

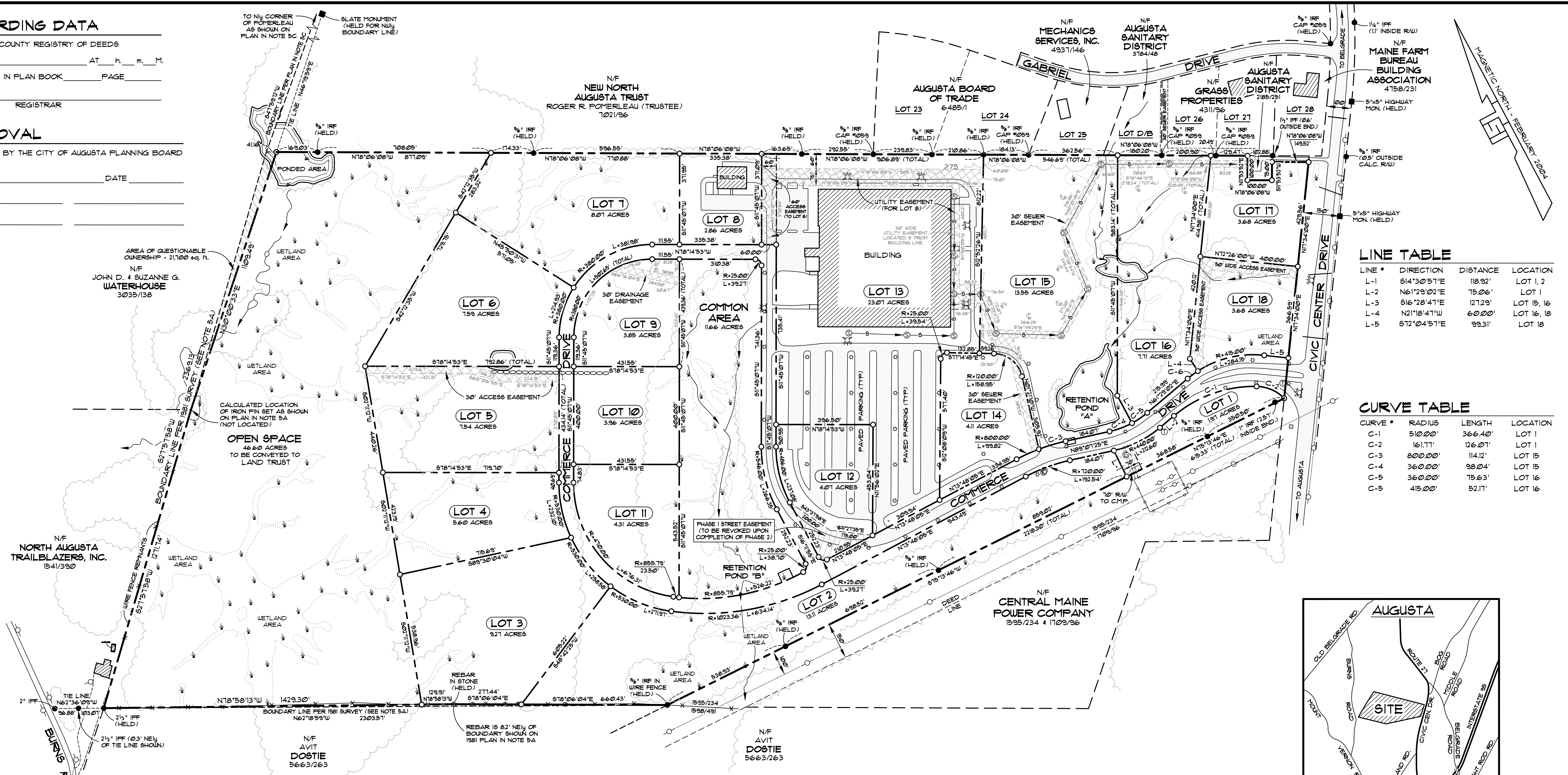
**RECORDING DATA**

KENNEBEC COUNTY REGISTRY OF DEEDS  
 RECEIVED \_\_\_\_\_ AT \_\_\_\_\_ h. \_\_\_\_\_ m. \_\_\_\_\_ M.  
 RECORDED IN PLAN BOOK \_\_\_\_\_ PAGE \_\_\_\_\_  
 ATTEST \_\_\_\_\_ REGISTRAR

**APPROVAL**

APPROVED BY THE CITY OF AUGUSTA PLANNING BOARD

CHAIRMAN \_\_\_\_\_ DATE \_\_\_\_\_  
 \_\_\_\_\_



**LINE TABLE**

LINE #	DIRECTION	DISTANCE	LOCATION
L-1	S14°30'51"E	18.92'	LOT 1, 2
L-2	N61°29'02"E	75.06'	LOT 1
L-3	S16°28'41"E	12.29'	LOT 15, 16
L-4	N21°18'41"W	60.00'	LOT 16, 18
L-5	S12°04'51"E	99.31'	LOT 18

