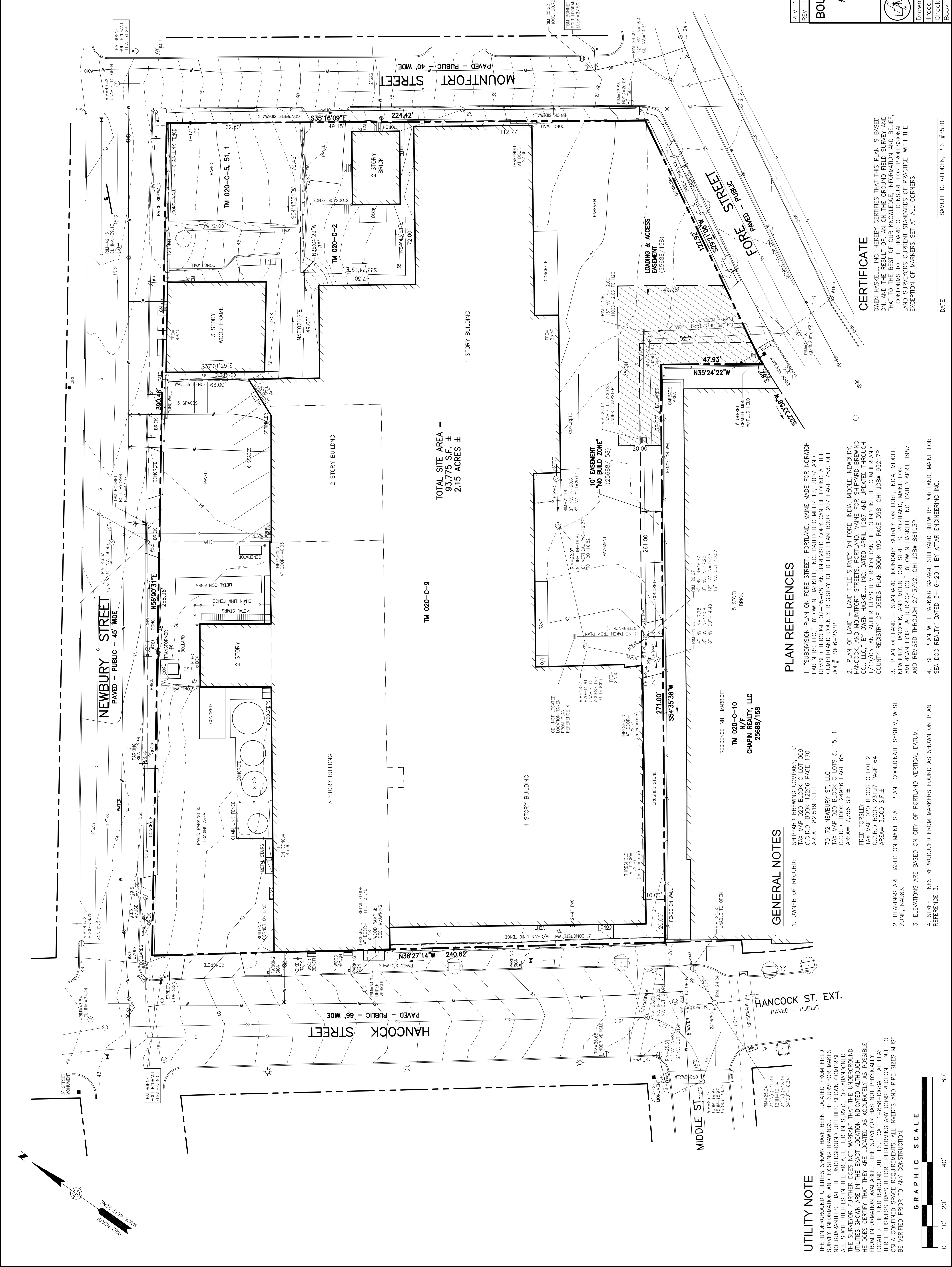


LOCATION MAP
N.T.S.

