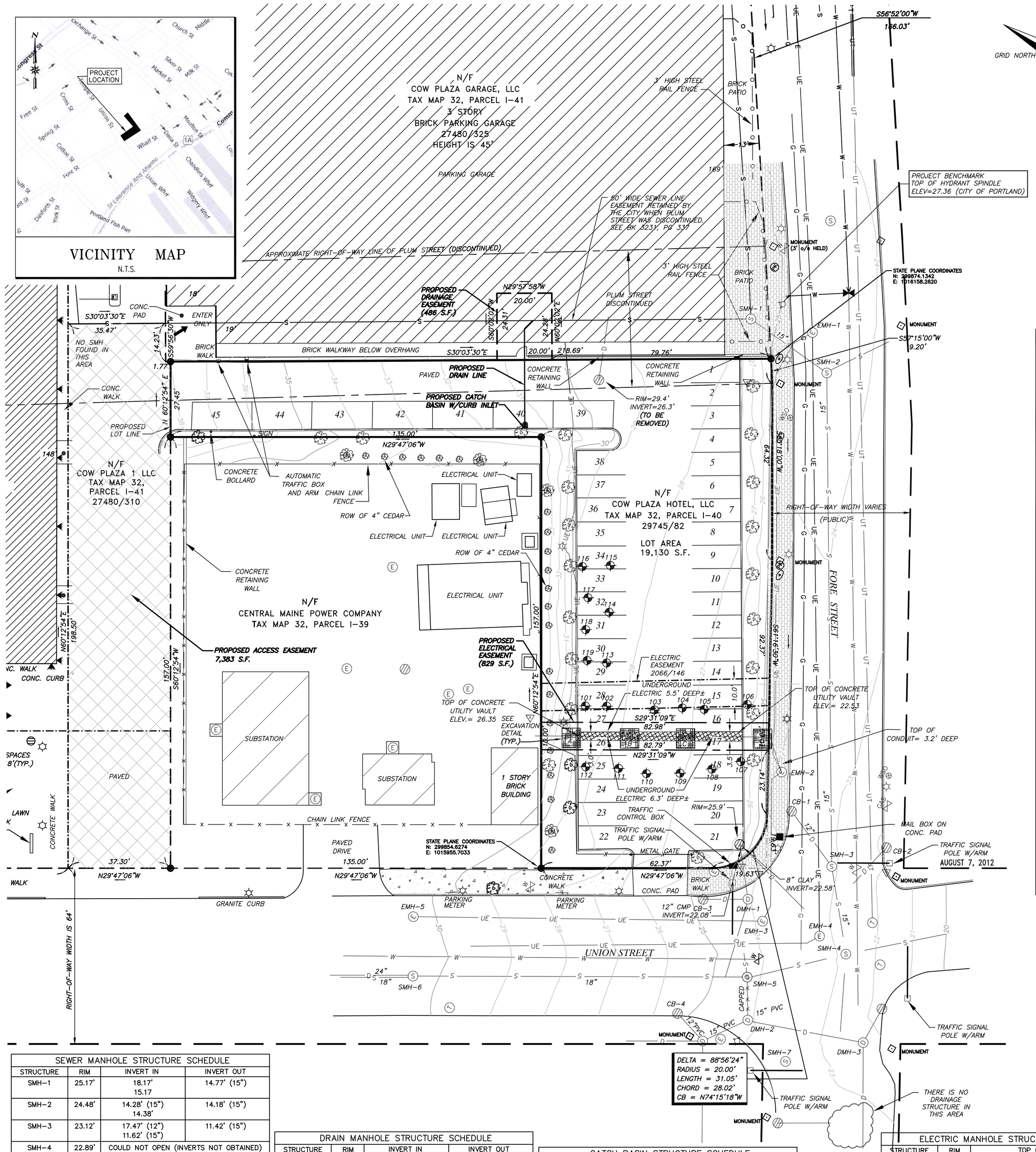
