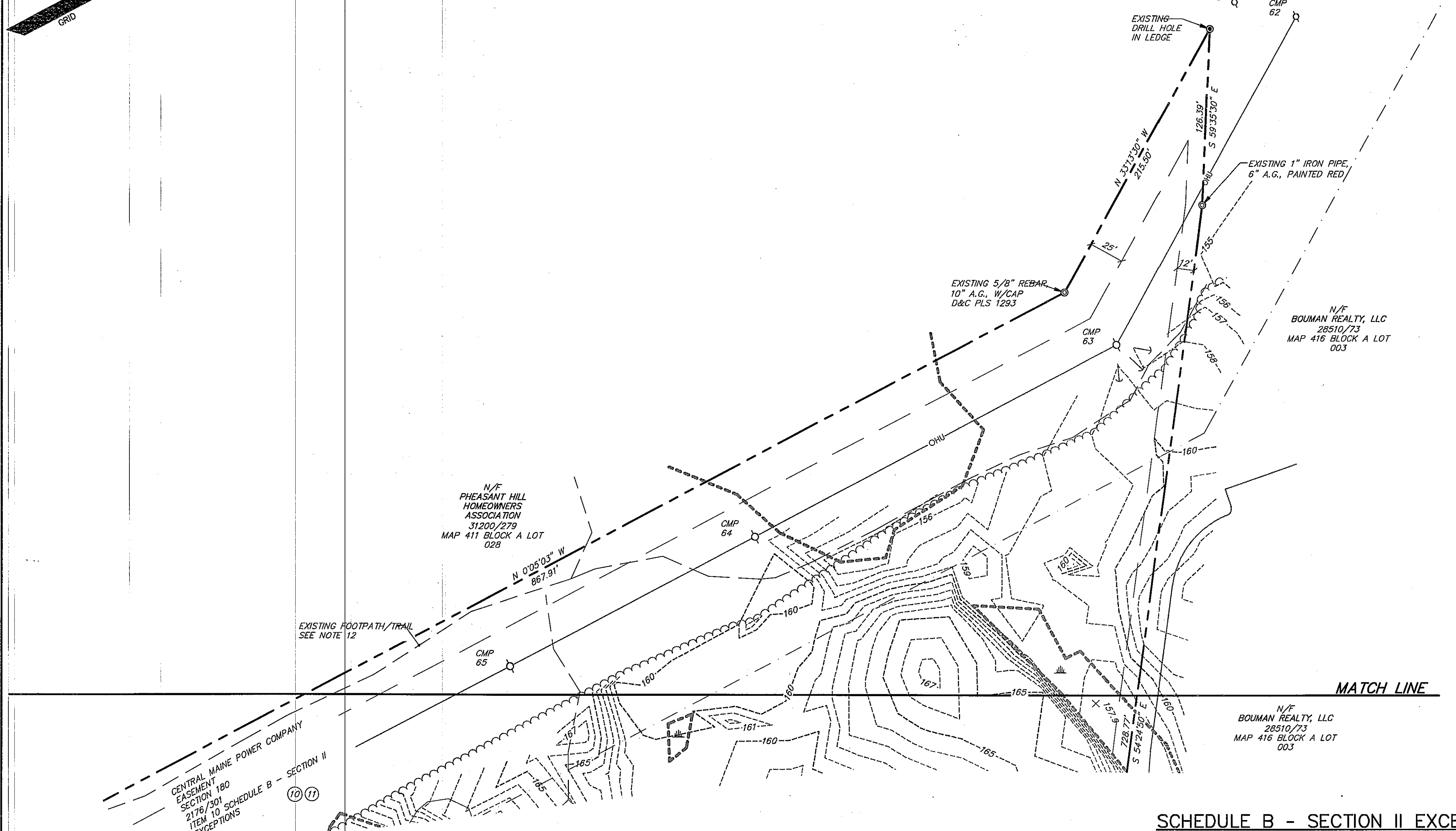
