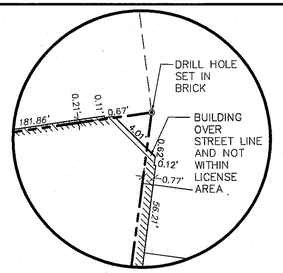
GRID NAD83

LEGEND

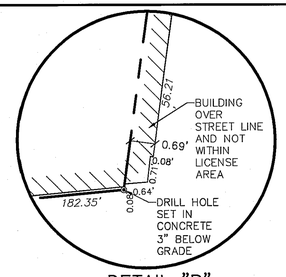
EXISTING	DESCRIPTION	PROPOSED
	BOUNDARY LINE/R.O.W.	
	ABUTTER LINE/R.O.W.	
181.86'	DEED CALL	
	TIE LINE	
	MONUMENT	
	IRON PIPE/ROD	
	DRILLHOLE	
	BUILDING	
	SIGN	
	EDGE PAVEMENT	
	EDGE CONCRETE	
	PAVEMENT PAINT	
	CURBLINE	
(7)	PARKING TOTALS	
--122-- --120--	CONTOURS	

LEGEND

EXISTING	DESCRIPTION
W	WATER
	WATER GATE VALVE
	WATER SHUT OFF
	HYDRANT
S	SEWER
(S)	SEWER MH
	SEWER CLEANOUT
SD	STORM DRAIN
	CATCH BASIN
(D)	DRAINAGE MH
UGU	UNDERGROUND UTILITY
(E)	ELECTRICAL MANHOLE
(T)	TELEPHONE MANHOLE
	LIGHT POLE
	UTILITY POLE
	GUY
PM	PARKING METER



DETAIL "A"
N.T.S.



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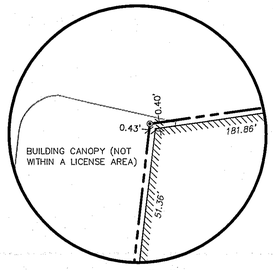
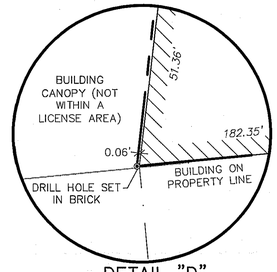
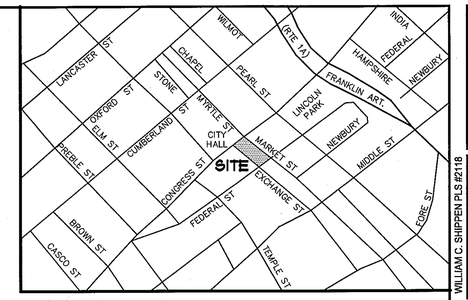


DETAIL "C"
N.T.S.



DETAIL "D"
N.T.S.



LOCATION MAP
N.T.S.

WILLIAM C. SHIPPEN P.L.S #2118

STATE OF MAINE
WILLIAM C. SHIPPEN
2118
PROFESSIONAL LAND SURVEYOR

GENERAL NOTES:

