



Planning & Urban Development Department

*Jeff Levine, AICP, Director**Marge Schmuckal, Zoning Administrator*

March 28, 2014

Greater Portland Realty
400 Allen Avenue
Portland, Maine 04103
Attn: Kathy Apon

RE: 151-165 Marlborough RD, 1-3 Humboldt St. & Van Vechten (the "Property") – 410-D-16 – R-3 zone

Dear Ms. Apon,

I am in receipt of your determination request concerning the Property. My determination is based upon an unsigned and unstamped "Standard Boundary & Topographic Survey" prepared by Owen Haskell, Inc. I have also been provided a conceptual building layout sketch. Further requested information concerning chains of title was also provided.

Further research of my own revealed that a three lot subdivision involving the Property was approved by the Portland Planning Board and recorded at the Registry of Deeds on February 27, 1991, Plan Book 189 Page 31. Based upon this information, I have determined that the proposed single lot division into two lots does not rise to the level of a subdivision review.

The Property is entirely located within an R-3 residential zone. Both proposed lots are meeting the minimum R-3 zone dimensional standards, including but not limited to lot size, street frontage and lot width. I have been asked to comment on a submitted, conceptual building layout. It is noted that the sketch is not to scale. Both building layouts are based upon what is labeled 1-1/2 story capes. It is noted that a half story is a specifically defined term under 14-47 within our Land Use Ordinance: "A half story is a story situated under a sloping roof, the area which at a height of four (4) feet above the floor does not exceed two-thirds of the floor area of the story immediately below it and which does not contain an independent apartment or dwelling unit." I have accepted the parameter for the purpose of this determination letter that the proposed building is a 1-1/2 story building. Based upon that assumption, both building concepts can meet the R-3 zone dimensional requirements for a 1-1/2 story cape. If at time of application, it is determined that the proposed building cannot meet the definition of a 1-1/2 story building, then the side setback will need to be increased.

Finally, I have been asked to comment of the usability of section 14-428, Corner Lots, for the conceptual proposal of what is labeled lot 1. Based upon the worksheet for section 14-428, lot 1 can reduce the rear yard to a depth not less than the width required for a side yard on the lot.



Planning & Urban Development Department

Jeff Levine, AICP, Director

Marge Schmuckal, Zoning Administrator

Page 2

This determination letter is not an approval to begin construction. Any new single family dwelling must be reviewed and approved prior to any construction. If you have any questions regarding this matter, please feel free to contact me at (207) 874-8695.

Very truly yours,

A handwritten signature in black ink that reads "Marge Schmuckal". The signature is written in a cursive style with a long horizontal flourish at the end.

Marge Schmuckal
Zoning Administrator
City of Portland, Maine

MARLBOROUGH ROAD

50' WIDE IMPROVED

NOT SCALEABLE
AS IS

CONCEPTUAL BUILDING LAYOUT

FRONT

FRONT

S76°53'45"E

S76°53'45"E

75.00'

25.02'

OKF
#1317

135

25

25

151

LOT 1

25

50'

20

28 x 32
1 1/2 STORY
CARP

8

8

28 x 32
1 1/2 STORY
CARP

LOT 1
540 S.F.

16 x 22

8

69.72'

56.00'
S120°00'00"W

110.00'

N12°00'23"E
15.301

15.301

16 x 24

REAR

N78°02'45"W

corner lot 11-428
HENRY A. CAIAZZO
not scale

73.65'
S59°12'15"W

LOT 2

25

REAR

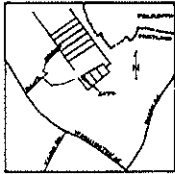
74.89'

N78°02'45"W

IRF

CIRF

VICINITY MAP
A.T.R.



APPROVED
CITY OF PORTLAND PLANNING BOARD

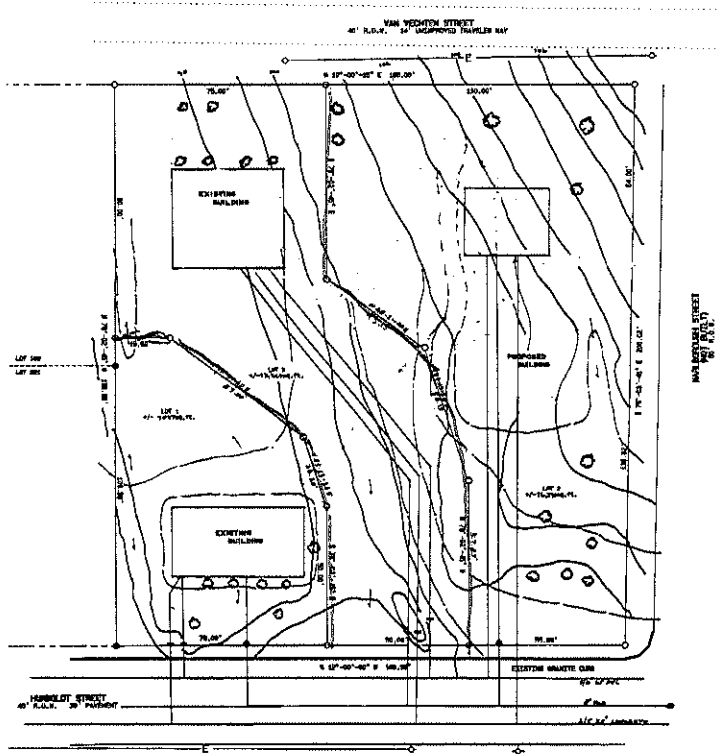
[Signatures]

GENERAL NOTES

1. Two forms shall be placed per lot by the applicant.
2. That there shall be one street access per lot. Any change shall be reviewed and approved by the Planning Authority.



1 INCH = 20 FEET



LEGEND

- WATER LINE
- SEWER LINE
- UTILITY LINE
- TRAVELED WAY
- EXISTING HYDRANT
- ⊙ SANITARY HOSE
- ⊙ STORM DRAINAGE
- ⊙ EXISTING CATCH BASIN
- ⊙ STUB END
- ⊙ EXISTING WATER VALVE
- ⊙ IRON ROD SET
- ⊙ IRON ROD FOUND
- ⊙ UTILITY POLE
- ⊙ 24" WATER

- NOTES
1. COMPANIES OF RECORD FOR THE PARCEL, AS SURVEYED IN PREMIUM MAPS, ARE AS DESCRIBED BY DEED INCORPORATED IN CLERK AND COUNTY REGISTER'S OFFICE IN THE FOLLOWING BOOKS:
BOOK 1470 PAGE 130
BOOK 1470 PAGE 130
BOOK 1470 PAGE 130
BOOK 1470 PAGE 130
 2. TOTAL AREA OF THE PARCEL, AS SURVEYED IS +/- 3650 sq. ft. ZONING FOR THE PARCEL, IS R-3 RESIDENTIAL.
 3. ALL READINGS ARE REFERENCED TO MAGNETIC NORTH AS OBSERVED ALONG THE CENTERLINE OF HUMBOLDT STREET IN JULY, 1988.
 4. REFERENCE IS MADE TO THE PLAN OF RAY GARDNER SUBDIVISION, LOTS 140-157, AND LOTS 202-207, DATED SEPTEMBER 1914, RECORDED IN PLAN BOOK 32 PAGE 103.
 5. UTILITY LOCATIONS ARE SHOWN ON CONSTRUCTION DRAWINGS FROM DELOACH-HOFFMAN, CONSULTING ENGINEERS, DATED 6/16/87.

I CERTIFY TO S. E. F. ENTERPRISES COLLECTIVELY THAT THIS PLAN CONFORMS TO STANDARDS SET FORTH BY THE MAINE STATE BOARD OF PROFESSIONAL FIRE AND SURVEYING, IN EFFECT AT THIS TIME, FOR STANDARD BOUNDARY SURVEYS. OUTSTANDING CONDITIONS BASED UPON RECORDS AND PHYSICAL EVIDENCE, RECORDED DURING THE COURSE OF THIS SURVEY.

JOHN P. HARRIS, MAINE REGISTERED LAND SURVEYOR

State of Maine, Cumberland Co.
Registry of Deeds
Received Subdivisions 27 1987
ALL RIGHTS RESERVED and recorded in
Plan Book 32 Page 31
Attest: _____
Register

PLAN OF LAND AND PROPOSED LOTS
BASED UPON THE RESULTS OF A
STANDARD BOUNDARY SURVEY
PREPARED FOR
S. E. F. ENTERPRISES
FOR LAND LYING WITHIN THE CITY OF PORTLAND,
COUNTY OF CUMBERLAND, STATE OF MAINE
REGISTERED TO THE "SOCIETY FOR THE FRIENDS"
FOUNDED BY MOUNTAINVILLE, VERMONT, MAINE
APPROVED 1988

Applicant:

Date: 3/25/14

Address:

C-B-L: 410-D-16

CHECK-LIST AGAINST ZONING ORDINANCE

Date -

Zone Location - R-3 Zone

Interior or corner lot - one Division of Land.

Proposed Use/Work - R3 Reg Lot 1 Lot 2

Sewage Disposal - 125.02' on Marlborough (un) 75' on Marlborough (un)

Lot Street Frontage - 56' min 56' on Humbolt (paved) 110' on Van Vetchen? (unpaved)

Front Yard - 25' min 25' shown but 25' is lower

Rear Yard - 25' min - 14-428 to reduce setback 25' shown

Side Yard - 15' min 8' / 2 story 14' labeled 1/2 story Cape 20x32 labeled 1/2 story Cape 20x32

Projections - No projections shown No projections shown

Width of Lot - 65' min

Height - 35' min

Lot Area - min 6,500 sq ft 8,540 sq ft 8,114 sq ft

Lot Coverage/ Impervious Surface - 35% Can meet Can meet

Area per Family - 6,500 min

Off-street Parking - 2 per unit Can meet Can meet

Loading Bays -

Site Plan -

Shoreland Zoning/ Stream Protection - N/A N/A

Flood Plains - panel 2 zone X 410-D-13 - same same
- Sep. Last 5 yrs?



