



LEGEND

EXISTING	DESCRIPTION	PROPOSED
---	PROPERTY/ROW	---
---	EASEMENT	---
---	MONUMENT	---
---	IRON PIPE/ROD	---
---	CURVE/LINE NO.	C1 / L1
---	BUILDING	---
---	EDGE PAVEMENT	---
---	GRAVEL ROAD	---
---	CURBLINE	---
---	CONTOURS	---
---	SPOT GRADE	---
---	CHAIN LINK FENCE	---
○	DECIDUOUS TREE	○
○	CONIFEROUS TREE	○
---	RAILROAD	---
---	CONCRETE	---
---	BRICK	---
---	GRANITE/COBBLE	---

PROPERTY LINE CURVE DATA

CURVE	LENGTH	RADIUS	CRD. BEARING	CRD. DIST.
C1	95.17'	199.68'	N52°30'40"E	94.27

GENERAL NOTES

- THE RECORD OWNER OF THE PARCEL IS PME I, LIMITED PARTNERSHIP, 600 SABLE OAKS DRIVE, SOUTH PORTLAND, MAINE, BY DEED DATED SEPTEMBER 23, 2005 IN DEED BOOK 23199 PAGE 107. DEEDS AND PLANS REFERENCED AS RECORDED ARE ON FILE AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS (CCRD).
- THE PROPERTY IS SHOWN AS LOTS 1, 2, AND 3 OF BLOCK L ON THE CITY OF PORTLAND MAP 29.
- TOTAL AREA OF PARCEL IS APPROXIMATELY 76,290 S.F.
- BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED UPON AN ON THE GROUND ALTA SURVEY BY SEBAGO TECHNICS, INC. PERFORMED IN APRIL OF 2005, WITH FIELD INSPECTION AND RESEARCH UPDATES PERFORMED IN NOVEMBER OF 2005. THIS UPDATE WAS PERFORMED BY THIS SURVEYOR WITH REVIEW OF AN UPDATED TITLE COMMITMENT BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE #32954.26 DATED DECEMBER 1, 2009.
- PLAN REFERENCES:
 - CITY OF PORTLAND ASSESSORS TAX MAPS 19, 20, 28 & 29.
 - PLAN OF LAND BELONGING TO GEO. WARREN ESTATE BY EC JORDAN, DATED JULY 1874 RECORDED AT CCRD IN PLAN BOOK 4, PAGE 51.
 - PLAN OF LAND BELONG TO GEO. WARREN ESTATE BY EC JORDAN, DATED JULY 1874 RECORDED AT CCRD IN PLAN BOOK 3, PAGE 54 1/2.
 - PLAN OF PROPERTY IN VINE-DEER-CHATHAM PROJECT AREA II-2 MADE FOR SLUM CLEARANCE AND REDEVELOPMENT AUTHORITY OF PORTLAND, MAINE BY HI & EC JORDAN DATED JAN. 11, 1958, RECORDED AT CCRD IN PLAN BOOK 47, PAGE 48 (TWO SHEETS).
 - PLAN OF PROPERTY IN VINE-DEER-CHATHAM PROJECT AREA II-2 MADE FOR SLUM CLEARANCE AND REDEVELOPMENT AUTHORITY OF PORTLAND, MAINE BY HI & EC JORDAN DATED MAY 24, 1957, RECORDED AT CCRD IN PLAN BOOK 47, PAGE 18.
 - PROPOSED SURFACE PARKING AREA FOR ARMORY ASSOCIATES BY GAWRON ARCHITECTS DATED 1995, ON FILE AT THE PORTLAND CITY VAULT 570/3.
 - LAND TITLE SURVEY & SUBDIVISION PLAN IN PORTLAND, MAINE FOR THE TRUST FOR PUBLIC LAND, THE CITY OF PORTLAND, THE MAINE DEPARTMENT OF TRANSPORTATION AND THE CANADIAN NATIONAL RAILWAY COMPANY BY OWEN HASKELL, INC. DATED FEB. 19, 1993, ON FILE AT THE PORTLAND CITY VAULT 939/18 AND RECORDED AT CCRD IN PLAN BOOK 193, PAGE 187.
 - PLAN OF PROPERTY AT PORTLAND, MAINE FOR CHASE TRANSFER CORP., BY HI & EC JORDAN DATED NOV. 1950, ON FILE AT THE PORTLAND CITY VAULT 985/6.
 - PLAN OF PROPERTY IN PORTLAND, MAINE FOR SPENCER & TUTTLE BY HI & EC JORDAN, DATED DEC. 13, 1960, ON FILE AT THE PORTLAND CITY VAULT 986/7.
 - PLAN OF PORTLAND, MAINE BOUNDARY SURVEY ON FORE, INDIA, MIDDLE, NEWBURY, HANCOCK & MOUNTFORT STREETS PORTLAND, MAINE FOR SHIPYARD BREWING COMPANY BY OWEN HASKELL, INC. DATED APRIL 1987, ON FILE AT THE PORTLAND CITY VAULT 947/4.
 - PLAN SHOWING CHANGE OF LINE ON FORE STREET BETWEEN FRANKLIN AND HAMPSHIRE STREET DATED MAY 1905, ON FILE AT THE PORTLAND CITY VAULT 372/29.
 - PLAN OF JEWETT MFG. CO. AT THE CORNER OF MIDDLE & INDIA STREETS IN PORTLAND, MAINE DATE MAY 1935, ON FILE AT THE PORTLAND CITY VAULT 527/2.
 - PLAN OF FRANKLIN STREET ENGINEERING DESIGN REPORT STATE 2 & 3, BY THE CITY OF PORTLAND, DATED DEC. 1987, ON FILE AT THE PORTLAND CITY VAULT 700/5.
 - CITY OF PORTLAND MAINE DEPARTMENT OF PUBLIC WORKS, COMMERCIAL, INDIA, FRANKLIN, CUSTOM HOUSE & PEPPER STREET, DATED FEB. 6, 1922, ON FILE AT THE PORTLAND CITY VAULT 454/19.
 - CITY OF PORTLAND, MAINE CONTRACT NO. 36081.3, SHEETS 24, 25, 26 AND OVERALL DRAWING FRANKLIN ST. ARTERIAL, COMMERCIAL ST. TO MIDDLE ST. DATED DEC. 1967, ON FILE AT THE PORTLAND CITY VAULT 700/3.

