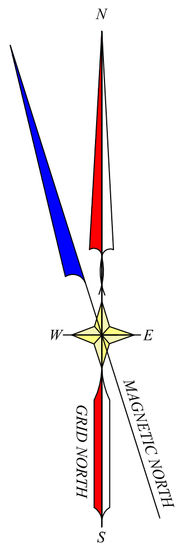
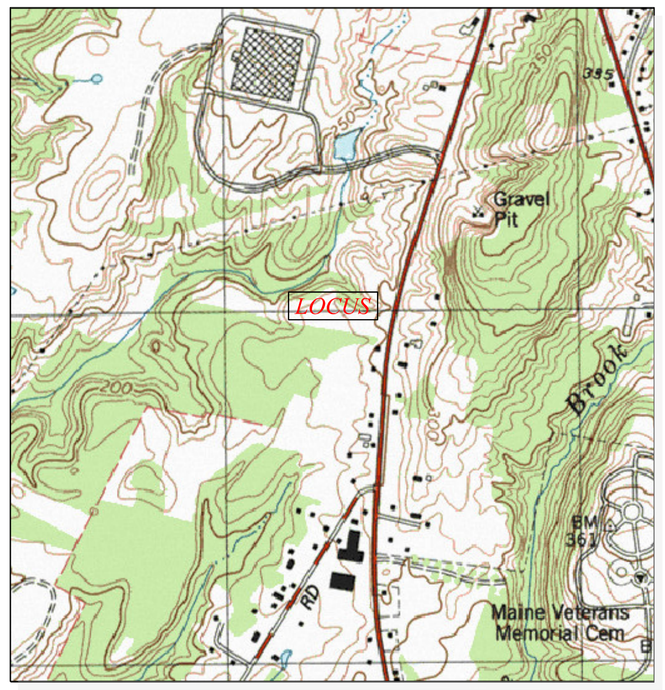
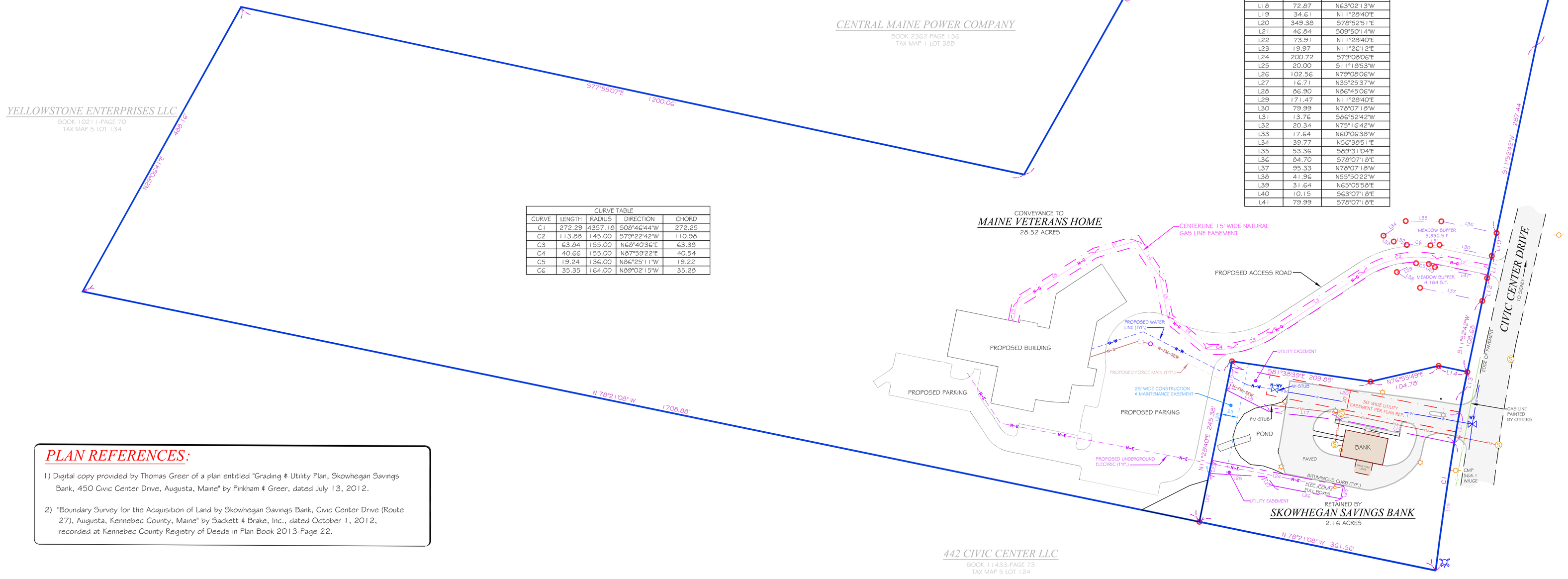




LOCUS MAP
AUGUSTA
USGS QUAD SHEET
SCALE 1"=1000'

LEGEND

- 5/8" REBAR PROPOSED
- UTILITY POLE
- GUY ANCHOR
- LIGHT
- HYDRANT
- WATER VALVE
- W — UNDERGROUND WATER LINE
- SIGN
- PROPERTY LINE
- SANITARY MANHOLE
- FM — SANITARY FORCE MAIN



