

**CENTERLINE CURVE DATA**

**CURVE #1**

Δ	38°-00'-00"
R	72.00'
T	24.79'
L	47.75'
PC	0+57.00
PT	1+04.79

**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	50.21'
PC	3+00.00
PT	3+50.21

REFERENCE IS MADE TO THE DECLARATION OF CONDOMINIUM FOR "PINE LEDGE CONDOMINIUMS" DATED DEC 30, 1983 AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK # 6361 PAGE # 1.

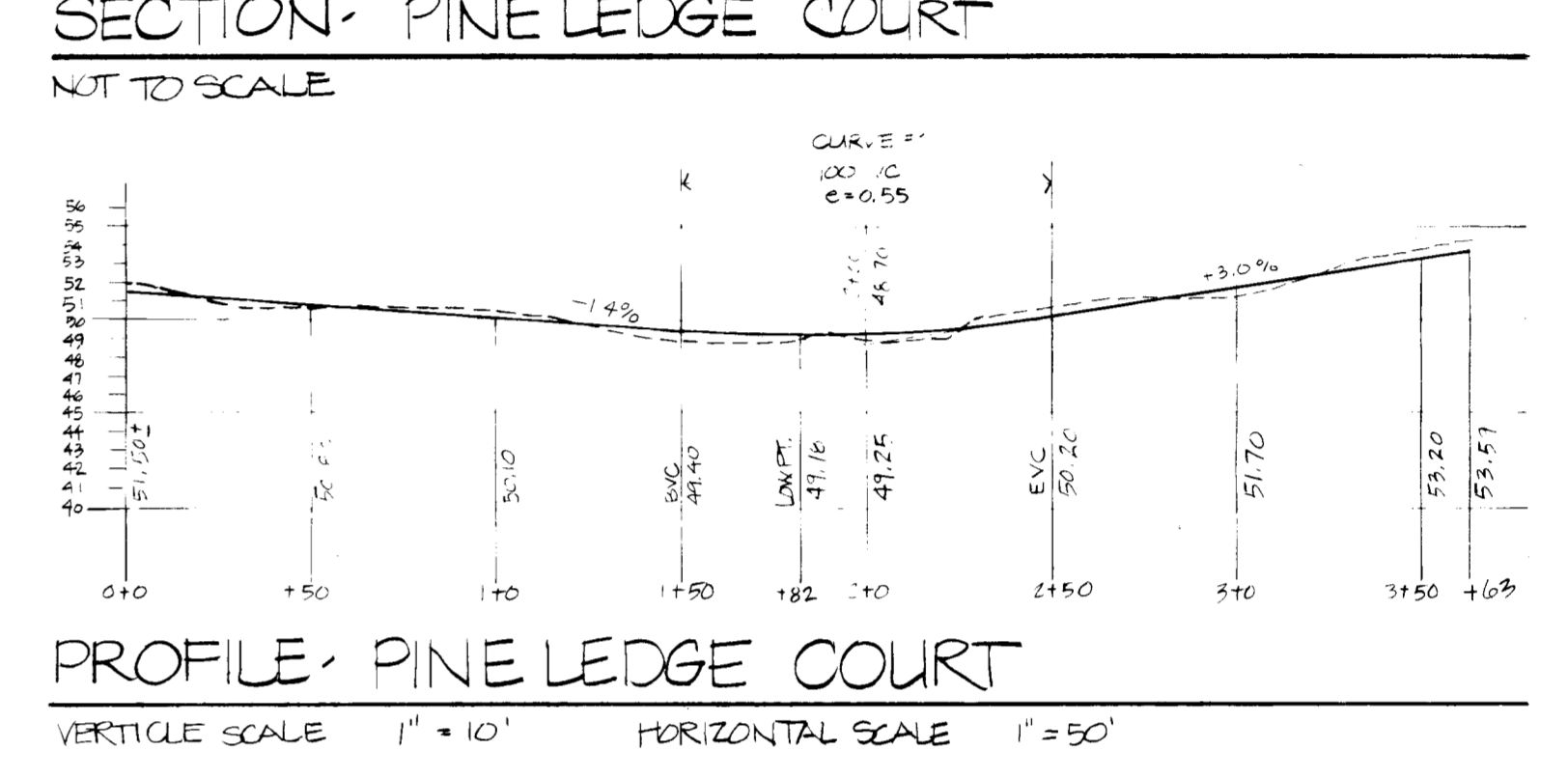