1. THE RECORD OWNER OF THE LOCUS PARCEL IS MTM PORTLAND PROPERTIES, LLC C/O HM CAPITAL PARTNERS, LLC BY DEED FROM BLETHEN MAINE NEWSPAPERS INC., DATED JUNE 15, 2009 AND RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 26992 PAGE 159.
2. THE PROPERTY IS SHOWN AS LOTS 1 AND 2, BLOCK C ON THE CITY OF PORTLAND TAX MAP 32. THERE ARE NO DELINEATED PARKING SPACES ON THE LOCUS PROPERTY (THE ENTIRE PARCEL IS COVERED BY BUILDINGS). NO EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WAS OBSERVED OVER THE LOCUS PROPERTY. THE SITE BEING USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL WAS NOT OBSERVED OVER THE LOCUS PROPERTY.
3. THE LOCUS PARCEL IS LOCATED IN THE DOWNTOWN BUSINESS B–3 ZONE, SEE THE CITY OF PORTLAND ORDINANCE FOR PARTICULAR INFORMATION CONCERNING SPACE AND BULK CRITERIA FOR THIS ZONE.
4. TOTAL AREA OF PARCEL IS APPROXIMATELY 10,049. SQUARE FEET OR 0.23 ACRES.
5. BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED UPON FIELD SURVEY BY SEBAGO TECHNICS IN JULY OF 2009.
6. PLAN REFERENCES:
   A. PLAN OF CONGRESS STREET FROM PEARL TO STATE STREET, STREET LINE DATA, DATED MAY 6. 1949 BY THE CITY OF PORTLAND MAINE PUBLIC WORKS DEPARTMENT, AND ON FILE WITH THE PORTLAND DEPARTMENT OF PUBLIC WORKS AS 456/43.
   B. PORTLAND DEPARTMENT OF PUBLIC WORKS STREET LINE WORKSHEETS FOR STREETS BOUNDING THE LOCUS PARCEL, SEE SHEET NO. 13 FOR DETAILED INFORMATION, ON FILE WITH THE SAME.
   C. PLAN OF PROPERTY IN PORTLAND, ME. MADE FOR GUY GANNETT PUBLISHING PUBLISHING CO. BY H.I. & E.C. JORDAN – SURVEYORS, DATED JULY 1964 AND ON FILE WITH PORTLAND DEPARTMENT OF PUBLIC WORKS AS 663/2.
   D. NEW MECHANICAL BUILDING, GUY GANNETT PUBLISHING COMPANY, PORTLAND, ME, TUNNEL PLAN AND SECTIONS BY LOCKWOOD, GREENE ENGINEERS, INC. REVISED THROUGH MAY 12, 1965 AND ON FILE WITH THE PORTLAND DEPARTMENT OF PUBLIC WORKS AS 203/2.
   E. ALTA/ACSM LAND TITLE SURVEY OF: CONGRESS STREET SITE 385 CONGRESS STREET PORTLAND, MAINE FOR: GRAND METRO BUILDERS OF NEW YORK CORP. DATED 07–01–09 BY SEBAGO TECHNICS.
7. THE BASIS OF BEARING AND COORDINATE VALUES SHOWN HEREON IS BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD83), MAINE STATE PLANE COORDINATE GRID, WEST ZONE 1802. THE CONTOUR AND ELEVATION INFORMATION SHOWN HEREON IS BASED ON THE CITY OF PORTLAND DATUM AS VERIFIED BY A UNITED STATES COAST & GEODETIC SURVEY BRASS DISK LOCATED IN A GRANITE BLOCK OF THE CITY HALL BUILDING HAVING A PUBLISHED ELEVATION OF 69.682 FEET.
8. THE LOCUS PARCEL IS LOCATED IN ZONE C (AREA OF MINIMAL FLOOD) AS DEPICTED BY THE FLOOD INSURANCE RATE MAP(FIRM) COMMUNITY–PANEL NUMBER 230051 0013 B, WITH AN EFFECTIVE DATE OF JULY 17, 1986.
9. THE UTILITIES SHOWN HEREON ARE BASED ON A FIELD LOCATION OF VISIBLE SURFACE FEATURES AND VARIOUS PLANS PROVIDED, IN PART BY THE CITY OF PORTLAND'S ENGINEERING DEPARTMENT AND LOCAL UTILITY COMPANIES, AND MAY NOT REPRESENT ALL OF THE UTILITIES AFFECTING THE SUBJECT PARCEL. DIG–SAFE WAS NOT CONTACTED.
10. PUBLIC PARKING METERS EXIST ALONG A PORTION OF EXCHANGE STREET. IT APPEARS THAT EMPLOYEES OF THE BUSINESS LOCATED ON THE LOCUS PROPERTY PARK ON THE WESTERLY SIDE OF MARKET STREET IN A DIAGONAL PATTERN. NO STRIPING WAS NOTED ALONG MARKET STREET.

SCHEDULE B – SECTION II EXCEPTIONS

PER FIRST AMERICAN TITLE INSURANCE COMPANY,
COMMITMENT FOR TITLE INSURANCE NO. 06179–01, FILE NO. 09010082, DATED JUNE 16, 2009

EXCEPTION NO. 10: LICENSE GRANTED BY THE CITY OF PORTLAND, DATED DECEMBER 11, 1922, TO OCCUPY UNDER THE SIDEWALKS IN FRONT OF 11–119 EXCHANGE STREET, 175–179 FEDERAL STREET AND 120–126 MARKET STREET, IS SUBJECT TO THE RIGHTS OF THE CITY TO CONSTRUCT OR MAINTAIN CONDUITS FOR WIRES OR SEWERS IN SUCH SPACES OR TO TAKE SPACE UNDER SUCH SIDEWALKS FOR ANY PUBLIC USE.

SURVEY FINDINGS: THE LICENSE AREA DESCRIBED AS BEING WITHIN EXCHANGE, FEDERAL AND MARKET STREETS ARE SHOWN BASED ON THE DIMENSIONAL ELEMENTS LISTED IN THIS DOCUMENT. THE AREA LYING WITHIN MARKET STREET HAS AN APPARENT VAULT AREA WITH ASSOCIATED VENTS AS SHOWN. THE AREA LYING WITHIN FEDERAL STREET HAS A PORTION OF THE LOCUS BUILDING WITHIN THE LIMITS OF THE LICENSE, THE NORTHEAST AND SOUTHEAST PORTIONS OF THE BUILDING LIE OUTSIDE THIS LICENSE. THE AREA LYING WITHIN EXCHANGE STREET HAS A POSSIBLE SEWER SERVICE FROM THE BUILDING ON THE LOCUS PARCEL RUNNING INTO EXCHANGE STREET AS SHOWN.

