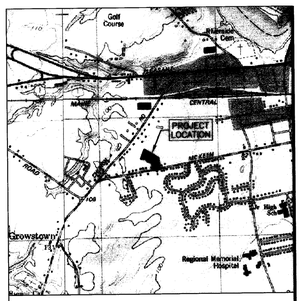


VICINITY MAP
SCALE: 1" = 2000'

N

N/F
MARK THEBERGE BUILDER, INC.
MAP U-31, PARCEL 74
12858 / 14

N/F
MARK THEBERGE BUILDER, INC.
MAP U-31, PARCEL 75
12858 / 14

N/F
VIRGINIA E. SMITH
MAP U-31, PARCEL 76
21712 / 346

N/F
EVA G. & LAURA F. & ANNE M. RACINE
MAP U-31, PARCEL 77
19803 / 65

2" IP
0.6' A.G.

REBAR w/CAP
"B.W. MARTINSON # 2137"
0.6' A.G.

N36°10'35"W
(441.32')

REBAR w/CAP
"B.W. MARTINSON # 2137"
0.6' A.G.

REBAR w/CAP
"RLS 1179"
0.4' A.G.

20'

15'

S42°07'00"W
(284.63')

N/F
BOWIE HOME CONSTRUCTION
MAP U-31, PARCEL 41
20183 / 27

D-21
D-20
D19
D-18
D-17
D-16

GAS
W WSO
PAVED DRIVE

B-9
B-8
B-7
B-6
B-5
B-4

T.B.M. #1
TOP NUT OF FIRE HYDRANT
ELEV. = 100.00'

MAILBOXES

C-15
C-14
C-13
C-12
C-11
C-10

N/F
McKEEN STREET PROPERTIES, INC.
MAP U-31, PARCEL 53
22681 / 224

N/F
PAUL A. ADAMS
MAP U-31, PARCEL 33-A
2954 / 552

N17°27'45"E
(280.88')

PAVED DRIVE

1 STORY DWELLING

A-3
A-2
A-1

6"X8" STONE MON
1.2' A.G.
PAVED DRIVE

6" CONC FILLED IP
2.5' A.G.

36" PINE

(159.67')
S77°28'30"E

(100.80')
S12°31'30"W

(114.04')
S76°23'00"E

6" CONC FILLED IP
2.5' A.G.

1" IP
0.1' B.G.

N/F
TAMI-JO PALMITER
MAP U-31, PARCEL 51
15879 / 344

(247.81')
S12°31'30"W

6" CONC FILLED IP
2.7' A.G.

N/F
RAYMOND W. BACHAND
MAP U-31, PARCEL 49
2373 / 158

N/F
TRENT C. & SHERRY A. PHILLIPS
MAP U-31, PARCEL 52
11863 / 1

PROPANE TANK

1 STORY DWELLING

GRAVEL DRIVE

1 1/4" IP
0.6' A.G.

3/4" IP
0.1' B.G.

(163.85')
S77°23'34"E

CMP
42.1"

CMP
42"

6"x6"x6" TRIANGULAR CONC MON
"NAD/11/1"
1.5' A.G. (LEANING)

McKEEN STREET

WILLOW GROVE ROAD

66' R.O.W.
(SEE NOTE 7)

FINISHED FIRST FLOOR ELEVATIONS	
"A" UNITS	EL. 98.5'
"B" UNITS	EL. 98.3'
"C" UNITS	EL. 98.8'
"D" UNITS	EL. 99.6'

State of Maine, Cumberland SS.
Registry of Deeds
Received December 8, 2005
at 2 h 03 m P M and recorded in
Plan Book 205 Page 769
Attest: John B. O'Brien
Register

LEGEND

- SET #5 REBAR WITH PLASTIC CAP STAMPED "NCS, INC. PLS 1314"
- FOUND IRON PIN (SIZE & TYPE AS NOTED)
- FOUND MONUMENT (SIZE & TYPE AS NOTED)
- UTILITY POLE (NUMBER AS NOTED)
- GUY WIRE ANCHOR
- SEWER MANHOLE
- DRAIN MANHOLE
- CATCH BASIN (ROUND)
- CATCH BASIN (SQUARE)
- FIRE HYDRANT
- WATER VALVE
- GAS VALVE
- WATER SHOT OFF
- LIGHT POLE
- FOUND CONIFEROUS TREE
- TREE LINE (APPROXIMATE)
- BOUNDARY LINE
- EDGE OF GRAVEL
- EDGE OF PAVEMENT
- RIGHT-OF-WAY LINE
- ABUTTER LINE
- OHU — OVERHEAD UTILITY
- UGU — UNDERGROUND UTILITY
- N/F — NOW OR FORMERLY OWNED BY
- 1234/567 — DEED BOOK AND PAGE
- MAP X, PARCEL Y — TAX MAP-BLOCK-LOT
- (123.45') — PARENTHESIS DENOTE RECORD DATA

