Plan References:

1. RECORDING PLAT, OCEAN GATEWAY, COMMERICAL STREET AND FORE STREET, PORTLAND, MAINE MADE FOR CITY OF PORTLAND AND STATE OF MAINE DATED AUGUST 4, 2004 BY OWEN HASKELL, INC. RECORDED IN PLAN BOOK 204 PAGE 622.

2. LAND TITLE SURVEY AND SUBDIVISION PLAN IN PORTLAND, MAINE, USA MADE FOR THE TRUST FOR PUIBLIC LAND, THE CITY OF PORTLAND, THE MAINE DEPARTMENT OF TRANSPORTATION, THE CANADIAN NATIONAL RAILWAY COMPANY DATED FEBRUARY 19, 1993 REVISED THROUGH 10-20-94 BY OWEN HASKELL, INC. RECORDED IN PLAN BOOK 193 PAGE 187.

3. SUBDIVISION RECORDING PLAT ON ONE INDIA STREET, PORTLAND, MAINE MADE FOR RIVERWALK LLC, 25 INDIA STREET LLC, HANCOCK & MIDDLE, LLC, AND OCEAN GATEWAY LLC DATED MARCH 22, 2006 REVISED 04-13-06 BY OWEN HASKELL, INC. RECORDED IN PLAN BOOK 207 PAGE 54.

4. CONDOMINIUM PLAT "THE LONGFELLOW A CONDOMINIUM" ONE INDIA STREET, PORTLAND, MAINE MADE FOR LRAR LLC, THE DECLARANT AND OWNER OF RECORD, DATED SEPT. 20, 2006 REVISED 9-26-09 BY OWEN HASKELL, INC. RECORDED IN PLAN BOOK 206 PAGE 618.

Notes:

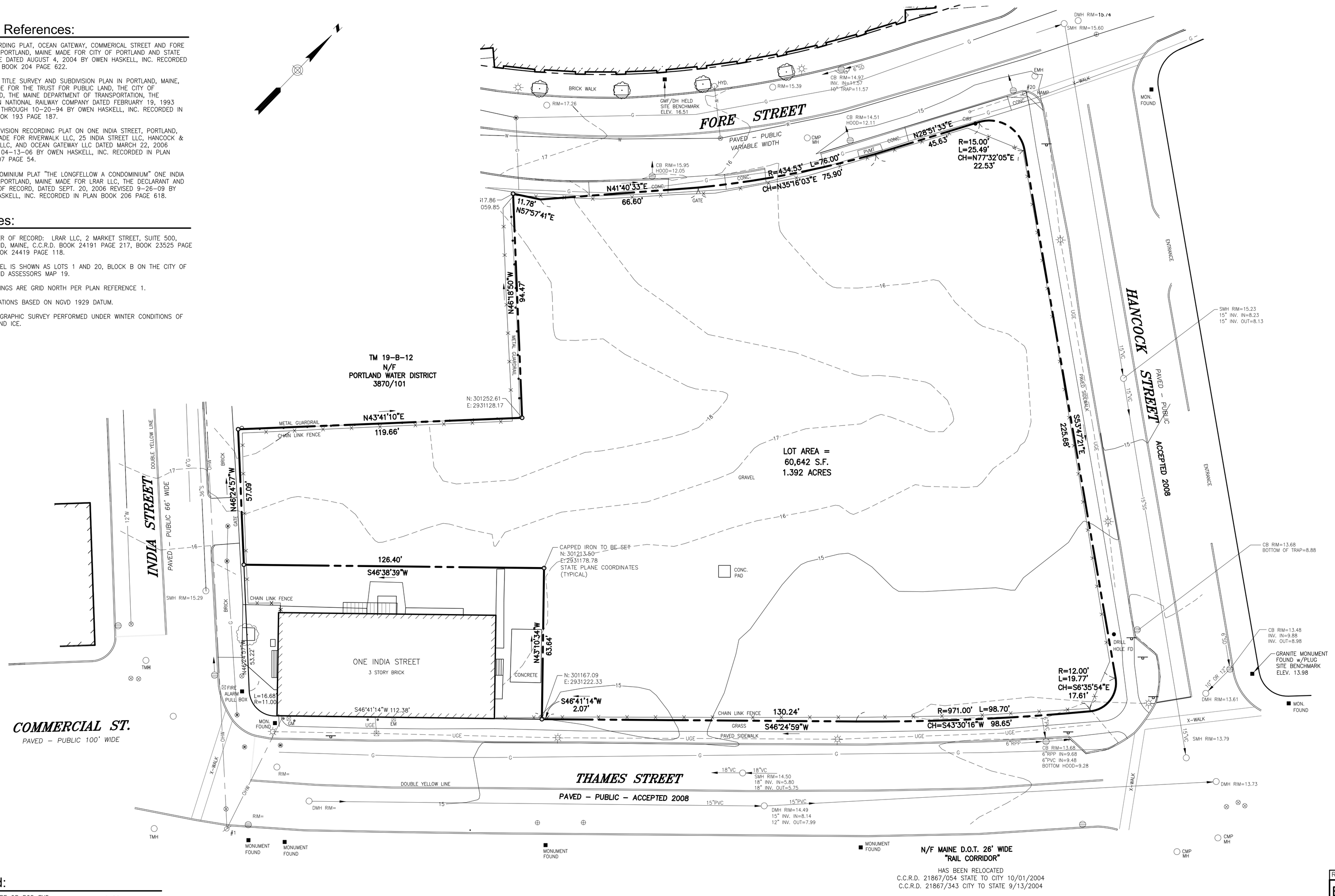
1. OWNER OF RECORD: LRAR LLC, 2 MARKET STREET, SUITE 500, PORTLAND, MAINE, C.C.R.D. BOOK 24191 PAGE 217, BOOK 23525 PAGE 166, BOOK 24419 PAGE 118.

