

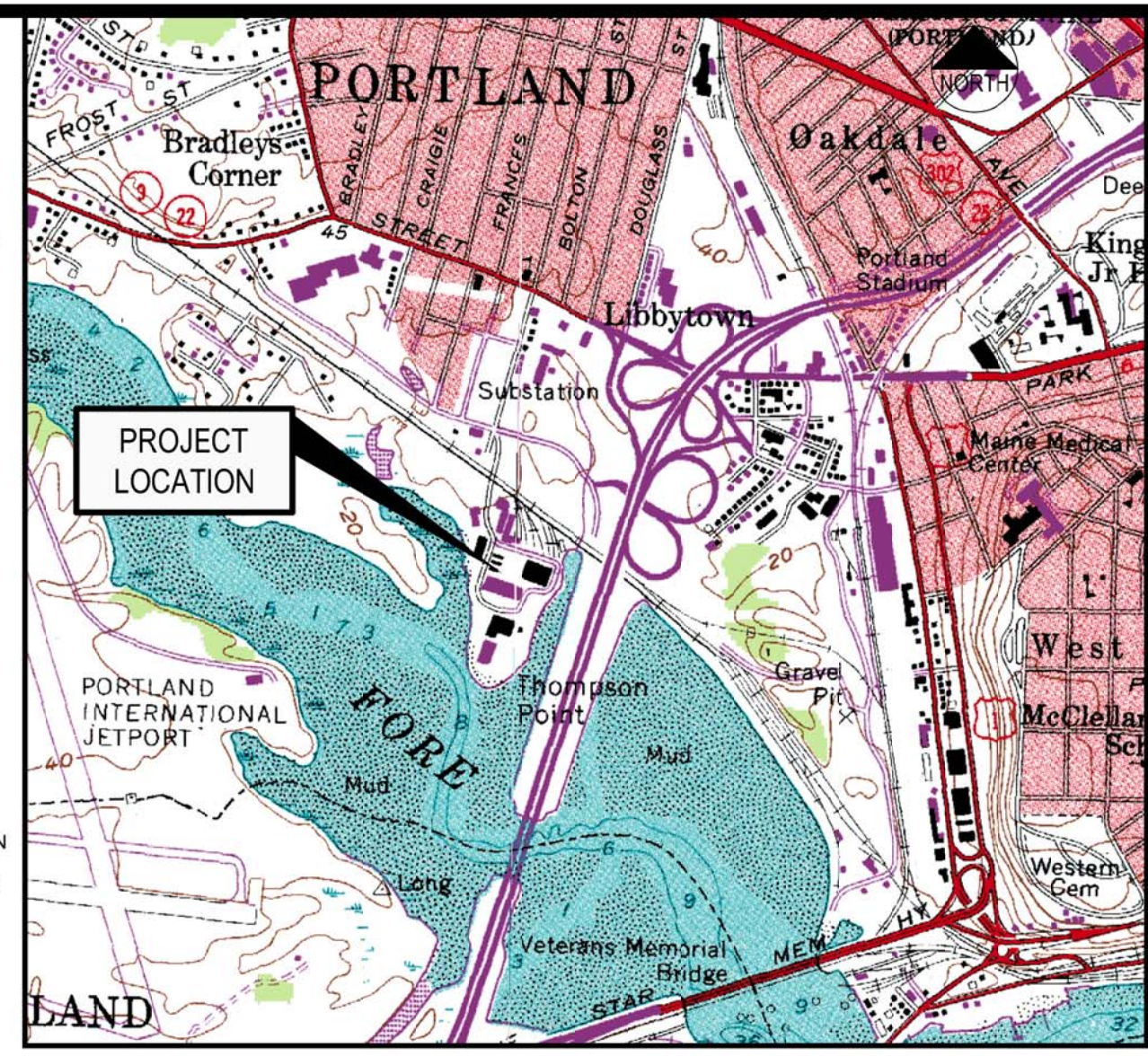
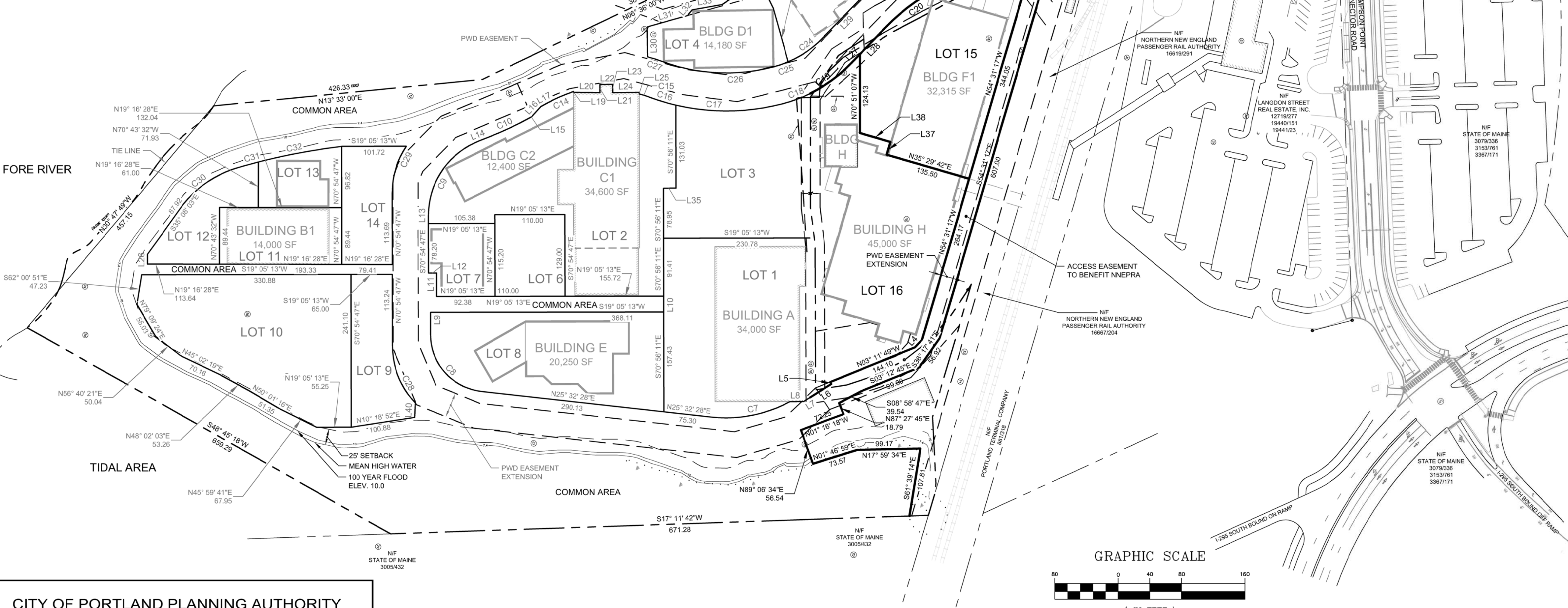
PLAN REFERENCES:

