

FOR REGISTRY USE ONLY

ABUTTERS LIST

TAX MAP 188, LOT A-2 DOWN EAST HOLDINGS, LLC 1035 US ROUTE 1, STE F5 PMB 145 JUPITER, FL 33477 C.C.R.D. BOOK 4522, PAGE 23608	TAX MAP 194, LOT C-22 KTS MANAGEMENT 1395 CONGRESS ST. PORTLAND, ME 04102
TAX MAP 188, LOT C-1 MOULAY M. IBOURK 1363 CONGRESS ST. #1 PORTLAND, ME 04102 C.C.R.D. BOOK 24189, PAGE 137	TAX MAP 194, LOT C-23 ORLANDO D. LANGIA WM VET & ANTHONY PALMERINO 1393A CONGRESS ST. PORTLAND, ME 04102
TAX MAP 188, LOT C-2, C-3 & C-4 JILL F. GAZIANO 116 WALLACE AVE SOUTH PORTLAND, ME 04106 C.C.R.D. BOOK 64716, PAGE 11002	TAX MAP 194, LOT C-24 RICHARD PITRE & ROSEMARY A. 1399 CONGRESS ST. PORTLAND, ME 04102
TAX MAP 197, LOT B-6 & B-7 SOPHY & MANG SENG JTS 18 WESTLAND AVE PORTLAND, ME 04102 C.C.R.D. BOOK 12311, PAGE 254	TAX MAP 194, LOT C-25 GROUNDHOG CHASING, LLC 16 PLYMOUTH ROAD SACO, ME 04072
TAX MAP 197, LOT B-9 1440 CONGRESS ST. LLC BROADDOVE LANE OWLS HEAD, ME 04854 C.C.R.D. BOOK 15041, PAGE 259	TAX MAP 194, LOT C-26 EDMUND MUSTEKIS 1415 CONGRESS ST. PORTLAND, ME 04102
TAX MAP 197, LOT B-17 BARRIAN, INC. 1424 CONGRESS ST. PORTLAND, ME 04102 C.C.R.D. BOOK 6892, PAGE 84	TAX MAP 194, LOT C-27 AMES IRELAND PARTNERSHIP 347 MAIN ST. GORHAM, ME 04038 C.C.R.D. BOOK 15835, PAGE 82
TAX MAP 197, LOT A-7 BOKEELIA INVESTMENTS 17 WESTLAND AVE. PORTLAND, ME 04102	TAX MAP 194, LOT C-28 AMES IRELAND PARTNERSHIP 347 MAIN ST. GORHAM, ME 04038 C.C.R.D. BOOK 15835, PAGE 82
TAX MAP 197, LOT A-8 BOKEELIA INVESTMENTS 17 WESTLAND AVE. PORTLAND, ME 04102 C.C.R.D. BOOK 15835, PAGE 82	TAX MAP 194, LOT C-29 DAVID & LAI QUINNEY JTS 1426 CONGRESS ST. PORTLAND, ME 04102 C.C.R.D. BOOK 20622, PAGE 189
TAX MAP 197, LOT A-9 BOKEELIA INVESTMENTS 17 WESTLAND AVE. PORTLAND, ME 04102 C.C.R.D. BOOK 15835, PAGE 82	TAX MAP 194, LOT C-30 SVAY MAN & KHOM KHUN JTS 1435 CONGRESS ST. PORTLAND, ME 04102 C.C.R.D. BOOK 12470, PAGE 162
TAX MAP 197, LOT A-10 BOKEELIA INVESTMENTS 17 WESTLAND AVE. PORTLAND, ME 04102 C.C.R.D. BOOK 15835, PAGE 82	TAX MAP 194, LOT C-31 JOSEPH A. TROLANO, TRUSTEE 1439 CONGRESS ST. PORTLAND, ME 04102 C.C.R.D. BOOK 22180, PAGE 330
TAX MAP 197, LOT A-11 BOKEELIA INVESTMENTS 17 WESTLAND AVE. PORTLAND, ME 04102	TAX MAP 194, LOT C-32 CONROY PROPERTIES, INC. 1455 CONGRESS ST. PORTLAND, ME 04102
TAX MAP 197, LOT A-12 SHAW'S REALTY CO. P.O. BOX 20 BOISE, ID 83726	TAX MAP 194, LOT C-40 ORLANDO D. LANGIA WM VET & ANTHONY PALMERINO 1393A CONGRESS ST. PORTLAND, ME 04102

