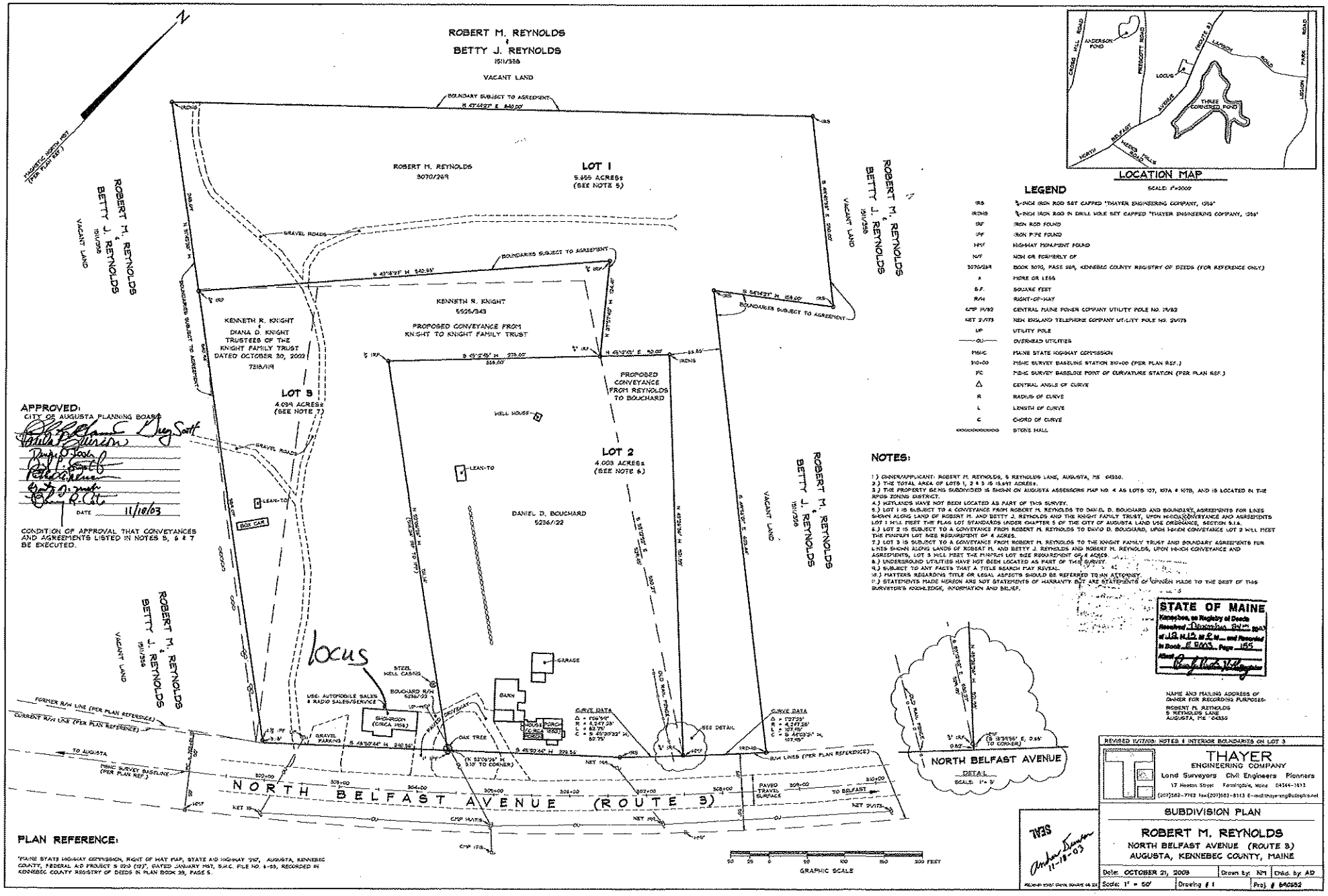

LOCATION MAP

SCALE: 1"=2000'

LEGEND

IRS	⅝-INCH IRON ROD SET CAPPED "THAYER ENGINEERING COMPANY, 1254"
IRDHS	⅝-INCH IRON ROD IN DRILL HOLE SET CAPPED "THAYER ENGINEERING COMPANY, 1254"
IRF	IRON ROD FOUND
IPF	IRON PIPE FOUND
HMF	HIGHWAY MONUMENT FOUND
N/F	NOW OR FORMERLY OF
8070/269	BOOK 8070, PAGE 269, KENNEBEC COUNTY REGISTRY OF DEEDS (FOR REFERENCE ONLY)
±	MORE OR LESS
S.F.	SQUARE FEET
R/W	RIGHT-OF-WAY
CMP 19/82	CENTRAL MAINE POWER COMPANY UTILITY POLE NO. 19/82
NET 2/173	NEW ENGLAND TELEPHONE COMPANY UTILITY POLE NO. 2/173
UP	UTILITY POLE
—OU—	OVERHEAD UTILITIES
MSHC	MAINE STATE HIGHWAY COMMISSION
310+00	MSHC SURVEY BASELINE STATION 310+00 (PER PLAN REF.)
PC	MSHC SURVEY BASELINE POINT OF CURVATURE STATION (PER PLAN REF.)
Δ	CENTRAL ANGLE OF CURVE
R	RADIUS OF CURVE
L	LENGTH OF CURVE
C	CHORD OF CURVE
ooooooooooo	STONE WALL

