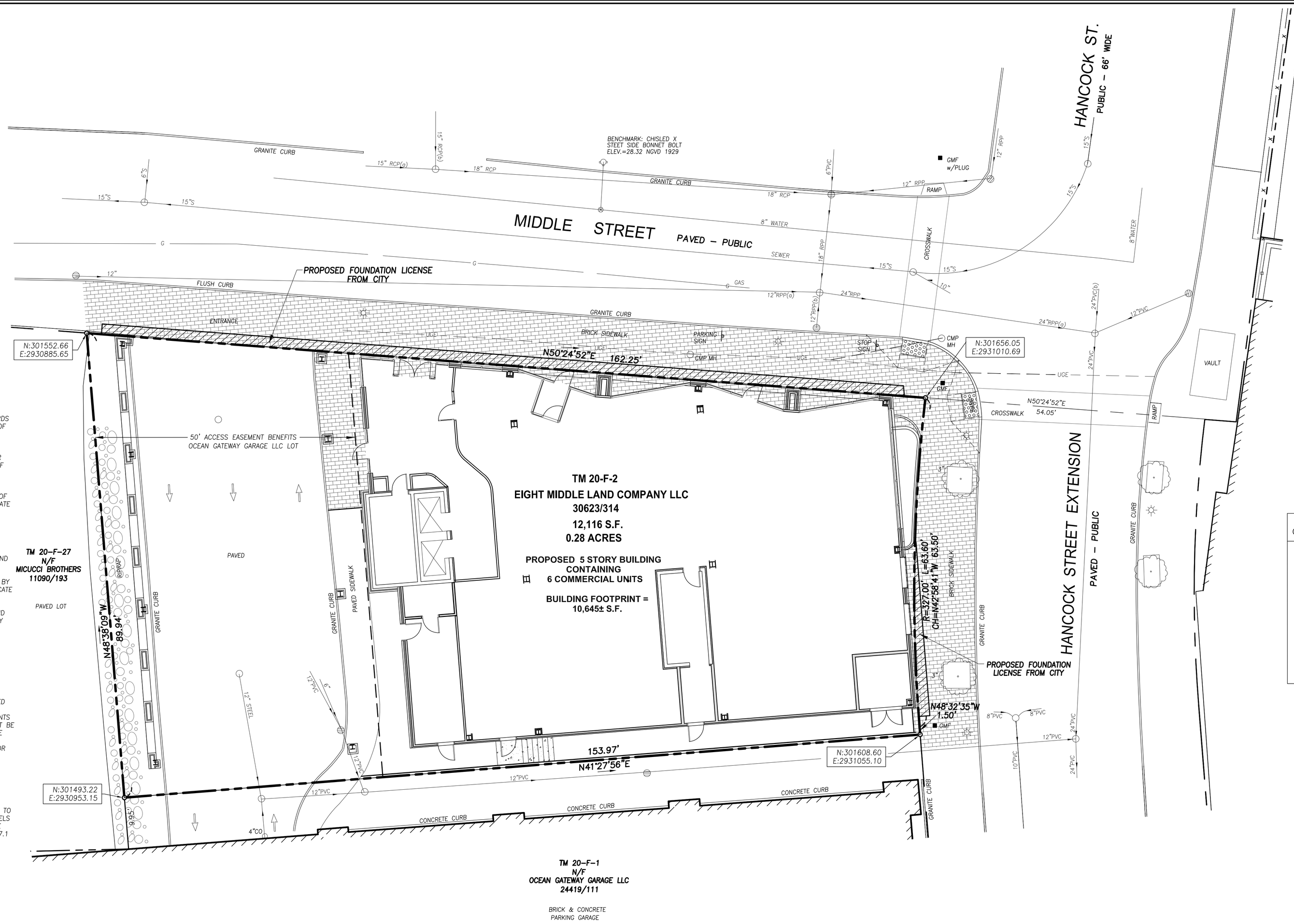

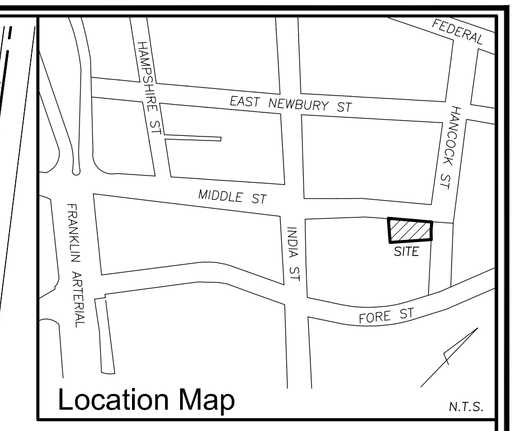

Location Map

Legend:

- IRON ROD TO BE SET
- GRANITE MONUMENT FND
- WATER VALVE
- HYDRANT
- UTILITY POLE
- LIGHT POLE
- MANHOLE
- CATCH BASIN
- SIGN
- DECIDUOUS TREE
- FENCE
- CURB
- OHW — OVERHEAD WIRES
- E — UNDERGROUND ELECTRIC
- W — WATER LINE
- G — GAS LINE
- SS — SANITARY SEWER
- SD — STORM DRAIN

APPROVED BY THE CITY OF PORTLAND PLANNING BOARD

_____ DATE

STATE OF MAINE, CUMBERLAND, ss
REGISTRY OF DEEDS
RECEIVED _____
AT ____ hr. ____ min. ____m AND RECORDED
IN PLAN BOOK _____, PAGE _____
ATTEST: _____ REGISTER

THIS PLAN AMENDS LOT AS SHOWN ON "SUBDIVISION RECORDING PLAT ON ONE INDIA STREET, PORTLAND, MAINE" RECORDED IN PLAN BOOK 207 PAGE 54

SUBDIVISION REVIEW:

THE PLANNING BOARD VOTED UNANIMOUSLY (6–0, BOEPPLE ABSENT) THAT THE PLAN IS IN CONFORMANCE WITH THE SUBDIVISION STANDARDS OF THE LAND USE CODE, SUBJECT TO THE FOLLOWING CONDITIONS OF APPROVAL:

1. THE FINAL PLAT AND/OR CONDOMINIUM PLAT, ALONG WITH ACCOMPANYING CONDOMINIUM DOCUMENTS, SHALL BE SUBMITTED FOR REVIEW AND APPROVAL BY THE PLANNING AUTHORITY, DEPARTMENT OF PUBLIC SERVICES, AND ASSOCIATE CORPORATION COUNSEL PRIOR TO RECORDING.

2. THAT THE FOLLOWING SHALL BE FINALIZED TO THE SATISFACTION OF THE CORPORATION COUNSEL PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY:

   A. PUBLIC ACCESS
   B. BUILDING FOOTING EASEMENTS
   C. STORMWATER MANAGEMENT AGREEMENT

3. THE RECORDING PLAT SHALL DEPICT THE BUILDING FOUNDATION AND UTILITY EASEMENTS.

4. THE FOUR PROPERTY CORNERS SHALL HAVE PROPERTY PINS SET BY A REGISTERED LAND SURVEYOR PRIOR TO ISSUANCE TO THE CERTIFICATE OF OCCUPANCY.

5. THE RECORDING PLAT SHALL BE REVISED NOTING ALL WAIVERS AND CONDITIONS FOR REVIEW AND APPROVAL BY THE PLANNING AUTHORITY PRIOR TO RECORDING. ALL WAIVERS SHALL BE RECORDED WITHIN 90 DAYS OF THE PLANNING BOARD APPROVAL.