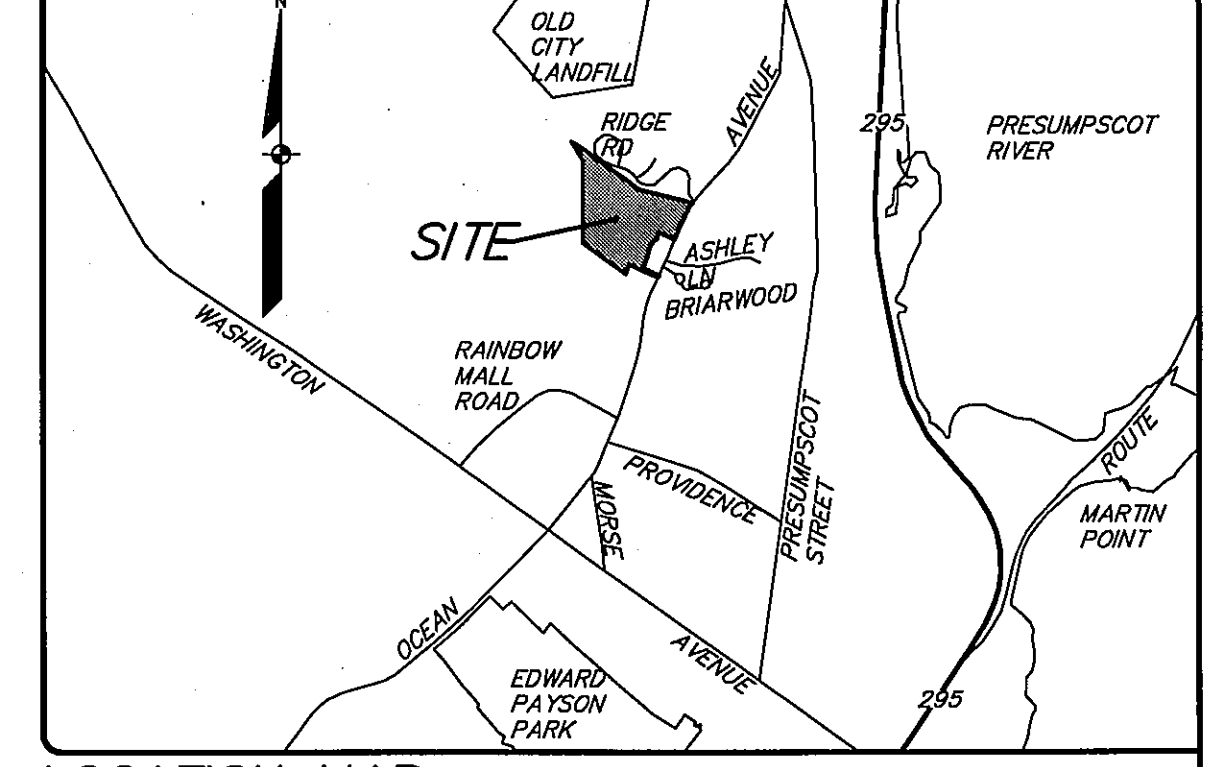