NOTES:

1.) OWNER/APPLICANT: ROBERT M. REYNOLDS, 5 REYNOLDS LANE, AUGUSTA, ME 04330.
2.) THE TOTAL AREA OF LOTS 1, 2 & 3 IS 13.497 ACRES±.
3.) THE PROPERTY BEING SUBDIVIDED IS SHOWN ON AUGUSTA ASSESSORS MAP NO. 4 AS LOTS 107, 107A & 107B, AND IS LOCATED IN THE RP05 ZONING DISTRICT.
4.) WETLANDS HAVE NOT BEEN LOCATED AS PART OF THIS SURVEY.
5.) LOT 1 IS SUBJECT TO A CONVEYANCE FROM ROBERT M. REYNOLDS TO DAVID D. BOUCHARD AND BOUNDARY AGREEMENTS FOR LINES SHOWN ALONG LAND OF ROBERT M. AND BETTY J. REYNOLDS AND THE KNIGHT FAMILY TRUST, UPON MISCONVEYANCE AND AGREEMENTS LOT 1 WILL MEET THE FLAG LOT STANDARDS UNDER CHAPTER 5 OF THE CITY OF AUGUSTA LAND USE ORDINANCE, SECTION 5.1.4.
6.) LOT 2 IS SUBJECT TO A CONVEYANCE FROM ROBERT M. REYNOLDS TO DAVID D. BOUCHARD, UPON SAID CONVEYANCE LOT 2 WILL MEET THE MINIMUM LOT SIZE REQUIREMENT OF 4 ACRES.
7.) LOT 3 IS SUBJECT TO A CONVEYANCE FROM ROBERT M. REYNOLDS TO THE KNIGHT FAMILY TRUST AND BOUNDARY AGREEMENTS FOR LINES SHOWN ALONG LANDS OF ROBERT M. AND BETTY J. REYNOLDS AND ROBERT M. REYNOLDS, UPON SAID CONVEYANCE AND AGREEMENTS, LOT 3 WILL MEET THE MINIMUM LOT SIZE REQUIREMENT OF 4 ACRES.
8.) UNDERGROUND UTILITIES HAVE NOT BEEN LOCATED AS PART OF THIS SURVEY.
9.) SUBJECT TO ANY FACTS THAT A TITLE SEARCH MAY REVEAL.
10.) MATTERS REGARDING TITLE OR LEGAL ASPECTS SHOULD BE REFERRED TO MY ATTORNEY.
11.) STATEMENTS MADE HEREON ARE NOT STATEMENTS OF WARRANTY BUT ARE STATEMENTS OF OPINION MADE TO THE BEST OF THIS SURVEYOR'S KNOWLEDGE, INFORMATION AND BELIEF.

APPROVED:
CITY OF AUGUSTA PLANNING BOARD
DATE 11/18/03

CONDITION OF APPROVAL: THAT CONVEYANCES AND AGREEMENTS LISTED IN NOTES 5, 6 & 7 BE EXECUTED.

STATE OF MAINE
Kennebec, ss Registry of Deeds
Received December 24th 2003
at 12 h 15 m & 0 s and Recorded
in Book 8 2003 Page 155
Attest

NAME AND MAILING ADDRESS OF OWNER FOR RECORDING PURPOSES:
ROBERT M. REYNOLDS
5 REYNOLDS LANE
AUGUSTA, ME 04330

NORTH BELFAST AVENUE
DETAIL
SCALE: 1"= 5'

PLAN REFERENCE:

"MAINE STATE HIGHWAY COMMISSION, RIGHT OF WAY MAP, STATE AID HIGHWAY 7(9), AUGUSTA, KENNEBEC COUNTY, FEDERAL AID PROJECT S 029 (07)", DATED JANUARY 1967, S.H.C. FILE NO. 6-53, RECORDED IN KENNEBEC COUNTY REGISTRY OF DEEDS IN PLAN BOOK 28, PAGE 5.

REVISED 11/17/03: NOTES & INTERIOR BOUNDARIES ON LOT 3

THAYER
ENGINEERING COMPANY
Land Surveyors Civil Engineers Planners
17 Hesson Street Farmingdale, Maine 04344-1313
(207)582-7762 fax(207)582-8313 E-mail:thayeremg@adelphia.net

SEAL
11-18-03

SUBDIVISION PLAN

ROBERT M. REYNOLDS
NORTH BELFAST AVENUE (ROUTE 3)
AUGUSTA, KENNEBEC COUNTY, MAINE

Date: OCTOBER 21, 2003	Drawn by: NM	Chkd. by: AD
Scale: 1" = 50'	Drawing # 1	Proj. # 840552