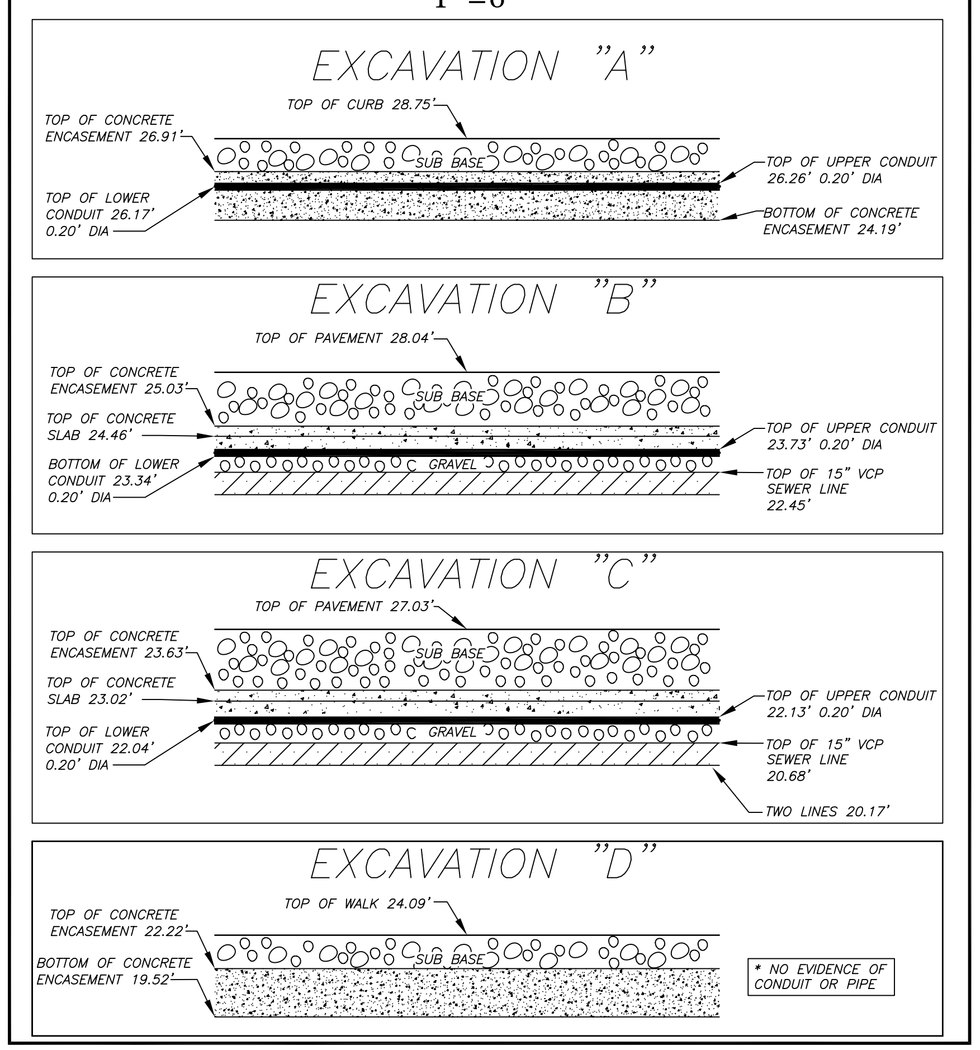
VICINITY MAP
N.T.S.



