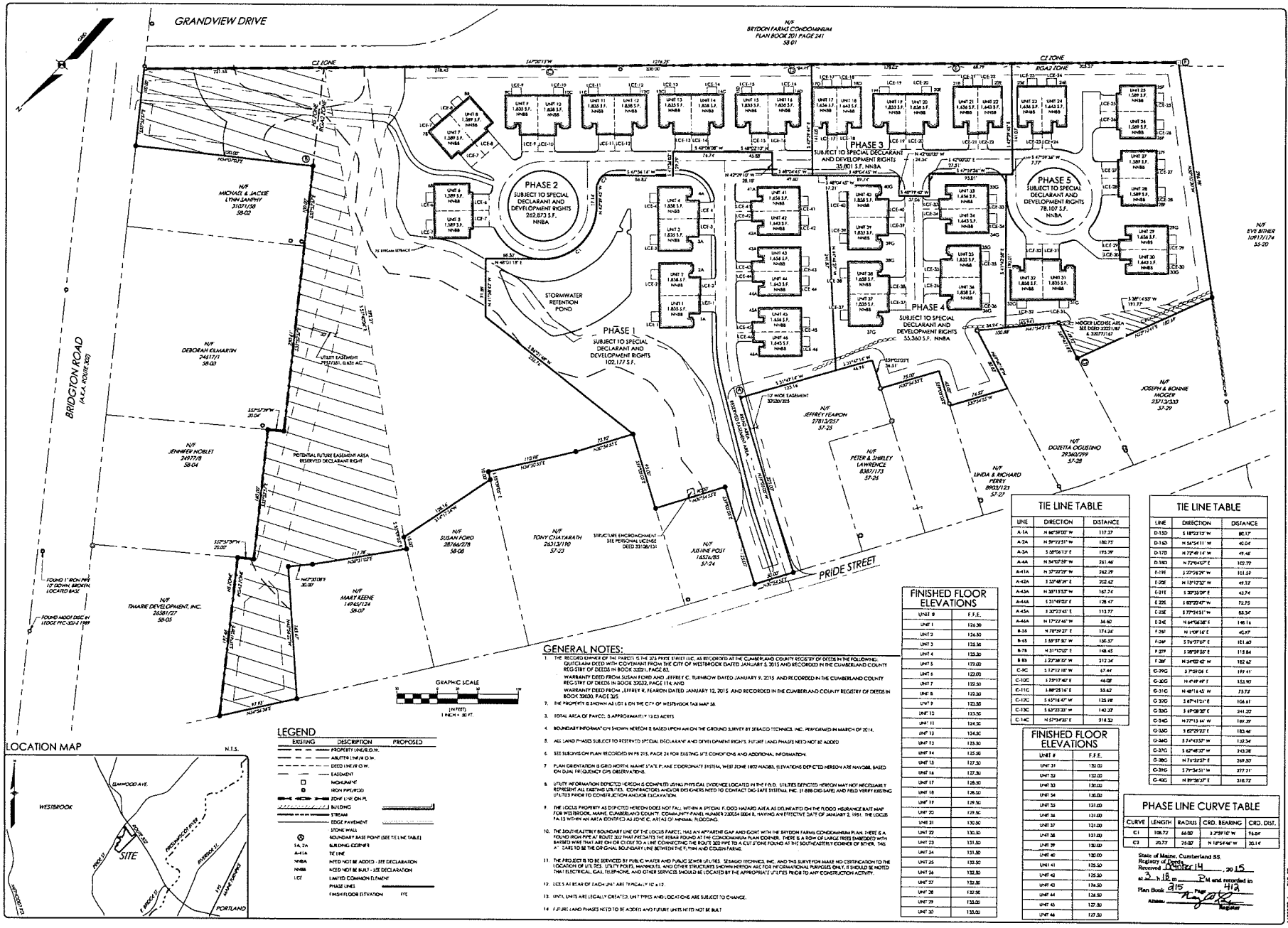


LOCATION MAP

N.T.S.