POLE STUB FOUND, NO VISIBLE LINES ITEM 11 SCHEDULE B - SECTION II EXCEPTIONS



LEGEND

- EXISTING
PROPERTY LINE/R.O.W.
ABUTTER LINE/R.O.W.
5/8\"/>



GENERAL NOTES:

- 1. THE RECORD OWNER OF THE PARCEL IS GRAVES HILL LAND COMPANY, LLC BY DEED DATED JULY 1, 2004 AND RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 21500, PAGE 298.
2. THE PROPERTY IS SHOWN AS LOTS A006, A007 AND A021 ON TAX MAP 416 AND LOT A007 ON TAX MAP 411 OF THE CITY OF PORTLAND TAX MAPS AND IS LOCATED IN THE BOTH THE R-5A RESIDENTIAL ZONE AND R-OS RECREATION AND OPEN SPACE ZONING DISTRICTS.
3. SPACE AND BULK CRITERIA FOR THE R5A AND ROS DISTRICTS ARE AS FOLLOWS:
LOCUS AREA WITHIN ZONING DISTRICT: R5A ROS
10.171 ACRES 8.157 ACRES
MINIMUM LOT SIZE: 1,600 S.F. PER DWELLING UNIT
MINIMUM FRONTAGE: 50 FEET N/A
MAXIMUM LOT COVERAGE: 30% 25%
MINIMUM LOT WIDTH: 60 FEET N/A
MINIMUM RECREATION OPEN SPACE: 200 S.F. PER DWELLING UNIT
MINIMUM FRONT YARD: 35 FEET 25 FEET
MINIMUM SIDE YARD: 16 FEET 12 FEET
MINIMUM REAR YARD: 25 FEET 25 FEET
MAXIMUM BUILDING HEIGHT: 55 FEET N/A
* SEE BUILDING LENGTH GREATER THAN 100'.
4. TOTAL AREA OF PARCEL IS APPROXIMATELY 798,387.448 SQUARE FEET OR 18.328 ACRES.
5. BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED UPON FIELD WORK PERFORMED BY SEBAGO TECHNICS, INC. IN DECEMBER 2014 AND JANUARY 2015.
6. PLAN REFERENCES:
A. "PLAN SHOWING A BOUNDARY SURVEY AND TOPOGRAPHIC SURVEY MADE FOR DIANE DOYLE, (MAILING ADDRESS: 16 TIFFANY LANE, SACO, ME 04072) PARCEL LOCATED AT OCEAN AVENUE, PORTLAND, MAINE" DATED JULY 8, 2002 AND REVISED THROUGH FEBRUARY 11, 2005 BY DOW & COULOMBE, INC, SHEETS 1 & 2 OF 2. THIS PLAN IS RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 204, PAGE 293 & PAGE 294.
B. "ASBUILT SURVEY PLAN OF OCEAN RIDGE CONDOMINIUMS, 852 OCEAN AVENUE, PORTLAND, MAINE FOR RECORD OWNER OCEAN RIDGE REALTY, LLC, 91 OLD OCEAN HOUSE ROAD, CAPE ELIZABETH, MAINE 04107" DATED NOVEMBER 29, 2005 BY SEBAGO TECHNICS, INC., PROJECT NO. 84180.
C. "BOUNDARY SURVEY & LOT DIVISION 752 OCEAN AVENUE, PORTLAND, MAINE MADE FOR DONALD ANSPACH, 752 OCEAN AVENUE, PORTLAND, MAINE DATED MAY 25, 2004 AND REVISED THROUGH JUNE 18, 2008 BY TITCOMB ASSOCIATES, JOB NO. 87114.1.
D. "STANDARD BOUNDARY SURVEY PLAN OF PROPERTY OCEAN AVENUE, PORTLAND, MAINE MADE FOR THE FINCH GROUP, 160 FEDERAL STREET, BOSTON, MA." DATED JULY 30, 1992 BY TITCOMB ASSOCIATES, JOB NO. 87114M.
E. "OCEAN AVENUE STORM DRAIN AND SANITARY SEWER EXTENSION OF OCEAN RIDGE CONDOMINIUMS, 852 OCEAN AVENUE, PORTLAND, MAINE FOR OCEAN RIDGE REALTY, LLC, 91 OCEAN HOUSE ROAD, CAPE ELIZABETH, MAINE 04107" DATED APRIL 3, 2001 AND REVISED THROUGH DECEMBER 3, 2002 BY SEBAGO TECHNICS, INC., PROJECT NO. 84180, SHEETS 15 & 16 OF 18 SHEETS.
F. "OCEAN AVENUE RECONSTRUCTION PHASE 3 AND PHASE 4, PLAN AND PROFILE STA. 122+00 TO STA. 127+50" DATED AUGUST 31, 2007 BY CITY OF PORTLAND, MAINE DEPARTMENT OF PUBLIC WORKS ENGINEERING SECTION, PROJECT NO. C04517, SHEETS 6 & 7 OF 23 SHEETS
