

PLAN REFERENCES

- LAND TITLE SURVEY AND SUBDIVISION PLAN IN PORTLAND MAINE, USA MADE FOR THE TRUST FOR PUBLIC LAND THE CITY OF PORTLAND THE MAINE DEPARTMENT OF TRANSPORTATION THE CANADIAN NATIONAL RAILWAY COMPANY-OWNERS DATED FEB. 19, 1993 REVISED THROUGH 3-11-93 BY OWEN HASKELL, INC. RECORDED IN PLAN BOOK 193 PAGE 187.
- PLAN OF PROPERTY IN PORTLAND, MAINE MADE FOR BATH IRON WORKS DATED OCT. 19, 1981 BY H.I. AND E.C. JORDAN.
- PLAN OF LAND IN PORTLAND, MAINE MADE FOR BATH IRON WORKS DATED OCT. 19, 1981 REVISED THROUGH NOV. 20, 1981 BY H.I. AND E.C. JORDAN.
- MAINE STATE PIER AND VICINITY CITY OF PORTLAND CUMBERLAND COUNTY STATE OF MAINE DATED NOV. 7, 1985 BY STEVENS MORTON ROSE AND THOMPSON.
- CITY OF PORTLAND, ME DEPARTMENT OF PUBLIC WORKS COMMERCIAL, INDIA, FRANKLIN, CUSTOM HOUSE AND PEARL STREETS STREET LINES NEAR STATE PIER SITE DATED FEB. 6, 1922 CITY PLAN 454/19.
- STATE OF MAINE DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP "COMMERCIAL STREET" DATED AUGUST 1985 DOT FILE NO. 3-339.
- DRAWINGS ON FILE WITH THE CITY OF PORTLAND DEPARTMENT OF PUBLIC WORKS ENGINEERING DEPARTMENT SHOWING AREAS COMPUTED FOR BIW AND CITY - APPEARS TO BE BASED ON PLAN REFERENCE 2.
- PLAN OF PROPERTY IN PORTLAND MAINE MADE FOR MAINE WHARF ASSOCIATES LAND TITLE SURVEY DATED DEC. 8, 1989 BY H.I. AND E.C. JORDAN.
- STANDARD BOUNDARY SURVEY PLAN OF LAND ON FORE, INDIA, MIDDLE, NEWBURY, HANCOCK AND MOUNTFORT STREETS FOR AMERICAN HOIST AND DERRICK CO. DATED APRIL 1987 REVISED THROUGH 2-13-92 BY OWEN HASKELL, INC.
- SUBDIVISION PLAN OF MAINE STATE PIER AND VICINITY CITY OF PORTLAND CUMBERLAND COUNTY FOR STEVENS ASSOCIATES DATED NOV. 7, 1985 REVISED DEC. 10, 1985 BY MORTON AND ROSE ASSOCIATES.
- "BOUNDARY SURVEY ON COMMERCIAL STREET AND FORE STREET, PORTLAND, MAINE MADE FOR OCEAN GATEWAY PROJECT" DATED SEPT. 23, 2003 BY OWEN HASKELL, INC.