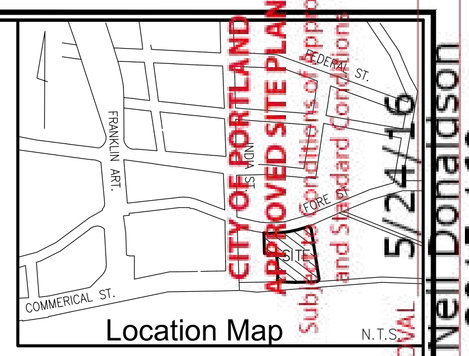
2. PARCEL IS SHOWN AS LOTS 1 AND 20, BLOCK B ON THE CITY OF PORTLAND ASSESSORS MAP 19.

3. BEARINGS ARE GRID NORTH PER PLAN REFERENCE 1.

4. ELEVATIONS BASED ON NGVD 1929 DATUM.

5. TOPOGRAPHIC SURVEY PERFORMED UNDER WINTER CONDITIONS OF SNOW AND ICE.





CITY OF PORTLAND
APPROVED SITE PLAN
Subject to Conditions of Approval and Standard Conditions

DATE OF APPROVAL 5/24/16
PLANNER Neil Donaldson
PROJECT NO. 2015-169

Legend:

- IRON PIPE OR ROD FND
- GRANITE MONUMENT FND
- WATER VALVE
- GAS VALVE
- HYDRANT
- UTILITY POLE
- MANHOLE
- CATCH BASIN
- LIGHT POLE
- ELEC. OR GAS METER
- CURB
- FENCE
- OVERHEAD WIRES
- UNDERGRD ELEC.
- TELEPHONE LINE
- GAS LINE
- WATER LINE
- SANITARY SEWER
- SIGN

GRAPHIC SCALE

0 10' 20' 40' 80'

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.

Certification:

OWEN HASKELL, INC. 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, WITH THE EXCEPTION OF MARKERS NOT SET AT ALL CORNERS.

DATE

JOHN W. SWAN, PLS NO. 1038

REV.	1	07/20/16	UPDATED PER CITY REVIEW COMMENTS

BOUNDARY & TOPOGRAPHIC SURVEY

AT

FORE STREET & INDIA STREET
PORTLAND, MAINE
MADE FOR

PORTLAND NORWICH GROUP, LLC

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

Drwn By	RS	Date	Job No.
Trace By	JLW	APRIL 13, 2015	2015-021P
Check By	JWS	Scale	Drwg. No.
Book No.	1099	1" = 20'	1