G. "AMENDED SUBDIVISION PLAN OF OCEAN RIDGE CONDOMINIUMS, 852 OCEAN AVENUE, PORTLAND, MAINE FOR RECORD OWNER OCEAN RIDGE REALTY, LLC, 91 OLD OCEAN HOUSE ROAD, CAPE ELIZABETH, MAINE 04107" DATED MARCH 6, 2001 AND REVISED THROUGH MARCH 13, 2003 BY SEBAGO TECHNICS, INC. THIS PLAN IS RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 203, PAGE 264 AND SUPERCEDES A PLAN RECORDED IN PLAN BOOK 202, PAGE 725.
7. PLAN ORIENTATION IS GRID NORTH, MAINE STATE PLANE COORDINATE SYSTEM, WEST ZONE 1802-NAD83. ELEVATIONS DEPICTED HEREON HAVE BEEN OBSERVED IN NAVD83, BASED ON DUAL FREQUENCY GPS OBSERVATIONS. ELEVATIONS HAVE BEEN CONVERTED TO NAVD83 UTILIZING THE U.S. ARMY CORPS OF ENGINEERS CORRESPONDING SOFTWARE. WETLAND FLAGS OUTSIDE OF THE PROPOSED DEVELOPMENT AREA WERE LOCATED USING GLOBAL POSITIONING SYSTEMS (GPS) TECHNOLOGY. ALL GPS LOCATED POINTS HAVE A VARYING DEGREE OF ACCURACY AND MAY NOT REPRESENT THE ACTUAL FIELD LOCATION.
8. UTILITY INFORMATION DEPICTED HEREON IS COMPILED USING PHYSICAL EVIDENCE LOCATED IN THE FIELD. UTILITIES DEPICTED HEREON MAY NOT NECESSARILY REPRESENT ALL EXISTING UTILITIES. CONTRACTORS AND/OR DESIGNERS NEED TO CONTACT DIG-SAFE SYSTEMS, INC. (1-888-DIG-SAFE) AND FIELD VERIFY EXISTING UTILITIES PRIOR TO CONSTRUCTION AND/OR EXCAVATION.
9. THE LOCUS PROPERTY AS DEPICTED HEREON DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD AREA AS DELINEATED ON THE FLOOD INSURANCE RATE MAP FOR THE CITY OF PORTLAND, MAINE, CUMBERLAND COUNTY, COMMUNITY-PANEL NUMBER 230051 0007 C, HAVING AN EFFECTIVE DATE OF DECEMBER 8, 1998. THE LOCUS FALLS WITHIN AN AREA IDENTIFIED AS AN UNSHADED ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN.
10. A WETLAND DELINEATION WAS PERFORMED ON THIS PROJECT SITE IN NOVEMBER 2001 AND REVIEWED IN APRIL 2014 BY GARY M. FULLERTON, CERTIFIED SOIL SCIENTIST OF SEBAGO TECHNICS, INC. THIS DELINEATION CONFORMS TO THE STANDARDS AND METHOD OUTLINED IN THE 1987 WETLANDS DELINEATION MANUAL AND REGIONAL SUPPLEMENT AUTHORED AND PUBLISHED BY THE U.S. ARMY CORPS OF ENGINEERS. WETLAND FLAGS WITHIN THE PROPOSED DEVELOPMENT AREA WERE LOCATED BY GROUND SURVEY. WETLAND FLAGS OUTSIDE OF THE PROPOSED DEVELOPMENT AREA WERE LOCATED USING GLOBAL POSITIONING SYSTEMS (GPS) TECHNOLOGY. ALL GPS LOCATED POINTS HAVE A VARYING DEGREE OF ACCURACY AND MAY NOT REPRESENT THE ACTUAL FIELD LOCATION.
11. WITH REFERENCE TO ITEM 18 OF THE ALTA TABLE A, THE AREA ADJOINING THE NORTHERLY AND WESTERLY SIDELINES OF THE PARCEL IS CLUTTERED WITH CONSTRUCTION AND RESIDENTIAL DEBRIS, TWO OLD VEHICLES AND ASSORTED HOUSEHOLD LITTER. THE AREA IN THE VICINITY OF THE USGS CONTROL DISKS IS ALSO BEING USED AS A DUMP SITE FOR LAWN DEBRIS BY THE ADJOINING CONDOMINIUM PROJECT.
12. EXISTING FOOTPATHS/TRAILS ARE AS DEPICTED HEREON, THEY ARE TYPICALLY +/- FEET WIDE.

