

CENTERLINE CURVE DATA

CURVE #1
 Δ 38°-00'-00"
 R 72.00'
 T 24.74'
 L 47.75'
 PC 0+57.00
 PT 1+04.75

CURVE #2
 Δ 128°-00'-00"
 R 72.00'
 T 147.62'
 L 160.85'
 PC 1+04.75
 PT 2+65.60

CURVE #3
 Δ 90°-00'-00"
 R 32.00'
 T 32.00'
 L 50.27'
 PC 3+00.00
 PT 3+50.27

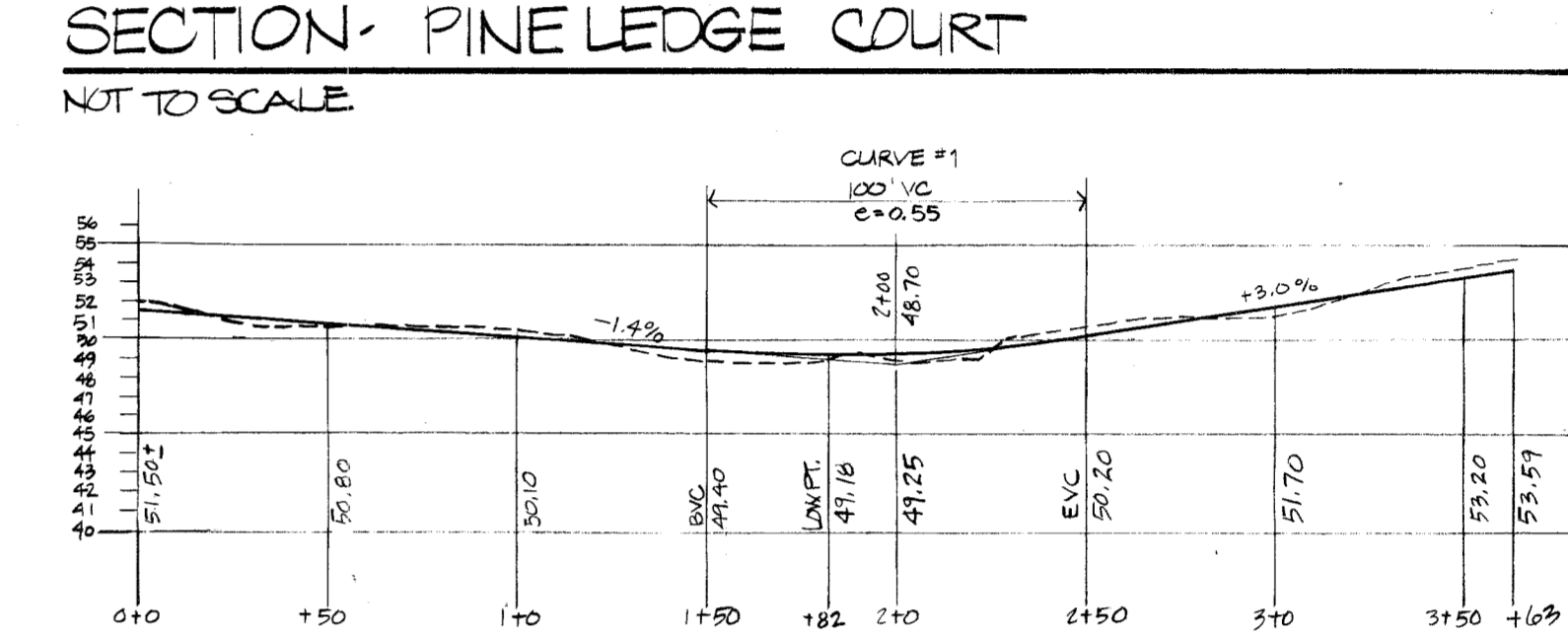
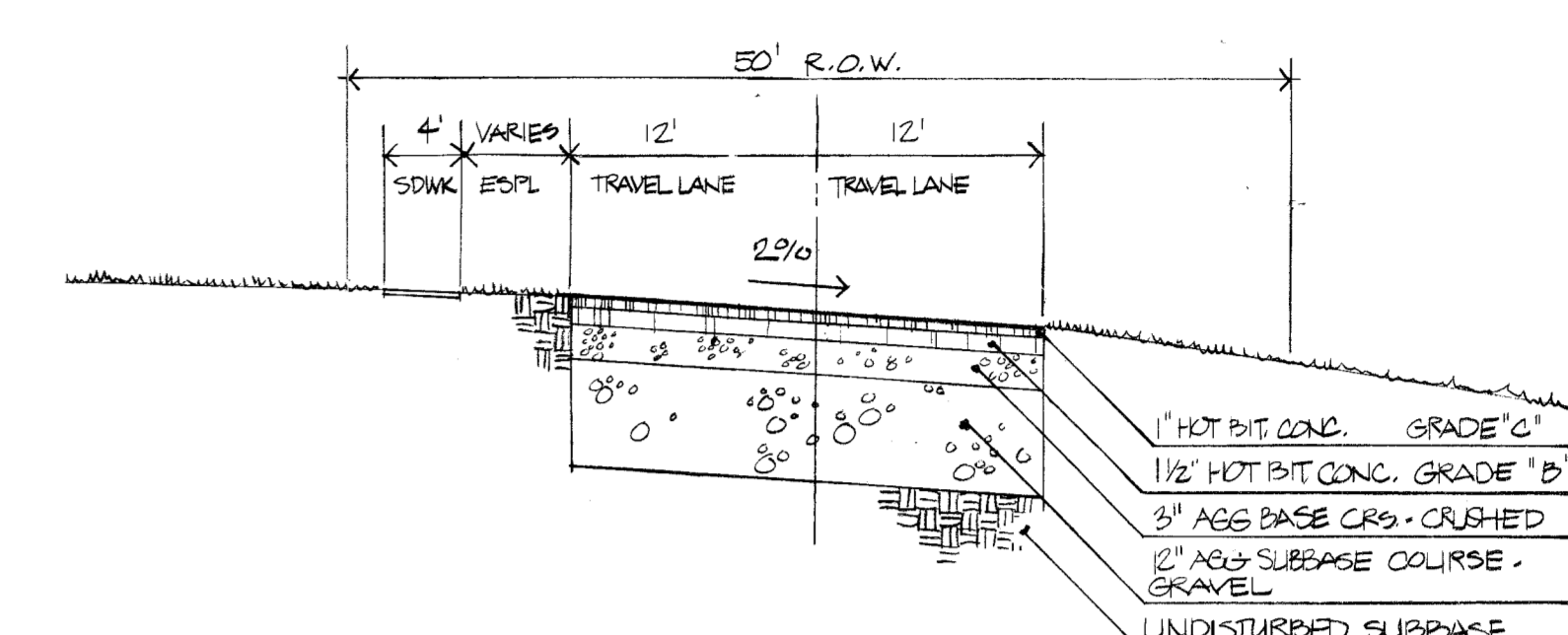
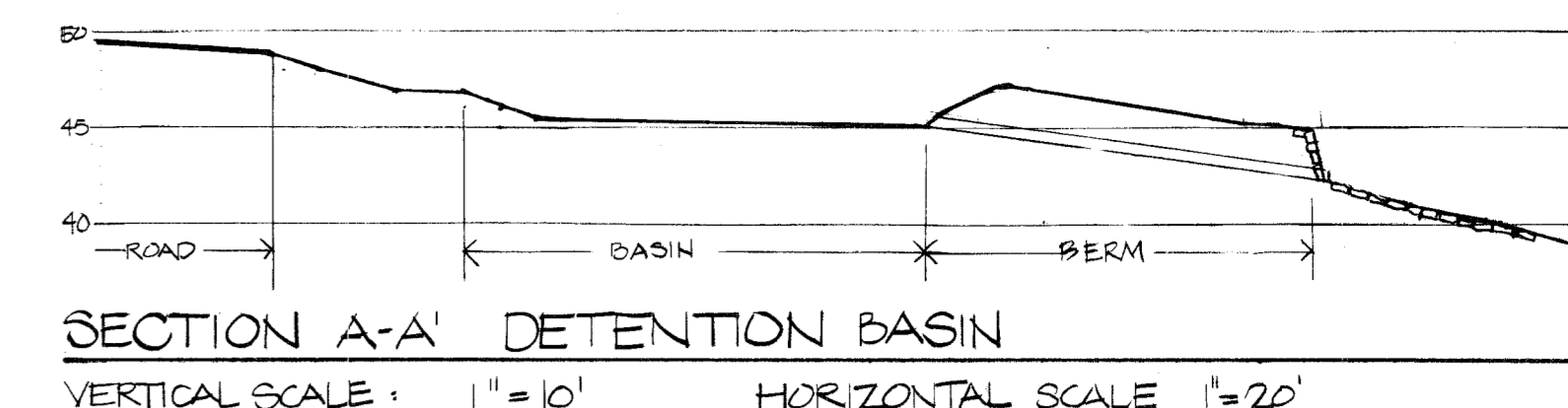
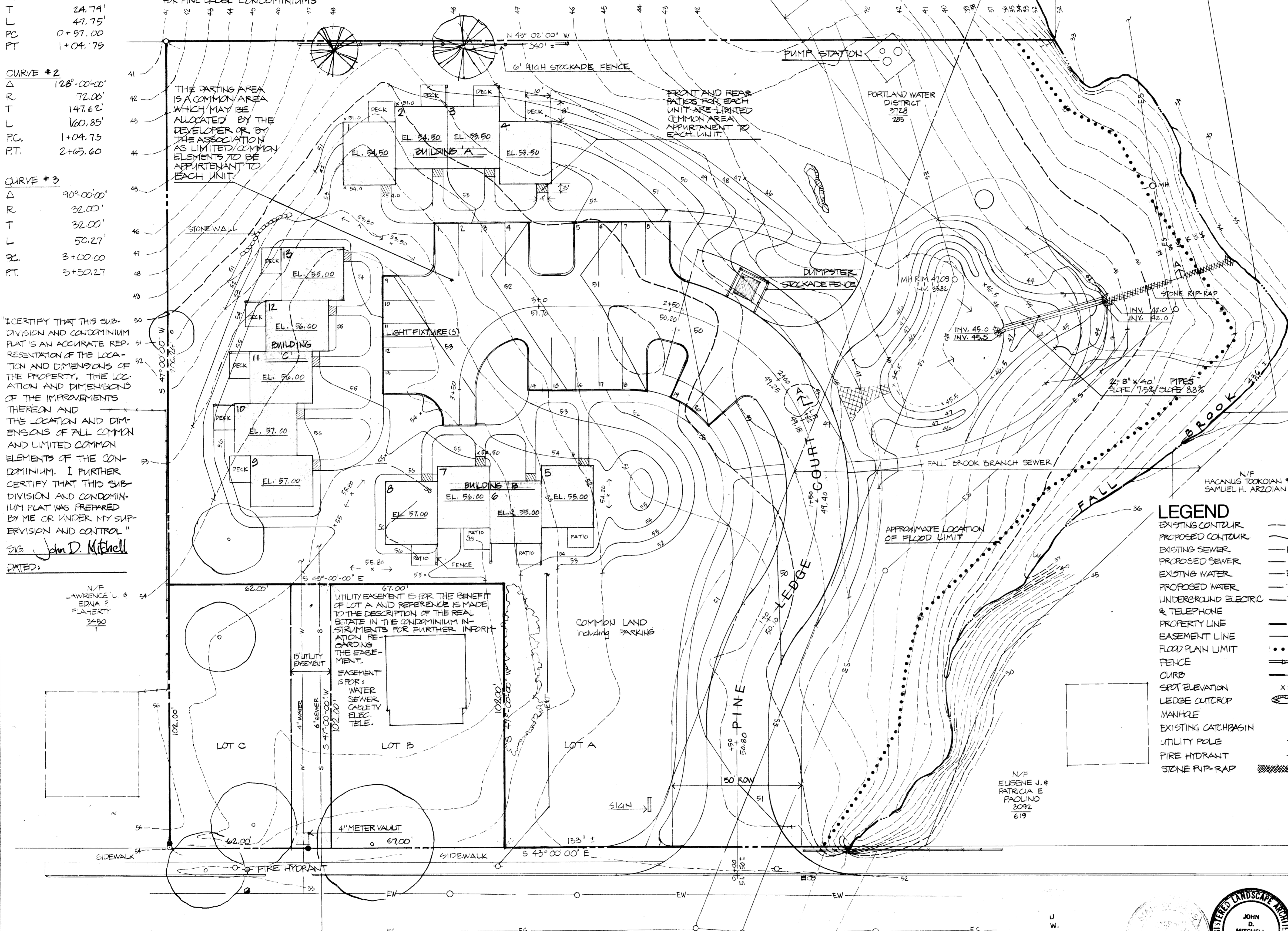
I CERTIFY THAT THIS SUBDIVISION AND CONDOMINIUM PLAT IS AN ACCURATE REPRESENTATION OF THE LOCATION AND DIMENSIONS OF THE PROPERTY, THE LOCATION AND DIMENSIONS OF THE IMPROVEMENTS THEREON AND THE LOCATION AND DIMENSIONS OF ALL COMMON AND LIMITED COMMON ELEMENTS OF THE CONDOMINIUM. I FURTHER CERTIFY THAT THIS SUBDIVISION AND CONDOMINIUM PLAT WAS PREPARED BY ME OR UNDER MY SUPERVISION AND CONTROL.

