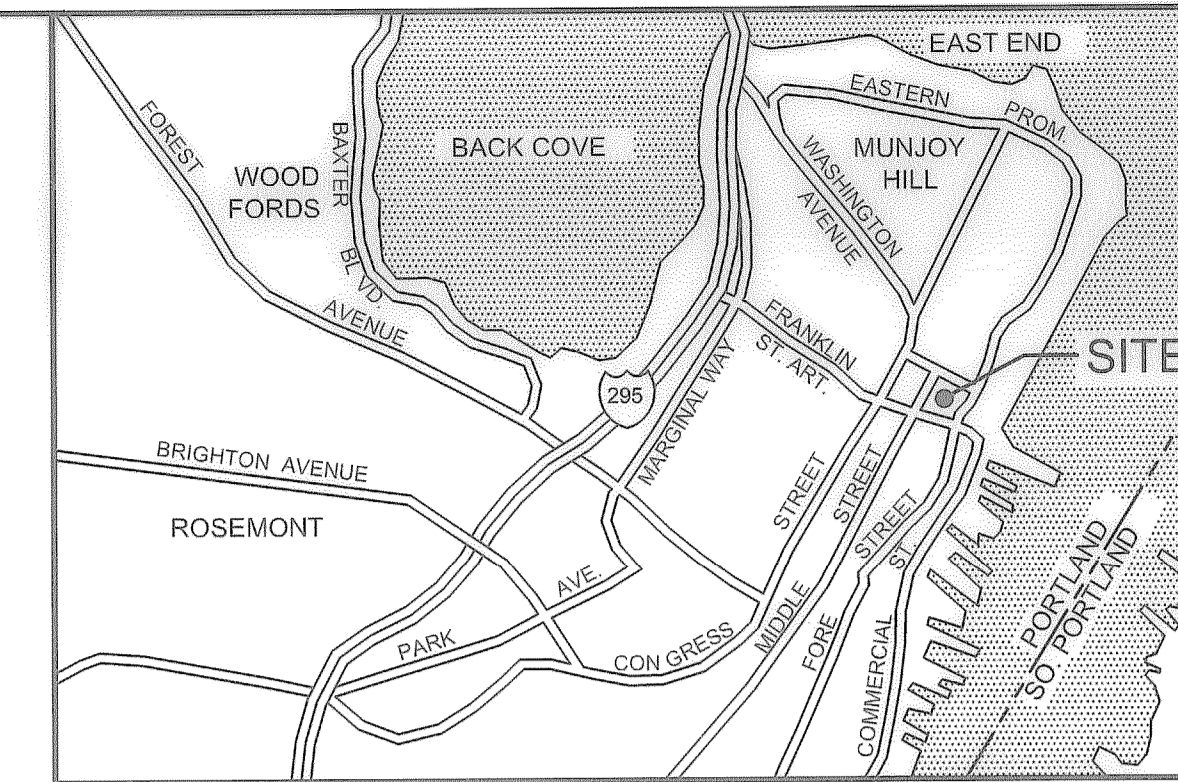


PROPERTY LINE CURVE DATA					
CURVE	LENGTH	RADIUS	DELTA	CRD. BEARING	CRD. DIST.
C1	95.17	199.68	271°18'30"	S52°30'40"W	94.27

PROPERTY LINE DATA		
LINE	DIRECTION	DISTANCE
L1	N43°43'25"E	12.13'
L2	S25°51'27"E	11.37'
L3	S38°37'43"W	23.03'
L4	S38°16'44"E	26.37'
L5	S51°08'35"E	58.45'
L6	N38°51'25"E	35.50'
L7	S51°08'35"E	20.00'
L8	S38°51'25"W	19.34'
L9	S51°08'35"E	45.55'
L34	S51°08'35"E	24.11'

EASEMENT LINE DATA		
LINE	DIRECTION	DISTANCE
L10	N38°16'44"W	22.99'
L11	N51°08'35"W	55.07'
L12	N51°08'35"W	89.67'
L13	N51°08'35"W	89.67'
L14	N51°08'35"W	30.65'
L15	N51°08'35"W	10.71'
L16	S51°43'16"W	6.00'
L17	N37°12'40"W	16.53'
L18	N37°12'40"W	4.64'
L19	N37°12'40"W	24.79'
L20	N51°43'16"E	6.15'
L21	S51°08'35"E	13.98'
L22	S51°08'35"E	44.79'
L23	S38°51'25"W	12.99'
L24	S38°51'25"W	14.11'
L25	S51°08'35"E	24.94'
L26	N41°21'46"E	20.10'
L27	N38°51'25"E	2.83'
L28	N47°15'06"E	31.65'
L29	N51°58'42"E	6.00'
L30	S37°12'40"E	10.00'
L31	S51°58'42"W	61.41'
L32	S38°37'43"W	70.11'
L33	N51°22'17"W	10.00'

