

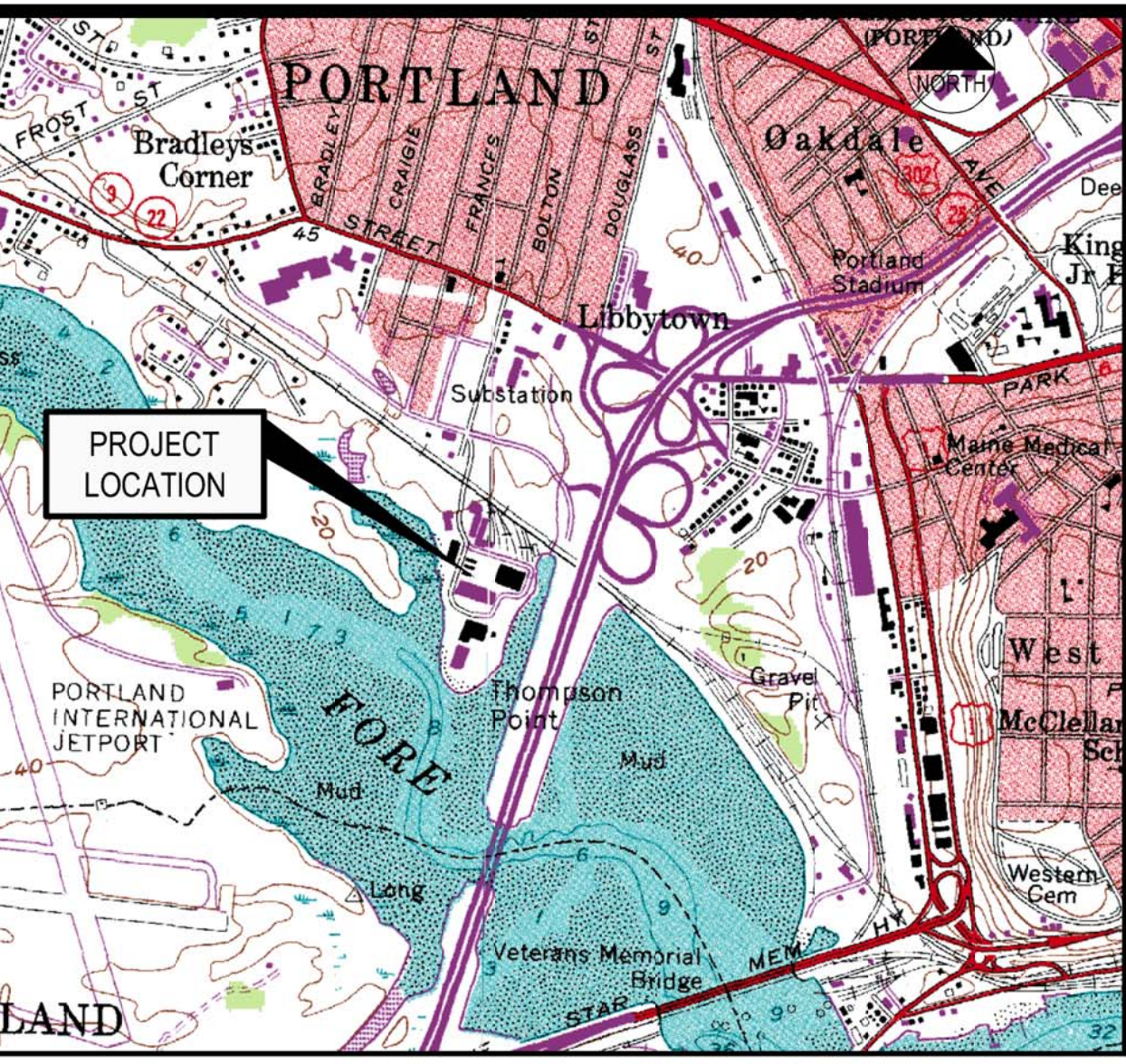
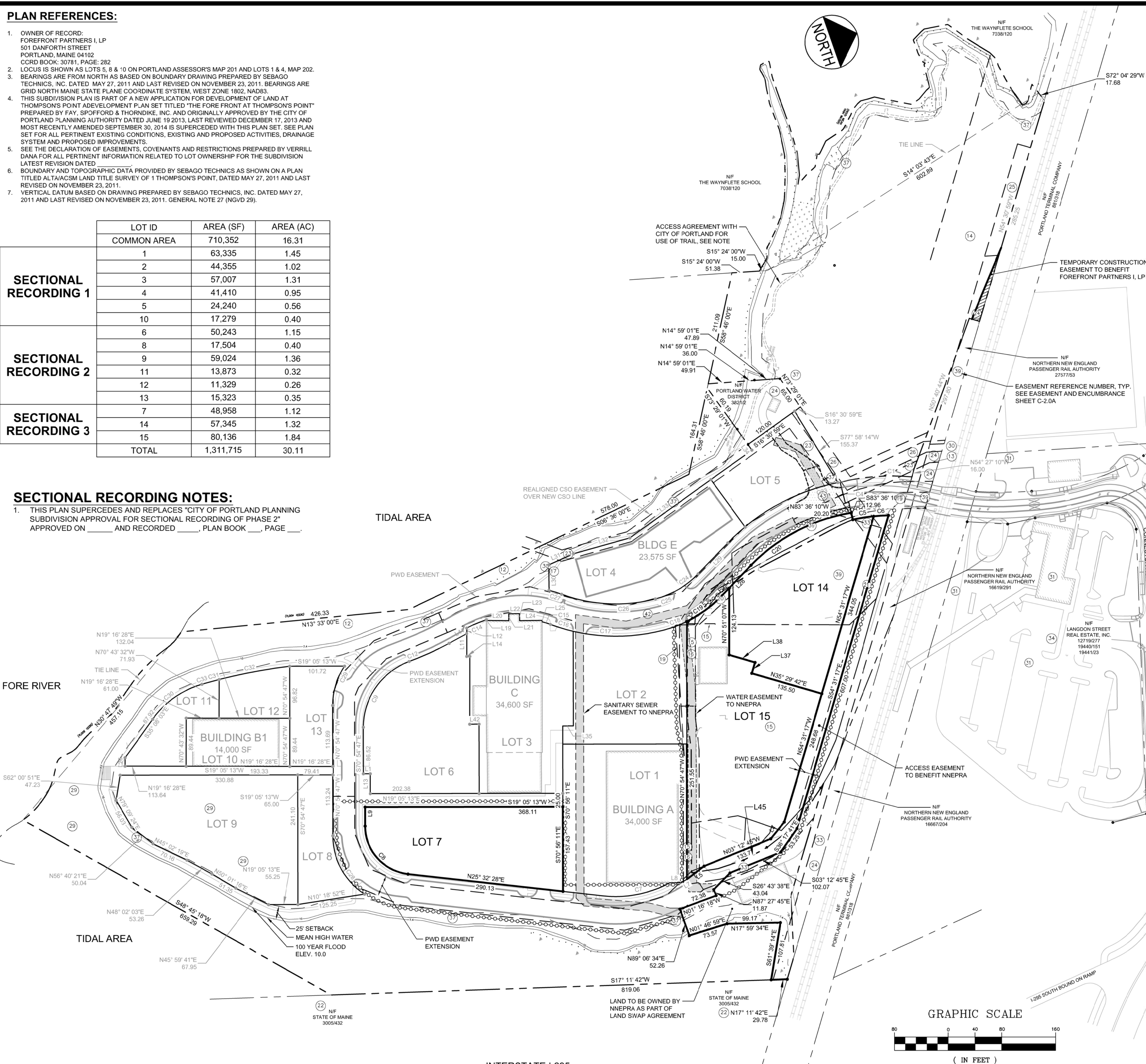
PLAN REFERENCES:

- OWNER OF RECORD: FOREFRONT PARTNERS I, LP 501 DANFORTH STREET PORTLAND, MAINE 04102 CORD 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 NEW APPLICATION FOR DEVELOPMENT OF LAND AT THOMPSON'S POINT A 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PLANNING AUTHORITY DATED JUNE 19 2013, LAST REVIEWED DECEMBER 17, 2013 AND MOST RECENTLY AMENDED SEPTEMBER 30, 2014 IS SUPERCEDED WITH THIS PLAN SET.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).

	LOT ID	AREA (SF)	AREA (AC)
SECTIONAL RECORDING 1	COMMON AREA	710,352	16.31
	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
	15	80,136	1.84
	TOTAL	1,311,715	30.11

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.

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

LINE TABLE SECTIONAL 2

ID	LENGTH	DIRECTION
L1	13.00'	N19° 05' 13"E
L13	36.97'	S70° 54' 47"E
L26	15.65'	S70° 43' 32"E
L41	37.31'	N09° 46' 00"W

LINE TABLE SECTIONAL 3

ID	LENGTH	DIRECTION
L4	40.05'	N31° 51' 51"W
L5	40.31'	N17° 57' 15"W
L9	35.38'	S70° 54' 47"E
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 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'	38.89'	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

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
C8	90.00'	131.23'	083° 32' 45"	119.91' / N67° 18' 51"E
C19	230.00'	80.80'	020° 07' 41"	80.38' / S16° 56' 23"E
C20	330.00'	214.17'	037° 11' 05"	210.43' / S08° 24' 41"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.

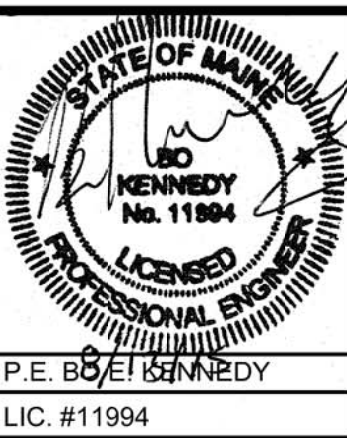
CHARLES D. MARCHESE, MAINE PLS 2009 _____ DATE _____

CITY OF PORTLAND PLANNING AUTHORITY
SUBDIVISION SECTIONAL RECORDING APPROVAL

DIRECTOR _____
DATE _____

NO.	DATE	DESCRIPTION
1	08.13.15	FINAL SUBDIVISION APPLICATION SUBMISSION
REV		

MAINE PLS 2009 _____ REVISIONS _____



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
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-2.3