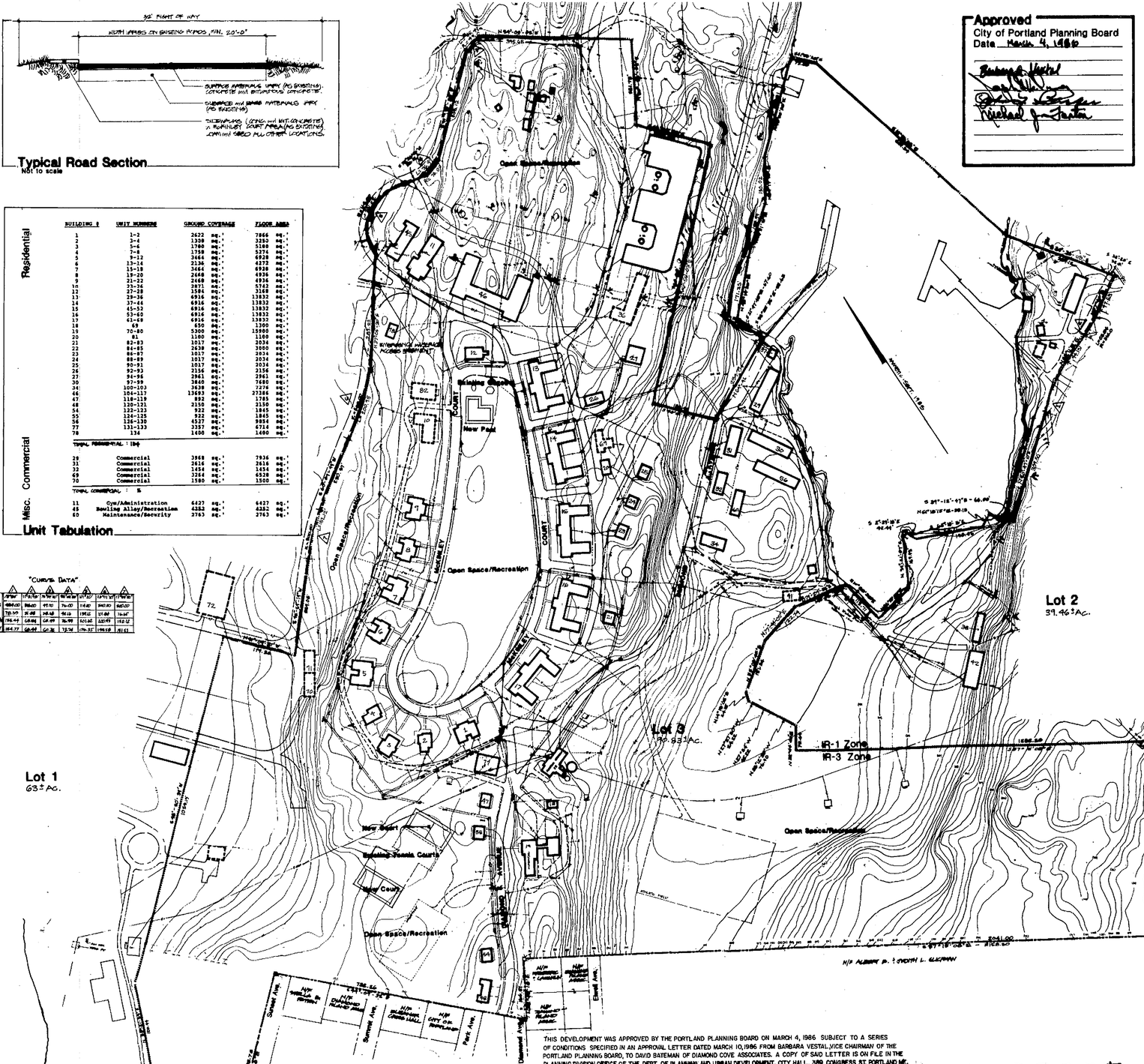
Typical Road Section
Not to scale

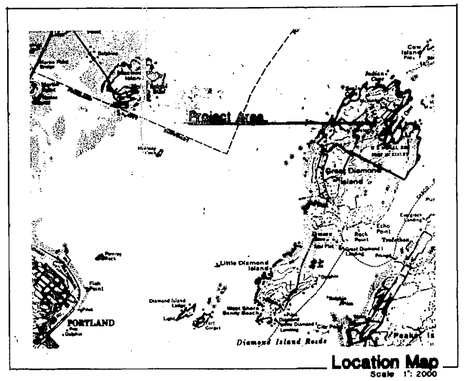
	BUILDING #	UNIT NUMBERS	GROUND COVERAGE	FLOOR AREA
Residential	1	1-2	2622 sq.'	7866 sq.'
	2	3-4	1308 sq.'	3250 sq.'
	3	5-6	1780 sq.'	5180 sq.'
	4	7-8	1758 sq.'	5274 sq.'
	5	9-12	3456 sq.'	6928 sq.'
	6	13-14	2136 sq.'	4272 sq.'
	7	15-18	3464 sq.'	6928 sq.'
	8	19-20	2468 sq.'	4936 sq.'
	9	21-22	2468 sq.'	4936 sq.'
	10	23-26	2671 sq.'	5342 sq.'
	12	27-28	1584 sq.'	3168 sq.'
	13	29-36	6916 sq.'	13832 sq.'
	14	37-44	6916 sq.'	13832 sq.'
	15	45-52	6916 sq.'	13832 sq.'
	16	53-60	6916 sq.'	13832 sq.'
	17	61-68	6916 sq.'	13832 sq.'
	18	69	1350 sq.'	1350 sq.'
	19	70-80	5300 sq.'	15900 sq.'
	20	81	1160 sq.'	1160 sq.'
	21	82-83	1017 sq.'	2034 sq.'
	22	84-85	2638 sq.'	3000 sq.'
	23	86-87	1017 sq.'	2034 sq.'
	24	88-89	1017 sq.'	2034 sq.'
