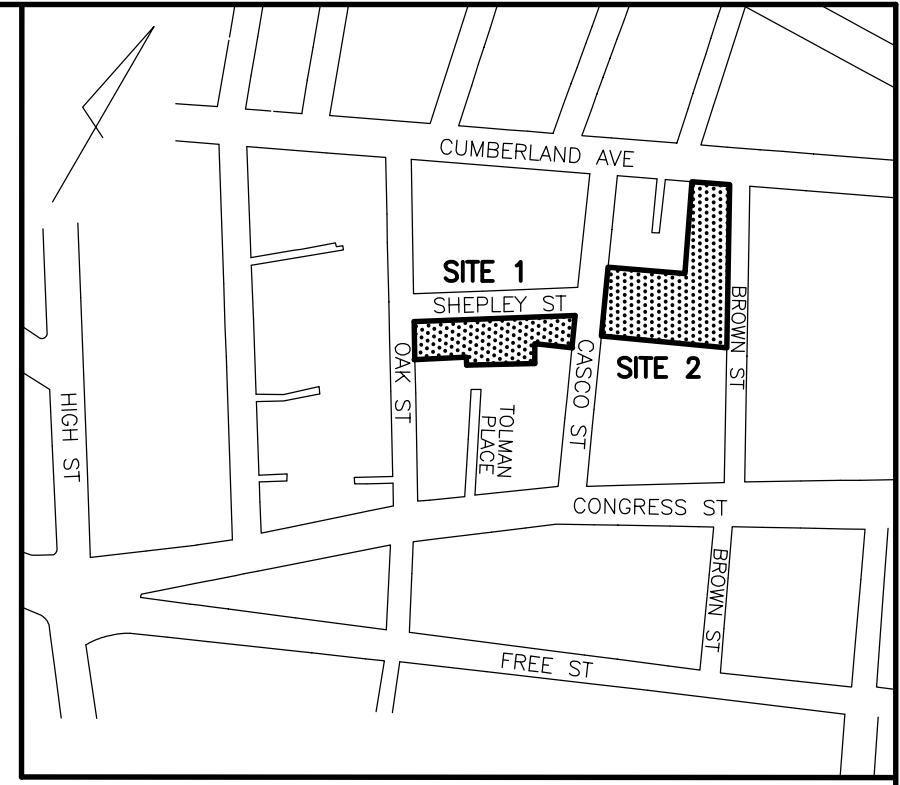
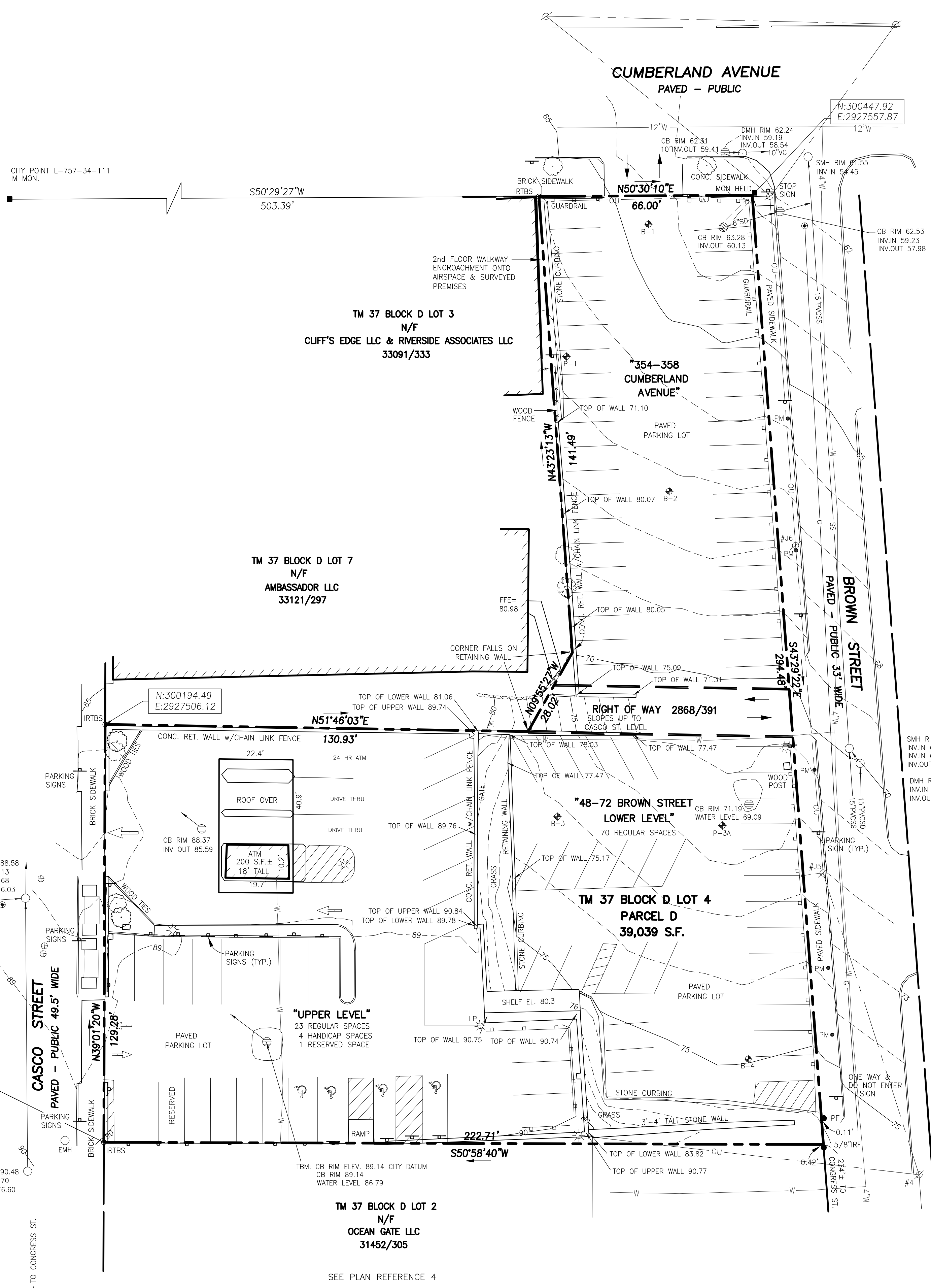