- OWNER OF RECORD: FOREFRONT PARTNERS I, LP, 55 LISBON STREET, LEWISTON, MAINE 04240, CCRD BOOK: 30781, PAGE: 282
- LOCUS IS SHOWN AS LOTS 5, 8 & 10 ON PORTLAND ASSESSOR'S MAP 201 AND LOTS 1 & 4, MAP 202.
- BEARINGS ARE FROM NORTH AS BASED ON BOUNDARY DRAWING PREPARED BY SEBAGO TECHNICS, INC. DATED MAY 27, 2011 AND LAST REVISED ON NOVEMBER 23, 2011. BEARINGS ARE GRID NORTH MAINE STATE PLANE COORDINATE SYSTEM, WEST ZONE 1802, NAD83.
- THIS SUBDIVISION PLAN IS PART OF A DEVELOPMENT PLAN SET TITLED "THE FOREFRONT AT THOMPSON'S POINT" PREPARED BY FAY, SPOFFORD & THORNDIKE, INC. AND ORIGINALLY APPROVED BY THE CITY OF PORTLAND PLANNING AUTHORITY DATED JUNE 19 2013. LAST REVIEWED DECEMBER 17, 2013 AND MOST RECENTLY AMENDED SEPTEMBER 30, 2014. SEE PLAN SET FOR ALL PERTINENT EXISTING CONDITIONS, EXISTING AND PROPOSED ACTIVITIES, DRAINAGE SYSTEM AND PROPOSED IMPROVEMENTS.
- SEE THE DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS PREPARED BY VERRILL DANA FOR ALL PERTINENT INFORMATION RELATED TO LOT OWNERSHIP FOR THE SUBDIVISION LATEST REVISION DATED
- BOUNDARY AND TOPOGRAPHIC DATA PROVIDED BY SEBAGO TECHNICS AS SHOWN ON A PLAN TITLED ALTA/ACSM LAND TITLE SURVEY OF 1 THOMPSON'S POINT, DATED MAY 27, 2011 AND LAST REVISED ON NOVEMBER 23, 2011.
- VERTICAL DATUM BASED ON DRAWING PREPARED BY SEBAGO TECHNICS, INC. DATED MAY 27, 2011 AND LAST REVISED ON NOVEMBER 23, 2011. GENERAL NOTE 27 (NGVD 29).