**CURVE TABLE**

CURVE #	RADIUS	LENGTH	LOCATION
C-1	510.00'	366.40'	LOT 1
C-2	16.11'	126.07'	LOT 1
C-3	800.00'	114.12'	LOT 15
C-4	360.00'	98.04'	LOT 15
C-5	360.00'	75.63'	LOT 16
C-5	415.00'	52.11'	LOT 16

**NOTES**

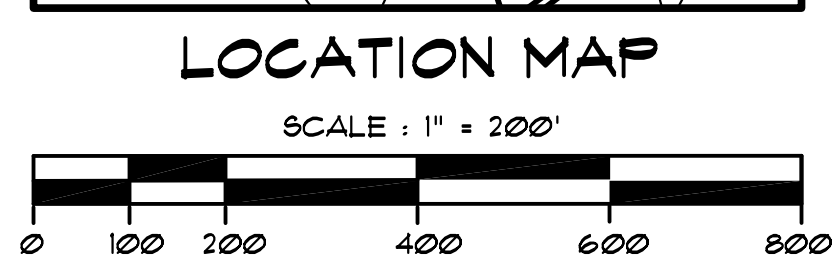
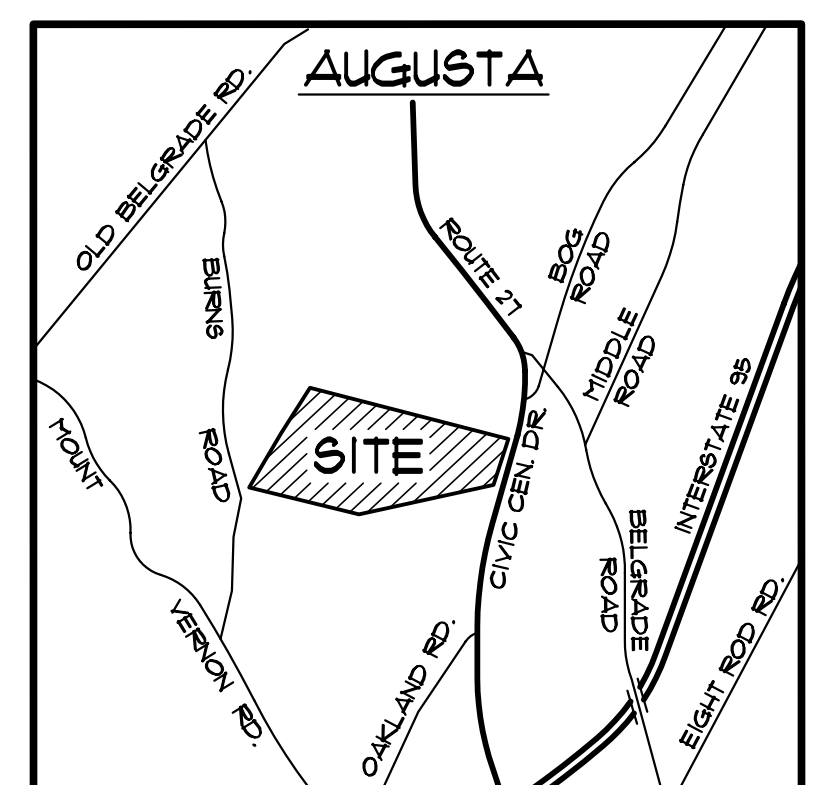
- ALL BEARINGS REFER TO GRID NORTH AS CALCULATED FROM AN AERIAL SURVEY PERFORMED BY JAMES W. SEWALL COMPANY.
- ALL BOOK AND PAGE NUMBERS REFER TO THE KENNEBEC COUNTY REGISTRY OF DEEDS.
- PARCEL AREA = 196.51 ACRES
- SOURCE DEED - SEE DEED FROM SCI TECHNOLOGY, INC. TO CENTRAL MAINE COMMERCE CENTER, LP, DATED DECEMBER 19, 2003 RECORDED AT SAID REGISTRY IN BOOK 1118, PAGE 106.
- REFERENCE IS MADE TO THE FOLLOWING PLANS -  
 A) "BOUNDARY SURVEY OF LAND OF DIGITAL EQUIPMENT CORP.", DATED FEBRUARY 25, 1981, PREPARED BY COFFIN ENGINEERING, RECORDED AT SAID REGISTRY IN PLAN FILE E-81016.  
 B) "LAND TITLE SURVEY, SCI TECHNOLOGY, INC.", DATED MARCH 16, 1995, PREPARED BY OWEN HASKELL, INC. RECORDED AT SAID REGISTRY IN PLAN BOOK E-95, PAGES 66 & 67.  
 C) "SUBDIVISION PLAN, CENTRAL MAINE BUSINESS PARK", DATED NOVEMBER 1987, PREPARED BY THAYER ENGINEERING CO., RECORDED AT SAID REGISTRY IN PLAN FILE E-830281 & E-830282.  
 D) "MAINE STATE HIGHWAY COMMISSION, RIGHT OF WAY MAP", DATED MARCH 1953, SH&C FILE #6-59, SHEETS 1 & 2.  
 E) "STATE OF MAINE, DEPARTMENT OF TRANSPORTATION, RIGHT OF WAY MAP", DATED FEBRUARY 1918, D.O.T. FILE #6-195, SHEETS 1-3.  
 F) "COPY OF PHILLIP BULLEN'S PLAN OF THAT PART OF AUGUSTA WHICH LIES ON THE WEST SIDE OF THE KENNEBEC RIVER", DATED 1840.  
 G) "NORTH AUGUSTA SUBSTATION LOT", DATED FEBRUARY 4, 1914, PREPARED BY CENTRAL MAINE POWER COMPANY, FILE #6-12-3-5.  
 H) "PLAN OF MILE 12 OF SECTION 213", PREPARED BY CENTRAL MAINE POWER COMPANY, FILE #6-10-22.

