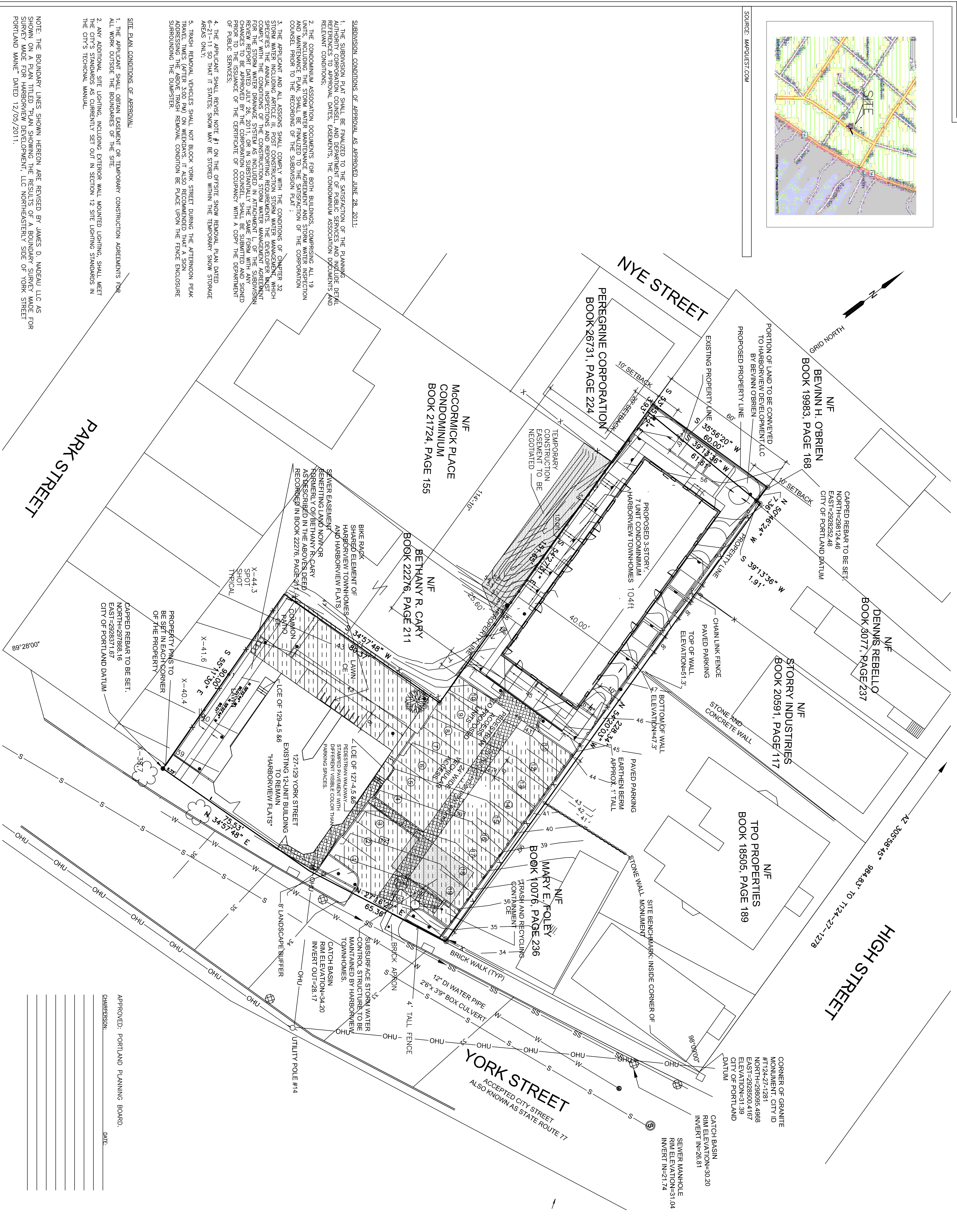


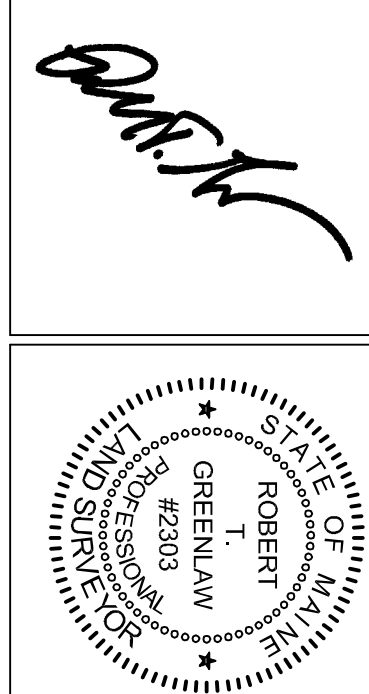
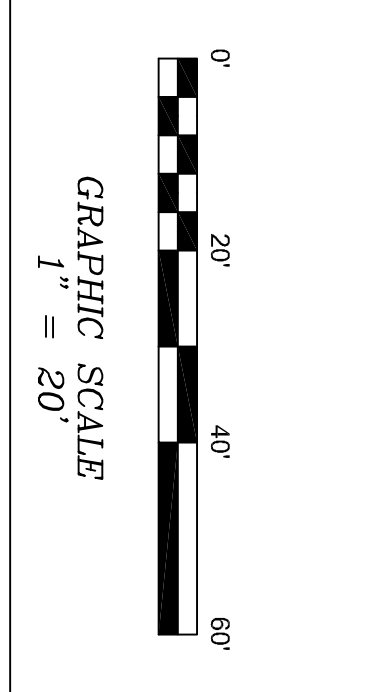
SOURCE: MAPQUEST.COM



NOTE: THE BOUNDARY LINES SHOWN HEREON ARE REVISED BY JAMES O. MADEAU LLC AS SHOWN ON A PLAN TITLED "PLAN SHOWING THE RESULTS OF A BOUNDARY SURVEY MADE FOR SURVEY MADE FOR HARBORVIEW DEVELOPMENT, LLC NORTHEASTERLY SIDE OF YORK STREET PORTLAND MAINE" DATED 12/05/2011.

REVISIONS:

REVISION 9: 03-19-2012: REVISED TEXT PER CITY REVIEW	STATE OF MAINE, CUMBERLAND SS	RECEIVED	2012
REVISION 8: 03-08-2012: REVISED PROPERTY LINES, EASEMENTS & ANNOTATIONS.	REGISTRY OF DEEDS	AT :	H . M. AND RECORDED IN
REVISION 7: 02-27-2012: ADDED CONDITIONS OF APPROVAL.		PLAN BOOK	PAGE
REVISION 6: 02-19-2012: ADDED PEDESTRIAN WALKWAY AND VARIOUS NOTES			
REVISION 5: 10-23-2011: CHANGES TO NOTES AND PLAN PER ENGINEER REVIEW.			
LOCATION: 127-129 YORK STREET PORTLAND, MAINE			



CERTIFICATE:
I HEREBY CERTIFY THAT THIS SURVEY CONFORMS TO THE MAINE BOARD OF LICENSED 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: MARCH 08, 2012

CERTIFICATE:

APPROVED: PORTLAND PLANNING BOARD.
DATE: _____
CHAIRPERSON: _____

GENERAL NOTES OF PARCEL: HARBORVIEW DEVELOPMENT LLC BOOK 2830, PAGE 45 AS RECORDED IN THE CUMBERLAND 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. 1124-27-1281 NORTH 28095.4488 EAST 2328500.4187 ELEVATION=31.39
