

VICINITY MAP: (NOT TO SCALE)

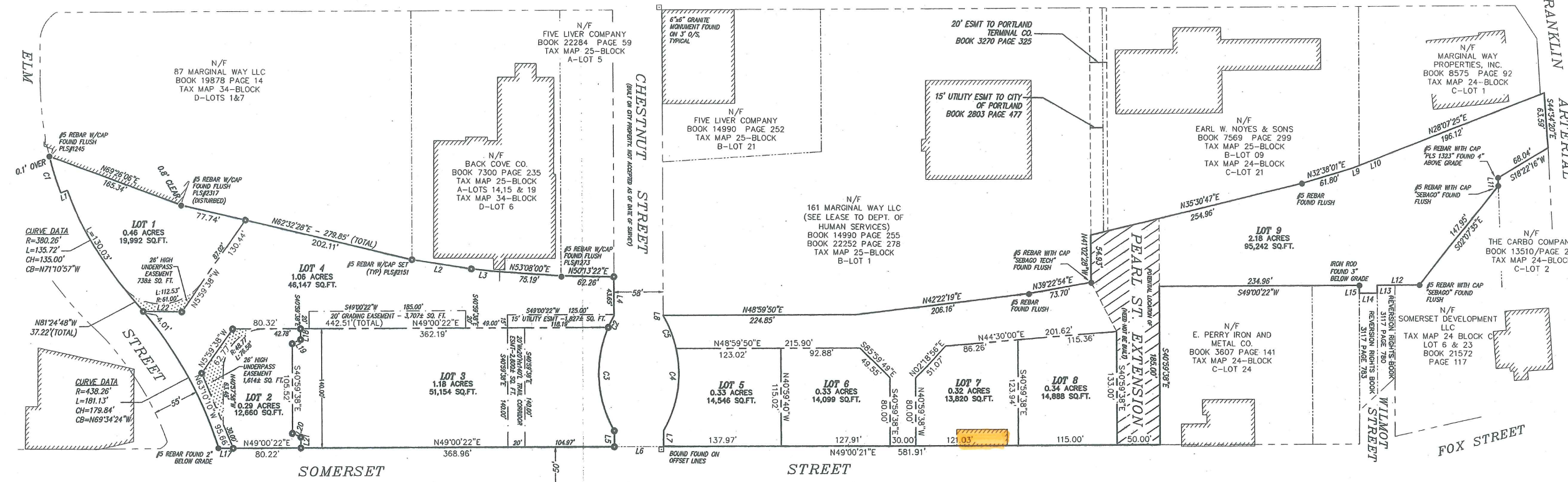
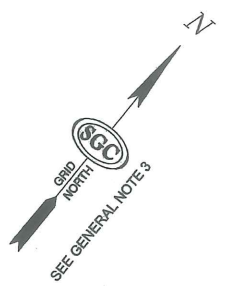
GENERAL NOTES:

- THIS PLAN AND ALL WORK ASSOCIATED WITH IT WAS PERFORMED BY SGC ENGINEERING, LLC PURSUANT TO A PROFESSIONAL SERVICES CONTRACT BETWEEN THE WOODARD & CURRAN AND SGC ENGINEERING LLC.
- REFERENCE DEED FOR THE LOCUS PARCEL IS THE CITY OF PORTLAND TO DOWNTOWN PORTLAND CORPORATION DATED MARCH 10, 2006 AND RECORDED IN DEED BOOK 23759, PAGE 305 AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS.
- THE BEARINGS SHOWN HEREON REFER TO THE MAINE STATE PLANE COORDINATE SYSTEM, WEST ZONE (NAD83) AND ARE BASED ON THE CITY OF PORTLAND CONTROL NETWORK. CONTROL POINT LOCATIONS AND COORDINATE VALUES WERE SUPPLIED BY PORTLAND DEPARTMENT OF PUBLIC WORKS.
- THE LOCUS PARCEL IS COMPRISED OF THE FOLLOWING MAPS BLOCKS AND LOTS: MAP 34-BLOCK D-LOT 3, MAP 25-BLOCK A-LOT 22 AND MAP 24-BLOCK C-LOT 10. ADJUTING PROPERTY OWNER INFORMATION REFERENCED HEREON WAS TAKEN FROM THE CITY OF PORTLAND ASSESSOR'S DATA AS OF THE DATE OF THIS SURVEY.
- THE SURVEYED PREMISES ARE LOCATED IN ZONE C: "AREAS OF MINIMAL FLOODING," AS DEFINED ON FLOOD INSURANCE RATE MAP FOR THE CITY OF PORTLAND, COMMUNITY-PANEL NUMBER 230051 0015 B, WITH AN EFFECTIVE DATE OF JULY 17, 1998.
- THE SURVEYED PREMISES ARE LOCATED IN THE B-7 URBAN COMMERCIAL BUSINESS DISTRICT AS SHOWN ON THE OFFICIAL ZONING MAP FOR THE CITY OF PORTLAND PREPARED JUNE 2008.
- NO SUBSURFACE INVESTIGATION HAS BEEN PERFORMED BY SGC ENGINEERING, LLC. AT THE TIME OF THIS PLAN, SUB-SURFACE UTILITY INFORMATION WAS COMPILED FROM MAP REFERENCE 1 AND 3. DIG-SAFE SHOULD BE CONTACTED PRIOR TO COMMENCING ANY EXCAVATION. (888-344-7233).
- THIS PLAN IS THE RESULT OF A COMPILATION OF MAP REFERENCES 1 THRU 3.

