



**GENERAL NOTES**

- THE RECORD OWNER OF THE PARCELS ARE HARPER HOTELS INC. BY DEEDS RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN THE FOLLOWING DEED BOOKS: BOOK 3275 PAGE 166, BOOK 3160 PAGE 182, BOOK 3160 PAGE 228, BOOK 3160 PAGE 230, BOOK 3160 PAGE 634, BOOK 3160 PAGE 638, BOOK 3160 PAGE 740, BOOK 3166, PAGE 865, BOOK 3710 PAGE 287, BOOK 3275 PAGE 166.
- THE PROPERTY IS SHOWN ON THE CITY OF PORTLAND TAX MAPS AND LOCATED IN THE CITIES ZONING DISTRICTS AS FOLLOWS:
 

PARCEL	TAX MAP	BLOCK	LOT	ZONE
PARCEL A:	39	B	4 & 8	B3
PARCEL B:	39	E	10	B3
PARCEL C:	40	A	5, 6, & 7	R6
- SPACE AND BULK CRITERIA FOR THE PROPERTIES VARY BY USE OF THE PROPERTIES AND BY ZONE. SEE THE CITY OF PORTLAND CODE OF ORDINANCES FOR DETAILED INFORMATION.
- AREA OF PARCELS ARE AS FOLLOWS:
 

PARCEL A:	±46,197 SF	±1.06 ACRES
PARCEL B:	±48,908 SF	±1.12 ACRES
PARCEL C:	±24,878 SF	±0.57 ACRES
- BOUNDARY INFORMATION SHOWN HEREON IS BASED UPON A FIELD SURVEY PERFORMED BY SEBAGO TECHNICS IN APRIL OF 2009.
- PLAN REFERENCES:
  - BOUNDARY SURVEY ON PLEASANT STREET FOR HARPER HOTELS OF VERMONT, INC. BY BOUNDARY ENGINEERING SURVEY TECHNOLOGY DATED NOVEMBER 4, 2008 REFERENCE JOB#008-007.
  - CONDO PLAT FOR SAFFORD OFFICE CONDOMINIUMS ON SPRING AND HIGH STREET FOR BOULAY RENAISSANCE, LLC. BY DESLAURIERS AND ASSOCIATES, INC. DATED DECEMBER 10, 19996 LAST REVISED DECEMBER 30, 1996 REFERENCE JOB#14799.
  - LAND TITLE SURVEY OF CHILDREN'S MUSEUM OF MAINE, INC. BY OWEN HASKEL, INC. DATED FEBRUARY 27, 1992 LAST REVISED SEPTEMBER 25, 1996, RECORDED AT THE CITY OF PORTLAND DEPARTMENT OF PUBLIC SERVICES CITY ENGINEER'S ARCHIVES, PLAN 921/9.
  - RESEARCH OF PROPERTY OF SPRING AND OAK STREETS RECORDED AT THE CITY OF PORTLAND DEPARTMENT OF PUBLIC SERVICES CITY ENGINEER'S ARCHIVES, PLAN 372/10.
  - PLAN OF PROPOSED WIDENING OF A PART OF OAK STREET DATE JUNE 1896, RECORDED AT THE CITY OF PORTLAND DEPARTMENT OF PUBLIC SERVICES CITY ENGINEER'S ARCHIVES, PLAN 383/21.
  - HARPER HOTELS OF VERMONT, INC. BY H.I.&E.C. JORDAN DATED MAY 21, 1973. REFERENCE PLAN FILE#158.
  - PLAN OF PROPERTY FOR HARPER HOTELS OF VERMONT, INC. BY H.I.&E.C. JORDAN DATED MAY 28, 1973 REFERENCE PLAN FILE#158.
  - ALTA/ACSM LAND TITLE SURVEY FOR FIRST AMERICAN TITLE INSURANCE COMPANY OF #24-26 SOUTH STREET BY CITY OF PORTLAND, MAINE PUBLIC WORKS DEPARTMENT ENGINEERING SECTION DATED JUNE 10, 2004 REFERENCE PROJECT NAME "SOUTHSPRING2004" RECORDED AT THE CITY OF PORTLAND DEPARTMENT OF PUBLIC SERVICES CITY ENGINEER'S ARCHIVES, PLAN 989/4.
  - GRADING AND UTILITY PLAN OF MUSEUM ROW LAST REVISED OCTOBER 2, 1986, RECORDED AT THE CITY OF PORTLAND DEPARTMENT OF PUBLIC SERVICES CITY ENGINEER'S ARCHIVES, PLAN 837/6.
  - LAYOUT AND PLANTING PLAN OF MUSEUM ROW LAST REVISED OCTOBER 2, 1986, RECORDED AT THE CITY OF PORTLAND DEPARTMENT OF PUBLIC SERVICES CITY ENGINEER'S ARCHIVES, PLAN 837/6.
  - ALTA SURVEY OF ANTHEM HEALTH BUILDING AND PARKING FOR JENKENS AND GILCHRIST BY SEBAGO TECHNICS, INC. DATED MARCH 12, 2007 LAST REVISED AUGUST 16, 2007 REFERENCE JOB#06484EC.
  - PLAN OF TOPOGRAPHY FOR PORTLAND ART MUSEUM BUILDING COMMITTEE BY H.I.&E.C. JORDAN DATED MAY 5, 1978 LAST REVISED NOVEMBER 6, 1980 REFERENCE PLAN FILE#1-155.
  - PLAN OF PLEASANT STREET PLAYGROUND RECORDED AT THE CITY OF PORTLAND DEPARTMENT OF PUBLIC SERVICES CITY ENGINEER'S ARCHIVES, PLAN 471/26.
  - PLAN OF SPRING MIDDLE ARTERIAL RECORDED AT THE CITY OF PORTLAND DEPARTMENT OF PUBLIC SERVICES CITY ENGINEER'S ARCHIVES, PLAN 687/12.
  - PLAN OF PLEASANT, MAPLE, DANFORTH, SOUTH AND CENTER STREET RECORDED AT THE CITY OF PORTLAND DEPARTMENT OF PUBLIC SERVICES CITY ENGINEER'S ARCHIVES, WORKING PLANS NO.11.
  - PLAN OF SPRING STREET RECORDED AT THE CITY OF PORTLAND DEPARTMENT OF PUBLIC SERVICES CITY ENGINEER'S ARCHIVES, WORKING PLANS NO.28.
  - PLAN OF PLEASANT, MAPLE, DANFORTH, SOUTH AND CENTER STREET RECORDED AT THE CITY OF PORTLAND DEPARTMENT OF PUBLIC SERVICES CITY ENGINEER'S ARCHIVES, WORKING PLANS NO.112.
- THE BEARINGS AND ELEVATIONS SHOWN HEREON ARE BASED UPON THE MAINE STATE PLANE COORDINATE GRID, WEST ZONE 1802 ON NAD83 AND NAVD88 IN US FEET.

