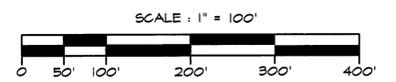


- NOTES:**
- 1) ALL BEARINGS REFER TO MAGNETIC NORTH AS OBSERVED FEBRUARY 3, 1999, AND AS SHOWN ON AND ORIENTED TO A PLAN AS REFERRED TO IN NOTE 3 BELOW.
 - 2) ALL BOOK AND PAGE NUMBERS REFER TO THE ANDROSCOGGIN COUNTY REGISTRY OF DEEDS.
 - 3) TOTAL AREA OF PARCEL = 57.93 ACRES. (LOTS 6 THRU 10 = 18.70 ACRES).
 - 4) REFERENCE IS MADE TO A PLAN ENTITLED "STANDARD BOUNDARY SURVEY - NORWOOD SUBDIVISION" DATED AUGUST 10, 1999 BY CULLENBERG LAND SURVEYING, AND RECORDED AT SAID REGISTRY IN PLAN BOOK 40, PAGE 199. REFERENCE IS ALSO MADE TO A PLAN ENTITLED "WOODBURY HEIGHTS" DATED FEBRUARY 10, 2015, TO BE RECORDED AT SAID REGISTRY.
 - 5) FOR INFORMATION REGARDING THE WOODBURY ROAD REFERENCE IS MADE TO THE CITY OF AUBURN'S COUNCIL RECORDS VOLUME 19, PAGE 246, DATED NOVEMBER 20, 1961. THIS ACTION BY THE COUNCIL WAS MADE TO OFFICIAL NAME CERTAIN ROADS WITHIN WARD FIVE. RESEARCH AT THE ABOVE REFERENCED REGISTRY, THE CITY OF AUBURN AND THE COUNTY COMMISSIONERS OFFICE INDICATED THE EXISTENCE OF THIS ROAD TO AT LEAST 1854. NO FORMAL DEFINITION FOR ITS LOCATION AND WIDTH WAS FOUND. THE APPARENT RIGHT OF WAY OF THE WOODBURY ROAD WAS ESTABLISHED AS A THREE (3) ROD WIDE ROAD (49.5') UTILIZING EXISTING MONUMENTATION FOUND (I.E. STONEWALL, IRON PIPES OR RODS, ETC.) AND THE CENTERLINE OF THE EXISTING ROAD AS BEST AS PRACTICABLE.
 - 6) THE PREMISES IS SHOWN ON THE CITY OF AUBURN'S MUNICIPAL TAX MAP NO. 110 LOT 9 AND IS CURRENT LOCATED WITHIN THE "LOW DENSITY RURAL RESIDENCE DISTRICT". DIMENSIONAL REQUIREMENTS FOR THIS ZONE ARE AS FOLLOWS:
 - A) MINIMUM LOT SIZE = 46,960 SQ. FT. (1 ACRE)
 - B) MINIMUM FRONTAGE = 250'
 - C) MINIMUM FRONT AND REAR YARD SETBACK = 25'
 - D) MINIMUM SIDE YARD SETBACK = 15'
 - E) MAXIMUM HEIGHTS = 35'
 - 7) SOURCE DEED AND CURRENT OWNER: B4M DEVELOPERS, INC. - REFERENCE IS MADE TO A DEED FROM INEZ BUCK, NANCY MENEIL & JUDITH DAVIS-KOVATS TO B4M DEVELOPERS, INC. DATED SEPTEMBER 15, 2014, AND RECORDED AT SAID REGISTRY IN BOOK 8991, PAGE 44.
 - 8) THE PREMISES IS SUBJECT TO A PETROLEUM PIPELINE EASEMENT CONVEYED TO BUCKEYE PIPE LINE TRANSPORTATION, LLC DATED JULY 19, 2011 AND RECORDED AT SAID REGISTRY IN BOOK 8234, PAGE 91. THE LOCATION OF THE PIPELINE, AS SHOWN ON THIS PLAN, IS APPROXIMATE BASED ON SIGNAGE LOCATED ALONG ITS LENGTH AS IT PASSES THROUGH THIS PARCEL.
 - 9) WETLANDS AS SHOWN ON THIS PLAN WERE DELINEATED BY VAUGHN SMITH ASSOCIATES, AND LOCATED WITH A TRIMBLE HAND HELD GPS (SUB METER) UNIT, AND ORIENTED TO EXISTING PROPERTY INFORMATION AS SHOWN AND IS SUBJECT TO ERRORS TYPICALLY FOUND WITH THIS TYPE OF SURVEY LOCATION UNIT.
 - 10) THIS PLAN WAS PREPARED UNDER THE DIRECT SUPERVISION OF GEORGE S BOUGHLES, PL 6 2295.

