

ROAD STATUS:

The Blair Road was originally accepted by the Town of Augusta on November 3, 1800 in Town Records 1797-1831, Page 47, as four roads (66 feet wide). An alteration in Blair Road from Riverside Drive to Riggs Brook was accepted by the City of Augusta on January 22, 1851 in Street Book 1833-Pages 81 & 82.

The beaten path rule or doctrine holds that where the traveled surface, as originally constructed and used for twenty years, is not wholly within the monumented or described right-of-way, the road's traveled way becomes the monument to its location rather than the measurements stated in the records (see King v. Town of Monmouth, 1997 ME 151 and Smith v. Dickson, 225 A.2d 631 (Me. 1967)).

Ownership adjoining the paper streets shown on Plan Reference 1 extend to the centerline of the road according to Driscoll et al. v. Mains et al., Docket Cum-04-583, Maine Supreme Judicial Court, dated April 8, 2005, 2005 ME 52.

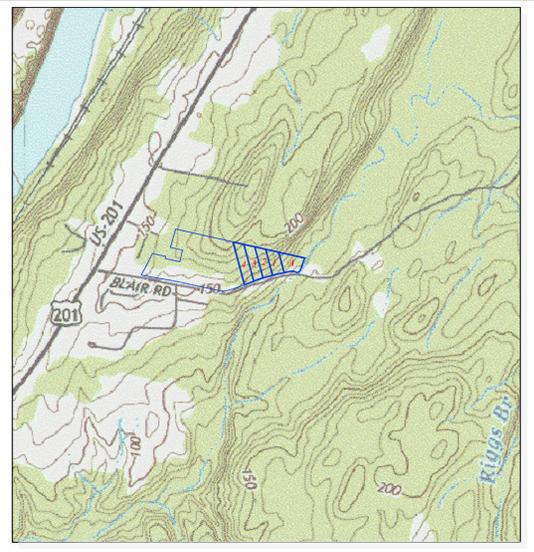
Reference is made to "Release of Paper Streets" in Book 12297-Page 303 between Douglas E. Drummond, Baklava, Inc., and Eric Lacroix d/b/a Riverside Drive Monuments with Estate of Virginia J. Harris, dated February 18, 2016.

LEGEND

● IRON ROD FOUND	— SLOPES OVER 15%
○ IRON PIPE FOUND	— SURVEYED LINE
○ DRILL HOLE IN LEDGE	— STOCKADE FENCE
■ GRANITE MONUMENT FOUND	— WIRE FENCE
○ 5/8" REBAR PROPOSED	— GUARDRAIL
□ 4"x4" GRANITE MONUMENT PROPOSED	— STONE WALL
○ UTILITY POLE	— CATCH BASIN
○ GUY ANCHOR	— STORM PIPE
— OVERHEAD UTILITY LINE	— SANITARY PUMP STATION
— BELOW GROUND ELECTRIC	— SANITARY LINE
○ LIGHT	— SETBACK
○ HYDRANT	— FLAG
○ WATER VALVE	— TEST PIT
○ WELL	— CONIFEROUS TREE
○ MONITORING WELL	— DECIDUOUS TREE
— UNDERGROUND WATER LINE	— VEGETATION
— SIGN	— APPROXIMATE WETLANDS

GENERAL SITE INFORMATION:

- OWNER: W.R. RHEA ASSOCIATES, INC.
99 BOW STREET
FREEPORT, ME 04043
- ZONE: PD2
- MAP #6 / LOT #43
- SUBDIVISION SIZE: 6.16 ACRES
- MIN. LOT SIZE: 20,000 SQ. FT.
- MIN. LOT FRONTAGE: 100 FT.
- MIN. LOT DEPTH: 100 FT.



SURVEYOR'S REPORT:

The purpose of this subdivision plan is to show Lots A, 1-4. Boundaries are taken from Plan Reference 5.

The deed from the Estate of Virginia June Harris to W.R. Rhea Associates, Inc. (Book 12292-Page 325, dated May 12, 2016) which describes a parcel of land shown on Plan Reference 1. This plan shows some distances and schematically shows the outline of land described in Book 1174-Page 347. Plan Reference 1 was recreated by using the distances shown and using the abutting lots to the subdivision.

Book 11947-Page 204 is also derived from Joseph J. & Frances L. Harwood to G.W. Bowie (Book 618-Page 540, dated October 30, 1924) which has specific calls describing 20.7 acres of land. This is further derived in deed from Elmer E. & Isabel Kimball (Heirs of Voranus Kimball) to Joseph J. & Frances L. Harwood (Book 620-Page 433, dated October 27, 1924).

Ownership extends to the centerline of Riggs Brook, but area is only shown to high water line. Ownership extends to the centerline of Blair Road, but area is only shown to the right-of-way line.

All iron pins set are 5/8" rebar, marked with a red plastic surveyor's cap (E.S. COFFIN ENG 1292). All directions are Magnetic North 2016, derived from a compass bearing taken to the nearest 1/4 degree.

CLIENT/OWNER: W.R. Rhea Associates, Inc.
MAILING ADDRESS: 99 Bow Street
Freeport, Maine 04043

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: _____

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

- PLAN REFERENCES:**
- "Plan of Riverside Drive Park, Augusta, Maine for The W.A. Hoxie Co." by Harry B. Ivers, dated December 15, 1924, recorded at Kennebec County Registry of Deeds (K.C.R.D.) in Plan Book 8-Pages 68 & 69.
 - "Standard Boundary Survey for Christos Karagiannes in Augusta, Kennebec County at 569 Riverside Drive" by LaBranche Land Surveys, dated April 1999.
 - "Plan of that part of Augusta, East of Kennebec River" by B.F. Chandler, dated 1840, recorded in K.C.R.D. in Plan Book 3-Page 6.
 - "Maine State Highway Commission Right Of Way Map, State Highway 11, Augusta, Kennebec County, S.H.C. File No. G-45", dated March 1950, recorded at K.C.R.D. in Plan Book 17-Page 66.
 - "Boundary Survey, Virginia June Harris Estate, Richard Rhea Purchase, Blair Road, Augusta, Kennebec County, Maine" by E.S. Coffin Engineering & Surveying, Inc., dated April 12, 2016.

NOTE:
"Principal structures will be constructed with their lowest floor, including the basement, at least one foot above the one-hundred-year flood elevation."

NOTE:
Principal structures to be constructed on slopes greater than 15% shall be accompanied by an engineered site plan, building plan and a landscape plan developed by a qualified professional, such as, but not limited to, an engineer, architect or landscape architect. The application issued shall include information on soil type and existing vegetative cover, such building permit shall not be issued without Planning Board approval."

NOTE:
THE DRIVEWAY ENTRANCES INTO LOTS A & 1-4 SHALL HAVE DITCHING ALONG THE NORTH SIDE OF BLAIR ROAD SO THAT STORM WATER DOES NOT GO INTO THE ROAD.

THIS PLAN PRELIMINARY

E.S. COFFIN ENGINEERING & SURVEYING, INC.

PROPOSED SUBDIVISION
W.R. RHEA ASSOCIATES, INC.

RECORDING PLAT

SCALE: 1 INCH=80 FEET

DATE: JUNE 9, 2016

STATE: MAINE

COUNTY: KENNEBEC

TOWN: AUGUSTA

LOCATION: BLAIR ROAD

PROJ. NO. 2015-250

SUB

NO.	REVISIONS	DATE
2	REVISED TEXT, IF&W LINE	6/30/16
1	ADDED CONTOURS, 100-YEAR FLOOD, IF&W	6/22/16

DRAWN BY: KFC
CHECKED BY: MJG