FEET
MAX. BUILDING HEIGHT:	35 FEET
MAX. BUILDING COVERAGE:	20 %

\* SEE ORDINANCE FOR MORE PARTICULAR INFORMATION
4. TOTAL AREA OF PARCEL IS APPROXIMATELY 12,671 SQUARE FEET.
5. BOUNDARY INFORMATION SHOWN HEREON IS BASED UPON FOUND MONUMENTATION AND PLAN REFERENCE A ONLY.
6. TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED UP ON THE GROUND FIELD SURVEY BY SEBAGO TECHNICS, INC. PERFORMED IN JUNE OF 2006. UNDERGROUND UTILITY INFORMATION IN AUBURN STREET IS SHOWN PER PLAN REFERENCE B.
7. PLAN REFERENCES:
  - A. PLAN OF LAND ON 239 AUBURN STREET, FOR GREG AND DORCAS BARTLEY, BY OWEN HASKELL INC. (PROJECT 2004-149P), DATED AUGUST 6, 2004.
  - B. AUBURN STREET SEWER SEPARATION PROJECT CONSTRUCTION PLANS STATION 47+65 TO 53+65, BY THE CITY OF PORTLAND PUBLIC WORKS DEPARTMENT ENGINEERING SECTION, PROJECT FILE 03322, DATED SEPTEMBER 13, 2004.
8. THE BEARINGS, COORDINATES, AND ELEVATIONS SHOWN HEREON ARE BASED UPON THE CITY OF PORTLAND GRID SYSTEM, FROM MONUMENTATION ON AUBURN STREET.
9. THE UTILITY LOCATIONS SHOWN IN AUBURN STREET ARE APPROXIMATE AND ARE BASED ON THE DESIGN PLANS REFERENCED IN NOTE 7B. THE UTILITY STUBS SHOWN ARE APPROXIMATE AND ARE BASED ON CLIENT INPUT. THE CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS PRIOR TO CONSTRUCTION.
10. THE WATER MAIN SERVICE CONNECTION SHALL BE MADE UNDER THE SUPERVISION AND INSPECTION OF THE PORTLAND WATER DISTRICT.
11. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH "MAINE EROSION AND SEDIMENTATION CONTROL BMPs" PUBLISHED BY THE CUMBERLAND COUNTY SOIL AND WATER CONSERVATION DISTRICT AND MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION, MARCH 2003 OR LATEST EDITION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO POSSESS A COPY OF THE EROSION CONTROL PLAN AT ALL TIMES.
12. ALL ELECTRIC, TELEPHONE AND CABLE T.V. SERVICES SHALL BE UNDERGROUND AND IN CONFORMANCE WITH CENTRAL MAINE POWER CO., BELL ATLANTIC TELEPHONE CO. AND TIME WARNER CABLE T.V. CO. STANDARDS.
13. EXISTING TREES MAY BE REMOVED IN ACCORDANCE WITH PORTLAND'S ARBORICULTURE CODE OF PRACTICE AND LANDSCAPE DESIGN. THE CONTRACTOR MAY CONTRACT FOR TREE REPLACEMENT. THE CONTRACTOR SHALL REMAIN LIABLE FOR THE COST OF TREE REPLACEMENT AND APPROVALS, SUCH AS PERMITS, NEITHER TRANSFERABLE NOR ASSIGNABLE.
14. BENCHMARK ON HYDRANT AT TBM BONNET BOLT

LEG

EXISTING

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