LEGEND

	UTILITY POLE & GUY WIRE
	UTILITY POLE W/ LIGHT
	TRAFFIC LIGHT POLE
	LIGHT POLE
	IRON PIPE/ROD FOUND
	5/8" RE-BAR W/ ID CAP OR OTHER
	SUITABLE MONUMENT TO BE SET
	FIRE HYDRANT
	ELECT. METER
	ELECT. BOX
	JURISDICTIONAL WETLAND SYMBOL
	CONCRETE PAD
	HANDICAP PARKING SPACE
	HANDICAP PARKING SPACE TYPICAL
	RETAINING WALL
	BUILDING OVERHANG
	EDGE OF PAVEMENT
	SINGLE WHITE LINE
	SINGLE YELLOW LINE
	ELECTRIC BOX
	GRANITE CURB
	SLOPED GRANITE CURB
	CONCRETE CURB
	BITUMINOUS CURB
	PROPERTY LINES
	PROPOSED PROPERTY LINES
	STOCKADE FENCE
	CHAINLINK FENCE
	OVERHEAD WIRES
	APPROX. ABUTTERS LOT LINE
	EASEMENT LINE
	EDGE OF JURISDICTIONAL WETLAND (SEE NOTE #7)

- NOTES:
- REFERENCE (PER CITY ASSESSING):  
TAX MAP 191, LOT B-19  
TAX MAP 197, LOTS B-15, B-18 & B-19
  - TOTAL PARCEL AREA: 496,199 SQ. FT. OR 11.391 AC.
  - OWNER OF RECORD: CHARTER WESTGATE, LLC  
800 WESTCHESTER AVENUE  
SUITE S-632  
RYE BROOK, NY 10573  
C.C.R.D. BOOK 12644, PAGE 25887
  - ZONE: B2-BUSINESS COMMUNITY  
DIMENSIONAL REQUIREMENTS:  
MIN. LOT AREA 10,000 sq.ft.  
MIN. FRONTAGE 50 ft.  
MIN. YARD SETBACKS  
MIN. FRONT SETBACK NONE  
MIN. SIDE/REAR SETBACK 20 ft.  
(ABUTTING RESIDENTIAL)  
MIN. SIDE SETBACK 0 ft.  
MAX. BUILDING HEIGHT 80 ft.  
MAX. BUILDING COVERAGE 80%  
WETLAND SETBACKS:  
FRONT YARD SHALL NOT EXCEED THE AVERAGE DEPTH OF THE FRONT YARDS OF THE CLOSEST DEVELOPED LOTS ON EITHER SIDE. WHERE THE FRONT YARD EXCEEDS 10 FEET A PEDESTRIAN EDGE TREATMENT SHALL BE CONSTRUCTED.
  - THE INTENT OF THIS PLAN IS TO MERGE THE FOUR SUBJECT PARCELS LISTED IN NOTE #1 AND CREATE THREE NEW PARCELS. THE AREAS OF SAID NEW PARCELS ARE SHOWN WITHIN THE BODY OF THE PARCELS.
  - FIELD SURVEY PERFORMED BY J.A.G. & B.M.D. ON 9/07 USING A GEODIMETER 800 PRO TOTAL STATION WITH A RANGER TDS DATA COLLECTOR AND A SOKKIA B20 AUTO LEVEL. TRAVERSE ADJUSTMENT BASED ON LEAST SQUARE ANALYSIS.
  - JURISDICTIONAL WETLANDS DELINEATED BY GOVE ENVIRONMENTAL SERVICES, INC. DURING AUGUST 2007 IN ACCORDANCE WITH 1987 CORPUS OF ENGINEERS WETLANDS DELINEATIONS MANUAL, TECHNICAL REPORT Y-87-1.
  - THE INTENT OF THIS PLAN IS TO SHOW THE LOCATION OF BOUNDARIES IN ACCORDANCE WITH AND IN RELATION TO THE CURRENT LEGAL DESCRIPTION, AND IS NOT AN ATTEMPT TO DEFINE UNWRITTEN RIGHTS, DETERMINE THE EXTENT OF OWNERSHIP, OR DEFINE THE LIMITS OF TITLE.
  - FLOOD HAZARD ZONE: ZONE C (AREAS OF MINIMAL FLOODING) PER COMMUNITY PANEL #2300510013B DATED JULY 17, 1986.
  - EASEMENT NOTES  
