

VICINITY MAP: (NOT TO SCALE)

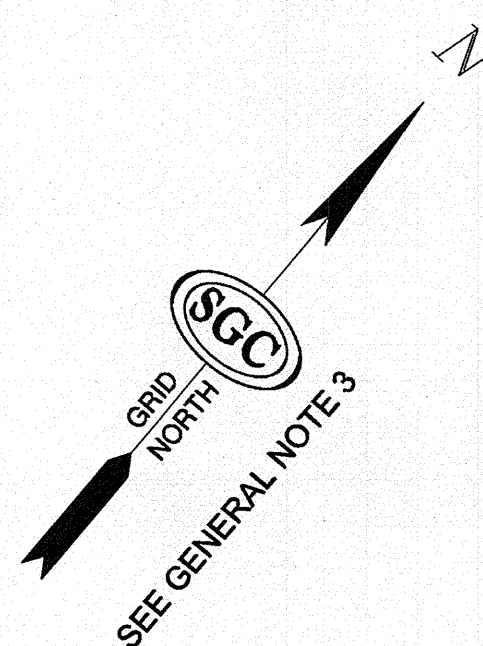
GENERAL NOTES:

- 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, 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 NVD0 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, 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).

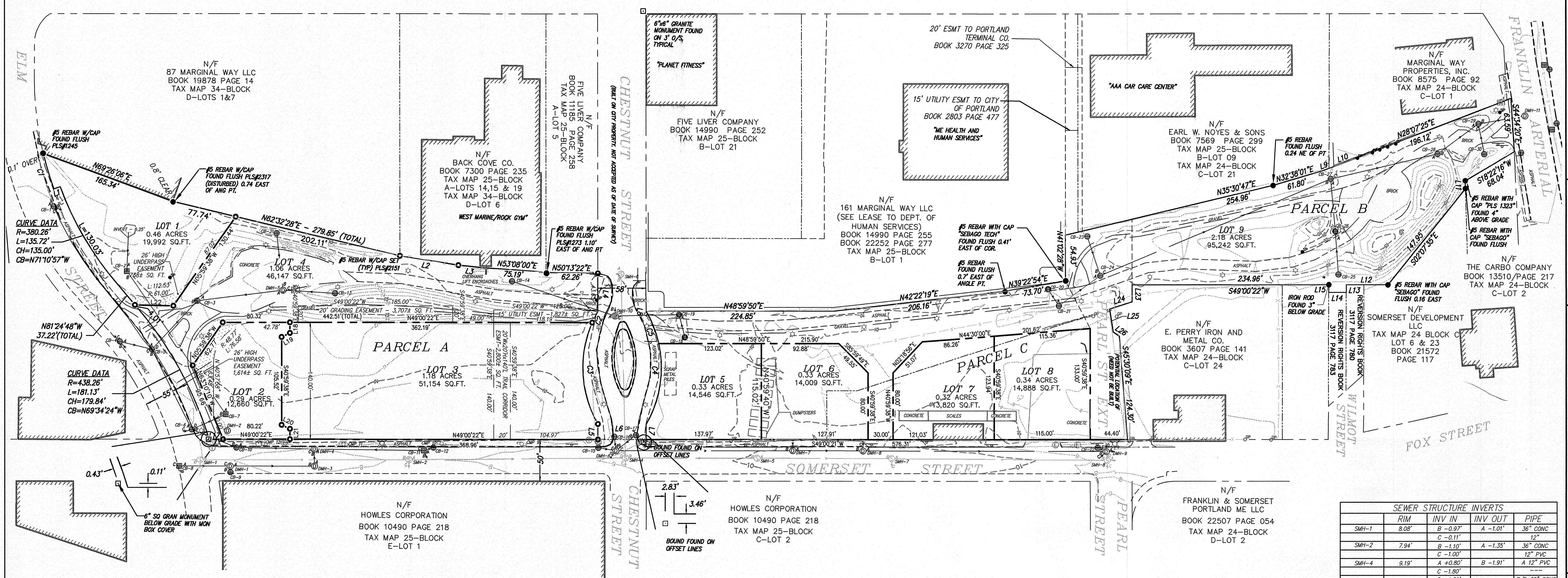
- THIS PLAN IS THE RESULT OF A COMPILED MAP REFERENCES 1 THRU 3.
- THE ADDITIONAL PROPOSED EASEMENTS FOR LOTS 3 AND 4 SHOWN HEREON HAVE NOT BEEN CONVEYED TO SEPARATE PARTIES AND ARE BASED ON A SUBDIVISION RECORDING PLAT OF PROPERTY LOCATED ON BAYSIDE RAILYARD, PORTLAND MAINE, PREPARED FOR DOWNTOWN PORTLAND CORPORATION BY SGC ENGINEERING, LLC, APPROVED BY THE CITY OF PORTLAND PLANNING BOARD AND RECORDED AT SAID REGISTRY IN PLAN BOOK 205, PAGE 36.