SCHEDULE B - SECTION II EXCEPTIONS
FILE NO 14030089 (REV. 1-12-15)

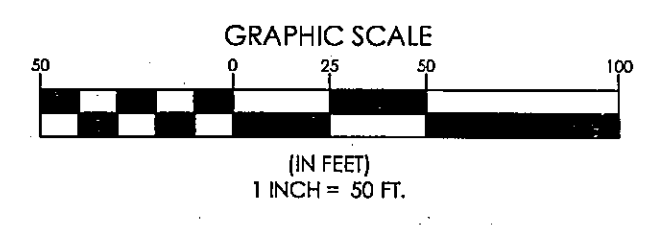
ITEMS 1 THROUGH ITEM 7 INCLUSIVE
THESE ARE NOT SURVEY ISSUES AND ARE NOT ADDRESSED BY SEBAGO TECHNICS, INC.
ITEM 8
IF THE LAND IS A CONDOMINIUM UNIT: ...
THE LAND IS NOT A CONDOMINIUM UNIT. HOWEVER, THE LOCUS HAS RIGHTS OVER A PORTION OF THE OCEAN RIDGE CONDOMINIUM PROPERTY, SEE ITEM 13 AND 25281/148.
ITEM 9
TITLE TO RIGHTS OF THE PUBLIC AND OTHERS ENTITLED THERETO IN AND TO ANY PORTION OF THE INSURED PREMISES LOCATED WITHIN THE BOUNDS OF ADJACENT STREETS, ROADS AND WAYS.
THE STREET LINE OF OCEAN AVENUE IS AS DEPICTED HEREON. RIDGE ROAD IS AS DEPICTED ON PLAN REFERENCE 66 HEREON.
ANY RIGHTS THE UNITED STATES GOVERNMENT MAY HAVE IN THE USGS DISK AND ASSOCIATED REFERENCE MARKS AND ACCESS THERETO IS UNKNOWN. NO DATA FURNISHED OR SHOWN ON PREVIOUS SURVEYS.
ITEM 10
RIGHTS AND EASEMENTS GRANTED FROM FREDERICK T. KNOWLES, GEORGE WILSON, ADAM W. WILSON AND ALICE HANNAH PALMER TO CENTRAL MAINE POWER COMPANY BY DEED DATED MARCH 29, 1954 AND RECORDED IN BOOK 2176, PAGE 301.
THIS EASEMENT IS LOCATED AS DEPICTED HEREON AND RUNS ALONG THE WESTERLY BOUNDARY.
ITEM 11
STATE OF FACTS SHOWN ON PLAN OF SURVEY ENTITLED "PLAN SHOWING BOUNDARY SURVEY AND TOPOGRAPHIC SURVEY MADE FOR DIANE DOYLE, RECORD OWNER ...". SEE PLAN REFERENCE 6A HEREON.
SEBAGO TECHNICS, INC. HAS EXAMINED THIS PLAN AND HAS RETRACED THE BOUNDARY, TOPOGRAPHIC AND CULTURAL FEATURES AS DEPICTED HEREON. i) THE UTILITY EASEMENT ALONG NORTHERN PORTION OF THE LAND BOOK 2176, PAGE 301 IS DEPICTED HEREON; ii) NEW ENGLAND TELEPHONE AND TELEGRAPH COMPANY EASEMENT IS NOT LOCATED ON THE LOCUS PROPERTY; iii) OCEAN AVENUE IS AS DEPICTED HEREON AND iv) UTILITY LINES AND APPURTENANCES ARE DEPICTED HEREON ALONG THE LENGTH OF OCEAN AVENUE.
ITEM 12
TERMS AND CONDITIONS OF CONDITIONAL ZONE AGREEMENT GRAVES HILL LAND COMPANY, LLC ...
THESE TWO DOCUMENTS AFFECT THE ENTIRE PROPERTY AND RUN WITH THE LAND.
ITEM 13
TERMS AND CONDITIONS OF EASEMENT AGREEMENT FROM OCEAN RIDGE REALTY, LLC TO GRAVES HILL LAND COMPANY, LLC DATED JULY 10, 2007 AND RECORDED IN BOOK 25281, PAGE 148. THE AREA IS IDENTIFIED HEREON WITH HATCHING ALONG LAND OF BOUMAN REALTY, LLC.
ITEM 14
STATE OF FACTS SHOWN ON PLAN OF SURVEY ENTITLED "ALTA/ACSM LAND TITLE SURVEY OF LAND OWNED BY GRAVES HILL LAND COMPANY, LLC, PREPARED FOR HAWTHORN DEVELOPMENT, LLC" BY SEBAGO TECHNICS, INC. DATED JANUARY 7, 2015, INCLUDING: i) UTILITY EASEMENT ALONG WESTERLY PORTION OF THE LAND, BOOK 2176, PAGE 301; ii) OCEAN AVENUE; iii) UTILITY POLE AND LINE OFF OCEAN AVENUE; iv) ENCROACHMENT OF NORTHEASTERLY CORNER OF THE LAND INTO THE PAVED ACCESS OF RIDGE ROAD; v) SIDELINE SETBACKS; vi) CONTRACT ZONE LINES; vii) EASEMENT AREA ALONG NORTHERLY PORTION OF THE LAND, BOOK 25281, PAGE 148; viii) NOTE #8 THAT NOT ALL UTILITIES MAY BE DEPICTED ON THE PLAN; ix) NOTE #11 THAT ABUTTERS CAIAZZO AND ADJOINING CONDOMINIUM PROJECT MAY BE USING THE LAND AS A DUMP SITE; AND x) TRAILS RUNNING GENERALLY FROM THE WESTERLY SIDE OF THE PROPERTY THROUGH THE CENTRAL MAINE POWER COMPANY EASEMENT INTO THE ADJOINING CONDOMINIUM PROJECT WERE FIELD LOCATED AS SHOWN HEREON. NO RECORD EVIDENCE WAS FOUND ESTABLISHING RIGHTS IN OR TO THESE TRAILS.