LEGEND:

●	IRON PIPE OR ROD FOUND
○	IRON ROD WITH SURVEYOR'S I.D. CAP SET
⊖	STONE WALL
⋯	UTILITY POLE WITH OVERHEAD UTILITY LINE
⋯	APPROXIMATE UNDERGROUND GAS LINE
N/F	NOW OR FORMERLY
628/24	BOOK AND PAGE NUMBER
---	PROPERTY LINE
---	BUILDING ENVELOPE AND SETBACK LINES
---	SIGN (PIPELINE)
---	APPROXIMATE TREE LINE
⊙	HARDWOOD TREE WITH BARBED WIRE
⊙	SOFTWOOD TREE WITH BARBED WIRE
---	APPROXIMATE WETLAND BOUNDARY
---	GRAVEL ROAD
---	PAVED ROAD
---	STORM WATER BUFFER
---	TEMPORARY STORM WATER BUFFER AREA



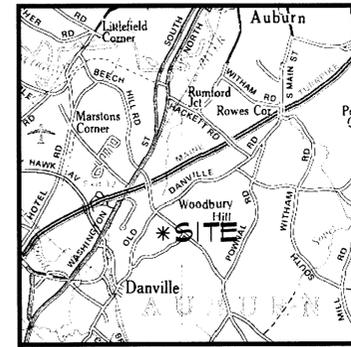
RECORDING DATA

ANDROSCOGGIN COUNTY REGISTRY OF DEEDS

RECEIVED _____ AT _____ h. _____ m. _____ A.M.

RECORDED IN PLAN BOOK _____ PAGE _____

ATTEST _____ REGISTRAR



STORMWATER BUFFER AREA RESTRICTIONS:

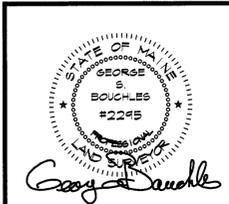
THE STORM WATER BUFFER AREAS MUST REMAIN UNDEVELOPED IN PERPETUITY, TO MAINTAIN THE ABILITY OF THE RESTRICTED BUFFER AREA TO FILTER AND ABSORB STORMWATER, AND TO MAINTAIN COMPLIANCE WITH THE STORMWATER MANAGEMENT LAW, THE USE OF THE RESTRICTED BUFFER AREA IS HERINAFTER LIMITED AS FOLLOWS:

- A. NO STUMPS, SOIL, LOAM, PEAT, SAND, GRAVEL, CONCRETE, ROCK OR OTHER MINERAL SUBSTANCE, REFUSE, TRASH, VEHICLE BODIES OR PARTS, RUBBISH, DEBRIS, JUNK WASTE, POLLUTANTS OR OTHER FILL MATERIAL MAY BE PLACED, STORED OR DUMPED ON THE RESTRICTED BUFFER AREA, NOR MAY THE TOPOGRAPHY OF THE AREA BE ALTERED OR "MANIPULATED IN ANY WAY".
- B. NO UNDERGROUNTH, GROUND COVER VEGETATION, LEAF LITTER, ORGANIC DUFF LAYER OR MINERAL SOIL MAY BE DISTURBED EXCEPT THAT ONE WINDING PATH, THAT IS NO WIDER THAN SIX FEET AND THAT DOES NOT PROVIDE A DOWNHILL CHANNEL FOR RUNOFF, IS ALLOWED THROUGH THE AREA.
- C. NO BUILDING OR OTHER TEMPORARY OR PERMANENT STRUCTURE MAY BE CONSTRUCTED, PLACED OR PERMITTED TO REMAIN ON THE RESTRICTED BUFFER AREA, EXCEPT FOR A SIGN, UTILITY POLE OR FENCE.
- D. NO TRUCKS, CARS, DIRT BIKES, ATVs, BULLDOZERS, BACKHOES, OR OTHER MOTORIZED VEHICLES OR MECHANICAL EQUIPMENT MAY BE PERMITTED ON THE RESTRICTED BUFFER AREA.
- E. ANY LEVEL LIP SPREADER DIRECTING FLOW TO THE RESTRICTED BUFFER AREA MUST BE REGULARLY INSPECTED AND ADEQUATELY MAINTAINED TO PRESERVE THE FUNCTION OF THE LEVEL SPREADER.

APPROVAL:

BY THE CITY OF AUBURN PLANNING BOARD

CHAIRMAN: _____ DATE: _____



SUBDIVISION PLAN
WOODBURY HEIGHTS - PHASE 2
 WOODBURY & DANVILLE CORNER ROADS AUBURN, MAINE
 ANDROSCOGGIN COUNTY

OWNERS OF RECORD AND PREPARED FOR
B&M DEVELOPERS, INC.
 195 CENTER STREET AUBURN, MAINE 04210

prepared by
CADmaster Drafting,
 Land Surveying & Septic Designs
 191 Madison St. - Auburn, ME 04210
 tel./fax = 689-3252 cell=240-5567

PLAN DATE: APRIL 10, 2015
 JOB NUMBER: 14-060

SCALE: 1" = 100'
 CADD: 14-06OPHASE2PLANDWG

SHEET
 1 OF 2