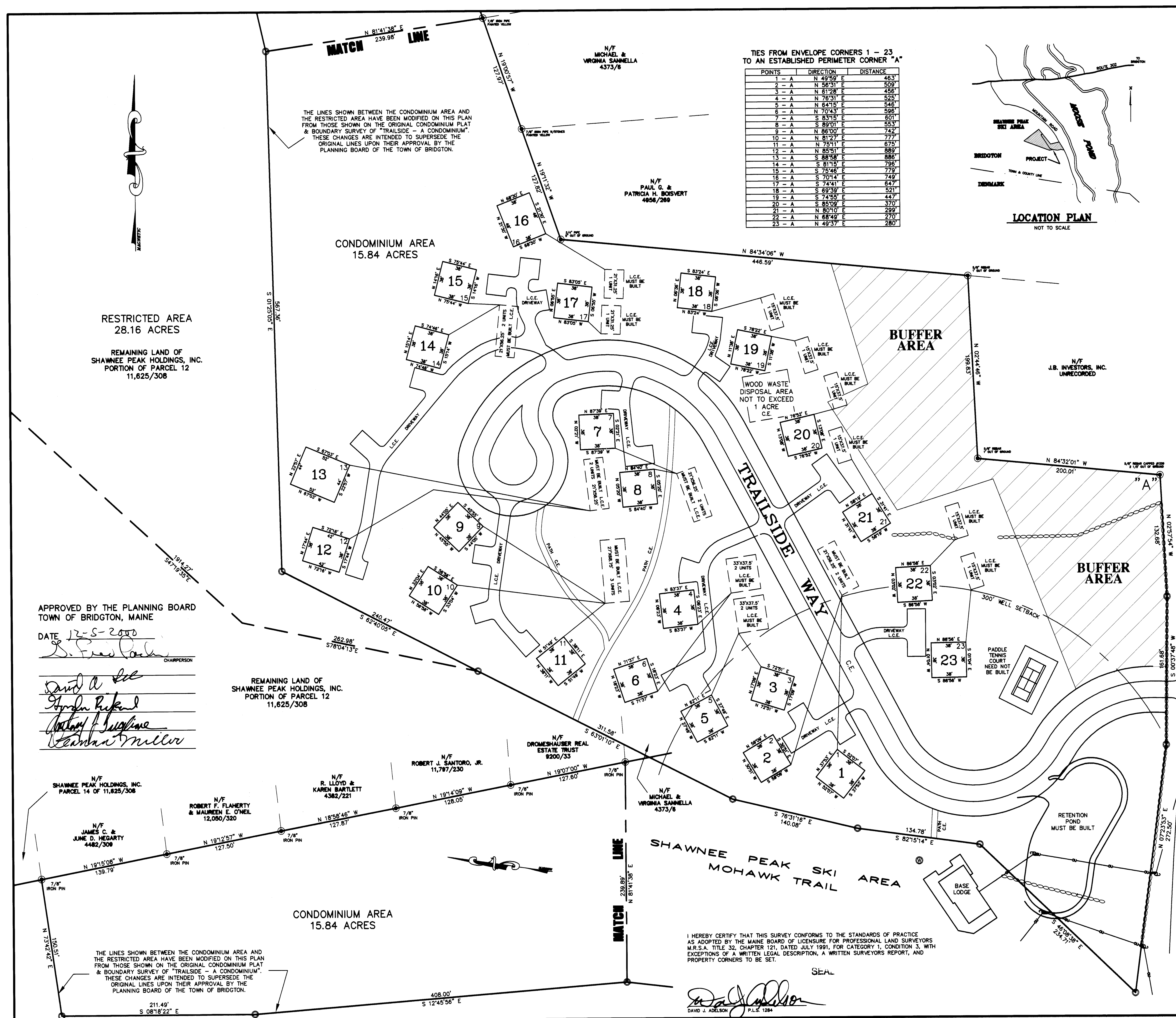
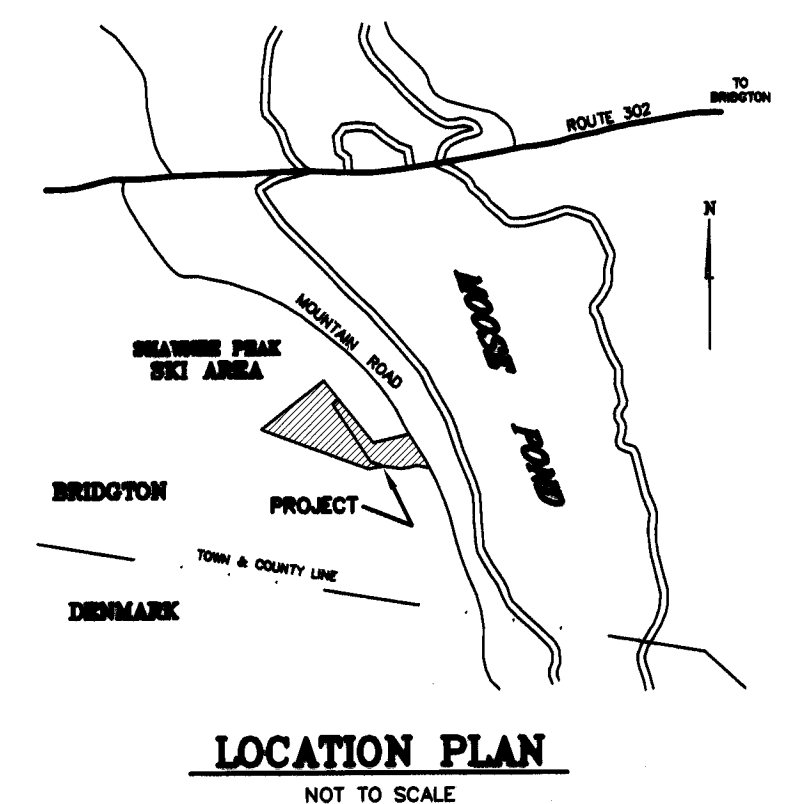


