

EASEMENT, ENCUMBRANCE, AND AGREEMENT REFERENCES:

- A. UNDERGROUND ANCHOR SYSTEM EASEMENT RESERVED BY MMC IN CONVEYANCE TO CRESCENT HEIGHTS LLC IN DEED BOOK 26288 PAGE 49.
B. UTILITY/RAINAGE EASEMENT FOR A DRAIN/SEWER PIPE FROM THE PROPERTY NOW OF CRESCENT HEIGHTS, LLC. FORMERLY AS DESCRIBED IN DEED BOOK 1938 PAGE 248 AND 1946 PAGE 370.
C. UTILITY EASEMENT: TO NET&T NEAR THE NORTHERLY CORNER OF THE PARKING GARAGE ON CONGRESS ST. PER DEED BOOK 8573 PAGE 121.
D. CERTIFICATE OF VARIANCE APPROVAL GRANTING RELIEF FROM SECTION 14-13(7) MAXIMUM STRUCTURE HEIGHT OF 45 FEET, DATED JUNE 25, 1996, AND RECORDED IN DEED BOOK 12629 PAGE 295.
E. SITE LOCATION OF DEVELOPMENT DEPARTMENT ORDER BY MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION FOR MAINE MEDICAL CENTER, PER DEED BOOK 13919 PAGE 114.
F. UTILITY EASEMENT: MMC TO NET&T 6' X 8' NEAR GILMAN AND CONGRESS PER DEED BOOK 13027 PAGE 207.
G. AMENDMENT TO CITY CODE SEC. 14-49 (ZONING MAP AMENDMENT) RE: CONDITIONAL REZONING FOR PROPERTY IN VICINITY OF WESTERN PROMENADE/MAINE MEDICAL CENTER, DATED MAY 24, 2005 AND RECORDED IN DEED BOOK 22671 PAGE 60.

GENERAL NOTES

- 1. THE RECORD OWNERS OF THE SURVEYED PROPERTIES ARE AS FOLLOWS:
MAINE MEDICAL CENTER AND MMC REALTY CORPORATION AS DESCRIBED IN DEED BOOK/PAGES:
11613/153 1250/470 1282/323 1285/450 1289/192 1290/192 1296/351 1296/352
13504/86 14026/287 1575/227 16145/275 18032/68 19986/204 2127/269 2127/320
2127/443 2133/310 2133/311 2133/317 2143/330 2147/110 2149/190 22762/45
2301/21 2308/161 2349/229 2619/499 2685/369 2801/326 2951/927 2955/722
2988/139 3075/669 3095/34 3097/244 3108/396 3183/576 3187/234 3188/710
3278/209 3310/115 3310/116 377/296 377/297 378/6 381/260 382/450
384/37 388/92 3995/53 408/457 6177/319 8309/5 8855/81 9392/344
9722/45
* ALL RECORDED INFORMATION LISTED HEREON IS WITHIN THE CUMBERLAND COUNTY REGISTRY OF DEEDS (CCRD).
2. THE PROPERTIES ARE SHOWN ON THE CITY OF PORTLAND TAX MAPS AS FOLLOWS:
MAP 53 BLOCK D, LOT 7,
MAP 53 BLOCK E, LOT 13
MAP 54 BLOCK H, LOT 1,
MAP 64 BLOCK C, LOT 1,
3. BOUNDARY INFORMATION SHOWN HEREON IS BASED UPON ON GROUND SURVEY PERFORMED BY SEBAGO TECHNICIS FROM 2001 THROUGH 2009 WITH RESEARCH UPDATES THROUGH FALL OF 2017.
4. THE BEARINGS SHOWN HEREON ARE BASED UPON THE MAINE STATE PLANE COORDINATE GRID, WEST ZONE 1802 ON NAD83 IN US SURVEY FEET. THE VERTICAL DATUM WAS ESTABLISHED IN 2001 BASED UPON GPS OBSERVATIONS. IN 2018 LEVEL RUNS WERE PERFORMED FROM 2 CITY BENCHMARK MONUMENTS (MF 126 AT THE NORTHEAST CORNER OF VALLEY STREET AND A STREET, AND MF 128 AT THE NORTHEAST INTERSECTION OF SAINT JOHN STREET AND C STREET). THE ORIGINAL CONTROL WAS FOUND TO BE 0.13' ABOVE THE CITY DATUM. THE ORIGINAL CONTROL HAS BEEN HELD FOR THIS PROJECT. TO CONVERT ANY ELEVATIONS SHOWN HEREON TO THE CITY DATUM SUBTRACT 0.13 FEET.
5. UTILITIES SHOWN HEREON ARE APPROXIMATE AND ARE BASED UPON FIELD LOCATION OF VISIBLE SURFACE FEATURES, INVERT INSPECTIONS, UTILITY MARKINGS BY DIGSMART OF MAINE, AND PLANS REFERENCED HEREON. THE INFORMATION SHOWN HEREON MAY NOT INCLUDE ALL UTILITIES. PRIOR TO ANY CONSTRUCTION DIGSAFE AND APPROPRIATE UTILITY PROVIDERS MUST BE CONTACTED.
6. THE RIGHT OF WAY LINES ON THE STREETS ABUTTING THE LOCUS PROPERTIES SHOWN HEREON WERE ESTABLISHED UTILIZING CITY PUBLIC WORKS RECORDS AND FOUND MONUMENTATION AT THE CORNERS AND ANGLE POINTS OF THE STREETS.
7. SEE DESIGN UTILITY PLANS FOR STORM DRAIN AND SEWER STRUCTURE RIM AND INVERT ELEVATIONS. ELEVATIONS ARE BASED ON DATUM DESCRIBED IN NOTE 4.

