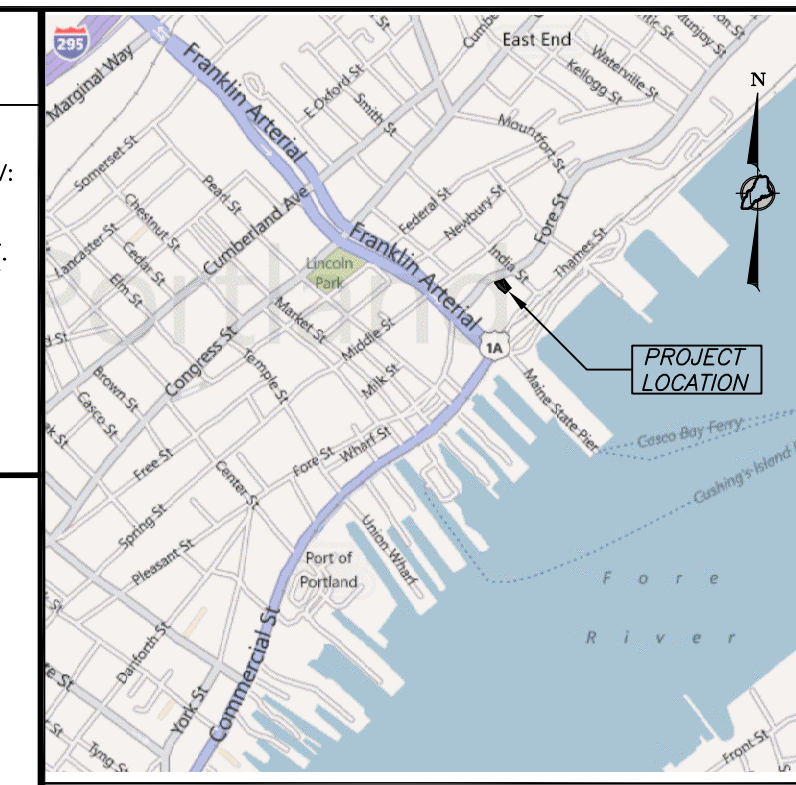


NOTES CON'T.

- ELEVATIONS AND CONTOURS ARE BASED ON CITY OF PORTLAND DATUM TAKEN FROM A DRILL HOLE ON THE CUSTOM HOUSE STEPS (RM-41, ELEV: 14.04' NGVD 1929).
- THE UTILITIES SHOWN ON THIS PLAN WERE FROM FIELD OBSERVATION ONLY. THERE MAY BE OTHER UTILITIES EXISTING THAT ARE NOT SHOWN. CONTACT DIG-SAFE AT 1-888-DIG-SAFE PRIOR TO ANY EXCAVATION WORK.
- THE PARCEL SURVEYED IS LOCATED IN ZONE C AS SHOWN ON FEMA MAP 2300510014B, EFFECTIVE JULY 17, 1986.



VICINITY MAP
N.T.S.

LEGEND

- #5 REBAR WITH PLASTIC CAP OR PK NAIL TO BE SET
- FOUND IRON (SIZE & TYPE AS NOTED)
- FOUND MONUMENT (SIZE & TYPE AS NOTED)
- UTILITY POLE (NUMBER AS NOTED)
- GUY WIRE ANCHOR
- BOUNDARY LINE
- - - EDGE OF GRAVEL
- - - EDGE OF PAVEMENT
- - - RIGHT-OF-WAY LINE
- - - BUTTER LINE
- - - BUILDING SETBACK
- - - OVERHEAD UTILITY
- - - FORMER DEED LINES
- - - NOW OR FORMERLY OWNED BY DEED BOOK AND PAGE (CCRD)
- - - TAX MAP-LOT (123.45)
- - - DENOTES RECORD DEED DATA

