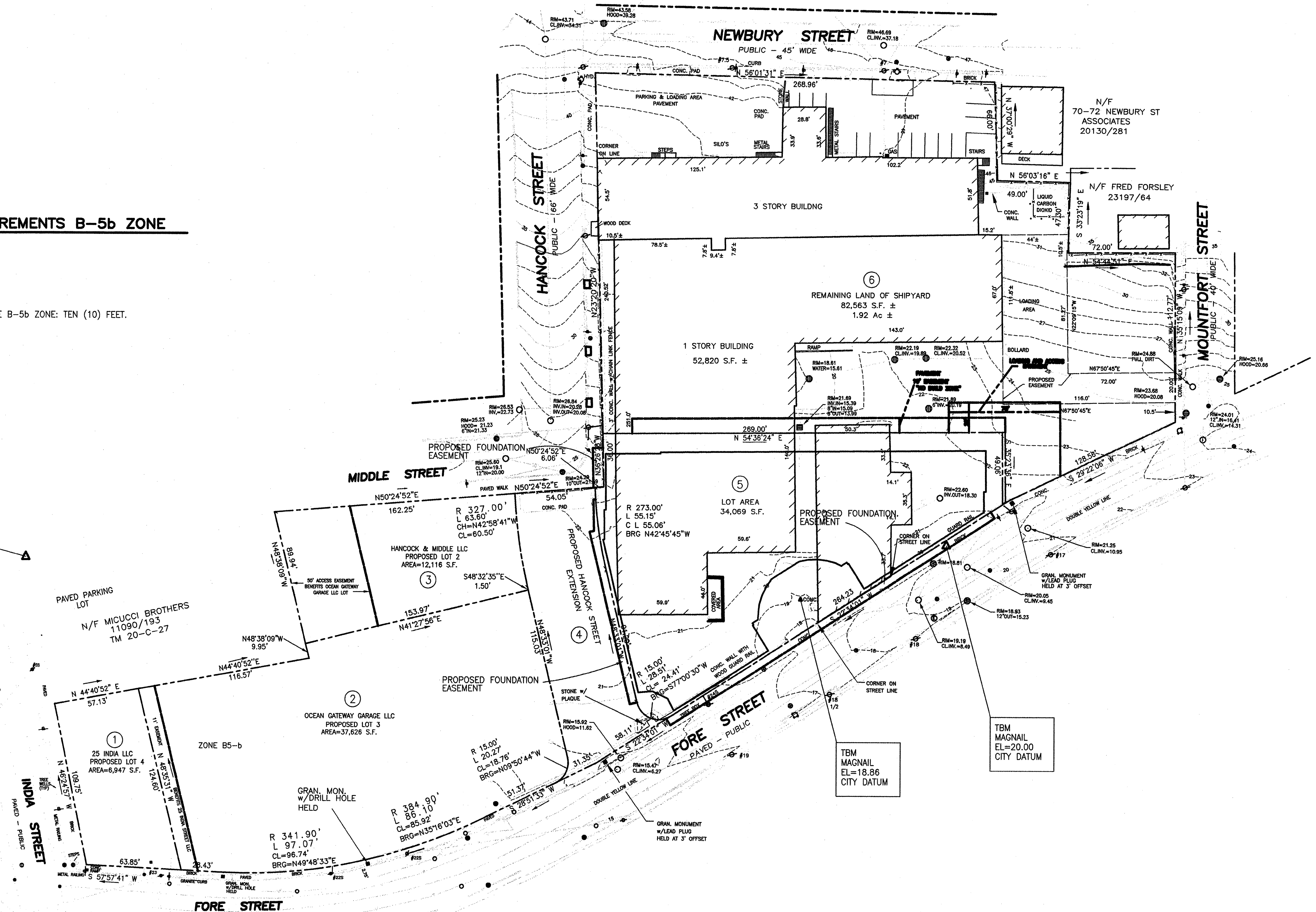


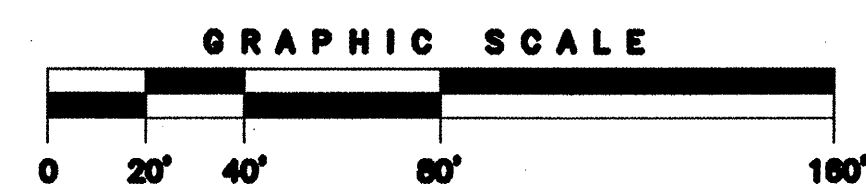
**DIMENSIONAL REQUIREMENTS B-5b ZONE**

MINIMUM LOT SIZE: NONE  
 MINIMUM FRONTAGE: NONE  
 SETBACKS:  
 FRONT: NONE REQUIRED  
 SIDE: NONE REQUIRED  
 REAR: NONE REQUIRED  
 MAXIMUM FRONT YARD SETBACK IN THE B-5b ZONE: TEN (10) FEET.

