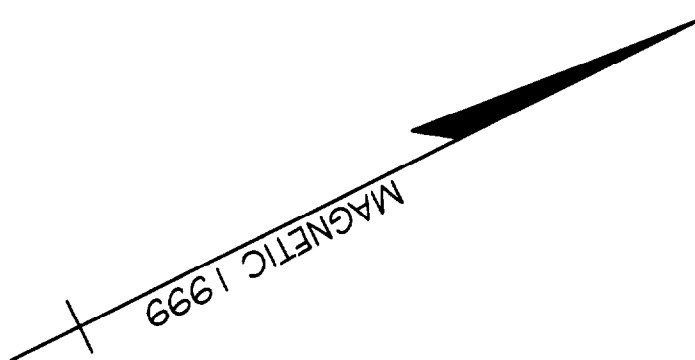


SURVEYOR'S NOTES:

- 1) This is not a boundary survey. Property lines are based solely on plan references 1, 2, and 3.
- 2) All directions are Magnetic North 1999 based on plan references 1, 2, and 3.
- 3) Survey data used to create the existing site plan was provided by Survey Inc. and Art Colvin. Elevations are based on data provided by Survey Inc. which was based on an elevation of a manhole rim in East Kidder Street provided to them by the City of Portland.
- 4) Total project area is 15.62 acres.
- 5) Reference is made to a Sidewalk Easement from Ocean East of Portland, LLC to the City of Portland to be executed and recorded following the recordation of this plan. Said Sidewalk Easement relates to the sidewalk shown on this plan running from Ocean Avenue to Presumpscot Street adjacent to Eben Hill Drive and the proposed 50 foot wide right-of-way out to Presumpscot Street.

PLAN REFERENCES:

1. "STANDARD BOUNDARY SURVEY PRESUMPCOT STREET OCEAN AVENUE PORTLAND, MAINE FOR REALTY RESOURCES CHARTERED", BY SURVEY INC. (NOT DATED).
2. "STANDARD BOUNDARY SURVEY OCEAN AVENUE PORTLAND, MAINE FOR JMC PARTNERS, LLC.", BY SURVEY INC. DATED APRIL, 2001.
3. "STANDARD BOUNDARY SURVEY OCEAN AVENUE PORTLAND, MAINE FOR REALTY RESOURCES CHARTERED", BY SURVEY INC. DATED JULY, 1999.



NF
CMP
LAND MANAGEMENT DEPT.
MAP 412, LOT A-9-10

NF
SAMUEL MANGANIELLO
MAP 412, LOT A-7

NF
DONALD ANSPATCH
MAP 412, LOT A-6-8

NF
MEGHAN & TODD HERGUTH
BK 15485, PG 324
MAP 423, LOT A-6

NF
WESCOTT & PAYSON
BRIARWOOD
FB 147, PG 51
MAP 423, LOT A-3

R-3 ZONE
R-5 ZONE

OCEAN AVENUE

R-3 ZONE
IL ZONE

NF
TIMBERLAND DEVELOPMENT
14375/ 258
WELLSTONE CONDOMINIUMS
PB 144, PG 61
PB 173, PG 68

N30°12'09"E
463.70'

OCEAN
BOOK 17

148