EXCEPTION NO. 11: LICENSE WITH THE CITY OF PORTLAND TO INSTALL AND MAINTAIN A TUNNEL WITHIN AND ACROSS THE LIMITS OF CONGRESS STREET FROM THE SUBJECT PARCEL TO 390 CONGRESS STREET IS SUBJECT TO THE TERMS AND CONDITIONS OF THAT LICENSE AGREEMENT WITH THE CITY.

SURVEY FINDINGS: A TUNNEL EXISTS WITHIN THE LIMITS OF CONGRESS STREET ALONG THE NORTHERLY PORTION OF THE SUBJECT PARCEL AS SHOWN HEREON. SEE ORDER 127 ISSUING A BUILDING PERMIT AS PASSED BY THE MUNICIPAL OFFICERS OF THE CITY OF PORTLAND DATED MARCH 1, 1965.

SURVEYED DESCRIPTION:

A CERTAIN LOT OR PARCEL OF LAND ON THE SOUTHEASTERLY SIDELINE OF CONGRESS STREET, SO CALLED, BOUNDED NORTHWESTERLY BY CONGRESS STREET, NORTHEASTERLY BY MARKET STREET, SOUTHEASTERLY BY FEDERAL STREET AND SOUTHWESTERLY BY EXCHANGE STREET, IN THE CITY OF PORTLAND, COUNTY OF CUMBERLAND, STATE OF MAINE AND BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTHEASTERLY SIDELINE OF CONGRESS STREET AND THE SOUTHWESTERLY SIDELINE OF MARKET STREET BEING MARKED BY A DRILL HOLE SET IN CONCRETE;

THENCE S 52°–59'–36" E, 185.50 FEET BY AND ALONG THE SOUTHWESTERLY SIDELINE OF MARKET STREET TO THE NORTHWESTERLY SIDELINE OF FEDERAL STREET AND A DRILL HOLE SET IN BRICK;

THENCE S 52°–32'–24" W, 60.84 FEET BY AND ALONG THE NORTHWESTERLY SIDELINE OF FEDERAL STREET TO THE NORTHEASTERLY SIDELINE OF EXCHANGE STREET AND A DRILL HOLE SET IN BRICK.

THENCE N 50°–17'–36" W, 182.38 FEET BY AND ALONG THE NORTHEASTERLY SIDELINE OF EXCHANGE STREET TO THE SOUTHEASTERLY SIDELINE OF CONGRESS STREET AND A DRILL HOLE SET IN BRICK.

THENCE N 51°–32'–24" E, 51.68 FEET BY AND ALONG THE SOUTHEASTERLY SIDELINE OF CONGRESS STREET TO THE POINT OF BEGINNING.

SURVEYOR'S CERTIFICATION:

TO: GRAND METRO BUILDERS OF NEW YORK CORPORATION, JOHN CACOULIDIS, FIRST AMERICAN TITLE COMPANY, MONUMENT TITLE COMPANY AND MTM PORTLAND PROPERTIES, LLC:
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2005, AND INCLUDES THE ITEMS 1–10, 11(b), 13, 14, 16–18 OF TABLE A THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, THE UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF MAINE, THE MAXIMUM RELATIVE POSITIONAL ACCURACY IS 0.05 FEET.

DATE:
REGISTRATION NO. 2118

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

PROJECT BENCHMARK
USC&G BRASS DISK SET IN GRANITE BLOCK
STAMPED "1919/38"
CITY DATUM ELEVATION = 69.682'

REV:	BY:	DATE:	STATUS:
B	WCS	12-17-12	REVISED SITE DATUM TO BE CITY DATUM
A	WPS	7-30-09	ISSUED FOR CLIENT REVIEW

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

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WWW.SEBAGOTECHNICS.COM

PROJECT NO.	FIELD BOOK	DESIGN	CHKD	DRAWN
09255	ELEC.	-	TFM	BAM

ALTA/ ACSM LAND TITLE SURVEY
OF:
CONGRESS STREET SITE
390 CONGRESS STREET
PORTLAND, MAINE
FOR:
GRAND METRO BUILDERS OF NEW YORK CORP.
25 SOUTH SERVICE ROAD, SUITE 30
JERICHO, NY 11753

RECORD OWNER:
MTM PORTLAND PROPERTIES, LLC
C/O HM CAPITAL PARTNERS, LLC
200 CRESENT COURT, SUITE 1600
DALLAS, TX 75201

DATE	SCALE
7-20-09	1"=20'

SHEET 1 OF 1

09255LT-2012.dwg, TAB:LT-1