ELEVATION DETAIL OF CONDUIT
1"=6'



LEGEND

- GRANITE MONUMENT FOUND
- DRILL HOLE FOUND
- CATCH BASIN, ROUND
- CATCH BASIN, SQUARE
- MANHOLE, SEWER
- MANHOLE, ELECTRIC
- MANHOLE, TELEPHONE
- MANHOLE, MISCELLANEOUS
- MANHOLE, DRAIN
- WATER VALVE
- GAS VALVE
- FIRE HYDRANT
- SIGN — STREET SIGN
- LIGHT POLE
- BOUNDARY LINE
- E — UNDERGROUND ELECTRIC (APPROXIMATE)
- S — UNDERGROUND SEWER LINE (APPROXIMATE)
- G — UNDERGROUND GAS LINE (APPROXIMATE)
- W — UNDERGROUND WATER LINE (APPROXIMATE)
- T — UNDERGROUND TELEPHONE LINE (APPROXIMATE)
- EASEMENT LINE OR LEASE LINE
- N/F — NOW OR FORMERLY OWNED BY
- TAX MAP 12, PARCEL I-123 — ASSESSOR'S MAP, BLOCK AND LOT
- 1234/567 — DEED BOOK AND PAGE
- EXISTING DECIDUOUS TREE

NOTES

1. THE BASIS OF BEARING FOR THIS SURVEY IS THE MAINE STATE COORDINATE SYSTEM, GRID NORTH.
2. DEED AND PLAN BOOK REFERENCES ARE TO THE CUMBERLAND COUNTY REGISTRY OF DEEDS (CCRD).
3. RECORD OWNERSHIP OF THE PARCEL SURVEYED CAN BE FOUND IN THE DEED FROM COW PLAZA 1 LLC TO COW PLAZA HOTEL, LLC, DATED JUNE 28, 2012 AND RECORDED IN BOOK 29745, PAGE 82 CUMBERLAND COUNTY REGISTRY OF DEEDS.
4. REFERENCE IS MADE TO THE FOLLOWING PLANS:
   a. "ALTA/ACSM LAND TITLE SURVEY OF THREE CANAL PLAZA," BY OWEN HASKELL, INC. DATED MARCH 20, 1996. (NOT RECORDED).
   b. "ALTA/ACSM LAND TITLE SURVEY ON MIDDLE STREET & EXCHANGE STREET, PORTLAND, MAINE." BY OWEN HASKELL, INC. DATED MARCH 26, 1999. (NOT RECORDED).
   c. "PLAN OF THREE CANAL PLAZA MADE FOR PLAZA REALTY CO.," BY H.I. & E.C. JORDAN. DATED DECEMBER 8, 1980 AND RECORDED IN PLAN BOOK 129, PAGE 68 (CCRD).
   d. "PLAN OF CANAL PLAZA MADE FOR CANAL NATIONAL BANK PLAZA REALTY TRUST," BY H.I. & E.C. JORDAN. DATED AUGUST 1972 AND RECORDED IN PLAN BOOK 109, PAGE 8 (CCRD).
   e. "CITY OF PORTLAND DEPARTMENT OF PUBLIC WORKS GENERAL PLAN STA. 37+75 TO STA. 42+50," BY FAY, SPOFFORD & THORNDIKE, INC. DATED SEPTEMBER, 1971. REVISED NOVEMBER 23, 1973. (NOT RECORDED).
   f. "PLAN OF PROPERTY IN PORTLAND, MAINE MADE FOR CITY OF PORTLAND, MAINE," BY H.I. & E.C. JORDAN. DATED MAY 22, 1979 (NOT RECORDED).
   g. "SITE GRADING & UTILITIES PLAN FOR CANAL PLAZA," BY FREEMAN FRENCH FREEMAN ARCHITECTS. DATED MAY 15, 1972. (NOT RECORDED).
   h. "ALTA/ACSM LAND TITLE SURVEY ON SPRING–MIDDLE ARTERIAL, EXCHANGE STREET, FORE STREET, AND UNION STREET IN THE CITY OF PORTLAND CUMBERLAND COUNTY MAINE" DATED NOVEMBER 10, 1999, REVISED SEPTEMBER 6, 2000, BY DESLAURIERS & ASSOCIATES, INC.
   i. "ALTA/ACSM LAND TITLE SURVEY ON SPRING–MIDDLE ARTERIAL, EXCHANGE STREET, FORE STREET, AND UNION STREET IN THE CITY OF PORTLAND CUMBERLAND COUNTY MAINE" DATED JANUARY 8, 2007, BY NORTHEAST CIVIL SOLUTIONS.
5. THE SUBJECT PARCEL IS IDENTIFIED ON THE CITY OF PORTLAND ASSESSOR'S MAP 32, BLOCK I, PARCEL 40.
6. THE BOUNDARY SHOWN HEREON WAS TAKEN FROM THE PLANS REFERENCED IN THE NOTES ABOVE.
7. UTILITIES SHOWN HEREON WERE TAKEN FROM THE PLANS REFERENCED IN NOTES 4.a., 4.b., 4.g., AND 4.h.
8. CONTOURS AND ELEVATIONS ARE CITY OF PORTLAND DATUM. BENCHMARK UTILIZED: RM–41 DRILL HOLE AT THE CUSTOM HOUSE.

