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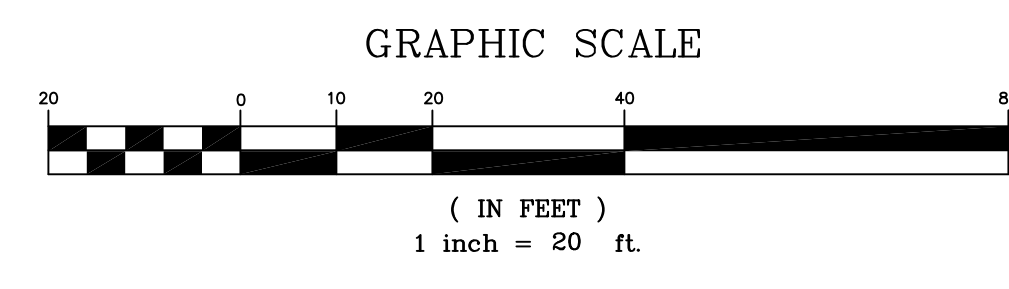
MAINE HISTORICAL SOCIETY
 489 CONGRESS ST.
 PORTLAND, MAINE

GENERAL NOTES:

1. THE RECORD OWNER OF THE PARCEL AS DEPICTED ON CITY TAX MAP 37, BLOCK F LOTS 12 AND 17 IS MHS, INC. BY DEED DATED DEC. 18, 1982 AND RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS (CCRD) IN BOOK 10467 PAGE 207. THE RECORD OWNER OF THE PARCEL AS DEPICTED ON CITY TAX MAP 37, BLOCK F, LOT 14 IS MAINE HISTORICAL SOCIETY BY DEED RECORDED IN CUMBERLAND COUNTY REGISTRY OF DEEDS (CCRD) BOOK 697, PAGE 343.
2. THE PROPERTY IS SHOWN AS LOTS 12, 14, 17 ON THE CITY OF PORTLAND TAX MAP 37, BLOCK F.
3. PLAN REFERENCES:
 - A. ALTA/ACSM LAND TITLE SURVEY FOR 477 CONGRESS LLC BY OWEN HASKELL, INC. DATED SEPTEMBER 26, 2003- JOB NO. 2003-196P (UNRECORDED)
 - B. PLAN OF PROPERTY OF PORTLAND SAVINGS BANK MADE BY E.C. JORDAN & CO DEC. 1921 (UNRECORDED)
 - C. MISCELLANEOUS PLANS BY E.C. JORDAN OF PROPERTY AT THE CORNER OF BROWN AND CONGRESS STREETS PORTLAND, MAINE DATED JAN, 1947 AND DEC, 1946 (UNRECORDED)
 - D. MISCELLANEOUS PLANS PROVIDED BY THE PUBLIC WORKS DEPARTMENT.
 - E. PLAN TITLED STORMWATER STUDY, SHEET 6.1 BY REED AND BARA ARCHITECTS FOR MAINE HISTORICAL SOCIETY DATED APRIL 14, 1994 (UNRECORDED)
4. THE STREET LINE DATA, ELEVATIONS, BEARINGS AND COORDINATES USED FOR THIS PLAN ARE REFERENCED FROM INFORMATION PROVIDED TO SEBAGO TECHNICS, INC BY THE CITY OF PORTLAND ENGINEERING DEPARTMENT.
5. AREA OF PARCEL IS APPROXIMATELY 37,777 SQUARE FEET.
6. LOT CONVEYED SUBJECT TO AND BENEFITED BY THE FOLLOWING EASEMENTS AND AGREEMENTS:
 - A. LICENSE AGREEMENT AS RECORDED IN BOOK 12587, PAGE 184 CORD FOR THE CONSTRUCTION AND MAINTENANCE OF A CONCRETE RAMP AND HANDRAILS FOR THE BENEFIT OF THE MAINE HISTORICAL SOCIETY. THE LICENSE AGREEMENT WAS BETWEEN MAINE HISTORICAL SOCIETY AND OCTOBER CORPORATION. THE CURRENT STATUS OF THE AGREEMENT IS UNCLEAR.
 - B. EASEMENT TO THE STATE OF MAINE AS PER BOOKS 15213, PAGE 205 AND 4608, PAGE 45 CORD FOR PURPOSES OF MAINTAINING THE LONGFELLOW HOUSE AS A HISTORICAL SITE.
 - C. MEMORANDUM OF AGREEMENT BETWEEN PREBLE, INC. AND MAINE HISTORICAL SOCIETY FOR PURPOSES OF USING STEAM PRODUCED IN THE PREBLE, INC BUILDING (NOW OWNED BY 477 CONGRESS, LLC). THIS IS AN UNRECORDED DOCUMENT, DATED DECEMBER, 1957, PROVIDED TO SEBAGO TECHNICS BY MAINE HISTORICAL SOCIETY.
7. UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE AS PER INFORMATION PROVIDED TO SEBAGO TECHNICS, INC BY MAINE HISTORICAL SOCIETY, PUBLIC WORKS, LOCAL UTILITY COMPANIES AND BY FIELD LOCATION OF MANHOLES, WATER SHUT VALVES, ETC. AND PAINTED UTILITIES BY OTHERS. OTHER UTILITIES MAY EXIST ON OR AROUND THE LOCUS PROPERTY. FIELD VERIFICATION OF THESE UTILITIES IS RECOMMENDED BEFORE ANY EXCAVATION OR CONSTRUCTION BEGINS.
8. PORTIONS OF THE LONGFELLOW MUSEUM ENCR OACH INTO THE CITY RIGHT OF WAYS. NO LICENSE AGREEMENT OR EASEMENT FOR THESE ENCR OACHMENTS WAS FOUND.

LEGEND

EXISTING	DESCRIPTION	PROPOSED
---	PROPERTY/ROW	---
---	EASEMENT	---
⊙	MONUMENT	⊙
—○—	IRON PIPE/ROD	—○—
⊙	DRILLHOLE	⊙
▭	BUILDING	▭
▬	EDGE PAVEMENT	▬
▬	GRAVEL ROAD	▬
---	CURBLINE	---
---	CONTOURS	---
—G—	GAS	—G—
—W—	WATER	—W—
—S—	SEWER	—S—
—SD—	STORM DRAIN	—SD—
—FM—	FORCE MAIN	—FM—
—UD—	UNDERDRAIN	—UD—
—OHE—	OVERHEAD ELEC. & TEL.	—OHE—
—UGE—	UNDERGROUND ELEC. & TEL.	—UGE—
⊙	GATE VALVE	⊙
⊙	UTILITY POLE	⊙
⊙	HYDRANT	⊙
⊙	CATCH BASIN	⊙
⊙	MANHOLE	⊙
⊙	CULVERT	⊙
⊙	SPOT GRADE	⊙
⊙	DECIDUOUS TREE	⊙
⊙	PARKING METER	⊙
⊙	BOLLARD	⊙
⊙	ROOF DRAIN	⊙
⊙	POST TRAFFIC LIGHT	⊙



EXISTING CONDITIONS PLAN

05/01/07	DATE	4-26-07	DATE
5/24/07	DATE	4-26-07	DATE
7/2/07	DATE	4-26-07	DATE
7/13/07	DATE	4-26-07	DATE
8/11/07	DATE	4-26-07	DATE

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