

PLAN NOTES:

- 1. OWNER OF RECORD: FOREFRONT PARTNERS I, LP... 2. LOCUS IS SHOWN AS LOTS 8, 9 & 10 ON FORTLAND ASSESSOR'S MAP 201 AND LOTS 1 & 4, MAP 202... 3. BEARINGS ARE BASED ON GRID NORTH MAINE STATE PLANE COORDINATE SYSTEM WEST ZONE 1802, NAD83... 4. THIS SUBDIVISION PLAN IS PART OF A DEVELOPMENT PLAN SET FOR DEVELOPMENT OF LAND AT THOMPSON'S POINT... 5. SEE DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS AS DECLARED BY FOREFRONT PARTNERS I, LP AS DECLARANT AND TO BE RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS... 6. BOUNDARY AND TOPOGRAPHIC DATA PROVIDED BY SEBAGO TECHNICS, INC. AS SHOWN ON A PLAN TITLED 'ALTA/CSSM LAND TITLE SURVEY OF 1 THOMPSON'S POINT'... 7. VERTICAL DATUM BASED ON DRAWING PREPARED BY SEBAGO TECHNICS, INC. DATED MAY 27, 2011 AND LAST REVISED ON MAY 19, 2016... 8. CONVEYANCE TO MDOT AS ADDITIONAL LAND FOR SEWELL STREET PER MDOT FILE NO. 3-593 AND RECORDED IN BOOK 32803 PAGE 199 (SEWELL STREET EXTENSION PART II) AND BOOK 30781 PAGE 288 (SEWELL STREET EXTENSION PART II) AT CORD... 9. REFER TO 'SUBDIVISION PLAN EASEMENTS AND ENCUMBRANCES SHEET 2 OF 2' RECORDED IN CORD AT THE SAME TIME AS THIS SHEET FOR DEPICTION OF EASEMENTS... 10. 'COMMON AREAS' ARE THE AREAS DEFINED AS SUCH IN THE DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS REFERRED TO IN NOTE 5 ABOVE, AND THE USE OF WHICH IS GOVERNED BY THE TERMS OF SAID DECLARATION.

Table with 3 columns: LOT ID, AREA (SF), AREA (AC). Rows include COMMON AREA, RETAINED LAND TO BE CONVEYED TO NNEPRA, RETAINED LAND TO BE SUBDIVIDED AT A LATER DATE (FUTURE LOTS 6-9, 11-13, & 16-19), RETAINED LAND TO BE SUBDIVIDED AT A LATER DATE (PORTIONS OF FUTURE LOTS 14-15), and SECTION 1 SUB TOTAL.

SECTIONAL RECORDING 1

SECTIONAL RECORDING NOTES:

- 1. THIS PLAN SUPERSEDES AND REPLACES 'CITY OF PORTLAND PLANNING SUBDIVISION APPROVAL FOR SECTIONAL RECORDING OF PHASE 1A' APPROVED ON DECEMBER 17, 2013 RECORDED AUGUST 4, 2014 PLAN BOOK 214, PAGE 266 AND SUPERSEDED ON MARCH 10, 2015 PLAN BOOK 215 PAGE 75... 2. LOTS 6-9, 11-13 AND 16-19 HAVE BEEN PREVIOUSLY APPROVED (SEE SPECIAL CONDITIONS OF PLANNING BOARD APPROVAL NOTES ON THIS SHEET) AND SHOWN ON THIS PLAN FOR REFERENCE PURPOSES ONLY, BUT WILL NOT BE CREATED UNTIL A FUTURE SECTIONAL RECORDING PLAN... 3. FUTURE PHASE INFRASTRUCTURE OR OTHER WORK WILL REQUIRE A SEPARATE RECORDING PLAN AND POSTING OF A FURTHER PERFORMANCE GUARANTEE.

