

LINE TABLE		
LINE	BEARING	LENGTH
L1	N42°25'25"W	4.67'
L2	S41°10'20"E	5.26'

**LIST OF ABUTTERS**

KEY	ABUTTER	BOOK/PAGE
A	ROLAND SMALLEY, JR.	12574/217
B	TIM HARDY	12154/501
C	DAVID FILIPOS	15976/285
D	HUGH R. NAZOR & LINDA J. MURNIK	24922/233
	PAUL & MARIA DESJARDINS	25930/65
	JOHN & ZENKA 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
	LIV R. CHASE & BRENT L. ADLER	27194/123
E	JUBILACION, LLC	25543/282
F	BETTY POMROY	6706/276
G	DASHA, LLC	27829/29
H	DOMINIC REALTY, LLC	15585/307
I	DOMINIC REALTY, LLC	14437/266
J	DOMINIC REALTY, LLC	15585/304
K	DAVID & ALLISON BROWN	15768/132
L	ELIZABETH MONAGHAN & KURT NIELSEN	23346/36

**LEGEND**

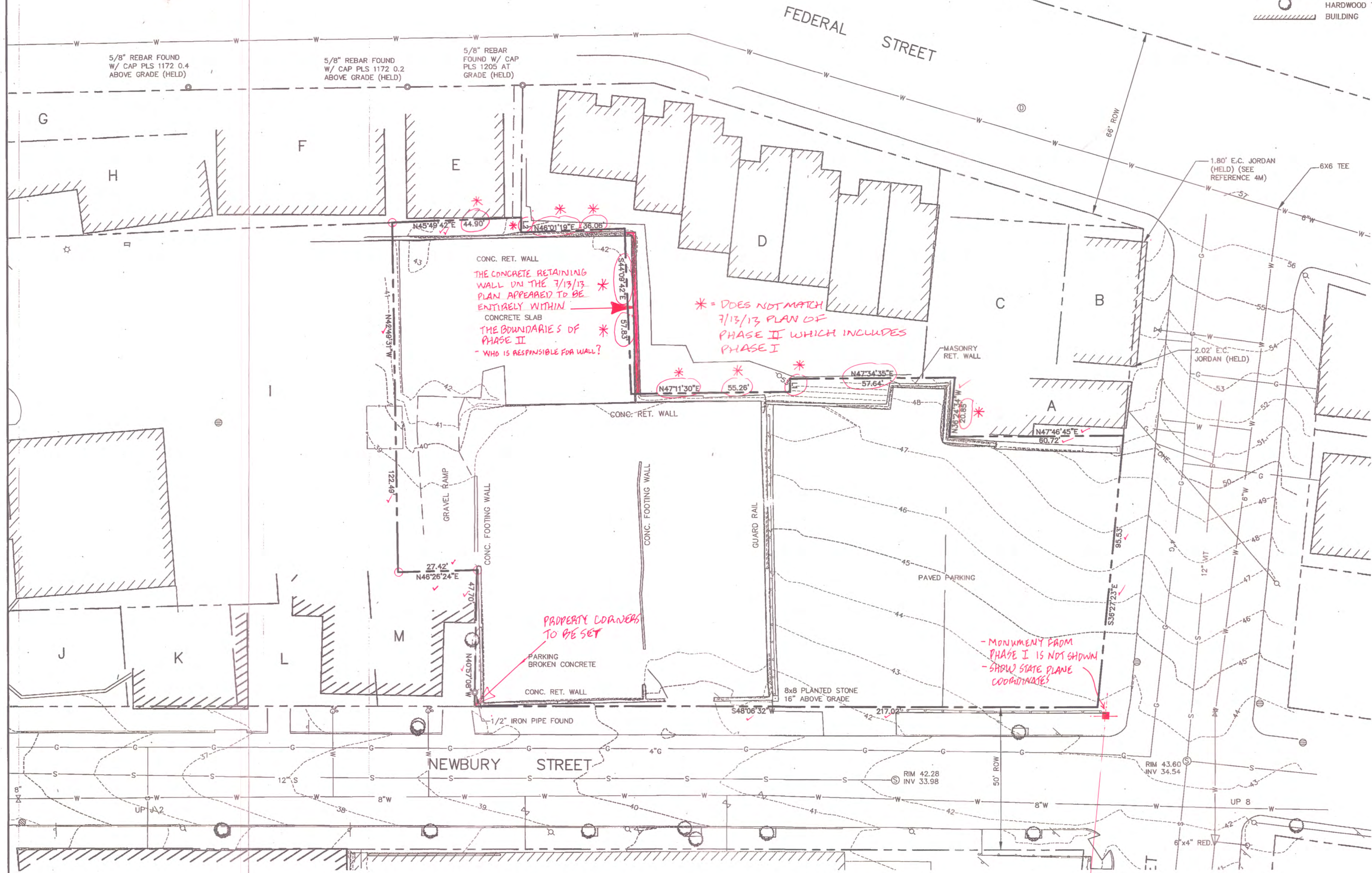
EXISTING	DESCRIPTION	PROPOSED
---	PROPERTY/ROW	---
---	SETBACK	---
---	EASEMENT	---
---	CENTERLINE	---
□	MONUMENT	□
○	IRON PIPE/ROD	○
⊕	WATER SHUT OFF	⊕
⊗	CATCH BASIN	⊗
⊘	GATE VALVE	⊘
⊙	HYDRANT	⊙
⊚	SEWER MANHOLE	⊚
⊛	UTILITY POLE	⊛
⊜	GUY WIRE	⊜
⊝	ELECTRIC MANHOLE	⊝
---	SEWER	---
---	GAS	---
---	WATER	---
---	OVERHEAD ELECT.	---
---	EDGE PAVEMENT	---
---	CURBLINE	---
---	BENCHMARK	---
○	HARDWOOD TREE	○
▭	BUILDING	▭