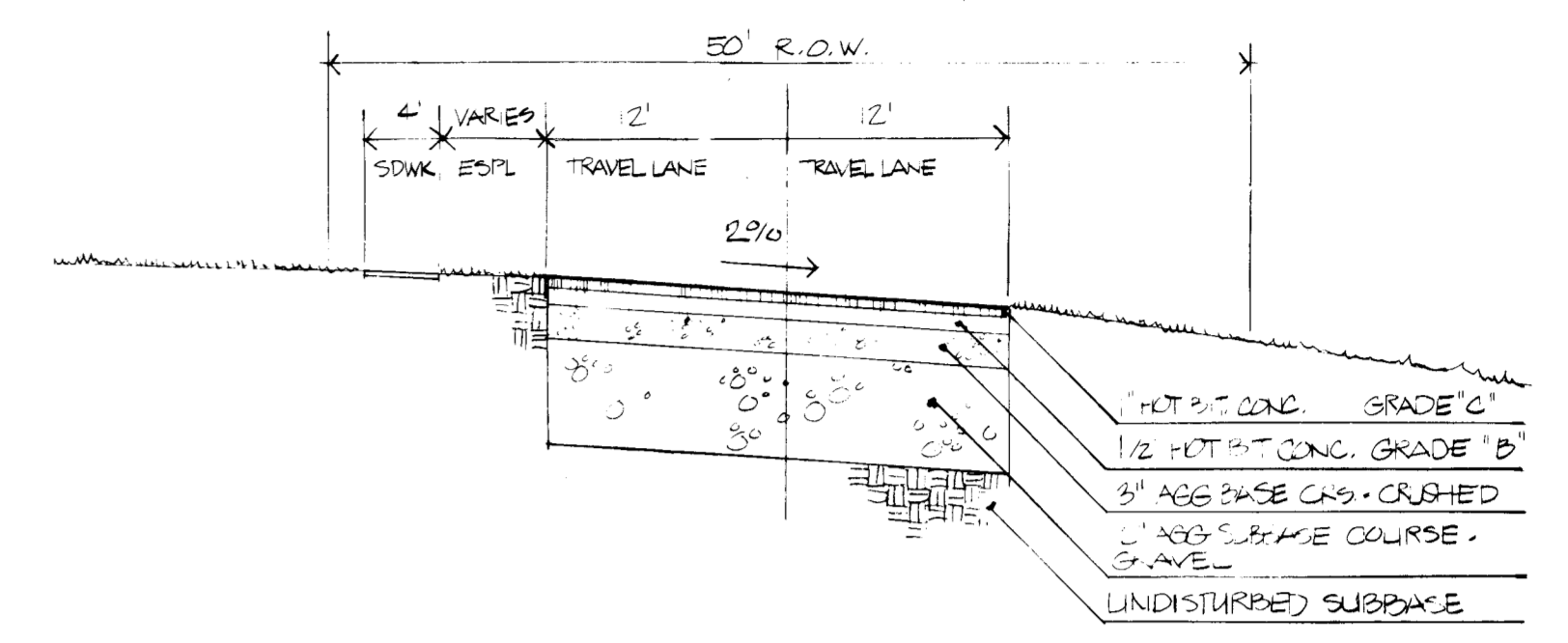
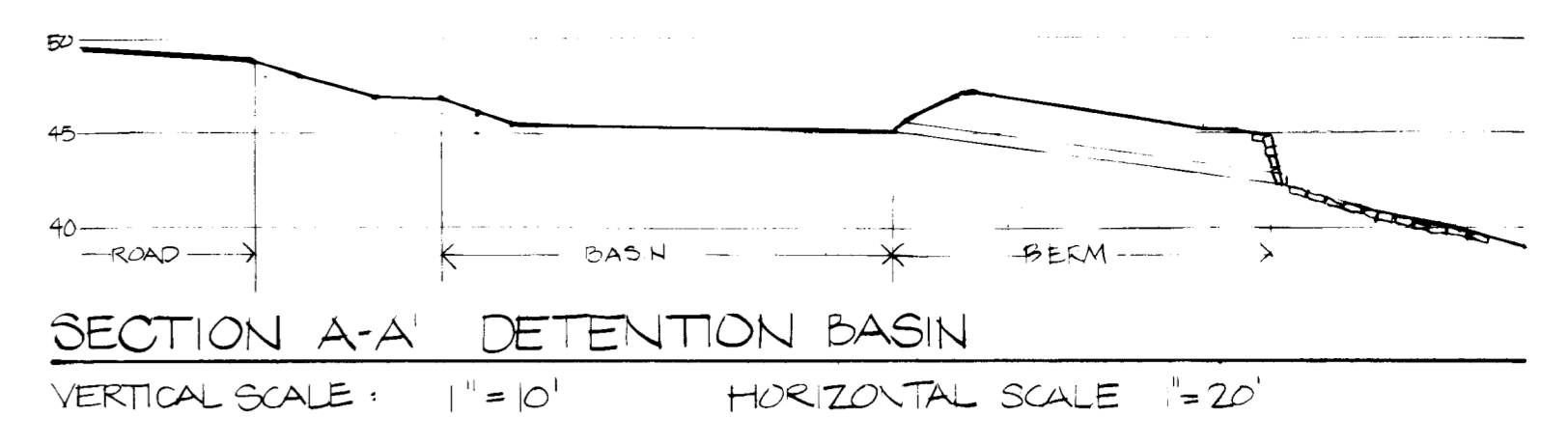
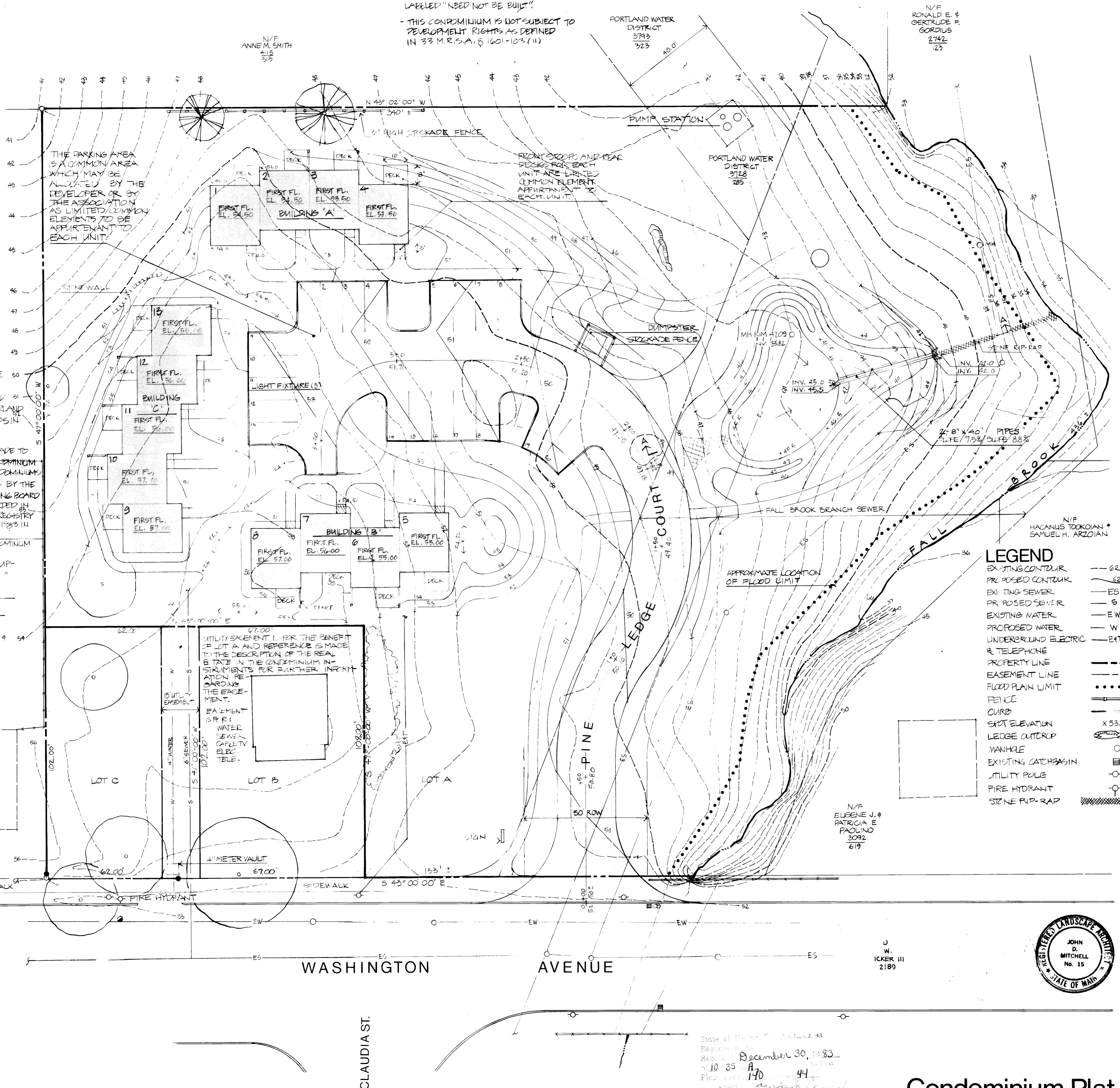
FURTHER REFERENCE IS MADE TO THE SUBDIVISION AND CONDOMINIUM PLAT FOR PINE LEDGE CONDOMINIUMS AS FILED WITH AND APPROVED BY THE CITY OF PORTLAND PLANNING BOARD ON 20 JUNE 1983 AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS ON 25 AUGUST 1983 IN PLAT BOOK # 139 PAGE # 14.

