

Zoning Division  
Marge Schmuckal  
Zoning Administrator



Department of Urban Development  
Joseph E. Gray, Jr.  
Director

**CITY OF PORTLAND**

Gregg W. & Donna M. Isherwood  
75 Florida Avenue  
Portland, ME 04103

October 5, 1999

RE: 75 Florida Avenue - R-3 residential zone 407 - K- 14 & 47

Dear Mr & Mrs Isherwood,

I have reviewed the survey plan from Herbert P. Gray concerning the properties described above. There is no review process thru the City for a singular division of land. However, under the zoning regulations, the 50' x 100' portion of land considered #407-K-14 is not considered a buildable lot on it's own if separated from the other lot with the principal structure (#407-K-47). Although, it is allowable to sever that lot off and to merge it with another adjoining property. The principal remaining lot would not be made non-conforming by this action. I do not see any zoning issues with this proposal.

Very truly yours,

Marge Schmuckal  
Zoning Administrator

cc: File



(800) 223-6527  
(609) 538-1234 (in New Jersey)

September 20, 1999

Gregg W Isherwood W# 797-9100  
Donna M Isherwood W# 774-5941  
75 Florida Avenue  
Portland ME 04103  
(1) 797-2667

Property Address:  
75 Florida Avenue

Re: Loan No.684789-1

407-k-14-47

Dear Mortgagor(s):

We are in receipt of your request to process a partial release of your above referenced Mortgage. Prior to being able to process your request, we will need the following documents or information:

1. Original Survey showing entire plot. The proposed area of release should be shaded. A legal description for the original parcel, legal description of the parcel to be released, and a legal description of the parcel after the release.
2. Resolution of applicable town planning, building or commission certifying that the proposal does not violate any applicable building zoning codes and will not adversely impact the ability of the property to be conveyed.
3. An appraisal or Broker's opinion showing the value of the property before and after the release is required.
4. The amount of consideration you will receive from the partial release (copy of contract).
5. A check in the amount of \$100.00 made payable to CENLAR. This is a non-refundable processing fee.
6. A partial release of lien document, prepared by a Title Company or a attorney. This document must contain the legal description of the property to be released from lien.

Upon receipt of the above, we will review the information, and submit to the investor for approval. If the value of the released property is substantial, a reduction of the principal balance may be required.

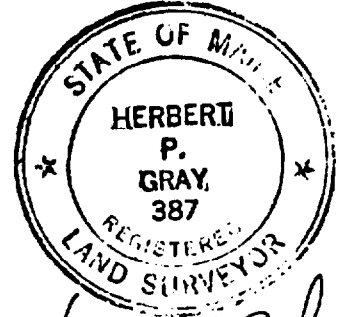
75 Florida Ave.  
Portland, Maine  
Scale: 1"=60'

To the lending institution and its insurer: I hereby certify that the location of the dwelling shown on this plan does conform with the local zoning laws in affect at the time of construction. The property does not fall within the special flood hazard zone.

This plan was not made from an instrument survey. The certifications are for mortgage purposes only. This plan applies only to conditions as of the date shown hereon. This plan is not for recording.

