

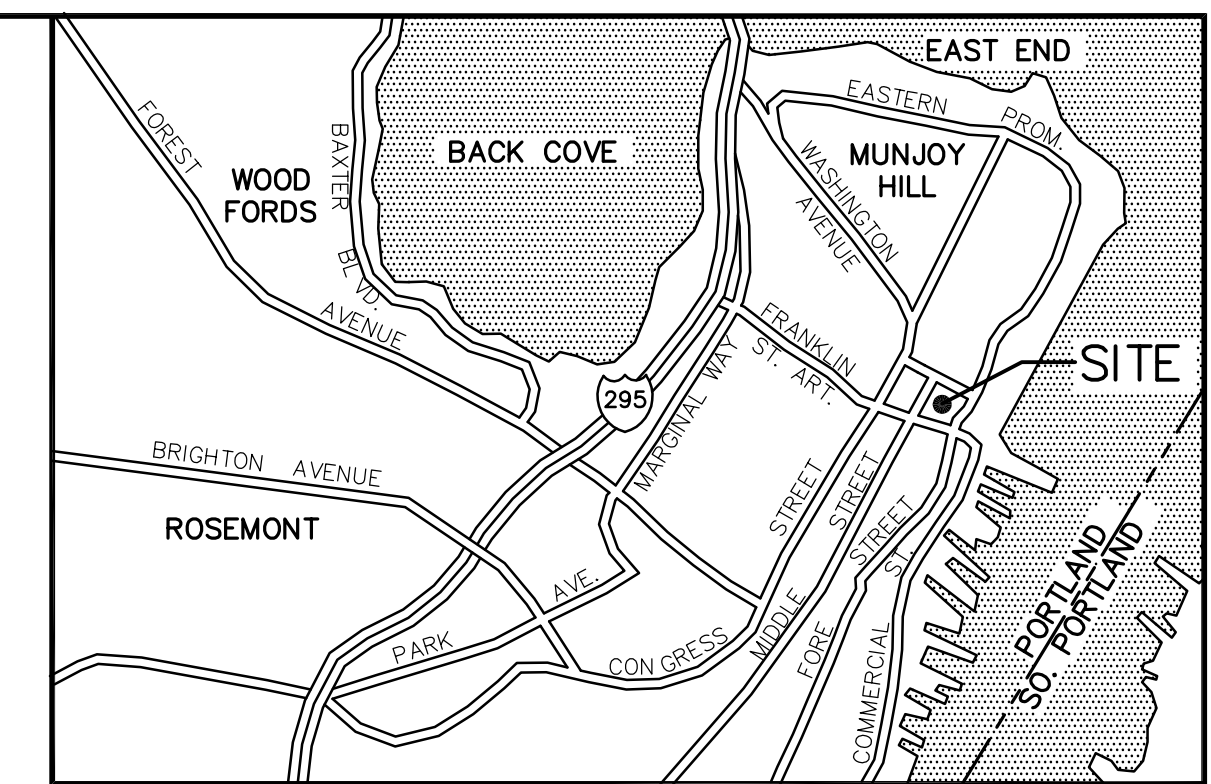
PROPERTY LINE CURVE DATA					
CURVE	LENGTH	RADIUS	DELTA	CRD. BEARING	CRD. DIST.
C1	95.17'	199.68'	27°18'30"	S52°30'40"W	94.27'

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	24.75'
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°56'42"E	6.00'
L30	S37°12'40"E	10.00'
L31	S51°56'42"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	---
---	C1/L1 CURVE/LINE NO.	C1 / L1
---	BENCHMARK	---
---	BUILDING	---
---	EDGE PAVEMENT	---
---	EDGE CONCRETE	---
---	PAVEMENT PAINT	---
---	CURBLINE	---
---	HYDRANT	---
---	LIGHT POLE/WALL	---
---	UTILITY POLE	---



LOCATION MAP

N.T.S.