I CERTIFY THAT THIS CONDOMINIUM PLAT WAS PREPARED BY ME OR UNDER MY SUPERVISION AND CONTROL.

DATE: DEC 30, 1983

*John D. Mitchell*  
REGISTERED LANDSCAPE ARCHITECT  
STATE OF MAINE

- 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. § 1601-102 (11)



**LEGEND**

- EXISTING CONTOUR: --- 62---
- PROPOSED CONTOUR: --- 62---
- EXISTING SEWER: --- ES ---
- PROPOSED SEWER: --- S ---
- EXISTING WATER: --- EW ---
- PROPOSED WATER: --- W ---
- UNDERGROUND ELECTRIC & TELEPHONE: --- EAT ---
- PROPERTY LINE: - - - - -
- EASEMENT LINE: - - - - -
- FLOOD PLAIN LIMIT: - - - - -
- FENCE: - - - - -
- CURB: - - - - -
- SPOT ELEVATION: x 53.24
- LEDGE CUTLIP: [Symbol]
- MANHOLE: [Symbol]
- EXISTING CATCHBASIN: [Symbol]
- UTILITY POLE: [Symbol]
- FIRE HYDRANT: [Symbol]
- STONE PIP-RAP: [Symbol]

**SITE LOCATION** 1" = 2000' **NOTES**

- LOT A: 80' x 60' = 2.02 AC
- LOT B: 60' x 24' = .16 AC
- LOT C: 100' x 24' = .14 AC
- TOTAL: 2.32 AC
- ZONING DISTRICT: R-5
- TOPOGRAPHIC AND PERMETER 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 BLDGS OR PAVEMENT SHALL BE PLANTED AND SEEDDED.
- ALL BEARING, MAGNETIC AS OF 1982.
- TOPOGRAPHIC INFORMATION IS BASED ON CITY BENCH MARK EL. 42.67 MONUMENT BOLT LOCATED 3' OFFSET NORTHERLY SIDE OF WASHINGTON AVE. BETWEEN MORSE STREET & OCEAN AVE.

**PINE LEDGE CONDOMINIUMS**

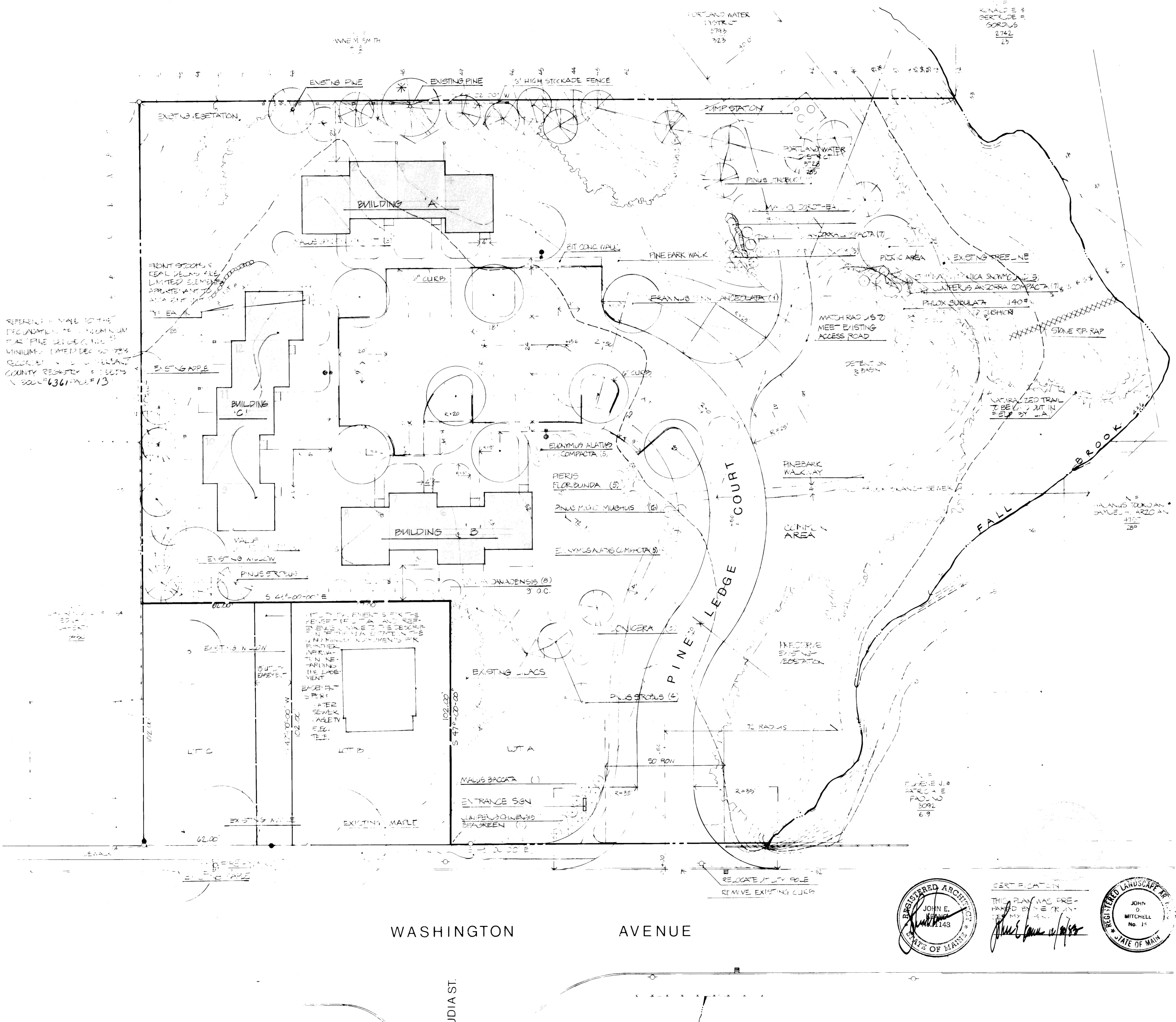
**DEVELOPER**  
P&C Construction Company  
BERRY ROAD  
SACO, MAINE

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

SCALE: 1" = 20'  
TRUE NORTH DATE: OCTOBER 26, 1982  
REVISED 6-20-83

Condominium Plat

State of Maine, Portland 83  
Registered  
December 30, 1983  
110-35-A  
Plan No. 170-44



REFER TO MAP 10 THE  
REGULATION TO MINIMUM  
FOR THE STATE OF MAINE  
MINIMUM DATED DEC 20 1983  
COUNTY REGISTERED 1983  
1000006361 PAGE 13