GENERAL NOTES CONTINUED

- CITY OF PORTLAND, MAINE DEPARTMENT OF PUBLIC WORKS INDIA ST. REB. SEWER COMMERCIAL ST. TO MIDDLE ST., DATED DEC. 30, 1940, ON FILE AT THE PORTLAND CITY VAULT 537/10 (TWO SHEETS).
- PORTLAND WATER DISTRICT, PORTLAND SEWER SYSTEM INFILTRATION-INFLOW ANALYSIS SYSTEM BASE MAPPING STUDY AREA IV, BY HUNTER-BALLEW ASSOCIATES, DATED 1981, ON FILE AT THE PORTLAND CITY VAULT IV-4.
- CITY OF PORTLAND, MAINE FOR SLUM CLEARANCE & REDEVELOPMENT AREA, VINE-DEER-CHATHAM PROJECT AREA UR ME 1-1, BY EC JORDAN, DATED MAY 28, 1957, ON FILE AT THE PORTLAND CITY VAULT 570/4.
- CITY OF PORTLAND, MAINE FOR SLUM CLEARANCE & REDEVELOPMENT AUTHORITY VINE-DEER-CHATHAM PROJECT AREA II-2 UR ME 1-1, BY EC JORDAN, DATED MAY 29, 1957, ON FILE AT THE PORTLAND CITY VAULT 555/1 (THREE SHEETS).
- CITY OF PORTLAND, MAINE PUBLIC WORKS DEPARTMENT, HAMPSHIRE STREET RECONSTRUCTION, PROJECT NUMBER 210-3100-430, DATED OCT. 2001, ON FILE AT THE PORTLAND CITY VAULT 878/1 (SHEETS 2 & 3 OF 16).
- CITY OF PORTLAND, MAINE PARKS AND PUBLIC WORKS DEPARTMENT, LOCATION OF SEWER LINES IN DISCONTINUED PORTIONS OF FORE & HAMPSHIRE STS, DATED FEB. 2, 1998, ON FILE AT THE PORTLAND CITY VAULT 976/7.
- CITY OF PORTLAND, MAINE FRANKLIN ARTERIAL DIAGRAMMATIC LAYOUT OF UNDERGROUND SIGNAL & ELECTRICAL CONDUITS, BY EC JORDAN DATED JUN. 1969, ON FILE AT THE PORTLAND CITY VAULT 700/4.
- PLOT PLAN, JORDAN'S MEATS, PORTLAND, MAINE BY HENDON-LURIE & ASSOCIATES, INC., DATED DEC. 30, 1987.
- PLAN OF FRANKLIN & FORE STS, DATED DEC. 1899, ON FILE AT THE PORTLAND CITY VAULT 425/21.
- PLAN OF INDIA & MIDDLE, ON FILE AT THE PORTLAND CITY VAULT 659/10.
- PLAN OF CLAY COVE SEWER, THAMES STREET, ON FILE AT THE PORTLAND CITY VAULT 431/13.
- AA PORTLAND VALUATION SHEET, DATED 1892, ON FILE AT THE PORTLAND CITY VAULT 29.
- BB PORTLAND TAX MAP 29 WITH SEWER LINE OVERLAY INFORMATION, DATED FEB. 4, 2004.
- CC PLAN OF FORE STREET, SHEET 1 & 2 OF 3, DATED JULY 1925, ON FILE AT THE PORTLAND CITY VAULT 25, 26.
- DD PLAN OF MIDDLE STREET, DATED SEP. 1925, ON FILE AT THE PORTLAND CITY VAULT 73, 74.
- EE PLAN OF INDIA, FORE, MIDDLE, FRANKLIN & HAMPSHIRE STS, DATED SEP. 1922, ON FILE AT THE PORTLAND CITY VAULT 17.
- FF PLAN OF NEWBURY, MIDDLE, INDIA, HAMPSHIRE STS, ON FILE AT THE PORTLAND CITY VAULT 980/8.
- GG PLAN OF INDIA, MIDDLE & FORE STS, DATED NOV. 1925, ON FILE AT THE PORTLAND CITY VAULT 113.
- HH PLAN OF INDIA & CONGRESS STS, DATED OCT. 1922, ON FILE AT THE PORTLAND CITY VAULT 16.
- II LAND TITLE SURVEY PLAN OF PROPERTY PORTLAND, MAINE FOR JORDAN'S MEATS, BY TITCOMB ASSOCIATES, DATED FEB. 2, 1980.
- THE BEARINGS, COORDINATES, AND ELEVATIONS SHOWN HEREON ARE BASED UPON THE MAINE STATE PLANE COORDINATE GRID, ZONE 1802 ON NAD83 AND NAVD 88. THE CITY DATUM WAS VERIFIED UTILIZING U.S. COAST AND GEODETIC SURVEY BENCHMARK, BEING A DRILL HOLE LOCATED IN THE GRANITE STEPS OF THE CUSTOM HOUSE ON COMMERCIAL STREET. THE CITY ELEVATION IS 14.072'. THE NAVD 29 ELEVATION IS 14.042', AND NAVD88 IS 13.30'.