NOTES

- RECORD OWNER OF THE PARCEL SURVEYED IS ANTIGONISH HOLDINGS CO., LLC, AS DESCRIBED IN A DEED FROM TMM REAL ESTATE, LLC, DATED JUNE 29, 2001 AND RECORDED IN DEED BOOK 16475, PAGE 211 IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS.
 - THE PARCEL SURVEYED IS IDENTIFIED ON THE CITY OF PORTLAND TAX ASSESSOR'S MAP 29, BLOCK N, PARCEL 8 (208-214 FORE STREET).
 - THE BEARINGS SHOWN ON THIS PLAN ARE BASED ON GRID NORTH OF THE MAINE STATE COORDINATE SYSTEM, WEST ZONE.
 - REFERENCE IS MADE TO THE FOLLOWING PLANS:
 - "NO. 29" (APPARENT ASSESSOR'S VALUATION PLAN) DATED 1882, BY THE CITY ENGINEER, RECORDED IN PLAN BOOK 5, PAGE 29.
 - "ALTA/ACSM LAND TITLE SURVEY, 1 COMMERCIAL STREET, PORTLAND, MAINE" PREPARED FOR CASCO PORTLAND PARTNERS, LLC, BY NORTHEAST CIVIL SOLUTIONS, INC., DATED SEPTEMBER 14, 2011, REVISED SEPTEMBER 22, 2011.
 - "STANDARD BOUNDARY SURVEY FOR ALLIED CONSTRUCTION, INC., 208-214 FORE STREET, PORTLAND, ME" BY SEBAGO TECHINCS, INC., DATED NOVEMBER 19, 1985, REVISED DECEMBER 9, 1987.
 - "SURVEY OF A PART OF THE ESTATE OF THE LATE JAS. MCGILCHY" BY E.C. JORDAN, C.E., DATED NOVEMBER 19, 1880, RECORDED IN PLAN BOOK 4, PAGE 27.
 - VARIOUS STREET RIGHT OF WAY PLANS, DATED 1905, 1922, AND 1925 FROM THE CITY OF PORTLAND, MAINE, DEPARTMENT OF PUBLIC WORKS, ENGINEERING DIVISION.
 - "PLAN B" DATED NOVEMBER 1867 BY CHAS. H. HOWE (AND OTHER AUTHORS UNKNOWN), RECORDED IN PLAN BOOK 3, PAGE 15.
 - "VINE-DEER-CHATHAM REDEVELOPMENT PROJECT CONDEMNATION PLAN" A/K/A "PLAN OF PROPERTY IN PORTLAND, MAINE" MADE FOR THE SLUM CLEARANCE AND REDEVELOPMENT AUTHORITY OF PORTLAND, MAINE, BY H.I. & E.C. JORDAN SURVEYORS, DATED MAY 24, 1957.
 - "SUBDIVISION PLAN OF HOTEL, RESTAURANT AND PORTSIDE RESIDENCES, 207 & 209 FORE STREET, PORTLAND, MAINE" MADE FOR OLD PORT HOSPITALITY, LLC, BY SEBAGO TECHINCS, INC., DATED FEBRUARY 8, 2010, REVISED APRIL 23, 2010, AND RECORDED IN PLAN BOOK 210, PAGE 194.
 - "ALTA/ACSM LAND TITLE SURVEY OF JORDAN'S MEAT PROPERTY, FORE ST., INDIA ST., MIDDLE ST., FRANKLIN ST. ARTERIAL, PORTLAND, MAINE" MADE FOR OLD PORT HOSPITALITY, LLC, BY SEBAGO TECHINCS, INC., DATED DECEMBER 4, 2009, REVISED MARCH 23, 2010, AND RECORDED IN PLAN BOOK 210, PAGE 291.
 - "BOUNDARY SURVEY, 216 & 234 FORE STREET, PORTLAND, MAINE" FOR SIMBA, INC., BY SURVEY, INC., DATED JUNE 6, 2008.
 - THE WIDTH OF FORE STREET IS 50' BASED ON THE RELOCATION DESCRIPTION IN THE CITY OF PORTLAND RECORDS, VOLUME 75, PAGE 161, ACCEPTED BY ORDER OF THE CITY COUNCIL, PASSED JULY 7, 1958. THE LAYOUT OF THE RIGHT-OF-WAY LIMITS IS BASED ON MONUMENTATION FOUND.
 - THE PARCEL SURVEYED IS LOCATED IN THE INDIA STREET FORM-BASED CODE (IS-FBC) ZONE, URBAN TRANSITIONAL (UT) SUBDISTRICT, AND THE DOWNTOWN ENTERTAINMENT OVERLAY ZONE (DEOZ). BULK & SPACE REQUIREMENTS INCLUDE THE FOLLOWING:
 - MAXIMUM LOT COVERAGE: 90%
 - SETBACKS:
 - FRONT: 10' MAXIMUM (NO MINIMUM)
 - SIDE: 10' MINIMUM
 - REAR: 10' MINIMUM
 - BUILDING HEIGHT: 3 STORIES MINIMUM, 6 STORIES (65') MAXIMUM
- OTHER MUNICIPAL AND STATE OVERLAY ZONES MAY EXIST AND APPLY. BEFORE PROCEEDING ON ANY PROJECT VERIFY CURRENT ZONE AND ALL APPLICABLE SETBACKS AND RESTRICTIONS WITH THE APPROPRIATE AGENCIES.

