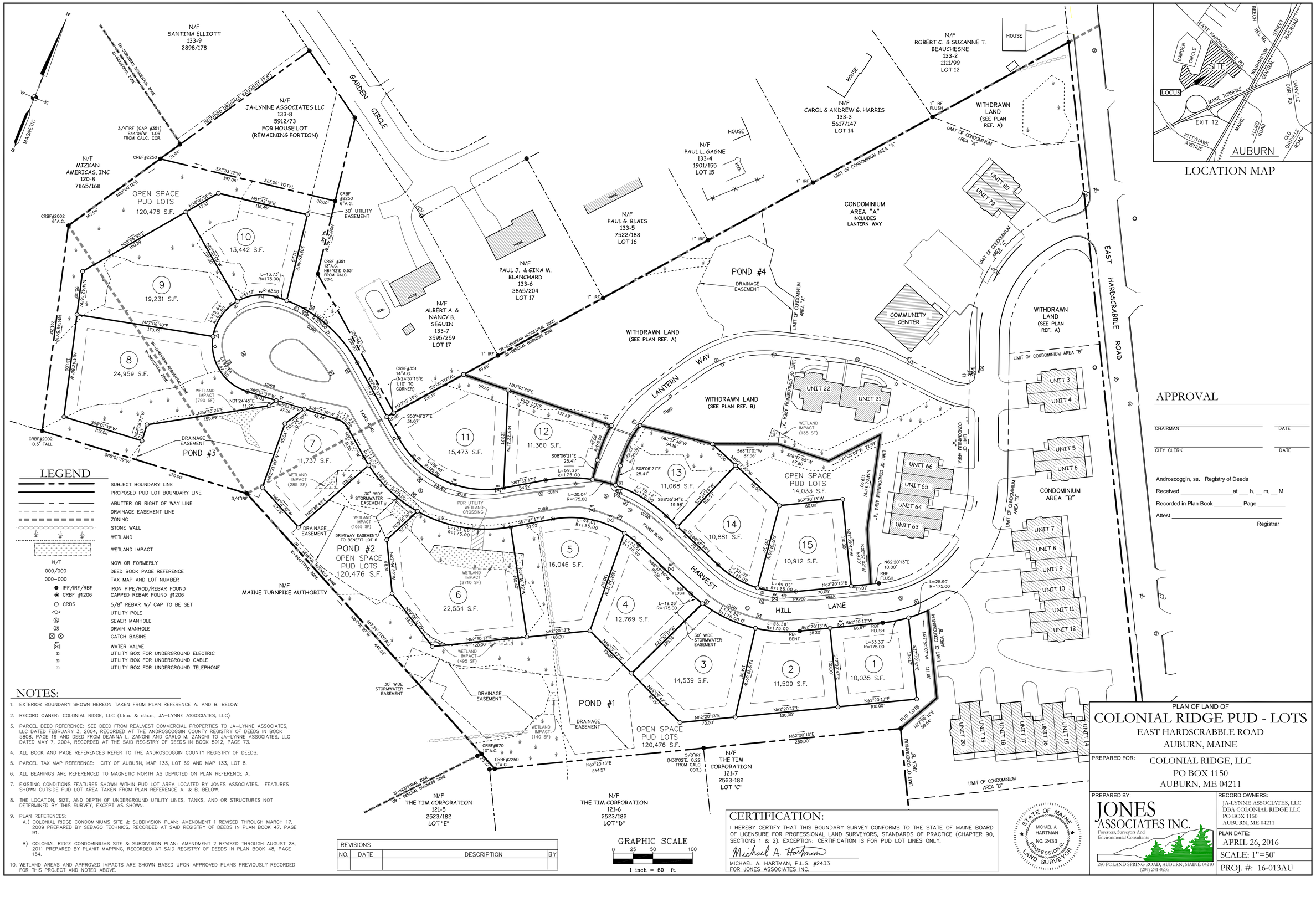

LEGEND

- SUBJECT BOUNDARY LINE
- PROPOSED PUD LOT BOUNDARY LINE
- ABUTTER OR RIGHT OF WAY LINE
- DRAINAGE EASEMENT LINE
- ZONING
- STONE WALL
- WETLAND
- WETLAND IMPACT
- N/F — NOW OR FORMERLY
- 000/000 — DEED BOOK PAGE REFERENCE
- 000-000 — TAX MAP AND LOT NUMBER
- IPF/IRF/RBF — IRON PIPE/ROD/REBAR FOUND
- CRBF #1206 — CAPPED REBAR FOUND #1206
- CRBS — 5/8" REBAR W/ CAP TO BE SET
- UTILITY POLE
- SEWER MANHOLE
- DRAIN MANHOLE
- CATCH BASINS
- WATER VALVE
- UTILITY BOX FOR UNDERGROUND ELECTRIC
- UTILITY BOX FOR UNDERGROUND CABLE
- UTILITY BOX FOR UNDERGROUND TELEPHONE

