

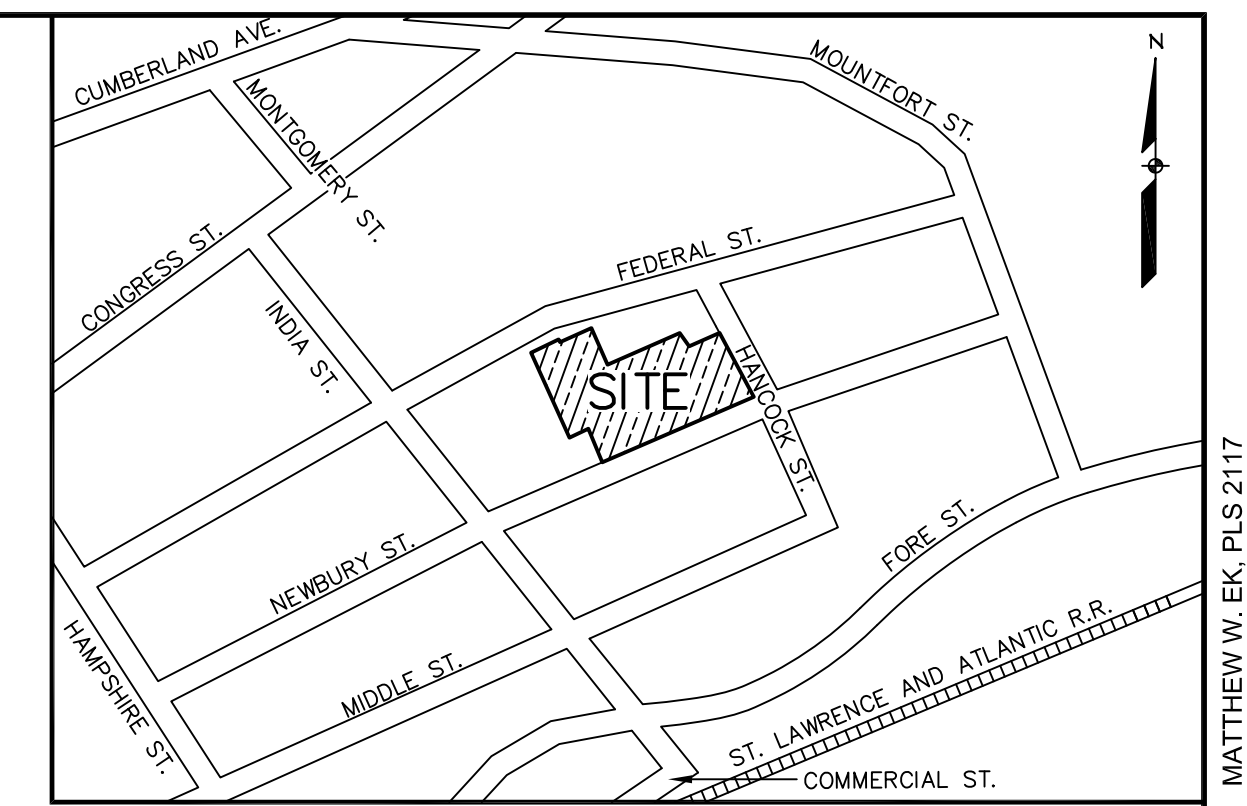
LINE	BEARING	LENGTH
L1	S40°10'12"E	6.92
L2	N41°39'51"W	4.44
L3	N38°18'30"W	2.01
L4	N48°06'39"E	7.43
L5	S35°38'51"E	20.00

**LIST OF ABUTTERS**

KEY	ABUTTER	BOOK/PAGE
A	ROLAND SMALLEY, JR.	12574/217
B	TIM HARDY	12154/50
C	DAVID FILIPOS	15976/285
D	HUGH R. NAZOR & LINDA J. MURNIK	24922/233
	PAUL & MARIA DESJARDINS	25930/65
	JOHN & ZDENKA S. GRISWOLD	25359/117
	STEPHEN M. & WILMA ROSE	24737/258
	RICHARD H. & WENDY E. PENLEY	28557/308
	RICHARD B. & ELIZABETH M. CARSON	28071/288
	PETER & PATRICIA BAGG	24613/252
E	SUNNY TIME SOLAR LLC	29723/305
F	JUBILACION, LLC	25543/282
G	BETTY POMROY	6706/276
H	DASHA, LLC	27829/29
I	DOMINIC REALI REALTY, LLC	15585/307
J	DOMINIC REALI REALTY, LLC	14437/266
K	DOMINIC REALI REALTY, LLC	15585/304
L	DAVID & ALLISON BROWN	15768/132
M	ELIZABETH MONAGHAN & KURT NIELSEN	23346/36