**LEGEND**

EXISTING	DESCRIPTION
---	BOUNDARY LINE/R.O.W.
---	ABUTTER LINE/R.O.W.
---	SETBACK
---	EASEMENT
---	CENTERLINE
---	MONUMENT
○	IRON PIPE/ROD
○	DRILLHOLE
C/LI	CURVE/LINE NO.
---	BUILDING
---	SIGN
---	EDGE PAVEMENT
---	PAVEMENT PAINT
---	EDGE GRAVEL
---	CURBLINE
---	CHAIN LINK FENCE
---	STOCKADE FENCE
---	RETAINING WALL
○	DECIDUOUS TREE
○	CONIFEROUS TREE
○	GUARDRAIL
○	BOLLARD
○	GAS
○	WATER
○	GATE VALVE
○	HYDRANT
○	SEWER
○	FORCE MAIN
○	SEWER MH
○	STORM DRAIN
○	UNDERDRAIN
○	CATCH BASIN
○	DRAINAGE MH
○	OVERHEAD ELEC. & TEL.
○	UNDERGROUND ELEC. & TEL.
○	TRANSFORMER PAD
○	ELECTRICAL MANHOLE
○	TELEPHONE MANHOLE
○	LIGHT POLE/WALL
○	UTILITY POLE
○	GUY
○	RIPRAP

PROGRESS PRINT

MATTHEW W. EK, PLS 2117

REV.	BY:	DATE:	STATUS:

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PROJECT NO.	FIELD BOOK	DESIGN	CHKD	DRAWN
09116	685	-	NW	MCCAWME

ALTA/ACSM LAND TITLE SURVEY (COVER SHEET)  
 OF:  
 HOLIDAY INN BY THE BAY  
 FREE STREET, SPRING STREET, PLEASANT STREET, OAK STREET  
 SITE CITY, STATE  
 FOR:  
**LAFAYETTE HOTELS**  
 155 LITTLEFIELD AVENUE  
 BANGOR, MAINE 04401

DATE	SCALE
4/30/09	1"=50'

SHEET 1 OF 4