GREATER PORTLAND REALTY

Serving Greater Portland Since 1961

400 Allen Avenue

Portland, Maine 04103

ph: 207-797-7777

fax: 207-797-0255

www.greaterportlandrealty.com

February 26, 2014

Zoning Determination Request

Lot Division of 410-D-16

Marlborough Rd.

RECEIVED

FEB 26 2014

Dept. of Building Inspections
City of Portland Maine

Dear Mrs. Schmuckal –

Our client, who intends to purchase this parcel from Mr. Mardigan, has requested a Zoning Determination, prior to the closing of the transaction.

As an overview, the subject parcel was acquired by Mardigan in 1997 and consists of 16,654 square foot of land area. As a condition of the sale, Mardigan will be conveying out Lot 1 8,540 SF and Lot 2 8,114 SF separately to our client. It's our understanding that Marlborough Rd. is an improved and accepted city right of way. During the road extension construction, two curb cuts were installed in anticipation of this land division.

The Builder/Client who will be purchasing these two proposed lots, wants to verify that each parcel will be suitable for the construction of a single family home.

I've enclosed the following information to assist in your determination:

- Boundary & Topographic Survey – Owen Haskell
- Corner Lot Calculations
- Conceptual Building Layouts

Thank you for time and if there is any other information that you may need, please don't hesitate to call me.

All my best,

Kathy Apon

c/c Willie Audet



410-D-16

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)

Lot # 1

Existing facing long side- aggregate of yards		Required setbacks if facing on short side	
Front yard	25 feet	Front yard	25 feet
Rear yard	8 feet	Rear yard	25 feet
Side yard -rt	8 feet	Side yard -rt	8 feet
Side yard -lft	50 feet	Side yard -lft	20 feet

TOTALS 91 feet is greater than 78 feet

25
16
8

49

malborough



Copyright 2011 Esri. All rights reserved. Fri Mar 28 2014 10:03:19 AM.

Recorded
Feb 27, 1991

Planning Board signed
Subdivision

BL 89 1931

Assessor's Office | 389 Congress Street | Portland, Maine 04101 | Room 115 | (207) 874-8486

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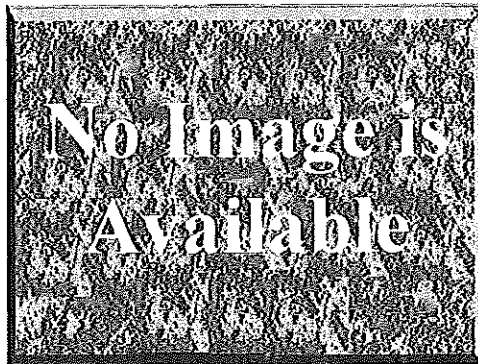
Best viewed at 800x600, with Internet Explorer

CBL	410 D016001
Land Use Type	VACANT LAND
Verify legal use with Inspections Division	
Property Location	3 HUMBOLDT ST
Owner Information	MARDIGAN STEPHEN E 460 BAXTER BLVD PORTLAND ME 04103
Book and Page	13283/104
Legal Description	410-D-16 HUMBOLDT ST 1-3 MARLBOROUGH RD 151-165 16230 SF LOT 2 (S&T PLAN)
Acres	0.3726

Current Assessed Valuation:

TAX ACCT NO.	42522	OWNER OF RECORD AS OF APRIL 2013
LAND VALUE	\$76,800.00	MARDIGAN STEPHEN E
BUILDING VALUE	\$0.00	460 BAXTER BLVD
NET TAXABLE - REAL ESTATE	\$76,800.00	PORTLAND ME 04103
TAX AMOUNT	\$1,490.70	

Any information concerning tax payments should be directed to the Treasury office at 874-8490 or e-mailed.

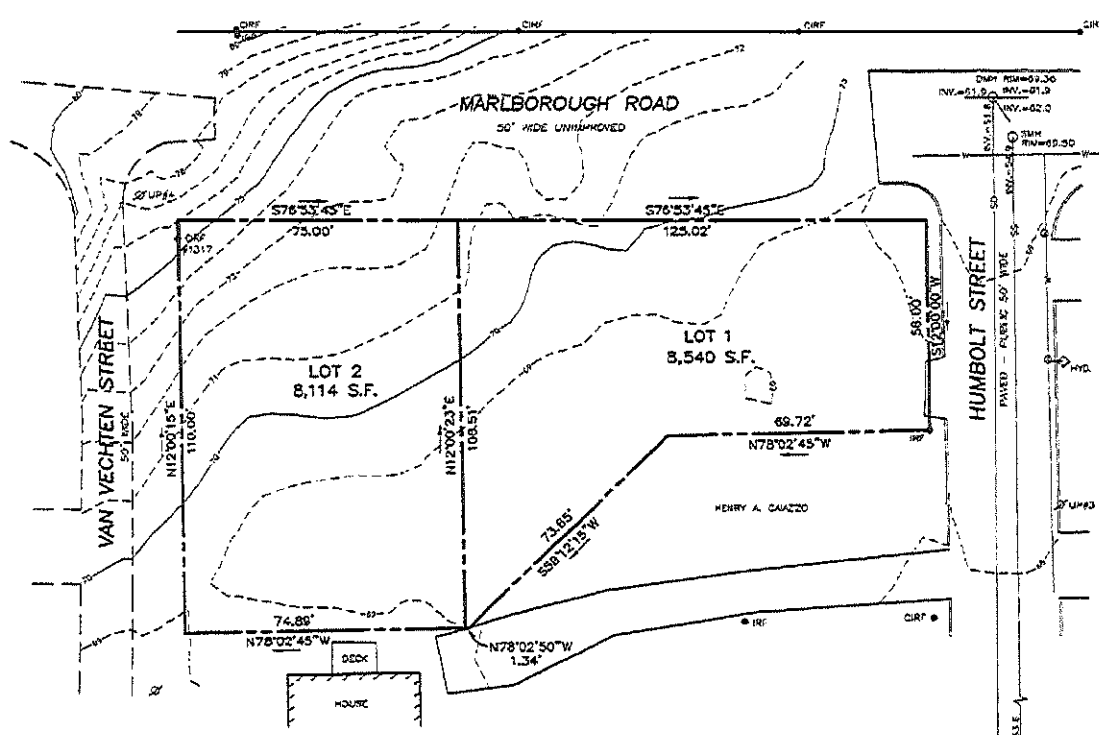
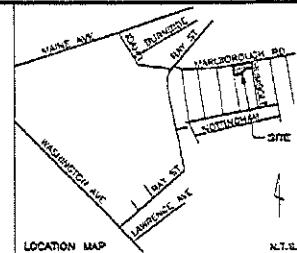


[View Map](#)

Sales Information:

Sale Date	Type	Price	Book/Page
8/27/1997	LAND	\$20,000.00	13283/104

[New Search!](#)



LEGEND:

- IRON ROD FOUND
- WATER VALVE
- HYDRANT
- UTILITY POLE
- HANDLE
- OVERHEAD WIRES
- W — WATER LINE
- S — SANITARY SEWER
- SD — STORM DRAIN
- - - 1' CONTOUR



NOTES:

1. OWNER OF RECORD: STEPHEN E. MARDIGAN, 460 BAXTER BOULEVARD, PORTLAND, MAINE 04103 BOOK 13282 PAGE 104.
2. PARCEL IS SHOWN AS LOT 16, BLOCK D, AS SHOWN ON THE CITY OF PORTLAND ASSESSOR'S MAP 410.
3. BEARINGS ARE PER MARKERS FOUND IN DEED BOOK 13283 PAGE 104.
4. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. CALL 1-888-600SAFE AT LEAST THREE BUSINESS DAYS BEFORE PERFORMING ANY CONSTRUCTION.

STANDARD BOUNDARY & TOPOGRAPHIC SURVEY
 ON
 MARLBOROUGH ROAD, PORTLAND, MAINE
 MADE FOR
STEVE MARDIGAN

OWEN HASKELL, INC.
 16 CAROL ST., PORTLAND, ME 04101 (207) 774-0424
 PROFESSIONAL LAND SURVEYING

Drawn By: WCS	Date: APR 10, 2002	JOB No.: 2002-021P
Trace By: JCF		
Check By: WCS	Scale: 1" = 20'	Draw. No.: 1
Book No: 943		

CITY OF PORTLAND
DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

389 Congress Street
 Portland, Maine 04101

RECEIPT OF FEES

Application No: 0000-1864	Applicant: MARDIGAN STEPHEN E
Project Name: 3 HUMBOLDT ST	Location: 3 HUMBOLDT ST
CBL: 410 D016001	Application Type: Determination Letter
Invoice Date: 02/27/2014	

Previous Balance	-	Payment Received	+	Current Fees	-	Current Payment	=	Total Due	Payment Due Date
\$0.00		\$0.00		\$150.00		\$150.00		\$0.00	On Receipt

Previous Balance **\$0.00**

Fee Description	Qty	Fee/Deposit Charge
Zoning Determinations	1	\$150.00
		<u>\$150.00</u>
	Total Current Fees:	+ \$150.00
	Total Current Payments:	- \$150.00
	Amount Due Now:	\$0.00

CBL 410 D016001
Bill to: MARDIGAN STEPHEN E
 460 BAXTER BLVD
 PORTLAND, ME 04103

Application No: 0000-1864
Invoice Date: 02/27/2014
Invoice No: 44283
Total Amt Due: \$0.00
Payment Amount:

Make checks payable to the *City of Portland*, ATTN: Inspections, 3rd Floor, 389 Congress Street, Portland, ME 04101.
 Check the status of your permit or schedule an inspection on-line at <http://www.portlandmaine.gov/planning/permitstatus.asp>

Marge Schmuckal - Re: 410-D-16

From: Marge Schmuckal
To: Kathy Apon
Date: 2/27/2014 12:10 PM
Subject: Re: 410-D-16

Kathy,

I received your request. I will need a survey that is able to be scaled. What you submitted to me is a reduced copy. I also do not have information showing that there was not a previous division of land within the last 5 years, which would make this a matter for review of subdivision.