GENERAL NOTES

- OWNERS OF RECORD: OCEAN GATE LLC
CUMBERLAND COUNTY REGISTRY OF DEEDS BOOK 31452 PAGE 305
TAX MAP 37 BLOCK D LOT 4
- BEARINGS ARE BASED ON CITY DATUM USING CITY CONTROL POINTS:
L 757-34-112 "M" MONUMENT AT THE NORTHWESTERLY CORNER OF FOREST AVE. & CUMBERLAND AVE.
L 757-34-111 "M" MONUMENT AT THE SOUTHEASTERLY CORNER OF CUMBERLAND AVE. & OAK ST.
- ELEVATIONS ARE BASED ON CITY DATUM. BENCHMARK PROVIDED BY THE CITY OF PORTLAND:
L 757-34-112 "M" MONUMENT AT THE NORTHWESTERLY CORNER OF FOREST AVE. & CUMBERLAND AVE. ELEVATION = 80.66' (REF. CITY L.B. 725 PG. 99-100)
- THE PARCEL SHOWN LIES WITHIN "ZONE C" AREAS OF MINIMAL FLOODING, AS SCALED FROM THE FLOOD INSURANCE RATE MAP FOR THE CITY OF PORTLAND, MAINE COMMUNITY PANEL NO. 230051-0013B EFFECTIVE DATE JULY 17, 1986.

