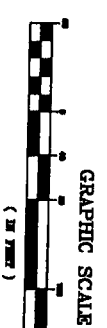
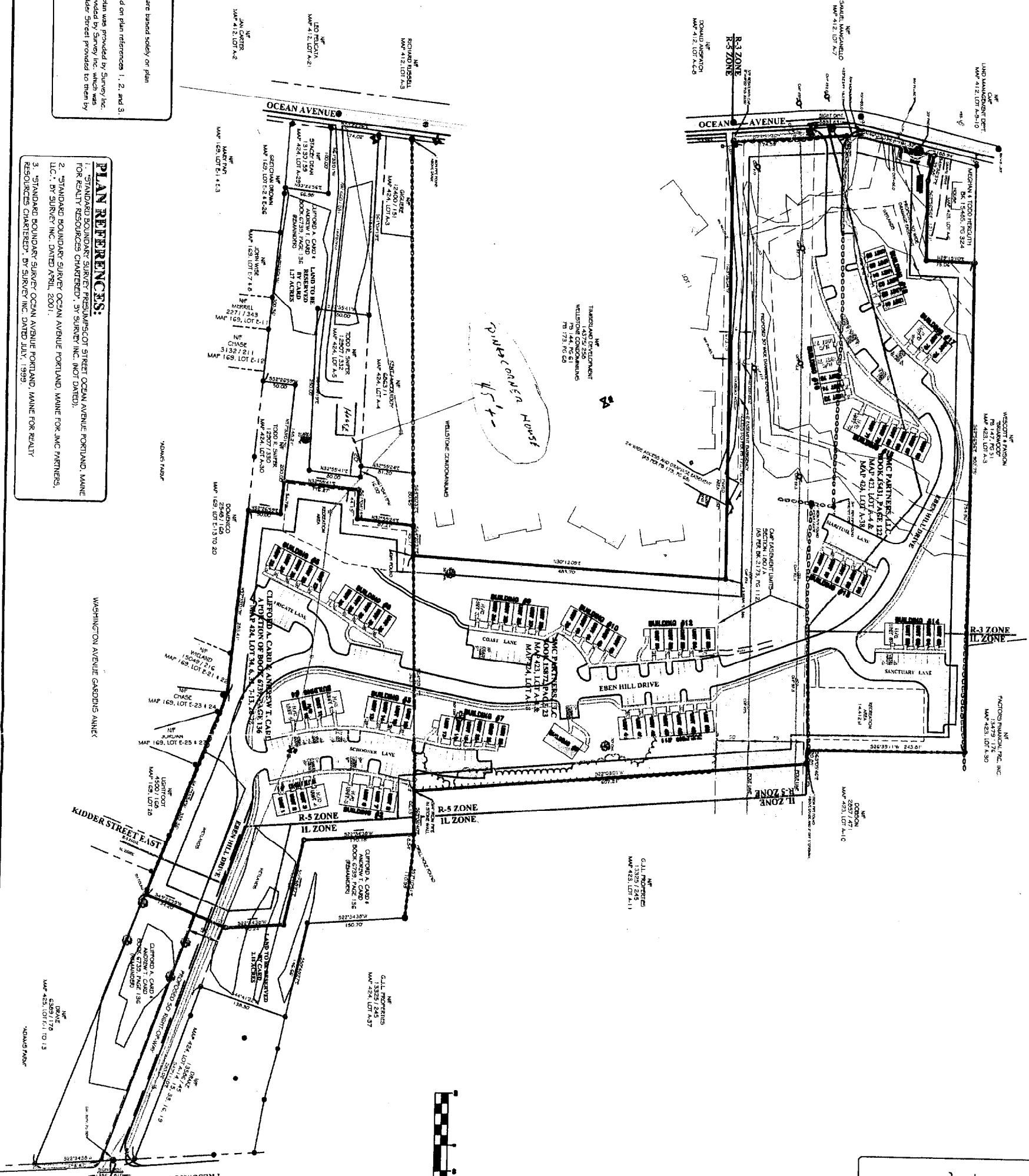


**SURVEYORS NOTES:**

- 1) This is not a boundary survey. Property lines are based solely on plan references 1, 2, and 3.
- 2) All directions are Magnetic North (1999) based on plan references 1, 2, and 3.
- 3) Survey data used to create the existing site plan was provided by Survey, Inc. and JMC. Deviations are based on data provided by Survey, Inc. which was based on an elevation of a manhole rim in East Kidder Street provided to them by the City of Portland.
- 4) Total project area is 1.5, 622 acres.

**PLAN REFERENCES:**

1. STANDARD BOUNDARY SURVEY PRESUMSCOT STREET OCEAN AVENUE PORTLAND, MAINE FOR REALTY RESOURCES CHARTERED, BY SURVEY, INC. (NOT DATED).
2. STANDARD BOUNDARY SURVEY OCEAN AVENUE PORTLAND, MAINE FOR JMC PARTNERS, LLC, BY SURVEY, INC. DATED APRIL, 2001.
3. STANDARD BOUNDARY SURVEY OCEAN AVENUE PORTLAND, MAINE FOR REALTY RESOURCES CHARTERED, BY SURVEY, INC. DATED JULY, 1999.



**LEGEND:**

●	IRON PIN FOUND
○	GRANITE MANDREL FOUND
○	5/8" REBAR PROPOSED
○	UTILITY POLE
○	GLY ANCHOR
○	CONCRETE TREE
○	DECIDUOUS TREE
○	WIRE FENCE
○	STONE WALL
○	VEGETATION
○	WELL
○	LIGHT
○	OVERHEAD UTILITY LINE
○	UNIT NUMBER
○	FINISH FLOOR ELEVATION
○	SETBACK LINE
○	PROPERTY LINE

THIS PLAN PRELIMINARY

REC

STATE OF MAINE  
JAMES COFFIN  
PROFESSIONAL  
LAND SURVEYOR

WITHOUT SIGNATURE

ENGINEERING  
**COFFIN**  
SURVEYING

COFFIN ENGINEERING & SURVEYING, LLC  
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CLIENT/PROJECT  
**TOWNHOMES AT OCEAN EAST**

LOCATION: OCEAN AVENUE & PRESUMSCOT STREET

TOWN: PORTLAND COUNTY: CAMBERLAND STATE: MAINE

SHEET TITLE:  
**RECORDING PLAT**

SCALE: 1" = 80'

DATE: JULY 17, 2002

NO.	REVISIONS	DATE