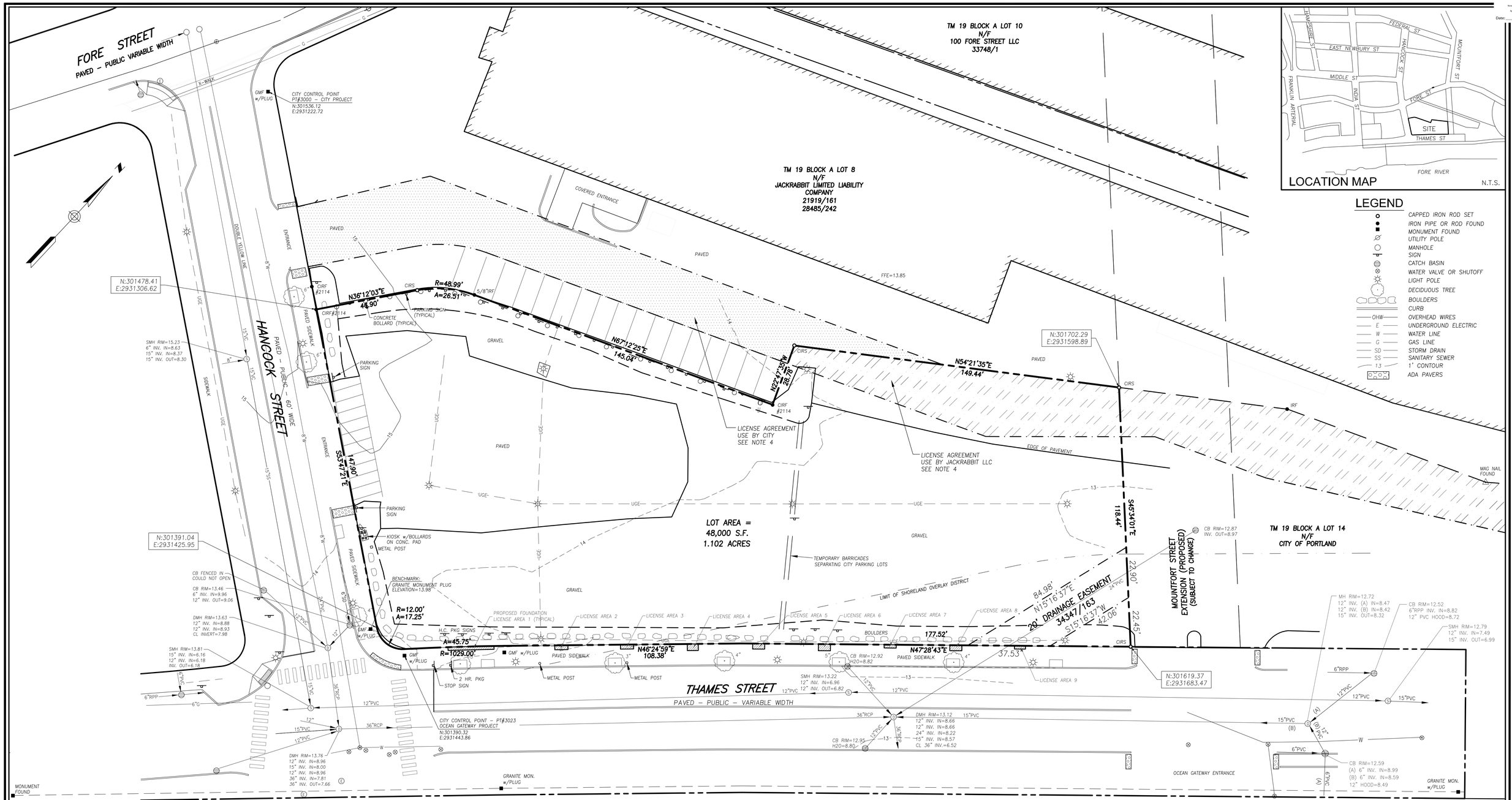

LOCATION MAP N.T.S.

LEGEND

- CAPPED IRON ROD SET
- IRON PIPE OR ROD FOUND
- MONUMENT FOUND
- UTILITY POLE
- MANHOLE
- SIGN
- CATCH BASIN
- WATER VALVE OR SHUTOFF
- LIGHT POLE
- DECIDUOUS TREE
- BOULDERS
- CURB
- OHW — OVERHEAD WIRES
- E — UNDERGROUND ELECTRIC
- W — WATER LINE
- G — GAS LINE
- SD — STORM DRAIN
- SS — SANITARY SEWER
- 13 — 1' CONTOUR
- ADA PAVERS

UTILITY NOTE

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-DIGSAFE AT LEAST THREE BUSINESS DAYS BEFORE PERFORMING ANY CONSTRUCTION. DUE TO OSHA CONFINED SPACE REQUIREMENTS, ALL INVERTS AND PIPE SIZES MUST BE VERIFIED PRIOR TO ANY CONSTRUCTION.

GRAPHIC SCALE

0 10' 20' 40' 80'

PLAN REFERENCES

1. "RECORDING PLAT (SHEETS 1 THRU 3) OCEAN GATEWAY COMMERCIAL STREET & FORE STREET, PORTLAND, MAINE MADE FOR RECORD OWNERS CITY OF PORTLAND AND STATE OF MAINE," BY OWEN HASKELL, INC.D DATED AUGUST 4, 2004. OHI JOB# 2003-165P. RECORDED IN PLAN BOOK 204 PAGES 622-624.