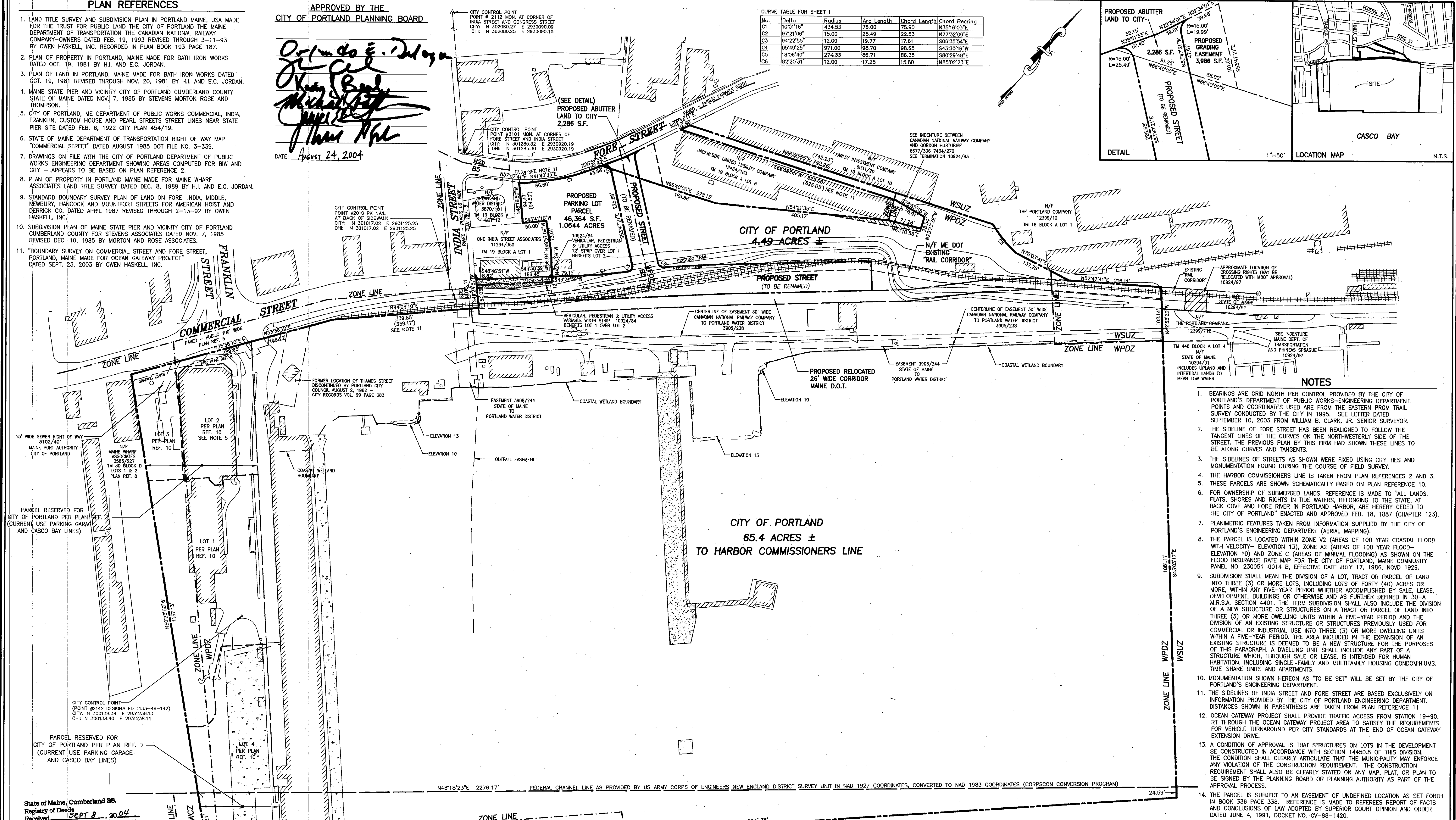
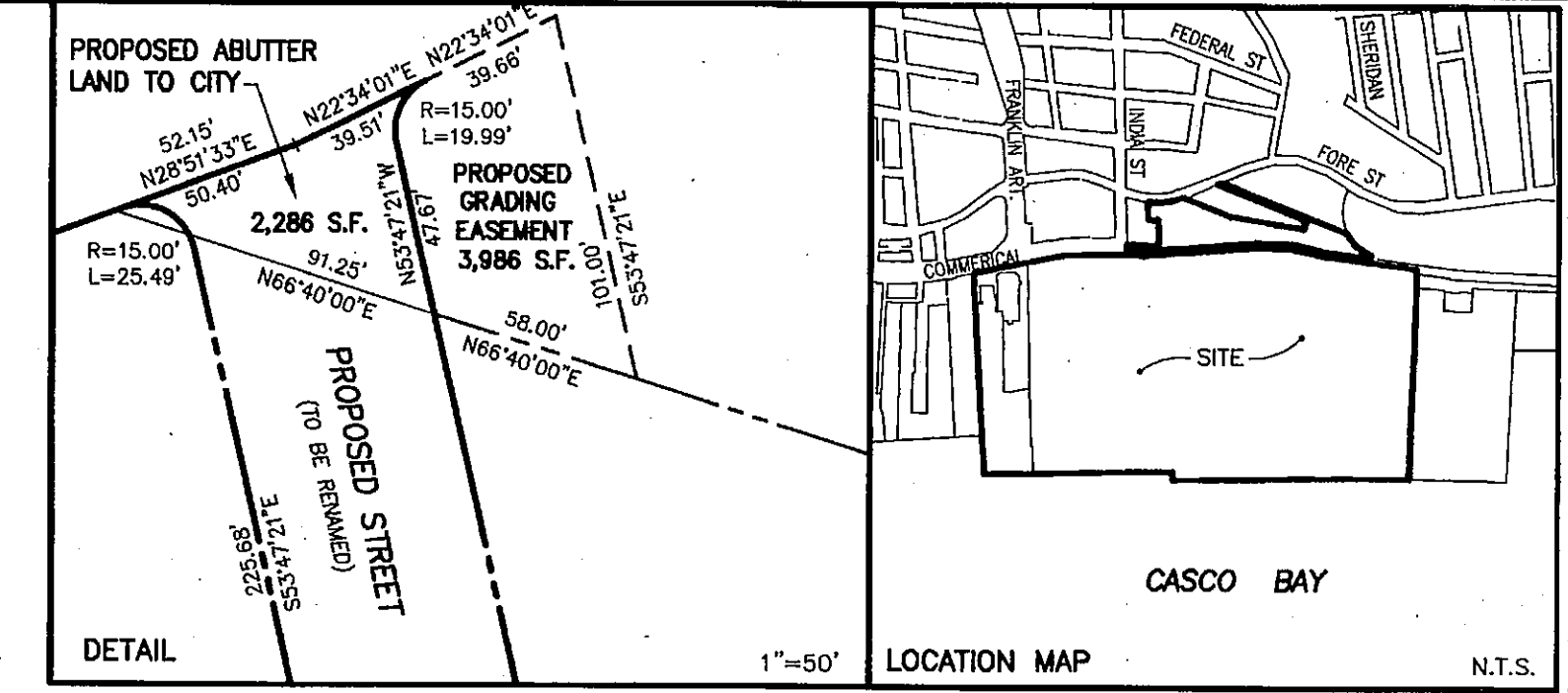
APPROVED BY THE
CITY OF PORTLAND PLANNING BOARD

