

PLAN NOTES:

- 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 BASED ON GRID NORTH MAINE STATE PLANE COORDINATE SYSTEM, WEST ZONE 1802, NAD83.
- THIS SUBDIVISION PLAN IS PART OF A DEVELOPMENT PLAN SET 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. APPROVED BY THE PLANNING BOARD ON JANUARY 12, 2016. THE PLAN TITLED "CITY OF PORTLAND PLANNING BOARD SUBDIVISION APPROVAL FOR SECTIONAL RECORDINGS OF PHASE 1A" RECORDED ON MARCH 10, 2015 BOOK 215 PAGE 75 AT CORD IS SUPERSEDED WITH THIS PLAN. SEE COMPLETE PLAN SET APPROVED JANUARY 12, 2016 FOR ALL PERTINENT EXISTING CONDITIONS, EXISTING AND PROPOSED ACTIVITIES, DRAINAGE SYSTEM AND PROPOSED IMPROVEMENTS.
- 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, AND DATED OF NEAR OR EVEN DATE TO THE RECORDING OF THIS SECTIONAL RECORDING PLAN, WHICH DECLARATION SETS FORTH THE PROTECTIVE COVENANTS, RESTRICTIONS, COMMON EASEMENTS AND THE ENFORCEMENT THEREOF, PROVIDES FOR INGRESS AND EGRESS ACCESS TO ALL OF THE LOTS IN THE SUBDIVISION AND A COMMON SCHEME OF THE MAINTENANCE AND IMPROVEMENT TO SAID COMMON AREA.
- BOUNDARY AND TOPOGRAPHIC DATA PROVIDED BY SEBAGO TECHNICS, INC. AS SHOWN ON A PLAN TITLED "ALTA/ACSM LAND TITLE SURVEY OF 1 THOMPSON'S POINT", DATED MAY 27, 2011, NOVEMBER 23, 2011 AND LAST REVISED ON MAY 18, 2016.
- VERTICAL DATUM BASED ON DRAWING PREPARED BY SEBAGO TECHNICS, INC. DATED MAY 27, 2011 AND LAST REVISED ON MAY 19, 2016. GENERAL NOTE 27 (NOV 29).
- CONVEYANCE TO MDOT AS ADDITIONAL LAND FOR SEWALL STREET PER MDT FILE NO. 3-593 AND RECORDED IN BOOK 32803 PAGE 199 (SEWALL STREET EXTENSION PART I) AND BOOK 30781 PAGE 289 (SEWALL STREET EXTENSION PART II) AT CORD. 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.
- "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.