2. "ALTA/ACSM LAND TITLE SURVEY, 144 FORE STREET AND HANCOCK STREET, PORTLAND, CUMBERLAND COUNTY, STATE OF MAINE FOR RECORD OWNER: JACKRABBIT LIMITED LIABILITY CO.," BY LEWIS & WASINA, INC.D DATED 1/23/2011 AND REVISED THROUGH 1/26/2011. RECORDED IN PLAN BOOK 211 PAGE 15.

3. "BOUNDARY SURVEY AND PROPOSED CONVEYANCE 144 FORE STREET AND HANCOCK STREET, PORTLAND, CUMBERLAND COUNTY, STATE OF MAINE FOR RECORD OWNER: JACKRABBIT LIMITED LIABILITY CO.," BY LEWIS & WASINA, INC., DATED 5/18/2010 AND REVISED THROUGH 10/4/2010. ON FILE WITH THE CITY OF PORTLAND DEPARTMENT OF PUBLIC WORKS.

4. "ALTA/NSPS LAND TITLE SURVEY, 100 FORE STREET, PORTLAND, CUMBERLAND COUNTY, MAINE MADE FOR JONATHAN COHEN," BY OWEN HASKELL, INC., DATED OCTOBER 20, 2016. OHI JOB# 2016-325P.

5. "PORTLAND LAND MAP, CANADIAN NATIONAL RAILWAY CO. OPERATED BY CANADIAN NATIONAL CO., V26/SL24 DATED JUNE 30, 1917.

GENERAL NOTES

1. OWNER OF RECORD: 0 HANCOCK STREET, LLC
PORTION OF TAX MAP 19 BLOCK A LOT 14
C.C.R.D. BOOK 34347 PAGE 163

2. BEARINGS ARE BASED ON STATE PLANE COORDINATE SYSTEM, MAINE WEST ZONE, NAD 83 PER CITY CONTROL MONUMENTS.

CITY CONTROL POINTS USED:

PT# 3023 – OCEAN GATEWAY PROJECT
N:301390.32
E:2931443.86

PT# 3000 – N.E. CORNER HANCOCK/FORE
N:301536.149
E:2931222.69

3. ELEVATIONS ARE BASED ON CITY DATUM. BENCHMARK USED IS A USC&GS DISK AT 17 COMMERCIAL STREET ELEVATION=14.50.

4. PROPERTY IS SUBJECT TO LICENSE AGREEMENT BETWEEN THE CITY OF PORTLAND AND JACKRABBIT LLC AS RECORDED IN BOOK 28481 PAGE 166.

5. MOUNTFORT STREET EXTENSION IS IN THE PROPOSAL AND PLANNING STAGE AND MAY BE SUBJECT TO CHANGE. LINES SHOWN HEREON ARE BASED ON A 50 WIDTH WHERE THE NORTHEAST INTERSECTION WITH FORE STREET HINGES ON AN ANGLE POINT ON THE EASTERLY SIDE OF FORE STREET NEAREST TO MOUNTFORT (AS SHOWN ON PLAN REFERENCE 4) AND EXTENDS SOUTHEASTERLY AS TO CREATE A 48,000 SQUARE FOOT LOT – BEING THE SURVEYED PREMISES. THE TERMINATION OF MOUNTFORT STREET EXTENSION AS SHOWN HEREON ALSO IS CENTERED APPROXIMATELY WITH THE ACCESS DRIVE OF THE OCEAN GATEWAY.

FLOOD ZONE NOTE:

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE C OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 230051 0014B, WHICH BEARS AN EFFECTIVE DATE OF JULY 17, 1986 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

CERTIFICATE

OWEN HASKELL, INC. HEREBY CERTIFIES THAT THIS PLAN IS BASED ON, AND THE RESULT OF, AN ON THE GROUND FIELD SURVEY AND THAT TO THE BEST OF OUR KNOWLEDGE, INFORMATION AND BELIEF, IT CONFORMS TO THE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS CURRENT STANDARDS OF PRACTICE.

8/8/2017
DATE

JOHN W. SWAN, PLS NO. 1038

STATE OF MAINE
JOHN W. SWAN
1038
PROFESSIONAL
LAND SURVEYOR

REV.	DATE	DESCRIPTION
1	10-09-2017	ADDED DRAINAGE EASEMENT AND LICENSE AREAS, ADDED CITY CONTROL, UPDATED RECORD OWNER

BOUNDARY & TOPOGRAPHIC SURVEY

ON

HANCOCK & THAMES STREETS, PORTLAND, MAINE

MADE FOR

ARCHETYPE

48 UNION WHARF, PORTLAND, MAINE

OWEN HASKELL, INC.
PROFESSIONAL LAND SURVEYORS
390 U.S. ROUTE ONE, FALMOUTH, ME 04105 (207)774-0424

Drawn By SDG	Date	Job No.
Trace By JLW	JUNE 15, 2017	2017-145P
Check By JWS	Scale	Drwg. No.
Book No. FILE	1" = 20'	1

Reviewed for Code Compliance
Inspection Services
Date: 10/27/17