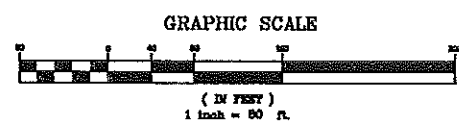
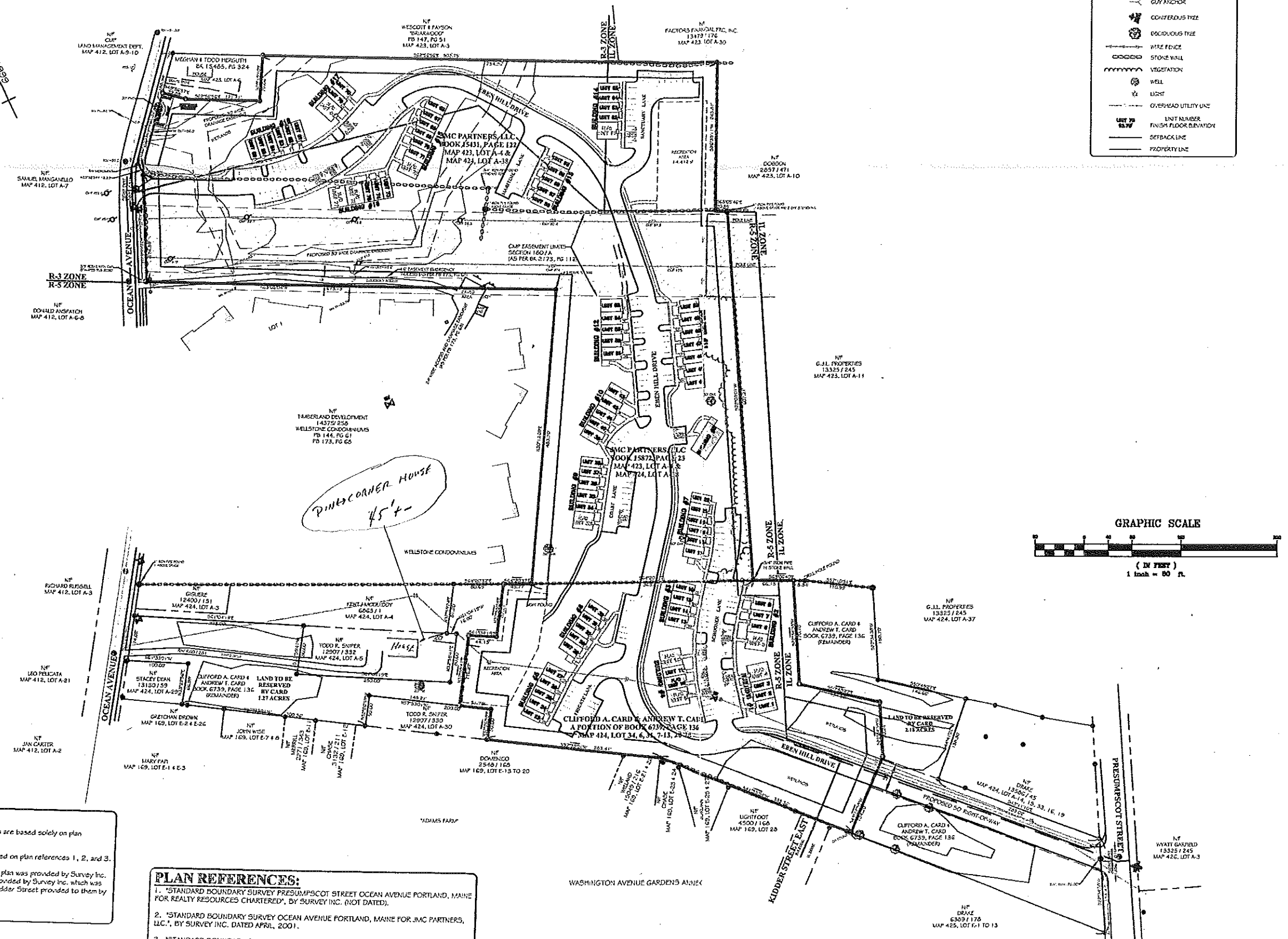


LEGEND:

- IRON PIN FOUND
- GRANITE MONUMENT FOUND
- 50' RZBAR PROPOSED
- UTILITY POLE
- GUY ANCHOR
- CONIFEROUS TREE
- DECIDUOUS TREE
- WIRE FENCE
- STONE WALL
- VEGETATION
- WELL
- LIGHT
- OVERHEAD UTILITY LINE
- UNIT NUMBER
- FINISH FLOOR ELEVATION
- SETBACK LINE
- PROPERTY LINE



SURVEYOR'S 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 Art Coffin. Elevations 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 15.62 acres.

PLAN REFERENCES:

1. "STANDARD BOUNDARY SURVEY PRESUMPSCOT 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.

RECORDING PLAT									
TOWNHOMES AT OCEAN EAST									
LOCATION: OCEAN AVENUE & PRESUMPSCOT STREET									
TOWN: PORTLAND COUNTY: CUMBERLAND STATE: MAINE									
SCALE: 1" = 80'									
DATE: JULY 17, 2002									
NO. DIVISIONS									
DATE									

Copy Road
PO Box 447
6035-1027
1-800-344-9475

59 B UNION ST.
PORTLAND, ME 04101
1-888-282-4465

COFFIN
ENGINEERING
SURVEYING

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THIS PLAN PRELIMINARY
STATE OF MAINE
JAMES W. COFFIN
REGISTERED PROFESSIONAL LAND SURVEYOR
WITHOUT SIGNATURE

PROJ. NO. 2001-034

REC