**LEGEND**

EXISTING	DESCRIPTION
---	LOCUS PROPERTY/ROW
---	ABUTTERS PROPERTY/ROW
---	SETBACK
---	EASEMENT
---	HISTORIC DEED LINE
□	MONUMENT
○	IRON PIPE/ROD
⊕	WATER SHUT OFF
⊗	CATCH BASIN
⊕	GATE VALVE
⊕	HYDRANT
⊕	SEWER MANHOLE
⊕	UTILITY POLE
⊕	GUY WIRE
⊕	ELECTRIC MANHOLE
S	SEWER
G	GAS
W	WATER
OHU	OVERHEAD ELECT.
---	EDGE PAVEMENT
---	CURBLINE
---	BENCHMARK
○	HARDWOOD TREE
---	BUILDING

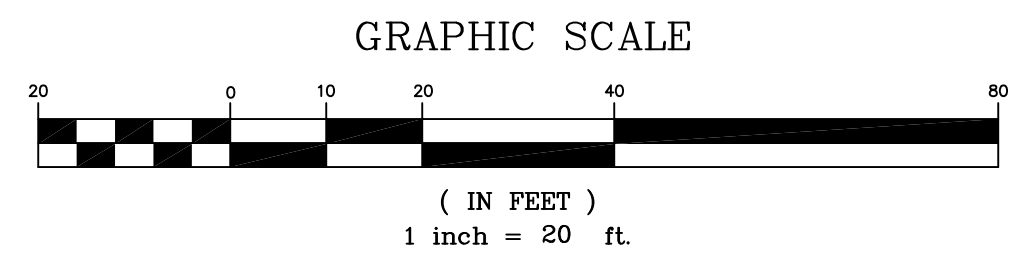
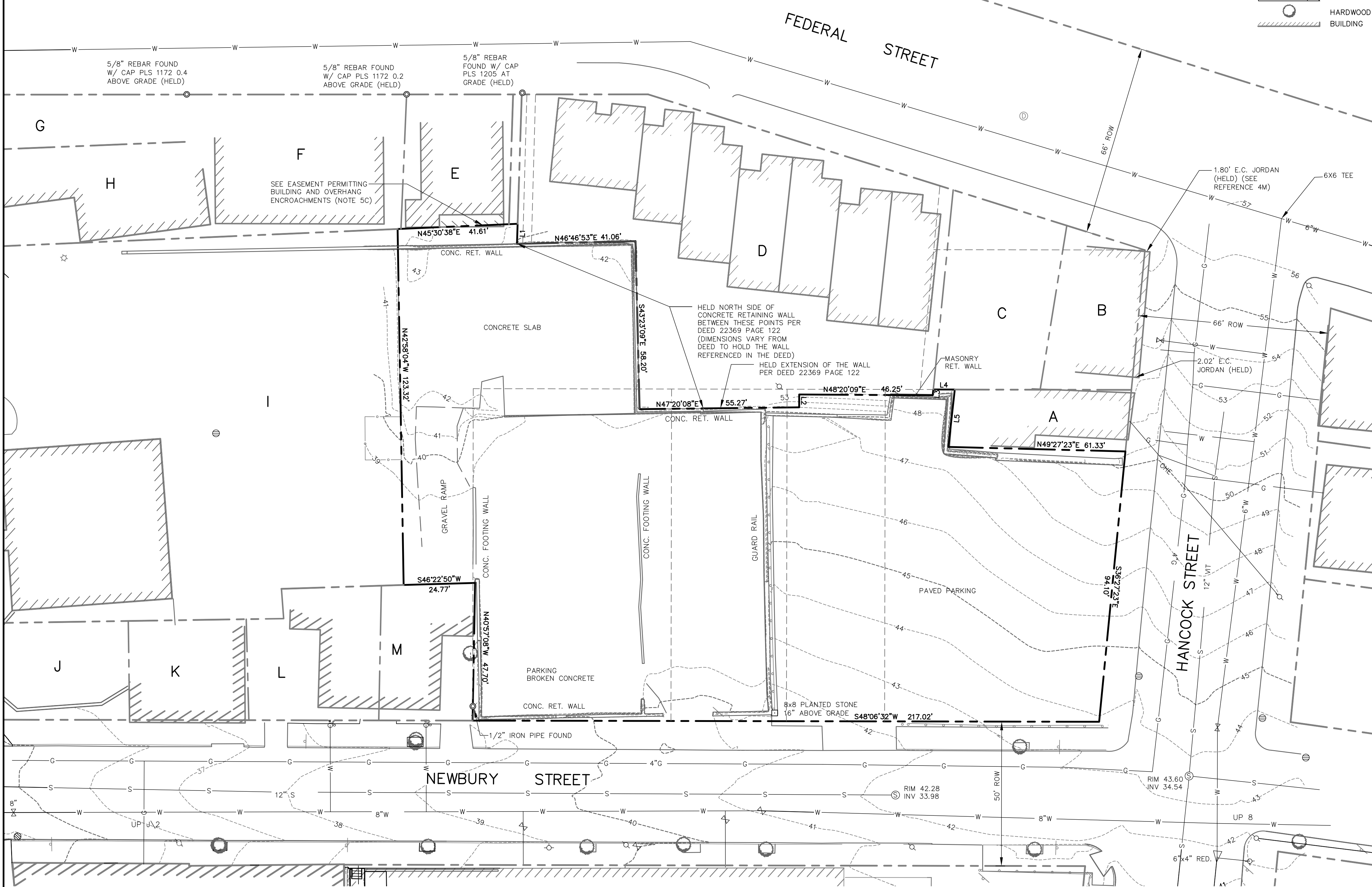


