

### NOTES

- 1) FOR COMPLETE BOUNDARY INFORMATION SEE SHEETS 2 4 3 OF THIS PLAN SET.
- 2) ALL BOOK AND PAGE NUMBERS REFER TO THE ANDROSCOGGIN COUNTY REGISTRY OF DEEDS.
- 3) SOURCE DEED REFERENCE IS MADE TO A DEED DATED MARCH 9, 1984, FROM NORTHEAST BANK TO COE FARM ASSOCIATES, RECORDED AT SAID REGISTRY IN BOOK 1708, PAGE 35.
- 4) TOTAL AREA = 27.38 ACRES
- 5) THE PARCEL IS LOCATED IN THE MULTI-FAMILY SUBURBAN ZONING DISTRICT.
- 6) THE PARCEL IS NOT LOCATED WITHIN A 100-YEAR FLOOD HAZARD AREA AS DELINEATED ON FLOOD INSURANCE RATE MAP COMMUNITY PANEL \*230001 006 C DATED OCTOBER 18, 1995.
- T) THE EXISTENCE, DEPTH, SIZE AND LOCATION OF ALL UNDERGROUND UTILITY LINES, TANKS AND/OR STRUCTURES WAS NOT DETERMINED BY THIS SURVEY.
- 8) NO DETERMINATION WAS MADE AS TO THE EXTENTS OF RIGHTS AND TITLE THAT COE FARM ASSOCIATES MAY HAVE IN THE PAPER STREETS SHOWN ON THIS PLAN. THE CURRENT DEED DOES INCLUDE "ALL RIGHTS TITLE AND INTEREST THE GRANTOR HAS IN AND TO SUCH STREETS SHOWN ON THE COE FARM PLAN AS LIE EASTERLY OF TURNER STREET". THE CURRENT DEED MAKES NO MENTION OF THE STREETS ON THE EVELETH PARK PLAN.
- 9) FEATURES ON ABUTTING PARCELS (DRIVEWAYS, BUILDINGS, FENCES, ETC.) WERE TAKEN FROM THE CITY OF AUBURN GEOGRAPHIC INFORMATION SYSTEM (G.I.S.)



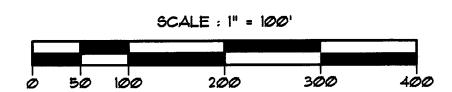
BOUNDARY LINE (SURVEYED PARCEL)

BOUNDARY LINE (OTHER) NOW OR FORMERLY

BOOK AND PAGE NUMBER EXISTING BUILDING

EXISTING PAYEMENT

OF AUBURN PLANNING BOARD



REVISED: SEPTEMBER 8, 2006 - CHANGED APPROVAL BLOCK AND CLIENT ADDRESS REVISED: DECEMBER 1, 2005 - ADD PROPOSED CONVEYANCES TO ABUTTERS

