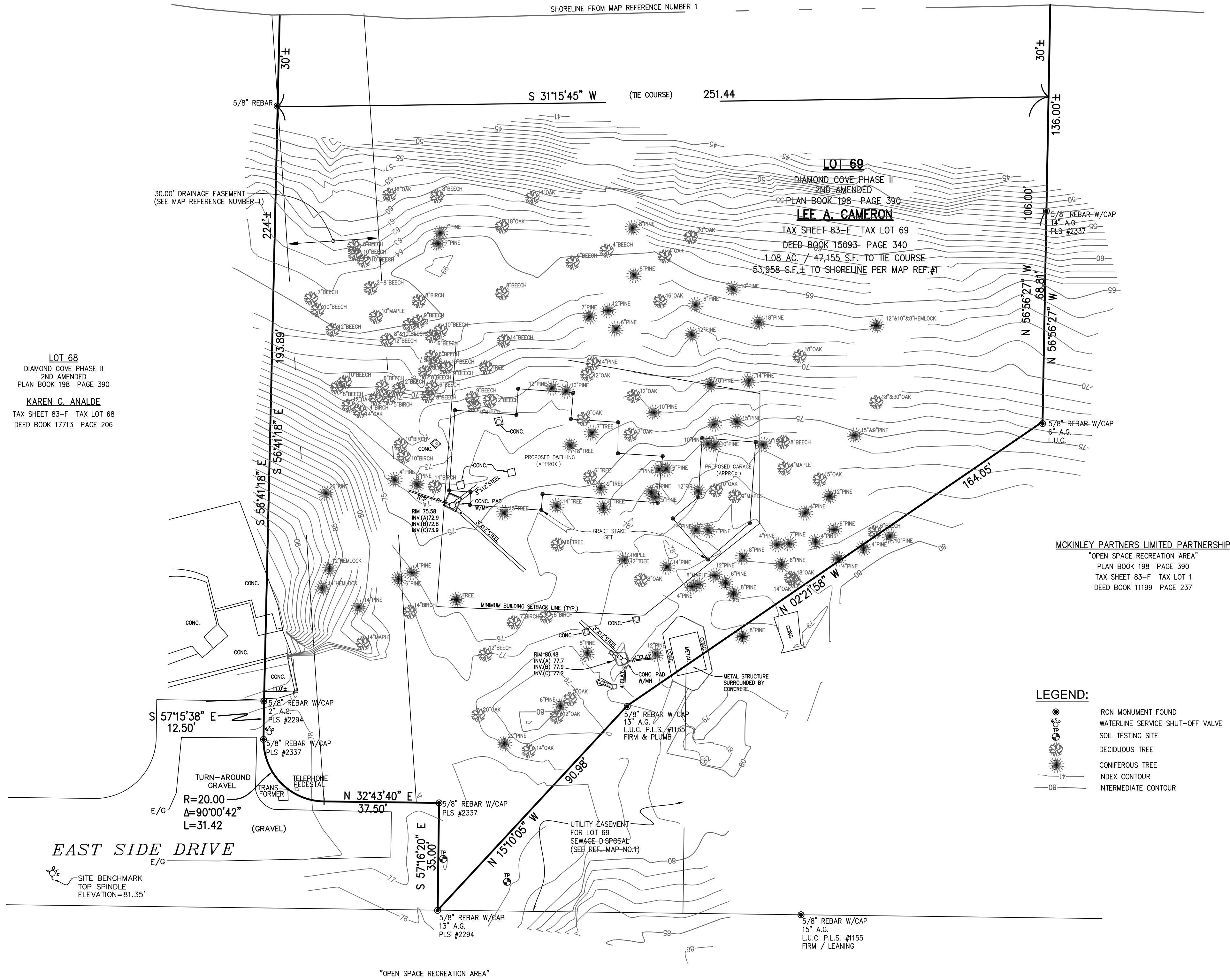


ATLANTIC OCEAN

REVISIONS:		
NO.	DATE	APPROVED FOR SUBMITTAL
0	10/7/03	ADDITIONAL TREE LOCATIONS
1	08/27/04	

- GENERAL NOTES:**
- 1) THIS PLAN AND ALL WORK ASSOCIATED WITH IT WAS PERFORMED BY S.G.C. ENGINEERING, LLC PURSUANT TO A PROFESSIONAL SERVICES CONTRACT BETWEEN JOHN KINSEY AND S.G.C. ENGINEERING, LLC DATED SEPTEMBER 2, 2003, AND LETTER OF ENGAGEMENT DATED AUGUST 19, 2004.
  - 2) NORTH AS SHOWN HEREON IS REFERENCED TO MAP REFERENCE #1.
  - 3) BOUNDARY, PLANIMETRIC, AND TOPOGRAPHIC INFORMATION AS SHOWN HEREON IS THE RESULT OF AN ON-THE-GROUND FIELD SURVEY PERFORMED BY S.G.C. ENGINEERING, LLC BETWEEN SEPTEMBER 15, 2003 AND SEPTEMBER 17, 2003, WITH ADDITIONAL TREE LOCATIONS PERFORMED ON AUGUST 25, 2004.
  - 4) NO SUBSURFACE INVESTIGATION HAS BEEN PERFORMED WITH THE EXCEPTION OF OPENING EXISTING MANHOLES TO OBTAIN INVERT AND PIPE INFORMATION.
  - 5) ADJUTING PROPERTY OWNER INFORMATION WAS OBTAINED FROM THE CITY OF PORTLAND TAX ASSESSOR RECORDS.
  - 6) SURVEYED PREMISES IS ENCUMBERED BY A 30' WIDE DRAINAGE EASEMENT PER MAP REFERENCE #1.
  - 7) SURVEYED PREMISES BENEFITS FROM A "UTILITY EASEMENT FOR LOT 69 SEWAGE DISPOSAL" PER MAP REFERENCE #1.
  - 8) SURVEYED PREMISES IS SUBJECT TO COVENANTS AND RESTRICTIONS OF RECORD.
  - 9) THE SHORELINE AND REMAINDER OF LEDGE SLOPE WERE NOT INCLUDED IN THE TOPOGRAPHY BECAUSE SGC ENGINEERING FIELD PERSONNEL COULD NOT ACCESS THE AREA.
  - 10) THE PROPOSED DWELLING AND GARAGE LOCATIONS ARE APPROXIMATE ONLY AND SHOULD NOT BE USED FOR CONSTRUCTION.

- MAP REFERENCES:**