Revised:	By:	Date:	Change:

PROJECT: 41263 DRAWING NAME: 41263.dwg
 ISSUED: JUNE 12, 2017 SCALE: 1"=10' FB # 445 DRAWN BY: BS
 FIELD BY: BS & JAP FIELD DATE: 5/19/2017 CHECKED BY: TFM

BOUNDARY SURVEY
208 FORE STREET, PORTLAND, MAINE

Owner:
ANTIGONISH HOLDINGS CO., LLC
236 GANNETT DRIVE, SOUTH PORTLAND, ME 04106

Prepared For:
FLAGG, LLC
515 EAST 79TH STREET, NEW YORK, NY 10075

SURVEYING • ENGINEERING • LAND PLANNING

Northeast Civil Solutions
INCORPORATED

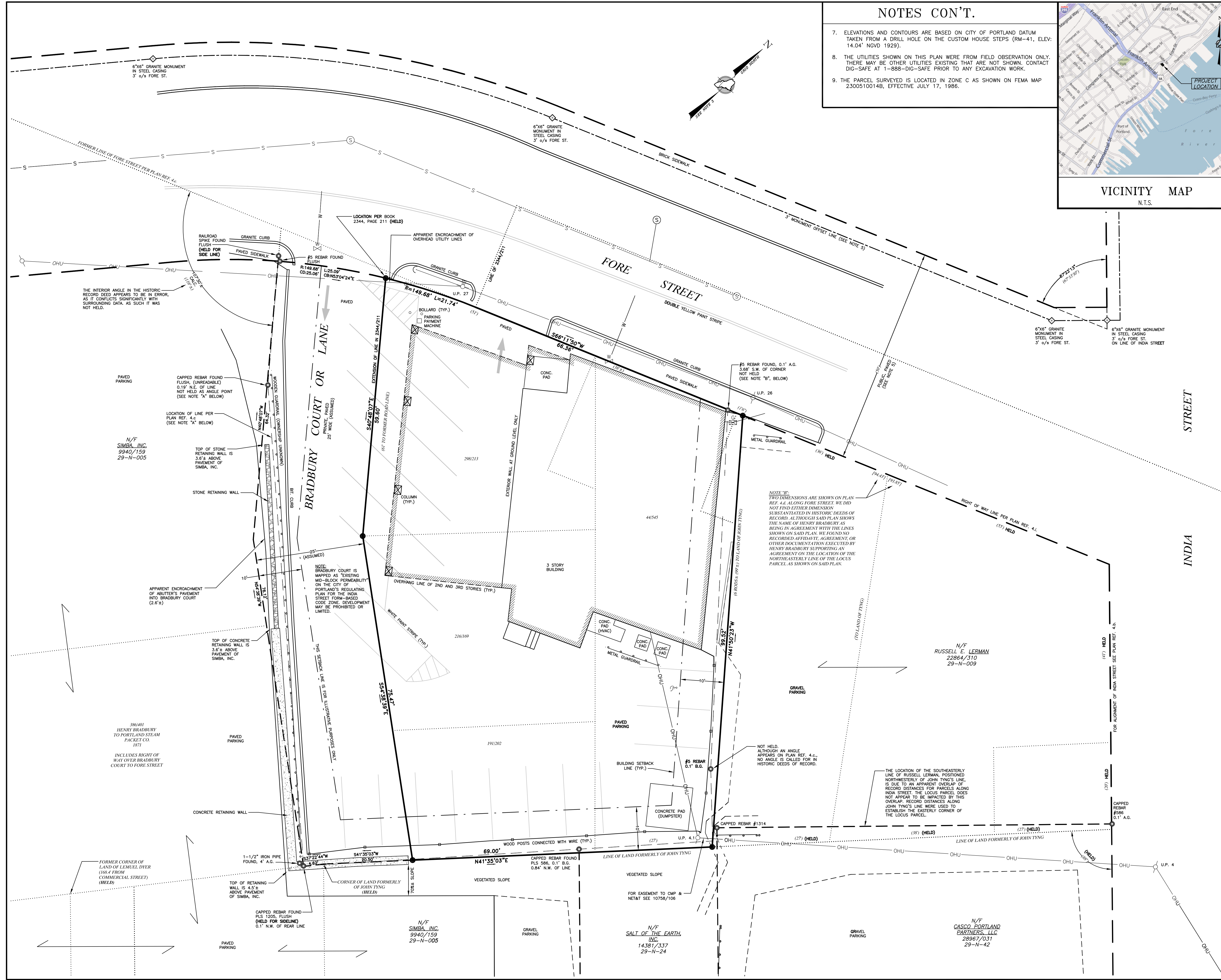
381 PAYNE ROAD, SCARBOROUGH, MAINE 04074

tel 207.883.1000 fax 207.883.1001 e-mail / website
info@northeastcivilsolutions.com www.northeastcivilsolutions.com

STAMP AND SIGNATURE

TROY F. McDONALD
MAINE PROFESSIONAL LAND SURVEYOR No. 2080

DATE: 6-2-2017



6"x6" GRANITE MONUMENT IN STEEL CASING 3" O/A FORE ST.

