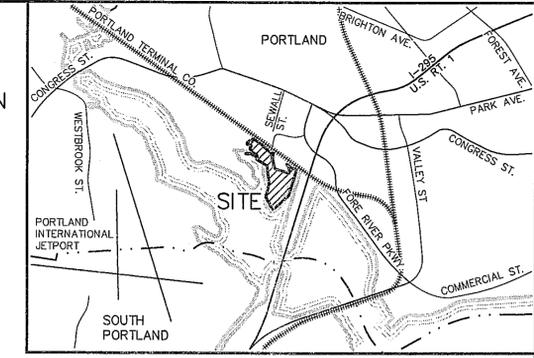


MATCH LINE SEE SHEET 1 EXISTING CONDITIONS PLAN

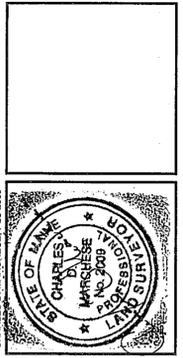


LOCATION MAP N.T.S.

GENERAL NOTES

- THE RECORD OWNER OF THE PARCEL IS THOMPSON'S POINT, INC. BY DEEDS DATED OCTOBER 1, 1984 AND JANUARY 31, 1985 AND RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS (CCRD) IN BOOK 6579, PAGE 30 AND BOOK 6676, PAGE 287 RESPECTIVELY.
- THE PROPERTY IS SHOWN AS LOTS A-5, A-8 & A-10 ON THE CITY OF PORTLAND TAX MAP 201 AND AS LOTS A-1 & A-4 ON TAX MAP 202 AND IS LOCATED IN THE B5 URBAN COMMERCIAL BUSINESS MIXED USE ZONE.
- SPACE AND BULK CRITERIA FOR THE B5 ZONE ARE AS FOLLOWS:  
 MAXIMUM RESIDENTIAL DENSITY: 60 DWELLING UNITS PER ACRE  
 MINIMUM LOT SIZE: NONE  
 MINIMUM STREET FRONTAGE: NONE  
 MINIMUM FRONT YARD: NONE REQUIRED  
 MINIMUM SIDE YARD: NONE REQUIRED  
 MINIMUM REAR YARD: NONE REQUIRED  
 MAXIMUM BUILDING HEIGHT: 65 FEET  
 MAXIMUM LOT COVERAGE: 100%  
 \* SEE CITY OF PORTLAND CODE OF ORDINANCES, LAND USE CHAPTER 14, SECTION 14-230 FOR MORE PARTICULAR INFORMATION
- TOTAL AREA OF PARCEL IS APPROXIMATELY 27.56 ACRES.
- BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED UPON FIELD WORK PERFORMED BY SEBAGO TECHINCS, INC. IN MAY 2011. SUPPLEMENTARY TOPOGRAPHIC INFORMATION WAS UTILIZED FROM THE CITY OF PORTLAND GEOGRAPHIC INFORMATION SYSTEM (GIS), THIS INCLUDED BOTH LIDAR DATA DATED 2008 AND AERIAL PHOTOGRAMMETRY FROM COL-EAST 4-26-2005 AND THE PORTLAND JETPORT.
- PLAN REFERENCES:  
 A. "PLAN SHOWING LAND AND HOUSE LOTS BELONGING TO THE WEST END LAND CO. AND P.H. AND J.M. BROWN", DATED 1887 BY E.C. JORDAN, C.E., THIS PLAN IS FILED IN THE CITY OF PORTLAND'S ENGINEERING FILES AS DRAWING NO. 358/4.  
 B. "PLAN SHOWING CENTRE LINE OF CREEK AND WEST SIDE OF EMBANKMENT AT THOMPSON'S POINT DATED JANUARY 1907, COMPILED BY CHIEF ENGINEER'S OFFICE, MAINE CENTRAL RAILROAD. THIS PLAN IS RECORDED AT THE CCRD IN PLAN BOOK 11, PAGE 47 - 2 PLANS.  
 C. "RIGHT-OF-WAY AND TRACK MAP THE PORTLAND & OGDENSBURG RY. OPERATED BY THE PORTLAND TERMINAL COMPANY STATION 0+00 TO STATION 106+60" DATED JUNE 30, 1916, BY THE OFFICE OF THE CHIEF ENGINEER, PORTLAND, MAINE, SHEET V-2/1 & V-2/2  
 D. "MAINE STATE HIGHWAY COMMISSION RIGHT OF WAY MAP STATE HIGHWAY "295", PORTLAND, CUMBERLAND COUNTY, FEDERAL AID PROJECT NO. 1-295-3(15) SECT. V", DATED MARCH 1967, SHEETS 31-33, SHEETS 34-35, THESE PLANS ARE RECORDED AT THE CCRD IN PLAN BOOK 112, PAGES 36-39, RESPECTIVELY.  
 E. "THOMPSON'S POINT LAND SURVEY, PORTLAND, MAINE", DATED JANUARY 1972 BY WILLIAM FLYNT, INC., THIS PLAN RECORDED AS AN PART OF CCRD BOOK 6579, PAGE 24.  
 F. "CITY OF PORTLAND, DEPT. OF PUBLIC WORKS RIGHT-OF-WAY PLAN CONGRESS STREET STORMWATER OVERFLOW SEWER, OLD SEWALL STREET TO THE FORE RIVER", DATED DECEMBER 3, 1975  
