

SCHEDULE OF AREAS

STATION AND OFFSET

UNIT	BUILDING FOOTPRINT (S.F.)	ID	STATION	OFFSET	
1	7,500	1.	0+35.57	467.09	L
2	7,500	2.	2+00.73	427.74	L
3	7,500	3.	1+41.65	192.51	L
4	12,185	4.	0+38.28	31.30	L
5	30,036	5.	7+28.02	123.77	L
6	0	6.	10+87.34	59.27	L
7	0	7.	10+23.29	116.73	R
8	0	8.	8+49.24	24.51	R
9	30,000	9.	9+00.66	369.73	L
10	9,800	10.	5+78.52	340.79	L
11	10,925	11.	3+82.09	82.15	L
12	4,800	12.	8+92.28	530.43	L
13	12,625	13.	2+62.63	694.04	L
14	53,120	14.	9+00.71	601.86	L
15	4,800				
16	14,028				
17	8,000				
UNIT TOTAL AREA	212,819				
LCE (UNITS 1-4)	78,105				
LCE (UNITS 1-4 & 12)	7,514				
LCE (UNITS 5)	41,197				
LCE (UNITS 7-9)	107,475				
LCE (UNITS 10)	8,545				
LCE (UNITS 10, 13 & 15)	12,275				
LCE (UNITS 11)	20,279				
LCE (UNITS 12)	42,306				
LCE (UNITS 13)	19,822				
LCE (UNITS 14)	32,321				
LCE (UNITS 15)	17,037				
LCE TOTAL AREA	386,876				
CE TOTAL AREA	210,889				
TOTAL AREA	810,584				

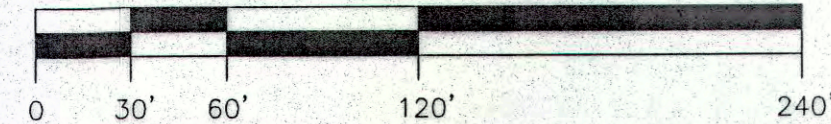
NOTES

- OWNER OF RECORD: 1039 RIVERSIDE LLC, 55 HARDY ROAD, FALMOUTH, MAINE 04105 C.C.R.D. BOOK 19196 PAGE 308.
- LOCUS IS SHOWN AS LOT A-1 ON PORTLAND ASSESSORS' MAP 131.
- BEARINGS ARE TRUE NORTH AS BASED ON MARKERS FOUND AS SHOWN ON PLAN REFERENCE 1.
- BOUNDARY IS TAKEN FROM LOCUS DEED AND PLAN REF. 1 ON WHICH THE DEED IS BASED.
- UTILITIES TAKEN FROM PLAN REFERENCE 2 AND INFORMATION PROVIDED BY OWNER.
- ELEVATION TAKEN FROM PLAN REFERENCE 2 (CITY DATUM).
- ORIGINAL CONDOMINIUM PLAT - UNITS 12 AND 13 ARE EXISTING BUILDINGS. UNITS 1-11 NEED NOT BE BUILT. APPROVED 4/15/04 CORD BOOK 204, PAGE 262
- AMENDED CONDOMINIUM PLAT - DELETE UNIT 6. REVISE UNITS 5, 7, 8, 10, AND 11. APPROVED 12/16/04 CORD BOOK 204, PAGE 916
- SECOND AMENDED CONDOMINIUM PLAT - REVISE UNITS 4 AND 10 LCE AREAS FOR UNITS, 10, 13, AND 10 AND 13. APPROVED 6/2/05 CORD BOOK 205, PAGE 459
- THIRD AMENDED CONDOMINIUM PLAT - ADD UNITS 14 AND 15 AND LCE'S. APPROVED 9/5/06 CORD BOOK 206, PAGE 565
- FOURTH AMENDED CONDOMINIUM PLAT - REVISE UNITS 9, 11 AND 15, LCE UNIT 10, 13, & 15. ADD EASEMENT TO IMMUCELL CORP. SHOW OUTPARCEL TO SUSAN ELICHAA.
- FIFTH AMENDED CONDOMINIUM PLAT - REVISE UNIT 11 BUILDING ALIGNMENT AND ADDED UNIT 5 LOADING DOCK AND MODIFIED PARKING LAYOUT
- THE BUSINESS PARK WAS SUBJECT TO THE SITE LOCATION OF DEVELOPMENT ACT (SLODA) REVIEW IN 2004 (DELEGATED TO THE CITY OF PORTLAND PLANNING AUTHORITY BY MEDEP) AND ANY FUTURE AMENDMENTS NEED TO BE ADVISED TO THE MEDEP, IN ADDITION TO THE PLANNING AUTHORITY. THE SITE IS ALSO SUBJECT TO A MEDEP NATURAL RESOURCES PROTECTION ACT (NRPA) PERMIT ORDER (DEP #L-21677-TB-E-N) FOR WETLAND FILL. ANY ADDITIONAL WETLAND FILL SHALL REQUIRE AN AMENDMENT TO THE DEP / USACE PERMITS.