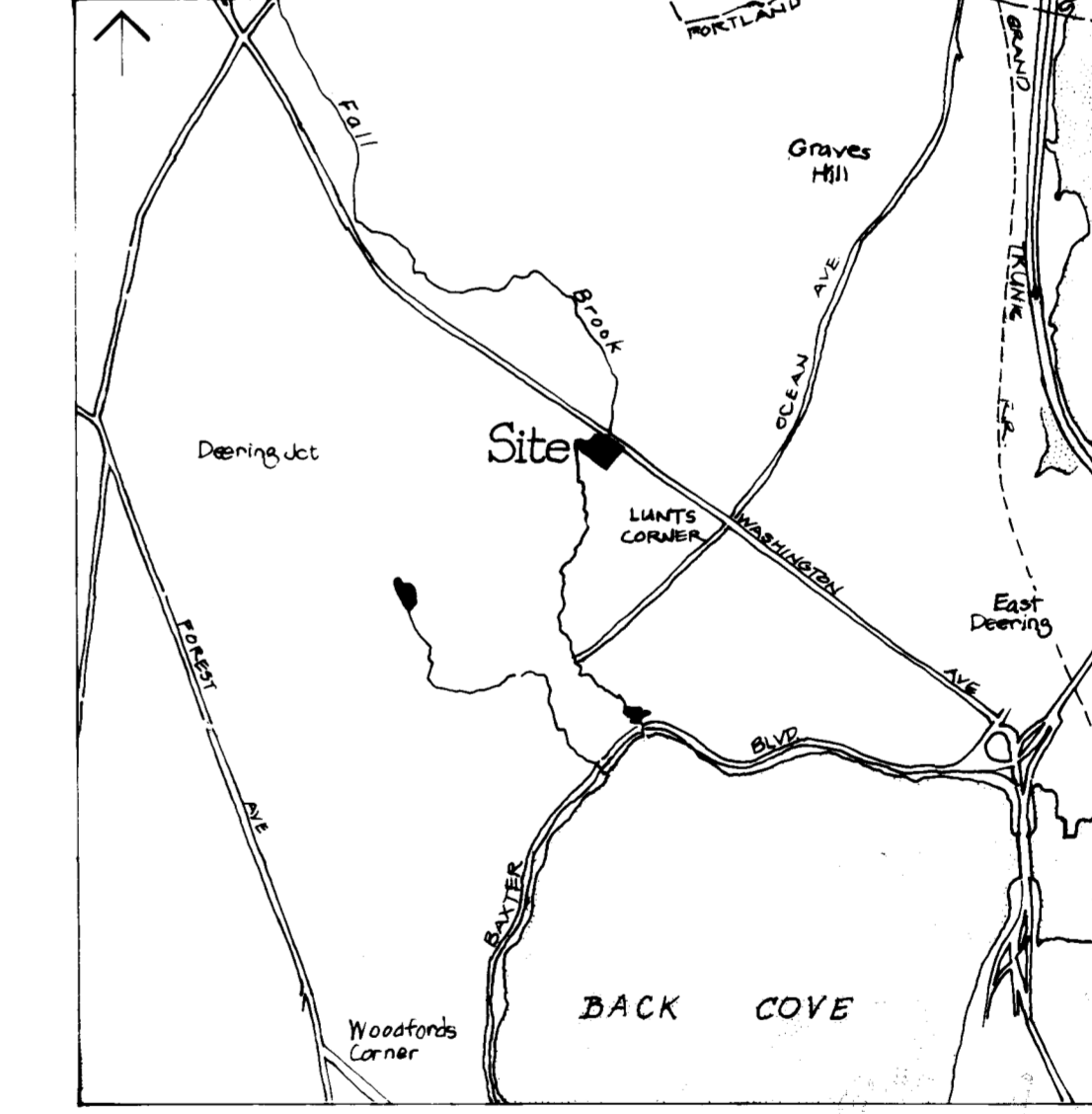
**PLANT SCHEDULE**

QTY	BOTANICAL NAME	COMMON NAME	SIZE
<b>TREES</b>			
1	MALUS ZIBOLDII ALD. ACIA	ZIBOLDII CRAB APPLE	10-12' AL
1	MALUS DOROTHEA	DOROTHEA CRAB APPLE	10-12' AL
6	MALUS GOLDEN HORNET	GOLDEN HORNET CRAB	10-12' AL
7	PINUS STROBUS	EASTERN WHITE PINE	7'-8'
1	QUERCUS RUBRA	RED OAK	2'-2 1/2" A
8	TSUGA CANADENSIS	CANADIAN HEMLOCK	5-6 HT
9	FRAXINUS PENNSYLVANICA LANCEOLATA	GREEN ASH	10-12' AL
<b>SHRUBS</b>			
3	EVONYMUS ALATUS COMPACTA	DWARF WINGED EVONYMUS	2-2-3
14	LIAN PERIS ANDORRA COMPACTA	COMPACT ANDORRA JUNIFER	2-2-2
11	LIAN PERIS CHINENSIS SEAGREEN	SEAGREEN JUNIFER	8-24
3	LONICERA TATARICA ZABELI	ZABELI'S RED HONEYSUCKLE	4-5
3	PIERIS FLORIBUNDA	MOUNTAIN ANDROMEDA	2'-24"
6	PINUS MUGHO MUGHUS	DWARF MUGHO PINE	2-2 1/2
3	SPIREA N. PRINICA SNOWMOUND	SNOWMOUND SPIREA	8-24
5	VACCINIUM CORYMBOSUM	HIGHBUSH BLUEBERRY	2'-4"
<b>GROUND COVER</b>			
100	PHLOX SUBULATA	BLUE EMERALD CUSHION	2-2 1/2

PLANTINGS TO BE INSTALLED BY THE CONTRACTOR AT THE TIME OF CONSTRUCTION. PLANTINGS TO BE INSTALLED WITHIN 2-3 MONTHS OF COMPLETION.

- ALL IMPROVEMENTS MUST BE BUILT TO MEET THE MINIMUM REQUIREMENTS OF THE MAINE PLANNING AND ZONING ACT.
- ALL PLANTINGS TO BE INSTALLED IN CONFORMANCE WITH THE MAINE PLANNING AND ZONING ACT.

**SITE LOCATION**

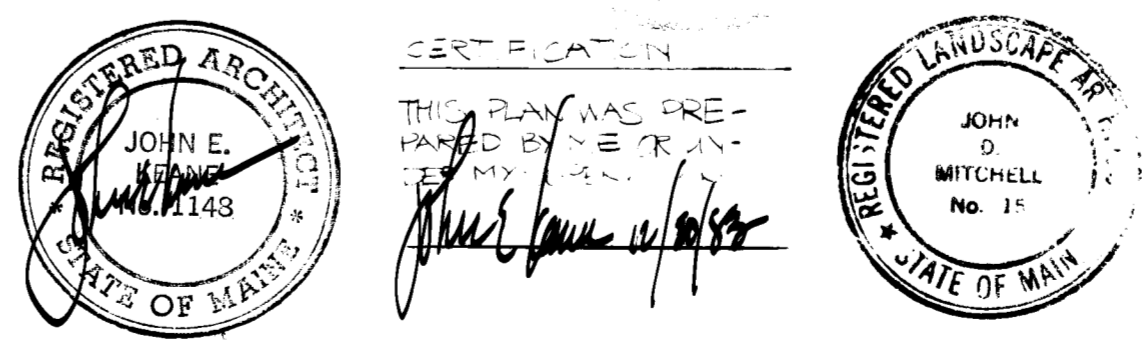


State of Maine, Cumberland as  
Registry of Deeds  
Received December 30, 1983  
at 10:35 A.M.  
Plan No. 140  
John E. Mitchell  
1/14

