



**LICENSE NOTES**

1. THE FOLLOWING LICENSES SET FORTH IN NOTES 1A, 1B, 1C, AND 1D ARE NOT SHOWN ON THIS PLAN. THE LOCATION AND TERMS AND CONDITIONS OF SUCH LICENSES ARE FURTHER DESCRIBED IN CITY COUNCIL ORDER 142-15/16 OR AS OTHERWISE DESCRIBED BELOW.

1A. A LICENSE FOR SUBSURFACE PILING, PILE CAPS AND BUILDING FOUNDATIONS GENERALLY ALONG THE NORTHERLY, EASTERLY AND SOUTHERLY PROPERTY LINE OF LOT 3 AND BURDENING LOT 4 AND THE CHESTNUT STREET AND SOMERSET STREET RIGHTS OF WAY.

1B. A LICENSE FOR SUBSURFACE PILING, PILE CAPS, AND BUILDING FOUNDATIONS GENERALLY ALONG THE NORTHWESTERLY AND SOUTHEASTERLY PROPERTY LINES OF THE SOMERSET RIGHT OF WAY AND LOT 6 AND 7 AND BURDENING THE SOMERSET STREET RIGHT OF WAY AND LOT 9.

1C. LICENSES FOR THE FEDEQ DV001, LLC ("FEDERATED") OR ITS DESIGNATED ASSIGNEES TO MAINTAIN STEPS, RAMPS AND THE RELATED ACCESSIBLE LANDINGS AND TO MAINTAIN PLANTERS WITHIN PORTIONS OF THE ELM STREET, CHESTNUT STREET AND SOMERSET STREET RIGHTS OF WAY, AND UPON THE AREA DESIGNATED AS THE POTENTIAL EXTENSION OF PEARL STREET, AS WELL AS THE RIGHTS TO CONSTRUCT AND MAINTAIN PHYSICAL IMPROVEMENTS TO BE ADDED TO THE TRAIL SYSTEM UPON LOTS 4 AND 9.

1D. A LICENSE BENEFITING LOTS 1, 3, 6 AND 7 TO CONSTRUCT, OPERATE AND MAINTAIN WATER QUALITY TREATMENT SYSTEMS UPON PORTIONS OF THE SOMERSET STREET, CHESTNUT STREET, ELM STREET, AND PEARL STREET.

**EASEMENT NOTES**

1. ALL EASEMENTS CREATED BY AND SHOWN ON THE PRIOR APPROVED SUBDIVISION PLAN THAT ARE NOT EXPRESSLY SHOWN OR REFERENCED ON THIS PLAN ARE EXTINGUISHED, INCLUDING, WITHOUT LIMITATION, THE

**GENERAL NOTES**

1. THIS AMENDED SUBDIVISION PLAN AMENDS AND REPLACES THE SUBDIVISION RECORDING PLAT ENTITLED "SUBDIVISION RECORDING PLAT OF PROPERTY LOCATED ON BAYSIDE RALLYARD, PORTLAND, MAINE PREPARED FOR DOWNTOWN PORTLAND CORPORATION BY SGC ENGINEERING, LLC. DATED OCTOBER 30, 2008 AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 209, PAGE 36 (THE "PRIOR APPROVED SUBDIVISION PLAN") IN ALL RESPECTS AND SUCH PRIOR SUBDIVISION IS HEREBY EXTINGUISHED.

2. THE CITY OF PORTLAND SHALL RETAIN A FOUR FOOT WIDE STRIP OF LAND ALONG THE NORTHERLY SIDELINE OF SOMERSET STREET TO BE ADDED TO THE SOMERSET STREET RIGHT OF WAY, IN ORDER TO INCREASE THE WIDTH OF SOMERSET STREET ADJOINING LOTS 3, 6 & 7 FROM 50 FEET TO 54 FEET.

3. THIS AMENDED SUBDIVISION PLAN AMENDS LOTS 1 THROUGH 8 FROM THE PRIOR APPROVED SUBDIVISION PLAN. THE EASTERLY SIDE OF LOT 9 REMAINS UNCHANGED FROM THE PRIOR APPROVED SUBDIVISION PLAN AND IS SHOWN ON THE PRIOR APPROVED SUBDIVISION PLAN. THERE IS NO LONGER A LOT 2, 5 & 8 IN THE SUBDIVISION.

4. ALL WATER QUALITY TREATMENT DEVICES ASSOCIATED WITH THE midtown PROJECT AND LOCATED IN THE PUBLIC R.O.W. PURSUANT TO A LICENSE AGREEMENT SHALL BE PRIVATELY MAINTAINED BY THE DEVELOPER, ITS HEIRS OR ASSIGNS.