PLAN REFERENCES

- 1. STATE OF MAINE DEPARTMENT OF TRANSPORTATION PLAN SHOWING VALLEY, CONGRESS, AND ST. JOHN STREETS, CITY OF PORTLAND DEPARTMENT OF PUBLIC WORKS FILE NO. 726 / 16.
2. STANDARD BOUNDARY SURVEY FOR MAINE MEDICAL CENTER BY STEVENS, MORTON, ROSE, & THOMPSON, INC. DATED OCTOBER 06, 1990 RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 188, PAGE16.
3. CITY OF PORTLAND DEPARTMENT OF PUBLIC WORKS LAND SWAP WITH MAINE MEDICAL CENTER (GILMAN ST. & ARSENAL ST.) DATED JANUARY 23, 1974. DPW FILE NO. 547 / 20.
4. PLAN OF LAND OF J.M. WOOD ESQ. ELLSWORTH AND O STREETS DPW FILE NO. 361 / 3.
5. PLAN OF LAND SURVEYED FOR MOODY F. WALKER SEPTEMBER 23, 1883 BY HOWE & OSGOOD C.E. CCRD PLAN BOOK 21, PAGE 36.
6. SITE PLAN OF NEUROSCIENCE INSTITUTE CONGRESS AND GILMAN ST. PORTLAND MAINE BY GREGORY K. JOHNSON AIA DATED JULY 31, 1987 ON FILE WITH THE DPW.
7. PLAN OF PROPOSED WIDENING CONGRESS STREET AUGUST 1885, DPW FILE NO. 360 / 2.
8. CITY OF PORTLAND DEPARTMENT OF PUBLIC WORKS, B ST. WIDENING DATED NOV.4, 1937 DPW FILE NO. 569 / 9.
9. PLAN OF CITY LANDS BETWEEN GILMAN STREET AND MAINE CENTRAL RAILROAD SOUTH OF CONGRESS STREET, DPW FILE NO. 18 / 4.
10. PLAN OF CITY LAND BETWEEN CONGRESS AND "A" STS DATED 1883 DPW FILE NO. 379 / 10.
11. CITY OF PORTLAND PLAN OF "B" VALLEY ST DATED FEB. 1926 DPW FILE NO.179.
12. CITY OF PORTLAND, DEPARTMENT OF PUBLIC WORKS ARSENAL STREET DISCONTINUANCE DATED APRIL 15, 1953 DPW FILE NO. 410 / 96.
13. MMC PARKING FACILITY PROPOSED GRADING PLAN DATED 29 MAY 1971 BY TAC, DPW FILE NO. 680 / 4.
14. CITY OF PORTLAND DEPARTMENT OF PUBLIC WORKS WESTERN PROMENADE SLOPE, CITY BOUNDARY BETWEEN GILMAN AND "B" ST. DATED JAN. 4,1933 DPW FILE NO. 462 / 32 AND 462 / 32-A.
15. PLAN OF LAND WEST OF THE BRACKETT LINE CHADWICK AND VAUGHN STREETS, DATED 12 JUNE 1833 RECORDED IN CCRD PLAN BOOK 1, PAGE 1, DPW FILE NO. 462 / 4.
16. PLAN OF CITY LANDS BETWEEN GILMAN AND "B" STREETS DATED MAY 1883, DPW FILE NO. 69 / 4R, CCRD PLAN BOOK 4, PAGE 43.
17. WESTERN PROMENADE DATED JAN. 1926 CITY OF PORTLAND DPW SHEET NO. 7 FILE NO. 142.
18. CITY OF PORTLAND WORK SHEET CONGRESS, ARSENAL, AND BRACKETT STREETS DPW FILE NO. 363 / 11.
19. CITY OF PORTLAND, PLAN SHOWING PROPOSED GILMAN STREET, CONGRESS AND ASH STREETS, DPW FILE NO. 365 / 6.
20. CITY OF PORTLAND PLAN SHOWING GILMAN STREET, CONGRESS ST. AND WESTERN PROMENADE, DPW FILE NO. 365 / 7.
21. PLAN OF CITY LAND BETWEEN GILMAN & "B" STREETS DATED MAY 1883, CCRD PLAN BOOK 4, PAGE 43, DPW FILE NO. 379 / 25.
22. PORTLAND WATER DISTRICT, MAP NO. 7 SHOWING MAINE MEDICAL CENTER AREA.
23. CITY OF P D PLAN SHOWING CONGRESS STREET SHEET NO. 3 DPW FILE NO. 150.ORTLAN
24. CITY OF PORTLAND PLAN SHOWING GILMAN STREET DATED FEB 1926 DPW FILE NO. 178.
25. CITY OF PORTLAND PROPERTY PLAN BOOK NO. 274 SHOWING PROPOSED TAKING FROM MAINE MEDICAL CENTER ON CHARLES STREET DATED NOVEMBER 29, 1973.
26. CITY OF PORTLAND PLAN OF BRAMHALL ST., VAUGHAN ST., AND BRACKETT ST. DATED OCT. 1925 DPW FILE NO. 90.
27. STANDARD BOUNDARY SURVEY AT 25-27 ELLSWORTH STREET MADE FOR MAINE MEDICAL CENTER BY OWEN HASKELL, INC. DATED OCT. 14, 2002 ON FILE WITH SEBAGO TECHNICIS,INC.
