

Legend:

- IRON PIPE OR ROD FND
- MONUMENT FOUND
- GAS VALVE
- WATER VALVE
- HYDRANT
- UTILITY POLE
- LIGHT POLE
- MANHOLE
- CATCH BASIN
- SIGN
- FENCE
- CURB
- OVERHEAD WIRES
- UNDERGROUND ELECTRIC
- WATER LINE
- TELEPHONE
- GAS LINE
- SANITARY SEWER
- STORM DRAIN
- MONITORING WELL

SCALE: 1" = 60'

0 30' 60' 120'

- Notes:**
1. THE FEDERAL CHANNEL LINE TAKEN FROM PLAN REFERENCE NO. 7 USING COORDINATES IN THE DIGITAL FORMAT OF SAID PLAN.
 2. VERTICAL DATUM IS NAVD 1983 BASED UPON MAINE DEPARTMENT OF TRANSPORTATION DIST L 5 (NOS) RESET 1987 FOUND SET IN CONCRETE BRIDGE ABUTMENT THAT SUPPORTS THE BRIDGE STREET ON RAMP WHERE IT CONNECTS TO THE CASCO BAY BRIDGE.
 3. BEARINGS AND MAINE STATE PLANE WEST COORDINATES AND 83 MAINE WEST ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES. THE COMBINED AVERAGE SCALE FACTOR IS 0.9999673961467.
 4. FIELD WORK WAS COMPLETED FROM SUMMER 2012 THROUGH MARCH 2014.
 5. THE SUBJECT PARCEL IS IN THE DIVISION 18A WATERFRONT PORT DEVELOPMENT ZONE & DIVISION 28 SECTION 14-448 SHORELAND REGULATION ZONE PER THE CITY OF PORTLAND CODE OF ORDINANCES LAND USE CHAPTER 14.
 6. THE SUBJECT PARCEL IS IN ZONE C & ZONE A2 (RELV. 10) AS SHOWN ON THE FLOOD INSURANCE RATE MAP 230051 00188 WITH AN EFFECTIVE DATE OF JULY 17, 1996.
 7. NO MONUMENTATION WAS SET BY HNTB COMP. AND NO SURVEY REPORT WAS PREPARED.
 8. NOT ALL EXISTING STRUCTURES ARE SHOWN.

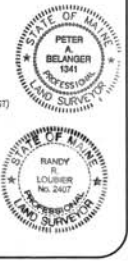
Plan Reference:

THE PARCEL BOUNDARY INFORMATION ON THIS PLAN WAS TAKEN FROM A PLAN ENTITLED "ALTA/FACSIM LAND TITLE SURVEY, WEST COMMERCIAL STREET, PORTLAND, CUMBERLAND COUNTY, MAINE MADE FOR NEW YARD LLC, 58 FORE STREET, PORTLAND, MAINE" BY OWEN HASKELL, INC. ADDITIONAL PLANS WERE USED AND RELIED UPON TO COMPLETE THIS PLAN AND MAY NOT BE SPECIFICALLY REFERENCED HEREON.

Utility Note:

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING RECORDS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. CALL 1-800-GOSAFE AT LEAST THREE BUSINESS DAYS BEFORE PERFORMING ANY CONSTRUCTION.

- PARCEL 1**
NEW YARD, LLC (FEE INTEREST)
AREA= 422,759± S.F. OR 9.62± ACRES
- PARCEL 2**
NORTHERN UTILITIES, INC. 0/8/A UNIT (FEE INTEREST)
AREA= 172,645± S.F. OR 3.96± ACRES (INCLUDES ACREAGE ENCLUMBERED BY PARCEL 4)
- PARCEL 3**
NEW YARD, LLC (LEASEHOLD INTEREST)
AREA= 172,645± S.F. OR 3.96± ACRES
- PARCEL 3**
NORTHERN UTILITIES, INC. 0/8/A UNIT AND CASCO WHARF AND STORAGE COMPANY (FEE INTEREST)
AREA= 181,854± S.F. OR 4.17± ACRES
- PARCEL 4**
NEW YARD, LLC (LEASEHOLD INTEREST)
AREA= 181,854± S.F. OR 4.17± ACRES
- PARCEL 4**
OSTERMAN PROPANE, INC. F/N/A NGL-NE, LLC (LEASEHOLD INTEREST WITHIN PORTION OF PARCEL 2)
AREA= 95,521± S.F. OR 2.19± ACRES
- PARCEL 5**
OWNER UNKNOWN (FEE INTEREST)
AREA= 2,028± S.F. OR 0.05± ACRES



STATE OF MAINE
DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP
16 STATE HOUSE STATION AUGUSTA, MAINE 04333-0016
"LAND ACQUISITION PLAN"
PART II
WEST COMMERCIAL STREET, PORTLAND, CUMBERLAND COUNTY, MAINE

Scale: 1" = 60' D.O.T. FILE NO. 3-596

DAVID BERNHART COMMISSIONER JOYCE NOEL TAYLOR CHIEF ENGINEER

Surveyor's Certification

OWEN HASKELL, INC. CERTIFIES THAT THIS PLAN IS BASED ON, AND THE RESULT OF, AN ON THE GROUND FIELD SURVEY AND THAT TO THE BEST OF OUR KNOWLEDGE, INFORMATION AND BELIEF, IT CONFORMS TO THE BOARD OF LICENSEURE FOR PROFESSIONAL LAND SURVEYORS CURRENT STANDARDS OF PRACTICE, WITH THE EXCEPTION OF MATTERS NOT SET AT ALL CORNERS.

Peter A. Belanger PETER A. BELANGER PROFESSIONAL LAND SURVEYOR NO. 2427 IN THE STATE OF MAINE

Randy R. Louber RANDY R. LOUBER PROFESSIONAL LAND SURVEYOR NO. 1341 IN THE STATE OF MAINE

DATE OF PLAN: APRIL 25, 2014 SIGNING FOR THE STATE OF MAINE FOR THE COMMISSIONER PARCEL, REFERENCE INFORMATION, EXCEPTIONS AND THE DESCRIPTION

REVISION DATE: CHJ JOB NO. 2013-154P

OWEN HASKELL, INC.
PROFESSIONAL LAND SURVEYORS
390 U.S. Route One, Unit #10
Falmouth, Maine 04105
Tel. (207)774-0424 Fax (207)774-0611
www.owenhaskell.com