# MASTER PLAN COE FARM PARK

TURNER STREET - AUBURN, MAINE ANDROSCOGGIN COUNTY

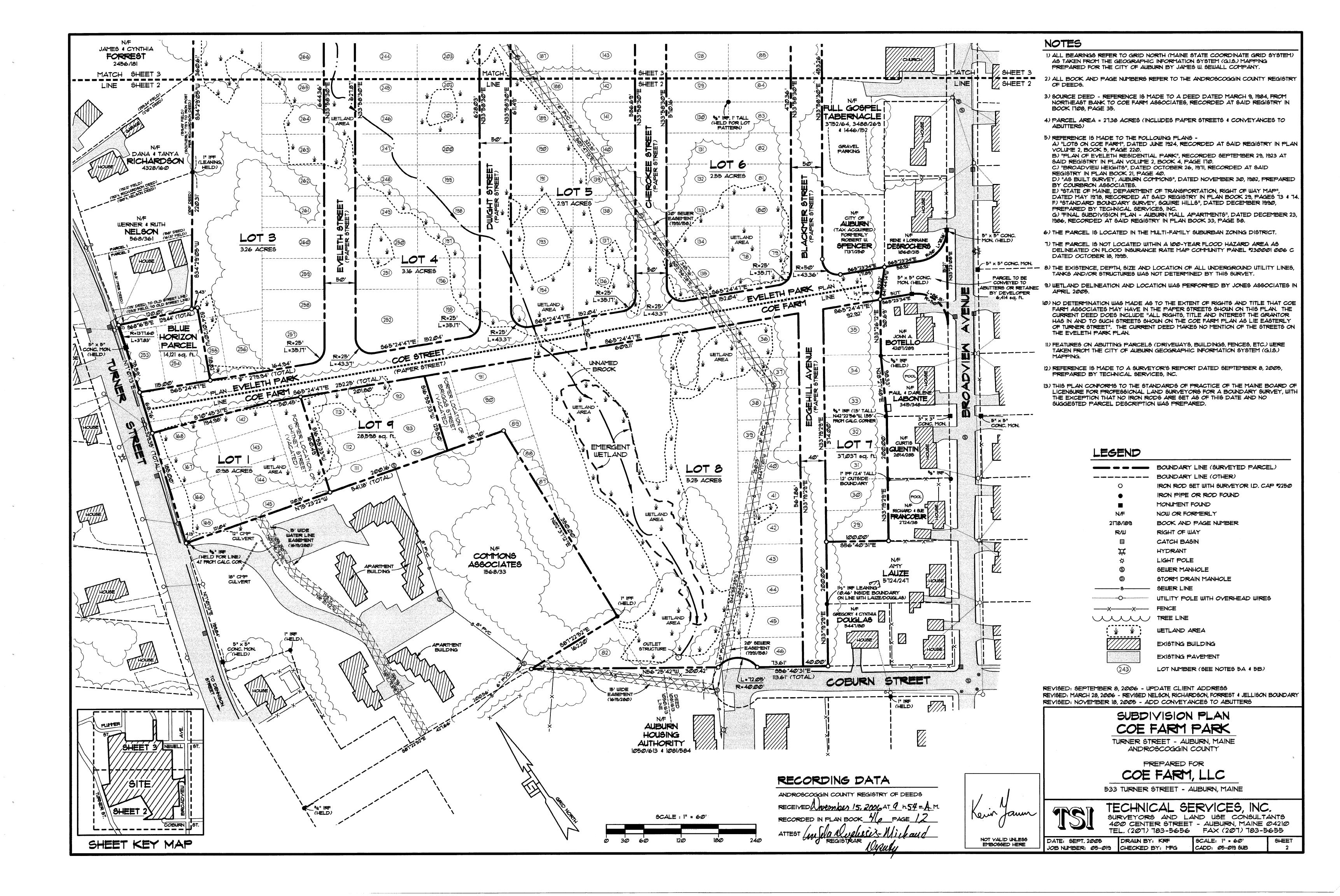
PREPARED FOR COE FARM, LLC

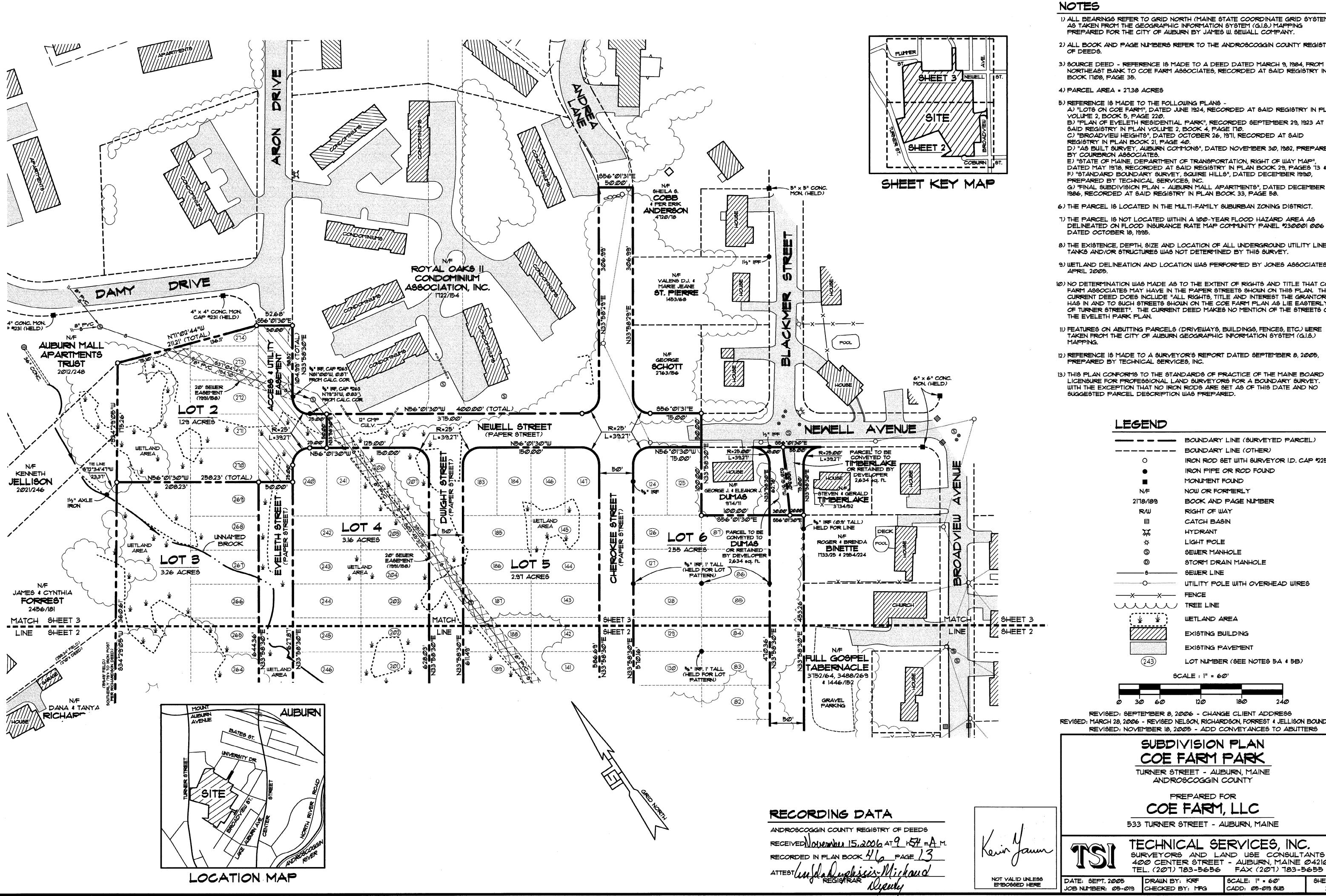
533 TURNER STREET - AUBURN, MAINE

SURVEYORS AND LAND USE CONSULTANTS 400 CENTER STREET - AUBURN, MAINE 04210 TEL. (201) 183-5656 FAX (201) 183-5655

DRAWN BY: KRF JOB NUMBER: 05-019 CHECKED BY: MFG

SCALE: 1" = 100' CADD: 05-019 MST COE





- 1) ALL BEARINGS REFER TO GRID NORTH (MAINE STATE COORDINATE GRID SYSTEM) AS TAKEN FROM THE GEOGRAPHIC INFORMATION SYSTEM (G.I.S.) MAPPING PREPARED FOR THE CITY OF AUBURN BY JAMES W. SEWALL COMPANY.
- 2) ALL BOOK AND PAGE NUMBERS REFER TO THE ANDROSCOGGIN COUNTY REGISTRY
- 3) SOURCE DEED REFERENCE IS MADE TO A DEED DATED MARCH 9, 1984, FROM NORTHEAST BANK TO COE FARM ASSOCIATES, RECORDED AT SAID REGISTRY IN
- 5) REFERENCE IS MADE TO THE FOLLOWING PLANS -
- A) "LOTS ON COE FARM", DATED JUNE 1924, RECORDED AT SAID REGISTRY IN PLAN YOLUME 2, BOOK 5, PAGE 220. B) "PLAN OF EYELETH RESIDENTIAL PARK", RECORDED SEPTEMBER 29, 1923 AT
- SAID REGISTRY IN PLAN VOLUME 2, BOOK 4, PAGE 170. C) "BROADVIEW HEIGHTS", DATED OCTOBER 26, 1971, RECORDED AT SAID
- REGISTRY IN PLAN BOOK 21, PAGE 40. D) "AS BUILT SURVEY, AUBURN COMMONS", DATED NOVEMBER 30, 1982, PREPARED