Revision:	By:	Date:	Change:
1	ADA	8–22–12	UPDATED TEST PIT LOCATIONS AND EXCAVATION SITES
2	ADA	10–25–12	UPDATED ELEVATION DATUM

PROJECT: 29696.3	DRAWING NAME: 29696–03.DWG
DATE: JULY 19, 2012	SCALE: 1"=20'
FIELDED BY: ADA, JAP	DRAWN BY: ADA

Drawing Name and Location:
EXISTING CONDITIONS SURVEY
PORTION OF 1 CANAL PLAZA, PORTLAND, MAINE

Owner:
COW PLAZA HOTEL LLC
100 COMMERCIAL STREET, SUITE 306, PORTLAND, MAINE

Prepared For:
COW PLAZA HOTEL LLC
100 COMMERCIAL STREET, SUITE 306, PORTLAND, MAINE

SURVEYING ENGINEERING LAND PLANNING
Northeast Civil Solutions
INCORPORATED
153 US ROUTE 1, SCARBOROUGH, MAINE 04074
tel 207.883.1000 800.882.2227
fax 207.883.1001
e-mail info@northeastcivilsolutions.com

0 20' 40' 80'

STAMP AND SIGNATURE

M. JOHANN BUISMAN
MAINE P.L.S. No. 1314
DATE 10-25-2012

STATE OF MAINE
M. JOHANN BUISMAN
1314
PROFESSIONAL LAND SURVEYOR

IF THIS PLAN DOES NOT CONTAIN AN EMBOSSED SEAL, IT IS NOT AN ORIGINAL AND MAY BE VOID.

EMBOSSED SEAL ABOVE

SHEET 1 OF 1

E:\Land Projects\29000\29696.1 Canal Plaza\dwg\29696-03.dwg

SEWER MANHOLE STRUCTURE SCHEDULE

STRUCTURE	RIM	INVERT IN	INVERT OUT
SMH–1	25.17'	18.17' 15.17	14.77' (15")
SMH–2	24.48'	14.28' (15") 14.38'	14.18' (15")
SMH–3	23.12'	17.47' (12") 11.62' (15")	11.42' (15")
SMH–4	22.89'	COULD NOT OPEN (INVERTS NOT OBTAINED)	
SMH–5	24.27'	19.57' 14.87' (18") 17.62' (CAPPED)	14.77'
SMH–6	30.38'	22.53' (24" DRAIN) 20.13' (18" SEWER)	20.03' (18")
SMH–7	23.75'	COULD NOT OPEN (INVERTS NOT OBTAINED)	

DRAIN MANHOLE STRUCTURE SCHEDULE

STRUCTURE	RIM	INVERT IN	INVERT OUT
DMH–1	24.06'	20.26' 20.26'	TRAP
DMH–2	24.07'	19.62' (15" PVC) CAPPED PIPE	18.77' (15" PVC)
DMH–3	22.61'	15.41' (15" PVC) 15.31' (15" PVC)	15.21' (15" PVC)

CATCH BASIN STRUCTURE SCHEDULE

STRUCTURE	RIM	INVERT IN	INVERT OUT
CB–1	22.99'	----	18.69'
CB–2	22.50'	----	19.20'
CB–3	24.62'	----	21.52'
CB–4	25.10	----	21.20' (12" PVC)

ELECTRIC MANHOLE STRUCTURE SCHEDULE

STRUCTURE	RIM	TOP OF CONDUIT
EMH–1	24.43'	21.93'
EMH–2	24.00'	21.00'
EMH–3	23.81	20.31'
EMH–4	23.15'	20.15'
EMH–5	30.38'	26.88'