PLAN REFERENCES:

1) "Subdivision of Leo Murphy, et als in the City of Augusta, Kennebec County" by Coffin Engineering & Surveying, dated December 30, 1983, recorded at Kennebec County Registry of Deeds (K.C.R.D.) in Plan Book 1984-Page 091.

2) "Plan of Archie R. Bickford, Residential Lots, Bolton Hill Road, Augusta, Maine" by W.W. Hill, dated October 15, 1977, recorded at K.C.R.D. in Plan Book 1980-Page 07.

3) "Plan of that part of Augusta, East of Kennebec River" by B.F. Chandler, dated 1840, recoreded at K.C.R.D. in Plan Book 3 Page 6.

4) "Maine State Highway Commission Right of Way Map, State Highway 210, Augusta, Kennebec County S.H.C. File No. 6-71, dated January 1955."

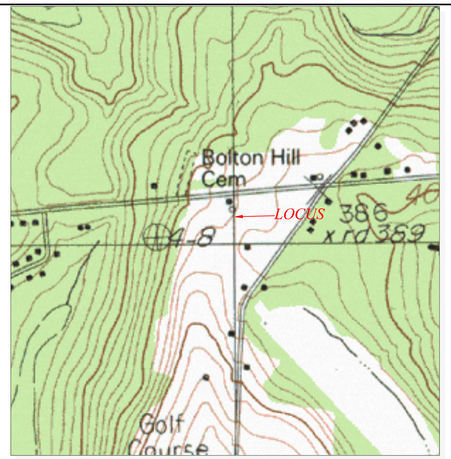
5) "Recording Plat, Subdivision of Lapointe/St Onge Development LLC, North Belfast Av. & Bolton Hill Rd., Augusta, Kennebec County, Maine" by E.S. Coffin Engineering & Surveying, Inc., dated June 5, 2014, revised July 14, 2014, recorded at K.C.R.D. in Plan Book 2014-Page 68.

SURVEYOR'S REPORT:

The purpose of this amended subdivision plan is to show the changed lot lines from Plan Reference 5. New deeds will have to be conveyed between the owners.

This survey held Plan Reference 4 for the right-of-way lines of North Belfast Avenue. The stone wall and existing pins were held for the northwesterly right-of-way line of Bolton Hill Road.

All iron pins set are 5/8" rebar, marked with a red plastic surveyor's cap (COFFIN ENG 1292).
All directions are Magnetic North 2013, derived from a compass bearing taken to the nearest ¼ degree.



LOCUS MAP
TOGUS POND
USGS QUAD SHEET
SCALE 1"=1000'

CURVE TABLE				
CURVE	LENGTH	RADIUS	DIRECTION	CHORD
C1	64.47'	1409.19'	N77°10'32"W	64.47'
C2	122.07'	1409.19'	N77°41'39"W	122.07'
C3	76.08'	1419.19'	N78°11'33"W	76.08'

HEIRS OF ROBERT O. BRADSTREET
BOOK 1549-PAGE 614
TAX MAP 7 LOT 82

PHYLLIS M. NEWELL
BOOK 2210-PAGE 186
TAX MAP 7 LOT 85B

AARON D. KOSALSKI
BOOK 10726-PAGE 124
TAX MAP 7-LOT 85C

AUGUSTA CONGREGATION OF JEHOVAH'S WITNESSES
BOOK 11019-PAGE 227
TAX MAP 7 LOT 85

GARY & CONNIE G. DUNCKLEE
BOOK 9520-PAGE 250
TAX MAP 7-LOT 85D

NORTH BELFAST AVENUE
a.k.a ROUTE 3

CROSS HILL ROAD

BOLTON HILL ROAD

MURPHY FAMILY LIVING TRUST
Leo Murphy
Bk 2677 Pg 323, dated 5-3-1984
BOOK 1500-PAGE 316
TAX MAP 7-LOT 81B

LAPOINTE/ST. ONGE DEVELOPMENT LLC
Book 11225-Page 179
Parcel 1-Plan Ref. 5

PARCEL 1
1.39 ACRES (60,442 SQ. FT.)

