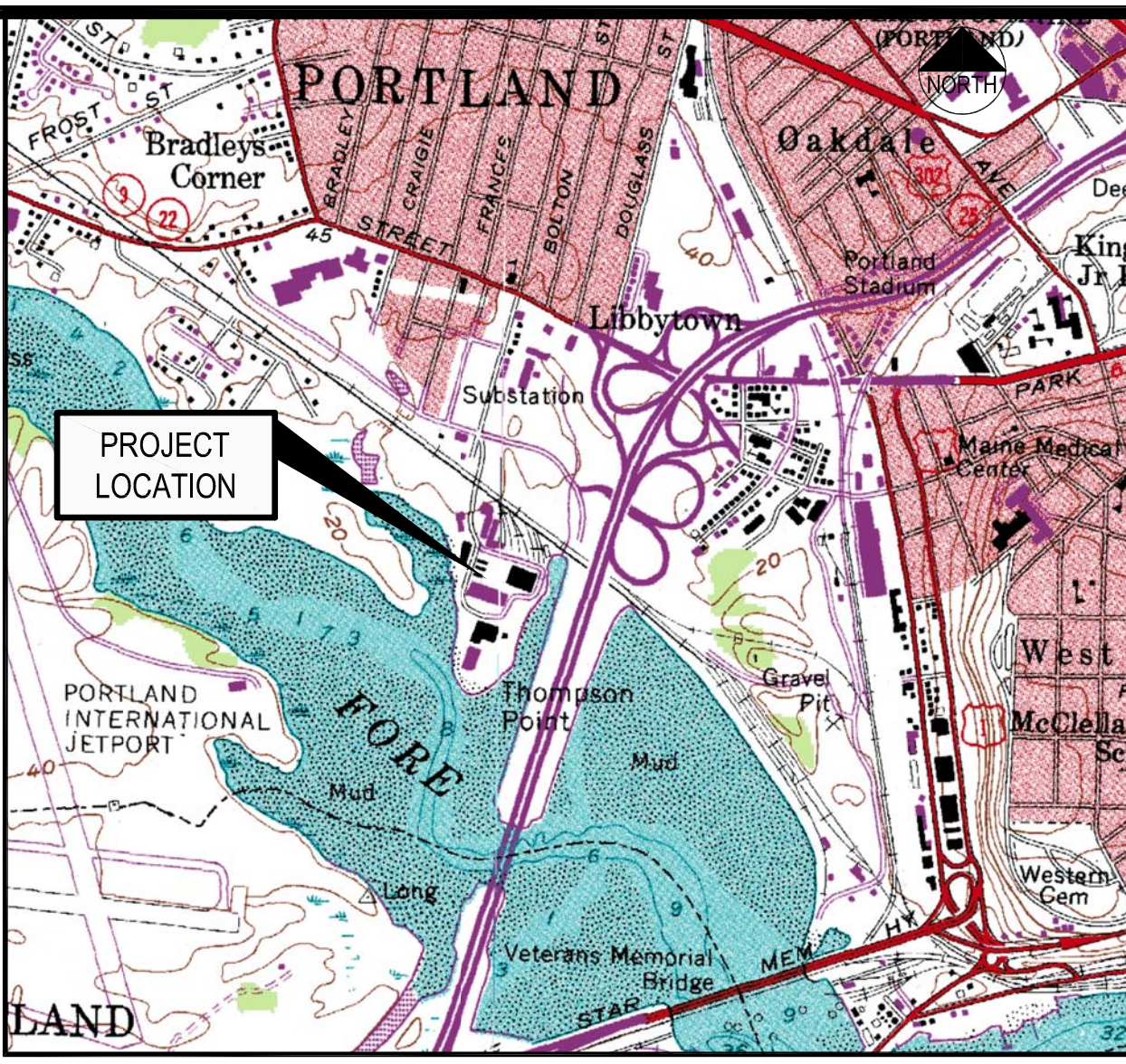