28. CITY OF PORTLAND MAINE DEPARTMENT OF PUBLIC WORKS, CHARLES ST. AS BUILT PLAN DATED 1973 DPW FILE NO. 495 / 7.
29. CITY OF PORTLAND MAINE DEPARTMENT OF PUBLIC WORKS, WESCOTT ST. AS BUILT PLAN DATED 1973 DPW FILE NO. 495 / 6.
30. CITY OF PORTLAND MAINE DEPARTMENT OF PUBLIC WORKS, HILL ST. AS BUILT PLAN DATED 1973 DPW FILE NO. 495 / 5.
31. CITY OF PORTLAND MAINE DEPARTMENT OF PUBLIC WORKS, HILL ST. AS BUILT PLAN DATED 1973 DPW FILE NO. 495 / 5.
32. CITY OF PORTLAND MAINE DEPARTMENT OF PUBLIC WORKS, ELLSWORTH ST. AS BUILT PLAN DATED 1973 DPW FILE NO. 495 / 2.
33. CITY OF PORTLAND MAINE DEPARTMENT OF PUBLIC WORKS, CRESCENT ST. AS BUILT PLAN DATED 1973 DPW FILE NO. 495 / 3.
34. STREET VACATION / ACCEPTANCE AND LAND TRANSFER PLAN OF MAINE MEDICAL CENTER BY SEBAGO TECHNICIS, INC AS REVISED THROUGH JULY 5, 2005 DPW FILE NO. 992 / 3.
35. STANDARD BOUNDARY SURVEY ON CONGRESS AND ELLSWORTH STREETS, PORTLAND MAINE BY DESLAURIERS & ASSOCIATES DATED AUGUST 30, 1999.
36. STANDARD BOUNDARY SURVEY AT 26-28 ELLSWORTH STREET MADE FOR MAINE MEDICAL CENTER BY OWEN HASKELL, INC. DATED OCT. 14, 2002 ON FILE WITH SEBAGO TECHNICIS, INC.
37. EXISTING CONDITIONS & STANDARD BOUNDARY SURVEY MAINE MEDICAL CENTER DATED MAY 1, 1996 BY TITCOMB ASSOCIATES.
38. PLAN OF CRESCENT STREET DATED OCT. 1886 BY PORTLAND CITY ENGINEER DPW FILE NO.10 / 02.
39. CITY OF PORTLAND PLAN OF BRAMHALL ST., ELLSWORTH ST., AND CHARLES ST. DATED OCT. 1926 DPW FILE NO. 158.
40. PLAN OF STREETS ON BRAMHALL'S HILL SEPTEMBER 1858 BY A.P. MARSHALL CITY ENGINEER DPW FILE NO. 359 / 22.
41. PLAN OF LAND OR LOTS WEST OF THE BRACKETT ESTATE DATED 1835, DPW FILE NO.134 / 2.
42. PLAN NO. 5 SHOWING STREETS ON BRAMHALL'S HILL SURVEYED MAY 1862 BY C.R. GOODSELL C.E. DPW FILE NO. / 15.
43. CITY OF PORTLAND PLAN SHOWING ARSENAL STREET DATED OCT 1925, DPW FILE NO. 95.
44. PLAN OF LAND OR LOTS WEST OF THE BRACKETT ESTATE DATED 1835, DPW FILE NO.396 / 17..
45. PLAN OF CHANGE IN LINE OF CONGRESS STREET, DPW FILE NO. 360 / 25.
46. PLAN OF CHANGE IN LINE OF CONGRESS STREET, DATED OCTOBER 1854, DPW FILE NO. 360 / 27.
47. PLAN OF J.B. BROWN'S LAND WEST OF BRAMHALL'S HILL MADE BY WM. S. EDWARDS C.E. DATED 1870N FILE IN THE DPW OFFICE.
48. CITY OF PORTLAND MAINE DEPARTMENT OF PUBLIC WORKS, ARSENAL ST. DISCONTINUANCE PLAN DATED 12/2/41 ON FILE IN DPW OFFICE.
49. THIS PLAN OF A TOWN ON BRAMHALL'S HILL PORTLAND MAINE AT THE REQUEST OF WILLIAL VAUGHAN, THE PROPRIETOR COMPLETED IN 1813 BY PELEG WADSWORTH, SURVEYOR, DPW FILE NO. 404 / 130, CCRD PLAN BOOK 37, PAGE 12.
50. T.F. CHAPPELL C.E. PLAN OF ASH STREET, ARSENAL ST., CONGRESS ST.
51. PARKING AREA ON BRAMHALL RESERVOIR SITE CHADWICK, BRAMHALL AND VAUGHAN STS. DATED 1964 DPW FILE NO. 698 / 14.
52. MAINE MEDICAL CENTER PKG C- SITE UTILITIES EXISTING CONDITIONS PLAN DATED THROUGH 05/25/05 BY THE RICHIE ORGANIZATION.
53. MAINE MEDICAL CENTER, PORTLAND MAINE BEAN BUILDING SITE UTILITIES AT ER. BY SHEPLEY, BULFINCH, RICHARDSON, & ABBOTT, DATED THROUGH 3/28/97.
54. BOUNDARY SURVEY OF SPORTSMANS LOT FOR MAINE MEDICAL CENTER, BY SEBAGO TECHNICIS, INC., DATED THROUGH 10/23/09.
55. EXISTING CONDITIONS PLAN OF EAGLES CLUB BLOCK FOR MAINE MEDICAL CENTER, BY SEBAGO TECHNICIS, INC., DATED THROUGH 11/3/09.