CC



TIES FROM ENVELOPE CORNERS 1 - 23 TO AN ESTABLISHED PERIMETER CORNER "A"

POINTS	DIRECTION	DISTANCE
1 - A	N 49°59' E	463'
2 - A	N 56°31' E	509'
3 - A	N 61°28' E	458'
4 - A	N 76°31' E	529'
5 - A	N 64°15' E	546'
6 - A	N 70°43' E	596'
7 - A	S 83°15' E	601'
8 - A	S 89°01' E	553'
9 - A	N 86°00' E	742'
10 - A	N 81°27' E	777'
11 - A	N 75°11' E	675'
12 - A	S 85°51' E	889'
13 - A	S 88°58' E	886'
14 - A	S 81°15' E	796'
15 - A	S 75°46' E	779'
16 - A	S 70°14' E	749'
17 - A	S 74°41' E	647'
18 - A	S 69°39' E	521'
19 - A	S 74°55' E	447'
20 - A	S 85°09' E	370'
21 - A	N 80°10' E	299'
22 - A	N 88°49' E	270'
23 - A	N 49°37' E	280'



NOTES

BUYERS WILL BE REQUIRED TO BUILD WITHIN THE ENVELOPE SHOWN FOR EACH UNIT.

TOTAL AREA: 44.00 ACRES

SEE THE ROAD PLAN & PROFILE OF TRAILSIDE WAY FOR DETAILS ON THE ROAD DESIGN.

ALL BEARINGS ARE MAGNETIC, AUGUST 1998.

OWNER OF RECORD AT TIME OF PLAN: SHAWNEE PEAK HOLDINGS, INC. FROM MT. PLEASANT REALTY COMPANY BY QUIT-CLAIM DEED WITH COVENANT BEING A PORTION OF PARCEL 12 OF SAID DEED, DATED SEPTEMBER 12, 1994, AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 11,625, PAGE 308.

SEE THE ORIGINAL STANDARD BOUNDARY SURVEY OF "TRAILSIDE - A CONDOMINIUM", REVISED DATE DECEMBER 1, 1998, APPROVED BY THE TOWN OF BRIDGTON'S PLANNING BOARD DECEMBER 1, 1998 AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS DECEMBER 31, 1998 IN PLAN BOOK 198, PAGE 395.

SEE THE REVISED STANDARD BOUNDARY SURVEY OF "TRAILSIDE - A CONDOMINIUM", REVISED DATE APRIL 6, 1999, APPROVED BY THE TOWN OF BRIDGTON'S PLANNING BOARD APRIL 6, 1999 AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS APRIL 16, 1999 IN PLAN BOOK 199, PAGE 216.

SEE THE SECOND REVISED STANDARD BOUNDARY SURVEY OF "TRAILSIDE - A CONDOMINIUM", REVISED DATE JANUARY 28, 2000, APPROVED BY THE TOWN OF BRIDGTON'S PLANNING BOARD FEBRUARY 1, 2000 AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS.

SEE "DECLARATION OF CONDOMINIUM", "BYLAWS", AND "RESTRICTIVE COVENANTS" FOR THIS CONDOMINIUM. SAID DOCUMENTS ARE TO BE RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS ALONG WITH THIS PLAN.

THE BUFFER AREAS DEPICTED ON THIS PLAT SHALL BE MAINTAINED IN THEIR PRESENT STATE AS NATURAL, SCENIC, WOODED AND OPEN AREAS AND AS A SUITABLE HABITAT FOR INDIGENOUS FLORA, FAUNA, AND WILDLIFE. WITHIN THE BUFFER AREAS THERE SHALL BE NO DESTRUCTION OR REMOVAL OF STANDING TIMBER, PLANTS, SHRUBS OR OTHER VEGETATION EXCEPT AS FOLLOWS:

- 1) THE RIGHT TO CLEAR AND RESTORE FOREST COVER AND OTHER VEGETATION THAT IS DAMAGED OR DISTRIBUTED BY FORCES OF NATURE, OR FOR OTHER REASONABLE CAUSES CONSISTENT WITH GOOD FORESTRY PRACTICES, INCLUDING WITHOUT LIMITATION WHEN NECESSARY TO PREVENT THE SPREAD OF DISEASES.
- 2) THE RIGHT TO CLEAR AND RESTORE FOREST COVER AND OTHER VEGETATION IN THE EVENT OF AN EMERGENCY WHEN NECESSARY TO PREVENT THE SPREAD OF FIRE.
- 3) THE RIGHT TO GATHER, USE OR REMOVE DEAD WOOD.
- 4) THE RIGHT TO PRUNE TREES AND OTHER FOREST COVER TO MAINTAIN REASONABLE AND ADEQUATE VIEWS.

THE PURPOSE OF THIS REVISED PLAN IS TO SHOW THE RECONFIGURATION OF THE BUILDING ENVELOPES, CONDOMINIUM PROPERTY LINES AND DRIVEWAYS FROM THOSE SHOWN ON THE ORIGINAL CONDOMINIUM PLAT & STANDARD BOUNDARY SURVEY OF "TRAILSIDE - A CONDOMINIUM", DATED MAY 30, 2000, APPROVED BY THE TOWN OF BRIDGTON'S PLANNING BOARD JUNE 6, 2000 AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS.

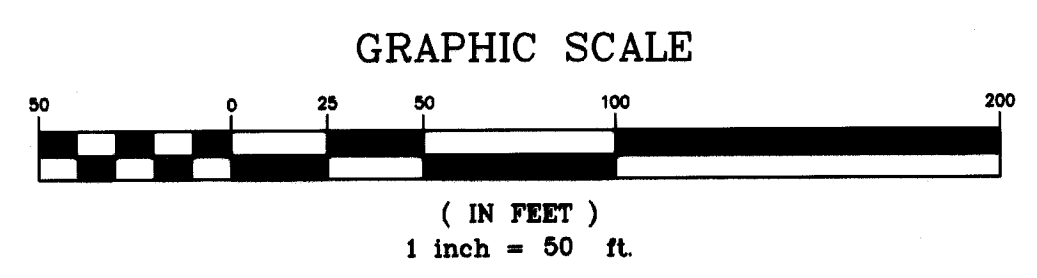
- LEGEND**
- IRON PIN TO BE SET
 - 5/8" REBAR WITH SURVEYORS CAP STAMPED "PLS 1284"
 - IRON PIN OR PIPE FOUND AS NOTED
 - EXISTING DRILLED WELL
 - N/F NOW OR FORMERLY
 - BUFFER AREA
 - BOUNDARY OF CONDOMINIUM
 - 1 CONDOMINIUM BUILDING ENVELOPE SIZED AS NOTED
 - OVERHEAD UTILITIES
 - UTILITY POLE
 - C.E. COMMON ELEMENT
 - L.C.E. LIMITED COMMON ELEMENT
 - 18'x37.5' SEPTIC LEACH FIELD (TYPICAL)
- State of Maine, Cumberland ss.
Registry of Deeds
Received December 8, 2000
at 10:07 a.m. A.M. and recorded in
Plan Book 200 Page 510
John B. O'Brien Register

REVISED CONDOMINIUM PLAT & STANDARD BOUNDARY SURVEY
TRAILSIDE - A CONDOMINIUM
TOWN OF BRIDGTON - COUNTY OF CUMBERLAND - STATE OF MAINE

MADE FOR
MOUNTAIN ROAD DEVELOPMENT, LLC
PORTLAND ROAD - KENNEBUNK, MAINE 04043

COMPILED BY
MAIN-LAND DEVELOPMENT CONSULTANTS, INC.
P.O. BOX Q, 42 CHURCH STREET - LIVERMORE FALLS, MAINE 04254

DATE OF ORIGINAL PLAN: MAY 30, 2000
DATE OF THIS REVISED PLAN: DECEMBER 4, 2000
JOB NO.: 98-30
FILE NO.: 915
FIELD BOOK NO.: 318



APPROVED BY THE PLANNING BOARD
TOWN OF BRIDGTON, MAINE

DATE 12-5-2000

S. F. [Signature] CHAIRPERSON

David A. [Signature]
Angela [Signature]
Anthony [Signature]
Deanna [Signature]

REMAINING LAND OF
SHAWNEE PEAK HOLDINGS, INC.
PORTION OF PARCEL 12
11,625/308

I HEREBY CERTIFY THAT THIS SURVEY CONFORMS TO THE STANDARDS OF PRACTICE AS ADOPTED BY THE MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS M.R.S.A. TITLE 32, CHAPTER 121, DATED JULY 1991, FOR CATEGORY 1, CONDITION 3, WITH EXCEPTIONS OF A WRITTEN LEGAL DESCRIPTION, A WRITTEN SURVEYORS REPORT, AND PROPERTY CORNERS TO BE SET.

SEAL

David J. Adelson
DAVID J. ADELSON P.L.S. 1284