Thank you,
Marge

>>> Kathy Apon <kapon@maine.rr.com> 2/26/2014 12:20 PM >>>

Thank you!!

On 2/26/2014 11:25 AM, Marge Schmuckal wrote:

You can drop it all off at our front desk. They will give a receipt. And I will get the packet.
Marge

>>> Kathy Apon <kapon@maine.rr.com> 2/26/2014 11:09 AM >>>

Hello Marge,

How should I send you the request with the check for \$150.00 for the Letter Of Determination. I can email request and drop off check, or drop it all off at once to you.

Please let me know when you have a moment.

Thank you,

Kathy Apon

On 2/20/2014 11:12 AM, Marge Schmuckal wrote:

Hi Willie,
Pleas see attached
Marge

>>> <audetland@aol.com> 2/19/2014 9:28 AM >>>

Good Morning Marge -

Our client has given us the Green light to move forward in the submission request for a Letter of Determination for the construction of (two) single family homes on Marlborough Rd.

At our 2/6 meeting, you mentioned a \$150 application fee.
Could you please provide me with the submission requirements and the time frame to expect in obtaining the final Determination.

As always, thanks for your help.

Willie
Greater Portland Realty

Sent from AOL Mobile Mail

Notice: Under Maine law, documents - including e-mails - in the possession of public officials or city employees about government business may be classified as public records. There are very few exceptions. As a result, please be advised that what is written in an e-mail could be released to the public and/or the media if requested.

--

Kathy Apon
Greater Portland Realty
400 Allen Avenue
Portland, Me 04103
207-671-5496 cell
207-797-7777 X12
207-797-0255 fax

--

Kathy Apon
Greater Portland Realty
400 Allen Avenue
Portland, Me 04103
207-671-5496 cell
207-797-7777 X12
207-797-0255 fax

Marge Schmuckal - Re: 410-D-16

From: Marge Schmuckal
To: Kathy Apon
Date: 3/4/2014 2:49 PM
Subject: Re: 410-D-16

I need the deeds concerning 410-D-016 and when it was created to compare to 410-D-013 the neighboring property to know if and when "016" was cut off from "013".

>>> Kathy Apon <kapon@maine.rr.com> 3/4/2014 12:56 PM >>>
Hi Marge,

I got a copy of the survey and will drop off to you. As far as I know there is only 1 deed because lot has not been split and recorded yet.
Can I bring you the one deed to go along with the survey.

Thank you,

Kathy Apon

On 3/3/2014 9:24 AM, Marge Schmuckal wrote:

I need chain of titles for both lots.

>>> Kathy Apon <kapon@maine.rr.com> 3/1/2014 2:44 PM >>>
Hi Marge,

Thank you, I will look into getting that survey, also is the deed sufficient enough showing that land has not been subdivided.

Thanks again,

Kathy Apon

On 2/27/2014 12:10 PM, Marge Schmuckal wrote:

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ADjoining Property

Assessor's Office | 389 Congress Street | Portland, Maine 04101 | Room 115 | (207) 874-8486

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[Q & A](#)

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[browse facts and links a-z](#)



Best viewed at 800x600, with internet Explorer

CBL 410 D013001
Land Use Type SINGLE FAMILY
 Verify legal use with Inspections Division
Property Location 7 HUMBOLDT ST
Owner Information 7 H LLC
 21 THUNDER RD
 SACO ME 04072
Book and Page 30008/099
Legal Description 410-D-13
 HUMBOLDT ST 7
 VAN VECHTEN ST
 13324 SF
Acres 0.3059

Current Assessed Valuation:

TAX ACCT NO.	42520	OWNER OF RECORD AS OF APRIL 2013
LAND VALUE	\$74,300.00	7 H LLC
BUILDING VALUE	\$117,800.00	21 THUNDER RD
NET TAXABLE - REAL ESTATE	\$192,100.00	SACO ME 04072
TAX AMOUNT	\$3,728.66	

Any information concerning tax payments should be directed to the Treasury office at 874-8490 or [e-mailed](#).

Building Information:

Building 1

Year Built 1965
Style/Structure Type RANCH
Stories 1
Units 1
Bedrooms 3
Full Baths 1
Half Baths 1
Total Rooms 5
Attic NONE
Basement FULL
Square Feet 1280

[View Sketch](#)

[View Map](#)

[View Picture](#)

Sales Information:

Sale Date	Type	Price	Book/Page
10/9/2012	LAND + BUILDING	\$0.00	30008/099
5/20/1996	LAND + BUILDING	\$75,000.00	12513/140

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property in Question

Assessor's Office | 389 Congress Street | Portland, Maine 04101 | Room 115 | (207) 874-8486

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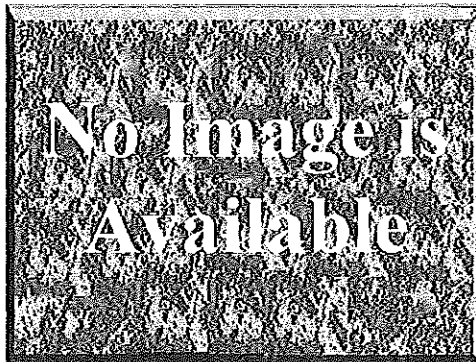
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Land Use Type VACANT LAND
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 PORTLAND ME 04103
Book and Page 13283/104
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 HUMBOLDT ST 1-3
 MARLBOROUGH RD 151-165
 16230 SF LOT 2 (S&T PLAN)
Acres 0.3726

Current Assessed Valuation:

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LAND VALUE	\$76,800.00	MARDIGAN STEPHEN E
BUILDING VALUE	\$0.00	460 BAXTER BLVD
NET TAXABLE - REAL ESTATE	\$76,800.00	PORTLAND ME 04103
TAX AMOUNT	\$1,490.70	

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[View Map](#)

Sales Information:

Sale Date	Type	Price	Book/Page
8/27/1997	LAND	\$20,000.00	13283/104

[New Search!](#)



3/6/14

Hi Marge are
enclosed ~~are~~ the deeds
I think you needed. If
this is not correct may I
please come in to
meet with you.
THANKS- Kathy Apon

Subject: Re: 410-D-16
From: "Marge Schmuckal" <MES@portlandmaine.gov>
Date: 3/4/2014 2:49 PM
To: "Kathy Apon" <kapon@maine.rr.com>

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671-5496

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Marge

Know All Men by These Presents,

That I, Natalie P. Gaiazzo of Portland, in the County of Cumberland and State of Maine

Gaiazzo
to
Gaiazzo
Q C

in consideration of One Dollar and other valuable considerations the total consideration being less than One Hundred Dollars

paid by Henry A. Gaiazzo of Portland, in said county and state

the receipt whereof I do hereby acknowledge, do hereby remise, release, bargain, sell and convey and forever quit-claim unto the said Henry A. Gaiazzo, his

heirs and assigns forever, all my right, title and interest in and to: A certain lot or parcel of land situated in said Portland, being lots numbered 198, 199, 200, 201 and 218, 219, 220 and 221 as shown on plan of lots at Ray Gardens, belonging to J.W. Wilbur, said plan being made by A.L. Eliot, C.E., dated September 1, 1914, and recorded in Cumberland County Registry of Deeds, Book 12, Page 103.

Said lots 198 to 201, inclusive, are situated on Van Vechten Street and said lots 218 to 221, inclusive, are situated on Humboldt Street, and said lots measure each thirty feet in width by one hundred feet in depth, and contain each, according to said plan, three thousand (3000) square feet, more or less.

Together with the fee, in so far as I have the right so to convey the same, of all the streets and ways shown on said plan, in common with the owners of the other lots shown on said plan, and subject to the right of all said lot owners to make any customary use of said streets and ways and being the same premises conveyed to me by Deed of Alfonso Gaiazzo dated September 1, 1945 and recorded in Cumberland County Registry of Deeds in Book 1794, Page 4 to which Deed and Deeds therein described reference is hereby made for more particular description.