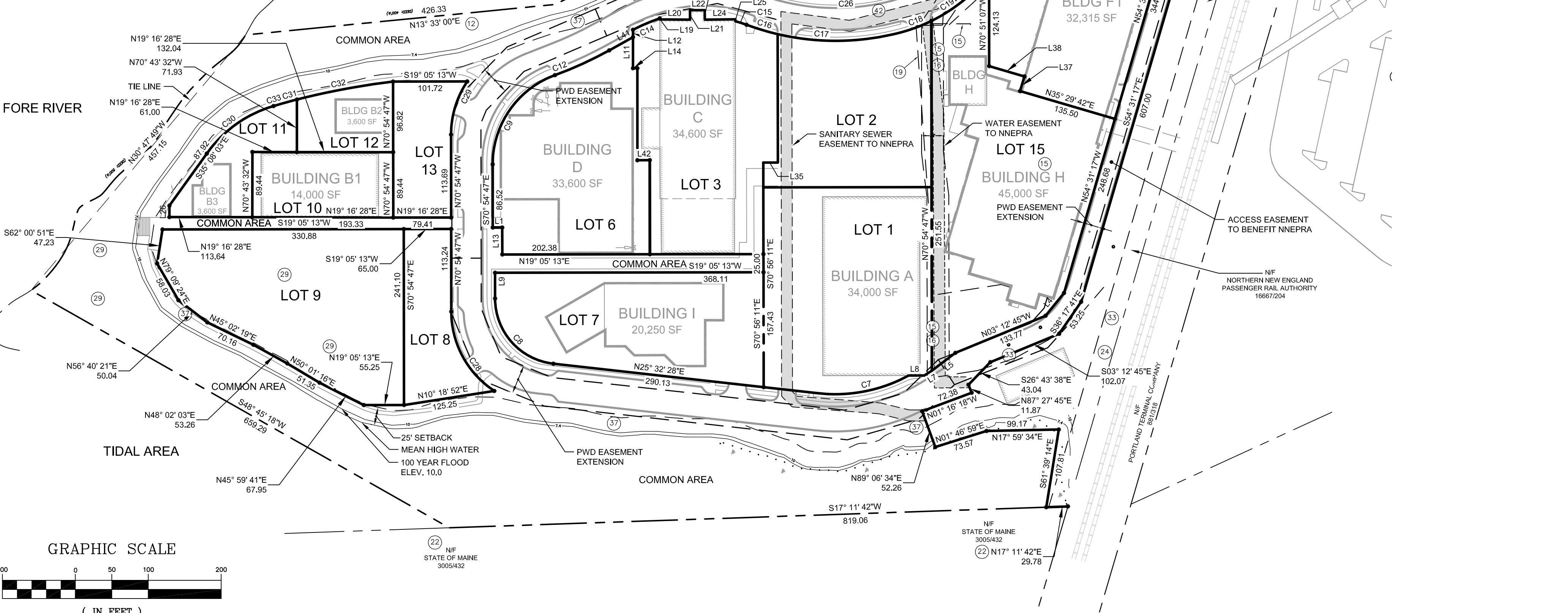