A. SETBACK REQUIREMENTS IN WARRANTY DEED FROM NAOMI B. CURRY AND RUTH M. BUCKLIN TO SHAW'S REALTY CO. DATED SEPTEMBER 10, 1975 AND RECORDED IN BOOK 3741, PAGE 115.  
B. SETBACK REQUIREMENTS IN WARRANTY DEED FROM FREDERICK K.B. JOHANSON AND SARAH E. JOHANSON TO SHAW'S REALTY CO. DATED SEPTEMBER 10, 1975 AND RECORDED IN BOOK 3741, PAGE 112.  
C. SETBACK REQUIREMENTS IN WARRANTY DEED FROM A.H. CHAPMAN LAND CO. TO WILLIAM F. BOYD DATED NOVEMBER 24, 1922 AND RECORDED IN BOOK 1121, PAGE 453.  
D. RIGHTS AND EASEMENTS IN DEED FROM BRADLEY REALTY CO. TO CENTRAL MAINE POWER COMPANY AND NEW ENGLAND TELEPHONE AND TELEGRAPH COMPANY DATED SEPTEMBER 26, 1969 AND RECORDED IN BOOK 2525, PAGE 214, BLANKET IN NATURE, NOT PLOTTABLE.  
E. RIGHTS AND EASEMENTS IN DEED FROM SHAW'S REALTY CO. TO CENTRAL MAINE POWER COMPANY AND NEW ENGLAND TELEPHONE AND TELEGRAPH COMPANY DATED JANUARY 2, 1973 AND RECORDED IN BOOK 3406, PAGE 115. (AFFECTS THE PREMISE AND IS SHOWN)  
F. RIGHTS AND EASEMENTS IN EASEMENT DEED FROM SHAW'S REALTY COMPANY TO ITALIAN-AMERICAN COMMUNITY CENTER DATED SEPTEMBER 11, 1975 AND RECORDED IN BOOK 3849, PAGE 253. (AFFECTS THE PREMISE AND IS SHOWN)  
G. LEASE BETWEEN SHAW'S REALTY CO. (LANDLORD) AND FRIENDLY ICE CREAM CORPORATION (TENANT) DATED OCTOBER 9, 1970, AS EVIDENCED BY MEMORANDUM OF LEASE DATED OCTOBER 9, 1970 AND RECORDED IN BOOK 3150, PAGE 428 AS AFFECTED BY FIRST AMENDMENT OF LEASE DATED OCTOBER 19, 1970 AND RECORDED IN BOOK 3150, PAGE 432.  
H. HIGHWAY TAKING, DRAINAGE, CURB AND SIGNAL SYSTEM EASEMENTS BY MAINE DEPARTMENT OF TRANSPORTATION NOTICE OF LAYOUT AND TAKING DATED JANUARY 18, 1983 AND RECORDED IN BOOK 6110, PAGE 287.

- REFERENCE PLANS:
- "STATE OF MAINE DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP" DATED SEPT. 1982 S.C.R.D. D.O.T. FILE 3-307.
  - "MAINE STATE HIGHWAY COMMISSION RIGHT OF WAY MAP" DATED NOV. 1968. S.H.C. FILE 3-185.
  - "STANDARD BOUNDARY SURVEY FOR RODERICK L. LOWELL" PREPARED BY LIBBY ENTERPRISES INC. DATED APRIL 12, 1995. C.C.R.D. PLAN 950802.
  - "LOT CONFIGURATION PLAN WILLOW LASSELL & MITTON STREETS FOR NEPTUNE PROPERTIES" PREPARED BY CIVIL CONSULTANTS DATED AUGUST 6, 1996. C.C.R.D. PLAN BOOK 197 PAGE 1.
  - "PLAN OF LAND IN PORTLAND, ME FOR E.H. DAVIES HEIRS" PREPARED BY E.C. JORDAN & CO. CIVIL ENGINEERS DATED SEPT. 1916. C.C.R.D. PLAN BOOK 24 PAGE 53.
  - "CONGRESS TERRACE OWNED BY A.H. CHAPMAN LAND CO." PREPARED BY W.M. HICKS CIVIL ENG. DATED APRIL 1922. C.C.R.D. PLAN BOOK 14 PAGE 61.
  - "EASEMENT PLAN FOR APPLEDORE ENGINEERING, INC. WESTGATE PLAZA PORTLAND, MAINE" PREPARED BY DOUCET SURVEY DATED JAN. 12, 1994.