LOCATION MAP

**GENERAL NOTES**

- THE RECORD OWNER OF THE PROPERTY IS THE VILLAGE AT OCEANGATE LLC AS DESCRIBED IN A DEED RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS (CCRD) IN BOOK 25625 PAGE 275, BOOK 27688 PAGE 258, BOOK 28798 PAGE 97, AND BOOK 29709 PAGE 316.
- 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 NAVD88 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, & MOUNTFORT 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 1877, 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 #IV-4.
  - PORTLAND WATER DISTRICT, PORTLAND SHEET B.
  - PLAN TITLED "PLAN OF LAND STANDARD BOUNDARY SURVEY ON FORE, INDIA, MIDDLE NEWBURY, HANCOCK, & MOUNTFORT 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 E.C. JORDAN.
  - ALTA/ACSM LAND TITLE SURVEY OF THE BAY HOUSE, FOR THE VILLAGE AT OCEANGATE, LLC, BY SEBAGO TECHNICS, INC. DATED AUGUST 27, 2012.
  - SUBDIVISION RECORDING PLAN OF 7-UNIT BUILDING AT 44 FEDERAL STREET PORTLAND, MAINE FOR BOULET INVESTMENTS, BY BAC BAY BOUNDARY, INC., LAST DATED JULY 25, 1995, AND RECORDED IN CCRD PLAN BOOK 205 PAGE 579.
- SUBJECT TO:
  - RIGHTS AND EASEMENT GRANTED TO THOMAS LAUGHLIN COMPANY FOR NOISE, VIBRATION, SMOKE, SPOOT, CINDERS, FUMES, GASES, AND VAPORS RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN THE FOLLOWING BOOKS AND PAGES; 1611\362, 2054\472, 1899\75, 1611\327, 1811\321, 1658\313, 2041\135.
  - 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.
  - THREE FOOT WIDE RIGHT OF WAY LOCATED OFF THE SOUTHERLY SIDELINE OF FEDERAL STREET AS DESCRIBED IN DEED FROM GEISINGER REALTY CO. TO WARWICK CORPORATION RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 3142 PAGE 190.
  - 10 FOOT RIGHT OF WAY REFERENCED FROM BOOK 7270 PAGE 0036, QUOTED AS READING "THE ABOVE DESCRIBED PREMISES MAY BE SUBJECT TO A RIGHT OF WAY ABOUT 10 FEET WIDE AND 42 FEET LONG LOCATED OFF THE SOUTHERLY SIDELINE OF FEDERAL STREET AS DESCRIBED IN A DEED TO WARWICK CORPORATION RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS BOOK 3142, PAGE 190." NOT SHOWN ON PLAN.
  - RIGHTS DESCRIBED IN DEED FROM ARNOLD M. SCIULLIANO TO MARIA DE LUPO NAVARRO RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 1148 PAGE 240.
  - BUILDING AND OVERHANG EASEMENT FOR BLOCK D LOT 8 DESCRIBED IN BOOK 7575 PAGE 0074.
- THERE IS NO 100 YEAR FLOOD PLAIN 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.
- TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED UPON A FIELD SURVEY BY SEBAGO TECHNICS PERFORMED IN 2005. BOUNDARY INFORMATION SHOWN HEREON IS APPROXIMATE UNTIL THE RESEARCH HAS BEEN UPDATED.

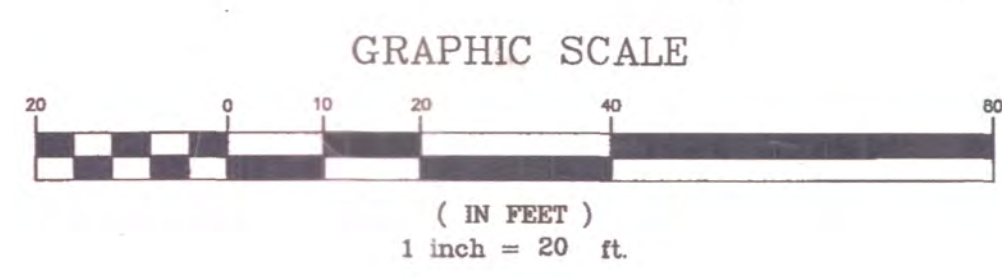


CONC. RET. WALL  
 THE CONCRETE RETAINING WALL ON THE 7/13/13 PLAN APPEARED TO BE ENTIRELY WITHIN CONCRETE SLAB  
 THE BOUNDARIES OF PHASE II - WHO IS RESPONSIBLE FOR WALL?  
 \* = DOES NOT MATCH 7/13/13 PLAN OF PHASE II WHICH INCLUDES PHASE I

PROPERTY CORNERS TO BE SET

- MONUMENT FROM PHASE I IS NOT SHOWN - SHOW STATE PLANE COORDINATES

SHOW STATE PLANE COORDINATES FOR PHASE I OFFSET MONUMENT AT MIDDLE ST. & HANCOCK ST.



MATTHEW W. EK, PLS 2117

PROJECT NO.	FIELD BOOK	DESIGN	CHKD	DRAWN	DATE	WTC	BY	DATE	STATUS	SUBMIT SITE PLAN APPLICATION TO CITY
13251			MWE	MWE/VAL	07-26-13	A		07-26-13	REVISED	

**SEBAGO TECHNICS**  
 WWW.SEBAGOTECHNICS.COM  
 75 John Roberts Rd., Suite 1A  
 South Portland, ME 04106  
 TEL: 207-260-5100 FAX: 207-260-5100

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

DATE	SCALE
07-26-13	1" = 40'

SHEET 2 OF 12

8/6/13 wbc