1124-27-1281 NORTH 28095.4488 EAST 2328500.4187 ELEVATION=31.39
CORNER OF YORK AND HIGH STREETS.
1124-27-1278 NORTH 286874.0290 EAST 292720.3650 IS THE INSIDE CORNER OF A GRANITE MONUMENT OF 1200 SQUARE FEET. THE MONUMENT IS LOCATED AT THE INTERSECTION OF YORK AND HIGH STREETS. THESE MONUMENTS WERE UTILIZED AS A BASIS FOR THE STREETS LINES SHOWN HEREON.
MAINE STATE PLANE COORDINATES ARE SHOWN HEREON AS REFERENCE TO THE CITY OF PORTLAND COORDINATE SYSTEM.

1. AREA OF SUBJECT PARCELS: LOT 044-A-004+ 14,117 SQ. FT., LOT 044-A-005+7122 SQUARE FEET TOTAL AREA OF PARCELS=81239 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 SOPH DENARD DESIGN STUDIO.
c.) LANDSCAPE PLAN L2.0 BY SOPH DENARD DESIGN STUDIO FOR TREE AND PLANT SCHEDULE.
d.) OFF-SITE SNOW STORAGE PLAN "S" BY ACORN ENGINEERING FOR SNOW STORAGE AND REMOVAL PLAN.
e.) UTILITY DRAWING "C1" BY ACORN ENGINEERING FOR PROPOSED UTILITIES.
f.) GRADING AND DRAINAGE PLAN "C2" BY ACORN ENGINEERING.
g.) CONDOMINIUM FLOOR PLAN L3.0 AND COMMON AREA FLOOR PLAN L4.0 BY HARBORVIEW FLATS MANAGEMENT LLC OF OLD ORCHARD BEACH MAINE AND DATED OCTOBER 23, 2011. TO BE RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS.
h.) LANDSCAPE PLAN "L" BY SOPH DENARD DESIGN STUDIO WHICH SHOWS FIRE STREET TREES PER CITY OF PORTLAND SUBDIVISION REQUIREMENTS SAID PLAN IS DATED _____ WITH A REVISION DATE OF _____ THE STREET TREES WERE OMITTED FROM THIS PLAN FOR THE SAKE OF CLARITY.