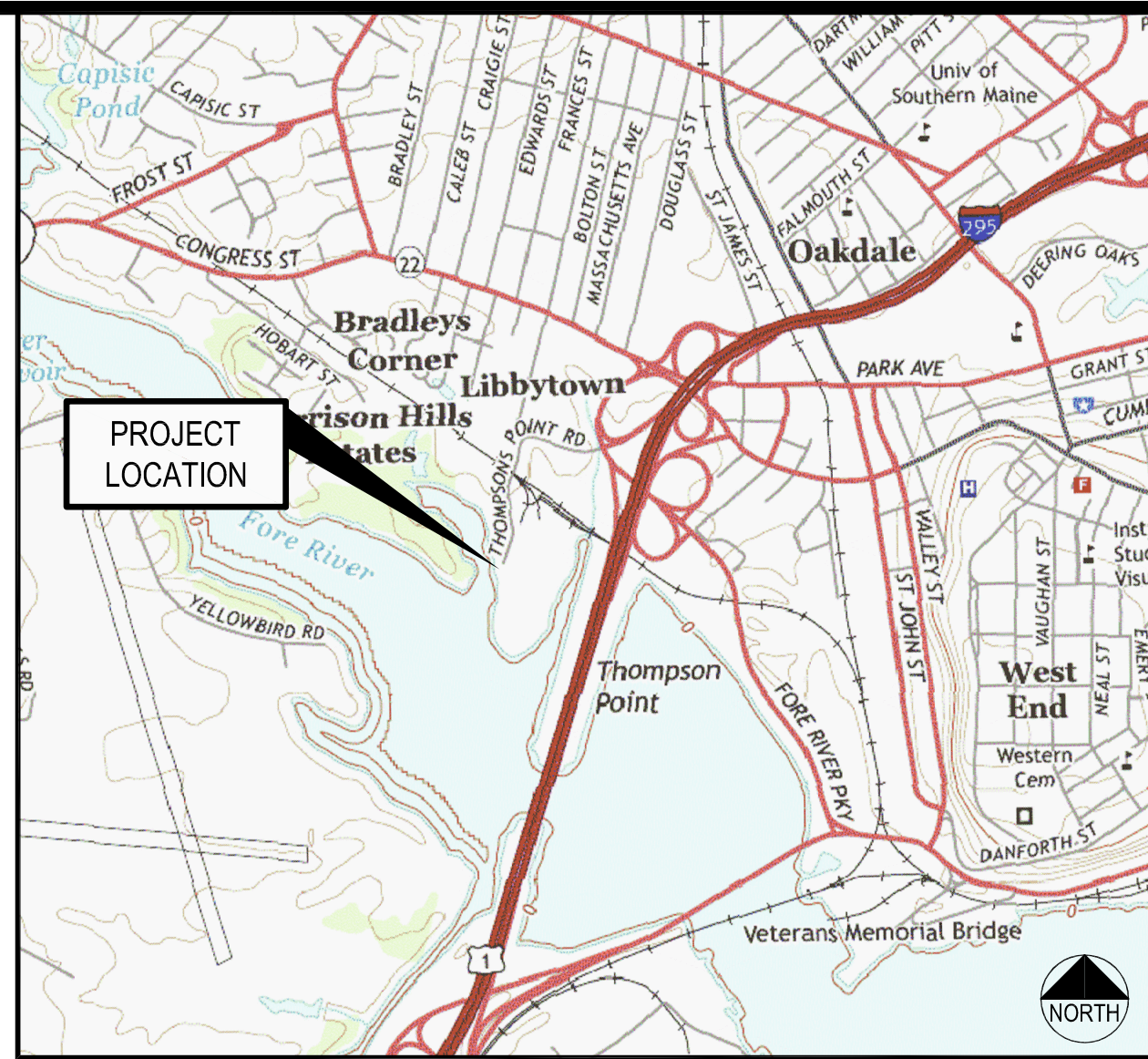
LOT ID	AREA (SF)	AREA (AC)
COMMON AREA	492,394	11.30
1	63,335	1.45
2	44,355	1.02
3	57,232	1.31
4	41,410	0.95
5	24,240	0.56
10	17,279	0.40
6	50,018	1.15
8	17,504	0.40
9	59,024	1.36
11	13,873	0.32
12	11,329	0.26
13	15,323	0.35
7	48,958	1.12
14	57,346	1.32
15	80,137	1.84
16	37,983	0.87
17	44,883	1.03
18	54,213	1.24
19	66,451	1.53
TOTAL	1,297,289	29.78

SECTIONAL RECORDING 1

SECTIONAL RECORDING 2

SECTIONAL RECORDING 3

SECTIONAL RECORDING 4



LOCATION MAP
N.T.S.

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. Included in this site plan is coordination with a previous approval of Brick North and adjacent site work. Both the site plan and subdivision application are applications towards fulfillment of the previously approved Master Development Plan for this site. The Planning Board reviewed the proposal for conformance with the standards of the Shoreland Zoning Regulations, Floodplain Management Regulations, Traffic Movement Permit, Subdivision Ordinance and Site Plan Ordinance, including the Site Location of Development Act. The Planning Board voted 5-0 (Elizabeth Boeple absent) to approve the application with the following waivers and condition(s) as presented below:

- 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).
- 1.7.2.9, requiring that vehicular circulation to be contained off-site and to not utilize the adjacent street system, to allow for anticipated delivery truck maneuvers.
- 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.
- 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 is (2015-133) at a future phase.
- 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.
- Figure 1-2 (Collector Street Cross-Section), requiring a minimum esplanade width of 5 feet for collector roads, to allow for a 4ft wide esplanade.

