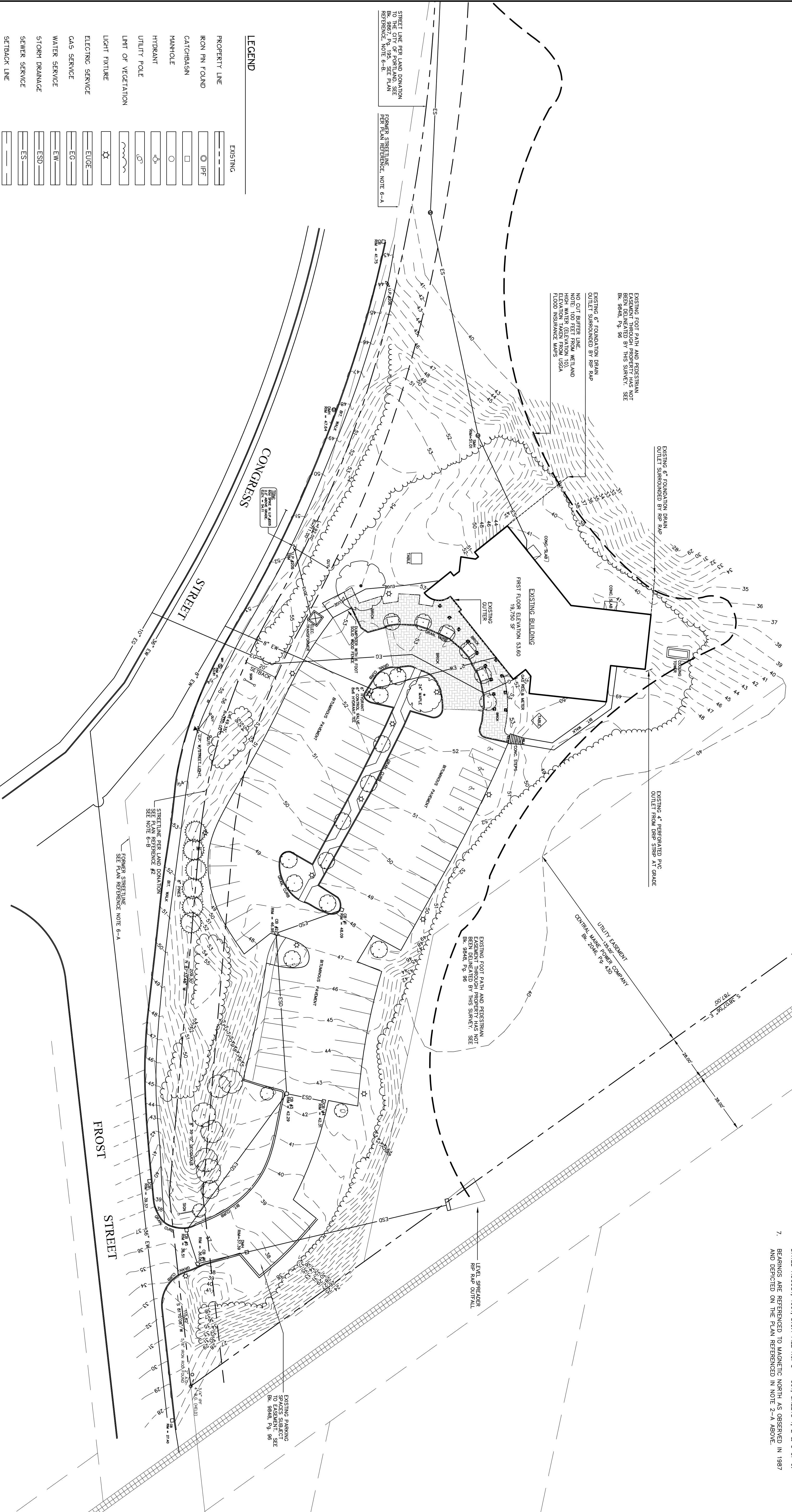


SITE LOCATION MAP



LEGEND

EXISTING	PROPERTY LINE
—	IRON PIN FOUND
□	CATCHBASIN
○	MANHOLE
○	HYDRANT
○	UTILITY POLE
○	LIMIT OF VEGETATION
○	LIGHT FIXTURE
○	ELECTRIC SERVICE
○	GAS SERVICE
○	WATER SERVICE
○	STORM DRAINAGE
○	SEWER SERVICE
○	SETBACK LINE

- NOTES:**
- OWNER - OGH REALTY ASSOCIATES, SEE BOOK 9300, PAGE 56, CUMBERLAND COUNTY REGISTRY OF DEEDS.
 - THIS PLAN REPRESENTS EXISTING SITE CONDITIONS AS OF THE DATE OF THIS SURVEY. ANY CHANGES TO THE SITE SINCE THE DATE OF THIS SURVEY SHALL BE SHOWN BY A REVISION TO THIS PLAN. TWO PRIOR BOUNDARY SURVEY PLANS AS REFERENCED IN NOTE 2 - A & B BELOW.
 - ELEVATION DATUM IS ASSUMED TO BE NGVD 1929 AS TAKEN FROM A SITE CENTER BY MITCHELL & ASSOCIATES.
 - REFERENCE IS MADE TO A NOTICE OF LAYOUT AND TAKING BY THE MAINE DEPT. OF TRANSPORTATION, DATED FEB. 12, 1992 AND RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 9916, PAGE 162.
 - REFERENCE IS MADE TO A PEDSTRIAN AND PARKING EASEMENT LOCATED ON THE SUBJECT PARCEL AS CONVEYED BY OGH REALTY ASSOCIATES TO THE STATE OF MAINE DEPARTMENT OF TRANSPORTATION AND RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 9949, PAGE 96. THE LIMITS OF THIS EASEMENT ARE NOT SHOWN HEREON.
 - PLAN REFERENCES:
A. STANDARD BOUNDARY - CONGRESS & FROST STREETS PORTLAND, MAINE - PROPERTY OF WILMA RIMO - MADE FOR MICHAEL STARKS, DATED JUNE 11, 1987, PREPARED BY LAND USE CONSULTANTS OF PORTLAND, MAINE, JOB NO. 1972, RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 9912, PAGE 12.
B. LAND DONATION BOUNDARY - MAINE ORTHOPAEDIC CENTER PORTLAND, MAINE, DATED NOVEMBER 21, 1990, REVISED JAN. 11, 1991, PREPARED BY MITCHELL & ASSOCIATES, AND JOHN WHIPPLE, ARCHITECT.
C. MAP STATE OF MAINE DEPARTMENT OF TRANSPORTATION RIGHT OF WAY EASEMENT, DATED NOVEMBER 21, 1990, REVISED JAN. 11, 1991, PREPARED BY MITCHELL & ASSOCIATES, AND JOHN WHIPPLE, ARCHITECT.
D. MAP STATE OF MAINE DEPARTMENT OF TRANSPORTATION RIGHT OF WAY EASEMENT, DATED AUGUST 1991, D.O.T. FILE NO. 3 - 391, SHEETS 1, 2 & 3 OF 6.
 - BEARINGS ARE REFERENCED TO MAGNETIC NORTH AS OBSERVED IN 1987 AND DERIVED ON THE PLAN REFERENCED IN NOTE 2-A ABOVE.

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MAINE ORTHOPAEDIC CENTER

1601 Congress Street **Portland, Maine**

Date: OCTOBER 1, 2004

Revisions:

Title: EXISTING CONDITIONS PLAN

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Scale: 1"=30'

0 10 20 30 60 Ft.

North:

Sheet No.: 1