PARCEL 2
3.56 ACRES

PARCEL 3
1.38 ACRES (60,316 SQ. FT.)

PARCEL 4
1.57 ACRES (68,432 SQ. FT.)

JESSICA M. TURCOTTE
Book 11943-Page 81
Parcel 2-Plan Ref. 5

ROBERT J. & ELSIE T. ST. ONGE
Book 11948-Page 294
Parcel 3-Plan Ref. 5

STEPHEN C. COOPER
Book 12171-Page 315
Parcel 4-Plan Ref. 5

BRIAN E. HASKELL
BOOK 2630-PAGE 95
TAX MAP 7-LOT 84

NORMAND R. & THERESA D. LAPOINTE
BOOK 6363-PAGE 20
TAX MAP 7-LOT 88A

MICHAEL W. & MELINDA J. BEAVERS
BOOK 8361-PAGE 104
TAX MAP 7-LOT 89

ALISON E. & JAMES D. POIRIER, JR.
BOOK 8583-PAGE 317
TAX MAP 7-LOT 89A

ERIN VOISINE
BOOK 10515-PAGE 106
TAX MAP 7-LOT 88D

JOHN G. MILLER
BOOK 9476-PAGE 206
TAX MAP 7-LOT 88C

OWNER: LAPOINTE/ST. ONGE DEVELOPMENT LLC
MAILING ADDRESS: 2424 NORTH BELFAST AVENUE
AUGUSTA, MAINE 04330

GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

LEGEND

IRON ROD FOUND	EXISTING CONTOUR
IRON PIPE FOUND	SURVEYED LINE
DRILL HOLE IN LEDGE	STOCKADE FENCE
GRANITE MONUMENT FOUND	WIRE FENCE
5/8" REBAR PROPOSED	GUARDRAIL
SIGN	STONE WALL
Fly James Brown PRIOR OWNER	SETBACK
UTILITY POLE	TEST PIT
GUY ANCHOR	CONIFEROUS TREE
OVERHEAD UTILITY LINE	DECIDUOUS TREE
WELL	VEGETATION
	APPROXIMATE WETLANDS

Zone: Rural Residential District (RRES)
Minimum Lot Size: 60,000 sq. ft.
Minimum Road Frontage: 200 ft.
Minimum Lot Depth: 135 ft.
Min. Land Area per Dwelling: 30,000 sq. ft.
Maximum Building Height: 30 ft.
Minimum Building Setbacks:
Front: 20/35 ft.
Rear/Side: 5 ft.

State of Maine
KENNEBEC. ss. Registry of Deeds
Received _____
at ___H ___M ___M. and recorded in
File # _____
ATTEST
_____
REGISTRAR

Approved by the
City of Augusta Planning Board
pursuant to
Title 30-A M.R.S.A. Sections 4401-4407:

Member
Chairperson

Date: _____

Conditions of approval: _____

THIS PLAN PRELIMINARY WITHOUT SIGNATURE
STATE OF MAINE · KARL E. COFFIN #1292 · PROFESSIONAL LAND SURVEYOR

E.S. COFFIN ENGINEERING & SURVEYING
E.S. COFFIN ENGINEERING & SURVEYING, INC. © 2014
432 Cony Road P.O. Box 4687 Augusta, Maine 04330
Ph. (207) 623-9475 Fax (207) 623-0016 Toll Free 1-800-244-9075

NO.	REVISIONS	DATE
1	CHANGED PARCELS 1 & 2 AND SETBACK LINES	11/08/16

SHEET TITLE: RECORDING PLAT
SCALE: 1 INCH=50 FEET
DATE: OCTOBER 26, 2016
DRAWN BY: KPC
CHECKED BY: MJG

CLIENT/PROJECT: AMENDED SUBDIVISION OF LAPOINTE/ST ONGE DEVELOPMENT LLC
LOCATION: NORTH BELFAST AV. & BOLTON HILL RD.
TOWN: AUGUSTA COUNTY: KENNEBEC STATE: MAINE

PROJ. NO. 2013-320

REC