

VICINITY MAP: (NOT TO SCALE)

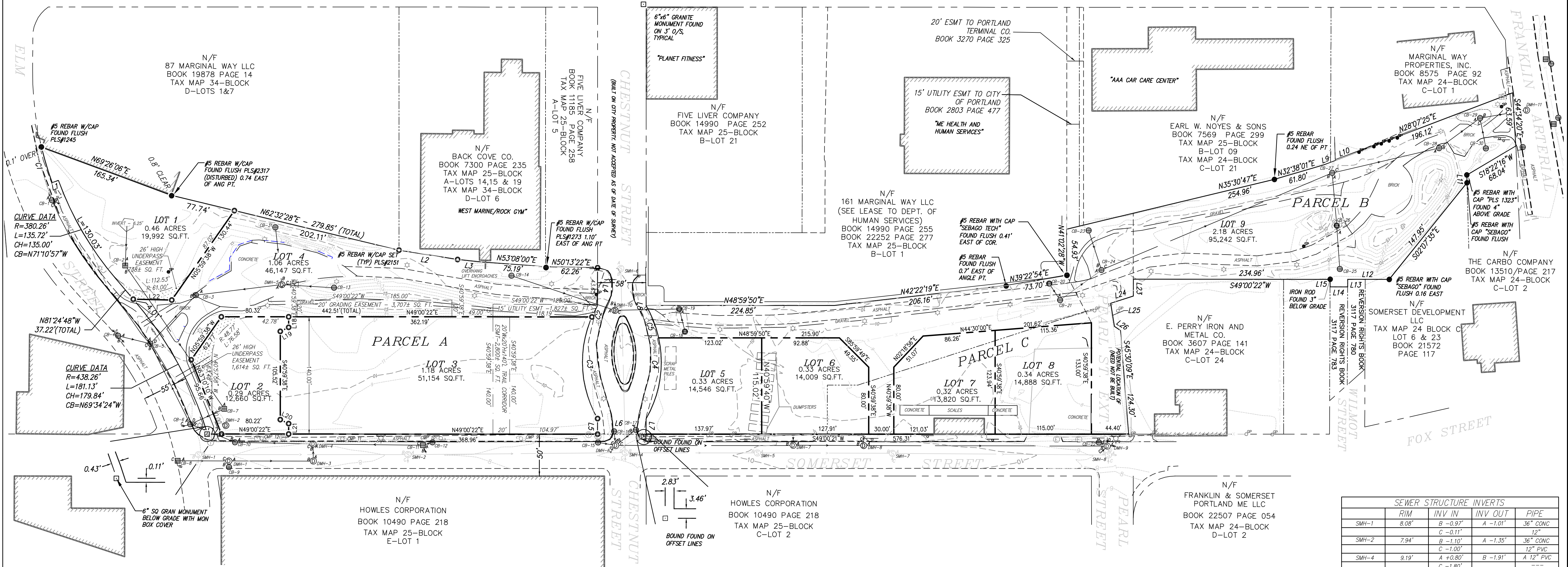
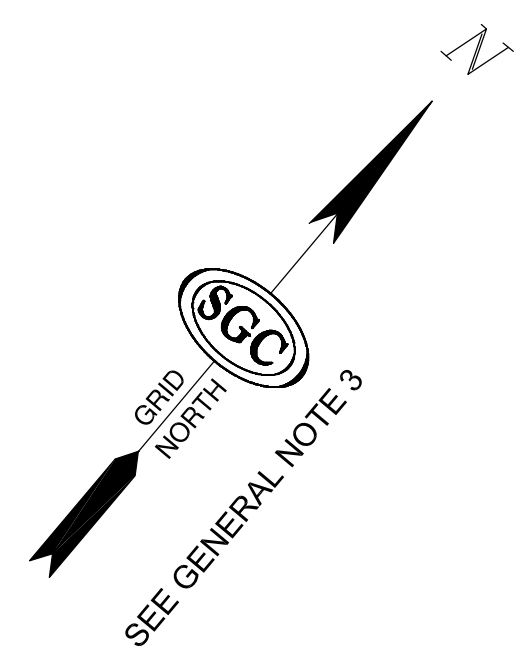
GENERAL NOTES:

- 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 ENGINEERS LLC, AUTHORIZED SEPTEMBER 29, 2011.
- REFERENCE DEEDS FOR THE LOCUS PARCEL ARE:
PARCELS A AND B - THE DOWNTOWN PORTLAND CORPORATION TO CITY OF PORTLAND DATED JUNE 15, 2010 AND RECORDED IN DEED BOOK 27870, PAGE 299 AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS.
PARCEL C - CORRECTIVE DEED OF H. FINKELMAN, INC. TO THE CITY OF PORTLAND EXECUTED AUGUST 17, 2011 TO BE RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS.
- THE BEARINGS SHOWN HEREON AND COORDINATES REFER TO THE MAINE STATE PLANE COORDINATE SYSTEM, WEST ZONE (NAD83). ELEVATIONS ARE BASED ON NGVD 1929 DATUM. ALL 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. ABUTTING 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 0013 B, WITH AN EFFECTIVE DATE OF JULY 17, 1986.
- 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. SUBSURFACE 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.
- THE ADDITIONAL PROPOSED EASEMENTS FOR LOTS 3 AND 4 SHOWN HEREON HAVE NOT BEEN CONVEYED TO SEPARATE PARTIES AND ARE BASED ON A SUBDIVISION RECORDING PLAN OF PROPERTY LOCATED ON BAYSIDE RAILYARD, PORTLAND MAINE, PREPARED FOR DOWNTOWN PORTLAND CORPORATION BY SGC ENGINEERING, LLC, APPROVED BY THE CITY OF PORTLAND PLANNING BOARD AND RECORDED AT SAID REGISTRY IN PLAN BOOK 209, PAGE 36.