LOCATION MAP

N.T.S.

**GENERAL NOTES**

- THE RECORD OWNER OF THE PROPERTY IS THE VILLAGE CAFE AS DESCRIBED IN THE FOLLOWING DEEDS RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS (CCRD) IN BOOK 9591 PAGE 34, BOOK 4094 PAGE 222, AND BOOK 4357 PAGE 289.
- THE PROPERTY IS DEPICTED ON THE CITY OF PORTLAND TAX MAP 20 BLOCK D AS LOTS 13, 14, 15, AND 32.
- THE BEARINGS SHOWN HEREON ARE BASED UPON GRID NORTH NAD 1983 MAINE WEST ZONE. CONTOURS AND ELEVATION SHOWN HEREON ARE BASED UPON THE CITY OF PORTLAND VERTICAL DATUM. THE CITY DATUM WAS DETERMINED UTILIZING U.S. COAST AND GEODETIC SURVEY BENCHMARK, BEING A DRILL HOLE LOCATED IN THE GRANITE STEPS OF THE CUSTOM HOUSE ON COMMERCIAL STREET. THE CITY ELEVATION IS 14.072 THE NGVD 29 ELEVATION IS 14.042 AND NAVD83 IS 13.30'.
- PLAN REFERENCES:
  - PLAN TITLED "ALTA / ACSM TITLE SURVEY OF JORDAN'S MEATS PROPERTY, PREPARED FOR PME I LIMITED PARTNERSHIP, BY SEBAGO TECHNICS, INC., DATED 4/29/05.
  - PLAN TITLED "PLAN OF LAND STANDARD BOUNDARY SURVEY ON FORE, INDIA, MIDDLE NEWBURY, HANCOCK, & MOUNTFORD STREETS, PORTLAND MAINE" PREPARED FOR AMERICAN HOIST & DERRICK CO., BY OWEN HASKELL, INC., DATED APRIL OF 1987.
  - ALTA/ACSM LAND TITLE SURVEY, PREPARED FOR ARI REAL ESTATE HOLDINGS BY OWEN HASKELL, INC., DATED NOV. 8, 2001.
  - PLAN TITLED "CITY OF PORTLAND, MAINE PUBLIC WORKS DEPARTMENT ENGINEERING SECTION - HAMPSHIRE STREET SL WORKSHEET" BY THE CITY OF PORTLAND ENGINEERS OFFICE, DATED FEB. 2002.
  - RIGHT OF WAY MAPS BY THE CITY OF PORTLAND; # 21, 52, 73, AND 113.
  - PLAN OF SEWER LINE - NEWBURY STREET - BUILT JUNE 1977, CITY PLAN #425/5. PLAN OF SEWER LINE - MIDDLE STREET, RE-BUILT AUG. 1926, CITY PLAN #424/10. PLAN OF SEWER LINE - INDIA, NEWBURY, FEDERAL, AND CONGRESS STS. RE-BUILT AUG. 1926, CITY PLAN #440/25.
  - PLAN OF PROPERTY IN PORTLAND, MAINE, PREPARED FOR THOMAS LAUGHLIN CO., DATED SEPT. 2 1955; DRAWING #473/9.
  - PLAN OF PORTLAND SEWER SYSTEM INFILTRATION - INFLOW ANALYSIS, PREPARED FOR PORTLAND WATER DISTRICT BY HUNTER-BALLEW ASSOCIATES, CITY DRAWING #1V-4.
  - PORTLAND WATER DISTRICT, PORTLAND SHEET 9.
  - PLAN TITLED "PLAN OF LAND STANDARD BOUNDARY SURVEY ON FORE, INDIA, MIDDLE NEWBURY, HANCOCK, & MOUNTFORD STREETS, PORTLAND MAINE" PREPARED FOR SHIPYARD BREWING COMPANY, BY OWEN HASKELL, INC., DATED APRIL OF 1987, REVISED 11/2/95.
  - SITE PLAN "ADDITIONS TO: THE VILLAGE CAFE, PORTLAND, ME, BY JOHN H. LEASURE ARCHITECT, INC., DATED JAN. 4, 1985.