NOTES:

1. EXTERIOR BOUNDARY SHOWN HEREON TAKEN FROM PLAN REFERENCE A. AND B. BELOW.
2. RECORD OWNER: COLONIAL RIDGE, LLC (f.k.a. & d.b.a., JA-LYNNE ASSOCIATES, LLC)
3. PARCEL DEED REFERENCE: SEE DEED FROM REALVEST COMMERCIAL PROPERTIES TO JA-LYNNE ASSOCIATES, LLC DATED FEBRUARY 3, 2004, RECORDED AT THE ANDROSCOGGIN COUNTY REGISTRY OF DEEDS IN BOOK 5808, PAGE 19 AND DEED FROM DEANNA L. ZANONI AND CARLO M. ZANONI TO JA-LYNNE ASSOCIATES, LLC DATED MAY 7, 2004, RECORDED AT THE SAID REGISTRY OF DEEDS IN BOOK 5912, PAGE 73.
4. ALL BOOK AND PAGE REFERENCES REFER TO THE ANDROSCOGGIN COUNTY REGISTRY OF DEEDS.
5. PARCEL TAX MAP REFERENCE: CITY OF AUBURN, MAP 133, LOT 69 AND MAP 133, LOT 8.
6. ALL BEARINGS ARE REFERENCED TO MAGNETIC NORTH AS DEPICTED ON PLAN REFERENCE A.
7. EXISTING CONDITIONS FEATURES SHOWN WITHIN PUD LOT AREA LOCATED BY JONES ASSOCIATES. FEATURES SHOWN OUTSIDE PUD LOT AREA TAKEN FROM PLAN REFERENCE A. & B. BELOW.
8. THE LOCATION, SIZE, AND DEPTH OF UNDERGROUND UTILITY LINES, TANKS, AND OR STRUCTURES NOT DETERMINED BY THIS SURVEY, EXCEPT AS SHOWN.
9. PLAN REFERENCES:
   - A.) COLONIAL RIDGE CONDOMINIUMS SITE & SUBDIVISION PLAN: AMENDMENT 1 REVISED THROUGH MARCH 17, 2009 PREPARED BY SEBAGO TECHNICS, RECORDED AT SAID REGISTRY OF DEEDS IN PLAN BOOK 47, PAGE 91.
   - B) COLONIAL RIDGE CONDOMINIUMS SITE & SUBDIVISION PLAN: AMENDMENT 2 REVISED THROUGH AUGUST 28, 2011 PREPARED BY PLANIT MAPPING, RECORDED AT SAID REGISTRY OF DEEDS IN PLAN BOOK 48, PAGE 154.
10. WETLAND AREAS AND APPROVED IMPACTS ARE SHOWN BASED UPON APPROVED PLANS PREVIOUSLY RECORDED FOR THIS PROJECT AND NOTED ABOVE.

REVISIONS			
NO.	DATE	DESCRIPTION	BY

GRAPHIC SCALE
0 25 50 100
1 inch = 50 ft.

CERTIFICATION:

I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY CONFORMS TO THE STATE OF MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS, STANDARDS OF PRACTICE (CHAPTER 90, SECTIONS 1 & 2). EXCEPTION: CERTIFICATION IS FOR PUD LOT LINES ONLY.

Michael A. Hartman

MICHAEL A. HARTMAN, P.L.S. #2433
FOR JONES ASSOCIATES INC.

STATE OF MAINE · MICHAEL A. HARTMAN · NO. 2433 · PROFESSIONAL LAND SURVEYOR

APPROVAL

CHAIRMAN _____ DATE _____

CITY CLERK _____ DATE _____

Androscoggin, ss. Registry of Deeds

Received _____ at ___ h. ___ m. ___ M

Recorded in Plan Book _____ Page _____

Attest _____
Registrar

PLAN OF LAND OF

COLONIAL RIDGE PUD - LOTS

EAST HARDSCRABBLE ROAD
AUBURN, MAINE

PREPARED FOR: COLONIAL RIDGE, LLC
PO BOX 1150
AUBURN, ME 04211

PREPARED BY:
JONES ASSOCIATES INC.
Foresters, Surveyors And Environmental Consultants
280 POLAND SPRING ROAD, AUBURN, MAINE 04210
(207) 241-0235

RECORD OWNERS:
JA-LYNNE ASSOCIATES, LLC
DBA COLONIAL RIDGE LLC
PO BOX 1150
AUBURN, ME 04211

PLAN DATE: APRIL 26, 2016

SCALE: 1"=50'

PROJ. #: 16-013AU