- 1) A PLAN ENTITLED "2ND AMENDED RECORDING PLAT, DIAMOND COVE PHASE II, GREAT DIAMOND ISLAND, PORTLAND, MAINE, SHEET 3 OF 3" PREPARED FOR MCKINLEY PARTNERS LIMITED PARTNERSHIP, PREPARED BY LAND USE CONSULTANTS DATED DECEMBER 15, 1998 REVISED THRU DECEMBER 21, 1998; SAID PLAN CORRECTS AND SUPERCEDES THE PREVIOUSLY RECORDED PLAN BOOK 191, PAGE 145 DATED OCTOBER 10, 1991.



**LOT 68**  
DIAMOND COVE PHASE II  
2ND AMENDED  
PLAN BOOK 198 PAGE 390  
**KAREN G. ANALDE**  
TAX SHEET 83-F TAX LOT 68  
DEED BOOK 17713 PAGE 206

**LOT 69**  
DIAMOND COVE PHASE II  
2ND AMENDED  
PLAN BOOK 198 PAGE 390  
**LEE A. CAMERON**  
TAX SHEET 83-F TAX LOT 69  
DEED BOOK 15093 PAGE 340  
1.08 AC. / 47,155 S.F. TO THE COURSE  
53,958 S.F.± TO SHORELINE PER MAP REF.#1

**MCKINLEY PARTNERS LIMITED PARTNERSHIP**  
"OPEN SPACE RECREATION AREA"  
PLAN BOOK 198 PAGE 390  
TAX SHEET 83-F TAX LOT 1  
DEED BOOK 11199 PAGE 237

- LEGEND:**
- IRON MONUMENT FOUND
  - WATERLINE SERVICE SHUT-OFF VALVE
  - SOIL TESTING SITE
  - DECIDUOUS TREE
  - CONIFEROUS TREE
  - INDEX CONTOUR
  - - - INTERMEDIATE CONTOUR

**EAST SIDE DRIVE**

SITE BENCHMARK  
TOP SPINDLE  
ELEVATION=81.35'

"OPEN SPACE RECREATION AREA"

**TITLE:**  
BOUNDARY AND TOPOGRAPHIC SURVEY  
DEED BOOK 15093 PAGE 340  
TAX SHEET 83-F TAX LOT 69  
GREAT DIAMOND ISLAND  
CITY OF PORTLAND CUMBERLAND COUNTY  
STATE OF MAINE

**PREPARED FOR:**  
**JOHN KINSEY**  
5600 NORTHWEST 23RD TERRACE  
BOCA RATON, FLORIDA 33496

**SGC ENGINEERING, LLC**  
Civil Design & Survey Engineering  
Environmental & Regulatory Permitting  
Electrical Power Systems Engineering

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Orono, Maine 04473  
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Fax: 207-866-6501

DATE: 08/27/04	DRAWN: JUC	JOB NO.: 28100101	SHEET 1 OF 1
COMP/DESIGN: EFC	CHECK: EFC	DWG NO.: 281BT	

ONLY VALID WITH ORIGINAL STAMP