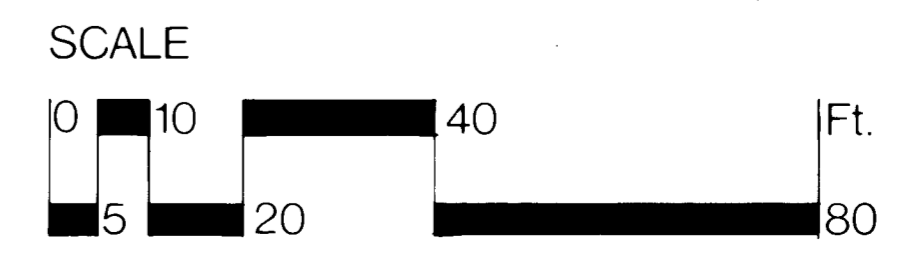
**PINE LEDGE  
CONDOMINIUMS**

DEVELOPER  
P&C Construction Company  
BERRY ROAD  
SACO, MAINE

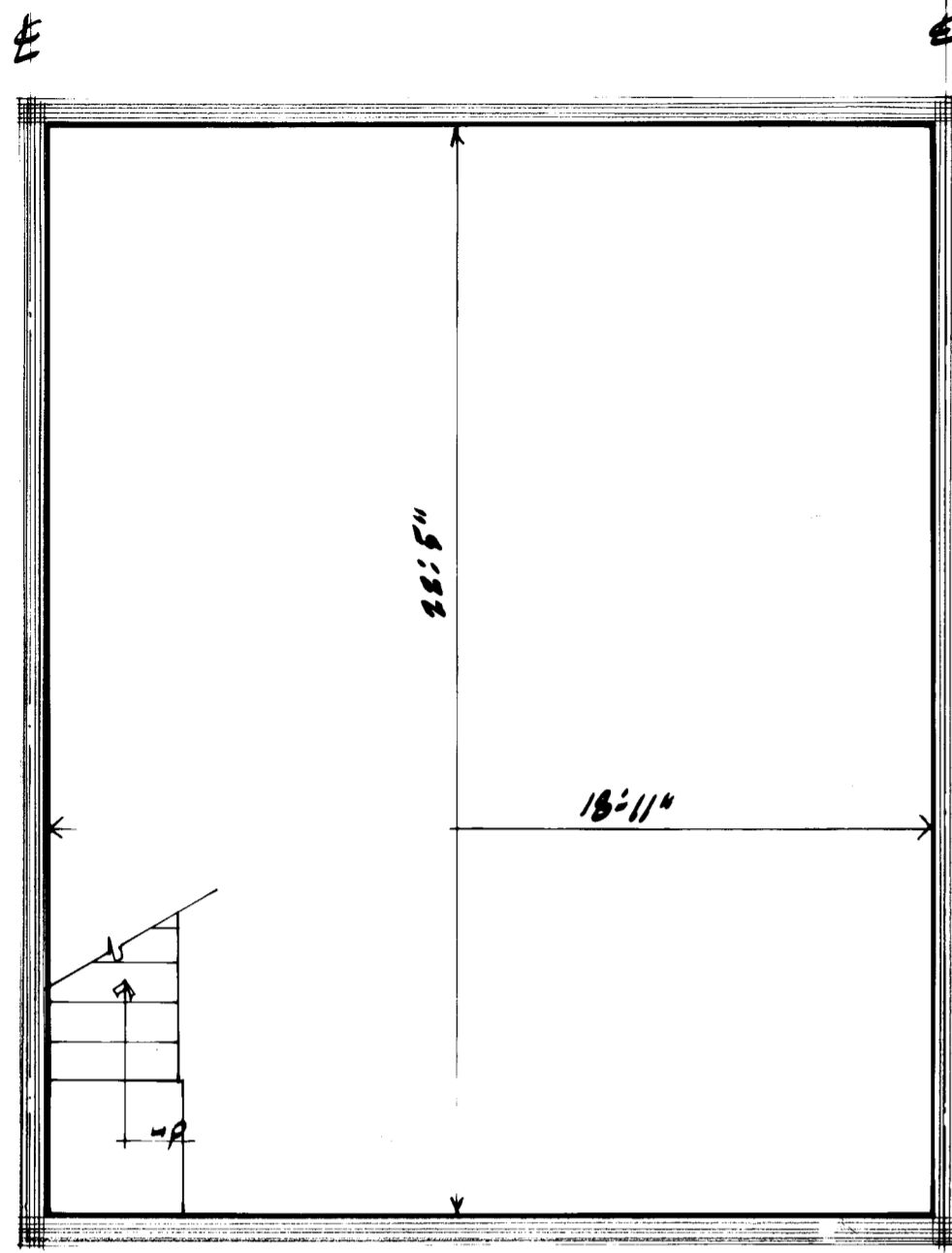
LANDSCAPE ARCHITECT  
MITCHELL-DEWAN ASSOC.  
386 FORE STREET  
PORTLAND, MAINE



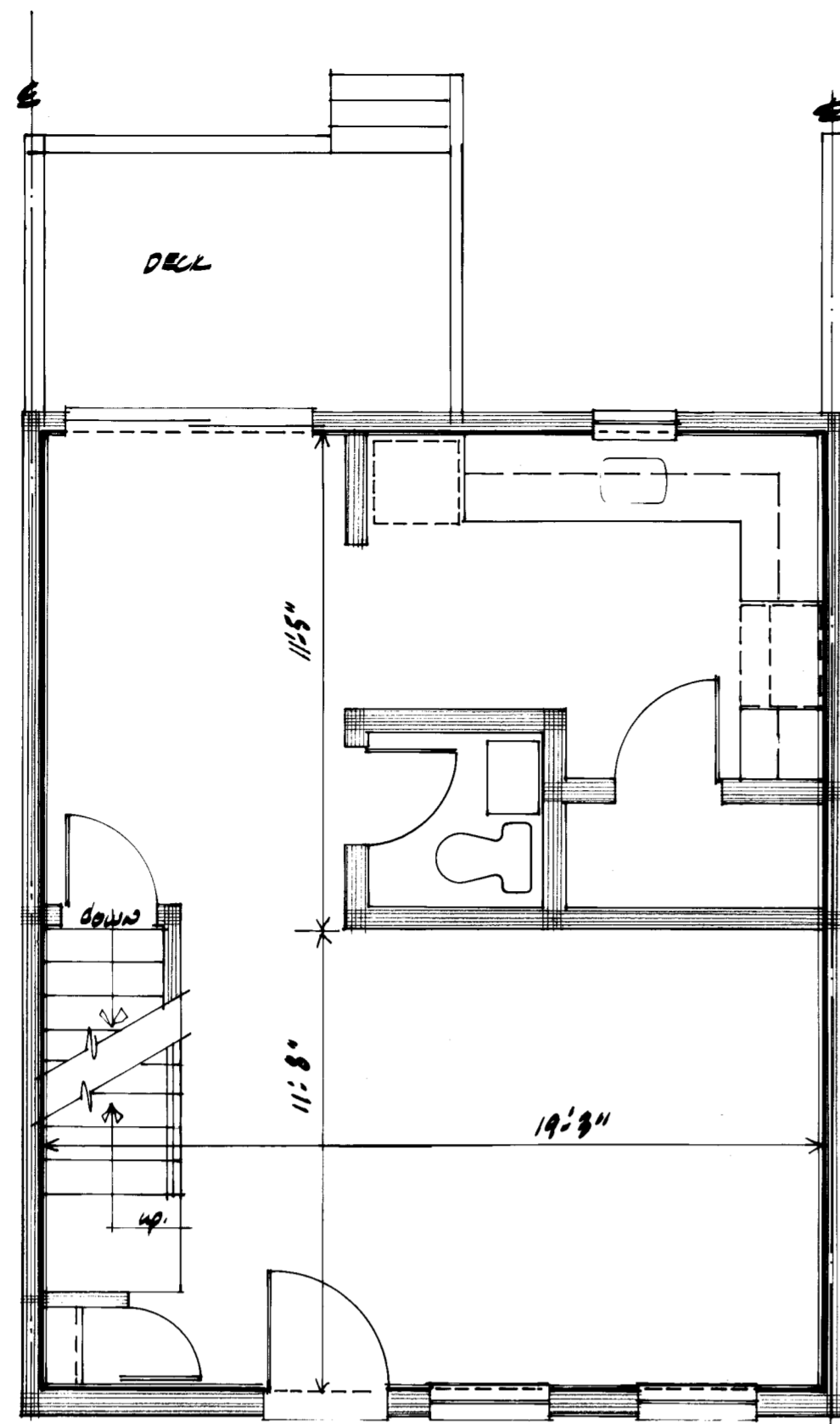
**LAYOUT & PLANTING PLAN**  
of Pine Ledge Condominiums