PLAN REFERENCES

- "PLAN OF PROPERTY IN PORTLAND, MAINE MADE FOR RIVERSIDE INDUSTRIAL PARK INC. 5-19, 1977 H.I. & E.C. JORDAN - SURVEYORS".
- "EXISTING CONDITIONS SITE PLAN DOUGLAS BROTHERS DIV. ROBERT MITCHELL CO., INC. MAY 1994" BY BH2M.
- "EVERGREEN INDUSTRIAL PARK RIVERSIDE STREET PORTLAND, ME SUBDIVISION PLAT NOV. 2, 1984 LAND USE CONSULTANTS" RECORDED IN PLAN BOOK 146 PAGE 57.
- "EVERGREEN INDUSTRIAL PARK RIVERSIDE STREET PORTLAND, ME SECOND AMENDED SUBDIVISION PLAT FEB. 3, 1987" RECORDED IN PLAN BOOK 160 PAGE 66.
- "FINAL SUBDIVISION PLAN FOR: MICHAEL LAPLANTE LOT 1, EVERGREEN INDUSTRIAL PARK RIVERSIDE STREET, PORTLAND, MAINE 1/13/87 SEBAGO TECHNICS, INC." RECORDED IN PLAN BOOK 164 PAGE 11.
- "RIVERSIDE GOLF COURSE - DRIVING RANGE" BY PINKHAM AND GREER CONSULTING ENGINEERS, INC. DATE 8/7/91
- "SECOND TEE BUSINESS PARK WAREHOUSE / OFFICE PARK SITE DEVELOPMENT PLANS DRAWINGS 1-10 JANUARY 2004 BY DELUCA-HOFFMAN ASSOCIATES, INC. GRANTED PORTLAND PLANNING AUTHORITY APPROVED ON APRIL 15, 2004.
- "SECOND TEE CONDOMINIUM ASSOCIATION BUSINESS PARK EXPANSION WAREHOUSE/OFFICE PARK DEVELOPMENT PLANS, DRAWINGS 1-11 JULY 2005 BY DELUCA-HOFFMAN ASSOCIATES, INC. GRANTED PORTLAND PLANNING AUTHORITY APPROVED ON JANUARY 10, 2006.