  - PLAN TITLED "INDIA ST. REBUILDING SEWER - MIDDLE ST. TO CONGRESS ST., BY THE CITY OF PORTLAND DEPARTMENT OF PUBLIC WORKS, DRAWN ON 11/4/55, DRAWING #659/8.
  - "PLAN OF PROPERTY IN PORTLAND, MAINE MADE FOR VILLAGE CAFE" DATED 4-10-84 BY EC JORDAN.
  - ALTA/ACSM LAND TITLE SURVEY OF THE BAY HOUSE, FOR THE VILLAGE AT OCEANEGATE, LLC, BY SEBAGO TECHNICS, INC. DATED AUGUST 27, 2012.
  - SUBDIVISION RECORDING PLAT OF 7-UNIT BUILDING AT 44 FEDERAL STREET PORTLAND, MAINE FOR BOULET INVESTMENTS, BY BACK BAY BOUNDARY, INC., LAST DATED JULY 25, 1995, AND RECORDED IN CORD PLAN BOOK 205 PAGE 579.
- SUBJECT TO:
  - RIGHTS AND EASEMENT GRANTED TO THOMAS LAUGHLIN COMPANY FOR NOISE, VIBRATION, SMOKE, SOOT, CINDERS, FUMES, GASES, AND VAPORS RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN THE FOLLOWING BOOKS AND PAGES: 1611362, 2064472, 1899175, 1611327, 1611321, 16581313, 2041135.
  - RIGHTS AND EASEMENTS GRANTED BY WARWICK CORPORATION TO CENTRAL MAINE POWER COMPANY AND NEW ENGLAND TELEPHONE COMPANY RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 3211 PAGE 557.
  - BUILDING AND OVERHANG EASEMENT FOR BLOCK D LOT 8 DESCRIBED IN BOOK 7575 PAGE 0074.
- THERE IS NO 100 YEAR FLOOD PLANE LOCATED ON THE SITE AND IS DESIGNATED AS ZONE C PER THE FLOOD INSURANCE RATE MAP FOR THE TOWN OF PORTLAND, MAINE, COMMUNITY PANEL NUMBER 230051 0014 B DATED JULY 17, 1986.
- PUBLIC WATER AND SEWER IS PROVIDED TO SUBJECT PARCELS.
- BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED UPON A FIELD SURVEY BY SEBAGO TECHNICS PERFORMED IN 2005 WITH UPDATES PERFORMED THROUGH 2013. THE SITE IS CURRENTLY BEING USED AS A CONSTRUCTION YARD. CURRENT SITE CONDITIONS MAY HAVE CHANGED SINCE 2005 BUT HAVE NOT BEEN UPDATED DUE TO CONSTRUCTION EQUIPMENT.
- THE TOTAL AREA OF THE LOCUS PARCEL IS APPROXIMATELY 29,927 S.F.



MATTHEW W. EK, PLS 2117

DATE	SCALE
07-26-13	1" = 20'

**SHEET 2 OF 12**

1325IEC.dwg, TAB:EC

BOUNDARY & TOPOGRAPHIC SURVEY  
OF:  
THE BAY HOUSE, PHASE II  
NEWBURY / HANCOCK STREET  
PORTLAND, MAINE  
FOR:  
113 NEWBURY STREET, LLC  
35 FAY STREET, SUITE 107B  
BOSTON, MA 02118-4320

PROJECT NO. 13251  
FIELD BOOK  
DESIGN  
CHKD  
DRAWN  
MWE/MAL

WWW.SEBAGOTECHNICS.COM  
75 John Roberts Rd. - Suite 1A  
South Portland, ME 04106  
Tel: 207-782-2100  
Tel: 207-782-5858

REVISIONS:  
A WTC 07-26-13 STATUS: SUBMIT SITE PLAN APPLICATION TO CITY  
REV: BY: DATE: STATUS:

THIS PLAN SHALL NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION FROM SEBAGO TECHNICS, INC. ANY ALTERATIONS AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO SEBAGO TECHNICS, INC.