



EASEMENT NOTES

- THE EASEMENTS SHOWN ON THIS AMENDED SUBDIVISION PLAN LOCATED UPON LOT 4 ARE PRELIMINARY AND MAY BE RELOCATED AT THE TIME OF LEVEL III SITE PLAN APPROVAL OF THE DEVELOPMENT OF LOTS 1 & 3 AS SHOWN ON THE PLAN, AND ANY APPROVED SITE PLAN CONTAINING ANY SUCH REVISED EASEMENT AREAS SHALL BE DEEMED TO AMEND THE EASEMENTS SHOWN ON THIS AMENDED SUBDIVISION PLAN. IF THE EASEMENT CHANGES ARE MADE, A NEW PLAN AND IF NECESSARY, DEED SHALL BE SUBMITTED FOR REVIEW AND APPROVAL.
- THE FOLLOWING EASEMENTS SET FORTH IN NOTES 2A, 2B, 2C, 2D, 2E, 2F AND 2G ARE NOT SHOWN ON THIS PLAN. THE LOCATION AND TERMS AND CONDITIONS OF SUCH EASEMENTS ARE TO BE FORMULATED AND APPROVED BY THE CITY CORPORATION COUNSEL AND COUNSEL TO THE PURCHASER, AND SHALL BE SET FORTH IN THE DEED CONVEYING THE LOTS FROM THE CITY OF PORTLAND TO THE PURCHASER, OR IN A SEPARATE EASEMENT DEED OR EASEMENT AGREEMENT. IF THE EASEMENT CHANGES ARE MADE, A NEW PLAN AND IF NECESSARY, DEED SHALL BE SUBMITTED FOR REVIEW AND APPROVAL.
 - AN EASEMENT FOR SNOW REMOVAL ACTIVITIES IN A LOCATION OVER LOT 4 AND 9.
 - AN EASEMENT 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.
 - AN EASEMENT 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 AND LOT 9.
 - LOTS 4 AND 9 ARE SUBJECT TO EASEMENTS FOR CONSTRUCTION,

GENERAL NOTES

- STAGING, REPAIR AND MAINTENANCE BENEFITING THE OTHER LOTS OF THE SUBDIVISION. THIS EASEMENT REQUIRES THE REPAIR OR REPLACEMENT OF ANY FEATURES IN LOT 4 OR 9 THAT MAY BE DAMAGED BY THE ACTIVITIES ALLOWED AS PART OF THESE EASEMENTS.
- AN EASEMENT TO THE OWNERS OF LOT 1, 3 & 7 PROVIDING THE RIGHT TO CONSTRUCT STEPS, RAMPS AND LANDINGS IN THE AREAS OF THE ELM STREET, PEARL STREET EXTENSION, AND SOMERSET STREET RIGHTS OF WAY DEPICTED ON THE SITE PLANS FOR THE MIDTOWN PROJECT PREPARED BY FAY, SPOFFORD & THORNDIKE, INC. AND IDENTIFIED AS SITE PLANS C-2.1, C.2.2 AND C.2.3 DATED OCTOBER 2014, LAST REVISED (PENDING).
- LICENSES FOR FEDERATED COMPANY, 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.
- AN EASEMENT BENEFITING LOTS 1, 3, 6 AND 7 TO CONSTRUCT, OPERATE AND MAINTAIN WATER QUALITY TREATMENT SYSTEMS UPON PORTIONS OF LOTS 4 AND 9.
- 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 UNDERPASS EASEMENT ON LOT 1 AND 3, GEOTHERMAL EASEMENTS, FORMER LOCATION OF THE TRAIL CORRIDOR EASEMENT AND ALL OTHER EASEMENTS ON LOTS 1, 6, AND 7 CREATED BY AND SHOWN ON THE PRIOR AMENDED SUBDIVISION PLAN.

LEGEND

- AREA TO BE CONVEYED TO CHESTNUT STREET ROW
- MEWS - ACCESS EASEMENT BENEFITING THE CITY OF PORTLAND
- PORTION OF ROW NOT CONTROLLED BY CITY OF PORTLAND
- ACCESS, GRADING, DRAINAGE AND UTILITY EASEMENT FOR LOTS 1, 3, 6 & 7
- LIMITED OPEN SPACE USE EASEMENT BENEFITING THE CITY OF PORTLAND

EASEMENT LINE TABLE

LINE	BEARING	DISTANCE (FEET)
L1	N63°10'10"W	42.17'
L2	N59°11'34"E	31.53'
L3	DELETED	
L4	DELETED	
L5	DELETED	
L6	DELETED	
L7	S40°58'55"E	5.53'
L14	S63°10'10"E	40.98'
L15	DELETED	
L16	DELETED	
L17	N40°59'24"W	20.63'
L18	DELETED	
L19	DELETED	
L20	DELETED	
L21	N42°22'19"E	117.46'
L22	N39°22'54"E	72.27'
L23	N49°00'22"E	10.14'
L24	N49°00'22"E	20.02'
L25	S87°16'35"E	27.70'
L26	S40°59'24"E	5.00'
L27	N84°05'10"E	20.69'
L28	N28°31'08"E	15.21'
L29	N59°22'54"E	31.41'
L30	S81°28'51"E	5.00'
L31	S40°59'38"E	6.82'
L32	S49°00'22"W	24.24'
L33	N40°59'38"W	48.99'
L34	S49°00'22"W	108.00'
L35	S41°00'32"E	10.72'
L36	S42°22'19"W	104.49'
L37	S39°22'54"W	10.88'
L38	N40°59'38"W	17.42'



APPROVAL - CITY OF PORTLAND PLANNING BOARD

SUVEYOR WILL STAMP DRAWING UPON APPROVAL OF THE CITY

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

11.14.14 FINAL LEVEL III SUBMISSION TO CITY OF PORTLAND

10.17.14 PRELIMINARY LEVEL III SUBMISSION

AMENDED SUBDIVISION/RECORDING PLAT ON SOMERSET STREET, PORTLAND, MAINE MADE FOR FAY, SPOFFORD & THORNDIKE 778 MAIN STREET, SOUTH PORTLAND, MAINE

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

Drwn By	EB	Date	APRIL 10, 2013	Job No.	12012-180 P
Trace By	JLW	Scale	1" = 40'	Drwg. No.	C-1.2
Check By	JWS				
Book No.	FILE				