SECTIONAL RECORDING	LOT ID	AREA (SF)	AREA (AC)
SECTIONAL RECORDING 1	COMMON AREA	710,400	16.31
	1	63,335	1.45
	2	81,166	1.86
	3	45,255	1.04
	4	20,768	0.48
	5	44,460	1.02
	11	17,279	0.40
	6	14,190	0.33
	7	11,659	0.27
	8	48,958	1.12
	9	17,246	0.40
	10	59,072	1.36
	12	13,873	0.32
	13	11,329	0.26
	14	15,323	0.35
	15	57,345	1.32
16	80,386	1.85	
SECTIONAL RECORDING 3	CITY OF PORTLAND	11,163	0.26
	TOTAL	1,323,206	30.38

SECTIONAL RECORDING NOTES:

- THIS PLAN SUPERCEDES AND REPLACES "CITY OF PORTLAND PLANNING SUBDIVISION APPROVAL FOR SECTIONAL RECORDING OF PHASE 2" APPROVED ON _____ AND RECORDED _____, PLAN BOOK _____, PAGE _____.



LOCATION MAP
N.T.S.

REGISTRY BLOCK

STATE OF MAINE
CUMBERLAND COUNTY REGISTRY OF DEEDS
RECEIVED _____, 20____
AT _____ h _____ m _____ M. AND RECORDED IN
PLAN BOOK _____ PAGE _____
ATTEST _____ REGISTRAR

LINE TABLE SECTIONAL 1

ID	LENGTH	DIRECTION
L1	13.80'	N70° 54' 47"W
L7	12.39'	S13° 01' 55"E
L8	21.48'	N19° 04' 02"E
L10	25.00'	S70° 56' 11"E
L13	12.99'	S70° 54' 47"E
L14	17.99'	S02° 17' 37"E
L15	5.34'	S09° 46' 00"E
L16	21.19'	S29° 03' 22"E
L17	11.31'	S09° 46' 00"E
L19	1.41'	S70° 54' 26"E
L20	41.52'	S19° 42' 12"W
L21	12.96'	S70° 48' 01"E
L22	20.22'	S19° 06' 01"W
L23	13.01'	N71° 10' 49"W
L24	41.80'	S18° 24' 16"W
L25	2.63'	N70° 56' 11"W
L29	79.72'	N27° 00' 14"W
L30	46.99'	S71° 46' 28"E
L31	66.89'	S03° 28' 29"W
L32	11.78'	S31° 02' 36"E
L33	47.44'	S09° 10' 30"W
L34	19.19'	N73° 29' 01"E
L35	20.00'	S19° 03' 49"W

CURVE TABLE SECTIONAL 1

ID	RADIUS	LENGTH	DELTA	CHORD LENGTH / BEARING
C7	210.00'	128.18'	034° 58' 24"	126.20' / N08° 03' 16"E
C9	126.00'	150.90'	068° 37' 10"	142.04' / S36° 36' 12"E
C10	527.00'	68.74'	007° 28' 23"	68.69' / S06° 01' 49"E
C14	250.00'	45.50'	010° 25' 40"	45.44' / S04° 33' 10"E
C15	160.00'	16.18'	005° 47' 36"	16.17' / S36° 41' 59"W
C16	350.00'	44.54'	007° 17' 27"	44.51' / S35° 57' 03"W
C17	350.00'	169.62'	027° 46' 03"	167.97' / S18° 25' 18"W
C18	230.00'	46.21'	011° 30' 45"	46.14' / S01° 13' 06"E
C23	390.00'	236.99'	034° 49' 00"	233.36' / N09° 35' 44"W
C24	170.00'	68.28'	023° 00' 43"	67.82' / S15° 29' 52"E
C25	170.00'	25.31'	008° 31' 47"	25.29' / N00° 16' 23"E
C26	290.00'	177.45'	035° 03' 31"	174.69' / N22° 04' 02"E
C27	220.00'	24.80'	006° 27' 35"	24.79' / N36° 22' 00"E

LINE TABLE SECTIONAL 2

ID	LENGTH	DIRECTION
L9	35.38'	S70° 54' 47"E
L11	37.00'	S70° 54' 47"E
L12	13.00'	N19° 05' 13"E
L26	15.65'	S70° 43' 32"E
L40	23.08'	N68° 35' 18"W