 G. "CITY OF PORTLAND, MAINE DEPARTMENT OF PUBLIC WORKS THOMPSON'S POINT PUMPING STATION SITE", DATED JANUARY 17, 1975 BY E.C. JORDAN.  
 H. "TOPO PLAN THOMPSONS POINT, PORTLAND, MAINE MADE FOR RALPH H. DOERING, 18 MT. VERNON ST., BOSTON, MASS.", DATED SEPTEMBER 17, 1984-JANUARY 22, 1985 BY ROBERT P. TITCOMB, INC., JOB 84153, 2 SHEETS 1-3.  
 I. "PLAN OF LAND ON OSOGOOD, PHILIPS & HOBART STREETS, PORTLAND, MAINE FOR WAYNFLETE SCHOOL ATHLETIC FACILITIES", DATED OCTOBER 21, 1987 BY OWEN HASKELL, INC., JOB NO. 87116 P. SHEETS 1-2  
 J. "SITE PLAN - STANDARD BOUNDARY SURVEY OF CONCORD TRAILWAYS TRANSPORTATION CENTER FOR CONCORD TRAILWAYS", DATED THROUGH OCTOBER 16, 1996 BY SEBAGO TECHINCS, INC.  
 K. "EXISTING CONDITIONS PLAN OF PORTLAND INTERMODAL TRANSPORTATION CENTER FOR CITY OF PORTLAND, 55 PORTLAND STREET, PORTLAND, MAINE 04101", DATED JANUARY 8, 2000, LAST REVISED MAY 21, 2001 BY SEBAGO TECHINCS, INC., PROJECT 99607, SHEET 6 OF 20.  
 L. "STATE OF MAINE DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP PORTLAND INTERMODAL TRANSPORTATION CENTER, PORTLAND, CUMBERLAND COUNTY, FEDERAL AID PROJECT NO. STP-NH-4P-7588(CO)", DATED MARCH 2001, D.O.I. FILE NO. 3-185A. THIS PLAN IS RECORDED AT THE CCRD IN PLAN BOOK 203, PAGE 308 AND PLAN BOOK 207, PAGE 303.  
 M. "NORTHERN NEW ENGLAND PASSENGER RAIL AUTHORITY PROPOSED LAND TAKING SUBURBAN PROPANE, PORTLAND, MAINE", DATED MAY 22, 2001 BY REID H. POTTER ASSOCIATES, INC. THIS PLAN IS RECORDED AT THE CCRD IN PLAN BOOK 201, PAGE 310.  
 N. "NORTHERN NEW ENGLAND PASSENGER RAIL AUTHORITY PROPOSED LAND TAKING THOMPSONS POINT ASSOCIATES, PORTLAND, MAINE", DATED MAY 22, 2001 BY REID H. POTTER ASSOCIATES, INC. THIS PLAN IS RECORDED AT THE CCRD IN PLAN BOOK 201, PAGE 330.  
 O. "BOUNDARY SURVEY OF CONCORD TRAILWAY FACILITY SEWALL STREET, PORTLAND, MAINE FOR LANGDON STREET REAL ESTATE, INC. 7 LANGDON STREET CONCORD, NH 03301", DATED JANUARY 17, 2002, LAST REVISED MAY 23, 2003 BY SEBAGO TECHINCS, INC., PROJECT NO. 01566EC.  
 P. "BOUNDARY SURVEY OF PORTLAND TERMINAL COMPANY PROPERTY COUNTY WAY, PORTLAND, MAINE FOR PORTLAND TERMINAL COMPANY, IRON HORSE PARK, NORTH BILLERICA, MA 01862", DATED MAY 20, 2002, LAST REVISED SEPTEMBER 10, 2002 BY SEBAGO TECHINCS, INC., PROJECT 02060EC.  
 Q. "THOMPSON'S POINT INC., THOMPSON'S POINT #16, PORTLAND, ME 04102, COMPILATION SKETCH PLAN", DATED MAY 19, 2008, LAST REVISED SEPTEMBER 21, 2008 BY OEST ASSOCIATES, INC., PROJECT 771.11.01, DRAWING NO. C-100.  
 R. "WETLAND DELINEATION MAP, THOMPSON POINT, PORTLAND, MAINE", DATED JUNE 2006 BY WOODLOT ALTERNATIVES, INC., PROJECT NO. 10509B.  
 S. "PROJECT: LAND ACQUISITION - NORTHERN NEW ENGLAND PASSENGER RAIL AUTHORITY - THOMPSON'S POINT, ME", DATED FEBRUARY 13, 2008, REVISED TO DECEMBER 28, 2009 BY OEST ASSOCIATES, INC., DRAWING NO. C-101, SHEET 1 OF 3.

