

PLAN REFERENCES:

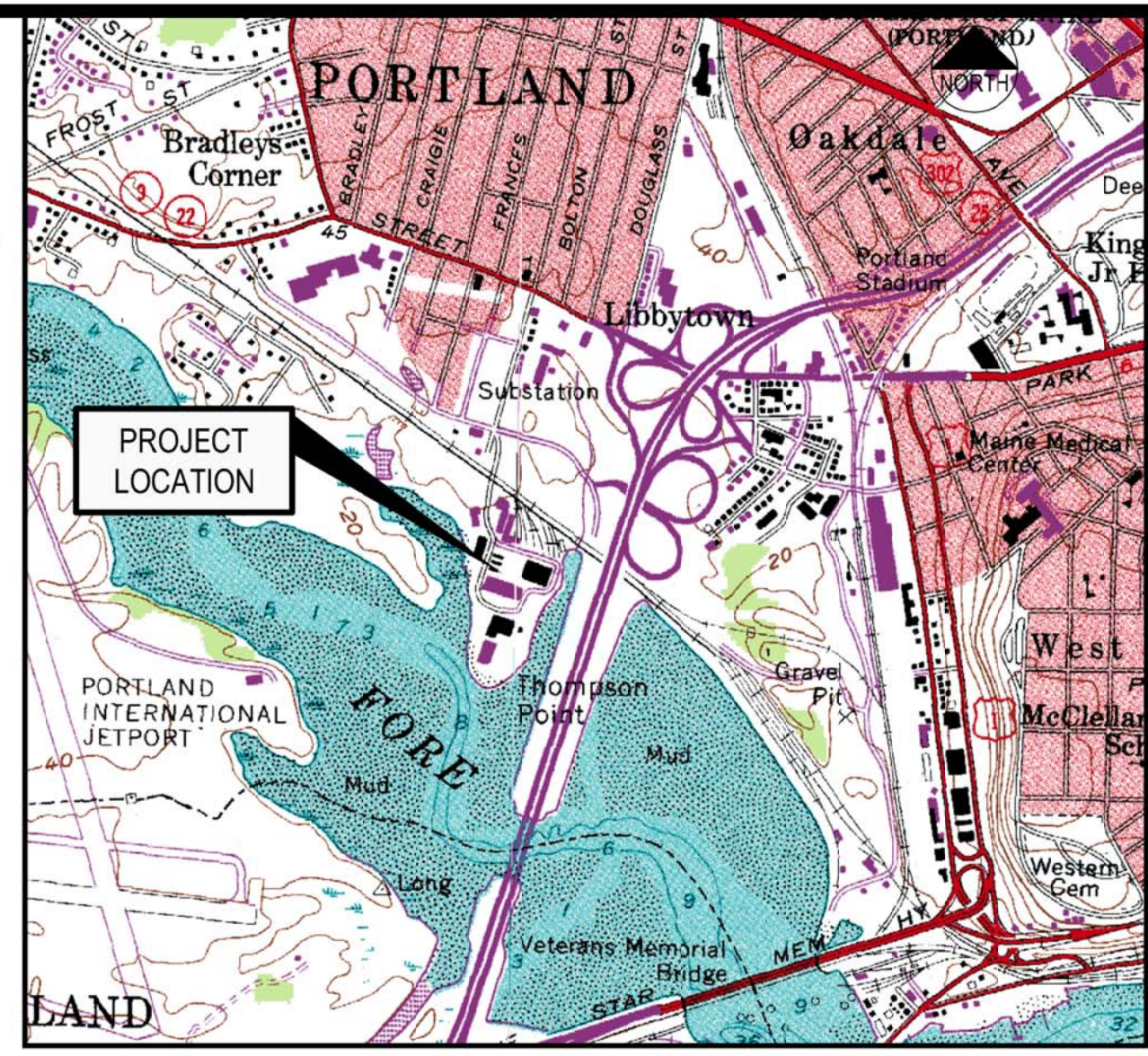
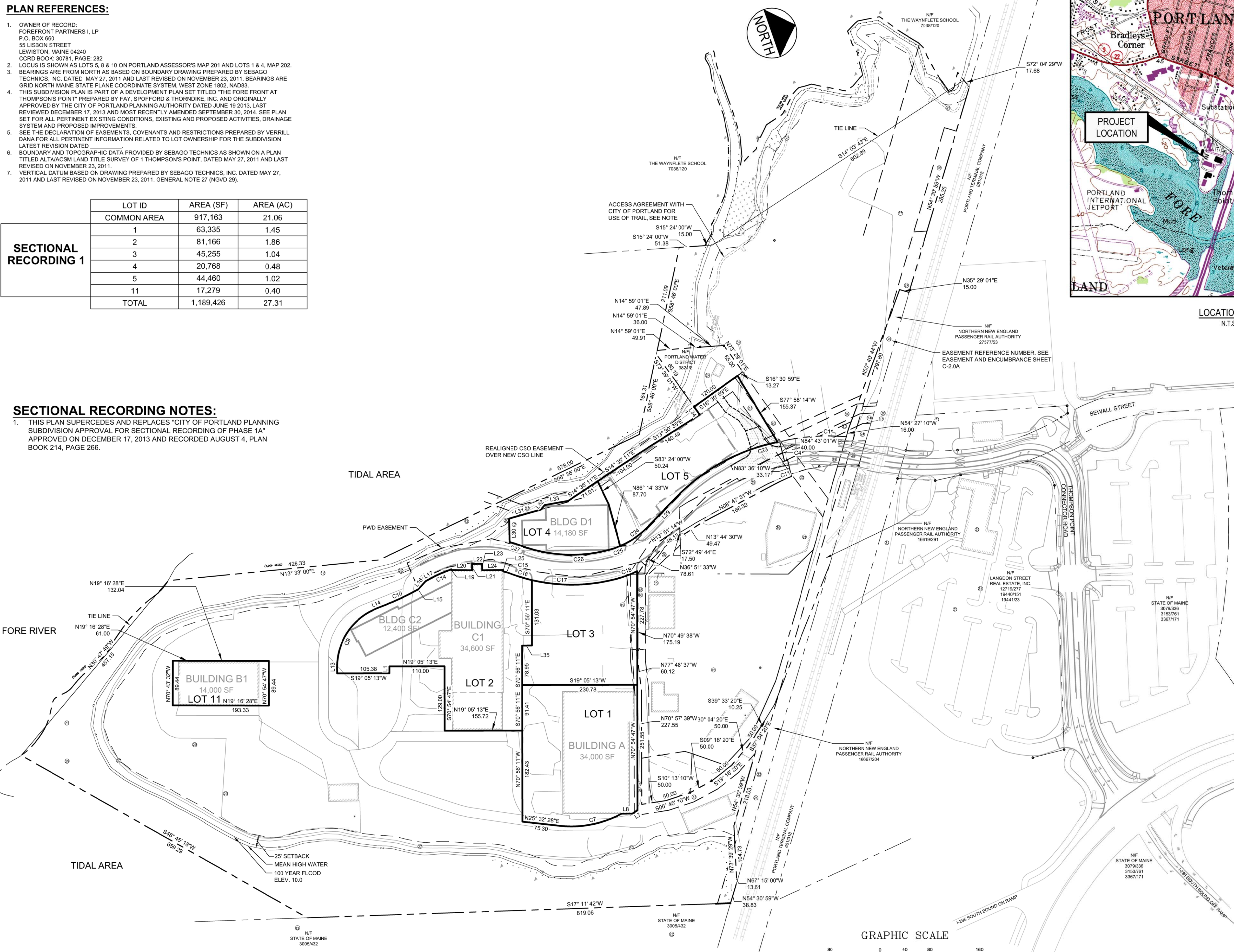
- OWNER OF RECORD: FOREFRONT PARTNERS I, LP, P.O. BOX 660, 55 LISBON STREET, LEWISTON, MAINE 04240, CCRD BOOK: 30781, PAGE: 282
- LOCUS IS SHOWN AS LOTS 5, 8 & 10 ON PORTLAND ASSESSOR'S MAP 201 AND LOTS 1 & 4, MAP 202.
- BEARINGS ARE FROM NORTH AS BASED ON BOUNDARY DRAWING PREPARED BY SEBAGO TECHNICS, 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 1

