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:

18032/68	13504/86	16145/275	9722/45	3097/244	3187/234	2951/927	
3183/576	8309/5	6177/319	3108/396	3095/34	1290/192	2901/326	
2349/229	1296/351	1296/352	2308/161	1285/450	1282/323	1250/470	
2149/190	3995/53	2127/443	2127/320	2127/269	2147/110	2133/317	
2133/311	2133/324	2133/310	2143/330	3075/669	2619/499	2685/369	
3278/209	377/296	377/297	388/92	382/450	408/457	384/37	
381/260	3095/34	3108/396	6177/319	3278/209	3075/669	2685/369	
2619/499	2301/21	2951/927	3310/115	3310/116	2149/190	1282/323	
1250/470	408/457	1296/352	1290/177	1250/470	3995/53	378/6	
2901/326	1282/323	1289/192	3187/234	18032/68	19986/204	22762/45	
2951/927	3097/244	2955/722	2308/161	2988/139	3188/710	384/37	
1575/227	9722/45	2133/324	381/260	16145/275	8855/81	14026/287	
11613/153	9392/344						

* 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 X, LOT 1,
   MAP 54 BLOCK C, LOTS 5, 6, 10,
   MAP 54 BLOCK H, LOT 1,
   MAP 54 BLOCK I, LOT 1,
   MAP 63 BLOCK B, LOT 8,
   MAP 64 BLOCK B, LOTS 1–9,
   MAP 64 BLOCK C, LOT 1,
   MAP 65 BLOCK E, LOTS 19, 21, 22, 23, 24, 25, 28, 29, 30, & 32,
   MAP 65 BLOCK H, LOTS 1, 2, 5, 8, & 9..

3. BOUNDARY INFORMATION SHOWN HEREON IS BASED UPON ON GROUND SURVEY PERFORMED BY SEBAGO TECHNICS IN SUMMER AND FALL OF 2009.

4. THE BEARINGS, AND ELEVATIONS SHOWN HEREON ARE BASED UPON THE MAINE STATE PLANE COORDINATE GRID, WEST ZONE 1802 ON NAD83 AND NAVD88 IN US FEET.

5. THE PROPERTY NORTHWESTERLY OF CONGRESS STREET, BETWEEN FOREST STREET AND GILMAN STREET SHOWN ON THE CITY OF PORTLAND TAX MAP 65 BLOCK E, AS LOTS 19, 21, 22, 23, 24, 25, 28, 29, 30, AND 32 WAS SURVEYED FOR MAINE MEDICAL CENTER (MMC). THE RECORD OWNERS OF THIS AREA ARE AS FOLLOWS:
   EAST END CORP. ONE CANAL PLAZA, PORTLAND, MAINE 04112
   BOOK 19832 PAGE 97 BOOK 23397 PAGE 308
   EAST END DEVELOPMENT, LLC PO BOX 10291 PORTLAND, MAINE 04104
   BOOK 23579 PAGE 288 BOOK 23901 PAGE 188
   EAST END HOLDINGS, LLC PO BOX 10291 PORTLAND, MAINE 04104
   BOOK 20239 PAGE 341
   CONTOURS AND UTILITIES SURVEYS WERE NOT INCLUDED WITHIN THIS AREA. THIS AREA WILL BE REFERENCED HEREON AS THE SPORTSMANS LOT. TOTAL AREA OF THE SPORTSMANS LOT IS APPROXIMATELY 44, 704 SQUARE FEET OR 1.03 ACRES.

6. 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 CONTRUCTION DIGSAFE AND APPROPRIATE UTILITY PROVIDERS MUST BE CONTACTED.

7. 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.

EASEMENT, ENCUMBRANCE, AND AGREEMENT REFERENCES:

A. UTILITY EASEMENT: MAINE MEDICAL CENTER (MMC) TO CENTRAL MAINE POWER (CMP) AND NEW ENGLAND TELEPHONE AND TELEGRAPH (NET&T) POLE 29 ON VAUGHAN STREET TO PAD 29.1 PER DEED BOOK 4843 PAGE 39.
B. UTILITY EASEMENT: MMC TO PORTLAND WATER DISTRICT AT 218 VAUGHAN ST. PER DEED BOOK 4792 PAGE 125.
C. UTILITY EASEMENT: MMC TO CMP ON CHADWICK ST., POLE 13 TO POLE 13.1 PER DEED BOOK 6373 PAGE 219.
D. UNDERGROUND ANCHOR SYSTEM EASEMENT RESERVED BY MMC IN CONVEYANCE TO CRESCENT HEIGHTS LLC IN DEED BOOK 26288 PAGE 49.
E. UTILITY/DRAINAGE 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.
F. UTILITY EASEMENT: TO NET&T NEAR THE NORTHERLY CORNER OF THE PARKING GARAGE ON CONGRESS ST. PER DEED BOOK 8573 PAGE 121.
G. CERTIFICATE OF VARIANCE APPROVAL GRANTING RELIEF FROM SECTION 14–137(7) MAXIMUM STRUCTURE HEIGHT OF 45 FEET, DATED JUNE 25, 1996, AND RECORDED IN DEED BOOK 12629 PAGE 295.
H. SITE LOCATION OF DEVELOPMENT DEPARTMENT ORDER BY MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION FOR MAINE MEDICAL CENTER, PER DEED BOOK 13919 PAGE 114.
I. UTILITY EASEMENT: MMC TO NET&T 6' X 8' NEAR GILMAN AND CONGRESS PER DEED BOOK 13027 PAGE 207.

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 186, 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 23RD 1863 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 F&E 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 11–29–1973.
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 TECHNICS,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 TECHNICS, INC AS REVISED THROUGHT12–10–04 DPW FILE NO. 992 / 3.
35. STANDARD BOUNDARY SURVEY ON CONGRESS AND ELLSWORTH STREETS, PORTLAND MAINE BY DESLAURIERS & ASSOCIATES DATED 8/30/99.
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 TECHNICS, INC.
37. EXISTING CONDITIONS & STANDARD BOUNDARY SURVEY MAINE MEDICAL CENTER DATED 05/01/96 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 1862BY C.R. GOODELL 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 1871ON 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. Y.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 3/26/97.
54. BOUNDARY SURVEY OF SPORTSMANS LOT FOR MAINE MEDICAL CENTER, BY SEBAGO TECHNICS, INC., DATED THROUGH 10/23/09.
55. EXISTING CONDITIONS PLAN OF EAGLES CLUB BLOCK FOR MAINE MEDICAL CENTER, BY SEBAGO TECHNICS, INC., DATED THROUGH 11/3/09.

STATE OF MAINE
MATTHEW W. ERICKSON
2117
PROFESSIONAL LAND SURVEYOR

REV.	BY:	DATE:	STATUS:
A	MWE	05-24-13	SUBMITTED FOR CLIENT REVIEW

THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM SEBAGO TECHNICS, INC. ANY ALTERATIONS AUTHORIZED OR OTHERWISE, SHALL BE AT THE USERS SOLE RISK AND WITHOUT LIABILITY TO SEBAGO TECHNICS, INC.

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PROJECT NO	FIELD BOOK	DESIGN	CHKD	DRAWN
010146	791B	WTC	MWE	MCC

GENERAL NOTES
OF:
MAINE MEDICAL CENTER CAMPUS
GILMAN ST. CONGRESS ST. BRAMHALL ST. ET.AL
PORTLAND, MAINE
FOR:
MAINE MEDICAL CENTER
22 BRAMHALL ST
PORTLAND, MAINE 04101
RECORD OWNER:
SEE NOTE 1 - SHEET 2

DATE	SCALE
05-24-13	NONE