NOTES

1. THE BASIS OF BEARING FOR THIS SURVEY WAS TAKEN FROM THE PLAN REFERENCED IN NOTE 4b BELOW. SAID BEARING IS MAGNETIC NORTH 1987.
2. DEED AND PLAN BOOK REFERENCES ARE TO THE CUMBERLAND COUNTY REGISTRY OF DEEDS.
3. RECORD OWNERSHIP OF THE PARCEL SURVEYED CAN BE FOUND IN A DEED FROM 152 McKEEN STREET LIMITED LIABILITY COMPANY TO McKEEN STREET PROPERTIES, INC. DATED MAY 26, 2005 AND RECORDED IN DEED BOOK 22681, PAGE 224.
4. REFERENCE IS MADE TO THE FOLLOWING PLANS:
   a. "PLANNED UNIT DEVELOPMENT OF SUNFIELD APARTMENTS, McKEEN STREET, BRUNSWICK, MAINE" BY KIMBALL CHASE DATED JUNE, 1989. (NOT RECORDED)
   b. "PLAN OF LAND, McKEEN STREET, BRUNSWICK, MAINE FOR SCOTT & VAL HOWARD" BY OWEN HASKELL, INC. DATED FEBRUARY 4, 1987. (NOT RECORDED)
5. THE PARCEL SURVEYED IS IDENTIFIED ON THE TOWN OF BRUNSWICK ASSESSOR'S MAP U-31, PARCEL 53.
6. THE PARCEL SURVEYED IS LOCATED IN THE R4 ZONE. PORTIONS OF BULK AND SPACE REQUIREMENTS ARE AS FOLLOWS:
   MINIMUM LOT AREA = 15,000 S.F.
   MINIMUM LOT WIDTH = 100'
   SETBACKS:
   FRONT = 20'
   SIDE = 15'
   REAR = 20'
7. THE WIDTH AND LAYOUT OF McKEEN STREET WAS TAKEN FROM THE PLAN REFERENCED IN NOTE 4b ABOVE. SAID WIDTH IS 66 FEET.
8. ELEVATIONS ARE BASED ON ASSUMED DATUM. SEE PLAN FOR TBM DESCRIPTION.

PROJECT: 27952.1	DRAWING NAME: 27952.1.DWG
DATE: DECEMBER 7, 2005	SCALE: 1" = 30'
REVISED DATE: N/A	COMMENTS: N/A

Drawing Name and Location:
CONDOMINIUM PLAN
152 McKEEN STREET, BRUNSWICK, MAINE

Owner:
McKEEN STREET PROPERTIES, INC.
P.O. BOX 641, FREEPORT, MAINE 04032

Prepared For:
BILL SIMPSON
P.O. BOX 641, FREEPORT, MAINE 04032

SURVEYING ENGINEERING LAND PLANNING
Northeast Civil Solutions
INCORPORATED
153 US ROUTE 1, SCARBOROUGH, MAINE 04074
tel 207.883.1000 800.882.2227
fax 207.883.1001
e-mail info@northeastcivilsolutions.com

0 30' 60' 120'

STAMP AND SIGNATURE

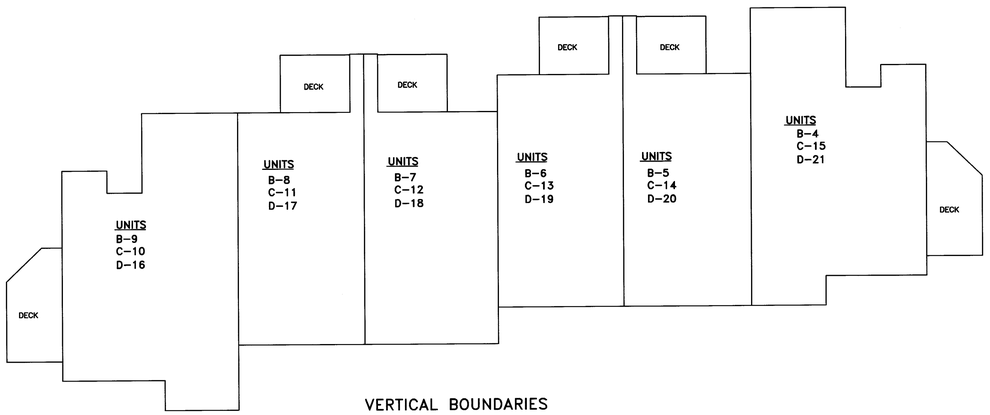
ISAIAH E. PLANTE
MAINE P.L.S. No. 2334
12/7/05
DATE

SEAL

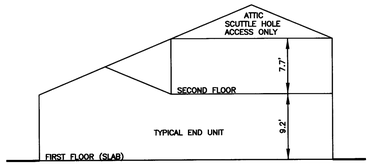
IF THIS PLAN DOES NOT CONTAIN AN EMBOSSED SEAL, IT IS NOT AN ORIGINAL AND MAY BE VOID.

