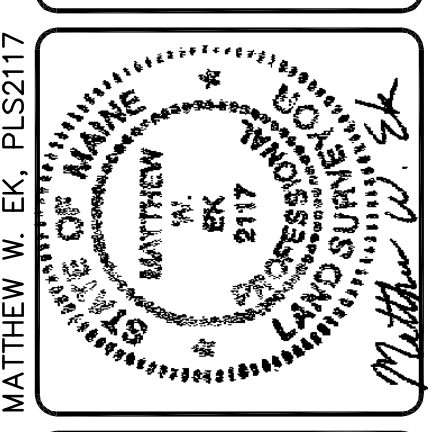


GENERAL NOTES

- THE RECORD OWNERS OF THE PARCELS ARE AS FOLLOWS:
50 INDIA STREET, INDIA NEWBURY RESIDENCES, LLC BY DEED DATED JANUARY 27, 2016 AND RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 32883 PAGE 140.
62 INDIA STREET, INDIA NEWBURY RESIDENCES, LLC BY DEED DATED APRIL 22, 2014 AND RECORDED AT THE CORD IN BOOK 31458 PAGE 100.
THE PROPERTIES ARE SHOWN ON THE CITY OF PORTLAND TAX MAP 028 WITHIN BLOCK P AS FOLLOWS: 50 INDIA STREET IS LOT 015; 62 INDIA STREET IS LOTS 008, 009, 019, AND 020.
- AREA OF PARCELS ARE AS FOLLOWS:
50 INDIA STREET IS APPROXIMATELY 9,522 SQUARE FEET.
62 INDIA STREET, 11,303 SQUARE FEET.
- BOUNDARY AND TOPOGRAPHIC INFORMATION IS BASED UPON SURVEYS BY SEBAGO TECHNICS INC. PERFORMED IN 2015.
- PLAN REFERENCES:
A. ALTA/ACSM LAND TITLE SURVEY AT 62 INDIA STREET, PORTLAND MAINE FOR 'YSON FOODS, INC. BY BACK BAY BOUNDARY, ROBERT GREENLAW, LAST DATED MAY 3, 2006, RECORDED IN PORTLAND ARCHIVES IN 980/11.
B. PLAN OF LAND AT PORTLAND MAINE FOR MAX ASTOR BY H.I. & E.C. JORDAN RECORDED IN PORTLAND ARCHIVES IN 980/11.
C. FIELD NOTES DATED OCTOBER 13, 1868, 'SURVEY OF LOT CORNER NEWBURY AND INDIA STS FOR MR. MORRILL', PUBLIC WORKS DEPARTMENT, CITY OF PORTLAND; SHOWING OLD AND NEW STREET LINES.
D. HAMPSHIRE STREET RECONSTRUCTION FOR THE CITY OF PORTLAND PUBLIC WORKS DEPARTMENT, SHEET 3 OF 16. DATE APPROVED NOVEMBER 16, 2001.
E. PLAN NUMBER 28 BY THE CITY ENGINEER DATED 1882 AND RECORDED IN CORD PLAN BOOK 5 PAGE 28.
F. EXISTING CONDITIONS PLAN OF 62 INDIA STREET FOR INDIA NEWBURY RESIDENCES, LLC BY SEBAGO TECHNICS, INC. (PROJECT #14164), LAST DATED MARCH 13, 2015.
G. SURVEY BY E.C. JORDAN & CO. DATED MAY OF 1917 ON FILE AT THE CITY OF PORTLAND IN VAULT FILE 980/B.
H. SURVEY DATED MARCH 1938, ON FILE AT THE CITY OF PORTLAND IN VAULT FILE 980/9.
I. TAX MAPS FROM THE PORTLAND VAULT DATED 1886, 1941, & 1951.
J. BOUNDARY SURVEY FOR LIBERTY GROUP BY SEBAGO TECHNICS, INC. (PROJECT # 86142), DATED MAY 1, 1986.
K. BOUNDARY SURVEY FOR JOHN HARMON BY ROBERT T. GREENLAW PLS (PROJECT# 2012003), LAST DATED FEBRUARY 24, 2012.
- THE BEARINGS SHOWN HEREON ARE BASED UPON GRID NORTH NAD 1983 MAINE WEST ZONE. CONTOURS AND ELEVATION SHOWN HEREON ARE BASED UPON THE CITY OF PORTLAND VERTICAL DATUM. THE CITY DATUM WAS DETERMINED UTILIZING U.S. COAST AND GEODETIC SURVEY BENCHMARK BENS; A DRILL HOLE LOCATED IN THE GRANITE STEPS OF THE CUSTOM HOUSE ON COMMERCIAL STREET.
- UTILITY INFORMATION DEPICTED HEREON IS COMPILED USING PHYSICAL EVIDENCE LOCATED IN THE FIELD. UTILITIES DEPICTED HEREON MAY NOT NECESSARILY REPRESENT ALL EXISTING UTILITIES. CONTRACTORS AND/OR DESIGNERS NEED TO CONTACT DIG-SAFE SYSTEMS, INC. (1-888-DIG-SAFE) AND FIELD VERIFY EXISTING UTILITIES PRIOR TO CONSTRUCTION AND/OR EXCAVATION.
- THERE IS NO 100 YEAR FLOOD PLANE LOCATED ON THE SITE AND IS DESIGNATED AS ZONE C PER THE FLOOD INSURANCE RATE MAP FOR THE CITY OF PORTLAND, MAINE, COMMUNITY PANEL NUMBER 230051 0014 B DATED JULY 17, 1986.
- BASED UPON THE CONFLICTING DEED CALLS AND HISTORIC SURVEYS I WOULD RECOMMEND PROPERTY LINE AGREEMENTS WITH RIVERSIDE HOLDINGS AND SCARECROW VENTURES ON THE SOUTHWESTERLY AND SOUTHEASTERLY SIDELINES OF THE LOCUS PARCEL.
- THE 50 INDIA STREET PARCEL MAY HAVE RIGHTS WITHIN THE PASSAGEWAY NEAR THE WESTERLY CORNER OF LOCUS PARCEL CONNECTING IT WITH HAMPSHIRE STREET.