LEGEND		
EXISTING	DESCRIPTION	PROPOSED
---	BOUNDARY LINE/R.O.W.	---
---	ABUTTER LINE/R.O.W.	---
---	SETBACK	---
---	EASEMENT	---
---	MONUMENT	---
---	IRON PIPE/ROD	---
---	CURVELINE NO.	---
---	BENCHMARK	---
---	BUILDING	---
---	EDGE PAVEMENT	---
---	EDGE CONCRETE	---
---	PAVEMENT PAINT	---
---	CURBLINE	---
---	HYDRANT	---
---	LIGHT POLE/WALL	---
---	UTILITY POLE	---



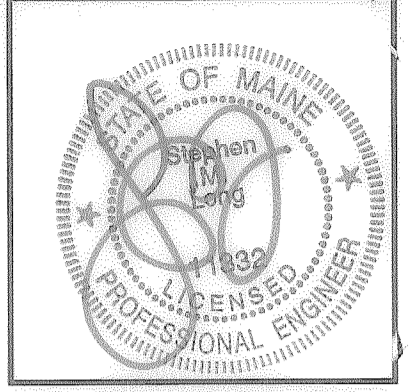
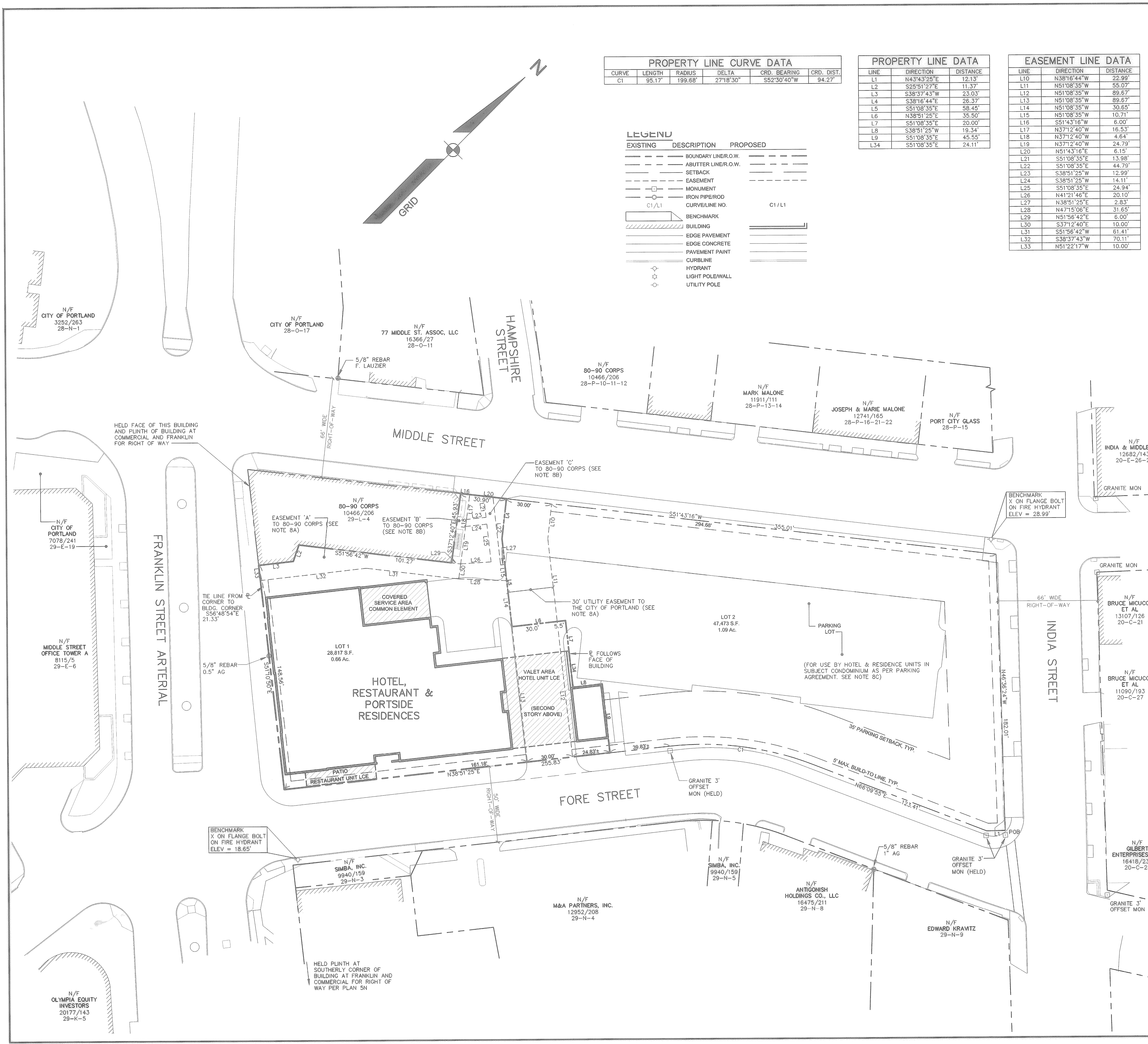
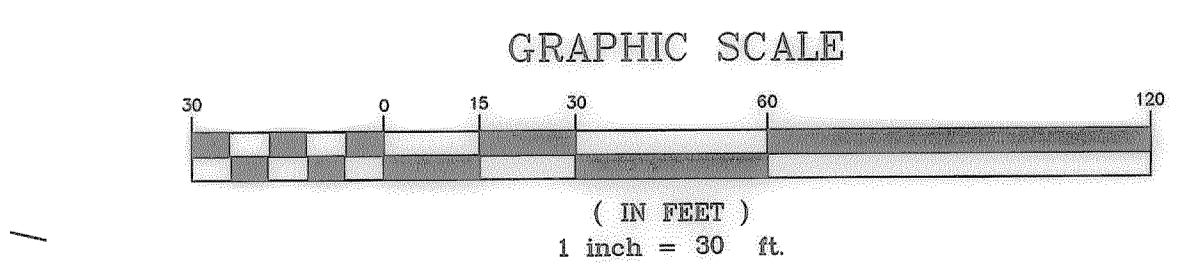
LOCATION MAP N.T.S.