MAP REFERENCES:

- A PLAN ENTITLED "ALTAIACSM 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 05/06/08, UNRECORDED.
- A PLAN ENTITLED "BAYSIDE SURVEY, FORMERLY PORTLAND TERMINAL CO. RAIL YARD, SOMERSET ST, PORTLAND, MAINE" DATED AUGUST 28, 2002, PREPARED BY DEBT 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 "ALTAIACSM 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. 16, PORTLAND (PREBLE-ELM STS.) CUMBERLAND COUNTY," DATED MARCH 1910, 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 9-16-04, PREPARED BY CITY OF PORTLAND, DEPARTMENT OF PUBLIC WORKS, DPW FILE 1004/00.
- 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 970/15.
- PLAN ENTITLED "PROPOSED 16" D.I. WATER MAIN REPLACEMENT" DATED SEPTEMBER 2002, PREPARED BY PORTLAND WATER DISTRICT, DPW FILE 970/15
- CITY OF PORTLAND DEPARTMENT OF PUBLIC WORKS FILE 9334
- PLAN ENTITLED "SOMERSET STREET OVERFLOW SEWER" DATED 6/15/1984, PREPARED BY CITY OF PORTLAND, DEPARTMENT OF PUBLIC WORKS, DPW FILE 647/4.



SEE GENERAL NOTE 3



LEGEND:

- IRON PIPE OR ROD FOUND
- MONUMENT FOUND
- BOLLARD
- SINGLE POST SIGN
- SIGN POST
- GATE POST
- UTILITY POLE
- GUY POLE
- MAJOR CONTOUR
- MINOR CONTOUR
- METAL FENCE
- EXTERIOR BOUNDARY
- SUBDIVISION LOT LINE
- ADJACENT PROPERTY LINE
- RECORD EASEMENT LINE
- PROPOSED EASEMENT LINE
- LIGHT POST
- SQUARE CATCH BASIN
- ROUND CATCH BASIN
- DRAIN MANHOLE
- SEWER MANHOLE
- ELECTRIC MANHOLE
- COMMUNICATIONS MANHOLE
- HYDRANT
- WATER VALVE

GRAPHIC SCALE: 1" = 60'

LINE TABLE

| LINE | BEARING | DISTANCE (FEET) |
|------|-------------|-----------------|
| L1 | S29°02'11"W | 8.00' |
| L2 | N57°56'06"E | 70.85' |
| L3 | N55°06'01"E | 30.17' |
| L4 | S40°58'52"E | 43.18' |
| L5 | S40°58'52"E | 18.42' |
| L6 | S49°00'22"W | 58.00' |
| L7 | N40°58'52"E | 18.45' |
| L8 | N40°58'52"E | 0.25' |
| L9 | N28°16'27"E | 8.71' |
| L10 | N30°04'50"E | 36.23' |
| 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 | 36.23' |
| L18 | S40°58'52"E | 12.58' |
| L19 | S24°00'23"W | 11.02' |
| L20 | N74°00'22"E | 11.02' |
| L21 | S40°58'38"E | 12.58' |
| L22 | S50°11'34"W | 46.00' |
| L23 | S40°58'38"E | 20.00' |
| L24 | S31°04'42"W | 26.47' |
| 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 | 368.26' | 44.46' | 44.44' | N57°39'47"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' | 99.97' | 97.70' | N32°11'45"W |
| C5 | 135.00' | 41.40' | 41.24' | N82°11'44"W |

ADDITIONAL PROPOSED EASEMENTS:

- 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.
- Easement for subsurface pilings, 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.
- Geotechnical 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 Plat 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' | --- | B/C 12"/12" HDPE |
| DMH-3 | 8.23' | B +3.70' | A +3.70' | 12" HDPE |
| 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 +5.01' | A +4.27' | C 15" PVC |
| DMH-8 | 10.59' | C +4.62' | 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' | A 1.25' | B 4.31' | 12" HDPE |
| CB-3 | 12.43' | A 5.63' | B 5.59' | 12" PVC |
| CB-4 | 9.63' | B 4.97' | A 4.34' | A 12" CONC |
| CB-5 | 9.74' | B 2.39' | A 2.56' | 15" STL |
| CB-6 | 8.39' | C 4.19' | A 2.79' | B 10" PVC |
| CB-7 | 9.64' | A 3.76' | B 3.52' | A/B 12" HDPE |
| CB-8 | 8.00' | B 4.11' | A 4.41' | A 12" CONC |
| CB-9 | 8.00' | C 4.55' | --- | B/C 6" PVC/D |
| CB-10 | 7.63' | A 3.19' | B 2.90' | --- |
| CB-11 | 7.52' | A 4.02' | C 3.93' | --- |
| CB-12 | 7.47' | A 4.63' | B 4.17' | 10" HDPE |
| CB-13 | 11.45' | NA | NA | TRAP |

CATCH BASIN INVERTS CONT'D

| | RIM | INV IN | INV OUT | PIPE |
|-------|--------|---------|---------|----------------|
| CB-14 | 8.86' | NA | NA | TRAP |
| CB-15 | 8.65' | --- | 5.26' | 10" HDPE |
| CB-16 | 8.48' | --- | 4.59' | 10" HDPE |
| CB-17 | 8.59' | A 5.47' | B 5.94' | A/B 10" 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' | --- | 10" PVC |
| 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' | B 3.99' | B 2.30' | B/C 18" PVC |
| CB-29 | 8.04' | A 1.69' | B 1.66' | A/B 18" PVC |
| CB-30 | 7.84' | NA | NA | TRAP |
| CB-31 | 8.95' | --- | --- | --- |

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

501 County Road
 Forest Technology Center
 25 Portland Square
 Portland, Maine 04102
 Tel: 207-331-9101
 Fax: 207-331-9101

DATE: 10-30-08
 DRAWN: MRP
 CHECK: SGM

PROJECT: 599004
 FILE: 599004CIPROD.DWG

SHEET 1 OF 1

REVISIONS:

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

CUMBERLAND, ss REGISTRY OF DEEDS
 Received: _____ at _____ m _____ M., and _____
 Filed in Plan Book _____ Page _____
 ATTEST: _____ Registrar

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

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