CURVE TABLE SECTIONAL 2

ID	RADIUS	LENGTH	DELTA	CHORD LENGTH / BEARING
C8	90.00'	131.23'	083° 32' 45"	119.91' / N67° 18' 51"E
C28	130.00'	96.60'	043° 27' 26"	96.25' / S87° 21' 30"W
C29	130.00'	77.30'	034° 04' 14"	76.17' / N53° 52' 40"W
C30	171.77'	114.54'	038° 12' 24"	112.43' / S16° 17' 04"E
C31	1008.00'	26.95'	001° 31' 55"	26.95' / S03° 59' 48"W
C32	1008.00'	134.15'	007° 37' 31"	134.05' / S08° 34' 31"W

LINE TABLE SECTIONAL 3

ID	LENGTH	DIRECTION
L2	20.20'	S83° 36' 10"E
L4	16.73'	N28° 28' 13"W
L5	3.53'	S87° 27' 45"W
L6	39.52'	N13° 01' 55"W
L27	20.55'	S27° 00' 14"E
L28	59.17'	S27° 00' 14"E
L37	20.98'	S54° 30' 58"E
L38	50.21'	N35° 29' 02"E

CURVE TABLE SECTIONAL 3

ID	RADIUS	LENGTH	DELTA	CHORD LENGTH / BEARING
C5	327.00'	39.17'	006° 51' 45"	39.14' / S09° 56' 55"W
C6	327.00'	27.62'	004° 50' 23"	27.61' / N15° 47' 59"E
C19	230.00'	80.40'	020° 01' 46"	79.99' / S16° 59' 21"E
C20	330.00'	214.17'	037° 11' 05"	210.43' / S08° 24' 41"E

CITY OF PORTLAND PLANNING AUTHORITY
SUBDIVISION SECTIONAL RECORDING APPROVAL

CHAIRMAN _____

DATE _____

LEGEND

	EXISTING PROPERTY LINE
	PROPOSED PROPERTY LINE
	PROPOSED EASEMENT LINE
	EXISTING TIE LINE
	25' SETBACK FROM HIGHEST ANNUAL TIDE ELEVATION 7.4
	PIN TO BE SET

SURVEYOR'S STATEMENT

THIS SURVEY WAS PERFORMED UNDER MY DIRECT SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF, IT WAS DONE IN ACCORDANCE WITH CHAPTER 90, PART 1 (PROFESSIONAL STANDARDS OF PRACTICE) AND PART 2 (TECHNICAL STANDARDS OF PRACTICE) OF THE MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS.

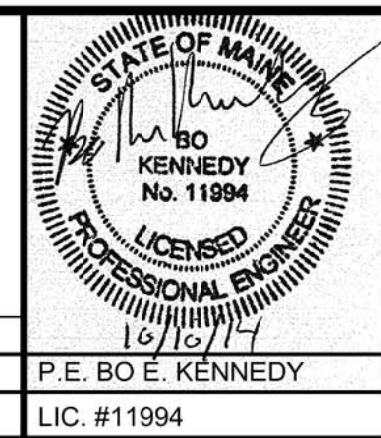
THE SEALING OF THIS PLAN BY SEBAGO TECHNICS, INC. IS FOR THE EXTERNAL BOUNDARIES AND THE REVIEW OF THE INTERNAL BOUNDARIES AS DEPICTED HEREON ONLY.

MONUMENTS DEPICTED HEREON ARE PROPOSED TO BE SET. NO MONUMENTATION HAS BEEN SET AT THIS TIME.

CHARLES D. MARCHESE, MAINE PLS 2009 _____ DATE _____

PRELIMINARY - NOT FOR RECORDING

NO.	REV.	DATE	DESCRIPTION
1	10.10.14		FINAL SUBDIVISION APPLICATION SUBMISSION
CHARLES D. MARCHESE			
MAINE PLS 2009			



PROJECT: THE FOREFRONT AT THOMPSON'S POINT

SHEET TITLE: SUBDIVISION PLAN CONCEPTUAL SECTIONAL 3 RECORDING PLAT

OWNER: FOREFRONT PARTNERS I, LP
55 LISBON STREET, LEWISTON, MAINE 04240

FST FAY, SPOFFORD & THORNDIKE, INC.
ENGINEERS - PLANNERS - SCIENTISTS
778 MAIN ST., SUITE 8, SOUTH PORTLAND, ME 04106

DRAWN: BEK DATE: SEPT 2014
DESIGNED: BEK SCALE: 1" = 80'
CHECKED: SRB JOB NO: 2982.05
FILE NAME: 2982.05-SUBDIVISION
SHEET: C-2.3