STORMWATER OUTFALL INSTALLED AS PART OF SECTIONAL 1

TIDAL AREA PWD EASEMENT N 298065.43 E 2919529.37

UTILITIES WILL TERMINATE AT END OF ROADWAY IMPROVEMENTS EXCEPT WATER WHICH WILL CONNECT TO EXISTING INFRASTRUCTURE TO SERVE ON-SITE PRIVATE HYDRANTS AND EXISTING BUILDINGS

CITY OF PORTLAND TURNAROUND EASEMENT - SEE INSET BELOW

20' WIDE REALIGNED CSO EASEMENT OVER NEW CSO LINE - REFER TO (22)

END OF THOMPSON'S POINT CONNECTOR ROAD (SEWELL STREET EXTENSION PART II) ROW SEE NOTE 8

SEE NOTE 45 ON SHEET C-2.0A EASEMENTS AND ENCUMBRANCE PLAN FOR INGRESS / EGRESS RIGHTS

SPECIAL CONDITIONS OF PLANNING BOARD APPROVAL DATED JAN. 12, 2016

On January 12, 2016, the Planning Board considered a Level III Site Plan and Subdivision application for an amended subdivision plan consisting of 19 lots, an amended Site Location of Development Act approval, a Level III site plan for the renovation of an existing building (Brick South) for use as a flexible 2,500 person event/assembly space with associated parking, utilities and stormwater management within the 34,000 square foot building... 1. 1.7.2.1, requiring a perpendicular driveway connection to the street, to allow for an alternative angle for the proposed Parking Garage Entrance (Lot 14/Building F 1)... 2. 1.7.2.2, requiring that vehicular circulation to be contained off-site and to not utilize the adjacent street system, to allow for sidewalk not to be built on an easterly portion of the road, as shown on the Site Layout Plan, sheet C-3.0, for the purposes of the Level III site plan (2015-159) subject to a condition of approval for completion of full sidewalk design as shown on Sheet C-3.0, Overall Site Plan... 3. 10.8, requiring a minimum aggregate base course thickness of 3 inches for collector roads, to allow for alternative road design specifications as noted on Sheet C7.0... 4. Figure 1-2 (Collector Street Cross-Section), requiring continuous sidewalks on both sides of the collector road to allow for sidewalk not to be built on an easterly portion of the road, as shown on the Site Layout Plan, sheet C-3.0, for the purposes of the Level III site plan (2015-159) subject to a condition of approval for completion of full sidewalk design as shown on Sheet C-3.0, Overall Site Plan... 5. Figure 1-2 (Collector Street Cross-Section), requiring a minimum roadway width of 40 feet for collector roads, to allow for a variable width of 30-39 feet... 6. Figure 1-2 (Collector Street Cross-Section), requiring a minimum easpland width of 5 feet for collector roads, to allow for a 4 ft wide easpland.

Subdivision Review The Planning Board voted 5-0 (Boepple absent) that the plan is in conformance with the subdivision standards of the Land Use Code and the Site Location of Development Act, subject to the following condition(s) of approval: 1. The applicant shall finalize the subdivision plan for review and approval by Corporation Counsel, the Department of Public Works, and the Planning Authority... 2. Prior to the issuance of certificates of occupancy, the applicant shall provide a revised Declaration of Easements, Covenants and Restrictions document for review and approval by Corporation Counsel... 3. Street Lighting: The proposed street lights on the 1st segment of the public portion of the Sewell Street extension are to be privately owned, metered and maintained by the Forefront at Thompson's Point. The City shall grant a license for such a purpose at the time of street acceptance.