GRAPHIC SCALE

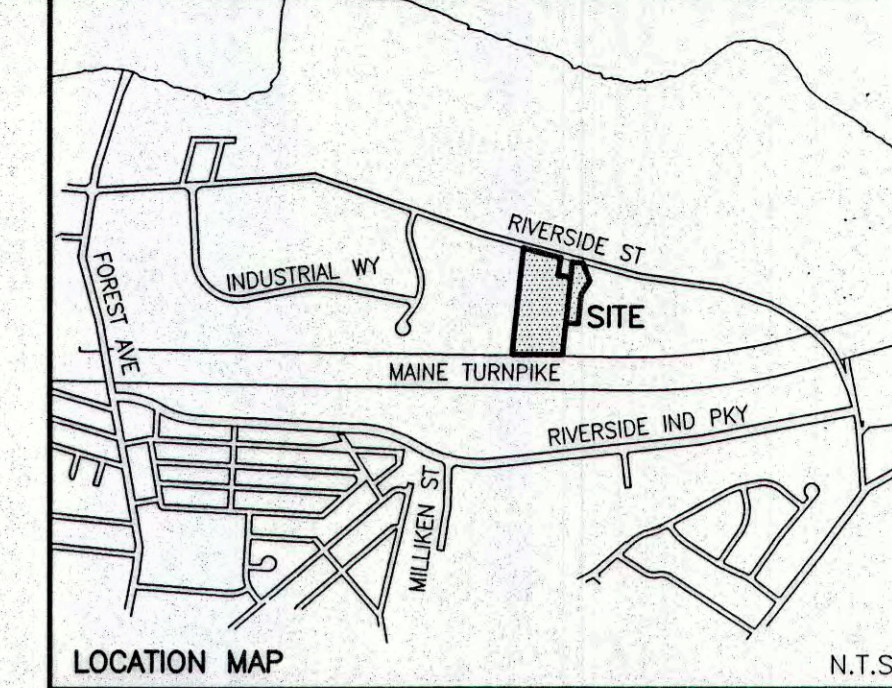
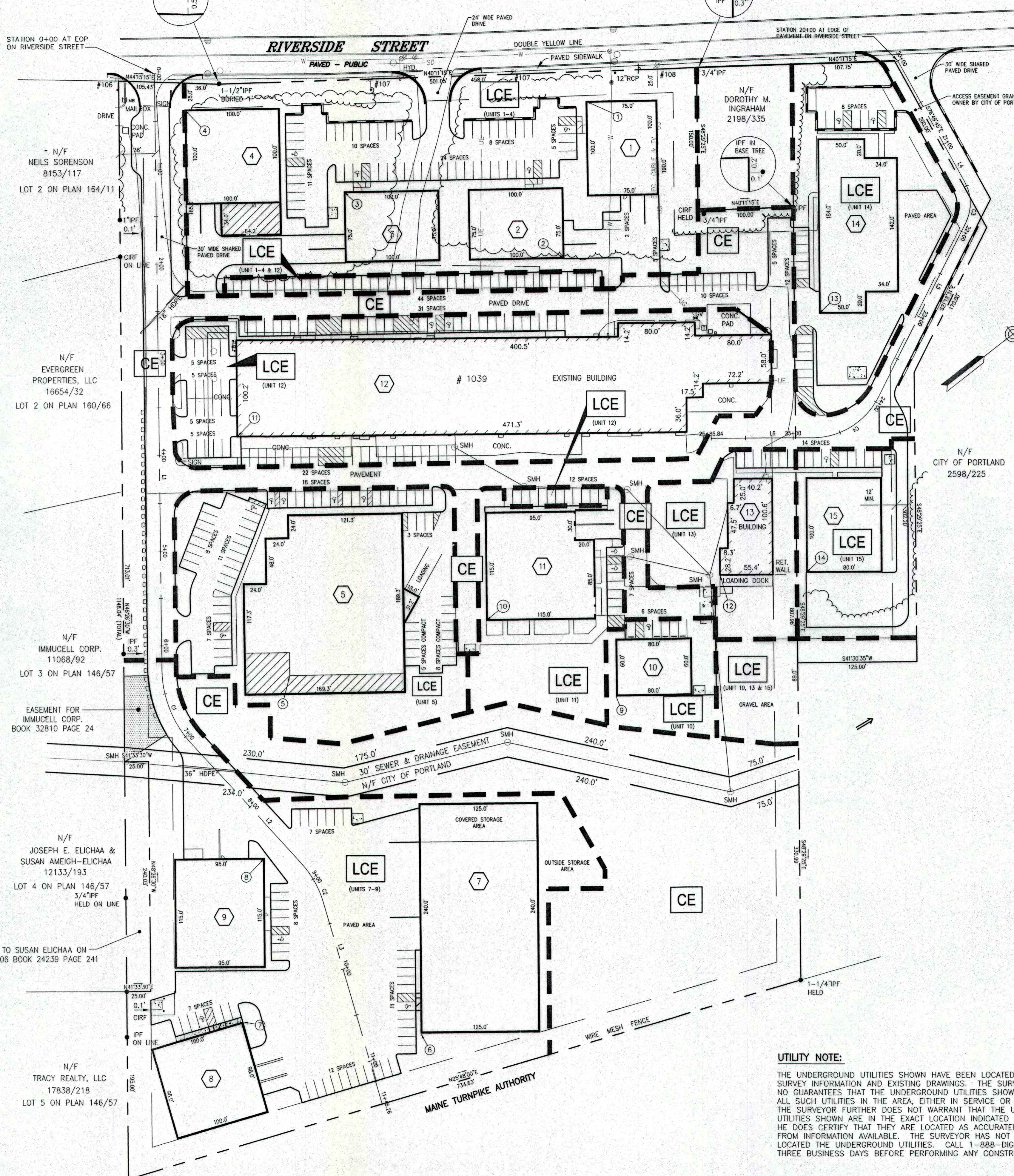