	25	90-91	1017 sq.'	2034 sq.'
	26	92-93	2156 sq.'	2156 sq.'
	27	94-96	2961 sq.'	2961 sq.'
	30	97-99	3840 sq.'	7680 sq.'
	34	100-103	3638 sq.'	7276 sq.'
	46	104-117	13693 sq.'	27386 sq.'
	47	118-119	892 sq.'	1785 sq.'
	48	120-121	2150 sq.'	2150 sq.'
	54	122-123	922 sq.'	1845 sq.'
	55	124-125	922 sq.'	1845 sq.'
	56	126-130	4527 sq.'	9054 sq.'
	77	131-133	3357 sq.'	6714 sq.'
	78	134	1400 sq.'	1400 sq.'
	TOTAL RESIDENTIAL : 134			
Commercial	29	Commercial	3968 sq.'	7936 sq.'
	31	Commercial	2616 sq.'	2616 sq.'
	32	Commercial	1454 sq.'	1454 sq.'
	69	Commercial	3264 sq.'	6528 sq.'
	70	Commercial	1580 sq.'	1580 sq.'
	TOTAL COMMERCIAL : 5			
Misc.	11	Gym/Administration	6427 sq.'	6427 sq.'
	45	Bowling Alley/Recreation	4352 sq.'	4352 sq.'
	60	Maintenance/Security	2763 sq.'	2763 sq.'

Unit Tabulation

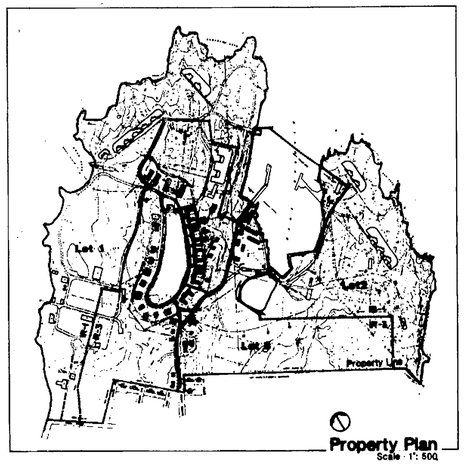
"CURVE DATA"