LEGEND

EXISTING	DESCRIPTION	PROPOSED
	PROPERTY LINE/R.O.W.	
	ABUTTER LINE/R.O.W.	
	DEED LINE/R.O.W.	
	EASEMENT	
□	MONUMENT	
⊙	IRON PIN/PIPE	
	ZONE LINE ON PL	
	BUILDING	
	STREAM	
	EDGE PAVEMENT	
	STONE WALL	
	BOUNDARY BASE POINT (SEE TIE LINE TABLE)	
1A, 2A	BUILDING CORNER	
A-41A	TIE LINE	
NNBA	NOTED NOT BE ADDED - SEE DECLARATION	
NNBA	NEED NOT BE BUILT - SEE DECLARATION	
LCE	LIMITED COMMON ELEMENT	
	PHASE LINES	
	FINISH FLOOR ELEVATION	FFE

GENERAL NOTES:

1. THE RECORD OWNER OF THE PARCEL IS THE 375 PRIDE STREET LLC, AS RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN THE FOLLOWING: QUITCLAIM DEED WITH COVENANT FROM THE CITY OF WESTBROOK DATED JANUARY 5, 2015 AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 32201, PAGE 83; WARRANTY DEED FROM SUSAN FORD AND JEFFREY C. TURNBOW DATED JANUARY 9, 2015 AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 32032, PAGE 116; AND WARRANT DEED FROM JEFFREY R. FEARON DATED JANUARY 12, 2015 AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 32030, PAGE 205.
2. THE PROPERTY IS SHOWN AS LOT 6 ON THE CITY OF WESTBROOK TAX MAP 58.
3. TOTAL AREA OF PARCEL: 3 APPROXIMATELY 13.03 ACRES
4. BOUNDARY INFORMATION SHOWN HEREON IS BASED UPON AN ON THE GROUND SURVEY BY SEBAGO TECHNICS, INC. PERFORMED IN MARCH OF 2014.
5. ALL LAND PHASES SUBJECT TO RESERVED SPECIAL DECLARANT AND DEVELOPMENT RIGHTS. FUTURE LAND PHASES NEED NOT BE ADDED
6. SEE SURVEYS ON PLAN RECORDED IN PB 215, PAGE 24 FOR EXISTING SITE CONDITIONS AND ADDITIONAL INFORMATION.
7. PLAN ORIENTATION IS GRID NORTH, MAINE STATE PLANE COORDINATE SYSTEM, WEST ZONE (1802 FIAD83). ELEVATIONS DEPICTED HEREON ARE NAVD88, BASED ON DUAL FREQUENCY GPS OBSERVATIONS.
8. UTILITY INFORMATION DEPICTED HEREON IS COMPILED USING PHYSICAL EVIDENCE LOCATED IN THE FIELD. UTILITIES DEPICTED HEREON MAY NOT NECESSARILY REPRESENT ALL EXISTING UTILITIES. CONTRACTORS AND/OR DESIGNERS NEED TO CONTACT DIG SAFE SYSTEM, INC. (1-888-DIG-SAFE) AND FIELD VERIFY EXISTING UTILITIES PRIOR TO CONSTRUCTION AND/OR EXCAVATION.
9. THE LOCUS PROPERTY AS DEPICTED HEREON DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD AREA AS DELINEATED ON THE FLOOD INSURANCE RATE MAP FOR WESTBROOK, MAINE, CUMBERLAND COUNTY, COMMUNITY PANEL NUMBER 230054 0004 B, HAVING AN EFFECTIVE DATE OF JANUARY 2, 1981. THE LOCUS FALLS WITHIN AN AREA DESIGNATED AS ZONE C, AREAS OF MINIMAL FLOODING.
10. THE SOUTHEASTERLY BOUNDARY LINE OF THE LOCUS PARCEL HAS AN APPARENT GAP AND GORE WITH THE BRYDON FARMS CONDOMINIUM PLAN. THERE IS A FOUND IRON PIPE AT ROUTE 302 THAT PRECEDES THE REBAR FOUND AT THE CONDOMINIUM PLAN CORNER. THERE IS A ROW OF LARGE TREES EMBODIED WITH BARBED WIRE THAT ARE ON OR CLOSE TO A LINE CONNECTING THE ROUTE 302 PIPE TO A CUT STONE FOUND AT THE SOUTHEASTERLY CORNER OF BITHER. THIS LINE IS TO BE THE ORIGINAL BOUNDARY LINE BETWEEN THE FLYNN AND COLLEN FARMS.
11. THE PROJECT IS TO BE SERVICED BY PUBLIC WATER AND PUBLIC SEWER UTILITIES. SEBAGO TECHNICS, INC. AND THIS SURVEYOR MAKE NO CERTIFICATION TO THE LOCATION OF UTILITIES. UTILITY POLES, MANHOLES, AND OTHER STRUCTURES SHOWN HEREON ARE FOR INFORMATIONAL PURPOSES ONLY. IT SHOULD BE NOTED THAT ELECTRICAL, GAS, TELEPHONE, AND OTHER SERVICES SHOULD BE LOCATED BY THE APPROPRIATE UTILITIES PRIOR TO ANY CONSTRUCTION ACTIVITY.
12. LCE'S AS BEAR OF EACH UNIT ARE TYPICALLY 10 x 12.
13. UNITS UNITS ARE LEGALLY CREATED, UNIT TYPES AND LOCATIONS ARE SUBJECT TO CHANGE.
14. FUTURE LAND PHASES NEED TO BE ADDED AND FUTURE UNITS NEED NOT BE BUILT

