Approved for Historic Preservation Certificate of Appropriateness
Date: 05/02/17

LOCATION MAP

GENERAL NOTES

1. THE RECORD OWNER OF THE PROPERTY IS CONGRESS PROPERTIES L.L.C. BY DEEDS RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 15047 PAGE 233.
2. THE PROPERTY IS SHOWN ON THE CITY OF PORTLAND TAX MAP # 39 BLOCK A, LOT 16.
3. THE BEARINGS SHOWN ON THIS PLAN ARE MAGNETIC 1995.
4. PLAN REFERENCES:
   - A. PLAN SHOWING LAND CONVEYED BY GARDNER LUDWIG TO HAMLIN, FOBES, THOMPSON, HARRIS, & PHINNEY, BY C. R. GOODALL, DATE UNKNOWN; RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 2 PAGE 37.
   - B. PORTLAND TAX ASSESSORS MAP NO 39, DATED 1889; RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 5 PAGE 39.
   - C. TOP OF THE PARK CONDOMINIUM, BY ATLAS LAND SURVEY, DATED 5-10-83; RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 135 PAGE 8.
   - D. RIGHT OF WAY PLAN OF SPRING-MIDDLE ARTERIAL FOR CITY OF PORTLAND; BY OWEN HASKELL, INC, DATE UNKNOWN, RECORDED AT THE CITY OF PORTLAND PUBLIC WORKS DEPARTMENT.
   - E. PLAN NUMBER 28, SHOWING SPRING STREET, SHEET NO 1 OF 3, DATED JULY 1925; RECORDED AT THE CITY OF PORTLAND PUBLIC WORKS DEPARTMENT.
   - F. PLAN NUMBER 149, SHOWING CONGRESS STREET, SHEET NO 2, DATED DEC 1925; RECORDED AT THE CITY OF PORTLAND PUBLIC WORKS DEPARTMENT.
   - G. PLAN NUMBER 94, SHOWING HIGH STREET, SHEET NO 2 OF 3, DATED OCT 1925; RECORDED AT THE CITY OF PORTLAND PUBLIC WORKS DEPARTMENT.
   - H. PLAN OF MAINWAY RENEWAL PROJECT, SHEET 10 OF 36 (ALIGNMENT & GRADING PLAN), BY GRAY ENGINEERING, DATED JULY 11, 1977; RECORDED AT THE CITY OF PORTLAND PUBLIC WORKS DEPARTMENT.
   - I. ALTA/ACSM LAND TITLE SURVEY OF W.C.S.H. STUDIO, PORTLAND MAINE DATED THROUGH DECEMBER 23, 1997 BY SEBAGO TECHNICS, INC.
5. THE TOTAL AREA OF THE PARCEL IS 22,672 SQUARE FEET, (0.52 ACRES) MORE OR LESS.
6. EXCEPTED FROM THE LOCUS ARE AIR RIGHTS GRANTED TO MAINE RADIO AND TELEVISION COMPANY BY JOSEPH A. E. PAULIN AND TANIA PAULIN BY A DEED RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 6480 PAGE 35. THE EASEMENT CONVEYS THE SPACE ABOVE THE ELEVATION OF 128 FEET ABOVE SEA LEVEL (APPROXIMATELY 14'6" ABOVE THE GROUND) TO M. R. & T. Co. THESE AIR RIGHTS ARE NOW OWNED BY PACIFIC & SOUTHERN, INC.
7. I HERBY CERTIFY TO GANNETT KENTUCKY LIMITED PARTNERSHIP D/B/A THE COURIER JOURNAL AND FIRST AMERICAN TITLE INSURANCE COMPANY THAT TO THE BEST OF MY KNOWLEDGE THIS PLAN IS BASED ON A LAND TITLE SURVEY PERFORMED IN ACCORDANCE WITH THE MINIMUM STANDARDS ADOPTED BY THE STATE BOARD OF LICENSURE FOR LAND SURVEYORS, CATEGORY 2, CONDITION 2, WITH THE FOLLOWING EXCEPTIONS:
   - A. NO NEW DEED DESCRIPTION HAS BEEN COMPLETED.
   - B. MONUMENTATION WILL BE SET UPON RECEIVING AUTHORIZATION BY THE CLIENT.
   - C. NOT ALL EXISTING IMPROVEMENTS SUCH AS UTILITY CONNECTIONS AND PAVEMENT EDGES HAVE BEEN LOCATED.
8. THE PROPERTY IS LOCATED IN THE CITY OF PORTLAND B3 ZONE. FOR DIMENSIONAL REQUIREMENTS SEE SEC. 14-220 OF THE CITY OF PORTLAND LAND USE, OF THE CODE OF ORDINANCES.
9. THE FRONTAGE ALONG SPRING STREET PLACE MAY BE SUBJECT TO A 3 FOOT WIDE STRIP WHICH MAY HAVE BEEN SOLD TO EXPAND SPRING STREET PLACE. SEE DEED OF HALL J. LITTLE AND HORATIO N. JOSE TO STEPHEN PATTEN ET AL, APRIL 1, 1864 BK 326 PG 427.
10. FOR MATTERS RELATING TO TITLE, REFERENCE IS MADE TO THE COMMITMENT FOR TITLE INSURANCE FILE # 362,006, EFFECTIVE DATE JULY 27, 1999, ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY. THIS TITLE COMMITMENT WAS USED FOR THE PREPARATION OF THIS TITLE SURVEY.

REV	BY	DATE	STATUS

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.

LAND TITLE SURVEY
OF
122-126 HIGH STREET PROPERTY
PORTLAND, MAINE

FOR:
GANNETT KENTUCKY LIMITED PARTNERSHIP
D.B.A. THE COURIER JOURNAL
ONE CONGRESS SQUARE
PORTLAND, MAINE 04101-3800

9-27-99

Sebago Technics
Engineering & Planning for the Future
12 WESTBROOK COMMON
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