- E) "STATE OF MAINE, DEPARTMENT OF TRANSPORTATION, RIGHT OF WAY MAP", DATED MAY 1978, RECORDED AT SAID REGISTRY IN PLAN BOOK 29, PAGES 73 & 74.
- F) "STANDARD BOUNDARY SURVEY, SQUIRE HILLS", DATED DECEMBER 1990, PREPARED BY TECHNICAL SERVICES, INC. G) "FINAL SUBDIVISION PLAN - AUBURN MALL APARTMENTS", DATED DECEMBER 23,
- 6) THE PARCEL IS LOCATED IN THE MULTI-FAMILY SUBURBAN ZONING DISTRICT.
- 1) THE PARCEL IS NOT LOCATED WITHIN A 100-YEAR FLOOD HAZARD AREA AS DELINEATED ON FLOOD INSURANCE RATE MAP COMMUNITY PANEL \*230001 006 C
- 8) THE EXISTENCE, DEPTH, SIZE AND LOCATION OF ALL UNDERGROUND UTILITY LINES, TANKS AND/OR STRUCTURES WAS NOT DETERMINED BY THIS SURVEY.
- 9) WETLAND DELINEATION AND LOCATION WAS PERFORMED BY JONES ASSOCIATES IN
- 10) NO DETERMINATION WAS MADE AS TO THE EXTENT OF RIGHTS AND TITLE THAT COE FARM ASSOCIATES MAY HAVE IN THE PAPER STREETS SHOWN ON THIS PLAN. THE CURRENT DEED DOES INCLUDE "ALL RIGHTS, TITLE AND INTEREST THE GRANTOR HAS IN AND TO SUCH STREETS SHOWN ON THE COE FARM PLAN AS LIE EASTERLY OF TURNER STREET". THE CURRENT DEED MAKES NO MENTION OF THE STREETS ON
- 11) FEATURES ON ABUTTING PARCELS (DRIVEWAYS, BUILDINGS, FENCES, ETC.) WERE TAKEN FROM THE CITY OF AUBURN GEOGRAPHIC INFORMATION SYSTEM (G.I.S.)