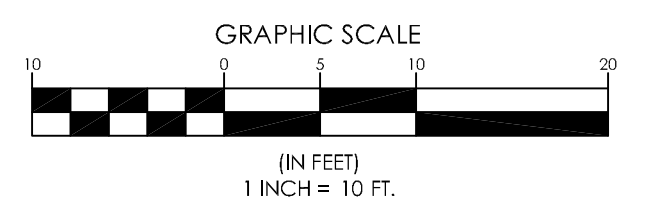
DESIGNED	CHECKED
	MWE

DATE	STATUS
D WTC 5-13-16	CITY SUBMITTAL NO. 3
C MWE 4-11-16	CITY SUBMITTAL NO. 2
B MWE 3-4-16	SUBMIT FOR CITY REVIEW
A MWE 12-2-15	RELEASED FOR CLIENT REVIEW

THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM SEBAGO TECHNICS, INC. ANY ALTERATIONS, ADDITIONS OR DELETIONS SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO SEBAGO TECHNICS, INC.

LEGEND

SYMBOL	DESCRIPTION
---	PROPERTY LINE/R.O.W.
---	ABUTTER LINE/R.O.W.
---	SETBACK
□	MONUMENT
○	IRON PIPE/ROD
○/L1	DEED CALL
○/A1	CURVE/LINE NO.
---	ZONE LINE
○	BENCHMARK
○	MONITORING WELL
○	BORING
▭	BUILDING
▭	DECK/STEPS/OVERHANG
▭	EDGE PAVEMENT
▭	EDGE CONCRETE
▭	PAVEMENT PAINT
▭	CURB LINE
---120---	CONTOURS
---	GUARD RAIL
▭	RETAINING WALL
○	DECIDUOUS TREE
+	SIGN
○	GAS
○	GAS GATE VALVE
○	WATER
○	WATER GATE VALVE
○	WATER SHUT OFF
○	HYDRANT
○	SANITARY SEWER
○	SANITARY MANHOLE
○	STORM DRAIN
○	DRAINAGE MANHOLE
○	CATCH BASIN
○	OVERHEAD UTILITY
○	LIGHT POLE
○	UTILITY POLE
○	GUY WIRE



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Salem, MA 01970
75 John St. Suite 107B
South Portland, ME 04106
Tel: 207-200-2100
Tel: 207-752-3656

EXISTING CONDITIONS PLAN
OF:
50-62 INDIA STREET
50-62 INDIA STREET
PORTLAND, MAINE
FOR:
INDIA NEWBURY RESIDENCES, LLC
35 FA. ST., STE. 107B
ROXBURY, MA 02119