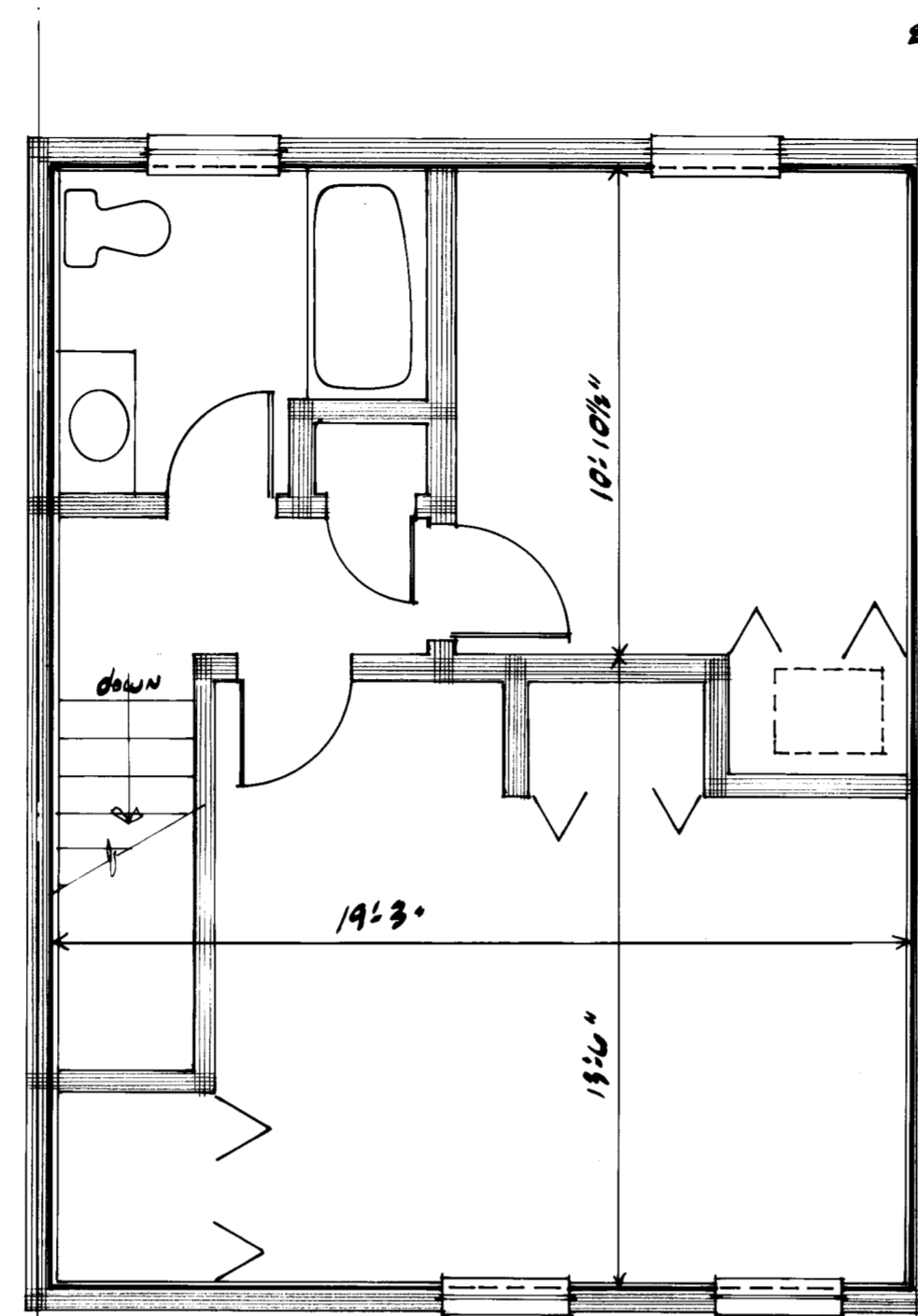
TRUE NORTH DATE  
OCTOBER 26, 1983  
REVISED 11/22/83



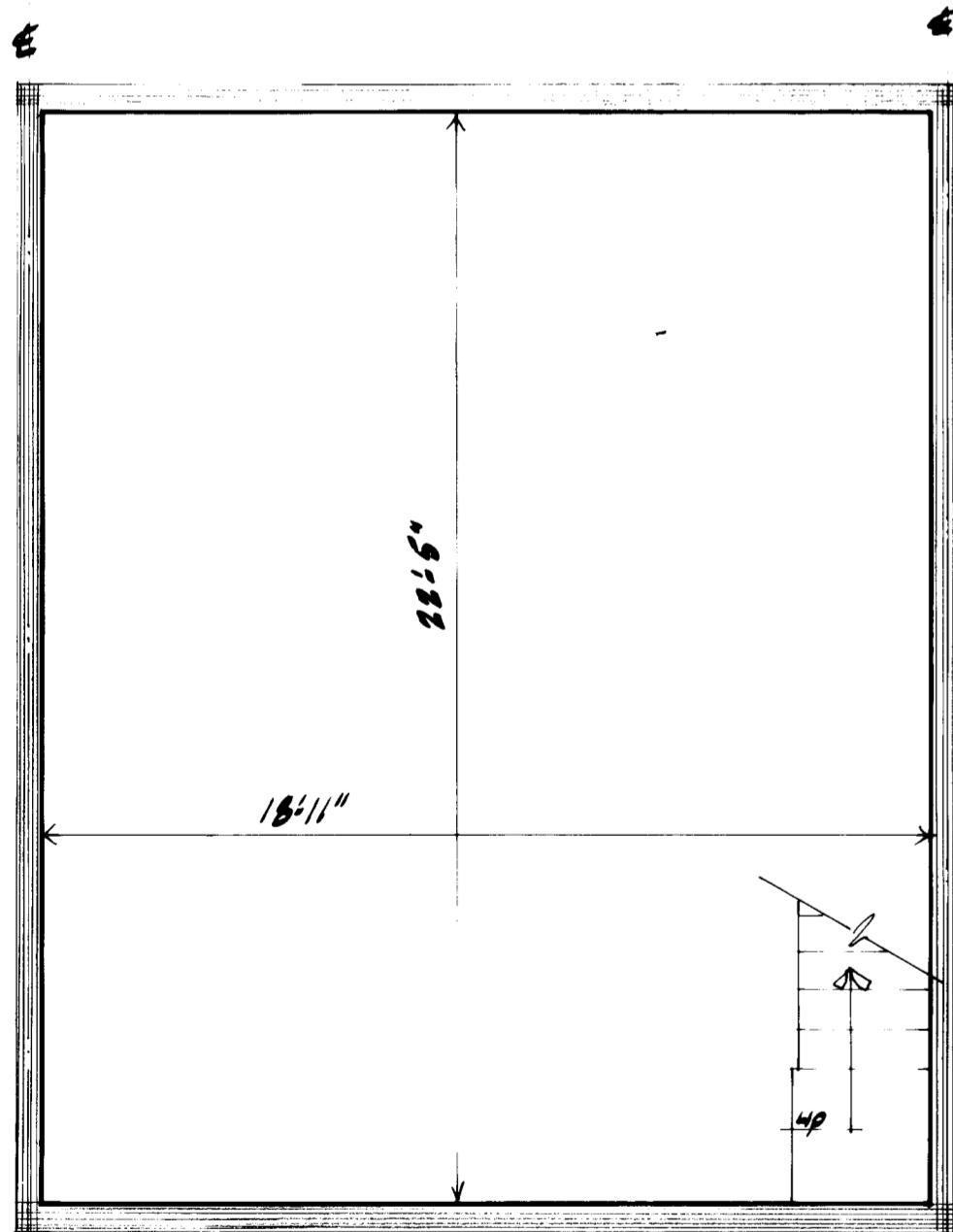
BASMENT FLOOR PLAN  
UNIT A (UNIT NO'S 5, 6, 7, 8)  
1/4" = 1'-0"