LEGAL DESCRIPTION

A CERTAIN LOT OR PARCEL OF LAND LOCATED ON THE WESTERLY SIDELINE OF OCEAN AVENUE, STATE HIGHWAY 9, IN THE CITY OF PORTLAND, COUNTY OF CUMBERLAND, STATE OF MAINE, SAID LOT OR PARCEL OF LAND BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:
BEGINNING AT AN EXISTING 5/8\"/>

LEGAL DESCRIPTION CONTINUED

THENCE S 33°34'00\"/>



DESIGNED: [] CHECKED: []
CDM
ALTA-ACSM LAND TITLE SURVEY
OWNED BY: GRAVES HILL LAND COMPANY, LLC
PREPARED FOR: HAWTHORN DEVELOPMENT, LLC
SURVEYOR'S CERTIFICATION
TO HAWTHORN DEVELOPMENT, LLC OR ITS ASSIGNEE AND FIDELITY NATIONAL TITLE INSURANCE COMPANY.
FILE NO. 14030089 (REV. 1-12-15)
THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDE ITEMS 1,2,3,4,5,6,6b,8,11a,11b,13,14,16,17,18,19,20a AND 21 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JANUARY 7, 2015.
DATE: SEPTEMBER 18, 2015
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 LICENSES FOR PROFESSIONAL LAND SURVEYORS.
CHARLES D. MARCHESI, MAINE PLS 2009
SEPTEMBER 18, 2015
PROJECT NO. 14432 SCALE 1" = 50'
SHEET 3 OF 14