FINISHED FLOOR ELEVATIONS

UNIT #	F.F.E.
UNIT 8	
UNIT 1	126.50
UNIT 2	126.50
UNIT 3	125.50
UNIT 4	123.50
UNIT 5	122.00
UNIT 6	122.00
UNIT 7	122.50
UNIT 8	122.50
UNIT 9	123.50
UNIT 10	123.50
UNIT 11	124.50
UNIT 12	124.50
UNIT 13	125.50
UNIT 14	125.50
UNIT 15	127.50
UNIT 16	127.50
UNIT 17	128.50
UNIT 18	128.50
UNIT 19	129.50
UNIT 20	129.50
UNIT 21	130.50
UNIT 22	130.50
UNIT 23	131.50
UNIT 24	131.50
UNIT 25	132.50
UNIT 26	132.50
UNIT 27	132.50
UNIT 28	132.50
UNIT 29	133.00
UNIT 30	133.00

TIE LINE TABLE

LINE	DIRECTION	DISTANCE
A-1A	N 66°38'20" W	117.27
A-2A	N 39°22'51" W	180.75
A-3A	S 38°06'13" E	193.29
A-4A	N 54°52'58" W	261.46
A-41A	N 37°22'20" W	262.29
A-42A	S 33°48'39" E	202.62
A-43A	N 38°15'52" W	167.24
A-44A	S 31°49'02" E	128.47
A-45A	S 30°22'43" E	113.77
A-46A	N 17°22'46" W	34.60
B-3A	N 78°39'27" E	174.26
B-4A	S 58°57'52" W	130.37
B-7A	N 31°10'02" E	148.45
B-8A	S 22°38'32" W	312.34
C-1C	S 12°12'18" W	67.44
C-10C	S 7°19'17" E	46.08
C-11C	S 88°28'16" E	53.62
C-12C	S 45°16'47" W	125.98
C-13C	S 63°22'33" W	140.27
C-14C	N 57°34'55" E	318.53

FINISHED FLOOR ELEVATIONS

UNIT #	F.F.E.
UNIT 31	132.00
UNIT 32	132.00
UNIT 33	130.00
UNIT 34	130.00
UNIT 35	131.00
UNIT 36	131.00
UNIT 37	131.00
UNIT 38	131.00
UNIT 39	130.00
UNIT 40	130.00
UNIT 41	125.50
UNIT 42	125.50
UNIT 43	126.50
UNIT 44	126.50
UNIT 45	127.50
UNIT 46	127.50