GENERAL NOTES CONTINUED

- ENCUMBRANCE REFERENCES:
 - EASEMENT FROM CITY OF PORTLAND TO JORDAN MEATS GRANTING RIGHTS TO THE EXISTING HVAC AND OTHER UTILITIES ENCRANCHING INTO THE MIDDLE STREET RIGHT OF WAY, DEED BOOK 13982 PAGE 40 DATED JULY 1, 1998.
 - SEWER EASEMENT GRANTED BY THE CITY OF PORTLAND IN DEED BOOK 2438 PAGE 258, SHOWN AS EASEMENT F AND EASEMENT E ON PLAN REFERENCE D.
 - SUBJECT TO AND BENEFITED BY TERMS AND PROVISIONS OF THE DEPARTMENT OF ENVIRONMENTAL PROTECTION ORDERS RECORDED IN CCRD IN BOOK 19244 PAGE 271.
 - SUBJECT TO A COVENANT RESTRICTING USE OF PROPERTY FROM MANUFACTURING OR STORING PROCESSED MEATS AS DESCRIBED IN DEED BOOK 23159 PAGE 107.
 - ORDER AUTHORIZING AMENDMENT OF CITY CODE, RE: CONDITIONAL REZONING AT 38 INDIA STREET ISSUED BY THE CITY OF PORTLAND TO PME I LIMITED PARTNERSHIP DATED NOVEMBER 9, 2005, RECORDED IN BOOK 23379 PAGE 245 AND RE-RECORDED WITH PLANS IN BOOK 23358 PAGE 211.
 - TERMS AND CONDITIONS OF UNRECORDED LEASES AND AGREEMENTS SET FORTH IN PURCHASE AND SALE AGREEMENT BY AND BETWEEN PME I LIMITED PARTNERSHIP AND ASTORIA PROPERTIES LLC, DATED OCTOBER 2, 2009.
- STREET RECORDS:
 - HAMPSHIRE STREET, MAY 12, 1784, DESCRIPTION BETWEEN MIDDLE AND FORE STREETS PVI #217.
 - HAMPSHIRE STREET JULY 4, 1788 A.K.A. CHUB LANE USE OF THE TOWN AS A PRIVATE WAY OR LANE 1 1/2 RODS WIDE PVI #44.
 - HAMPSHIRE STREET, MARCH 22, 1824, CHUB LANE RENAMED HAMPSHIRE STREET PVI #44.
 - HAMPSHIRE STREET NAME OF ROAD CONFIRMED PVI # 205. (DATE NOT LEGIBLE)
 - HAMPSHIRE STREET, JULY 7, 1958, DISCONTINUE AS A PUBLIC STREET OR WAY IN THE CITY OF PORTLAND, HAMPSHIRE STREET, THAT PORTION BETWEEN FORE AND MIDDLE, PVI #288.
 - MIDDLE STREET, APRIL 1, 1724, MIDDLE AND FORE STREET INFORMATION, PVI #1.
 - MIDDLE STREET, JANUARY 11, 1870, LAYOUT OF MIDDLE ST. DEFINED AS 66 FEET WIDE.
 - FORE STREET, APRIL 1, 1724, LAYOUTS FROM HANCOCK TO HAMPSHIRE AND HAMPSHIRE TO EXCHANGE, PVI #1.
 - FORE STREET, DECEMBER 3, 1866, DANFORTH STREET RENAMED AS FORE STREET PVI #72.
 - FORE STREET, MAY 1905, CHANGE OF LINE ON FORE STREET (MINOR ANGLE POINT NEAR VAULT 25, 26).
