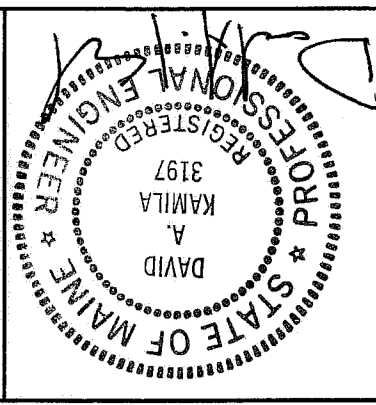


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986 HYVESIDE STREET
PORTLAND, MAINE 04103
Voice (207) 878-2713
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jsh@jsh-engineers.com
www.jsh-engineers.com



THE INN AT CEDARS
630 OCEAN AVENUE, PORTLAND, MAINE
JHA SERVICES, INC.
PREPARED FOR
630 OCEAN AVENUE
PORTLAND, MAINE

Date	Revision
11-22-09	FINAL PLAN SUBMITTAL
09-10-09	GENERAL REVISIONS
08-09-09	GENERAL REVISIONS
07-22-09	FINAL SITE PLAN REVIEW
07-22-09	ISSUE FOR PRELIMINARY BID
05-11-09	ISSUE FOR PRELIMINARY BID
04-20-09	REVISION PRELIMINARY SUBMISSION REVIEW
03-17-09	DESIGNED BY JHA