PLAN REFERENCES:

- OWNER OF RECORD: FOREFRONT PARTNERS I LP, 501 DANFORTH STREET, PORTLAND, MAINE 04102. CORD BOOK: 30761, 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 NEW APPLICATION FOR DEVELOPMENT OF LAND AT THOMPSON'S POINT 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PLANNING AUTHORITY DATED JUNE 19, 2013, LAST REVIEWED DECEMBER 17, 2013 AND MOST RECENTLY AMENDED SEPTEMBER 30, 2014 IS SUPERCEDED WITH THIS PLAN SET. 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	506,964	11.64
	1	63,335	1.45
	2	44,355	1.02
	3	57,007	1.31
	4	41,410	0.95
SECTIONAL RECORDING 2	5	24,240	0.56
	10	17,279	0.40
	6	50,243	1.15
	8	17,504	0.40
	9	59,024	1.36
SECTIONAL RECORDING 3	11	13,873	0.32
	12	11,329	0.26
	13	15,323	0.35
	7	48,958	1.12
	14	57,345	1.32
SECTIONAL RECORDING 4	15	80,136	1.84
	16	37,983	0.87
	17	44,896	1.03
	18	54,336	1.25
	19	66,399	1.52
TOTAL	1,311,942	30.12	

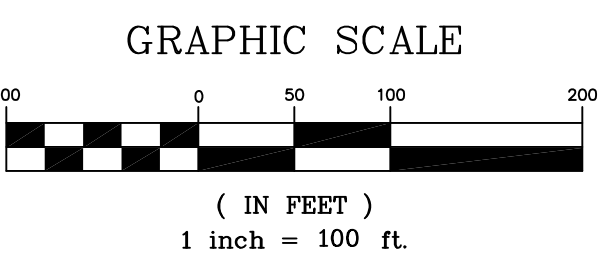
- NOTES:**
- THIS PLAN SHOWS IMPROVEMENTS ASSOCIATED WITH SECTIONAL RECORDING OF PHASE 1A, WHICH IS A PORTION OF AN OVERALL DEVELOPMENT PLAN. ALL FUTURE PHASES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE APPROVED DEVELOPMENT PLAN AND CONDITIONS OF THIS SUBDIVISION APPROVAL.
 - SITE WORK IS LIMITED TO THIS PHASED DEVELOPMENT AND ALL OTHER SITE WORK SHALL BE APPROVED IN ACCORDANCE WITH THE CITY'S ORDINANCES.



