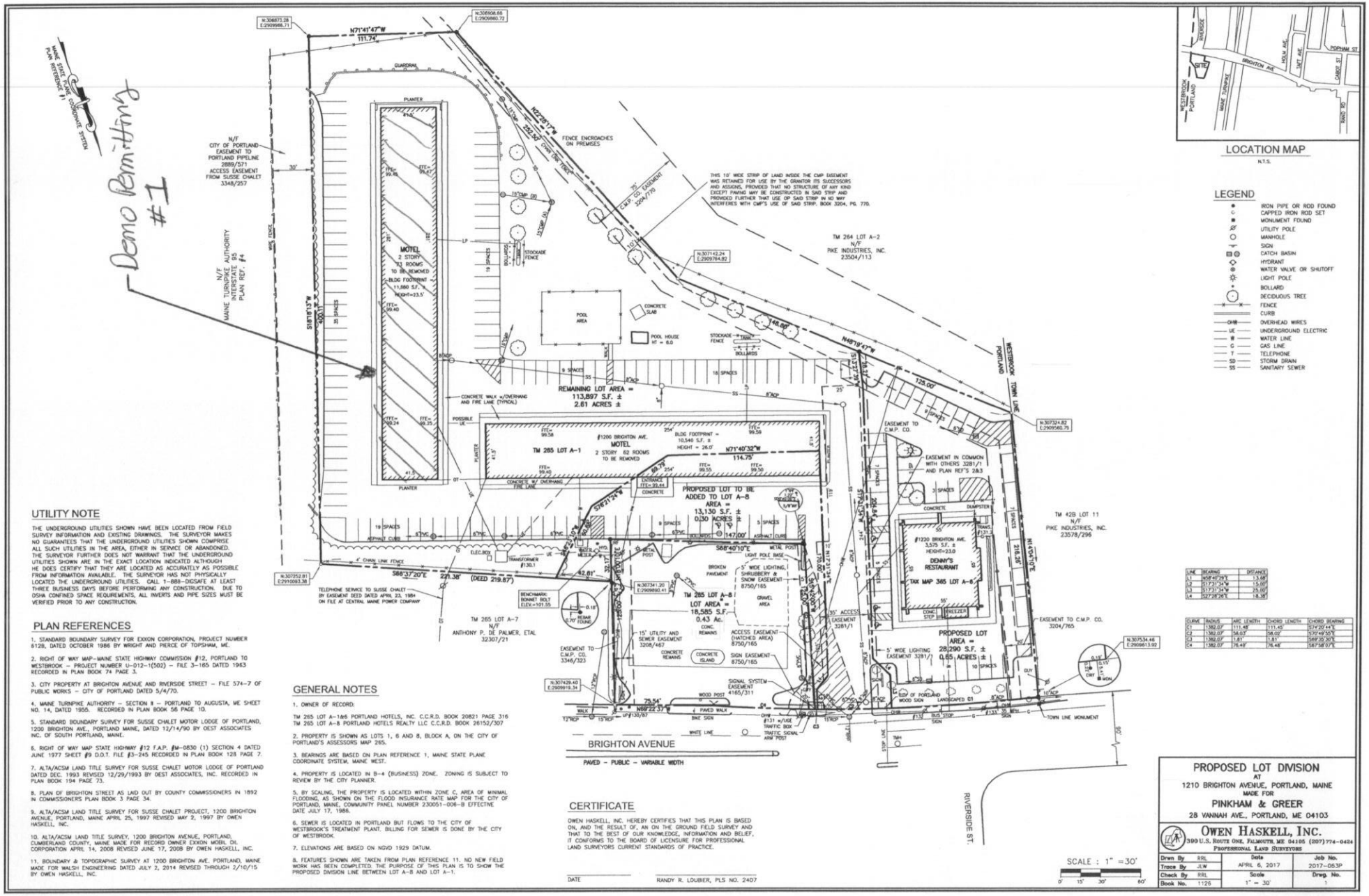

LOCATION MAP

N.T.S.

LEGEND

- IRON PIPE OR ROD FOUND
- CAPPED IRON ROD SET
- MONUMENT FOUND
- UTILITY POLE
- MANHOLE
- SIGN
- CATCH BASIN
- HYDRANT
- WATER VALVE OR SHUTOFF
- LIGHT POLE
- BOLLARD
- DECIDUOUS TREE
- FENCE
- CURB
- OHW — OVERHEAD WIRES
- UE — UNDERGROUND ELECTRIC
- W — WATER LINE
- G — GAS LINE
- T — TELEPHONE
- SD — STORM DRAIN
- SS — SANITARY SEWER

LINE	BEARING	DISTANCE
L1	N58°44'29"E	13.48'
L2	S17°31'34"W	15.00'
L3	S17°31'34"W	25.00'
L4	S27°28'26"E	18.38'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	1382.07'	111.45'	111.45'	S74°20'44"E
C2	1382.07'	56.03'	56.02'	S70°49'55"E
C3	1382.07'	1.81'	1.81'	S69°35'30"E
C4	1382.07'	76.49'	76.48'	S67°38'07"E

UTILITY NOTE

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. CALL 1-888-DIGSAFE AT LEAST THREE BUSINESS DAYS BEFORE PERFORMING ANY CONSTRUCTION. DUE TO OSHA CONFINED SPACE REQUIREMENTS, ALL INVERTS AND PIPE SIZES MUST BE VERIFIED PRIOR TO ANY CONSTRUCTION.

PLAN REFERENCES

1. STANDARD BOUNDARY SURVEY FOR EXXON CORPORATION, PROJECT NUMBER 6128, DATED OCTOBER 1986 BY WRIGHT AND PIERCE OF TOPSHAM, ME.