PLANNING BOARD SIGNATURE BLOCK

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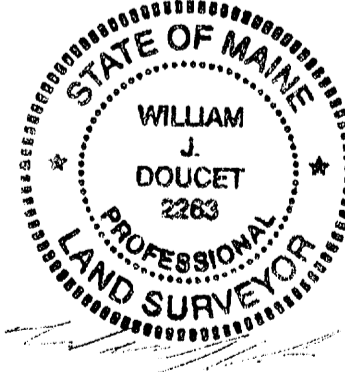
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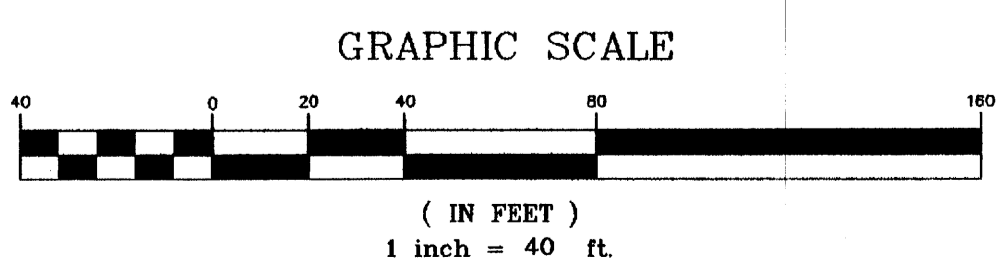
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DATE OF APPROVAL \_\_\_\_\_



I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY CONFORMS TO THE STANDARDS OF THE MAINE BOARD OF REGISTRATION FOR LAND SURVEYORS. EXCEPTING A SURVEYORS REPORT.

WILLIAM J. DOUCET, P.L.S. 2263  
The certifications shown hereon are intended to meet registry of deed requirements and are not a certification to title or ownership of property shown. Owners of adjoining properties are according to current town assessors records.



NO.	DATE	DESCRIPTION	BY
2	6/3/08	REVISE PARKING STRIPING	JFK
1	4/18/08	ADD NEW OWNER INFO	JFK

NOTE:  
ALL ELECTRIC, GAS, TEL. WATER, SEWER AND DRAIN SERVICES ARE SHOWN IN SCHEMATIC FASHION. THEIR LOCATIONS ARE NOT PRECISE OR NECESSARILY ACCURATE. NO WORK WHATSOEVER SHALL BE UNDERTAKEN ON THIS SITE USING THIS PLAN TO LOCATE THE ABOVE SERVICES. CONSULT WITH THE PROPER AUTHORITIES CONCERNED WITH THE SUBJECT SERVICE LOCATIONS FOR INFORMATION REGARDING SUCH. CALL DIG-SAFE AT 1-888-DIG-SAFE.

DRAWN BY: O.M.S.	DATE: FEB. 11, 2008	<p><b>DOUCET SURVEY</b> Serving Your Professional Surveying &amp; Mapping Needs 102 Kent Place, Newmarket, NH 03857 (603) 659-0500 http://www.doucetsurvey.com</p>
CHECKED BY: J.F.K.	DRAWING NO.: 2584B	
JOB NO.: 2584	SHEET 2 OF 4	

SHEETS 3 & 4 NOT FOR RECORDING

SUBDIVISION PLAN  
FOR  
CHARTER WESTGATE, LLC  
TAX MAP 191 LOT 19  
TAX MAP 197 LOTS B-15, B-18 & B-19  
1354-1422 CONGRESS STREET  
PORTLAND, MAINE