**NOTES (CONTINUED)**

- THE EXISTENCE, DEPTH AND SIZE OF ALL UNDERGROUND UTILITY LINES, TANKS AND/OR STRUCTURES WAS NOT DETERMINED BY THIS SURVEY. CONTRACTORS SHALL CONTACT DIGSAFE/ON-TARGET PRIOR TO EXCAVATION TO DETERMINE THE ACTUAL LOCATION OF ALL PUBLIC AND PRIVATE UTILITIES IN THE PROJECT AREA PRIOR TO CONSTRUCTION.
- SOME GROUND FEATURES (TREE LINE, PAVEMENT, LIGHT POLES, ETC.) ARE SHOWN AS TAKEN FROM AN AERIAL SURVEY PERFORMED BY JAMES W. SEWALL COMPANY.
- THE PARCEL IS LOCATED IN THE INDUSTRIAL ZONING DISTRICT. MINIMUM LOT AREA = 60,000 sq. ft., MINIMUM FRONTAGE = 150', MINIMUM BUILDING SETBACKS - FRONT = 35', SIDE & REAR = 15' (ABUTTING RESIDENTIAL ZONES), SIDE & REAR = 25' (ABUTTING NON-RESIDENTIAL ZONES).
- THE PARCEL IS ALSO AFFECTED BY TWO "STREAM PROTECTION ZONES" WITH BUFFER REQUIREMENTS. REFERENCE IS MADE TO THE CITY OF AUGUSTA ZONING ORDINANCE FOR USE RESTRICTIONS AND OTHER DIMENSIONAL REQUIREMENTS.
- A PORTION OF THE PARCEL (ALONG THE NORTHWESTERLY BOUNDARY) IS LOCATED WITHIN A 100 YEAR FLOOD HAZARD AREA AS DELINEATED ON FLOOD INSURANCE RATE MAP COMMUNITY PANEL #230061 00019 DATED APRIL 1, 1981 AND #230061 00050 DATED JUNE 15, 1994.
- THIS SURVEY CONFORMS TO THE STANDARDS OF PRACTICE OF THE MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS FOR A BOUNDARY SURVEY WITH THE EXCEPTION THAT NO SUGGESTED PARCEL DESCRIPTION WAS PREPARED AND NO SURVEYORS REPORT WAS PREPARED.
- LOTS 1, 8, AND 12 - 18 ARE IN PHASE ONE. LOTS 2-7 AND 9-11 ARE IN PHASE 2.

**LEGEND**

- IRON PIPE OR ROD FOUND
- IRON ROD TO BE SET WITH SURVEYOR I.D. CAP #2250
- MONUMENT FOUND
- BOUNDARY LINE (SURVEYED PARCEL)
- - - BOUNDARY LINE (NOT SURVEYED)
- N/F NOW OR FORMERLY
- 2365/89 BOOK AND PAGE NUMBER
- UTILITY POLE WITH OVERHEAD WIRES
- ⊙ SEWER MANHOLE
- SEWER LINE
- TREE LINE
- CHAIN LINK FENCE
- BARBED WIRE FENCE REMNANTS
- LIGHT POLE
- LOT NUMBER (SEE NOTE 5C)
- PAVED AREA
- ▨ BUILDING
- STONE WALL



REVISED: MAY 24, 2006 - UPDATED BOUNDARY DATA  
 REVISED: SEPTEMBER 13, 2005 - UPDATED WETLAND LOCATIONS

**SUBDIVISION PLAN**  
**CENTRAL MAINE COMMERCE CENTER**  
 CIVIC CENTER DRIVE - AUGUSTA, MAINE  
 ANDROSCOGGIN COUNTY

PREPARED FOR (OWNER OF RECORD)  
**CENTRAL MAINE COMMERCE CENTER, LP**  
 134 MAIN STREET - WINTHROP, MAINE

**TSI TECHNICAL SERVICES, INC.**  
 SURVEYORS AND LAND USE CONSULTANTS  
 400 CENTER STREET - AUBURN, MAINE 04210  
 TEL. (207) 783-5656 FAX (207) 783-5655

DATE: JULY 2005 DRAWN BY: KRF SCALE: 1" = 200' SHEET  
 JOB NUMBER: 04-003 CHECKED BY: MFG CADD: 04-003 SUB 1

*Kevin J. Jawn*  
 NOT VALID UNLESS EMBOSSED HERE