

RECORDING DATA

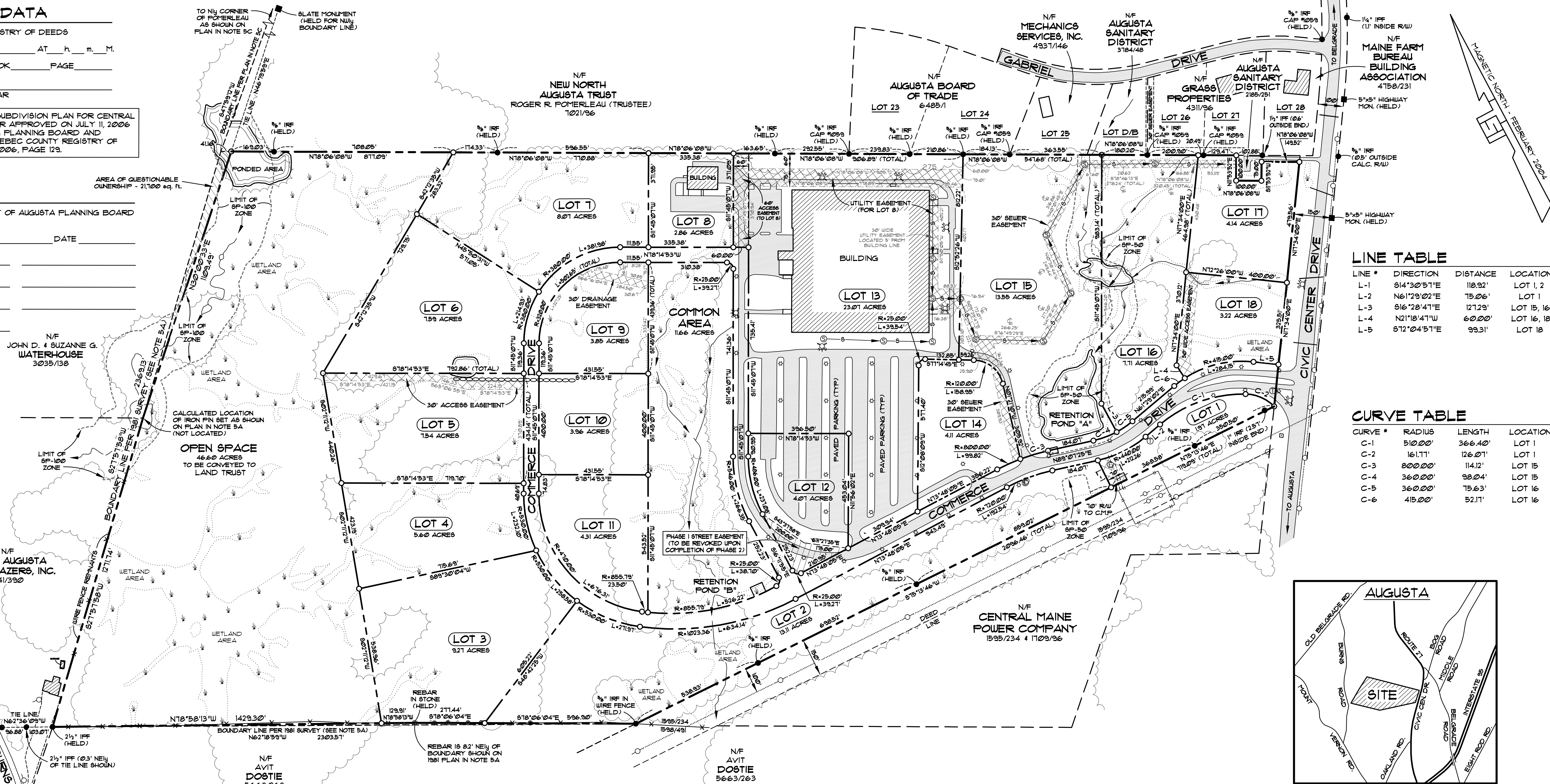
KENNEBEC COUNTY REGISTRY OF DEEDS
 RECEIVED _____ AT _____ h. _____ m. _____
 RECORDED IN PLAN BOOK _____ PAGE _____
 ATTEST _____ REGISTRAR _____

THIS PLAN AMENDS THE SUBDIVISION PLAN FOR CENTRAL MAINE COMMERCE CENTER APPROVED ON JULY 11, 2006 BY THE CITY OF AUGUSTA PLANNING BOARD AND RECORDED AT THE KENNEBEC COUNTY REGISTRY OF DEEDS IN PLAN BOOK 2006, PAGE 123.