John D. Mitchell
 DATED: _____

REFERENCE IS MADE TO THE PINE LEDGE CONDOMINIUMS DECLARATION OF CONDOMINIUM DATED JUNE, 1983 AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS TO THE LAYOUT & PLANTING PLAN FOR PINE LEDGE CONDOMINIUMS AND THE "PLAN OF BUILDINGS UNITS" FOR PINE LEDGE CONDOMINIUMS RECORDED HERewith AND INCORPORATED HEREIN BY REFERENCE.

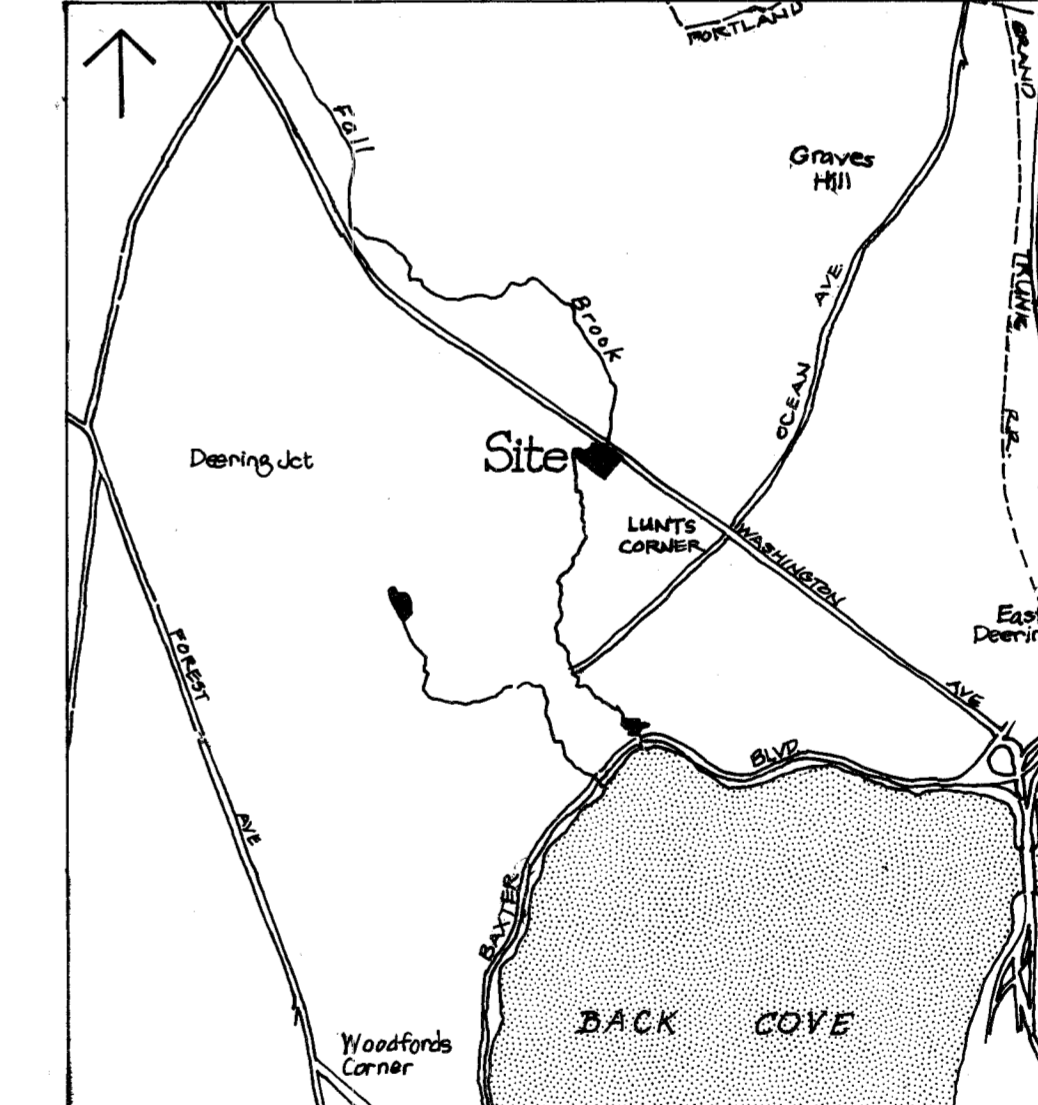
ALL IMPROVEMENTS MUST BE BUILT UNLESS LABELED "NEED NOT BE BUILT."