TBM  
 MMON RRSPK  
 EL=27.40  
 CITY DATUM



- LEGEND:**
- GV GAS VALVE
  - WATER VALVE
  - HYDRANT
  - UTILITY POLE
  - MANHOLE
  - CATCH BASIN
  - FENCE
  - CURB
  - WATER LINE



**NOTES**

1. OWNER OF RECORD: SHIPYARD BREWING COMPANY LIMITED LIABILITY COMPANY C.C.R.D. BOOK 12,206 PAGE 170. (LOTS 5 & 6).
2. LOCUS IS SHOWN AS APPORTION OF LOT 9, BLOCK C, ON TAX MAP 20.
3. 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.
4. LOCUS IS LOCATED IN ZONE C (AREAS OF MINIMAL FLOODING) AS SCALED FROM THE FLOOD INSURANCE RATE MAP CITY OF PORTLAND CUMBERLAND COUNTY, COMMUNITY PANEL NUMBER 230051 0014 B EFFECTIVE DATE JULY 17, 1986.
5. LOCUS IS SUBJECT TO AN AGREEMENT 2253/85.
6. ALL ELEVATIONS BASED ON CITY DATUM.
7. PROPERTY IS ZONED B-5b ACCORDING TO CITY OF PORTLAND ORDINANCES.
8. FEATURES SHOWN ARE TAKEN FROM PLAN REFERENCE 8.
9. LOTS 1-4 SHOWN ON OCEAN GATEWAY SUBDIVISION RECORDED 1-29-07 IN PLAN BOOK 207, PAGE 54.

**PLAN REFERENCES**

1. PLAN OF PROPERTY IN PORTLAND, MAINE MADE FOR AMERICAN HOIST & DERRICK CO. BY H.I. & E.C. JORDAN DATED NOV. 7, 1955.
2. PLAN OF LAND IN PORTLAND, MAINE FOR AMERICAN HOIST & DERRICK CO. BY OWEN HASKELL, INC. DATED MAY 30, 1972.
3. SURVEY MADE FOR GUY CENTAFANTE IN PORTLAND DATED FEB. 1953 C.C.R.D. PLAN BOOK 46, PAGE 9.
4. E.C. JORDAN CO. PLANS OF MIDDLE STREET AND NEWBURY STREET.
5. E.C. JORDAN CO. PLAN FOR VILLAGE CAFE.
6. CITY OF PORTLAND ENGINEERING DEPARTMENT WORKING DRAWINGS:  
 #18 MOUNTFORT STREET #73 MIDDLE STREET  
 #21 NEWBURY STREET #113 INDIA STREET  
 #26 FORE STREET #190 HANCOCK STREET
7. CITY OF PORTLAND ENGINEERING DEPARTMENT FIELD NOTES:  
 L.B. 459/10  
 L.B. 505/100
8. EXISTING CONDITIONS SURVEY FORE, INDIA, MIDDLE, NEWBURY, HANCOCK AND MOUNTFORT STREETS PORTLAND MAINE MADE FOR SHIPYARD BREWING CO. DATED JULY 6, 2005 BY OWEN HASKELL, INC.

**CERTIFICATION**

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.

DATE \_\_\_\_\_ JOHN W. SWAN, PLS #1038

**SUBDIVISION PLAN**  
 ON  
**FORE STREET, PORTLAND, MAINE**  
 MADE FOR  
**SUMMIT HOTEL PROPERTIES, LLC**  
 OWNER OF RECORD:  
**SHIPYARD BREWING CO, LLC,**  
**NEWBURY STREET, PORTLAND, MAINE**

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

Drawn By	WCS	Date	Job No.
Trace By	RWC	JANUARY 07, 2007	2006-262 P
Check By	JWS	Scale	Draw. No.
Book No.	1015	1" = 40'	2