Also, certain other lots or parcels of land situated in Portland in the County of Cumberland and State of Maine which lots of land are fully described in a Deed from J.W. Wilbur Company, Inc. to Alfonso Gaiazzo which Deed is dated November 18, 1920 and recorded in Cumberland County Registry of Deeds in Book 1065, Page 405 to which Deed and Deeds therein described reference is hereby made for more particular description as though fully incorporated in this Deed, excluding, however, from this conveyance the two lots of land which the said Alfonso Gaiazzo sold previously, said lots 319 and 320, which are situated on Huntington Avenue, and measure each thirty (30) feet in width, by eighty-six and 56/100 (86.56) feet in width, and contain each according to said plan, two thousand five hundred ninety-seven (2,597) square feet, more or less. Said lots 406 to 409 inclusive measure taken together, 117.03 feet on Nottingham Avenue; 196.32 feet on lot 410 on said plan; 120.11 feet on land of owner or owners unknown; 172.90 feet on lot 405 on said plan; containing, taken together according to said plan, 21,761 square feet, more or less.

Together with the fee in so far as the said Grantor has the right so to convey the same, of all the streets and ways shown on said plan, in common with the owners of the other lots shown on said plan, and subject to the right of all the said lot owners to make any customary use of said streets and ways and being the same premises conveyed to me by Deed of Alfonso Gaiazzo dated September 1, 1945 and recorded in Cumberland County Registry of Deeds in Book 1794, Page 4.

410-D-013

104 The above premises are conveyed subject to all recorded restrictions.
to have and to hold the same, together with all the privileges and
appurtenances thereunto belonging, to the said Henry A. Calazzo, his
heirs and assigns forever.

And I do covenant with the said Grantee, his heirs and assigns,
that I will warrant and forever defend the premises to him the said
Grantee, his heirs and assigns forever, against the lawful
claims and demands of all persons claiming by, through or under me.

In Witness Whereof, I the said Natalie P. Calazzo, being the former
wife of the said Henry A. Calazzo,

~~and~~

~~and~~

~~and~~

~~and~~

~~and~~

rights in the above described premises, have hereunto set my
hand and seal this first day of June
in the year of our Lord one thousand nine hundred and sixty.

Signed, Sealed and Delivered
in presence of

[Signature]

Natalie P. Calazzo

State of Maine. Cumberland ss. June 1 1960.

Personally appeared the above named Natalie P. Calazzo.

and acknowledged

the above instrument to be her free act and deed.

Before me, *[Signature]*

JUN 13 1960

REGISTRY OF DEEDS, CUMBERLAND COUNTY, MAINE

Justice of the Peace

Received at 2 H 5 M.P.M. and recorded in

~~Notary Public~~

BOOK 2544 PAGE 103 *[Signature]* Register

014884

CERTIFICATE OF VARIANCE APPROVAL

I, Merrill S. Seltzer, the duly appointed Chairman of the Board of Zoning Appeals for the City of Portland, Cumberland County and State of Maine, hereby certify that on the 29th day of March, 1990, the following variance was granted pursuant to the provisions of 30 M.R.S.A. § 4963 and the City of Portland's Code of Ordinances.

1. Property Owner: William and Henry Caiazzo
2. Property: Thunder Road, Saco, Maine
Cumberland County Registry Book 2544,
Page 103. (Last recorded 6/13/60 Deed in Chain of Title).
3. Variance and Conditions of Variance:
17 Humboldt Street, William and Henry Caiazzo, owners, were granted a variance by a vote of five in favor to one opposed for a 22 1/2 foot front yard setback in the R-3 Residence Zone instead of the 25 feet required by the City Zoning Ordinance in Section 14-90(4)a, 1.

IN WITNESS WHEREOF, I have hereto set my hand and seal

this 3 day of APRIL, 1990.

Merrill S. Seltzer
City of Portland
Merrill S. Seltzer, Chairman

MERRILL S. SELTZER, CHAIRMAN
(Printed or Typed Name)

RECEIVED
RECORDED REGISTRY OF DEEDS
1990 APR 10 PM 12:48
CUMBERLAND COUNTY

STATE OF MAINE
Cumberland, ss.

Then personally appeared the above-named Merrill Seltzer and acknowledged the above certificate to be his/her free act and deed in his/her capacity as Chairman of the Portland Board of Zoning Appeals.

P. Samuel Hoffes
P. SAMUEL HOFFES
NOTARY PUBLIC, MAINE
MY COMMISSION EXPIRES JULY 11, 1995
(Printed or Typed Name)
Notary Public

PURSUANT TO 30 M.R.S.A. § 4963, THIS CERTIFICATE MUST BE RECORDED BY THE PROPERTY OWNER IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS WITHIN 30 DAYS OF THE GRANTING OF THE VARIANCE FOR THE VARIANCE TO BE VALID. FURTHERMORE, THIS VARIANCE IS SUBJECT TO THE LIMITATIONS SET FORTH IN SECTION 14-474 OF THE CITY OF PORTLAND'S CODE OF ORDINANCES.

050599

QUITCLAIM DEED WITH COVENANTS

That S&T Enterprises, Inc., a Maine corporation, with a place of business at Portland, Maine, for consideration paid, grants to Stephen E. Mardigan of Portland, County of Cumberland and State of Maine, whose mailing address is 684 Baxter Boulevard, Portland, Maine 04103, with quitclaim covenants, the land in Portland, County of Cumberland, located on Humboldt Street, and more particularly described in Exhibit A attached hereto and incorporated herein by reference.

IN WITNESS WHEREOF, the said S&T Enterprises, Inc. has caused this instrument to be signed by a duly authorized officer as a sealed instrument on this 11th day of June, 1997.

S&T Enterprises, Inc.

Theresa M. Cardelli
By: *Nancy M. Elliott*
Name: Theresa M. Cardelli
by Nancy M. Elliott by
Power of Attorney dated
November 30, 1994
Being duly authorized

STATE OF MAINE
CUMBERLAND, ss.

June 11, 1997

Then personally appeared the above-named Nancy M. Elliott who, acting pursuant to a power of attorney dated November 30, 1994, given by Theresa M. Cardelli, President of S&T Enterprises, Inc., and in said capacity acknowledged the foregoing instrument to be her free act and deed and the free act and deed of the corporation.

Before me,

SEAL

Cynthia W. Phillips
Notary Public/Attorney at Law

CYNTHIA W. PHILLIPS
Notary Public, Maine
My Commission Expires
September 18, 2002

MAINE REAL ESTATE TAX PAID

410-D-016

1

SCHEDULE A

A certain lot or parcel of land located on the northwesterly side of Humboldt Street in the City of Portland, County of Cumberland, and State of Maine, more particularly described as follows:

Beginning at a point located on Humboldt Street, thence northwesterly a distance of two hundred and two hundredths feet (200.02 ft.) to a point; thence southerly a distance of one hundred ten feet (110.00 ft.) to a point; thence easterly a distance of seventy-four and fifty-nine hundredths feet (74.59 ft.), more or less, to a point; thence northeasterly a distance of forty-three and thirteen hundredths feet (43.13 ft.) to a point; thence northeasterly a distance of fifty and seventeen hundredths feet (50.17 ft.) to a point; thence easterly a distance of fifty-seven and eighty-seven hundredths feet (57.87 ft.) to a point on Humboldt Street; then northerly along the sideline of Humboldt Street a distance of fifty-five and ninety-six hundredths feet (55.96 ft.) to the point of beginning. Said lot is lot 2 as shown on a plan recorded in the Cumberland County Registry of Deeds in Plan Book 189, Page 31. Said lot is comprised of lots 227, 192 and 193 and a portion of lots 225, 226, 194, and 195, as shown on Plan of Roy Gardens recorded in Cumberland County Registry of Deeds in Plan Book 12, Page 103.

Being a portion of the same premises conveyed to Grantor by deed of Premium Homes, Inc., to Grantor recorded in Cumberland County Registry of Deeds in Book 8636, Page 74, by deed of Bernard S. Chapman, Trustee for Premium Homes, Inc., recorded in said Registry of Deeds in Book 8636, Page 72, and by deed of Anthony Dell Agulla recorded in said Registry of Deeds in ~~Book 8248, Page 268.~~ *not recorded*

RECEIVED
RECORDED REGISTRY OF DEEDS

1997 AUG 27 AM 10: 30

CUMBERLAND COUNTY

John B O'Brien

DK0636PC0074

003581

QUITCLAIM DEED
WITH COVENANTS


KNOW ALL MEN BY THESE PRESENTS, THAT Premium Homes, Inc. a
Maine Corporation with a place of business at Portland,
Maine, County of Cumberland, State of Maine, for
consideration paid, grant to S & T Enterprises, Inc., a Maine
Corporation with a place of business at Portland, Maine,
County of Cumberland, State of Maine, whose mailing address
is 492 Congress Street, Portland, Maine, with quitclaim
covenants, the land in Portland, County of Cumberland, State
of Maine, described as follows:

Six (6) certain lots or parcels of land, being lots
222, 223, 224, 225, 226 and 227 as shown on Plan of Ray
Gardens and recorded in the Cumberland County Registry
of Deeds in Plan Book 12, Page 103.

Meaning and intending to convey and hereby conveying
the same premises conveyed to Grantor herein by deed of
Grantee herein, by deed dated October 29, 1988 and
recorded in said Registry of Deeds in Book 7470, Page
130.

IN WITNESS WHEREOF, the said Premium Homes, Inc., has caused
this instrument to be sealed with its corporate seal and
signed in its corporate name by Bernard S. Chapman, its Vice-
President thereunto duly authorized, on this twenty-third day
of the month of January, 1989.

PREMIUM HOMES, INC.

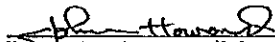
By: 
Its Vice-President
BERNARD S. CHAPMAN

DK8636PG0075

STATE OF MAINE
CUMBERLAND, SS.

January 29, 1989

Then personally appeared the above-named Bernard S. Chapman,
Vice-President of said corporation, and acknowledged the
foregoing to be his free act and deed in his said capacity
and the free act and deed of said corporation.


