CENTERLINE CURVE DATA

CURVE #1

Δ	38°-00'-00"
R	72.00'
T	24.79'
L	47.75'
PC	0+57.00
PT	1+04.75

CURVE #2

Δ	128°-00'-00"
R	72.00'
T	147.62'
L	160.85'
P.C.	1+04.75
P.T.	2+65.60

CURVE #3

Δ	90°-00'-00"
R	32.00'
T	32.00'
L	50.27'
P.C.	3+00.00
P.T.	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"

SIG. 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 (11).

SECTION A-A' DETENTION BASIN

VERTICAL SCALE: 1" = 10' HORIZONTAL SCALE 1" = 20'

SECTION - PINE LEDGE COURT

NOT TO SCALE

PROFILE - PINE LEDGE COURT

VERTICLE SCALE 1" = 10' HORIZONTAL SCALE 1" = 50'

LEGEND

EXISTING CONTOUR	62
PROPOSED CONTOUR	62
EXISTING SEWER	ES
PROPOSED SEWER	S
EXISTING WATER	EW
PROPOSED WATER	W
UNDERGROUND ELECTRIC & TELEPHONE	E&T
PROPERTY LINE	
EASEMENT LINE	
FLOOD PLAIN LIMIT	
FENCE	
CURB	
SPOT ELEVATION	x 53.24
LEDGE OUTCROP	
MANHOLE	
EXISTING CATCHBASIN	
UTILITY POLE	
FIRE HYDRANT	
STONE RIP-RAP	

SITE LOCATION

1" = 2000'

NOTES

- LOT A : 88066 # 2.02 AC.
  LOT B : 6834 # .16 AC.
  LOT C : 6324 # .14 AC.
  TOTAL : 101224 # 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 BLD'GS OR PAVEMENT SHALL BE LOAMED AND SEEDED.
- ALL BEARINGS MAGNETIC AS OF 1982.

PINE LEDGE CONDOMINIUMS

State of Maine, Cumberland ss.
Registry of Deeds
Received August 25 1983
at 3 h 15 m. PM and recorded in
Plan Book 199 Page 44
Attest: Joyce A. Walsh
Register

DEVELOPER	LANDSCAPE ARCHITECT
P & C Construction Co.	MITCHELL-DEWAN ASSOC.
BERRY ROAD	386 FORE STREET
SACO, MAINE	PORTLAND, MAINE

REGISTERED LANDSCAPE ARCHITECT JOHN D. MITCHELL No. 15 STATE OF MAINE

Portland Planning Board	Date
Jean E. Fitzpatrick	6/28/83
John T. Parker	
Barry E. Simmons	6/28/83
Donald P. Hannigan	
Marnie A. W. Mills	
Robert D. Lee	6/27/83

Subdivision & Condominium Plat

SCALE 0 5 10 20 40 80 Ft.

TRUE NORTH DATE

OCTOBER 26, 1982
REVISED 6-20-83

Reviewed for Code Compliance
Inspection Division
Department of Planning & Urban Development
Date: 03/03/15