 - FORE STREET, JULY 7, 1958, RELOCATE FORE STREET AS A PUBLIC STREET OR WAY IN THE CITY OF PORTLAND (MAJOR CHANGE TO EXISTING LOCATION) PVI #288.
 - FORE STREET, CONSTRUCTION EASEMENT SHOWN OVER LOCUS LOT PV700 #5.
 - PVI REFERS TO THE PORTLAND PUBLIC WORKS VAULT VOLUMES.
- RIGHTS IN THE RAIL ROAD EASEMENT CROSSING THE SOUTHERLY CORNER OF THE LOCUS PROPERTY NEAR FORE AND FRANKLIN WERE RELEASED TO JORDAN'S MEATS BY THE MARION CORPORATION IN DEED BOOK 4713 PAGE 207 ON DECEMBER 15, 1980 AND BY THE CITY OF PORTLAND IN DEED BOOK 4714 PAGE 309 ON DECEMBER 18, 1980.
- NO EASEMENT WAS FOUND FOR THE OVERHEAD ELECTRICAL LINES CROSSING THROUGH AND OVER THE LOCUS PROPERTY.
- NO EASEMENT WAS FOUND FOR THE GAS LINE CROSSING THE PROPERTY. NORTHERN UTILITIES WAS CONTACTED AND DID NOT PRODUCE WRITTEN EVIDENCE OF LICENSE OR EASEMENT DURING THIS SURVEY.
- FIRE ESCAPE AND MISC. UTILITIES ON THE PEPPERCLUB BUILDING SHOWN HEREON AS N/F 80-90 CORP., ENCRANCH ONTO THE LOCUS PARCEL AND APPEAR TO BE GREATER THAN 40 YEARS OLD.

GENERAL NOTES CONTINUED

- UTILITIES SHOWN AS SHORT DASHED LINES ARE SHOWN FROM PAINT MARKS BY UTILITY COMPANIES OR THEIR REPRESENTATIVES OR FROM UTILITY PLANS REFERENCED IN THESE NOTES.
- THE PROPERTY IS LOCATED WITHIN THE CITY OF PORTLAND B-3 ZONE AND WITHIN THE OLD PORT OVERLAY ZONE. THE MIDDLE STREET AREA ABUTTING THE LOCUS SITE IS WITHIN THE "PEDESTRIAN ENCOURAGED AREA" WHICH IS NOT MANDATORY BUT ENCOURAGED.
- BASED UPON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAPS (FIRM) PANEL NUMBER "230051 0014 B" THE ENTIRE LOCUS PROPERTY IS LOCATED WITHIN ZONE C "AREAS OF MINIMAL FLOODING".
 - * SEE SHEET 2 OF 2 FOR UTILITY INFORMATION.

STATE OF MAINE
 CUMBERLAND COUNTY SS REGISTRY OF DEEDS
 RECEIVED _____ 20____
 AT _____ h _____ m _____ M. AND RECORDED IN
 PLAN BOOK _____ PAGE _____
 ATTEST _____ REGISTRAR

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PROJECT NO. 05090EC
FIELD BOOK 824
DESIGN CHD
CHKD MWE/MAL
DRAWN MWE/MAL

ALTAACSM LAND TITLE SURVEY
 OF:
JORDAN'S MEATS PROPERTY
 FORE ST, INDIA ST, MIDDLE ST, FRANKLIN ST ARTERIAL
 PORTLAND, MAINE
 FOR RECORD OWNER:
OLD PORT HOSPITALITY, LLC
 11 CORPORATE DRIVE
 BELMONT, NH 03220

SHEET 1 OF 2