GENERAL NOTES

- RECORD OWNER OF SUBJECT PARCEL (DECLARANT): OLD PORT HOSPITALITY, LLC, 11 CORPORATE DR., BELMONT, NH 03220 CCRD BOOK 27587 PAGE 40.
- SUBJECT PARCEL IS SHOWN AS LOT 1 ON SUBDIVISION PLAN OF HOTEL RESTAURANT & RESIDENCES PORTSIDE RECORDED IN CRD PLAN BOOK 210 PAGE 194. SAID LOT 1 WAS SUBDIVIDED FROM THE PROPERTY SHOWN AS LOTS 1, 2 & 3 OF BLOCK L ON TAX MAP 29.
- TOTAL AREA OF SUBJECT PARCEL IS APPROXIMATELY 28,817 SQUARE FEET OR 0.66 ACRES.
- BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED UPON AN ON THE GROUND ALTA SURVEY TITLED ALTA/ACSM LAND TITLE SURVEY OF JORDAN'S MEATS PROPERTY FOR OLD PORT HOSPITALITY, LLC BY SEBAGO TECHNICS, INC. PERFORMED IN NOVEMBER 2009 AND DATED DECEMBER 15, 2009.
- "HOTEL, RESTAURANT & PORTSIDE RESIDENCES CONDOMINIUM" IS A PRIVATE CONDOMINIUM DEVELOPMENT THAT WILL CONSIST OF A HOTEL UNIT, A RESTAURANT UNIT AND A RESIDENTIAL UNIT. THE RESIDENTIAL UNIT ITSELF IS INTENDED TO BE A SUB-CONDOMINIUM OF UP TO 12 DWELLING UNITS.
- THE BEARINGS, COORDINATES, AND ELEVATIONS SHOWN HEREON ARE BASED UPON THE MAINE STATE PLANE COORDINATE GRID, WEST ZONE 1802 ON NAD83 AND NAVD 88. THE CITY DATUM WAS VERIFIED UTILIZING U.S. COAST AND GEODETIC SURVEY BENCHMARK, BEING A DRILL HOLE LOCATED IN THE GRANITE STEPS OF THE CUSTOM HOUSE ON COMMERCIAL STREET. THE CITY ELEVATION IS 14.072', THE NAVD 29 ELEVATION IS 14.042', AND NAVD88 IS 13.30'.
- BASED UPON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAPS (FIRM) PANEL NUMBER "230051 0014 B" EFFECTIVE DATE JULY 17 1986, THE ENTIRE LOTUS PROPERTY IS LOCATED WITHIN ZONE C "AREAS OF MINIMAL FLOODING" AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.
- STATEMENT OF EASEMENTS:
 - SUBJECT TO SEWER AND STORMWATER EASEMENT AS SET FORTH IN EASEMENT RELOCATION AGREEMENT BETWEEN DECLARANT AND THE CITY OF PORTLAND RECORDED IN CRD BOOK 27742 PAGE 26, WHICH AGREEMENT PROVIDES FOR THE TERMINATION OF THE SEWER EASEMENT GRANTED TO THE CITY OF PORTLAND RECORDED IN CRD BOOK 2438 PAGE 258.
 - SUBJECT TO AND BENEFITED BY EASEMENTS AND CONVEYED RIGHTS SET FORTH IN EASEMENT AGREEMENT BETWEEN DECLARANT AND 80-90 CORPS (OWNER OF ABUTTING LOT AT NORTHWEST CORNER OF SUBJECT PARCEL) RECORDED IN CRD BOOK _____ PAGE _____ FOR PEDESTRIAN ACCESS, FOR MAINTENANCE, REPAIR AND CONSTRUCTION OF BUILDING IMPROVEMENTS, AND FOR LOCATION OF A FIRE ESCAPE STAIR AND MISCELLANEOUS UTILITIES ON THE ABUTTING BUILDING.