Name: JOHN HOWARD
Notary Public/Attorney at Law

RECEIVED
RECORDED REGISTRY OF DEEDS

1989 JAN 25 AM 10:45

CUMBERLAND COUNTY

James J. Walsh

3

BK 8636PG072

003580


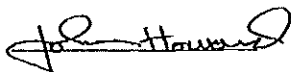
QUITCLAIM DEED
WITH COVENANTS

KNOW ALL MEN BY THESE PRESENTS, THAT Bernard S. Chapman, as Trustee and Individually, of Portland, Maine, County of Cumberland, State of Maine, for consideration paid, grant to S & T Enterprises, Inc., a Maine Corporation with a place of business at Portland, Maine, County of Cumberland, State of Maine, whose mailing address is 492 Congress Street, Portland, Maine, with quitclaim covenants, the land in Portland, County of Cumberland, State of Maine, described as follows:

Six (6) certain lots or parcels of land, being lots 222, 223, 224, 225, 226 and 227 as shown on Plan of Ray Gardens and recorded in the Cumberland County Registry of Deeds in Plan Book 12, Page 103.

Meaning and intending to convey and hereby conveying the same premises conveyed to Grantor herein by deed of Premium Homes, Inc. herein, by deed dated November 9, 1988 and recorded in said Registry of Deeds in Book 8661, Page 256.

IN WITNESS WHEREOF, the said Bernard S. Chapman, has caused this instrument to be sealed and signed on this twenty-third day of the month of January, 1989.



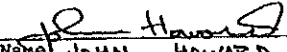
Bernard S. Chapman,
Individually and as
Trustee

DK0636PG0073

STATE OF MAINE
CUMBERLAND, SS.

January 23, 1989

Then personally appeared the above-named Bernard S. Chapman,
and acknowledged the foregoing to be his free act and deed in
his said capacities.


Name: JOHN HOWARD
Notary Public/Attorney at Law

RECEIVED
RECORDED REGISTRY OF DEEDS
1989 JAN 25 AM 10:43
CUMBERLAND COUNTY
James J. Walsh

A

8K7470FG0130

061316
WARRANTY DEED

Know all Men by these Presents,

That S & T Enterprises, Inc., a Maine Corporation with principal place of business at Portland, County of Cumberland, State of Maine

in consideration of one dollar (\$1.00) and other valuable considerations

paid by Premium Homes, Inc., also a Maine corporation with principal place of business at Portland, County of Cumberland, State of Maine, and

whose mailing address is P. O. Box 15307, Station 3, Portland, Maine 04101

the receipt whereof it does hereby acknowledge, do hereby give, grant, bargain, sell and convey unto the said Premium Homes, Inc.,

successors
its heirs and assigns forever,

Six (6) certain lots or parcels of land situated in the City of Portland, County of Cumberland and State of Maine, and being Lots numbered 222, 223, 224, 225, 226 and 227 as shown on Plan of Ray Gardens recorded in Cumberland County Registry of Deeds in Plan Book 12, Page 103.

Being the same premises as those conveyed by warranty deed of Professional Leasing, Inc., to the Grantor herein, said deed dated 28 October, 1985 and recorded in the Cumberland County Registry of Deeds at Book 6962, Page 26.

To have and to hold the aforegranted and bargained premises, with all the privileges and appurtenances thereof, to the said Premium Homes, Inc.,

its successors and assigns, to them and their use and behoof forever. And it does covenant with the said Grantee, its successors and assigns,

that it is lawfully seized in fee of the premises, that they are free of all encumbrances,

that it has good right to sell and convey the same to the said Grantee to hold as aforesaid; and that it and its successors and assigns will warrant and defend the same to the said Grantee, its successors and assigns forever, against the lawful claims and demands of all persons.

In Witness Whereof, the said S & T Enterprises, Inc., through the hand of its duly authorized officer,

X

X

X, and relinquishing and conveying all rights by descent and all other rights in the above described premises, has hereunto set its hand and seal this 29th day of the month of October, A.D. 1986.

Signed, Sealed and Delivered

in presence of

David S. Turley

Stephen D. Cardelli

By: S & T Enterprises, Inc.
Its: *Stephen D. Cardelli*
General Manager and Duly authorized agent

State of Maine, County of Cumberland ss: 29 October, 1986.

Then personally appeared the above named who, in his capacity as of S & T Enterprises, Inc.,

and acknowledged the foregoing instrument to be his free act and deed, in the aforesaid capacity and the free act and deed of the Corporation.

Before me,

David S. Turley
Paul S. Turley

Notary Public
Attorney at Law

RECEIVED
RECORDED DEPT. OF REEDS
1986 NOV -7 PH12:46
CUMBERLAND COUNTY
David S. Turley

OK8551PG0255

058732

QUITCLAIM WITHOUT COVENANT DEED

Premium Homes, Inc., a Maine corporation with a place of business in the City of Portland, County of Cumberland, State of Maine, for consideration paid, RELEASES to Bernard S. Chapman, IN TRUST for the benefit of said Premium Homes, Inc., of Portland, County of Cumberland, State of Maine, whose mailing address is: 492 Congress Street, Portland, Maine 04101, the land in Portland, County of Cumberland, State of Maine, being more particularly bounded and described as follows:

Certain lots or parcels of land, together with any buildings thereon, situated on Humboldt Street, in Portland, County of Cumberland, State of Maine, and being identified as Lots 222, 223, 224, 225, 226 & 227 as shown on plan entitled Plan of Ray Gardens, recorded in Plan Book 12, Page 103, in the Cumberland County Registry of Deeds, reference to which is made for further details and particulars.

For source of title, reference is made to deed to the Grantor herein from S & T, Inc., recorded in said Registry of Deeds, Book 7470, Page 130.

Witness its hand and seal this 9th day of November, 1988.

Premium Homes, Inc.

Margell Durran By: *Bernard S. Chapman*
Bernard S. Chapman
Thereunto duly authorized

STATE OF MAINE
CUMBERLAND, SS

November 9, 1988

Personally appeared the above-named Bernard S. Chapman, an officer of said Premium Homes, Inc., and acknowledged the foregoing instrument to be his free act and deed in his aforesaid capacity and the free act and deed of said Premium Homes, Inc.

Before me,

Margell Durran SEAL
Notary Public
BY NANCY A. DUNHAM
NOTARY PUBLIC, MAINE
BY COMMISSION EXPIRES SEPTEMBER 25, 1992

RECEIVED
REGISTERED OFFICE OF DEEDS
1988 NOV -9 PM 3:54
CUMBERLAND COUNTY
James Sewell

47624

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That, PROFESSIONAL LEASING, INC., a Maine Corporation with a place of business in Portland, County of Cumberland, and State of Maine, for consideration paid, grant to S & T Enterprises, Inc.

of Portland, County of Cumberland, State of Maine, and whose mailing address is 482 Congress Street, Portland, Me. 04102

with warranty covenants, the land in Portland, County of Cumberland, and State of Maine, described as follows:

Six (6) certain lots or parcels of land situated in the City of Portland, County of Cumberland and State of Maine, and being Lots numbered 222, 223, 224, 225, 226 and 227 as shown on Plan of Ray Gardens recorded in Cumberland County Registry of Deeds in Plan Book 12, Page 103.

Being a portion of the premises conveyed to the Grantor herein by Stephen D. Cardelli by deed dated May 22, 1973 and recorded in said Registry in Book 3399, Page 222.

IN WITNESS WHEREOF, the said PROFESSIONAL LEASING, INC., by Stephen D. Cardelli, its President thereunto duly authorized, has caused this instrument to be signed this 28th day of October, 1985

PROFESSIONAL LEASING, INC.

Thelma J. ...
Witness

By: *Stephen D. Cardelli*
Its President

State of Maine
Cumberland, ss.

11/4, 1985

Personally appeared the above-named Stephen D. Cardelli, President of the said PROFESSIONAL LEASING, INC. and acknowledged the foregoing instrument to be his free act and deed and his free act and deed in his said capacity.

Before me,

Thelma J. ...
Notary Public/Attorney at Law

Phillip R. Lohr
Type or print name

MY COMMISSION EXPIRES
JULY 30, 1988

RECEIVED
RECORDED REGISTRY OF DEEDS
1985 NOV -7 PM 12:10
CUMBERLAND COUNTY
James J. Walsh

SEAL

SEAL

6

(Rev. 1941)
10597
Know all Men by these Presents,

That I, STEPHEN D. CARDELLI, of Portland, in the County of Cumberland, and State of Maine,

in consideration of One Dollar (\$1.00) and other valuable considerations paid by PROFESSIONAL LEASING, INC., a Maine Corporation, with offices in Portland, County of Cumberland, State of Maine,

the receipt whereof I do hereby acknowledge, do hereby rent, release, bargain, sell and convey, and forever quit-claim unto the said PROFESSIONAL LEASING, INC., its

Successors ~~Heirs~~ and Assigns forever. A certain lot or parcel of land with the buildings thereon, situated on Demarest Street, in said Portland, being lots numbered two hundred and fifty (250) and two hundred and fifty-one (251) as shown on Plan of Lots at Ray Gardens belonging to J.W. Wilbur, said plan being made by A. L. Eliot, C.E., dated September 1, 1914 and recorded in Cumberland County Registry of Deeds, Book 12, Page 103.

Said lots measure each thirty (30) feet in width by one hundred (100) feet in depth, and contain each, according to said plan, three thousand (3000) square feet, more or less.