CURVE TABLE				
CURVE	LENGTH	RADIUS	DIRECTION	CHORD
C1	272.29	4357.18	S08°46'44"W	272.25
C2	113.85	145.00	S79°22'42"W	110.98
C3	63.84	155.00	N68°40'36"E	63.38
C4	40.66	155.00	N87°59'22"E	40.54
C5	19.24	136.00	N86°25'11"W	19.22
C6	35.35	164.00	N89°02'15"W	35.28

LINE TABLE		
LINE	LENGTH	BEARING
L2	79.73	N78°07'18"W
L3	164.01	S56°52'42"W
L4	73.70	N50°41'01"W
L5	63.59	N11°12'37"W
L6	63.41	N33°31'20"W
L7	64.46	S73°44'57"W
L8	137.76	S57°41'59"W
L9	29.10	S11°28'40"W
L10	35.00	S11°52'42"W
L11	34.00	S11°52'42"W
L12	35.00	S11°52'42"W
L13	29.16	S11°52'42"W
L14	44.06	S78°07'18"E
L15	193.19	N08°15'32"E
L16	174.70	N78°36'35"W
L17	106.18	N83°28'27"W
L18	72.87	N63°02'13"W
L19	34.61	N11°28'40"E
L20	349.38	S78°52'51"E
L21	46.84	S09°50'14"W
L22	73.91	N11°28'40"E
L23	19.97	N11°26'12"E
L24	200.72	S79°08'06"E
L25	20.00	S11°18'53"W
L26	102.56	N79°08'06"W
L27	16.71	N35°25'37"W
L28	86.90	N86°45'06"W
L29	171.47	N11°28'40"E
L30	79.99	N78°07'18"W
L31	13.76	S86°52'42"W
L32	20.34	N75°16'42"W
L33	17.64	N60°06'38"W
L34	39.77	N56°38'51"E
L35	53.36	S69°31'04"E
L36	84.70	S78°07'18"E
L37	95.33	N78°07'18"W
L38	41.96	N55°50'22"W
L39	31.64	N65°05'58"E
L40	10.15	S63°07'18"E
L41	79.99	S78°07'18"E

PLAN REFERENCES:

1) Digital copy provided by Thomas Greer of a plan entitled "Grading & Utility Plan, Skowhegan Savings Bank, 450 Civic Center Drive, Augusta, Maine" by Pinkham & Greer, dated July 13, 2012.

2) "Boundary Survey for the Acquisition of Land by Skowhegan Savings Bank, Civic Center Drive (Route 27), Augusta, Kennebec County, Maine" by Sackett & Brake, Inc., dated October 1, 2012, recorded at Kennebec County Registry of Deeds in Plan Book 2013-Page 22.

SURVEYOR'S NOTES:

The purpose of this plan is to show the conveyance from Skowhegan Savings Bank to Maine Veterans Home with associated easements and buffers. The perimeter boundary was taken from Plan Reference 2. This is not a typical boundary survey because at the request of the client research was limited, no surveyor's report, and pin sets are limited to the parcel retained by Skowhegan Savings Bank and the buffer areas as shown.

All directions are Grid North, Maine State Coordinate System West Zone - NAD 83, derived from Plan Reference 2.

No more curb cuts will be allowed per the City of Augusta & MDOT along Civic Center Drive. Any further development of the Maine Veterans' Homes parcel must be accessed through Maine Veterans' Homes entrance.

GRAPHIC SCALE

80 0 40 80 160 320

(IN FEET)
1 inch = 80 ft.

CURRENT OWNER: SKOWHEGAN SAVINGS BANK
MAILING ADDRESS: P.O. BOX 250
SKOWHEGAN, MAINE 04976

BOOK 11203-PAGE 33
TAX MAP 5 LOT 125
ZONE: PD

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

Kane P. Coffin PLS 1292
an agent of E.S. Coffin Engineering & Surveying, Inc.
No warranty is made to others utilizing this plan for the purpose of further divisions, title certifications, deed descriptions, construction, etc.

THIS PLAN PRELIMINARY WITHOUT SIGNATURE
STATE OF MAINE · KANE COFFIN #1292 · PROFESSIONAL LAND SURVEYOR

E.S. COFFIN ENGINEERING & SURVEYING
ENGINEERING SURVEYING
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E.S. COFFIN ENGINEERING & SURVEYING, INC.
432 Cony Road P.O. Box 4687 Augusta, Maine 04330
Ph. (207) 623-9475 Fax (207) 623-9016 Toll Free 1-800-244-9475

NO.	REVISIONS	DATE
1	ADDED CURB CUT NOTE	02/07/14

SHEET TITLE: **BOUNDARY SURVEY**
SCALE: 1 INCH=80 FEET
DATE: FEBRUARY 4, 2014
DRAWN BY: MJG
CHECKED BY: KPC

CLIENT/PROJECT: **CONVEYANCE TO MAINE VETERANS HOME**
LOCATION: CIVIC CENTER DRIVE
TOWN: AUGUSTA
COUNTY: KENNEBEC
STATE: MAINE

PROJ. NO. 2013-251

BS