

**PLAN REFERENCES:**

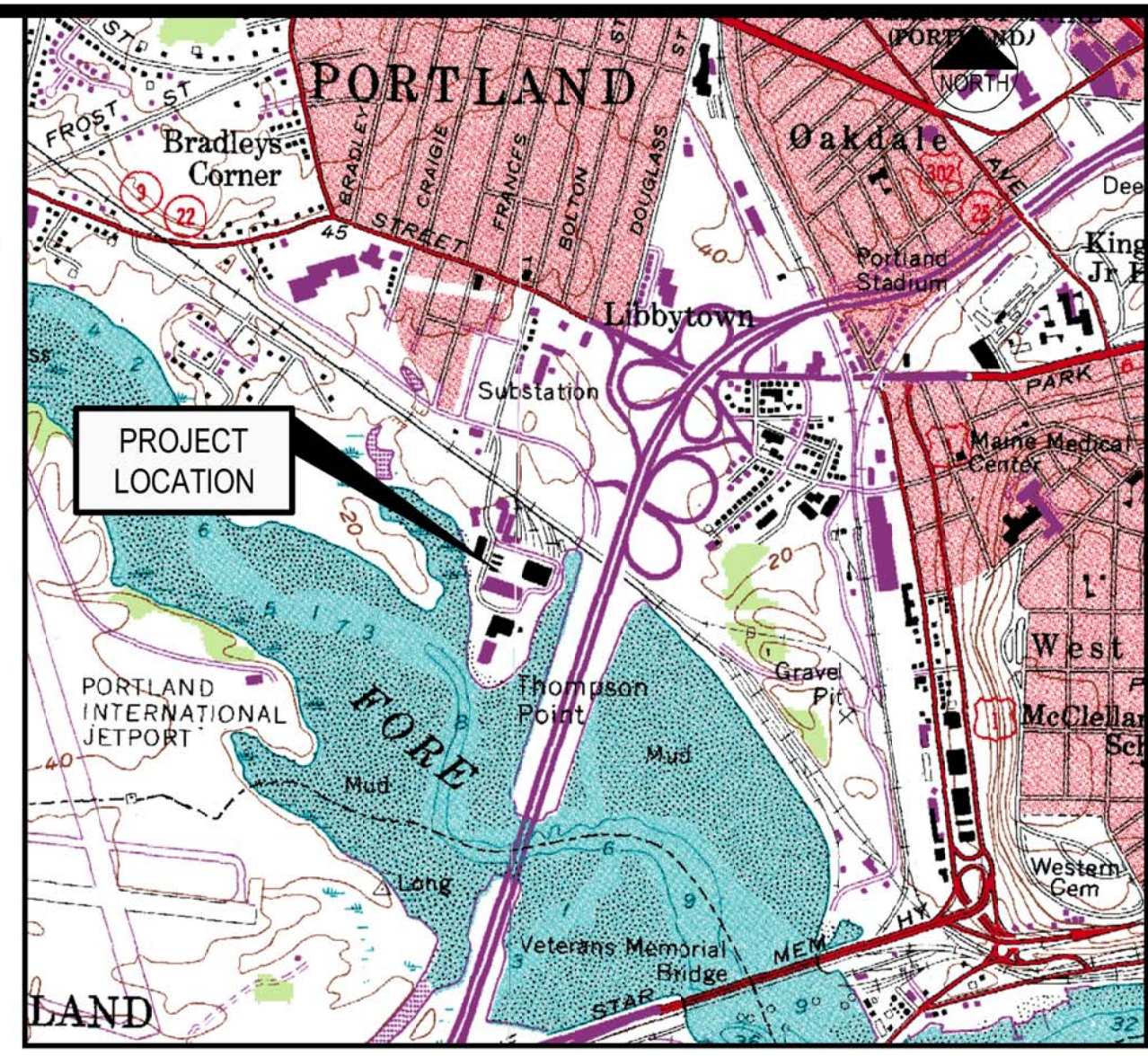
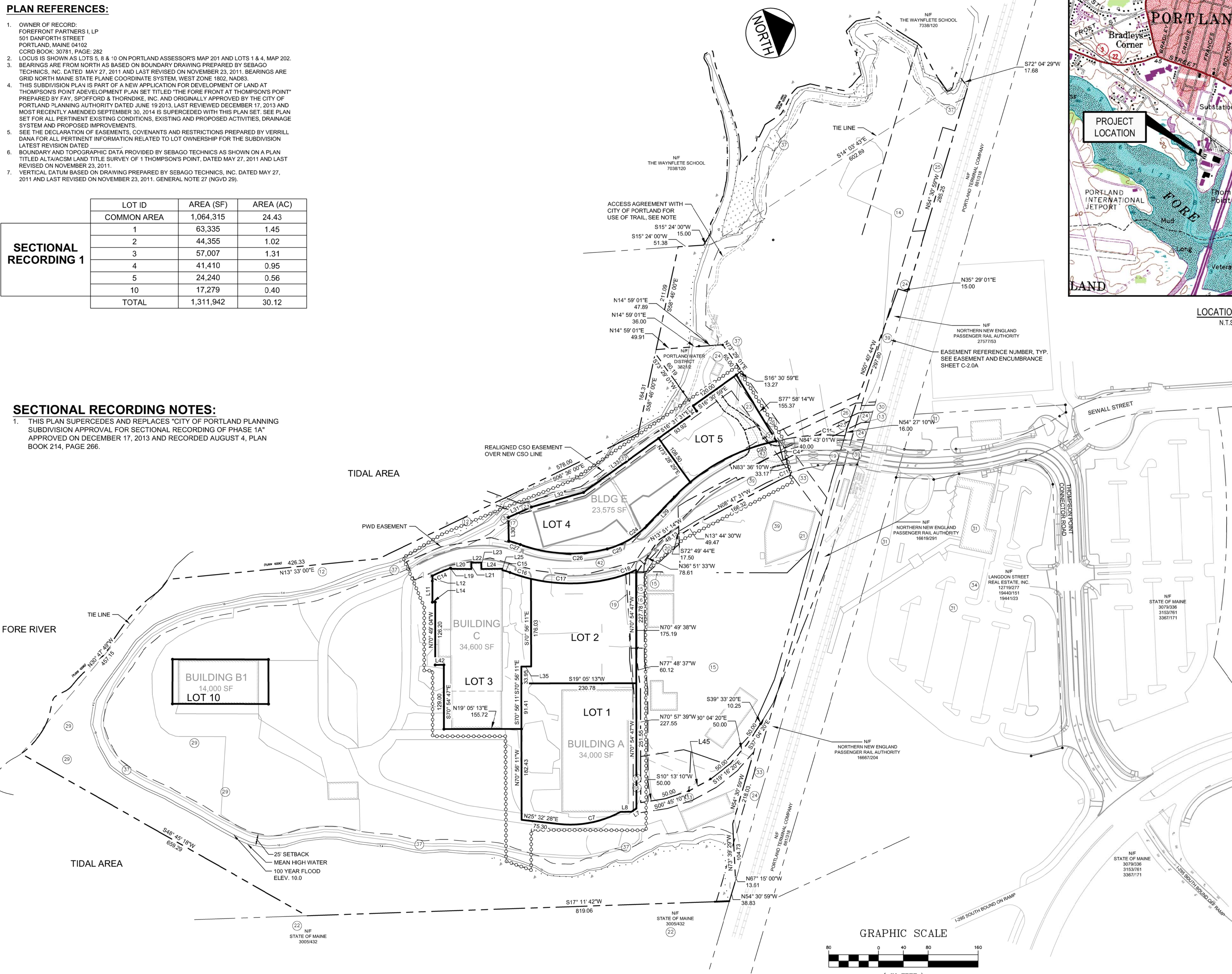
- OWNER OF RECORD: FOREFRONT PARTNERS I, LP 501 DANFORTH STREET PORTLAND, MAINE 04102 CORD BOOK: 30761, PAGE: 282
- LOCUS IS SHOWN AS LOTS 5, 8 & 10 ON PORTLAND ASSESSOR'S MAP 201 AND LOTS 1 & 4, MAP 202.
- BEARINGS ARE FROM NORTH AS BASED ON BOUNDARY DRAWING PREPARED BY SEBAGO TECHNICS, INC. DATED MAY 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 DEVELOPMENT PLAN SET TITLED "THE FORE FRONT 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PLANNING AUTHORITY DATED JUNE 19 2013, LAST REVIEWED DECEMBER 17, 2013 AND MOST RECENTLY AMENDED SEPTEMBER 30, 2014 IS SUPERCEDED WITH THIS PLAN SET.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 1**