Orlando E. Deloys
John B. Bob
Michael J. Pappalardo
Thomas M. Hill

DATE: August 24, 2004

CURVE TABLE FOR SHEET 1

No.	Delta	Radius	Arc Length	Chord Length	Chord Bearing
C1	10°01'16"	434.53	76.00	75.90	N35°16'03"E
C2	97°21'06"	15.00	25.49	22.53	N77°32'06"E
C3	94°22'55"	12.00	19.77	17.61	S06°35'54"E
C4	05°49'25"	971.00	98.70	98.65	S43°30'16"W
C5	18°08'40"	274.33	86.71	86.35	S80°29'48"E
C6	82°20'31"	12.00	17.25	15.80	N85°02'23"E



CITY OF PORTLAND
65.4 ACRES ±
TO HARBOR COMMISSIONERS LINE

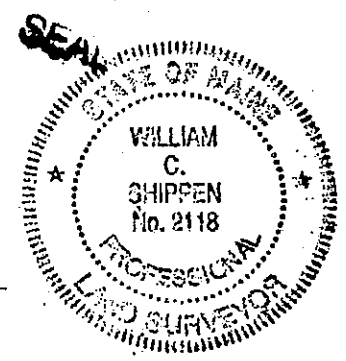
NOTES

- BEARINGS ARE GRID NORTH PER CONTROL PROVIDED BY THE CITY OF PORTLAND'S DEPARTMENT OF PUBLIC WORKS-ENGINEERING DEPARTMENT. POINTS AND COORDINATES USED ARE FROM THE EASTERN PROM TRAIL SURVEY CONDUCTED BY THE CITY IN 1995. SEE LETTER DATED SEPTEMBER 10, 2003 FROM WILLIAM B. CLARK, JR. SENIOR SURVEYOR.
- THE SIDELINE OF FORE STREET HAS BEEN REALIGNED TO FOLLOW THE TANGENT LINES OF THE CURVES ON THE NORTHWESTERLY SIDE OF THE STREET. THE PREVIOUS PLAN BY THIS FIRM HAD SHOWN THESE LINES TO BE ALONG CURVES AND TANGENTS.
- THE SIDELINES OF STREETS AS SHOWN WERE FIXED USING CITY TIES AND MONUMENTATION FOUND DURING THE COURSE OF FIELD SURVEY.
- THE HARBOR COMMISSIONERS LINE IS TAKEN FROM PLAN REFERENCES 2 AND 3.
- THESE PARCELS ARE SHOWN SCHEMATICALLY BASED ON PLAN REFERENCE 10.
- FOR OWNERSHIP OF SUBMERGED LANDS, REFERENCE IS MADE TO "ALL LANDS, FLATS, SHORES AND RIGHTS IN TIDE WATERS, BELONGING TO THE STATE, AT BACK COVE AND FORE RIVER IN PORTLAND HARBOR, ARE HEREBY CEDED TO THE CITY OF PORTLAND" ENACTED AND APPROVED FEB. 18, 1887 (CHAPTER 123).
- PLANIMETRIC FEATURES TAKEN FROM INFORMATION SUPPLIED BY THE CITY OF PORTLAND'S ENGINEERING DEPARTMENT (AERIAL MAPPING).
- THE PARCEL IS LOCATED WITHIN ZONE V2 (AREAS OF 100 YEAR COASTAL FLOOD WITH VELOCITY- ELEVATION 13), ZONE A2 (AREAS OF 100 YEAR FLOOD- ELEVATION 10) AND ZONE C (AREAS OF MINIMAL FLOODING) AS SHOWN ON THE FLOOD INSURANCE RATE MAP FOR THE CITY OF PORTLAND, MAINE COMMUNITY PANEL NO. 230051-0014 B, EFFECTIVE DATE JULY 17, 1986, NGVD 1929.
- SUBDIVISION SHALL MEAN THE DIVISION OF A LOT, TRACT OR PARCEL OF LAND INTO THREE (3) OR MORE LOTS, INCLUDING LOTS OF FORTY (40) ACRES OR MORE, WITHIN ANY FIVE-YEAR PERIOD WHETHER ACCOMPLISHED BY SALE, LEASE, DEVELOPMENT, BUILDINGS OR OTHERWISE AND AS FURTHER DEFINED IN 30-A M.R.S.A. SECTION 4401. THE TERM SUBDIVISION SHALL ALSO INCLUDE THE DIVISION OF A NEW STRUCTURE OR STRUCTURES ON A TRACT OR PARCEL OF LAND INTO THREE (3) OR MORE DWELLING UNITS WITHIN A FIVE-YEAR PERIOD AND THE DIVISION OF AN EXISTING STRUCTURE OR STRUCTURES PREVIOUSLY USED FOR COMMERCIAL OR INDUSTRIAL USE INTO THREE (3) OR MORE DWELLING UNITS WITHIN A FIVE-YEAR PERIOD. THE AREA INCLUDED IN THE EXPANSION OF AN EXISTING STRUCTURE IS DEEMED TO BE A NEW STRUCTURE FOR THE PURPOSES OF THIS PARAGRAPH. A DWELLING UNIT SHALL INCLUDE ANY PART OF A STRUCTURE WHICH, THROUGH SALE OR LEASE, IS INTENDED FOR HUMAN HABITATION, INCLUDING SINGLE-FAMILY AND MULTIFAMILY HOUSING CONDOMINIUMS, TIME-SHARE UNITS AND APARTMENTS.
- MONUMENTATION SHOWN HEREON AS "TO BE SET" WILL BE SET BY THE CITY OF PORTLAND'S ENGINEERING DEPARTMENT.
- THE SIDELINES OF INDIA STREET AND FORE STREET ARE BASED EXCLUSIVELY ON INFORMATION PROVIDED BY THE CITY OF PORTLAND ENGINEERING DEPARTMENT. DISTANCES SHOWN IN PARENTHESIS ARE TAKEN FROM PLAN REFERENCE 11.
- OCEAN GATEWAY PROJECT SHALL PROVIDE TRAFFIC ACCESS FROM STATION 19+90, RT THROUGH THE OCEAN GATEWAY PROJECT AREA TO SATISFY THE REQUIREMENTS FOR VEHICLE TURNAROUND PER CITY STANDARDS AT THE END OF OCEAN GATEWAY EXTENSION DRIVE.
- A CONDITION OF APPROVAL IS THAT STRUCTURES ON LOTS IN THE DEVELOPMENT BE CONSTRUCTED IN ACCORDANCE WITH SECTION 14450.8 OF THIS DIVISION. THE CONDITION SHALL CLEARLY ARTICULATE THAT THE MUNICIPALITY MAY ENFORCE ANY VIOLATION OF THE CONSTRUCTION REQUIREMENT. THE CONSTRUCTION REQUIREMENT SHALL ALSO BE CLEARLY STATED ON ANY MAP, PLAN, OR PLAN TO BE SIGNED BY THE PLANNING BOARD OR PLANNING AUTHORITY AS PART OF THE APPROVAL PROCESS.
- THE PARCEL IS SUBJECT TO AN EASEMENT OF UNDEFINED LOCATION AS SET FORTH IN BOOK 338 PAGE 338. REFERENCE IS MADE TO REFEREE'S REPORT OF FACTS AND CONCLUSIONS OF LAW ADOPTED BY SUPERIOR COURT OPINION AND ORDER DATED JUNE 4, 1991, DOCKET NO. CV-88-1420.