MAP REFERENCES:

- A PLAN ENTITLED "ALTA/ACSM 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 05/08/08, 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 TECHNICS AND RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 205, PAGE 39.
- A PLAN ENTITLED "ALTA/ACSM LAND TITLE SURVEY OF FOX STREET PROPERTY, FOX STREET, PORTLAND, MAINE," DATED JUNE 19, 2004, PREPARED BY SEBAGO TECHNICS 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, 1936 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 9-16-04, PREPARED BY CITY OF PORTLAND, DEPARTMENT OF PUBLIC WORKS, DPW FILE 100450.
- PLAN ENTITLED "SOMERSET STREET, FRANKLIN ARTERIAL AND MARGINAL WAY SEWER SEPARATION" DATED APRIL 2003, PREPARED BY THE CITY OF PORTLAND, DEPARTMENT OF PUBLIC WORKS, DPW FILE 97015.
- PLAN ENTITLED "PROPOSED 16" D.I. WATER MAIN REPLACEMENT" DATED SEPTEMBER 2002, PREPARED BY PORTLAND WATER DISTRICT, DPW FILE 97015.
- CITY OF PORTLAND DEPARTMENT OF PUBLIC WORKS FILE 933/4.
- PLAN ENTITLED "SOMERSET STREET OVERFLOW SEWER" DATED 6/15/1984, PREPARED BY CITY OF PORTLAND, DEPARTMENT OF PUBLIC WORKS, DPW FILE 647/4.



LEGEND:

1/4" REBAR W/CAP SET IN 2008	○	LIGHT POST	☆
IRON PIPE OR ROD FOUND	●	SQUARE CATCH BASIN	⊠
MONUMENT FOUND	⊠	ROUND CATCH BASIN	⊞
BOLLARD	⊕	DRAIN MANHOLE	⊙
SINGLE POST SIGN	⊕	SEWER MANHOLE	⊙
SIGN POST	⊕	ELECTRIC MANHOLE	⊙
GATE POST	⊕	COMMUNICATIONS MANHOLE	⊙
UTILITY POLE	⊕	HYDRANT	⊙
GUY POLE	⊕	WATER VALVE	⊙
MAJOR CONTOUR	---		
MINOR CONTOUR	---		
METAL FENCE	X-X-X		
EXTERIOR BOUNDARY	---		
SUBDIVISION LOT LINE	---		
ADJACENT PROPERTY LINE	---		
RECORD EASEMENT LINE	---		
PROPOSED EASEMENT LINE	---		

LINE TABLE

LINE	BEARING	DISTANCE (FEET)
L1	S29°22'11"W	8.00'
L2	N57°56'06"E	70.85'
L3	N55°06'01"E	30.17'
L4	S40°58'52"E	45.18'
L5	S40°58'52"E	18.47'
L6	S49°00'22"W	58.00'
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	36.22'
L11	S41°47'12"E	9.33'
L12	S49°00'22"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°00'23"W	11.02'
L20	N74°00'22"E	11.02'
L21	S40°59'38"E	12.58'
L22	S50°11'34"W	46.00'
L23	S40°59'38"E	20.00'
L24	S31°04'42"W	28.47'
L25	S50°13'09"E	27.97'
L26	N82°12'51"E	8.60'

CURVE TABLE (ALL DISTANCES IN FEET)

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	388.26'	44.46'	44.44'	N57°39'47"W
C2	135.00'	15.10'	15.09'	S44°11'05"E
C3	135.00'	126.28'	121.72'	S44°11'05"E
C4	135.00'	99.97'	97.70'	N32°11'45"W
C5	135.00'	41.40'	41.24'	N62°11'44"W

ADDITIONAL PROPOSED EASEMENTS:

- Easements Appurtenant to and Benefiting Lot 3:**
- 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 northerly, 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 manhole 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 4 and Lot 5:**
- Public trail easement to be granted to Portland Trails within Lot 4 and Lot 5.

Easements Burdening Lot 3:

- Sidewalk easement for public in areas extending from the City right of way along Somerset Street and Chestnut Street to the edges of the sidewalks 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.