- 12) REFERENCE IS MADE TO A SURVEYOR'S REPORT DATED SEPTEMBER 8, 2005, PREPARED BY TECHNICAL SERVICES, INC.
- 13) THIS PLAN CONFORMS TO THE STANDARDS OF PRACTICE OF THE MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS FOR A BOUNDARY SURVEY. WITH THE EXCEPTION THAT NO IRON RODS ARE SET AS OF THIS DATE AND NO SUGGESTED PARCEL DESCRIPTION WAS PREPARED.

BOUNDARY LINE (SURVEYED PARCEL) ---- BOUNDARY LINE (OTHER) IRON ROD SET WITH SURVEYOR I.D. CAP #2250 IRON PIPE OR ROD FOUND MONUMENT FOUND NOW OR FORMERLY BOOK AND PAGE NUMBER RIGHT OF WAY CATCH BASIN HYDRANT LIGHT POLE SEWER MANHOLE STORM DRAIN MANHOLE SEWER LINE UTILITY POLE WITH OVERHEAD WIRES VVVV TREE LINE WETLAND AREA EXISTING BUILDING EXISTING PAYEMENT LOT NUMBER (SEE NOTES 5A 4 5B) SCALE : 1" = 60'

REVISED: SEPTEMBER 8, 2006 - CHANGE CLIENT ADDRESS REVISED: MARCH 28, 2006 - REVISED NELSON, RICHARDSON, FORREST & JELLISON BOUNDARY REVISED: NOVEMBER IS, 2005 - ADD CONVEYANCES TO ABUTTERS

## SUBDIVISION PLAN COE FARM PARK

TURNER STREET - AUBURN, MAINE ANDROSCOGGIN COUNTY

PREPARED FOR COE FARM, LLC

533 TURNER STREET - AUBURN, MAINE

TECHNICAL SERVICES, INC. SURVEYORS AND LAND USE CONSULTANTS 400 CENTER STREET - AUBURN, MAINE 04210

JOB NUMBER: 05-019 CHECKED BY: MFG

DRAWN BY: KRT

SCALE: 1" = 60' CADD: 05-019 SUB SHEET