5. THERE WERE APPARENT EASEMENTS OR RESTRICTIONS BURDENING OR BENEFITING SUBJECT PROPERTY AT THE TIME OF THIS SURVEY.
6. THE EXISTING STRUCTURE WAS BUILT IN 1900 WHICH WAS PRIOR TO THE ADOPTION OF ZONING ORDINANCES WHICH WERE ENACTED IN 1937.
7. NO HISTORIC SITES OR STRUCTURES ON OR ADJACENT TO THIS SITE APPEAR ON OR ARE NOMINATED TO, THE NATIONAL REGISTER.
8. PROPOSED PARKING SPACES: 19 SPACES NUMBERED 2,3,4&5 ARE DESIGNATED AS COMPACT PARKING SPACES ONLY.
9. THE SUBJECT PARCEL SHOWN AS "HARBORVIEW TOWNHOMES CONDOMINIUM" IS SUBJECT TO THE CITY OF PORTLAND TIER III SITE PLAN SUBDIVISION PERMIT APPLICATION _____ WITH AN APPROVAL DATE OF _____.

10. REFER TO THE HARBORVIEW TOWNHOMES AND HARBORVIEW FLATS CONDOMINIUM DOCUMENTS FOR FURTHER INFORMATION REGARDING THE MAINTENANCE AND DESCRIPTION OF COMMON ELEMENTS AND SHARED COMMON ELEMENTS AS RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN DEED BOOK _____ PAGE _____
PROJECT ARCHITECT, ENGINEER AND LANDSCAPE ARCHITECT:
JAMIE BROUHAERT, ARCHITECT
KARLAN THOMPSON ARCHITECTS
PORTLAND, MAINE 04101
207-842-2888
WILL SHAGE, PE
ACORN ENGINEERING
154 YORK STREET #2
PORTLAND, MAINE 04101
207-775-2889
SOPH DENARD
SOPH DENARD ARCHITECT
SOPH DENARD DESIGN STUDIO
43 WELLMOOD ROAD
PORTLAND, MAINE 04103
407-281-2450

ZONING:
R-6 RESIDENTIAL ZONE.
MINIMUM LOT AREA: 7,500 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 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.
1986 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

LEGEND:
[Symbol] Capped 5/8" Rebar
[Symbol] Iron Pipe Found
[Symbol] Monument Found
[Symbol] Contour Line Proposed
[Symbol] Asshler Line
[Symbol] Property Line
[Symbol] Street Line
[Symbol] Setback Line
[Symbol] Old Lot Line
[Symbol] Willow Tree 24" Diameter
[Symbol] Street Tree Maple 3" Diameter
[Symbol] Common Element
[Symbol] Proposed Light
[Symbol] (60.00') Distance from reference to Be Set
[Symbol] N/F Now or Formerly
[Symbol] 12345/99 Deed Book/Page of Local Registry
[Symbol] Edge of Troweled Way/Granite Curb
[Symbol] OHU Overhead Utility
[Symbol] Z Utility Pole
[Symbol] Z Indicates Ownership
[Symbol] Catch Basin with Throat at Curb
[Symbol] Sawer Manhole
[Symbol] Designated Parking Space
[Symbol] Common Element
[Symbol] LCE-United Common Element-Harborview Flats Condominium
[Symbol] LCE-F-United Common Element-Harborview Flats Condominium
[Symbol] LCE-TH United Common Element-Harborview Townhomes

SUBDIVISION PLAT
AT 127-129 YORK STREET, PORTLAND, MAINE
FOR: HARBORVIEW FLATS CONDOMINIUMS & HARBORVIEW TOWNHOMES CONDOMINIUMS
PREPARED BY: OCEAN PARK LAND SURVEYING LLC
134 PORTLAND AVE
OLD ORCHARD BEACH MAINE
BOBGREENLAW@FAIRPOINT.NE
DRAWN BY: RTG
CHECKED BY: MMB
SCALE: 1" = 20'
DATE OF SURVEY: 10/20/2010
JOB NUMBER: 121 YORK ST
SHEET: 2 OF 2
DRAWER: 2010 NO. 010

DATE: MARCH 08, 2012