

**PRELIMINARY
FOR REVIEW ONLY**

PLAN REFERENCES

- (1) PLAN OF LOTS NUMBER 3 & 4 MADE FOR THE ESTATE OF MARY S. LUNT BY EDWIN C. TOWNSEND DATED MARCH 8, 1877 RECORDED IN PLAN BOOK 4, PAGE 4.
- (2) PLAN OF LAND MADE FOR DOROTHY S. TRUE AND HEIRS OF F.W.H. SMITH DATED OCTOBER 1929, RECORDED IN PLAN BOOK 25, PAGE 50.
- (3) REVISED FINAL PLAN OF LEDGWOOD SUBDIVISION MADE FOR THE DARTMOUTH COMPANY BY LAND USE CONSULTANTS DATED APRIL 27, 1979, RECORDED IN PLAN BOOK 123, PAGE 61.
- (4) PLAN OF PROPERTY MADE FOR JEWISH HOME FOR THE AGED MADE BY H.I. AND E.C. JORDAN DATED JULY 17, 1987.
- (5) PLAN OF PROPERTY/LAND TITLE SURVEY OF THE CEDARS MADE BY H.I. AND E.C. JORDAN DATED MARCH 29, 1990, RECORDED IN PLAN BOOK 186, PAGE 14.
- (6) RECORD DRAWING OF CEDARS NURSING CARE CENTER, INC. MADE BY OWEN HASKELL, INC. DATED AUGUST 29, 1991.
- (7) LAYOUT AND UTILITIES PLAN OF THE ATRIUM AT CEDARS (DRAWING NUMBER C202) MADE BY TSOIMIDES ASSOCIATES DATED MAY 27, 1997.
- (8) TOPOGRAPHIC SITE SURVEY MADE FOR JHA PROPERTIES, INC. BY DANIEL J. DALPHONSO DATED FEBRUARY 26, 1997.
- (9) PLAN SHOWING PROPOSED PROPERTY LINES MADE FOR JHA PROPERTIES, INC. BY DANIEL J. DALPHONSO DATED NOVEMBER 4, 1997.
- (10) PLAN SHOWING STANDARD BOUNDARY SURVEY MADE FOR JHA PROPERTIES, INC. BY DANIEL J. DALPHONSO DATED JULY 14, 1997, RECORDED IN PLAN BOOK 198, PAGE 325.
- (11) PLAN OF CEDARS PHASE 3--WETLAND MITIGATION AREAS MADE BY LAND USE CONSULTANTS DATED AUGUST 24, 2004.
- (12) ALTA/ACSM LAND TITLE SURVEY MADE FOR JHA PROPERTIES, INC. & CEDARS NURSING CARE CENTER, INC. DATED NOVEMBER 4, 2004. BY TITCOMB ASSOCIATES.
- (13) CEDARS CONDOMINIUMS RECORDED PLAT/CONDOMINIUM PLAN ALTA/ACSM LAND TITLE SURVEY MADE FOR JHA PROPERTIES, INC., CEDARS NURSING CARE CENTER, INC. AND JHA ASSISTED LIVING, INC. BY TITCOMB ASSOCIATES DATED SEPTEMBER 8, 2005 AND REVISED THROUGH APRIL 5, 2006, RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 206, PAGE 430.

OWNERS OF RECORD

- UNIT 1 CEDARS NURSING CARE CENTER, INC.; BOOK 24129, PAGE 276
- UNIT 2 JHA ASSISTED LIVING, INC.; BOOK 24446, PAGE 225 AND BOOK 24155, PAGE 29
- UNIT 3 JHA ASSISTED LIVING, INC.; BOOK 31484, PAGE 147

NOTES

- (1) BOOK AND PAGE REFERENCES ARE TO THE CUMBERLAND COUNTY REGISTRY OF DEEDS, UNLESS OTHERWISE SPECIFIED.
- (2) BEARINGS ARE REFERENCED TO MAGNETIC NORTH 1924.
- (3) ALL UTILITY LOCATIONS SHOWN ON THIS PLAN ARE APPROXIMATE, BASED ON LOCATION OF VISIBLE FEATURES AND INFORMATION PROVIDED BY OTHERS. DIG SAFE AND/OR THE APPROPRIATE UTILITIES SHOULD BE CONTACTED PRIOR TO ANY CONSTRUCTION.
- (4) ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR THE CITY OF PORTLAND (FIRM PLAN 230051 0007 B, EFFECTIVE DATE JULY 17, 1986) THIS PARCEL IS NOT LOCATED WITHIN A FLOOD HAZARD AREA.
- (5) COORDINATE VALUES SHOWN ARE BASED ON BASED ON THE MORSE AND KIDDER STREET CSO PROJECT PROVIDED TO THE CITY OF PORTLAND BY TITCOMB ASSOCIATES.
- (6) ELEVATIONS ARE BASED ON THE CITY OF PORTLAND DATUM.
- (7) SLEMONS ROAD IS AN UNACCEPTED, CONTINUED STREET.
- (8) WETLANDS DELINEATED BY OTHERS, FIELD LOCATED BY TITCOMB ASSOCIATES.

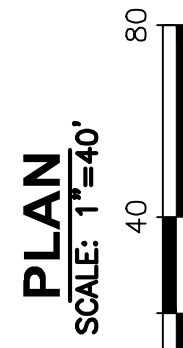
AREA

TOTAL PROJECT AREA = 460,350 SQUARE FEET / 10.57 ACRES

PARKING COUNT

- 137 PARKING SPACES
- 18 GARAGE PARKING
- 10 HANDICAP PARKING SPACES

- N/F Elizabeth Ann Manacuca Mark W. Manacuca 30237/326
- N/F John Tevanian Thelma M. Tevanian 30237/326



<p>DESIGNED BY: MAG DATE: 11-15-17 PROJECT NO.: 13682A</p> <p>CHECKED BY: MAG DATE: 11-15-17 APPROVED BY: JBW NO. 6882</p> <p>ISSUED FOR PORTLAND SITE PLAN REVIEW DATE: 11/17/17 JBM</p>		<p>WRIGHT-PIERCE Engineering a Better Environment Offices Throughout New England 888.621.8156 www.wright-pierce.com</p>	<p>THE CEDARS ASSISTED LIVING AND LONG-TERM CARE FACILITY PORTLAND, ME</p> <p>OVERALL EXISTING CONDITIONS PLAN</p>
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DRAWING
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