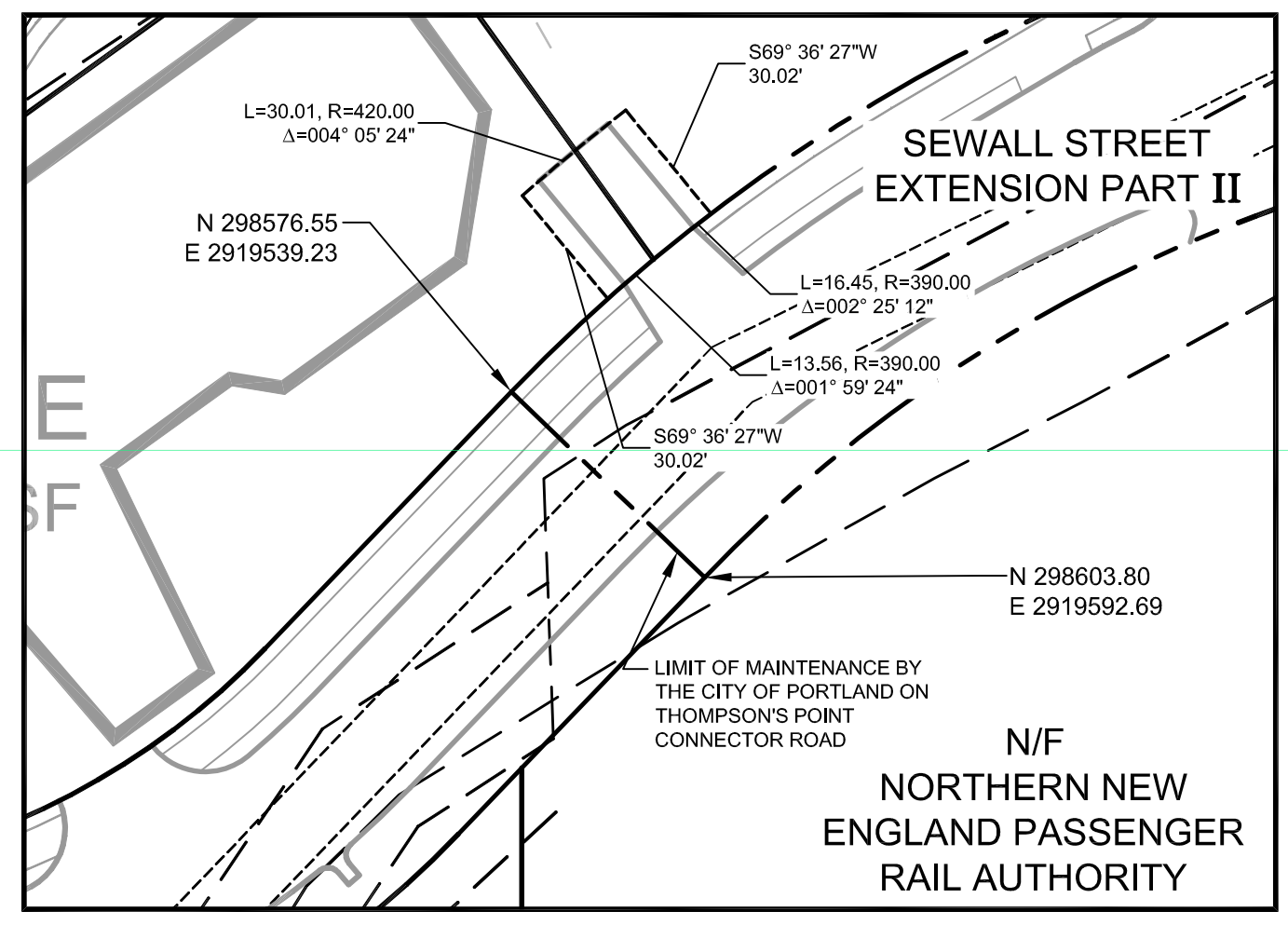
SUBDIVISION REVIEW
The Planning Board voted 5-0 (Boeple absent) that the plan is in conformance with the subdivision standards of the Land Use Code and the Site Location of Development Act, subject to the following condition(s) of approval:
1. The applicant shall finalize the subdivision plan for review and approval by Corporation Counsel, the Department of Public Works, and the Planning Authority. The subdivision plan shall note all conditions of public access, all relevant easements including any for city vehicle access and turning, language regarding rights of lot ingress/egress, and final street turnaround easement location and design in accordance with City of Portland Technical Manual section 1.3.
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 Sewall 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.