TIE LINE TABLE

LINE	DIRECTION	DISTANCE
D-13D	S 18°22'13" W	80.17
D-14D	N 54°54'11" W	40.04
D-17D	N 72°49'14" W	49.46
D-18D	N 72°44'07" E	102.79
E-19E	S 22°24'29" W	101.59
E-20E	N 13°13'32" W	49.12
E-21E	S 30°35'09" E	43.74
E-22E	S 85°20'47" W	72.75
E-23E	S 77°24'51" W	83.54
E-24E	N 64°56'38" E	198.16
F-25F	N 1°09'16" E	45.47
F-26F	S 24°27'07" E	101.40
F-27F	S 88°39'35" E	118.84
F-28F	N 34°02'42" W	182.62
G-29G	S 7°58'04" E	199.41
G-30G	N 6°49'49" E	153.90
G-31G	N 48°16'43" W	73.72
G-32G	S 67°41'51" E	106.61
G-33G	S 69°08'32" E	241.20
G-34G	S 7°41'53" W	122.54
G-37G	S 62°48'27" W	243.28
G-38G	N 74°53'57" E	269.50
G-39G	S 7°34'51" W	277.21
G-40G	N 89°58'37" E	318.72

PHASE LINE CURVE TABLE

CURVE	LENGTH	RADIUS	CRD. BEARING	CRD. DIST.
C1	108.72	66.00	S 7°59'10" W	96.84
C3	20.77	29.00	N 18°54'46" W	20.34

State of Maine, Cumberland SS.
Registry of Deeds
Received December 14, 2015
at 2:18 m. PM and recorded in
Plan Book 215 Page 412
Attest: Register

MATTHEW W. ELY, PLS 2117

REV	BY	DATE	STATUS
C	MWE	10/26/15	RELEASED FOR CLIENT REVIEW
B	MWE	9/28/15	RELEASED FOR CLIENT REVIEW
A	MWE	7/14/15	RELEASED FOR CLIENT REVIEW

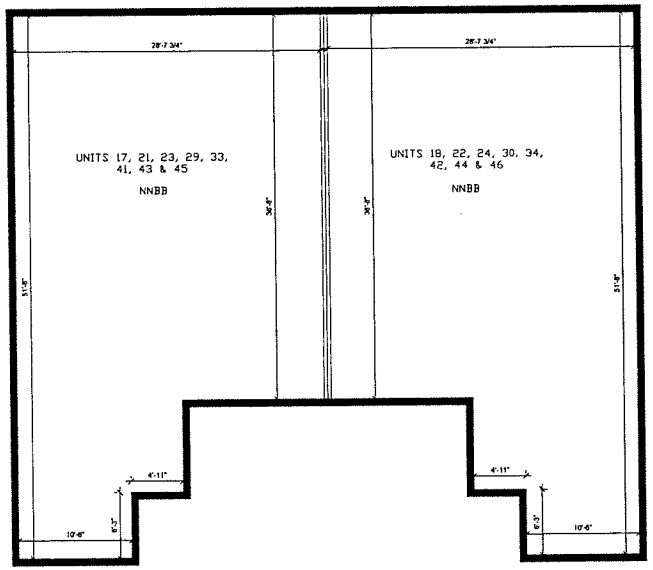
DESIGNED: SAP | CHECKED: SMF

SEBAGO TECHNICS
75 John Roberts Rd. - Suite 1A, South Portland, ME 04106 Tel. 207.200.2100
WWW.SEBAGOTECHNICS.COM
250 Goddard Rd. - Suite 8, Lewiston, ME 04240 Tel. 207.783.3454