- LEGEND**
- IRON PIPE OR ROD FOUND
 - MONUMENT FOUND
 - UTILITY POLE
 - MANHOLE
 - ELECTRIC/GAS METER
 - SIGN
 - CATCH BASIN
 - GAS VALVE
 - HYDRANT
 - WATER VALVE OR SHUTOFF
 - LIGHT POLE
 - DECIDUOUS TREE
 - BOLLARD
 - GUARDRAIL
 - FENCE
 - CURB
 - OVERHEAD WIRES
 - UNDERGROUND ELECTRIC
 - WATER LINE
 - GAS LINE
 - STORM DRAIN
 - SANITARY SEWER
 - 10' CONTOUR
 - IRON PIPE OR ROD FOUND
 - FINISHED FLOOR ELEVATION
 - CONCRETE
 - NEW OR FORMERLY
 - DEED BOOK AND PAGE



TOTAL SITE AREA =
93,775 S.F. ±
2.15 ACRES ±

TM 020-C-9

GENERAL NOTES

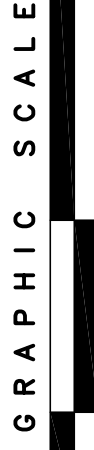
1. OWNER OF RECORD:
SHIPYARD BREWING COMPANY, LLC
TAX MAP 020 BLOC C LOT 09
C.C.R.D. BOOK 12206 PAGE 170
AREA= 82,519 S.F. ±
70-72 NEWBURY ST, LLC
TAX MAP 020 BLOCK C LOTS 5, 15, 1
C.C.R.D. BOOK 24966 PAGE 65
AREA= 7,756 S.F. ±
FRED FOSWLEY
BLOCK C LOT 2
C.C.R.D. BOOK 23197 PAGE 64
AREA= 3,500 S.F. ±
2. BEARINGS ARE BASED ON MAINE STATE PLANE COORDINATE SYSTEM, WEST ZONE, NAD83.
3. ELEVATIONS ARE BASED ON CITY OF PORTLAND VERTICAL DATUM.
4. STREET LINES REPRODUCED FROM MARKERS FOUND AS SHOWN ON PLAN REFERENCE 3.

PLAN REFERENCES

1. "SUBDIVISION PLAN ON FORE STREET, PORTLAND, MAINE MADE FOR NORWICH PARTNERS LLC," BY OWEN HASKELL, INC. DATED DECEMBER 12, 2007 AND REVISED THROUGH 02-06-08. AN UNREVISED COPY CAN BE FOUND AT THE REGISTERED PROFESSIONAL SURVEYORS' REGISTRY OF DEEDS PLAN BOOK 207 PAGE 785. OHI JOB# 2008-262P.
2. "PLAN OF LAND - LAND TITLE SURVEY ON FORE, INDIA, MIDDLE, NEWBURY, HANCOCK, AND MOUNTFORT STREETS, PORTLAND, MAINE FOR SHIPYARD BREWING CO., LLC," BY OWEN HASKELL, INC. DATED APRIL 1987 AND UPDATED THROUGH 1/10/03. AN EARLIER REVISION VERSION CAN BE FOUND IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS PLAN BOOK 195 PAGE 398. OHI JOB# 95217P
3. "PLAN OF LAND - STANDARD BOUNDARY SURVEY ON FORE, INDIA, MIDDLE, NEWBURY, HANCOCK, AND MOUNTFORT STREETS, PORTLAND, MAINE FOR AMERICAN HOIST & Derrick CO." BY OWEN HASKELL, INC. DATED APRIL 1987 AND REVISED THROUGH 2/13/92. OHI JOB# 86193P.
4. "SITE PLAN WITH PARKING GARAGE SHIPYARD BREWERY PORTLAND, MAINE FOR SEA DOGS REALTY" DATED 3-16-2011 BY ATTAR ENGINEERING INC.

UTILITY NOTE

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO WARRANTY AS TO THE ACCURACY OF THE UTILITIES SHOWN. 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 CONFIRMED SPACE REQUIREMENTS, ALL INVERTS AND PIPE SIZES MUST BE VERIFIED PRIOR TO ANY CONSTRUCTION.



CERTIFICATE

OWEN HASKELL, INC. HEREBY CERTIFIES THAT THIS PLAN IS BASED ON 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 LICENSES FOR PROFESSIONAL LAND SURVEYORS CURRENT STANDARDS OF PRACTICE. WITH THE EXCEPTION OF MARKERS SET AT ALL CORNERS.

DATE _____
SAMUEL D. GLIDDEN, PLS #2520

REV. 1 14/5/17 FLOOR ELEVATIONS, UPDATE BENCHMARK
REV. 1 14/3/17 MISC. PLAN REVISIONS

BOUNDARY & TOPOGRAPHIC SURVEY
ON
#70-72 NEWBURY STREET, PORTLAND, MAINE
MADE FOR
BATEMAN PARTNERS, LLC
470 FORE STREET, PORTLAND, MAINE

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

Drawn By	SDS	Date	FEBRUARY 14, 2017	Job No.	2017-010P
Trace By	JLW	Scale	1" = 20'	Drawn No.	1
Check By	JWS	Book No.	1155		