LOT ID	AREA (SF)	AREA (AC)
COMMON AREA	917,163	21.06
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
TOTAL	1,189,426	27.31

SECTIONAL RECORDING NOTES:

- THIS PLAN SUPERCEDES AND REPLACES "CITY OF PORTLAND PLANNING SUBDIVISION APPROVAL FOR SECTIONAL RECORDING OF PHASE 1A" APPROVED ON DECEMBER 17, 2013 AND RECORDED AUGUST 4, PLAN BOOK 214, PAGE 266.



LOCATION MAP
N.T.S.

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
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

REGISTRY BLOCK

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

CURVE TABLE SECTIONAL 1

ID	RADIUS	LENGTH	DELTA	CHORD LENGTH / BEARING
C1	400.00'	134.30'	019° 14' 11"	133.67' / S14° 54' 03"W
C4	360.00'	7.00'	001° 06' 51"	7.00' / S05° 50' 23"W
C7	210.00'	128.18'	034° 58' 24"	128.20' / 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
C11	317.60'	38.20'	006° 53' 31"	38.18' / N05° 25' 30"W
C14	250.00'	45.50'	010° 25' 40"	45.44' / S04° 33' 10"E
C17	350.00'	169.62'	027° 46' 03"	167.97' / S18° 25' 18"W
C18	230.00'	45.82'	011° 24' 49"	45.74' / S01° 10' 08"E
C23	390.00'	236.99'	034° 49' 00"	233.36' / N09° 35' 44"W
C24	170.00'	66.28'	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

**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

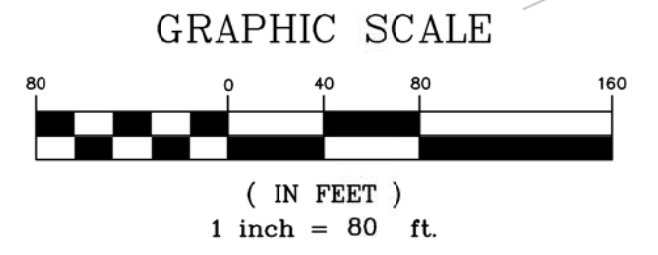
SURVEYOR'S STATEMENT

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 _____



NO.	DATE	DESCRIPTION	BY
1	12.12.14	FINAL SUBDIVISION APPLICATION SUBMISSION	P.E. BOE KENNEDY
CHARLES D. MARCHESE	REV	DATE	DESCRIPTION
MAINE PLS 2009			REVISIONS

PROJECT: THE FOREFRONT AT THOMPSON'S POINT
SHEET TITLE: SUBDIVISION PLAN CONCEPTUAL SECTIONAL 1 RECORDING PLAT
OWNER: FOREFRONT PARTNERS I, LP
55 LISBON STREET, LEWISTON, MAINE 04240

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

DRAWN: DED DATE: SEPT 2014
DESIGNED: BEK SCALE: 1" = 80'
CHECKED: SRB JOB NO. 2982.05
FILE NAME: 2982.05-SUBDIVISION
SHEET: C-2.1