FORMER LINE OF FORE STREET PER PLAN REF. 4.

LOCATION PER BOOK 2344, PAGE 211 (HELD)

APPARENT ENCROACHMENT OF OVERHEAD UTILITY LINES

GRANITE CURB

PAVED SIDEWALK

#5 REBAR FOUND FLUSH (HELD FOR SIDE LINE)

R148.68' CD:28.09' CBNS704'24"E

THE INTERIOR ANGLE IN THE HISTORIC RECORD DEED APPEARS TO BE IN ERROR, AS IT CONFLICTS SIGNIFICANTLY WITH SURROUNDING DATA AS SUCH IT WAS NOT HELD.

PAVED PARKING

CAPPED REBAR FOUND FLUSH (UNREADABLE) 0.19' N.E. OF LINE NOT HELD AS ANGLE POINT (SEE NOTE "A" BELOW)

LOCATION OF LINE PER PLAN REF. 4.C (SEE NOTE "A" BELOW)

N/F SIMBA, INC. 9940/159 29-N-005

TOP OF STONE RETAINING WALL IS 3.6" ABOVE PAVEMENT OF SIMBA, INC.

STONE RETAINING WALL

BRADBURY COURT OR LANE

PRIVATE PAVED 25' WIDE (ASSUMED)

EXTENSION OF LINE N 2344/211

S40748.07°E 59.80'

(67' TO FORMER ROAD LINE)

NOTE: BRADBURY COURT IS MARKED AS "EXISTING MID-BLOCK PERMEABILITY" ON THE CITY OF PORTLAND'S REGULATING PLAN FOR THE INDIA STREET FORM-BASED CODE ZONE. DEVELOPMENT OF THIS AREA WILL BE PROHIBITED OR LIMITED.

APPARENT ENCROACHMENT OF ADJUTANT'S PAVEMENT INTO BRADBURY COURT (2.6'±)

TOP OF CONCRETE RETAINING WALL IS 3.6" ABOVE PAVEMENT OF SIMBA, INC.

CONCRETE RETAINING WALL

PAVED PARKING

386.041 HENRY BRADBURY TO PORTLAND STEAM PACKET CO. (SEE INCLUDES RIGHT OF WAY OVER BRADBURY COURT TO FORE STREET

WOOD POSTS CONNECTED WITH WIRE (TYP.)

69.00'

N41°35'03"E

CAPPED REBAR FOUND PLS 586, 0.1' B.G. 0.84' N.W. OF LINE

VEGETATED SLOPE

FOR EASEMENT TO CMP & NET&T SEE 10758/106

VEGETATED SLOPE

CONCRETE PAD (DUMPSTER)

#5 REBAR 0.1' B.G.

CAPPED REBAR #1314

NOT HELD. ALTHOUGH AN ANGLE APPEARS ON PLAN REF. 4.C, NO ANGLE IS CALLED FOR IN HISTORIC DEEDS OF RECORD.

THE LOCATION OF THE SOUTHEASTERLY LINE OF RUSSELL LERMAN, POSITIONED NORTHWESTERLY OF JOHN TYNG'S LINE, IS DUE TO AN APPARENT OVERLAP OF RECORD DISTANCES FOR PARCELS ALONG INDIA STREET. THE LOCUS PARCEL DOES NOT APPEAR TO BE IMPACTED BY THIS OVERLAP. RECORD DISTANCES ALONG JOHN TYNG'S LINE WERE USED TO ESTABLISH THE EASTERLY CORNER OF THE LOCUS PARCEL.

LINE OF LAND FORMERLY OF JOHN TYNG

LINE OF LAND FORMERLY OF JOHN TYNG

CAPPED REBAR #584 0.1' A.G.

U.P. 4

N/F SIMBA, INC. 9940/159 29-N-005

N/F SALT OF THE EARTH, INC. 14381/337 29-N-24

N/F CASCO PORTLAND PARTNERS, LLC 28967/031 29-N-42

N/F RUSSELL E. LERMAN 22864/310 29-N-009