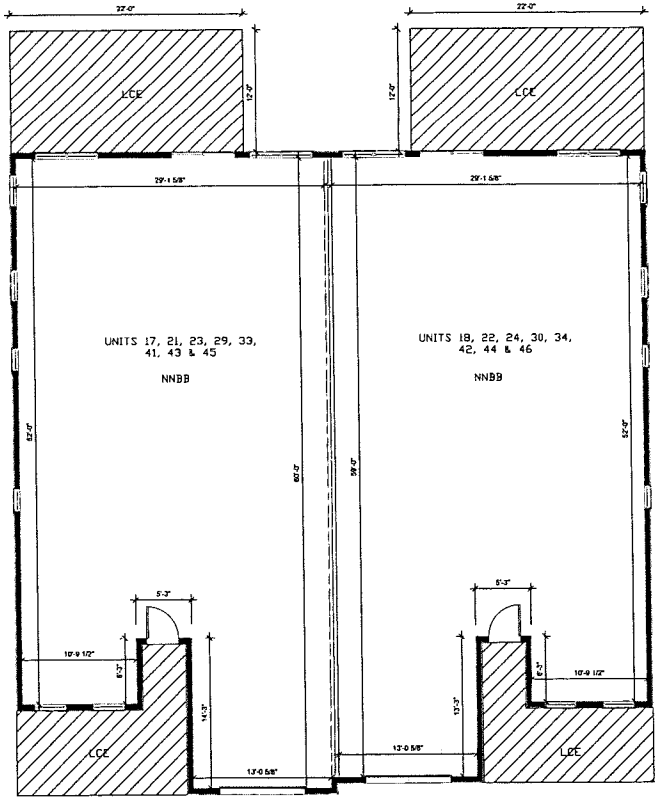
CONDOMINIUM PLAT AND LAND PHASING PLAN
OF:
WINSLOW GREEN CONDOMINIUMS
375 PRIDE STREET
WESTBROOK, MAINE
FOR:
375 PRIDE STREET LLC
199 ELDERBERRY CORVE
SOUTH PORTLAND, MAINE 04106

PROJECT NO.: 14069 | SCALE: 1"=50'

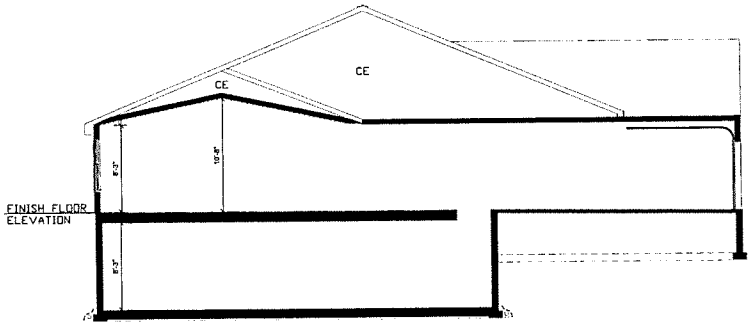
SHEET 1 OF 1



2 | PROCTOR - BASEMENT PLAN
3/16" = 1'-0"



1 | PROCTOR - FIRST FLOOR PLAN
3/16" = 1'-0"



3 | PROCTOR - SECTION
3/16" = 1'-0"

LCE - LIMITED COMMON ELEMENT
CE - COMMON ELEMENT
NNBB - NEED NOT BE BUILT

State of Maine, Cumberland SS.
Registry of Deeds
Received October 22, 2015
at 3 h 14 m P M and recorded in
Plan Book 215 Page 430
Attest: [signature] Register

16 UNITS

REGISTERED ARCHITECT
WILLIAM RENHEIM HOFMANN
No. 1000
STATE OF MAINE

Prepared For:
375 PRIDE STREET, LLC
199 Elderberry Drive
South Portland, ME 04106

Consultant:

Architect:
ARCHETYPE architects
48 Union Wharf Portland, Maine 04101
(207) 772-6022 Fax (207) 772-4056

Project:
WINSLOW GREEN CONDOMINIUMS
375 PRIDE STREET
WESTBROOK, MAINE

Revisions:
9-29-2015
10-19-2015 - This floor plan amends previous floor plan recorded in plan book 215, pg's 413-415

Scale: AS NOTED

Date: 10-3-2014

"PROCTOR" UNIT FLOOR PLANS

A