SCHEDULE B

LINE TABLE	LINE TABLE	LINE TABLE						
ID	LENGTH	DIRECTION	ID	LENGTH	DIRECTION	ID	LENGTH	DIRECTION
L1	653.80	N48° 49' 18"E	L56	241.10	N70° 54' 47"W	L104	6.00	N18° 37' 13"E
L2	823.46	N17° 21' 13"E	L57	126.20	S70° 49' 04"E	L105	126.20	S70° 49' 04"E
L3	107.64	N81° 37' 50"W	L58	47.23	S82° 00' 51"E	L106	15.50	N18° 37' 02"E
L4	99.17	S18° 00' 58"W	L59	125.25	S10° 18' 52"W	L107	128.99	S70° 41' 27"E
L5	73.57	S01° 48' 23"W	L60	113.24	S70° 54' 47"E	L108	157.72	N19° 05' 13"E
L6	52.26	S89° 07' 58"W	L61	65.00	N70° 51' 13"E	L109	91.41	S70° 56' 11"E
L7	72.38	N01° 14' 54"W	L62	19.42	N41° 36' 40"W	L110	37.31	N09° 46' 00"W
L8	11.87	S87° 29' 09"W	L63	113.64	N19° 16' 28"E	L111	86.52	N70° 54' 47"W
L9	43.04	N28° 42' 14"W	L64	89.44	N70° 43' 32"W	L112	13.00	S19° 05' 13"W
L10	102.07	N03° 11' 21"W	L65	61.00	N19° 16' 28"E	L113	37.00	N70° 54' 47"W
L11	52.91	N36° 16' 17"W	L66	71.93	N70° 43' 32"W	L114	200.38	S19° 05' 13"W
L12	607.62	N54° 29' 34"W	L67	87.92	S35° 08' 03"E	L115	26.00	S70° 56' 11"E
L13	15.80	N83° 36' 12"W	L68	15.65	S70° 43' 32"E	L116	157.43	S70° 56' 11"E
L14	60.00	S82° 59' 46"W	L69	256.20	N46° 47' 38"W	L117	75.30	N25° 32' 28"E
L15	16.01	N54° 25' 45"W	L70	193.33	S19° 16' 28"W	L118	21.48	N19° 04' 02"E
L16	241.45	N50° 39' 19"W	L71	89.44	S70° 54' 47"E	L119	12.39	N13° 01' 55"W
L17	56.35	N50° 39' 19"W	L72	132.04	N19° 16' 28"E	L120	290.13	S25° 32' 28"W
L18	5.00	N35° 30' 26"E	L73	79.41	N19° 16' 28"E	L121	35.38	N70° 54' 47"W
L19	33.52	N52° 01' 48"W	L74	113.69	N70° 54' 47"W	L122	368.11	N19° 05' 13"E
L20	91.22	N47° 24' 13"W	L75	101.72	S19° 05' 13"W	L123	108.50	S73° 28' 29"W
L21	18.65	N47° 24' 13"W	L76	96.82	S70° 54' 47"E	L124	166.24	S16° 31' 31"E
L22	200.79	N54° 29' 34"W	L77	59.17	N27° 00' 14"W	L125	108.24	S03° 28' 29"W
L23	602.89	S14° 03' 43"E	L78	124.13	N70° 51' 07"W	L126	51.40	S04° 54' 53"E
L24	15.00	S15° 24' 00"W	L79	90.21	S35° 29' 02"W	L127	46.99	S71° 46' 28"E
L25	51.38	S15° 24' 00"W	L80	20.98	N54° 30' 58"W	L128	79.72	N27° 00' 14"W
L26	211.09	S08° 46' 00"E	L81	135.24	S35° 29' 42"W	L129	57.40	N77° 58' 14"E