THIS CONDOMINIUM IS NOT SUBJECT TO DEVELOPMENT RIGHTS AS DEFINED IN 33 M.R.S.A § 1601-103 (II).



PROFILE PINE LEDGE COURT
 VERTICAL SCALE 1"=10' HORIZONTAL SCALE 1"=50'

SITE LOCATION 1"=2000'



NOTES

- LOT A: 88066^{sq} 2.02 AC
- LOT B: 6834^{sq} .16 AC
- LOT C: 6924^{sq} .14 AC
- TOTAL: 101224^{sq} 2.32 AC.
- ZONING DISTRICT: R-5
- TOPOGRAPHIC AND PERIMETER PROPERTY LINE SURVEY BY ROBERT P. TITCOMB, INC. DATE 8/19/82.
- NUMBER OF UNITS: 13
- PARCEL AREA: 2.02 AC.
- DENSITY: 6.4 U/A
- PARKING SPACES: 20
- PINE LEDGE COURT SHALL BE OWNED AND MAINTAINED BY THE CONDOMINIUM ASSOCIATION.
- ALL DISTURBED AREAS NOT COVERED WITH PAVING OR PAVEMENT SHALL BE LOAMED AND SEEDED.
- ALL BEARINGS MAGNETIC AS OF 1982.

- LEGEND**
- EXISTING CONTOUR: - - - - -
 - PROPOSED CONTOUR: ————
 - EXISTING SEWER: — S —
 - PROPOSED SEWER: — S —
 - EXISTING WATER: — W —
 - PROPOSED WATER: — W —
 - UNDERGROUND ELECTRIC & TELEPHONE: — E —
 - PROPERTY LINE: ————
 - EASEMENT LINE: - - - - -
 - FLOOD PLAIN LIMIT: ————
 - FENCE: ————
 - CURB: ————
 - SPOT ELEVATION: x 53.24
 - LEDGE OUTERUP: ————
 - MANHOLE: ○
 - EXISTING CATCHBASIN: □
 - UTILITY POLE: ○
 - FIRE HYDRANT: ○
 - STONE RIP-RAP: ————

Portland Planning Board Date
 6/28/83
 6/28/83
 6/28/83
 6/28/83

PINE LEDGE CONDOMINIUMS

DEVELOPER
 P & C Construction Co.
 BERRY ROAD
 SACO, MAINE

LANDSCAPE ARCHITECT
 MITCHELL-DEWAN ASSOC.
 386 FORE STREET
 PORTLAND, MAINE

SCALE: 0 10 20 40 80 Ft.
 TRUE NORTH DATE
 OCTOBER 26, 1982
 REVISED 6-20-83

Subdivision & Condominium Plat