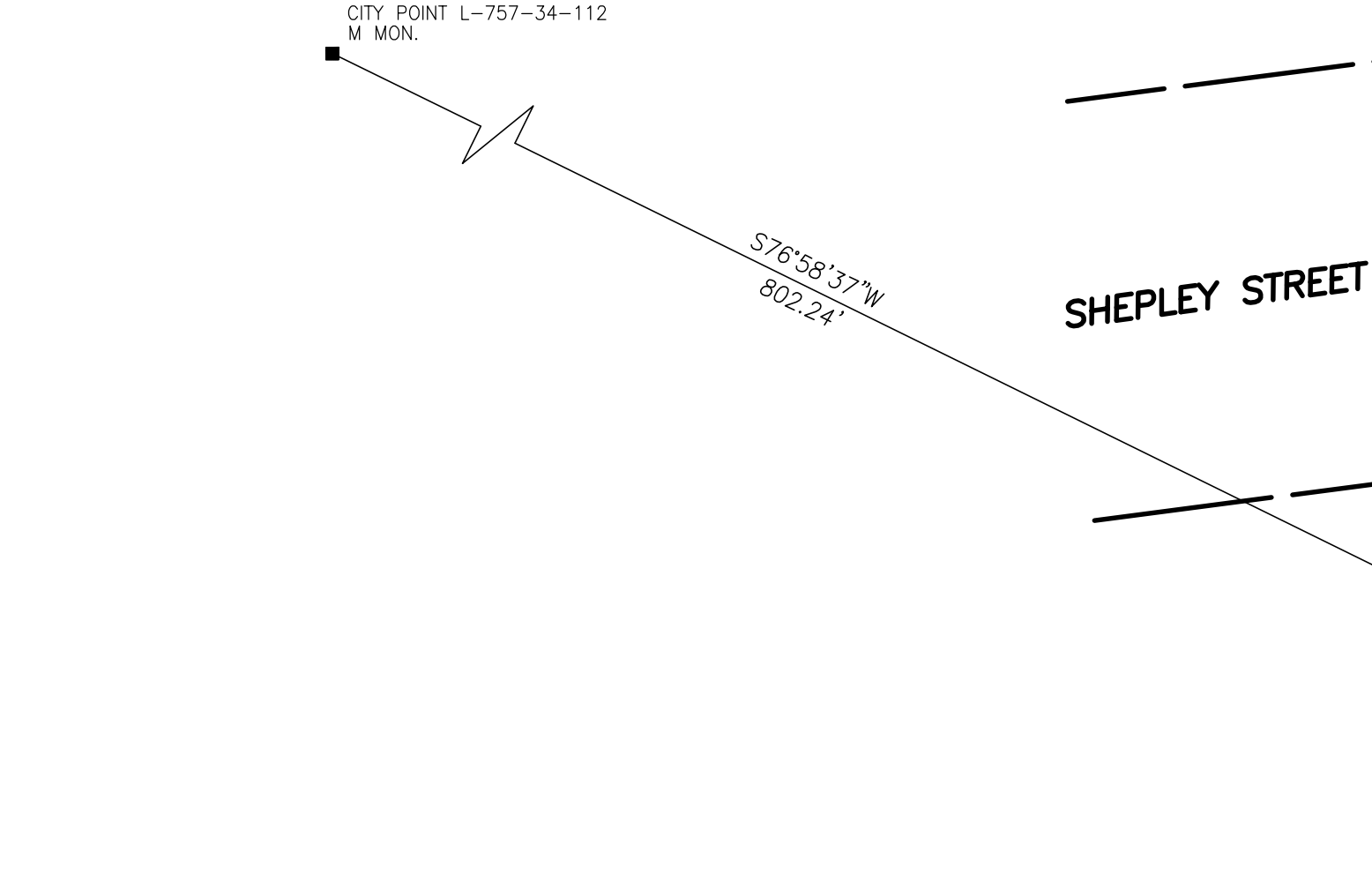
PLAN REFERENCES

- LAND TITLE SURVEY OF PROPERTY AT 16 CASCO STREET, PORTLAND, MAINE MADE FOR SURVEY PROPERTIES, INC., 16 CASCO ST., SUITE 200, PORTLAND, ME DATED NOV. 15, 1993 BY ROBERT J. CYR.
- PLAN OF LAND ON SHEPLEY STREET, PORTLAND, MAINE FOR HAMPSTEAD OVERLOOK, INC. DATED AUG. 20, 1987 REV. 7/9/93 BY OWEN HASKELL, INC.
- LAND TITLE SURVEY OF PROPERTY AT 523-547 CONGRESS ST., PORTLAND MAINE FOR HEGA REALTY TRUST, 218 EAST ROAD, HAMPSTEAD, NH 03841 DATED NOV. 9, 1993 BY OWEN HASKELL, INC.
- PLAN OF PROPERTY IN PORTLAND, MAINE, MAINE SAVINGS PLAZA MADE FOR THE MAINE SAVINGS BANK, LAND LEASE PLAN EXHIBIT A DATED 6-27-1973 REV. 7-20-95 BY H.I. & E.C. JORDAN SURVEYORS.
- STANDARD BOUNDARY SURVEY OF FLEET BANK PROPERTIES FOR FLEET FINANCIAL GROUP, INC. DATED 4-08-1996 BY SEBAGO TECHNICS.
- PLAN OF PROPERTY IN PORTLAND, MAINE MADE FOR MAINE SAVINGS BANK DATED SEPT. 20, 1958 BY H.I. & E.C. JORDAN.
- PLAN OF PROPERTY IN PORTLAND, MAINE MADE FOR MAINE SAVINGS BANK DATED MAY 1943 BY H.I. JORDAN.
- ALTA/ACSM LAND TITLE SURVEY ON CASCO STREET, SHEPLEY STREET & OAK STREET, PORTLAND, MAINE MADE FOR 511 PLAZA LIMITED PARTNERSHIP DATED OCT. 21, 2002 REV. 3 12-12-12 BY OWEN HASKELL, INC.