DRAIN STRUCTURE INVERTS

	RIM	INV IN	INV OUT	PIPE
DMH-1	7.82'	B +4.39'	A +4.13'	A 12" CONC
DMH-2	ELECTRICAL	C +4.19'		8/C 10/12 HOPE
DMH-3	8.23'	B +3.70'	A +3.70'	---
DMH-4	8.13'	A +3.74'	C +3.63'	---
DMH-5	13.98'	B +6.29'	A +6.18'	PVC
DMH-6	8.91'	A +4.94'	C +4.86'	A/B 10" PVC
DMH-7	10.20'	B +4.48'	A +4.48'	A/B 18" PVC
DMH-8	10.59'	B +4.26'	A +4.27'	---
DMH-9	8.09'	B +3.37'	A +3.16'	---
DMH-10	10.01'	A +5.47'	B +5.61'	B 12" PVC

CATCH BASIN INVERTS

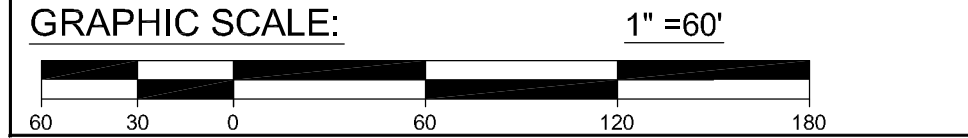
	RIM	INV IN	INV OUT	PIPE
CB-1	9.10'	B 1.85'	A 1.40'	A 18" STL
CB-2	9.71'	C 1.25'		B/C 12"/15" STL
CB-3	12.43'	A 5.63'	B 5.59'	12" HOPE
CB-4	9.63'	B 4.97'	A 4.34'	A 12" PVC
CB-5	9.74'	B 2.39'	A 2.56'	15" STL
CB-6	8.39'	B 3.00'	A 2.79'	B 10" PVC
CB-7	9.64'	D 3.92'		A/C 12" STL/CONC
CB-8	8.00'	B 4.11'	A 4.41'	A 12" CONC
CB-9	8.00'	---	4.78'	10" HOPE
CB-10	7.63'	A 3.19'	B 2.90'	---
CB-11	7.52'	A 4.02'	C 3.93'	---
CB-12	7.47'	B 4.05'		B/C 6" PVC/D
CB-13	11.45'	NA	NA	TRAP

SEWER STRUCTURE INVERTS

	RIM	INV IN	INV OUT	PIPE
SMH-1	8.08'	B -0.97'	A -1.01'	36" CONC
SMH-2	7.94'	B -1.10'	A -1.35'	36" CONC
SMH-4	9.19'	A +0.80'	B -1.91'	A 12" PVC
SMH-5	10.16'	B -2.09'	A -2.08'	---
SMH-6	10.24'	B +2.74'	B +2.24'	A 4" / B 12"
SMH-7	10.65'	B -2.25'	A -2.25'	---
SMH-8	8.09'	B -2.78'	A -3.29'	---

CATCH BASIN INVERTS CONT'D

	RIM	INV IN	INV OUT	PIPE
CB-14	8.96'	NA	NA	TRAP
CB-15	8.63'	---	5.26'	10" HOPE
CB-16	8.48'	---	4.90'	10" HOPE
CB-17	8.39'	A 5.47'	B 5.04'	A/B 10"/16" PVC
CB-18	8.51'	NA	NA	TRAP
CB-19	9.54'	A 6.15'	NA	A 10" PVC/TRAP
CB-20	8.90'	NA	NA	TRAP
CB-21	8.08'	A 5.81'	NA	A 10" PVC/TRAP
CB-22	7.90'	---	4.16'	---
CB-23	8.05'	NA	NA	TRAP
CB-24	9.34'	A 4.61'	C 4.53'	18" PVC
CB-25	---	B 5.21'	---	---
CB-26	10.52'	A 4.57'	NA	A 12" PVC/TRAP
CB-27	8.53'	A 4.46'	C 3.92'	A 12" PVC
CB-28	10.30'	A 2.42'	B 2.30'	18" PVC
CB-29	8.04'	A 1.69'	B 1.66'	A/B 18" PVC
CB-30	7.84'	NA	NA	C 10" PVC
CB-31	8.95'	---	---	---



REVISIONS:

NO.	DATE	DESCRIPTION
1	10/20/11	APPROVED FOR SUBMITTAL

APPROVED FOR SUBMITTAL

RECEIVED: _____ M. and _____
 at _____ h _____ m _____ Page _____
 CUMBERLAND, SS REGISTRY OF DEEDS
 REGISTER: _____

FILED: _____

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

SERVING OUR CLIENTS IN THE U.S.A. & CANADA
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 Target Technology Center
 Westbrook, Maine 04092
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 Fax: 207-896-8971
 E-mail: info@sgceng.com

DATE: 10-30-08 PROJECT: 559004 SHEET 1 OF 1
 DRAWN: WRP CHECK: SAM FILE: 559004ECP04E.DWG
 SCALE: 1" = 60'

EXISTING CONDITIONS SURVEY OF PROPERTY LOCATED ON
SOMERSET STREET
PORTLAND, MAINE

PREPARED FOR:
CITY OF PORTLAND
 389 CONGRESS STREET, PORTLAND, MAINE 04101

C-1.2A