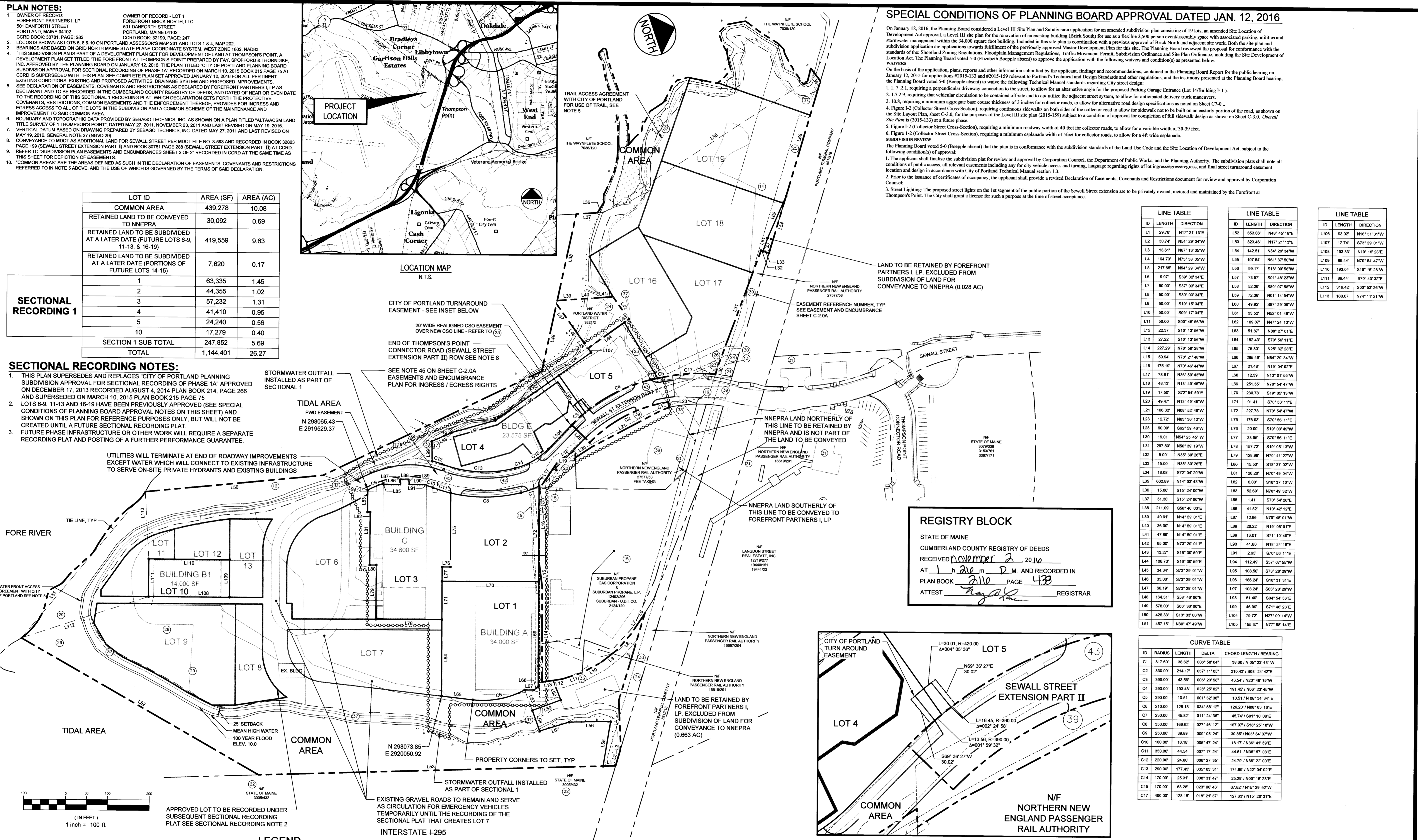
LINE TABLE with columns: ID, LENGTH, DIRECTION. Rows L1 through L15.

LINE TABLE with columns: ID, LENGTH, DIRECTION. Rows L16 through L30.

LINE TABLE with columns: ID, LENGTH, DIRECTION. Rows L31 through L45.

REGISTRY BLOCK STATE OF MAINE CUMBERLAND COUNTY REGISTRY OF DEEDS RECEIVED November 2, 2016 AT 1 h 26 m P.M. AND RECORDED IN PLAN BOOK 216 PAGE 438 ATTEST [Signature] REGISTRAR

CURVE TABLE with columns: ID, RADIUS, LENGTH, DELTA, CHORD LENGTH / BEARING. Rows C1 through C17.



CITY OF PORTLAND PLANNING BOARD SUBDIVISION RECORDING APPROVAL DATE 02/25/2016 CHAIRPERSON [Signature]

LEGEND with symbols for LIMIT OF UTILITY INFRASTRUCTURE IMPROVEMENTS, EXISTING PROPERTY LINE, PROPOSED PROPERTY LINE, PROPOSED EASEMENT LINE, EXISTING EASEMENT 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... CHARLES D. MARCHESE, MAINE PLS 2009

STATE OF MAINE PROFESSIONAL LAND SURVEYOR CHARLES D. MARCHESE MAINE PLS 2009 REVISIONS table with columns: REV, DATE, DESCRIPTION

CITY OF PORTLAND TURNAROUND EASEMENT 1" = 40' PROJECT: Forefront Partners I, LP AT THOMPSON'S POINT SUBDIVISION PLAN SECTIONAL 1 RECORDING PLAT OWNER: FOREFRONT PARTNERS I, LP 501 DANFORTH ST. PORTLAND, MAINE 04101

STANTEC CONSULTING SERVICES INC. 482 PAYNE ROAD SCARBOROUGH, ME 04074 WWW.STANTEC.COM DRAWN: DED DATE: SEPT 2014 DESIGNED: BEK SCALE: AS NOTED CHECKED: SRB JOB NO. 195350044 FILE NAME: 2982.05-SUB SUBDIVISION SHEET C-2.1