

374-17-002
for 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: Alane Arnold
2. Address and Assessor's Chart, Block and Lot of subject property:
49 Wendy Way, Portland, ME. 394-A-59
3. Property: Cumberland County Registry Book _____, Page _____.
(Last recorded _____ Deed in Chain of Title):
4. Setback Reduction Granted: This is to authorize a 23ft front yard setback in an R-2 Residential Zone instead of the required 25 foot front yard setback.

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

Marge Schmuckal
 Marge Schmuckal
 Zoning Administrator
Marge Schmuckal
 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, Notary Public
 State of Maine
 My Commission Expires 7/27/2003

Mary P. Davis
 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

MORTGAGE INSPECTION OF: DEED BOOK 2747 PAGE 148 COUNTY Cumberland
PLAN BOOK --- PAGE --- LOT ---

ADDRESS: 49 Wendy Way, Portland, Maine

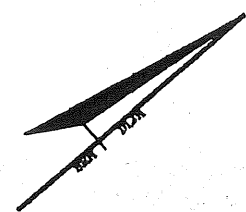
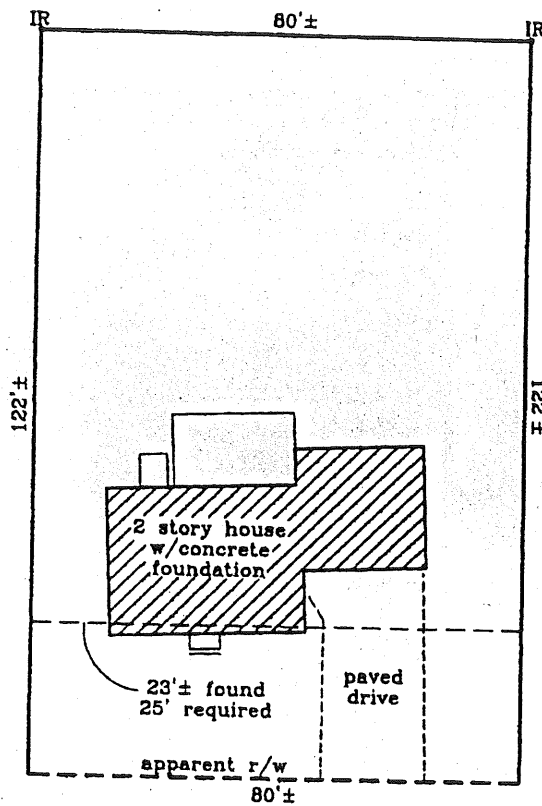
Job Number: 216-47

Inspection Date: 11-05-98

Scale: 1" = 30'

Buyers: Alan & Paula Arnold

Sellers: Paul & Mary Ellen Grade



Wendy Way

[Handwritten signature]

I HEREBY CERTIFY TO: Guaranty Title, Lincoln Star Mortgage
and its title insurer.

- Monuments found did not conflict with the deed description.
- The dwelling setbacks do ~~not~~ violate town zoning requirements.
- As delineated on the Federal Emergency Management Agency Community Panel:
- The structure does not fall within the special flood hazard zone.
- The land does not fall within the special flood hazard zone.
- A wetlands study has not been performed.

APPARENT EASEMENTS AND RIGHTS OF WAY ARE SHOWN. OTHER ENCUMBRANCES, RECORDED OR NOT, MAY EXIST. THIS SKETCH WILL NOT REVEAL ABUTTING DEED CONFLICTS, IF ANY.

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Livingston - Hughes
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THIS SKETCH IS FOR MORTGAGE PURPOSES ONLY