REV.	DATE	STATUS	BY
A	05-27-11	ISSUED TO CLIENT FOR REVIEW	CDM
B	06-01-11	FINAL PLAN ISSUED TO CLIENT	CDM
C	10-05-11	EDITS TO ADDRESS CITY COMMENTS DATED JULY 25, 2011	CDM
D	11-23-2011	EDITS TO PLAN NOTES REFLECTING DATUM CHANGE	CDM
E	11-23-2011	CONVERT PROJECT FROM NAVD 88 TO NAVD 29	CDM



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 www.sebago-technics.com

**ALTA/ACSM LAND TITLE SURVEY**  
 OF:  
**1 THOMPSONS POINT**  
 END OF SEWALL STREET  
 PORTLAND, MAINE 04102  
 FOR:  
**THOMPSONS POINT DEVELOPMENT CO., INC.**  
 55 LANGDON STREET  
 LEWISTON, MAINE 04240

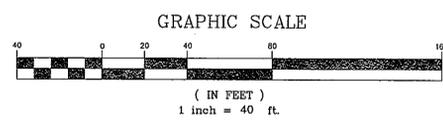
RECORD OWNER:  
 SEE NOTE 1

DATE: MAY 27, 2011  
 SCALE: 1" = 40'

SHEET 1 OF 3

**LEGEND**

EXISTING	DESCRIPTION
---	BOUNDARY LINE/R.O.W.
---	ADJUTER LINE/R.O.W.
---	DEED LINE/R.O.W.
---	TIE LINE
---	EASEMENT
---	FLOODPLAIN
---	CENTERLINE
---	IRON PIPE/ROD
---	BENCHMARK
---	BUILDING
---	WETLANDS
---	EDGE WETLAND
---	ROCK OUTCROP
---	SIGN
---	EDGE PAVEMENT
---	GRAVEL ROAD
---	EDGE WATER
---	CONTOURS
---	SPOT GRADE
---	CHAIN LINK FENCE
---	DECIDUOUS TREE
---	CONIFEROUS TREE
---	GUARDRAIL
---	WATER GATE VALVE
---	HYDRANT
---	SEWER MH
---	CATCH BASIN
---	DRAINAGE MH
---	UNIDENTIFIED MH
---	OVERHEAD UTILITY
---	ELECTRIC METER BOX
---	LIGHT POLE
---	UTILITY POLE
---	GUY
---	RIPRAP
---	BOULDER
---	SCHEDULE B - SECTION 2 EXCEPTIONS



GENERAL NOTES CONTINUED

- THE CALCULATED MEAN HIGH WATER AND MEAN LOW WATER ELEVATIONS FOR THIS SITE ARE BASED ON TIDE STATION ID NO. 8418150, PORTLAND, CASCO BAY, MAINE BASED ON THE TIDAL EPOCH 1983-2011 AND COMPUTED FROM BENCH MARK, "TIDAL STA 84". MEAN HIGH WATER ELEVATION FOR THE LOCUS SITE IS 4.95 FEET, MEAN LOW WATER ELEVATION IS -4.18 FEET BASED ON NGVD 29.
- THE HIGHEST ANNUAL TIDE ELEVATION FOR THE LOCUS SITE IS 7.4 FEET NGVD 29 AS PUBLISHED BY THE MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION IN AUGUST 2011 FOR THE FORE RIVER IN PORTLAND MAINE.
- SEBAGO TECHINCS, INC. IS NOT AWARE OF ANY PROPOSED CHANGES IN RIGHT-OF-WAY LINES IN THE LOCUS VICINITY. NO EVIDENCE OF RECENT CONSTRUCTION AND/OR REPAIRS WAS OBSERVED.
- SEBAGO TECHINCS, INC. DID NOT OBSERVE ANY EVIDENCE OF THE USE OF THIS SITE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
- UNRECORDED RIGHTS THAT MAY EXIST FOR USE AS A PRIVATE CROSSING AT THE END OF SEWALL STREET AS IS CURRENTLY USED BY PROPERTIES LOCATED ON THE SOUTHERLY SIDE OF THE RAILROAD TRACKS. REFERENCE IS MADE TO CCRD BOOK 6579, PAGE 30, "TOGETHER WITH A RIGHT OF WAY IN COMMON WITH OTHERS OVER THE WAY AS NOW TRAVELLED FROM THE INTERSECTION OF SEWALL AND HOOPER STREETS SOUTHERLY TO THE ABOVE DESCRIBED PREMISES."

**CERTIFICATION:**

TO FIRST AMERICAN TITLE INSURANCE COMPANY AND THOMPSON'S POINT DEVELOPMENT COMPANY, INC., FILE NO. 10-5125:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 5, 6e, 6b, 6, 11a, 11b, 13, 15, 16, 17, 18, 19, 20a OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON MAY 26, 2011.

*Charles D. Marchese*  
 CHARLES D. MARCHESE, MAINE PLS 2009  
 SEBAGO TECHINCS, INC.  
 DATE: 11-29-2011