Together with the fee, insofar as I have the right to convey the same of all the streets and ways shown on said plan, in common with the owners of the other lots shown on said plan, and subject to the right of all of said lot owners to make any customary use of said streets and ways.

There is also hereby conveyed nineteen (19) other certain lots or parcels of land and being lots numbered 222, 223, 224, 225, 226, 227, 237, 238, 239, 243, 244, 240, 241, 242, 245, 246, 247, 248, and 249 as shown on said Plan of Lots at Ray Gardens, recorded in the Cumberland County Registry of Deeds, Plan Book 12, Page 103, as aforesaid.

Being a portion of the premises conveyed from Camela Leo, et al to Patrick J. Meehan by Warranty Deed dated December 17, 1958 and recorded in the Cumberland County Registry of Deeds in Book 2478, Page 329.

Meaning and intending to convey and hereby conveying the same premises as conveyed by Warranty Deed by Merritt G. Warren, Jr. to Stephen D. Cardelli, dated June 19, 1972, and recorded in the Cumberland County Registry of Deeds in Book 3258, Page 92.

To have and to hold the same, together with all the privileges and appurtenances thereunto belonging to the said

PROFESSIONAL LEASING, INC.

successors and its assigns forever.

And I do covenant with the said Grantee, its successors and assigns, that I will warrant and forever defend the premises to it the said Grantee, its successors and assigns forever, against the lawful claims and demands of all persons claiming by, through, or under within Grantor

224

In Witness Whereof, the said STEPHEN D. CARDELL, being unmarried,

and

and

and

rights of possession, use, enjoyment, and disposal of the above described premises, unto

has hereunto set his hand and seal this

2nd day of May in the year of our Lord one thousand nine hundred and seventy-three.

Signed, Sealed and Delivered

in presence of

David C. Pomroy

Stephen D. Cardell

State of Maine,
CUMBERLAND

ss.

May 30 1973

Personally appeared the aboved named STEPHEN D. CARDELL

and acknowledged the above instrument to be his free act and deed.

Before me,

David C. Pomroy
Justice of the Peace
Notary Public
Maine

MAY 22 1973

REGISTRY OF DEEDS, CUMBERLAND COUNTY, MAINE

Received at 12 B 14 WPA, and recorded in

BOOK 3399 PAGE 222

In Witness Whereof

Register

12850

92

Know All Men by These Presents,

That I, HERRITT G. WARREN, JR., of Portland, in the County of Cumberland and State of Maine,

in consideration of One Dollar (\$1.00) and other valuable considerations

paid by STEPHEN D. CARDELLI, of Salt Spray Lane, in the Town of Cape Elizabeth, County of Cumberland and State of Maine,

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

STEPHEN D. CARDELLI, his

heirs and assigns forever, a certain lot or parcel of land

A certain lot or parcel of land with the buildings thereon, situated on Demarest Street, in said Portland, being lots numbered two hundred and fifty (250) and two hundred and fifty-one (251) as shown on Plan of Lots at Ray Gardens belonging to J. W. Wilbur, said plan being made by A. L. Eliot, C.E., dated September 1, 1914 and recorded in Cumberland County Registry of Deeds, Book 12, Page 103.

Said lots measure each thirty (30) feet in width by one hundred (100) feet in depth, and contain each, according to said plan, three thousand (3000) square feet, more or less.

Together with the fee, insofar as I have the right to convey the same of all the streets and ways shown on said plan, in common with the owners of the other lots shown on said plan, and subject to the right of all of said lot owners to make any customary use of said streets and ways.

There is also hereby conveyed nineteen (19) other certain lots or parcels of land and being lots numbered 222, 223, 224, 225, 226, 227, 237, 238, 239, 243, 244, 240, 241, 242, 245, 246, 247, 248, and 249 as shown on said Plan of Lots at Ray Gardens, recorded in the Cumberland County Registry of Deeds, Plan Book 12, Page 103, as aforesaid.

Being a portion of the premises conveyed from Carmela Leo, et al to Patrick J. Meehan by Warranty Deed dated December 17, 1958 and recorded in the Cumberland County Registry of Deeds in Book 2478, Page 329.

Meaning and intending to convey and hereby conveying the same premises conveyed by Warranty Deed by Thomas P. Meehan to the Grantor herein dated January 18, 1972 and recorded in the Cumberland County Registry of Deeds in Book 3209 at Page 498. Thomas P. Meehan received the property as sole heir of his father, Patrick J. Meehan, who died intestate on January 19, 1971.



(108)

Know all Men by these Presents,

That we, Carmela Leo, Minnie Kenny, Julia Gillis, Anthony Cavallero, Teresa M. Naples, Gavie Cavallero, Joseph Cavallero, Frank Cavallero, Mary Meehan, all of Portland, in the County of Cumberland and State of Maine and Alberta Blais of North Yarmouth in said County of Cumberland and Andrew Cavallero of St. Albans, in the County of Franklin and State of Vermont,

Leo
&
to
Meehan
--
War

in consideration of one dollar and other valuable considerations which consideration is less than one hundred dollars

paid by Patrick J. Meehan of Portland, in the County of Cumberland and State of Maine

the receipt whereof we do hereby acknowledge, do hereby give, grant, bargain, sell and convey unto the said Patrick J. Meehan, his heirs and assigns forever,

a certain lot or parcel of land with the buildings thereon, situated on Demorest Street, in said Portland being lots numbered two hundred and fifty (250) and two hundred and fifty-one (251) as shown on Plan of Lots at Ray Gardens belonging to J. W. Wilbur, said plan being made by A. L. Eliot, C. E., dated September 1, 1914 and recorded in Cumberland County Registry of Deeds, Book 12, Page 103.

Said lots measure each thirty (30) feet in width by one hundred (100) feet in depth, and contain each, according to said plan, three thousand (3000) square feet, more or less.

Together with the fee, in so far as we have the right to convey the same of all the streets and ways shown on said plan, in common with the owners of the other lots shown on said plan, and subject to the right of all of said lot owners to make any customary use of said streets and ways.

There is also hereby conveyed nineteen (19) other certain lots or parcels of land and being lots numbered 222, 223, 224, 225, 226, 227, 237, 238, 239, 243, 244, 240, 241, 242, 245, 246, 247, 248, and 249 as shown on said Plan of lots at Ray Gardens, recorded in Cumberland County Registry of Deeds, Plan Book 12, Page 103, as aforesaid.

There is also hereby conveyed twelve certain lots or parcels of land, situated in said Portland, and being lots numbered 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, and 558 as shown on plan of lots at Ray Gardens #2, belonging to J. W. Wilbur, said Plan being made by A. L. Eliot, C. E., dated November 18, 1914, and recorded in said Registry of Deeds, Plan Book 12, Page 98.

instrument to be his free act and deed.

331

Before me,

John Mulvey
Justice of the Peace.
Notary Public

MY COMMISSION EXPIRES:

Feb 10, 1959

Cumberland, ss. State of Maine June 1, 1959

Personally appeared the above-named Anna A. Cavalero and acknowledged the above instrument to be her own free act and deed.

Before me:

John A. Sullivan
Notary Public

Cumberland, ss. State of Maine June 1, 1959

Personally appeared the above-named Frank Cavalero and acknowledged the above instrument to be his own free act and deed.

before me:

John A. Sullivan
Notary Public



JUN 15 1959

REGISTRY OF DEEDS, CUMBERLAND COUNTY, MAINE

Received at 11 H 23 M A.M., and recorded in

BOOK 2478 PAGE 329 *Seward R. Johnson* Registrar

Bennett
B Fuller
II

Know All Men by These Presents, that

I, Charles H. O'Brien, of Portland, in the County of Cumberland, and State of Maine,

O'Brien

in consideration of Fifty-seven hundred (\$5,700) dollars, paid by the Maine Savings Bank, a corporation established by law, at Portland, in the County of Cumberland, and State of Maine, the receipt whereof is hereby acknowledged, do hereby give, grant, bargain, sell and convey unto the said Maine Savings Bank, its successors and assigns forever

to
Maine
Sav Bk

A certain lot or parcel of land, with the buildings thereon, situated on the southwesterly side of Beckett Street, in said City of Portland, bounded and described as follows: Beginning on the southwesterly side line of Beckett Street at a point eighty-five (85) feet southeasterly thereon from the southeasterly side line of Congress Street; thence southeasterly by Beckett Street forty (40) feet to a point; thence from these two points extending southwesterly parallel with Congress Street eighty (80) feet, keeping the width of forty (40) feet.

--
Mort

Being a portion of Block "E" on Plan recorded in Cumberland County Registry of Deeds, in Plan Book 4, Page 18.

Being the same premises conveyed to me by Mary O'Brien by deed dated June 30, 1949, and recorded in said Registry of Deeds, in Book 1961, Page 199.

FEB 15 1968

With payment and satisfaction of this mortgage is hereby acknowledged and the same is hereby canceled and discharged.

MAINE SAVINGS BANK

By *[Signature]*
Witness *[Signature]*
Notary Public

Eulalie S. Costa

10

(106)

1072

Know all Men by these Presents,

That I, THOMAS P. MEEHAN, of Bangor, County of Penobscot, and State of Maine,

in consideration of One Dollar (\$1.00) and other valuable considerations

paid by MERRITT G. WARREN, JR., of Portland, County of Cumberland and State of Maine,

the receipt whereof I do hereby acknowledge, do hereby give, grant, bargain, sell and convey, unto the said MERRITT G. WARREN, JR. his heirs and assigns forever,

a certain lot or parcel of land with the buildings thereon, situated on Demerest Street, in said Portland, being lots numbered two hundred and fifty (250) and two hundred and fifty-one (251) as shown on Plan of Lots at Ray Gardens belonging to J. W. Wilbur, said plan being made by A. L. Eliot, C.E., dated September 1, 1914 and recorded in Cumberland County Registry of Deeds, Book 12, Page 103.