	A	B	C	D	E	F	G
DELTA	19°30'	17°15'30"	14°30'40"	14°30'40"	14°30'40"	14°30'40"	14°30'40"
Radius	484.00	180.00	97.00	74.00	114.00	340.00	660.00
Tan.	78.93	27.88	24.48	19.18	19.82	43.84	84.54
Length	156.44	54.24	24.99	18.99	30.58	102.97	192.12
Chord	154.77	54.04	24.92	18.94	30.49	102.68	191.63





Location Map
Scale 1" 2000



Property Plan
Scale 1" 500

THIS DEVELOPMENT WAS APPROVED BY THE PORTLAND PLANNING BOARD ON MARCH 4, 1986 SUBJECT TO A SERIES OF CONDITIONS SPECIFIED IN AN APPROVAL LETTER DATED MARCH 10, 1986 FROM BARBARA VESTAL, VICE CHAIRMAN OF THE PORTLAND PLANNING BOARD, TO DAVID BATEMAN OF DIAMOND COVE ASSOCIATES. A COPY OF SAID LETTER IS ON FILE IN THE PLANNING DIVISION OFFICE OF THE DEPT. OF PLANNING AND URBAN DEVELOPMENT, CITY HALL, 389 CONGRESS ST. PORTLAND ME.

State of Maine, Cumberland ss.
Registry of Deeds
Received February 4, 1987
at 3 h 00 m P.M. and recorded in
Plan Book 160 Page 54
Attest: James L. Walsh
Register

1 of 3

General Notes

1. RECORD OWNER OF THE PARCEL : DIAMOND COVE ASSOCIATES : CUMBERLAND COUNTY RECORD OF DEEDS, BOOK 6463, PG. 271.
2. PROPERTY IS LOCATED IN THE IR-3 ZONE OF THE PORTLAND PORT AUTHORITY GATE OF GREAT DIAMOND ISLAND IN CASCO BAY, PORTLAND ME.
3. TOTAL AREA OF PROPERTY : 193.47 AC.
   TOTAL AREA IN IR-3 ZONE : 90.63±AC.
4. BASE INFORMATION COMPILED FROM VARIOUS PLANS OF PORT AUTHORITY BY THE ARMY CORPS OF ENGINEERS, THE MARINE ARCHIVES, HARBORMASTER OFF., THE AND VARIOUS CITY RECORDS AND LOCAL UTILITY COMPANIES.
5. BOUNDARY SURVEY BY LANDUSE CONSULTANTS, PORTLAND, ME., OCTOBER SEPT-OCT. 1986.
6. ALL ROADS AND UTILITIES TO BE OWNED AND MAINTAINED BY THE DIAMOND COVE HOMEOWNERS ASSOCIATION.
7. REFERENCE IS MADE TO PORTLAND CITY COUNCIL CONDITIONAL REZONING OF PORT AUTHORITY PARCEL DATED TO PORTLAND CITY COUNCIL ORDER 174-84 (2-14-85 AMD.) DATED JULY 16, 1985.
8. REFERENCE IS MADE TO PLAN OF LOT LINE ADJUSTMENT BETWEEN PORTLAND & CUMBERLAND COUNTY RECORDED IN LAND COUNTY COUNCIL PLAN BOOK 4, PAGE 4 AND PLAN OF DIAMOND COVE RECORDED IN LAND COUNTY, PLAN BOOK 5, PG. 4.
9. THE PURPOSE OF THIS PLAN IS TO DELINEATE THE LIMIT OF THE IR-3 ZONE.
10. INSTRUMENTS USED : LIETZ SET 5 SOKKIA TIE.

Legend

- Property Line
- Zone Boundary
- Existing Building
- Existing Foundation

DIAMOND COVE

Great Diamond Island — Portland, Maine

RECORDING PLAT

DIAMOND COVE ASSOCIATES · P.O. Box 3572 Portland, Maine

LAND USE CONSULTANTS
Land Planners · Engineers · Surveyors
17 Commercial Street, Portland, Maine 04101

Scale : 1" = 140'

STATE OF MAINE — JEFFREY J. MCALLISTER — REGISTERED LAND SURVEYOR — 1263

11/21/85 REV. TOWN BOUND. LANGUAGE
11/14/85 REVISED PER DEPT. REVIEW
Revisions
Date 10/26/85
Job No. 1488

SHEET BD-1

Sheet No.

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