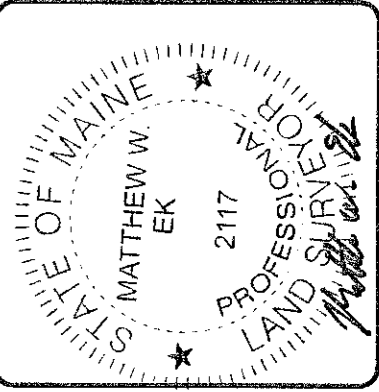
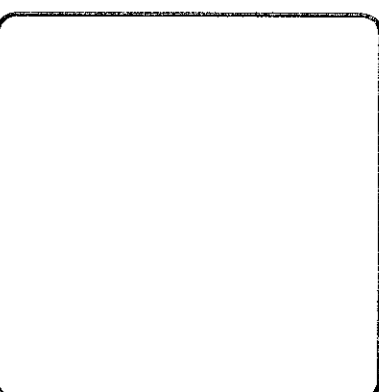


Table with columns for DRAWN (TSL) and CHECKED (MWE). Includes a vertical table for revision history with columns for REV, BY, DATE, and STATUS. Contains entries for IME 11/27/18 and IME 12/14/17.

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EXISTING CONDITIONS SURVEY OF MAINE MEDICAL CENTER CAMPUS information. Includes project details and record owner information.