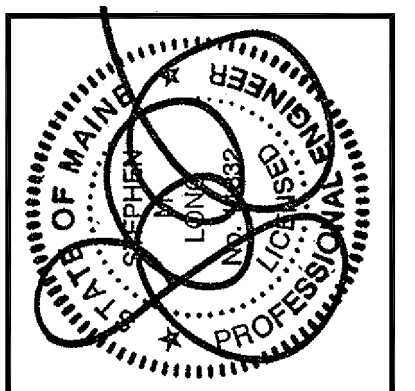
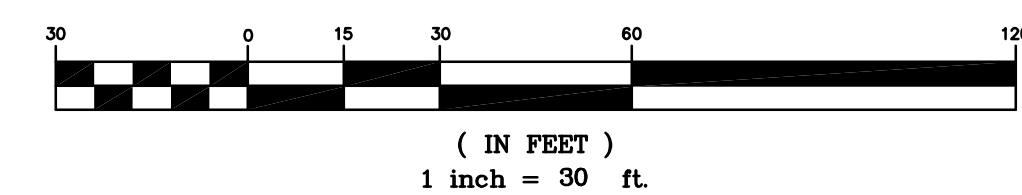
GENERAL NOTES

- THE PURPOSE OF THIS CONDOMINIUM PLAT IS TO SHOW A SUB-CONDOMINIUM ENTITLED "PORTSIDE CONDOMINIUM" WITHIN THE "RESIDENCE UNIT" OF THE HOTEL, RESTAURANT AND PORTSIDE RESIDENCES CONDOMINIUM AT 207, 209, AND 211 FORE STREET, PORTLAND, MAINE ("MASTER CONDOMINIUM"). RECORD OWNER OF SUB-CONDOMINIUM (DECLARANT); PORTSIDE RESIDENCES, LLC, 11 CORPORATE DR., BELMONT, NH 03220, SEE DEED RECORDED IN CCRD BOOK 28022 PAGE 251.
- THE SUB-CONDOMINIUM CONSISTS OF THE ENTIRE RESIDENCE UNIT OF THE MASTER CONDOMINIUM, WHICH IS COMPRISED OF THE FOLLOWING PORTIONS OF THE MASTER CONDOMINIUM BUILDING: THE ENTIRE SIXTH FLOOR; THE RESIDENCE LOBBY AND THE RESIDENCE TRASH ROOM ON THE FIRST FLOOR; AND THE RESIDENCE ELEVATOR SHAFT THAT PENETRATES FLOORS TWO THROUGH FIVE. THIS PLAT SHOWS THE PERIMETER OF THE SIXTH FLOOR WITH A SOLID BOLD LINE AND THE RESIDENCE LOBBY, RESIDENCE TRASH ROOM, AND RESIDENCE ELEVATOR SHAFT WITH A BOLD DASHED LINE.
- BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED UPON PLAN REFERENCE 1 BELOW.
- THE MASTER CONDOMINIUM IS DESCRIBED IN THE DECLARATION OF CONDOMINIUM FOR THE HOTEL, RESTAURANT AND PORTSIDE RESIDENCES CONDOMINIUM RECORDED IN CCRD BOOK 28022 PAGE 188 AND SHOWN ON CONDOMINIUM PLAT RECORDED IN CCRD IN PLAN BOOK 210 PAGE 272 AND CONDOMINIUM PLANS SHEETS 1 - 9 RECORDED IN CCRD PLAN BOOK 210 PAGES 273 - 281.
- "PORTSIDE CONDOMINIUM" IS A PRIVATE CONDOMINIUM DEVELOPMENT THAT WILL CONSIST OF UP TO 12 DWELLING UNITS AS DESIGNATED AND SHOWN ON THE CONDOMINIUM PLANS.
- 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 NGVD 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 LOCUS 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 OLD PORT HOSPITALITY, LLC AND THE CITY OF PORTLAND RECORDED IN CCRD BOOK 27742 PAGE 26, WHICH AGREEMENT PROVIDES FOR THE TERMINATION OF THE SEWER EASEMENT GRANTED TO THE CITY OF PORTLAND RECORDED IN CCRD BOOK 2438 PAGE 258 (SEE CCRD BOOK 28028 PG 257 FOR CONFIRMATION OF CONDITIONS OF TERMINATION).
 - SUBJECT TO AND BENEFITED BY EASEMENTS AND CONVEYED RIGHTS SET FORTH IN "QUITCLAIM DEED OF EASEMENT AND ABUTTERS' AGREEMENT" BETWEEN OLD PORT HOSPITALITY, LLC AND 80-90 CORPS (OWNER OF ABUTTING LOT AT NORTHWEST CORNER OF SUBJECT PARCEL) RECORDED IN CCRD BOOK 27885 PAGE 179 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 "REVISED AND RESTATED PARKING AGREEMENT" BETWEEN OLD PORT HOSPITALITY, LLC AND FORE INDIA MIDDLE, LLC RECORDED IN CCRD BOOK 28022 PAGE 242 REGARDING PARKING RIGHTS, ACCESS, CONSTRUCTION AND MAINTENANCE OF EXISTING AND FUTURE UTILITIES AND IMPROVEMENTS, AND OTHER MATTERS.
 - SUBJECT TO AND BENEFITED BY CERTAIN EASEMENTS AND RIGHTS SET FORTH IN THE "AMENDMENT OF DEED, TERMINATION OF RIGHTS AND EASEMENTS AND GRANT OF RIGHTS" BY AND BETWEEN OLD PORT HOSPITALITY, LLC AND FORE INDIA MIDDLE, LLC RECORDED IN CCRD BOOK 28022 PAGE 181.
 - SUBJECT TO A COVENANT RESTRICTING USE OF SUBJECT PROPERTY FROM MANUFACTURE OR STORAGE OF PROCESSED MEATS RECORDED IN CCRD 23199 PAGE 107.
 - SUBJECT TO AND BENEFITED BY TERMS AND PROVISIONS OF THE MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION ORDER 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) ENROACH ONTO SUBJECT PARCEL, BUT SUCH ENROACHMENT IS PERMITTED BY EASEMENT REFERENCED IN NOTE 6(B) ABOVE.
 - CANOPY AND SIGNAGE ON THE SOUTHERLY CORNER OF THE MASTER CONDOMINIUM WILL PROJECT INTO THE PUBLIC RIGHT OF WAY OF FRANKLIN STREET AS ALLOWED BY A LICENSE AGREEMENT BETWEEN OLD PORT HOSPITALITY, LLC AND THE CITY OF PORTLAND RECORDED IN CCRD BOOK 28018 PAGE 269.