LINE TABLE

#	DISTANCE	COURSE
L1	624.54'	N 48°40' 13" W
L2	170.93'	S 89°15' 34" W
L3	220.05'	S 64°12' 48" E

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT	PC STATION	PT STATION
C1	84.44	115.0	42°04'13"	44.23	6+24.54	7+08.98
C2	46.30	100.0	26°31'38"	23.57	8+79.91	9+26.21



- LEGEND:**
- IRON PIPE OR ROD FOUND
 - GAS VALVE
 - WATER VALVE
 - HYDRANT
 - UTILITY POLE
 - MANHOLE
 - CATCH BASIN
 - SIGN
 - TRANSFORMER
 - FENCE
 - CURB
 - UNDERGROUND ELECTRIC
 - WATER LINE
 - STORM DRAIN
 - EXISTING BUILDING
 - PROPOSED UNIT AREAS
 - LCE (LIMITED COMMON ELEMENT (APPLICABLE UNITS))
 - CE (COMMON ELEMENT)
 - UNIT NUMBER
 - DIVISION LINE BETWEEN ELEMENTS
 - POSSIBLE BUILDING EXPANSION WITHIN UNIT BOUNDARY

APPROVAL-CITY OF PORTLAND PLANNING AUTHORITY

DATE: 1/17/17

PLANNING DIVISION DIRECTOR

STATE OF MAINE
 Cumberland COUNTY SS REGISTRY OF DEEDS
 RECEIVED January 18, 2017
 AT 11 h 12 m A.M. AND RECORDED IN
 PLAN BOOK 217 PAGE 20
 ATTEST REGISTER



JOHN C. SCHWANDA, PLS #1252
 DATE: 1-3-2017

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.

THIS PLAT AMENDS THE FOURTH AMENDED CONDOMINIUM PLAT AS APPROVED BY THE PLANNING AUTHORITY ON NOVEMBER 24, 2015 AND RECORDED IN PLAN BOOK 215, PAGE 477 ON NOVEMBER 30, 2015.

FIFTH AMENDED CONDOMINIUM PLAT
 OF
 SECOND TEE BUSINESS PARK CONDOMINIUM
 #1039 RIVERSIDE STREET, PORTLAND, MAINE
 MADE FOR OWNER OF RECORD
1039 RIVERSIDE LLC
 1039 RIVERSIDE STREET, PORTLAND, ME 04102
OWEN HASKELL, INC.
 390 U.S. Route 1 Falmouth, Maine 04105 (207)774-0424
 PROFESSIONAL LAND SURVEYORS

Drawn By	RS	Date	Job No.
Trace By	JLW	REVISED JAN. 2017 NOV. 18, 2004	2003-283P
Check By	JCS	Scale	Drwg. No.
Book No.	983	1" = 60'	C-3B