L27	49.91	N14° 59' 01"E	L82	344.28	S54° 29' 34"E	L130	97.97	N77° 58' 14"E
L28	36.00	N14° 59' 01"E	L83	20.55	S27° 00' 14"E	L131	12.74	S73° 29' 01"W
L29	47.89	N14° 59' 01"E	L84	227.78	S70° 54' 47"E	L132	93.92	N16° 31' 31"W
L30	85.00	N73° 29' 01"E	L85	251.59	N70° 54' 47"W	L133	27.45	S37° 58' 14"W
L31	13.27	S16° 30' 59"E	L86	42.22	N17° 57' 15"W	L134	228.21	S77° 58' 14"W
L32	106.73	S16° 30' 59"E	L87	138.03	N03° 11' 21"W	L135	40.70	N52° 01' 46"W
L33	34.34	S73° 29' 01"W	L88	33.69	N36° 16' 17"W	L136	114.02	N12° 01' 46"W
L34	35.00	S73° 29' 01"W	L89	249.49	N54° 29' 34"W	L137	21.12	S77° 58' 14"W
L35	60.19	S73° 29' 01"W	L90	176.03	N70° 56' 11"W	L138	137.05	S12° 01' 46"E
L36	164.31	S68° 46' 00"E	L91	20.00	N19° 03' 49"E	L139	111.68	N77° 58' 14"E
L37	578.00	S06° 06' 00"E	L92	33.90	N70° 56' 11"W	L140	307.46	N37° 58' 14"E
L38	426.33	S13° 33' 00"W	L93	239.78	S19° 05' 13"W	L141	167.42	N52° 01' 46"W
L39	457.15	S30° 47' 49"E	L94	2.63	N70° 56' 11"W	L142	233.62	S37° 58' 14"W
L40	176.82	S07° 10' 06"W	L95	41.80	S18° 24' 16"W	L143	208.90	S52° 01' 46"E
L41	58.03	N79° 09' 24"E	L96	13.01	N71° 10' 49"W	L144	89.23	N05° 34' 21"W
L42	50.04	N56° 40' 21"E	L97	20.22	S19° 06' 01"W	L145	120.54	N15° 02' 34"E
L43	70.16	N45° 02' 19"E	L98	12.96	S70° 48' 01"E	L146	49.09	S67° 27' 27"E
L44	53.26	N48° 02' 03"E	L99	100.52	S19° 42' 12"W	L147	63.62	S73° 18' 01"E
L45	51.35	N50° 01' 16"E	L100	1.41	N70° 54' 28"W	L148	67.51	S29° 11' 44"W
L46	67.95	N45° 59' 41"E	L101	10.21	S70° 49' 32"E	L149	84.69	N54° 29' 34"W
L47	55.25	N19° 05' 13"E	L102	42.48	S70° 49' 32"E	L150	18.08	S72° 04' 29"W

REGISTRY BLOCK

STATE OF MAINE
CUMBERLAND COUNTY REGISTRY OF DEEDS
RECEIVED _____ 20____
AT _____ h _____ m _____ M. AND RECORDED IN
PLAN BOOK _____ PAGE _____
ATTEST _____ REGISTRAR



CITY OF PORTLAND TURNAROUND EASEMENT
1" = 40'

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 EASEMENT LINE
---	25' SETBACK FROM HIGHEST ANNUAL TIDE ELEVATION 7.4
•	PIN TO BE SET

APPROVAL - CITY OF PORTLAND PLANNING BOARD

DATE _____
CHAIRPERSON _____