Said lots measure each thirty (30) feet in width by one hundred (100) feet in depth, and contain each, according to said plan, three thousand (3000) square feet, more or less.

Together with the fee, in so far as I have the right to convey the same of all the streets and ways shown on said plan, in common with the owners of the other lots shown on said plan, and subject to the right of all of said lot owners to make any customary use of said streets and ways.

There is also hereby conveyed nineteen (19) other certain lots or parcels of land and being lots numbered 222, 223, 224, 225, 226, 227, 237, 238, 239, 243, 244, 240, 241, 242, 245, 246, 247, 248, and 249 as shown on said Plan of Lots at Ray Gardens, recorded in the Cumberland County Registry of Deeds, Plan Book 12, Page 103, as aforesaid.

Being a portion of the premises conveyed from Carmela Leo, et al. to Patrick J. Meehan by Warranty Deed dated December 17, 1958 and recorded in the Cumberland County Registry of Deeds in Book 2478, Page 329.

The Grantor, Thomas P. Meehan, received property as sole heir of his father, Patrick J. Meehan, who died intestate on January 19, 1971.

035035
STATE OF MAINE
REAL ESTATE TRANSFER TAX
13.75
Bureau of Taxation
P.B. 10452

To have and to hold the aforegranted and bargained premises with all the privileges and appurtenances thereof to the said MERRITT G. WARREN, JR.

his heirs and assigns, to them and their use and behoof forever.

And I do COVENANT with the said Grantee, his heirs and assigns, that I am lawfully seized in fee of the premises that they are free of all encumbrances: except a sewer assessment and all other easements of record;

that I have good right to sell and convey the same to the said Grantee to hold as aforesaid; and that I and my heirs shall and will WARRANT and DEFEND the same to the said Grantee, his heirs and assigns forever, against the lawful claims and demands of all persons.

In Witness Whereof, we the said Thomas P. Meehan

and Michelina E. Meehan

wife of the said Thomas P. Meehan

joining in this deed as Grantors, and relinquishing and conveying our right by descent and all other rights in the above described premises, have hereunto set our hands and seals this 18th day of January in the year of our Lord one thousand nine hundred and seventy-two.

Signed, Sealed and Delivered in presence of [Signature]

[Signature] Thomas P. Meehan [Signature] Michelina E. Meehan

State of Maine, CUMBERLAND

} ss.

January 18 1972 .

Personally appeared the above named Thomas P.

Meehan and acknowledged the above instrument to be his free act and deed.

REGISTRY OF DEEDS, CUMBERLAND COUNTY, MAINE. Before me, [Signature] Received at 1 B46 W/A, and recorded in [Signature] BOOK 3209 PAGE 498 to [Signature] Register Justice of the Peace. Notary Public.



(108)

Know all Men by these Presents,

That we, Carmela Leo, Minnie Kenny, Julia Gillis, Anthony Cavallero, Teresa M. Naples, David Cavallero, Joseph Cavallero, Frank Cavallero, Mary Meehan, all of Portland, in the County of Cumberland and State of Maine and Alberta Blais of North Yarmouth in said County of Cumberland and Andrew Cavallero of St. Albans, in the County of Franklin and State of Vermont,

Leo
&
to
Meehan
--
War

in consideration of one dollar and other valuable considerations which consideration is less than one hundred dollars

paid by Patrick J. Meehan of Portland, in the County of Cumberland and State of Maine

the receipt whereof we do hereby acknowledge, do hereby give, grant, bargain, sell and convey unto the said Patrick J. Meehan, his heirs and assigns forever,

a certain lot or parcel of land with the buildings thereon, situated on Demerest Street, in said Portland being lots numbered two hundred and fifty (250) and two hundred and fifty-one (251) as shown on Plan of Lots at Ray Gardens belonging to J. W. Wilbur, said plan being made by A. L. Eliot, C. E., dated September 1, 1914 and recorded in Cumberland County Registry of Deeds, Book 12, Page 103.

Said lots measure each thirty (30) feet in width by one hundred (100) feet in depth, and contain each, according to said plan, three thousand (3000) square feet, more or less.

Together with the fee, in so far as we have the right to convey the same of all the streets and ways shown on said plan, in common with the owners of the other lots shown on said plan, and subject to the right of all of said lot owners to make any customary use of said streets and ways.

There is also hereby conveyed nineteen (19) other certain lots or parcels of land and being lots numbered 222, 223, 224, 225, 226, 227, 237, 238, 239, 243, 244, 240, 241, 242, 245, 246, 247, 248, and 249 as shown on said Plan of lots at Ray Gardens, recorded in Cumberland County Registry of Deeds, Plan Book 12, Page 103, as aforesaid.

There is also hereby conveyed twelve certain lots or parcels of land, situated in said Portland, and being lots numbered 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, and 558 as shown on plan of lots at Ray Gardens #2, belonging to J. W. Wilbur, said Plan being made by A. L. Eliot, C. E., dated November 18, 1914, and recorded in said Registry of Deeds, Plan Book 12, Page 98.

instrument to be his free act and deed.

331

Before me, *John Mulvey*
Justice of the Peace.
Notary Public

MY COMMISSION EXPIRES:
Feb 10, 1959

Cumberland, ss. State of Maine June 1, 1959

Personally appeared the above-named Anna A. Cavalero and acknowledged the above instrument to be her own free act and deed.

Before me: *Kathleen B. Sullivan*
Notary Public



State of Maine June 1, 1959

Personally appeared the above-named Frank Cavalero and acknowledged the above instrument to be his own free act and deed.

before me: *[Signature]*
Notary Public

REGISTRY OF DEEDS, CUMBERLAND COUNTY, MAINE

Received at 11 H 23 AM, and recorded in
BOOK 2478 PAGE 329 *[Signature]* Register

Bennett
B Fuller
II

Know All Men by These Presents, that

I, Charles H. O'Brien, of Portland, in the County of Cumberland, and State of Maine,

O'Brien

in consideration of Fifty-seven hundred (\$5,700) dollars, paid by the Maine Savings Bank, a corporation established by law, at Portland, in the County of Cumberland, and State of Maine, the receipt whereof is hereby acknowledged, do hereby give, grant, bargain, sell and convey unto the said Maine Savings Bank, its successors and assigns forever

to
Maine
Sav Bk

A certain lot or parcel of land, with the buildings thereon, situated on the southwesterly side of Beckett Street, in said City of Portland, bounded and described as follows: Beginning on the southwesterly side line of Beckett Street at a point eighty-five (85) feet southeasterly thereon from the southeasterly side line of Congress Street; thence southeasterly by Beckett Street forty (40) feet to a point; thence from these two points extending southwesterly parallel with Congress Street eighty (80) feet, keeping the width of forty (40) feet.

Mort

Being a portion of Block "E" on Plan recorded in Cumberland County Registry of Deeds, in Plan Book 4, Page 18.

Being the same premises conveyed to me by Mary O'Brien by deed dated June 30, 1949, and recorded in said Registry of Deeds, in Book 1961, Page 199.

FEB 15 1968

With payment and satisfaction of this mortgage is hereby acknowledged and the same is hereby cancelled and discharged.

By *[Signature]*
Witness *Eulalie S. Costa*

JENSEN BAIRD GARDNER & HENRY

ATTORNEYS AT LAW
TEN FREE STREET
P.O. BOX 4510
PORTLAND, MAINE 04112
(207) 775-7271
TELECOPIER (207) 775-7933

RAYMOND E. JENSEN
M. DONALD GARDNER
EDWIN G. WALKER
OF COUNSEL

KENNETH BAIRD
(1914-1987)

KENNEBUNK OFFICE
802 LAFAYETTE CENTER
KENNEBUNK, MAINE 04048
(207) 988-3382
TELECOPIER (207) 988-3417

BIDDEFORD OFFICE
418 ALFRED STREET
BIDDEFORD, MAINE 04005
(207) 882-8107
TELECOPIER (207) 882-8501

MERTON G. HENRY
JOHN D. BRADFORD
WALTER E. WEBBER
DONALD A. KOPP
KENNETH M. COLL III
NICHOLAS S. NADZO
FRANK H. FRYE
DAVID J. JONES
EILEEN M. L. EPSTEIN
MICHAEL A. NELSON
RALPH W. AUSTIN
JOAN C. LARRIQUE
RONALD A. EPSTEIN
WILLIAM H. DALE
JOSEPH H. GROFF III
F. BRUCE SLEEPER

BRIAN G. BIRAW
DERORAH M. MAHN
LESLIE E. LOWRY III
KEITH R. JACOUES
JOHN R. MICHAUD
PATRICIA M. McDONOUGH
MICHAEL J. QUINLAN
ELIZABETH T. HIGH
JAMES H. KATSIAPICAS
PETER B. LAFOND
MILDA A. CASTER
GWENDOLYN J. YFORD
JEFFREY D. LEMENTS
EMILY A. BLOCH
DANIEL L. CUMMINGS

December 18, 1989

HAND DELIVERED

Mr. William Giroux
Code Enforcement Officer
City of Portland
389 Congress Street
Portland, Maine 04101

RE: Humboldt Street, Portland, Maine

Dear Bill:

This firm is acting as counsel to S&T Enterprises and Phil DeStephano with respect to property on Humboldt Street, Portland, Maine. This letter will supplement and be a part of the application of Phil DeStephano for a building permit for property at Humboldt Street, Portland, Maine.