2. RIGHT OF WAY MAP-MAINE STATE HIGHWAY COMMISSION #12, PORTLAND TO WESTBROOK - PROJECT NUMBER U-012-1(502) - FILE 3-165 DATED 1963 RECORDED IN PLAN BOOK 74 PAGE 3.

3. CITY PROPERTY AT BRIGHTON AVENUE AND RIVERSIDE STREET - FILE 574-7 OF PUBLIC WORKS - CITY OF PORTLAND DATED 5/4/70.

4. MAINE TURNPIKE AUTHORITY - SECTION II - PORTLAND TO AUGUSTA, ME SHEET NO. 14, DATED 1955. RECORDED IN PLAN BOOK 56 PAGE 10.

5. STANDARD BOUNDARY SURVEY FOR SUSSE CHALET MOTOR LODGE OF PORTLAND, 1200 BRIGHTON AVE., PORTLAND MAINE, DATED 12/14/90 BY OEST ASSOCIATES INC. OF SOUTH PORTLAND, MAINE.

6. RIGHT OF WAY MAP STATE HIGHWAY #12 F.A.P. #M-0830 (1) SECTION 4 DATED JUNE 1977 SHEET #9 D.O.T. FILE #3-245 RECORDED IN PLAN BOOK 128 PAGE 7.

7. ALTA/ACSM LAND TITLE SURVEY FOR SUSSE CHALET MOTOR LODGE OF PORTLAND DATED DEC. 1993 REVISED 12/29/1993 BY OEST ASSOCIATES, INC. RECORDED IN PLAN BOOK 194 PAGE 73.

8. PLAN OF BRIGHTON STREET AS LAID OUT BY COUNTY COMMISSIONERS IN 1892 IN COMMISSIONERS PLAN BOOK 3 PAGE 34.

9. ALTA/ACSM LAND TITLE SURVEY FOR SUSSE CHALET PROJECT, 1200 BRIGHTON AVENUE, PORTLAND, MAINE APRIL 25, 1997 REVISED MAY 2, 1997 BY OWEN HASKELL, INC.

10. ALTA/ACSM LAND TITLE SURVEY, 1200 BRIGHTON AVENUE, PORTLAND, CUMBERLAND COUNTY, MAINE MADE FOR RECORD OWNER EXXON MOBIL OIL CORPORATION APRIL 14, 2008 REVISED JUNE 17, 2008 BY OWEN HASKELL, INC.

11. BOUNDARY & TOPOGRAPHIC SURVEY AT 1200 BRIGHTON AVE. PORTLAND, MAINE MADE FOR WALSH ENGINEERING DATED JULY 2, 2014 REVISED THROUGH 2/10/15 BY OWEN HASKELL, INC.

GENERAL NOTES

1. OWNER OF RECORD:

TM 265 LOT A-1&6 PORTLAND HOTELS, INC. C.C.R.D. BOOK 20821 PAGE 316
TM 265 LOT A-8 PORTLAND HOTELS REALTY LLC C.C.R.D. BOOK 26152/307

2. PROPERTY IS SHOWN AS LOTS 1, 6 AND 8, BLOCK A, ON THE CITY OF PORTLAND'S ASSESSORS MAP 265.

3. BEARINGS ARE BASED ON PLAN REFERENCE 1, MAINE STATE PLANE COORDINATE SYSTEM, MAINE WEST.

4. PROPERTY IS LOCATED IN B-4 (BUSINESS) ZONE. ZONING IS SUBJECT TO REVIEW BY THE CITY PLANNER.

5. BY SCALING, THE PROPERTY IS LOCATED WITHIN ZONE C, AREA OF MINIMAL FLOODING, AS SHOWN ON THE FLOOD INSURANCE RATE MAP FOR THE CITY OF PORTLAND, MAINE, COMMUNITY PANEL NUMBER 230051-006-B EFFECTIVE DATE JULY 17, 1986.

6. SEWER IS LOCATED IN PORTLAND BUT FLOWS TO THE CITY OF WESTBROOK'S TREATMENT PLANT. BILLING FOR SEWER IS DONE BY THE CITY OF WESTBROOK.

7. ELEVATIONS ARE BASED ON NGVD 1929 DATUM.

8. FEATURES SHOWN ARE TAKEN FROM PLAN REFERENCE 11. NO NEW FIELD WORK HAS BEEN COMPLETED. THE PURPOSE OF THIS PLAN IS TO SHOW THE PROPOSED DIVISION LINE BETWEEN LOT A-8 AND LOT A-1.

CERTIFICATE

OWEN HASKELL, INC. HEREBY CERTIFIES THAT THIS PLAN IS BASED ON, AND THE RESULT OF, AN ON THE GROUND FIELD SURVEY AND THAT TO THE BEST OF OUR KNOWLEDGE, INFORMATION AND BELIEF, IT CONFORMS TO THE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS CURRENT STANDARDS OF PRACTICE.

DATE

RANDY R. LOUBIER, PLS NO. 2407

PROPOSED LOT DIVISION

AT

1210 BRIGHTON AVENUE, PORTLAND, MAINE

MADE FOR

PINKHAM & GREER

28 VANNAH AVE., PORTLAND, ME 04103

OWEN HASKELL, INC.
390 U.S. ROUTE ONE, FALMOUTH, ME 04105 (207) 774-0424
PROFESSIONAL LAND SURVEYORS

Drwn By	RRL	Date	Job No.
Trace By	JLW	APRIL 6, 2017	2017-053P
Check By	RRL	Scale	Dwg. No.
Book No.	1126	1" = 30'	1