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 RECORDED IN CCRD PLAN BOOK 210 PAGES 290 - 291.
- SUBDIVISION PLAN OF HOTEL, RESTAURANT & PORTSIDE RESIDENCES FOR OLD PORT HOSPITALITY, LLC DATED 02-08-10; LAST REVISED 04-23-10; AND RECORDED IN CCRD PLAN BOOK 210 PAGE 194.
- CONDOMINIUM PLAT OF HOTEL, RESTAURANT & PORTSIDE RESIDENCES RECORDED IN CCRD IN PLAN BOOK 210 PAGE 272 AND CONDOMINIUM PLANS SHEETS 1 - 9 RECORDED IN CCRD PLAN BOOK 210 PAGES 273 - 281.

GRAPHIC SCALE



REV.	BY	DATE	STATUS

PREPARED BY: STEPHEN M. LONG, P.E.
LOPECHEE
 CONSTRUCTION CORPORATION
 11 CORPORATE DRIVE, BELMONT, NH 03220
 PHONE (603) 537-9090 FAX (603) 537-9191

CONDOMINIUM PLAT
 OF:
 PORTSIDE CONDOMINIUM
 207 FORE STREET
 PORTLAND, MAINE
 FOR:
 PORTSIDE RESIDENCES, LLC
 11 CORPORATE DRIVE
 BELMONT, NH 03220

DATE: 09-24-10
 SCALE: 1"=30'

SHEET 1 OF 1