As we discussed, S&T Enterprises currently owns twelve contiguous lots of record shown as Lots 222-227 and 192-197 on a Plan of Ray Gardens recorded in Cumberland County Registry of Deeds in Plan Book 12, Page 123. These are shown on the tax maps as Block D, Lots 31-36 and 18-13, respectively. Mr. DeStephano will acquire lot 222, 223, 196 and 197 by a deed from S&T Enterprises. He will then acquire a five foot strip, contiguous to the above lots, from S&T Enterprises and being a portion of lots 194 and 224. The total parcel which is the subject of the building permit is then 65 feet by 200 feet.

The property is located in an R-3 zone. The pertinent zoning provisions are found in Sections 14-86 through 14-91, Section 14-433 and Section 14-47 of the Code.

JENSEN BAIRD GARDNER & HENRY

Mr. Giroux

Page 2

December 18, 1989

We understand the applicable dimensional requirements under the Code, then, to be as follows:

1. Street frontage: 50 feet; Section 14-90(3).
2. Minimum lot size: 6,500 square feet; Section 14-90(1)a.
3. Front yard (towards Humboldt Street): 25 feet; Section 14-90(4)a.
4. Rear yard: 25 feet, Section 14-90(4)b.
5. Side yard, for one story: 8 feet; Section 14-90(4)c.
6. Minimum lot width: 65 feet; Section 14-90(5) and Section 14-433.

As we have discussed, it is our final goal to have three buildable lots from the entire premises. We are making this application on the basis of a need to relocate an existing structure onto the subject premises. This building has been inspected and approved by the City. It is our understanding that the permit to be issued is given with the understanding that it will not prejudice our rights or ability to create the three buildable lots noted above.

Sincerely yours,

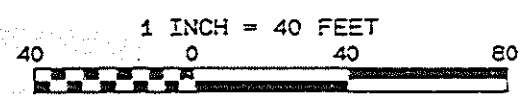
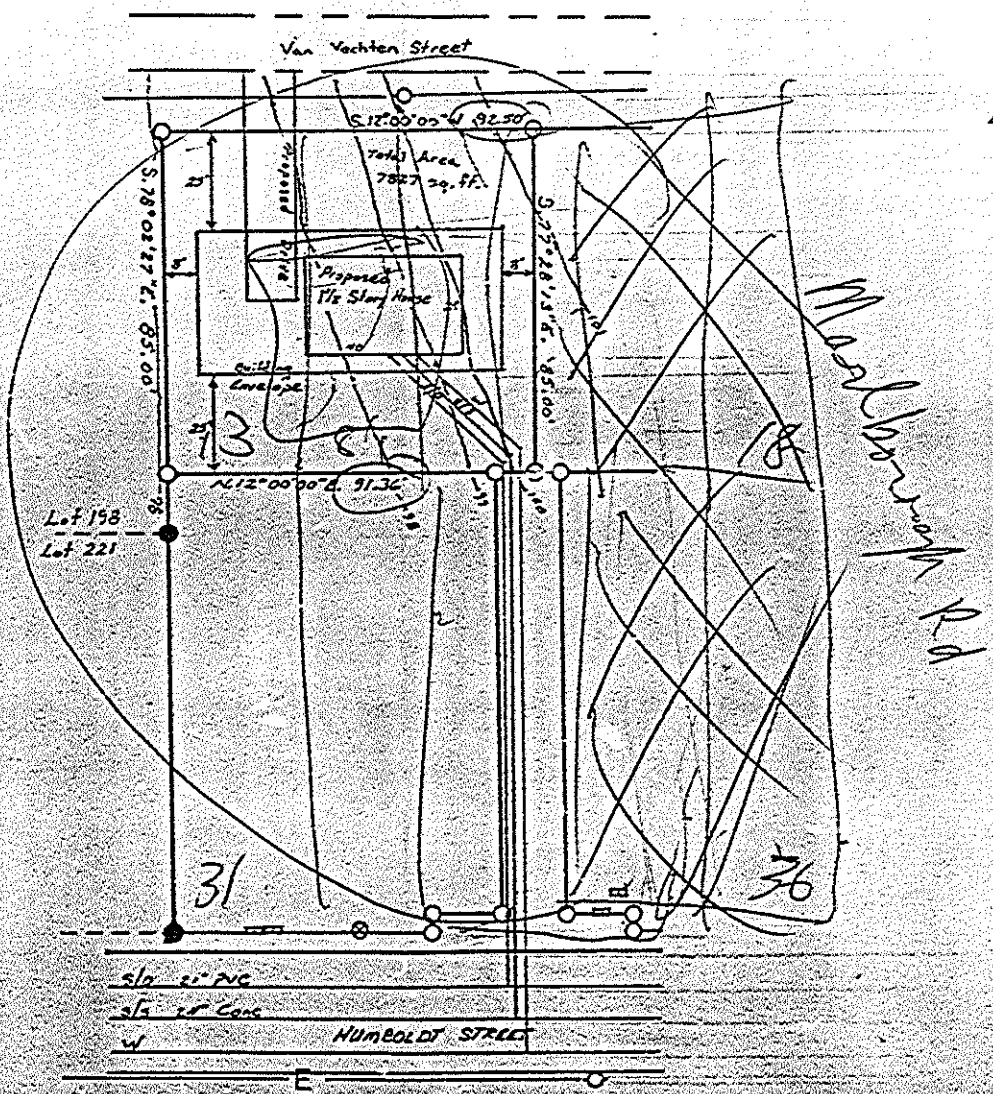

LESLIE E. LOWRY

LEL/kbf

410-7-31-86

MAINE 06

PLAN OF RAY GARDENS SUBDIVISION
 RECORDED IN PLAN BOOK 12 PAGE 103
 AND LOTS 222 - 227
 CONSTRUCTION DRAWINGS FROM
 ENGINEERS, PORTLAND, MAINE
 R-3 RESIDENTIAL
 5/8" DIAMETER IRON RODS



LEGEND

- ABUTTER LINE
- E- ELECTRIC LINE
- TRAVELED WAY
- ⊙ EXISTING HYDRANT
- ⊕ SANITARY SEWER
- ⊗ STORM DRAINAGE
- ⊠ EXISTING CATCH BASIN
- ⊞ STUB END
- ⊙ EXISTING WATER VALVE
- IRON ROD FOUND
- UTILITY POLE
- IRON ROD SET

SITE PLAN
 ON
 HUMBOLDT STREET
 PORTLAND, MAINE
 FOR
 S & T ENTERPRISES
 JULY 19, 1989 JOB 89034 SCALE 1" = 40'
 PREPARED BY:
 THE LAND SURVEY TEAM
 A DIVISION OF HANNAH & CO., LTD.
 PORTLAND, MAINE

CITY OF PORTLAND, MAINE

SITE PLAN REVIEW

Processing Form

Applicant S & T Enterprises/ Steve Cardelli 799-0198

Date Oct 18, 1989

Mailing Address P O B0x 2482 So Portland 04106

Address of Proposed Site 11 Humboldt Street

Proposed Use of Site Single Family

Site Identifier(s) from Assessors Maps 110-D-31 thru 36

Acres of Site / Ground Floor Coverage 7.827 / 960

Zoning of Proposed Site R-3

Site Location Review (DEP) Required: () Yes () No

Proposed Number of Floors 1

Board of Appeals Action Required: () Yes () No

Total Floor Area 960

Planning Board Action Required: () Yes () No

Other Comments: _____

Date Dept. Review Due: _____

BUILDING DEPARTMENT SITE PLAN REVIEW
(Does not include review of construction plans)

- Use does NOT comply with Zoning Ordinance
 - Requires Board of Appeals Action
 - Requires Planning Board/City Council Action

Explanation _____

- Use complies with Zoning Ordinance — Staff Review Below

Zoning, SPACE & BULK, as applicable

	DATE	ZONE LOCATION	INTERIOR OR CORNER LOT	40 FT. SETBACK AREA (SEC. 21)	USE	SEWAGE DISPOSAL	REAR YARDS	SIDE YARDS	FRONT YARDS	PROJECTIONS	HEIGHT	LOT AREA	BUILDING AREA	AREA PER FAMILY	WIDTH OF LOT	LOT FRONTAGE	OFF-STREET PARKING	LOADING BAYS
COMPLIES	✓	✓			✓	✓		✓	✓	✓	✓	✓	✓	✓	✓	✓		
COMPLIES CONDITIONALLY																		
DOES NOT COMPLY																		

CONDITIONS SPECIFIED BELOW
REASONS SPECIFIED BELOW

REASONS:

OK with 12-21-89

SIGNATURE OF REVIEWING STAFF/DATE

BUILDING DEPARTMENT—ORIGINAL

RD.

#3

23

**STANDARD BOUNDARY &
TOPOGRAPHIC SURVEY**

ON
MARLBOROUGH ROAD, PORTLAND, MAINE

MADE FOR
STEVE MARDIGAN

OWEN HASKELL, INC.
16 CASCO ST., PORTLAND, ME 04101 (207) 774-0424
PROFESSIONAL LAND SURVEYORS

Drwn By	WCS	Date	Job No.
Trace By	JLW	APRIL 10, 2002	2002-021P
Check By	WCS	Scale	Drwg. No.
Book No	943	1" = 20'	1