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			CURVE TABLE				
ID	LENGTH	DIRECTION	ID	RADIUS	LENGTH	DELTA	CHORD LENGTH / BEARING
L1	13.00	N19° 05' 13"E	C2	400.00	128.19	018° 21' 41"	127.64 / S15° 20' 18"W
L4	40.05	N31° 51' 51"W	C3	400.00	6.11	000° 52' 30"	6.11 / S05° 43' 13"W
L5	40.31	N17° 57' 15"W	C4	360.00	7.00	001° 06' 51"	7.00 / S05° 50' 23"W
L7	12.39	S13° 01' 55"E	C4	360.00	7.00	001° 06' 51"	7.00 / S05° 50' 23"W
L8	21.48	N19° 04' 02"E	C5	327.00	39.17	006° 51' 45"	39.14 / S09° 56' 55"W
L9	35.38	S70° 54' 47"E	C5	327.00	39.17	006° 51' 45"	39.14 / S09° 56' 55"W
L11	42.48	S70° 49' 32"E	C6	327.00	27.62	004° 50' 23"	27.61 / N15° 47' 59"E
L12	10.21	S70° 49' 32"E	C6	327.00	27.62	004° 50' 23"	27.61 / N15° 47' 59"E
L13	36.97	S70° 54' 47"E	C7	210.00	128.16	034° 58' 24"	126.20 / N08° 03' 16"E
L14	6.00	S18° 37' 13"W	C7	210.00	128.16	034° 58' 24"	126.20 / N08° 03' 16"E
L16	13.27	S16° 30' 59"E	C8	90.00	131.23	083° 32' 45"	119.91 / N67° 18' 51"E
L19	1.41	S70° 54' 26"E	C9	130.00	158.84	070° 00' 28"	149.14 / S35° 54' 33"E
L20	41.52	S19° 42' 12"W	C9	130.00	158.84	070° 00' 28"	149.14 / S35° 54' 33"E
L21	12.96	S70° 48' 01"E	C12	529.00	81.82	008° 51' 41"	81.73 / N05° 20' 09"W
L22	20.22	S19° 06' 01"W	C14	250.00	39.89	009° 08' 34"	39.85 / S03° 54' 37"E
L23	13.01	N71° 10' 49"W	C14	250.00	39.89	009° 08' 34"	39.85 / S03° 54' 37"E
L24	41.80	S18° 24' 16"W	C15	160.00	16.18	005° 47' 36"	16.17 / S36° 41' 59"W
L25	2.63	N70° 56' 11"W	C15	160.00	16.18	005° 47' 36"	16.17 / S36° 41' 59"W
L26	15.65	S70° 43' 32"E	C16	350.00	44.54	007° 17' 27"	44.51 / S35° 57' 03"W
L27	20.55	S27° 00' 14"E	C16	350.00	44.54	007° 17' 27"	44.51 / S35° 57' 03"W
L28	59.17	S27° 00' 14"E	C17	350.00	169.62	027° 46' 03"	167.97 / S18° 25' 18"W
L29	79.72	N27° 00' 14"W	C17	350.00	169.62	027° 46' 03"	167.97 / S18° 25' 18"W
L30	45.99	S71° 46' 28"E	C18	230.00	45.82	011° 24' 49"	45.74 / S01° 10' 08"E
L31	51.40	S94° 54' 53"E	C18	230.00	45.82	011° 24' 49"	45.74 / S01° 10' 08"E
L32	108.24	S03° 28' 29"W	C19	230.00	80.80	020° 07' 41"	80.38 / S16° 56' 23"E
L33	186.24	S16° 31' 31"E	C19	230.00	80.80	020° 07' 41"	80.38 / S16° 56' 23"E
L34	12.74	N73° 29' 01"E	C20	330.00	214.17	037° 11' 05"	210.43 / S08° 24' 41"E
L35	20.00	S19° 03' 49"W	C20	330.00	214.17	037° 11' 05"	210.43 / S08° 24' 41"E
L37	20.98	S54° 30' 58"E	C22	390.00	10.48	001° 32' 23"	10.48 / N08° 34' 57"E
L38	50.21	N35° 29' 02"E	C23	390.00	236.99	034° 49' 00"	233.36 / N09° 35' 44"W
L39	21.12	N77° 58' 14"E	C23	390.00	236.99	034° 49' 00"	233.36 / N09° 35' 44"W
L41	37.31	N09° 46' 00"W	C24	170.00	68.26	023° 00' 43"	67.82 / S15° 29' 52"E
L42	17.00	N18° 37' 02"E	C24	170.00	68.26	023° 00' 43"	67.82 / S15° 29' 52"E
C25	170.00	25.31	008° 31' 47"	25.29 / N00° 16' 23"E			
C26	170.00	25.31	008° 31' 47"	25.29 / N00° 16' 23"E			
C27	220.00	24.80	000° 27' 35"	24.79 / N36° 22' 00"E			
C28	130.00	128.84	056° 47' 07"	123.63 / S80° 41' 40"W			
C29	130.00	77.30	034° 04' 14"	76.17 / N33° 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			
C33	869.70	6.25	000° 24' 42"	6.25 / S03° 01' 29"W			



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 _____

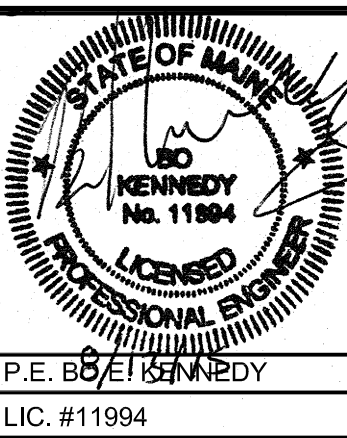
LEGEND

- 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

CITY OF PORTLAND PLANNING AUTHORITY
SUBDIVISION SECTIONAL RECORDING APPROVAL

DIRECTOR _____
 DATE _____

NO.	DATE	DESCRIPTION
1	08.13.15	FINAL SUBDIVISION APPLICATION SUBMISSION
CHARLES D. MARCHESE	REV	DATE
MAINE PLS 2009		REVISIONS



PROJECT: **THE FOREFRONT AT THOMPSON'S POINT**

SHEET TITLE: **SUBDIVISION PLAN**

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" = 100'
 CHECKED: SRB JOB NO: 2982.05
 FILE NAME: 2982.05-SUBDIVISION
 SHEET: **C-2.0**