5. ALL RAMPS, STAIRS, PLANTERS AND RETAINING WALLS ASSOCIATED WITH THE midtown PROJECT AND LOCATED IN THE PUBLIC R.O.W. PURSUANT TO A LICENSE AGREEMENT SHALL BE PRIVATELY MAINTAINED BY THE DEVELOPER, ITS HEIRS OR ASSIGNS.

6. REFER TO AMENDED SUBDIVISION RECORDING PLAT FOR MIDTOWN DEVELOPMENT, PLAN SHEET 2 OF 2 (C-1.21), FOR CITY OF PORTLAND PLANNING BOARD CONDITIONS OF APPROVAL.

7. LOTS 1, 3, 6 AND 7 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 0013 B, WITH AN EFFECTIVE DATE OF JULY 17, 1986.

8. 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 IN JUNE 2008.

9. EXISTING AND PROPOSED UTILITIES ARE SHOWN ON PLAN SHEETS C-4.1, C-4.2, C-4.3 UTILITY PLANS AS INCLUDED IN PLANNING BOARD APPROVAL MARCH 3, 2015 FOR MIDTOWN PROJECT.

10. LOT DATA INCLUDING TOTAL NUMBER OF RESIDENTIAL UNITS ARE SHOWN ON PLAN SHEETS C-1.5, C-1.6 AND C-1.7.

LINE	BEARING	DISTANCE (FEET)
L1	N 50°11'34"E	3.39'
L2	S 39°48'26"E	7.89'
L3	N 59°04'41"E	58.90'
L4	S 40°58'52"E	0.25'
L5	N 50°11'34"E	11.40'
L6	DELETED	
L7	S 40°58'52"E	2.53'
L14	DELETED	
L15	DELETED	
L16	DELETED	
L17	DELETED	
L18	DELETED	
L19	DELETED	
L20	DELETED	
L21	N 41°00'32"W	21.94'
L22	N 42°22'19"E	136.00'
L23	N 39°22'54"E	72.27'
L24	N 49°00'22"E	20.02'
L25	S 87°16'35"E	27.70'
L26	S 40°59'38"E	5.00'
L27	N 84°05'10"E	20.69'
L28	N 28°31'08"E	15.21'
L29	N 59°22'54"E	31.41'
L30	S 61°28'51"E	5.00'
L31	S 40°59'38"E	6.92'
L32	S 49°00'22"W	24.24'
L33	N 40°59'38"W	48.99'
L34	S 49°00'22"W	108.00'
L35	S 41°00'32"E	15.29'
L36	S 42°22'19"W	64.94'
L37	S 39°22'54"W	10.86'
L38	N 40°59'38"W	20.61'

**APPROVAL - CITY OF PORTLAND PLANNING BOARD**

DATE \_\_\_\_\_

CHAIRPERSON \_\_\_\_\_

**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.

DATE \_\_\_\_\_ JOHN W. SWAN, PLS NO. 1038

**OWNER OF RECORD:**  
CITY OF PORTLAND C.C.R.D. BOOK 27870 PAGE 299

05.10.16	REVISED PER CITY COMMENTS
04.14.16	FINAL SUBDIVISION PLANS WITH CONDITIONS OF APPROVAL
02.23.16	FINAL SUBDIVISION PLANS WITH CONDITIONS OF APPROVAL
02.17.16	FINAL SUBDIVISION PLANS WITH CONDITIONS OF APPROVAL
01.21.15	REVISED PER CITY COMMENTS AND RESUBMITTED FOR CITY REVIEW
12.01.14	REVISED FOR LEVEL III SUBMISSION AND RESUBMITTED FOR CITY REVIEW
11.14.14	FINAL LEVEL III SUBMISSION TO CITY OF PORTLAND
10.17.14	PRELIMINARY LEVEL III SUBMISSION

AMENDED SUBDIVISION RECORDING PLAT FOR MIDTOWN DEVELOPMENT, PLAN SHEET 1 OF 2 ON SOMERSET STREET, PORTLAND, MAINE MADE FOR FEDEQ DV001, LLC PO BOX 37008 MIAMI FL, 33137-4110

**OWEN HASKELL, INC.**  
390 U.S. ROUTE ONE, PALMOUTH, ME 04105 (207) 774-0424  
PROFESSIONAL LAND SURVEYORS

Drwn By	EB	Date		Job No.	
Trace By	JLW	APRIL 10, 2013		2012-180 P	
Check By	JWS	Scale		Drwg. No.	
Book No.	FILE	1" = 40'		C-1.2	