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°28'47"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-6	415.00'	52.11'	LOT 16

NOTES

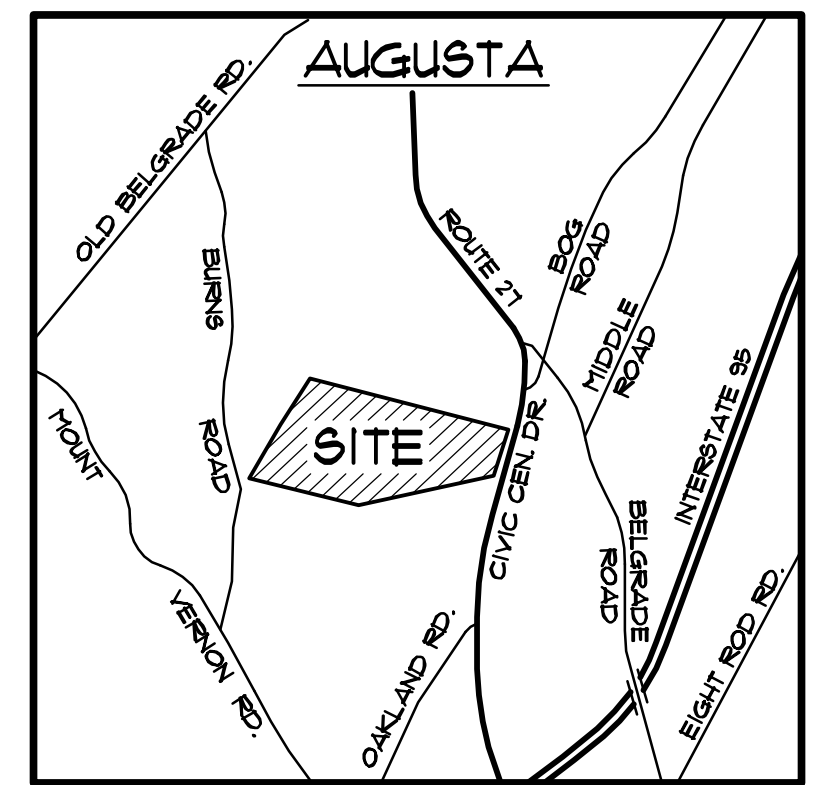
- ALL BEARINGS REFER TO GRID NORTH AS CALCULATED FROM AN AERIAL SURVEY PERFORMED BY JAMES W. SEWALL COMPANY.
- ALL BOOK AND PAGE NUMBERS REFER TO THE KENNEBEC COUNTY REGISTRY OF DEEDS.
- PARCEL AREA = 196.51 ACRES
- SOURCE DEED - SEE DEED FROM SCI TECHNOLOGY, INC. TO CENTRAL MAINE COMMERCE CENTER, LP, DATED DECEMBER 19, 2003 RECORDED AT SAID REGISTRY IN BOOK 1718, 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 1981, PREPARED BY THAYER ENGINEERING CO., RECORDED AT SAID REGISTRY IN PLAN FILE E-09081 & E-09082.
 D) "MAINE STATE HIGHWAY COMMISSION, RIGHT OF WAY MAP", DATED MARCH 1953, S.H.C. FILE 16-59, SHEETS 1 & 2.
 E) "STATE OF MAINE, DEPARTMENT OF TRANSPORTATION, RIGHT OF WAY MAP", DATED FEBRUARY 1918, D.O.T. FILE 16-195, 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 16-12-3-5.
 H) "PLAN OF MILE 12 OF SECTION 213", PREPARED BY CENTRAL MAINE POWER COMPANY, FILE 16-10-22.

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 0001B DATED APRIL 1, 1981 AND #230061 0005C 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.
- THIS PROJECT HAS RECEIVED APPROVAL (JANUARY 2006) FROM MDEP #L-3511-26-C-N UNDER THE SITE LOCATION OF DEVELOPMENT ACT. THE PROJECT HAS ALSO BEEN APPROVED (JANUARY 2006) BY THE ARMY CORPS OF ENGINEERS PERMIT NAE-2005-3090 AUTHORIZING 256 ACRES OF WETLAND DISTURBANCE. NO WETLAND DISTURBANCE OTHER THAN THAT APPROVED, SHALL BE PERFORMED WITHOUT ADDITIONAL APPROVAL PERMITS FROM THE CITY OF AUGUSTA, MDEP, AND ARMY CORPS OF ENGINEERS.

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 25 LOT NUMBER (SEE NOTE 5C)
- ▨ PAVED AREA
- ▩ BUILDING
- STONE WALL



LOCATION MAP
 SCALE: 1" = 200'

REVISED: NOVEMBER 16, 2007 - REVISE BOUNDARY BETWEEN LOTS 17 & 18
 REVISED: JULY 11, 2006 - ADD NOTE 13, SP-50 AND SP-100 ZONES
 REVISED: MAY 24, 2006 - UPDATED BOUNDARY DATA
 REVISED: SEPTEMBER 13, 2005 - UPDATED WETLAND LOCATIONS

REVISION 1 - SUBDIVISION PLAN
CENTRAL MAINE COMMERCE CENTER
 CIVIC CENTER DRIVE - AUGUSTA, MAINE
 KENNEBEC 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

NOT VALID UNLESS EMBOSSED HERE