MAP REFERENCES:

- A PLAN ENTITLED "ALTAACSM LAND TITLE SURVEY, LOCATED ON SOMERSET STREET, PORTLAND, MAINE, PREPARED FOR DOWNTOWN PORTLAND COMPANY" BY SGC ENGINEERING, LLC, DATED 08-08-06, UNRECORDED.
- A PLAN ENTITLED "BOUNDARY RETRACEMENT SURVEY, LOCATED ON SOMERSET STREET, PORTLAND, MAINE, PREPARED FOR DOWNTOWN PORTLAND COMPANY" BY SGC ENGINEERING, LLC, DATED 09-17-06, UNRECORDED.
- A PLAN ENTITLED "BAYSIDE TRAIL, EXISTING CONDITIONS PLAN - PHASE 2, PREPARED FOR THE CITY OF PORTLAND PUBLIC WORKS" BY SGC ENGINEERING, LLC, DATED APRIL 2008, AND LAST REVISED R1 ON 06/08/08, UNRECORDED.
- A PLAN ENTITLED "BAYSIDE SURVEY, FORMERLY PORTLAND TERMINAL CO. RAIL YARD, SOMERSET ST. PORTLAND, MAINE" DATED AUGUST 28, 2002, PREPARED BY OEST ASSOCIATES AND ON FILE AT THE CITY OF PORTLAND DEPARTMENT OF PUBLIC WORKS, DPW FILE 87817.
- A PLAN ENTITLED "161 MARGINAL WAY EXCHANGE PLAN OF CHESTNUT STREET EXT. AREA, CHESTNUT STREET, PORTLAND, MAINE," DATED JANUARY 20, 2004, PREPARED BY SEBAGO TECHNIQS AND RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 200, PAGE 38.
- A PLAN ENTITLED "ALTAACSM LAND TITLE SURVEY OF FOX STREET PROPERTY, FOX STREET, PORTLAND, MAINE," DATED JUNE 10, 2004, PREPARED BY SEBAGO TECHNIQS AND RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 204, PAGE 507.

- A PLAN ENTITLED "STANDARD BOUNDARY SURVEY, SITE PLAN, MARGINAL WAY, PORTLAND, MAINE, MADE FOR SATCO" DATED JUNE 4, 1990, PREPARED BY TITCOMB ASSOCIATES AND RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 192, PAGE 337.
- A PLAN ENTITLED "STATE AID HIGHWAY NO. 15, PORTLAND (PREBLE-ELM STS.) CUMBERLAND COUNTY," DATED MARCH 1970, PREPARED BY STATE OF MAINE DEPARTMENT OF TRANSPORTATION AND RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 134, PAGES 18-20.
- A PLAN ENTITLED "LAND OF PORTLAND TERMINAL CO., SOUTH SIDE OF MARGINAL WAY, PORTLAND, MAINE" DATED APRIL 18, 1938 AND RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 24, PAGE 48.
- A PLAN ENTITLED "CHESTNUT STREET EXTENSION, STREET CONSTRUCTION, UTILITY INSTALLATION & LANDSCAPING PLAN AND PROFILE" DATED 8-16-04, PREPARED BY CITY OF PORTLAND, DEPARTMENT OF PUBLIC WORKS, DPW FILE 100450.