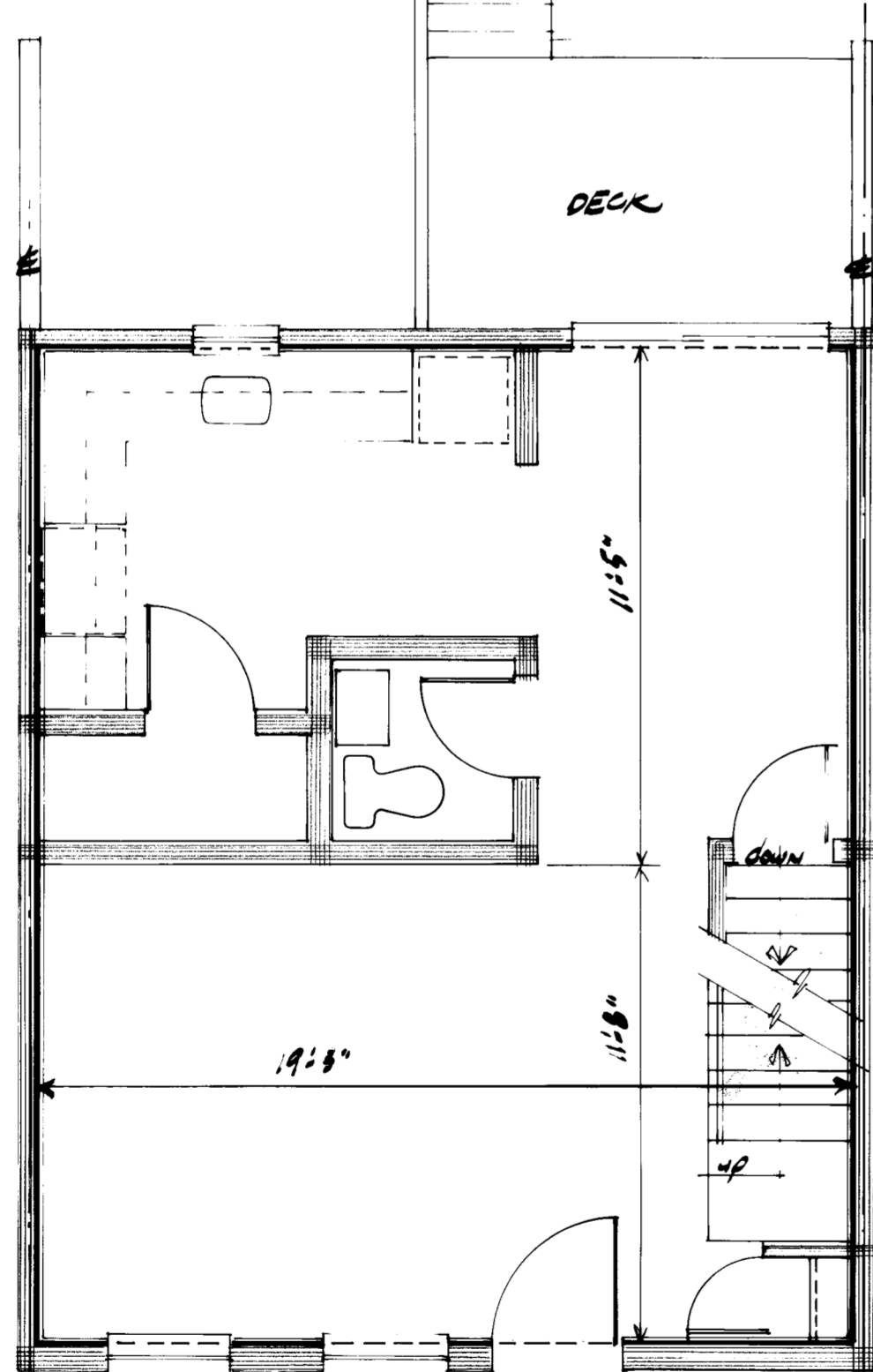
FIRST FLOOR PLAN



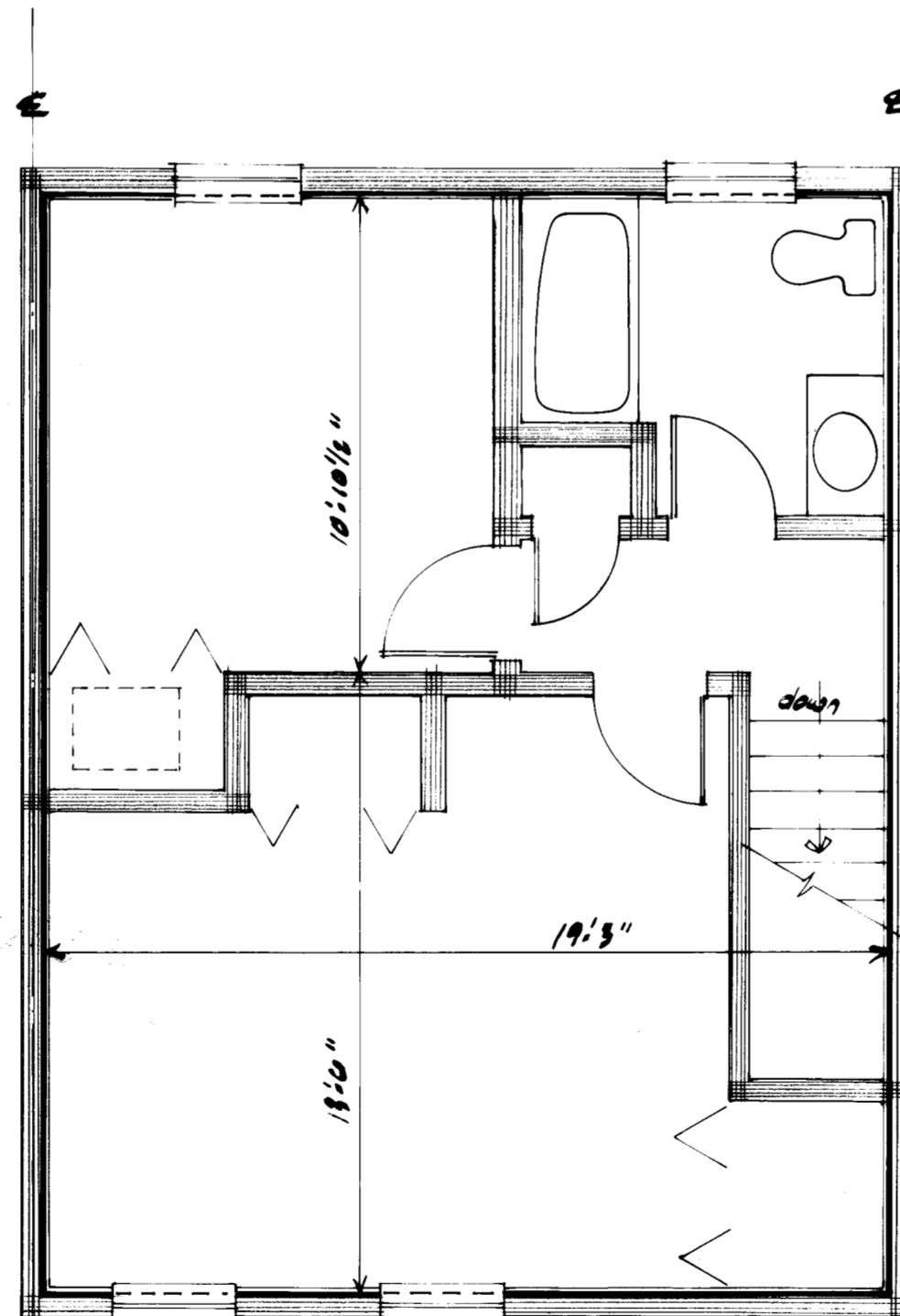
SECOND FLOOR PLAN



BASMENT FLOOR PLAN  
UNIT A (REV) (UNIT NO'S 12, 9, 8, 9, 10, 11, 12, 13)  
1/4" = 1'-0"



FIRST FLOOR PLAN

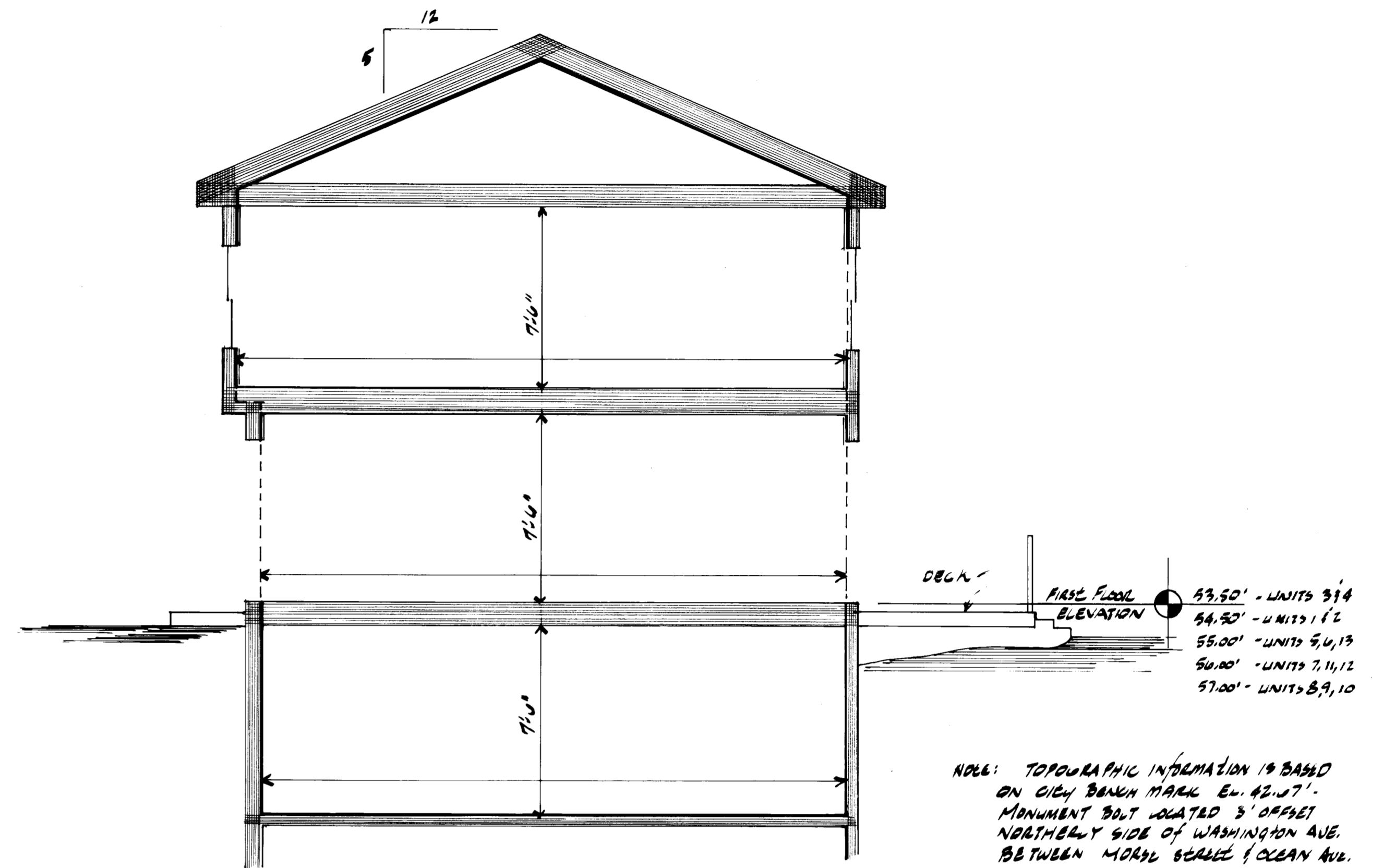
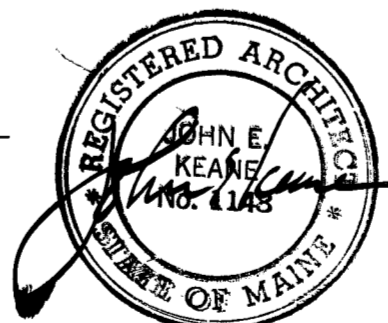


SECOND FLOOR PLAN

REFERENCE IS MADE TO THE DECLARATION OF CONDOMINIUMS FOR "PINE LEDGE CONDOMINIUMS" DATED DECEMBER 30, 1983, AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 26367 PAGE 13

I CERTIFY  
THIS PLAN WAS PREPARED BY ME OR UNDER MY SUPERVISION.

*John E. Keane* 12/30/83  
JOHN E. KEANE  
REGISTERED ARCHITECT  
MAINE



VERTICAL SECTION - TYPICAL UNIT

NOTE: UNIT BOUNDARY IS INDICATED BY BOLD SOLID OR DASHED LINE. LIMITS ARE FACE OF STUD @ WOOD FRAME CONSTRUCTION, INSIDE FACE OF ROOF RAFTERS, AND FACE OF CONCRETE @ BASEMENT FLOOR AND WALLS.

NOTE: TOPOGRAPHIC INFORMATION IS BASED ON C&G BENCH MARK E. 42.07'. MONUMENT BOLT LOCATED 3' OFFSET NORTHEAST SIDE OF WASHINGTON AVE. BETWEEN MORSE BEACH & OCEAN AVE.

State of Maine Cumberland Co.  
Registry of Deeds  
Received December 30, 1983  
at 10 35 P  
Book 26367 Page 44

# PINE LEDGE CONDOMINIUMS

DEVELOPER  
P&C Construction Company  
BERRY ROAD  
SACO, MAINE