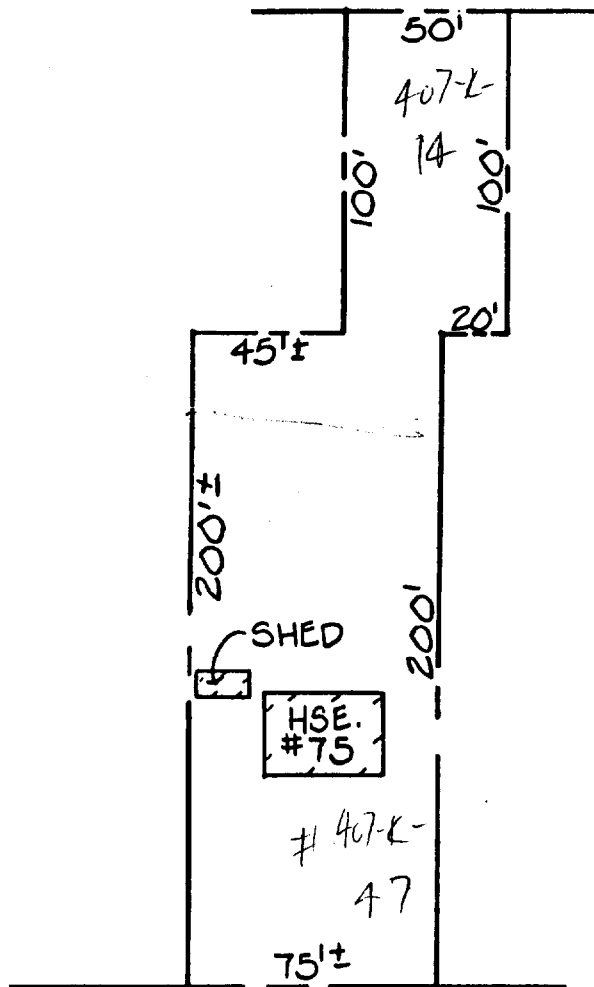
Gregg W. & Donna M. Isherwood-Refinance

To all parties in title of the premises surveyed: I, Herbert P. Gray hereby certify that this survey was made by me on Februar 3, 1987, that this survey was actually made upon the ground as per record description and is correct and there are no encroacments either way across pperty lines except as shown on this survey.



*Herbert P. Gray*

MAINE AVE.



FLORIDA AVE

done 9/9/99

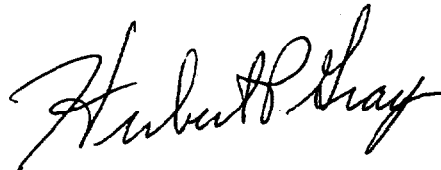
**GREGG W. & DONNA M. ISHERWOOD  
TO  
DAVID J. HEADER & MICHELE L. ARSENAULT**

**Two certain lots or parcels of land being described as follows:**

**Parcel 1. Being situated at The Pines, Section A, so called, in the City of Portland, County of Cumberland and State of Maine being the Northeasterly two-thirds of Lot 155 on Maine Avenue, so called, containing two thousand (2000) square feet more or less as shown on Plan of Percy H. Richardson, Civil Engineer, dated April 1925 and recorded in Cumberland County Registry of Deeds Plan Book 16, page 29.**

**Parcel 2. Being situated on the northeasterly side of the above described Lot 155, so called, being Lot 154, on Maine Avenue, so called, containing three thousand (3000) square feet as shown on Plan of Percy H. Richardson, Civil Engineer, dated April 1925 and recorded in said Registry in Plan Book 16, page 29.**

**The above parcels are the fifty (50) by one hundred (100) foot parcel on Maine Avenue described in the Deed for Gregg W. & Donna M. Isherwood in Book 7645, page 251 of the Cumberland County Registry of Deeds.**



*from deed*

the receipt whereof I do hereby acknowledge, do hereby give, grant, bargain, sell and convey unto the said

Gregg W. Isherwood, his

heirs and assigns forever,

a certain lot or parcel of land situated on the southerly side of Florida Avenue in said Portland and bounded and described as follows:

Beginning at a point marked by an iron pin on the southerly side of Florida Avenue and said point being distant one hundred and fifty (150) feet from the northwesterly corner of land conveyed by Oren G. Burgess, Jr. et ux by the City of Portland by deed dated March 31, 1983 and recorded in the Cumberland County Registry of Deeds in Book 6142, Page 345 and being the northwesterly corner of lot numbered 94 as shown on plan made by Percy H. Richardson dated April 25, 1925 and recorded in said Registry in Plan Book 16, Page 29 as described in the deed from Auman L. Burnell et ux to Eric W. Lunn et ux recorded in said Registry in Book 2478, Page 52; thence on a course of S 24° 43' 56" E a distance of two hundred (200) feet, more or less, to an iron pin and land, now or formerly, of one Evans; thence on a course of S 65° 12' 14" W a distance of twenty (20) feet to the northeasterly corner of land of one Evans; thence on a course of S 24' 55" E a distance of one hundred (100) feet to a point marked by an iron pin and the northerly sideline of Maine Avenue; thence on a course of N 65° 16" E a distance of fifty (50) feet to an iron pin and land, now or formerly, of one Fox; thence on a course of N 24° 43' 55" W a distance of one hundred (100) feet to a point and the northeasterly corner of land of said Fox; thence on a course of N 65° 12' 14" E a distance of forty-five (45) feet, more or less, to other land of Oren G. Burgess, Jr. et ux; thence on a course of N 24° 43' 57" W a distance of two hundred (200) feet, more or less, along the westerly sideline of other land of Oren G. Burgess, Jr. et ux to an iron pin and the southerly sideline of Florida Avenue; thence on a course of S 65° 04' 17" W along the southerly sideline of Florida Avenue a distance of seventy-five (75) feet, more or less, to the point of beginning.

Reference is hereby made to a deed from Cynthia Anne Geary dated July 17, 1984 and to be recorded in said Registry.