 - SUBJECT TO AND BENEFITED BY EASEMENTS AND CONVEYED RIGHTS SET FORTH IN THE PARKING AGREEMENT BETWEEN DECLARANT AND (NEW LAND HOLDING LLC) (OWNER OF ABUTTING LOT TO THE EAST OF SUBJECT PARCEL) RECORDED IN CRD BOOK _____ PAGE _____ REGARDING PARKING RIGHTS, ACCESS, CONSTRUCTION AND MAINTENANCE OF EXISTING AND FUTURE UTILITIES AND IMPROVEMENTS, AND OTHER MATTERS.
 - SUBJECT TO A COVENANT RESTRICTING USE OF SUBJECT PARCEL FROM MANUFACTURE OR STORAGE OF PROCESSED MEATS RECORDED IN CRD 23199 PAGE 107.
 - SUBJECT TO AND BENEFITED BY TERMS AND PROVISIONS OF THE MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION ORDERS RECORDED IN BOOK 19244 PAGE 271.
- STATEMENT OF ENCROACHMENTS:
 - FIRE ESCAPE STAIR AND MISCELLANEOUS UTILITIES ON THE EASTERLY FACE OF THE BUILDING ON LAND OF 80-90 CORPS (OWNER OF ABUTTING LOT AT NORTHWEST CORNER OF SUBJECT PARCEL) ENCROACH ONTO SUBJECT PARCEL, BUT SUCH ENCROACHMENT IS PERMITTED BY EASEMENT REFERENCED IN NOTE 7(B) ABOVE.
 - CANOPY AND SIGNAGE ON THE SOUTHERLY CORNER OF THE PROPOSED CONDOMINIUM ON SUBJECT PARCEL WILL PROJECT INTO THE PUBLIC RIGHT OF WAY OF FRANKLIN STREET AS ALLOWED BY A LICENSE AGREEMENT BETWEEN DECLARANT AND THE CITY OF PORTLAND ON FILE AT CITY OF PORTLAND OFFICE OF COUNSEL.

PLAN REFERENCES

- ALTA/ACSM LAND TITLE OF JORDAN'S MEATS PROPERTY FOR OLD PORT HOSPITALITY, LLC BY SEBAGO TECHNICS, INC. PERFORMED IN NOVEMBER 2009 AND DATED DECEMBER 15, 2009.
- SUBDIVISION PLAN OF HOTEL, RESTAURANT & PORTSIDE RESIDENCES FOR OLD PORT HOSPITALITY, LLC DATED 02-06-10, LAST REVISED 04-23-10, AND RECORDED IN CRD PLAN BOOK 210 PAGE 194.



REV.	DATE	BY	STATUS
1	08-09-10	A	ADDED EASEMENT LABELS L4 & L5. REVISED BOUNDARY INFO.

PREPARED BY: STEPHEN M. LONG, PE

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PHONE (603) 527-9090 FAX (603) 527-9191

CONDOMINIUM PLAN
OF:
HOTEL, RESTAURANT & PORTSIDE RESIDENCES CONDOMINIUM
207, 208 & 210 FORE STREET
PORTLAND, MAINE
FOR:
OLD PORT HOSPITALITY, LLC
11 CORPORATE DRIVE
BELMONT, NH 03220

DATE	SCALE
03-05-10	1"=30'

SHEET 1 OF 1