Designed P.L.C.
Checked D.A.K.
Scale 1" = 40'
Date 12-23-04

EXISTING CONDITIONS
& REMOVALS

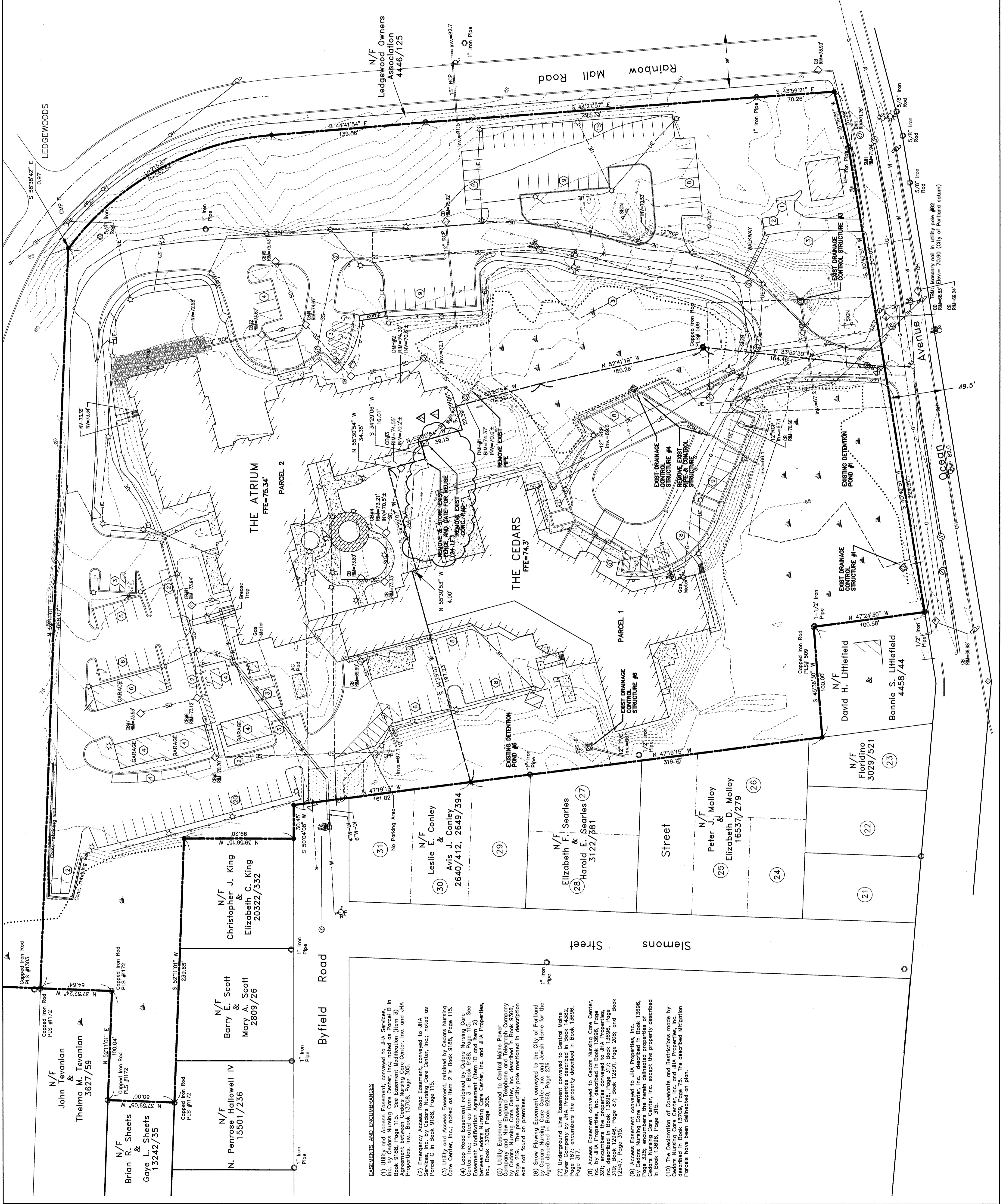
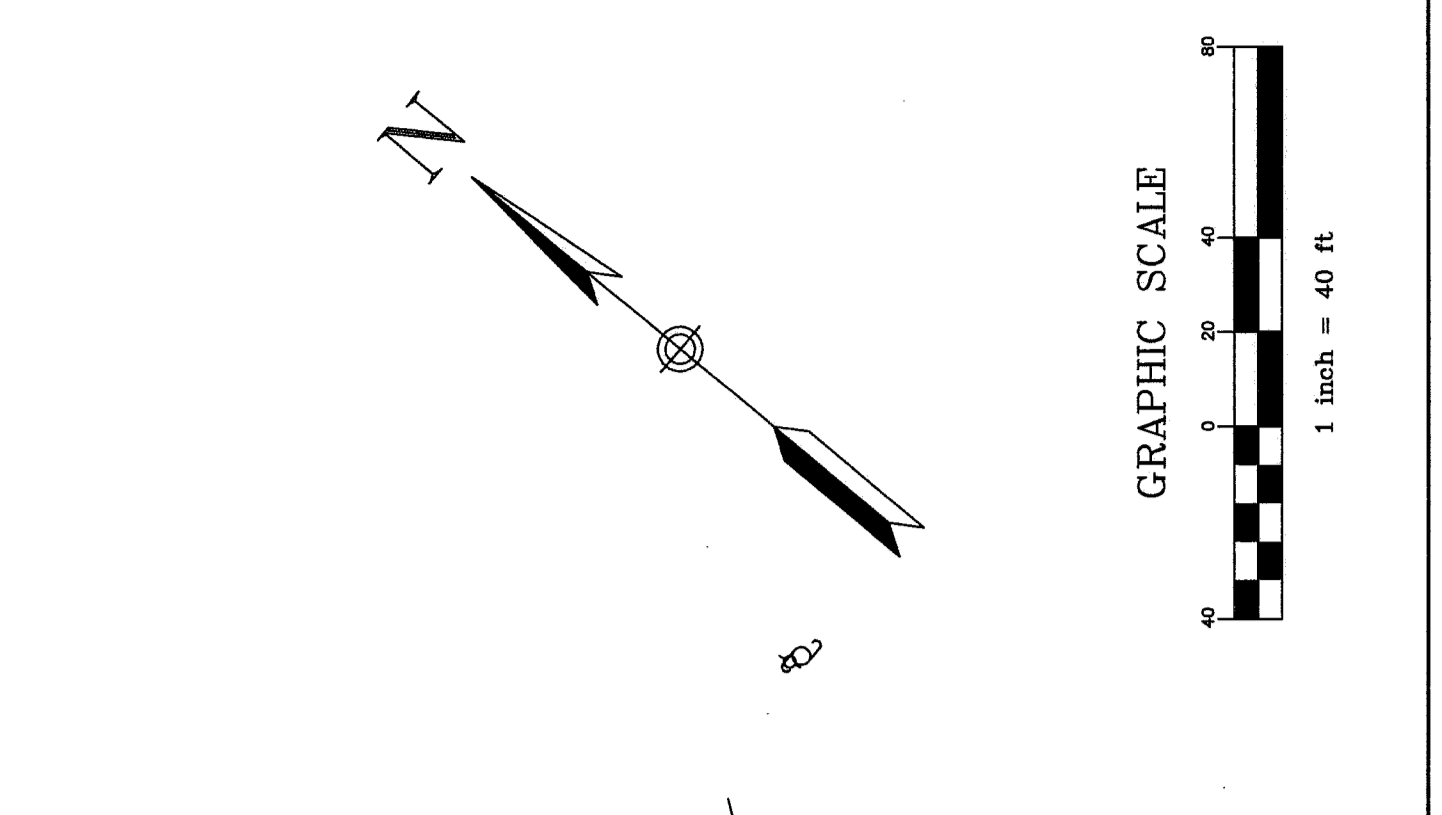
Job No. 3061
Drawing
C-1