WAIVERS:

1. STREET TREES

THE PLANNING BOARD FINDS THAT THE APPLICANT HAS DEMONSTRATED THAT DUE TO SITE CONSTRAINTS PREVENTING THE PLANTING OF REQUIRED STREET TREES IN THE RIGHT OF WAY, THE REQUIREMENTS OF SECTION 14–526(2)(B)(III) OF THE SITE PLAN ORDINANCE CANNOT BE MET; AND THE BOARD FINDS THAT THE APPLICANT HAS SATISFIED THE WAIVER CRITERIA SET OUT IN SECTION 14–526(2)(B)(III)(B) WITH THE MONETARY CONTRIBUTION TO THE TREE FUND OF $200 PER TREE FOR THREE (3) TREES FOR A TOTAL OF $600. THE PLANNING BOARD THEREFORE VOTED UNANIMOUSLY (6–0, BOEPPLE ABSENT) TO WAIVE SECTION 14–526 (B)(2)(B)(III) STREET TREES OF THE SITE PLAN ORDINANCE.

2. SITE LIGHTING:

THE PLANNING BOARD VOTED UNANIMOUSLY (6–0, BOEPPLE ABSENT) TO WAIVE THE TECHNICAL STANDARD, SECTIONS 12.2.3 ILLUMINATION LEVELS AND 12.2.5 LIGHT TRESPASS, TO ALLOW THREE LOCATIONS NEAR THE BUILDING WHERE MAXIMUM LIGHT LEVELS ARE EXCEEDED BY UP TO 7.1 FOOT CANDLES, AND TO ALLOW SOME MINOR TRESPASS AT THE PROPERTY BOUNDARIES THAT BENEFIT THE PEDESTRIAN AREAS.

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 THE INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. CALL 1–800–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.

GRAPHIC SCALE

0 5' 10' 20' 40'

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 PUBLIC 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.

5. BOUNDARY SURVEY OF ONE INDIA STREET, PORTLAND, MAINE MADE FOR RIVERWALK LLC AND LRAR LLC DATED MARCH 22, 2006 REVISED 04–13–06 BY OWEN HASKELL, INC.

6. ALTA/ACSM LAND TITLE SURVEY, INDIA STREET, FORE STREET, MIDDLE STREET & HANCOCK STREET EXT., PORTLAND, CUMBERLAND COUNTY, MAINE MADE FOR JAMES BRADLEY DATED MAY 23, 2011, REVISED DECEMBER 12, 2011 BY OWEN HASKELL, INC.

Notes:

1. OWNER OF RECORD: EIGHT MIDDLE LAND COMPANY LLC CUMBERLAND COUNTY REGISTRY OF DEEDS BOOK 30623 PAGE 314

2. PARCEL IS SHOWN AS LOT 2 BLOCK F ON THE CITY OF PORTLAND ASSESSORS MAP 20.

3. BEARINGS ARE GRID NORTH PER PLAN REFERENCE 1.

4. LOT NUMBERS SHOWN ARE FROM PLAN REFERENCE 3.

5. ELEVATIONS BASED ON NGVD 1929 DATUM. BENCHMARK: USC&GS DISK AT 17 COMMERCIAL STREET ELEVATION=14.50.

6. BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE C, AREAS OF MINIMAL FLOODING, OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 230051 0014B, WHICH BEARS AN EFFECTIVE DATE OF JULY 17, 1986 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

7. ZONING: B5–B URBAN COMMERCIAL BUSINESS ZONE

Certificate:

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

APPLICANT:
BATEMAN PARTNERS LLC
P.O. BOX 3572, PORTLAND, MAINE 04104

AMENDED RECORDING PLAT
16 MIDDLE STREET

MIDDLE STREET, PORTLAND, MAINE
MADE FOR RECORD OWNER
EIGHT MIDDLE LAND COMPANY LLC
c/o SHIPYARD BREWING COMPANY
86 NEWBURY STREET, PORTLAND, MAINE

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 15, 2015	2014–023P
Check By	JWS	Scale	Drwg. No.
Book No.	1124	1" = 10'	C–2.1