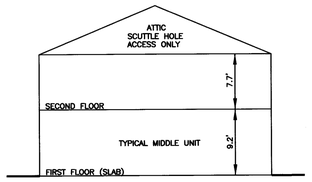
EMBOSSED SEAL ABOVE

CONDOMINIUM PLAN \ PROJECT 27952.1 \ NORTHEAST CIVIL SOLUTIONS, INC



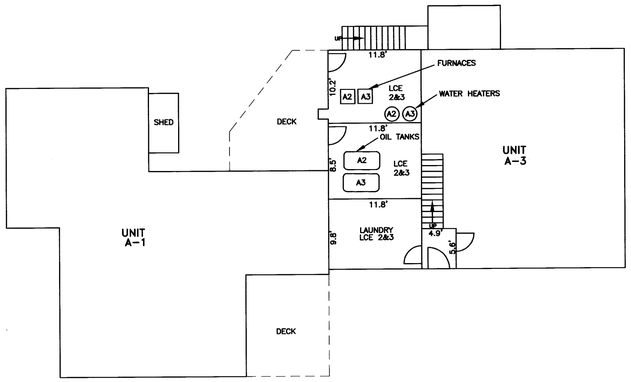
VERTICAL BOUNDARIES



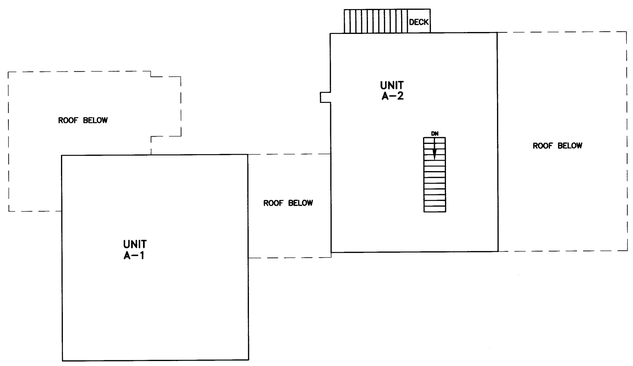


HORIZONTAL BOUNDARIES

TYPICAL TOWNHOUSE BUILDINGS

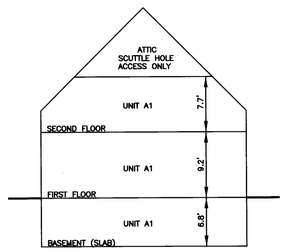


FIRST FLOOR

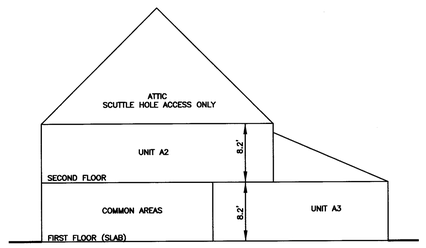


SECOND FLOOR

VERTICAL BOUNDARIES



UNIT A-1



UNITS A-2 & A-3

HORIZONTAL BOUNDARIES

FARMHOUSE BUILDING

SEAL

David E. Black 12/7/05

State of Maine, Cumberland SS.
Registry of Deeds
Received December 8, 2005
at 2 h. 04 m. P M and recorded in
Plan Book 205 Page 770
Attest: _____ Register
John B. O'Brien

PROJECT: 27952.1	DRAWING NAME: 27952.1.DWG
DATE: DECEMBER 7, 2005	SCALE: 1" = 10'
REVISED DATE: N/A	COMMENTS: N/A

Drawing Name and Location:
FLOOR PLAN & SECTIONS
152 McKEEN STREET, BRUNSWICK, MAINE

Owner:
McKEEN STREET PROPERTIES, INC.
P.O. BOX 811, BRUNSWICK, MAINE 04011

Prepared For:
BILL SIMPSON
P.O. BOX 641, FREEPORT, MAINE 04032

SURVEYING ENGINEERING LAND PLANNING
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tel 207.883.1000 800.882.2227
fax 207.883.1001
e-mail info@northeastcivilsolutions.com

0 10' 20' 40'

FLOOR PLANS & SECTIONS \ PROJECT 27952.1 \ NORTHEAST CIVIL SOLUTIONS, INC