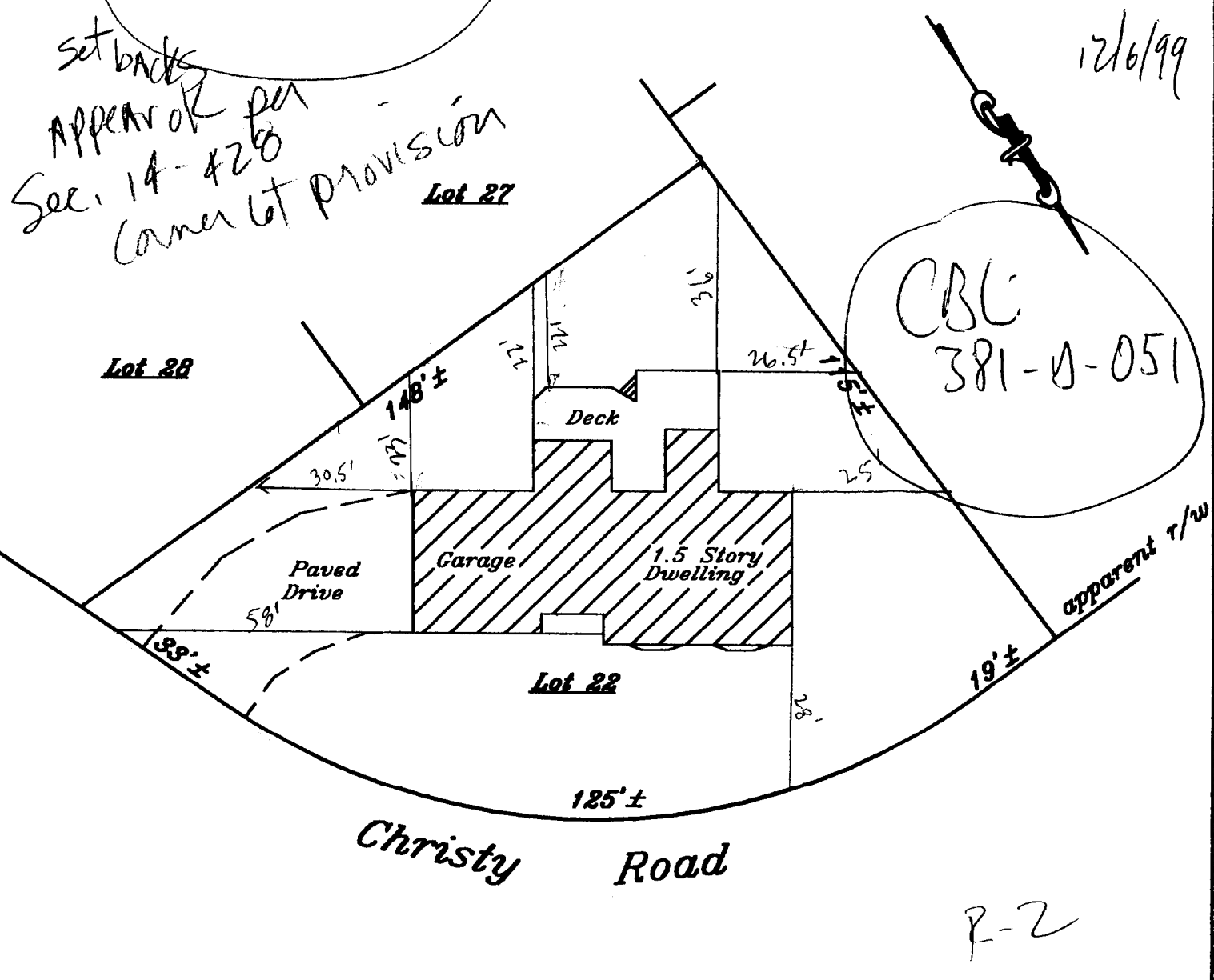


For Mortgage Lender Use Only

General Notes: (1) Distances shown are taken from provided title references shown below. (2) This inspection examines dwelling and accessory structure compliance with respect to municipal zoning setback requirements only. (3) A Standard Boundary Survey should be performed to render a professional opinion as to actual property line locations. (4) This inspection depicts all visible structural encroachments with respect to apparent property lines and recognizes only those easements & rights of ways stated or shown in below provided title references and does not reveal any conflicts with abutting deeds. (5) Flood hazard determination is made by scaling distances on below referenced FEMA Map. (6) This inspection is to be used only by the below listed lender, title company &/or attorney and its title insurer.

Address: 105 Christy Road
Portland, Maine

Inspection Date: 12-3-99
Scale: 1" = 30'



See title references for appurtenances.

Applicant: Joseph & Nancy Brogan Requesting Party: Leite & Lemieux, P. A.
 Owner: John & Barbara Craig Attorney: James R. Lemieux
 Lender: _____ MLIP #: 997189 Field Book: 181-64

Title References:
 Deed Book: 4972 Page: 284
 Plan Book: 107 Page: 21 Lot: 22
 County: Cumberland

Nadeau & Lodge, Inc.
 Professional Land Surveyors

844 Stevens Avenue
 Portland, Maine 04103
 (207) 998-7870

232 Clarks Woods Road
 Lyman, Maine 04002
 (207) 868-0331

Municipal References:

Sec. 14-428. Corner lots.

In case a dwelling house has its front yard upon the long side of a corner lot, the rear yard may be reduced to a depth not less than the width required for a side yard on the lot, provided the aggregate of the widths of both sides and depths of front and rear yards is not less than the similar aggregate of required dimensions of all yards required if the front yard were faced on the short side of the lot.

(Code 1968, § 602.19.G)

R-2 zone

Existing facing long side- aggregate of yards		Required setbacks if facing on short side	
Front yard	28 feet	Front yard	25 feet
Rear yard	22 feet	Rear yard	25 feet
Side yard -rt	25 feet	Side yard -rt ^{on side St.}	20' feet
Side yard -lft	30.5 feet	Side yard -lft ^{2-stay?}	14 feet

TOTALS 105.5 feet is greater than 84 feet

RE: 105 Christy Rd.
381-D-S