- NOTES**
- Book and Page references are to the Cumberland County Registry of Deeds, unless otherwise specified.
 - Bookings are referenced to magnetic north 1924.
 - All utility locations shown on this plan are approximate, based on the information and data provided by others. Some utility locations may be subject to change prior to any construction.
 - According to the Flood Insurance Rate Map for the City of Portland, Maine, dated August 17, 1986, this parcel is not located within a flood hazard area.

- PLAN REFERENCES**
- Plan of Land made for Dorothy S. True and John F. White, Jr. by John C. Townsend, dated March 16, 1977, recorded in Plan Book 4, Page 4.
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OMISSIONS OF RECORD

PARCEL (1): JHA Services, Inc. (Formerly JHA Services, Inc.)
AREA: 141,857 SF (3.25 AC)
PARCEL (2): JHA Properties, Inc.
AREA: 316,682 SF (7.32 AC)
TOTAL AREA: 458,539 SF (10.57 AC)



EASEMENTS AND ENCUMBRANCES

- Utility and Access Easement conveyed to JHA Services, Inc. by Cedars Nursing Care Center, Inc. noted as Parcel B in Agreement between Cedars Nursing Care Center, Inc. and JHA Properties, Inc. Book 13708, Page 205.
- Emergency Access Road Easement conveyed to JHA Services, Inc. by Cedars Nursing Care Center, Inc. noted as Parcel C in Book 9184, Page 115.
- Utility and Access Easement, retained by Cedars Nursing Care Center, Inc. noted as Item 2 in Book 9184, Page 115.
- Land Road Easement conveyed to JHA Services, Inc. by Cedars Nursing Care Center, Inc. noted as Item 2 in Book 9184, Page 115.
- Utility Easement conveyed to Central Maine Power Company by Cedars Nursing Care Center, Inc. noted as Item 2 in Book 9184, Page 115.
- Share Paving Easement conveyed to the City of Portland by Cedars Nursing Care Center, Inc. and JHA Properties, Inc. noted as Item 2 in Book 9184, Page 115.
- Access Easement conveyed to Cedars Nursing Care Center, Inc. by JHA Properties, Inc. described in Book 13586, Page 108, and Book 13586, Page 109.
- Access Easement conveyed to Cedars Nursing Care Center, Inc. by JHA Properties, Inc. described in Book 13586, Page 108, and Book 13586, Page 109.
- Access Easement conveyed to Cedars Nursing Care Center, Inc. by JHA Properties, Inc. described in Book 13586, Page 108, and Book 13586, Page 109.
- The Dispositive Conveyance and Restrictions made by Cedars Nursing Care Center, Inc. and JHA Properties, Inc. described in Book 13708, Page 205.

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