CURVE TABLE (ALL DISTANCES IN FEET)

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	388.26'	44.46'	44.44'	N57°39'42"W
C2	135.00'	15.10'	15.09'	S14°11'05"E
C3	135.00'	126.28'	121.72'	S44°11'05"E
C4	135.00'	99.87'	92.70'	S32°11'45"W
C5	135.00'	41.40'	41.24'	N62°11'44"W

LINE TABLE

LINE	BEARING	DISTANCE (FEET)
L1	S29°02'11"W	8.00'
L2	N57°39'42"W	70.65'
L3	N57°39'42"W	31.17'
L4	S40°58'52"E	45.18'
L5	S40°58'52"E	18.47'
L6	S49°00'22"W	38.00'
L7	N40°58'52"W	18.45'
L8	N40°58'52"W	0.25'
L9	N28°16'27"E	8.71'
L10	N28°04'50"E	36.27'
L11	S91°47'12"E	8.33'
L12	S49°02'22"W	49.60'
L13	S40°47'24"E	9.07'
L14	S49°12'36"W	21.00'
L15	N40°47'24"W	9.00'
L16	N49°00'22"E	30.00'
L17	N49°00'22"E	16.68'
L18	S40°59'38"E	12.58'
L19	S24°00'21"W	11.02'
L20	N74°00'22"E	11.02'
L21	S40°59'38"E	12.58'
L22	S50°11'54"W	48.00'

Summary of Planning Board Subdivision Conditions of Approval as further detailed in December 9, 2008 Approval Letter

- Six (6) months after the Certificate of Occupancy for Lot 3 buildings has been issued, Lots 1 and 2 shall be hydroseeded by the Lot 3 owner/lessee there are active development plans for the lots.
- Remediation requirements are referenced in Maine Department of Environmental Protection Voluntary Response Action Program (VRAP) Action Assurance Letters dated November 21, 2008 and July 25, 2009.
- City shall be responsible for constructing a bituminous sidewalk along Somerset Street, along Lots 5, 6, 7, and 8.

ADDITIONAL PROPOSED EASEMENTS:

- (NOT ALREADY SHOWN OR FULLY SHOWN ON THIS PLAN)
Easements Appurtenant to and Benefiting Lot 2:
- An easement for snow removal activities, in a location over Lot 4 as approved by the City, which shall contain terms and conditions drafted, reviewed, and approved by the City's Corporation Counsel Office.
 - An easement for subsurface piling, pile caps and building foundations generally along the easterly, easterly and southerly property lines of Lot 3 and burdening Lot 4 and the Chestnut Street and Somerset Street rights of way which easement shall contain terms and conditions drafted, reviewed, and approved by the City's Corporation Counsel Office.
 - Geothermal easement, burdening Lot 4, for placement of subsurface geothermal wells and associated underground piping and equipment, with surface level manholes covers benefiting Lots 1, 2 and/or 3 which easement shall contain terms and conditions drafted, reviewed, and approved by the City's Corporation Counsel Office.
- Easements Burdening Lot 2:
- Sidewalk easement for public in areas extending from the City right of way along Somerset Street and Chestnut Street to the edges of the sidewalk along the new Office Building and Garage as located once the buildings are constructed (post construction grant of easement) which easement shall contain terms and conditions drafted, reviewed, and approved by the City's Corporation Counsel Office.
 - Public access, landscaping and walkway easement at the easterly and westerly ends of the Bayside Garage to permit incorporation of open areas into the Bayside trail for landscaping, walking, etc. (post construction grant of easement) which easement shall contain terms and conditions drafted, reviewed, and approved by the City's Corporation Counsel Office and as shown on the Approved Site Plan.
 - Public Access Easement for a trail corridor 20' in width, 20' in height, and 140' in length extending from Lot 4 across Lot 3 to Somerset Street in the location shown on this Plan and to be granted to the City with terms and conditions satisfactory to and approved by the City's Corporation Counsel Office.
- Easements Burdening Lot 4 and Lot 5:
- Public trail easement to be granted to Portland Trails within Lot 4 and Lot 5.

APPROVED BY CITY OF PORTLAND
PLANNING BOARD

CHAIR

DATE

SGC ENGINEERING, LLC
 - Civil Design & Survey Engineering
 - Environmental & Regulatory Permitting
 - Electrical Power Systems Engineering

REGISTRY OF DEEDS
 Received: _____
 at _____
 Filed in Plan Book _____
 Page _____
 ATTEST: _____

APPROVED FOR SUBMITTAL
 FINAL REVISIONS AND APPROVAL FOR SUBMITTAL
 REVISIONS TO EASEMENT NOTES

NO. _____ DATE _____
 1 10/10/08
 2 11/08/08
 3 11/30/08

ONLY VALID WITH ORIGINAL STAMP
 Jan 13 2009

SGC ENGINEERING, LLC
 601 County Road
 Portland, Maine 04101
 Tel: 207-847-8100
 Fax: 207-847-8101

PROJECT: 09000
 FILE: S10_09000.DWG

DATE: 10-30-08
 SCALE: 1" = 60'

SHEET 1 OF 1

SUBDIVISION RECORDING PLAT
 OF PROPERTY LOCATED ON
BAYSIDE RAILYARD
PORTLAND, MAINE

PREPARED FOR:
DOWNTOWN PORTLAND CORPORATION
 308 CONGRESS STREET, PORTLAND, MAINE 04101