State of Maine, Cumberland 88.
Registry of Deeds
Accepted at 2:44 PM on August 24, 2004
Plan Book 204 Page 622
Attest: *John B. Bob*

CERTIFICATION

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.



WILLIAM C. SHIPPEN, P.S. #2118
DATE: 8-20-04

ZONING:

THE PARCEL IS LOCATED WITHIN THE B5 ZONE WITH THE FOLLOWING DIMENSIONAL REQUIREMENTS:
MINIMUM LOT SIZE NONE
MINIMUM FRONTAGE NONE
MINIMUM YARD DIMENSIONS FRONT, SIDE, REAR NONE
SETBACK FROM PIER LINE 5'
MAXIMUM LOT COVERAGE 100%
MAXIMUM BUILDING HEIGHT 45'
THE PARCEL IS LOCATED WITHIN THE WATERFRONT SPECIAL USE ZONE WITH THE FOLLOWING DIMENSIONAL REQUIREMENTS:
MINIMUM LOT SIZE NONE
MINIMUM FRONTAGE NONE
MINIMUM YARD DIMENSIONS FRONT NONE
REAR NONE (25' IF ADJACENT TO RESIDENTIAL ZONE)
SETBACK FROM PIER LINE 5'
MAXIMUM LOT COVERAGE 100%
MAXIMUM BUILDING HEIGHT 45'

THE PARCEL IS LOCATED WITHIN THE WATERFRONT PORT DEVELOPMENT ZONE WITH THE FOLLOWING DIMENSIONAL REQUIREMENTS:
MINIMUM LOT SIZE NONE
MINIMUM FRONTAGE NONE
MINIMUM YARD DIMENSIONS FRONT, SIDE, REAR NONE
SETBACK FROM PIER LINE 5'
MAXIMUM LOT COVERAGE 100%
MAXIMUM BUILDING HEIGHT 45'

THE PARCEL IS LOCATED WITHIN THE SHORELAND ZONE WITH THE FOLLOWING DIMENSIONAL REQUIREMENTS:
PRINCIPAL AND ACCESSORY STRUCTURES SETBACK 75' FROM NORMAL HIGH WATER LINE IN THE W-PD ZONE THERE ARE NO SETBACKS FROM NORMAL HIGH WATER. THE FIRST FLOOR ELEVATION OR OPENINGS OF ALL BUILDINGS AND STRUCTURES INCLUDING BASEMENTS SHALL BE ELEVATED AT LEAST ONE (1) FOOT ABOVE THE ELEVATION OF THE ONE HUNDRED (100) YEAR FLOOD. BUILDINGS LOCATED WITHIN SPECIAL FLOOD HAZARD ZONES SHALL HAVE A BASE ELEVATION AT LEAST TWO (2) FEET ABOVE THE ELEVATION OF THE 100 YEAR FLOOD PLAIN.

REFERENCE IS MADE TO THE CITY OF PORTLANDS LAND USE ORDINANCE FOR ADDITIONAL DIMENSIONAL REQUIREMENTS, DEFINITIONS AND USE REQUIREMENTS.



CO-APPLICANTS:
STATE OF MAINE
BOOK 10294 PAGE 91
CITY OF PORTLAND
BOOK 4916 PAGE 26
BOOK 10924 PAGE 84
BOOK 12907 PAGE 105

RECORDING PLAT SHEET 1 OF 3
OCEAN GATEWAY
COMMERCIAL STREET & FORE STREET, PORTLAND, MAINE
MADE FOR
Record owners
CITY OF PORTLAND
389 CONGRESS STREET, PORTLAND, MAINE 04101
AND STATE OF MAINE
16 STATE HOUSE STATION, AUGUSTA, MAINE 04333
OWEN HASKELL, INC.
16 CASCO ST., PORTLAND, ME 04101 (207) 774-0424
PROFESSIONAL LAND SURVEYORS

Drawn By	WCS	Date	Job No.
Trace By	JLW	AUGUST 4, 2004	2003-165P
Check By	WCS	Scale	Drwg. No.
Book No.	FILE	1" = 100'	1 OF 3

SEE SHEETS 2 AND 3
FOR 1"=40' DETAIL