LOT ID	AREA (SF)	AREA (AC)
COMMON AREA	1,064,315	24.43
1	63,335	1.45
2	44,355	1.02
3	57,007	1.31
4	41,410	0.95
5	24,240	0.56
10	17,279	0.40
TOTAL	1,311,942	30.12

**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
L7	12.39'	S13° 01' 55"E
L8	21.48'	N19° 04' 02"E
L11	42.48'	S70° 49' 32"E
L12	10.21'	S70° 49' 32"E
L14	6.00'	S18° 37' 13"W
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	51.40'	S04° 54' 53"E
L32	108.24'	S03° 28' 29"W
L33	186.24'	S16° 31' 31"E
L34	12.74'	N73° 29' 01"E
L35	20.00'	S19° 03' 49"W
L42	17.00'	N18° 37' 02"E

**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	130.00'	158.84'	070° 00' 28"	149.14' / S35° 54' 33"E
C11	317.60'	38.20'	006° 53' 31"	38.18' / N05° 25' 30"W
C14	250.00'	39.89'	009° 08' 34"	39.85' / S03° 54' 37"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'	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
C27	220.00'	24.80'	006° 27' 35"	24.79' / N36° 22' 00"E

**LEGEND**

	LIMIT OF UTILITY INFRASTRUCTURE IMPROVEMENTS INCLUDED WITH SECTIONAL RECORDING
	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 \_\_\_\_\_

**CITY OF PORTLAND PLANNING AUTHORITY**  
 SUBDIVISION SECTIONAL RECORDING APPROVAL

DIRECTOR \_\_\_\_\_  
 DATE \_\_\_\_\_

NO.	DATE	DESCRIPTION	BY
1	08.13.15	FINAL SUBDIVISION APPLICATION SUBMISSION	P. E. BOYLE / KENNEDY
CHARLES D. MARCHESE	REV	DATE	DESCRIPTION
MAINE PLS 2009			REVISIONS

**STATE OF MAINE**  
 J. KENNEDY  
 No. 11804  
 LICENSED PROFESSIONAL SURVEYOR

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