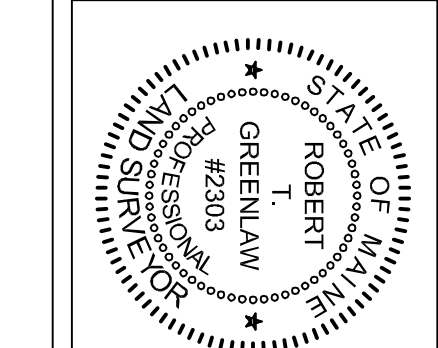
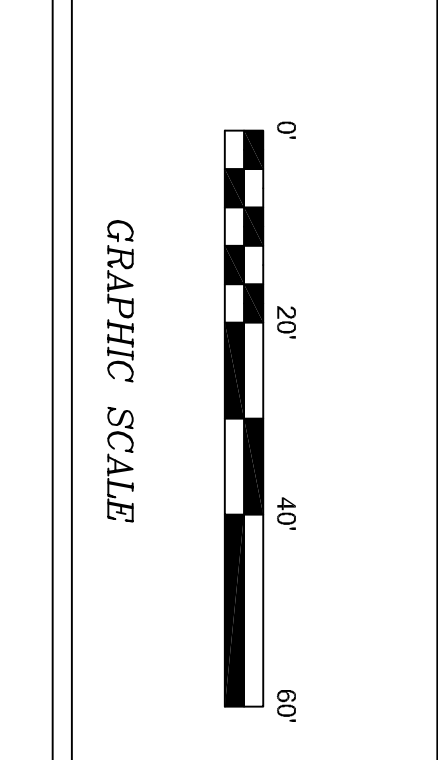


REVISIONS:

STATE OF MAINE, CLIMBERLAND SS
 REGISTRY OF DEEDS
 RECEIVED 2010
 AT : H M. AND RECORDED IN
 PLAN BOOK PAGE



CERTIFICATE:
 I HEREBY CERTIFY THAT THIS SURVEY CONFORMS TO THE MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS' STANDARDS OF PRACTICE AS ADOPTED APRIL 01, 2001 WITH THE FOLLOWING EXCEPTIONS:
 a) NO WRITTEN REPORT
 b) NO NEW DESCRIPTION
 ROBERT T. GREENLAW P.L.S., #2303
 DATE: OCTOBER 23, 2011

GENERAL NOTES:

1. RECORD OWNER OF PARCEL: HARBORVIEW DEVELOPMENT LLC BOOK 2830 PAGE 45 AS RECORDED IN THE CLIMBERLAND COUNTY REGISTRY OF DEEDS (C.C.R.D.). OWNER'S ADDRESS: P.O. BOX 8816 PORTLAND, MAINE 04104
2. BEARINGS ARE BASED UPON TWO CITY OF PORTLAND GRANITE MONUMENTS ONE OF WHICH IS SHOWN HEREON NORTH 298905.4988 EAST 292850.9187 ELEVATION=31.89 BEING THE INSIDE CORNER OF A GRANITE MONUMENT LOCATED AT THE NORTHWESTERLY STREET CORNER OF YORK AND HIGH STREETS.
3. AREA OF SUBJECT PARCELS: LOT 044-A-004= 14,117 SQ. FT., LOT 044-A-005=7122 SQUARE FEET, TOTAL AREA OF PARCEL=21239 SQ. FT.
4. REFERENCE IS MADE TO THE FOLLOWING PLANS:
 a.) CITY OF PORTLAND TAX MAP 44, SUBJECT LOTS SHOWN AS BLOCK A, LOTS 004 AND 005.
 b.) SITE PLAN L1.0 BY SOREN DENROD DESIGN STUDIO.
 c.) LANDSCAPE PLAN L2.0 BY SOREN DENROD DESIGN STUDIO FOR TREE AND PLANT SCHEDULE.
 d.) OFF-SITE SNOW REMOVAL PLAN "S" BY ACORN ENGINEERING FOR SNOW STORAGE AND REMOVAL UTILITY DRAWING C1 BY ACORN ENGINEERING FOR PROPOSED UTILITIES.
 e.) GRADING AND DRAINAGE PLAN C2 BY ACORN ENGINEERING.
 f.) SUBDIVISION PLAN OF HARBORVIEW FLATS A CONDOMINIUM PREPARED FOR HARBORVIEW FLATS CONDOMINIUMS AND HARBORVIEW TOWNHOMES CONDOMINIUMS PREPARED BY OCEAN PARK LAND SURVEYING LLC OF OLD ORCHARD BEACH MAINE AND DATED OCTOBER 23, 2011. TO BE RECORDED IN THE CLIMBERLAND COUNTY REGISTRY OF DEEDS.
5. THERE WERE APPARENT EASEMENTS OR RESTRICTIONS BURDENING OR BENEFITING SUBJECT PROPERTY AT THE TIME OF THIS SURVEY:
 a.) A SENIOR EASEMENT BENEFITING THE PARCEL IDENTIFIED AS BELONGING TO BETHANY R. CARY AS DESCRIBED IN DEED BOOK 22276, PAGE 211.
 b.) THE EXISTING STRUCTURE WAS BUILT IN 1900 WHICH WAS PRIOR TO THE ADOPTION OF ZONING ORDINANCES WHICH WERE ENACTED IN 1957.
 c.) NO HISTORIC SITES OR STRUCTURES ON OR ADJACENT TO THIS SITE APPEAR ON OR ARE NOMINATED TO THE NATIONAL REGISTER.
6. PROPOSED PARKING SPACES: 19
7. THE SUBJECT PARCEL SHOWN AS "HARBORVIEW TOWNHOMES CONDOMINIUM" IS SUBJECT TO THE CITY OF PORTLAND TIER III SITE PLAN SUBDIVISION PERMIT.
8. REFER TO THE HARBORVIEW TOWNHOMES AND HARBORVIEW FLATS CONDOMINIUM DOCUMENTS FOR FURTHER INFORMATION REGARDING THE MAINTENANCE AND DESCRIPTION OF COMMON ELEMENTS AND LIMITED COMMON ELEMENTS.

ZONING:

R-6 RESIDENTIAL ZONE.
 MINIMUM LOT AREA: 10,000 SQUARE FEET
 MINIMUM STREET FRONTAGE: 40 FEET
 FRONT YARD SETBACK: 10 FEET
 REAR YARD SETBACK: 20 FEET
 SIDE YARD SETBACK: 10 FEET
 MAXIMUM HEIGHT: 45 FEET

FLOOD NOTE:

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE C OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 230051 13B, WHICH BEARS AN EFFECTIVE DATE OF JULY 17, 1986 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

LEGEND:

GPS	Capred 5/8" Rebar Set	(56,007) Distance from reference
IPF	Iron Pipe Found	N/F New Or Formerly
MONF	Monument Found	12345/99 Deed Book/Page of Book Registry
34	Contour Line	Edge of traveled way/granite curb
---	Abutler Line	OHU - Overhead Utility
---	Property Line	U Utility Pole
---	Street Line	Z Indicates Ownership
---	Setback Line	In Common
---	Old Lot Line	⊕ Catch Basin with Throat at Curb
---	Milow Tree 24" Diameter	⊙ Sewer Manhole
---	Street Tree Maple 3" Diameter	⊙ Designated Parking Space
---	Common Element	⊙ Limited Common Element
---	Proposed Light	⊙ F-Limited Common Element-Harborview Flats Condominium
---		⊙ T-H Limited Common Element-Harborview Townhomes

**CONDOMINIUM PLAT OF:
 HARBORVIEW CONDOMINIUM
 AT 127-129 YORK STREET, PORTLAND, MAINE
 HARBORVIEW FLATS CONDOMINIUMS &
 HARBORVIEW TOWNHOMES CONDOMINIUMS**

PREPARED BY:
**OCEAN PARK
 LAND SURVEYING**
 134 PORTLAND AVE
 OLD ORCHARD BEACH MAINE
 BOBGREENLAW@YFAPOINT.NET
 207-749-9471

DRAWN BY: RTG
 CHECKED BY: MMB
 SCALE: 1" = 20'
 DATE OF SURVEY: 01/16/2011
 JOB NUMBER: 121 YORK ST
 SHEET: 1 OF 6
 DRAWER: 2005 NO: 002