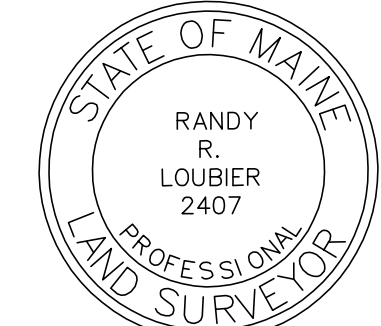
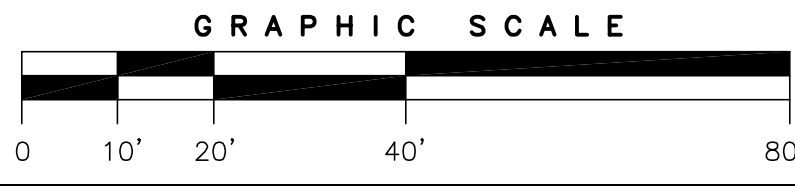
LOCATION MAP
N.T.S.

- LEGEND**
- IRON ROD TO BE SET
 - MONUMENT FOUND
 - LP UTILITY POLE w/LIGHT
 - ⊙ LIGHT POLE
 - MANHOLE
 - ⊙ CATCH BASIN
 - ⊙ SIGN
 - ⊙ PM PARKING METER
 - CHAIN LINK FENCE
 - GUARDRAIL
 - CURB
 - DIRECTION OF TRAFFIC
 - PAINTED ARROW
 - 100 CONTOUR
 - CONC. NOW OR FORMERLY
 - N/F DEED BOOK AND PAGE
 - 000/000
 - ⊕ B-1 BORING
 - ⊕ P-1 PROBE



UTILITY NOTE

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. CALL 1-888-DIGSAFE AT LEAST THREE BUSINESS DAYS BEFORE PERFORMING ANY CONSTRUCTION. DUE TO OSHA CONFINED SPACE REQUIREMENTS, ALL INVERTS AND PIPE SIZES MUST BE VERIFIED PRIOR TO ANY CONSTRUCTION.



Randy R. Loubier
RANDY R. LOUBIER, PLS NO. 2407

REV. 1 5/17/17 MISC. REVISIONS

EXISTING CONDITIONS PLAN
ON
CASCO STREET, SHEPLEY STREET & OAK STREET
PORTLAND, MAINE
MADE FOR
ANEW DEVELOPMENT
17 CHESTNUT STREET, PORTLAND, MAINE 04101

OWEN HASKELL, INC.
PROFESSIONAL LAND SURVEYORS
390 U.S. ROUTE ONE, FALMOUTH, ME 04105 (207) 774-0424

Drawn By TKM	Date JAN. 14, 2016	Job No. 2015-253P
Trace By JLL	Scale	Drwg. No.
Check By RRL	1" = 20'	1
Book No. FILE		