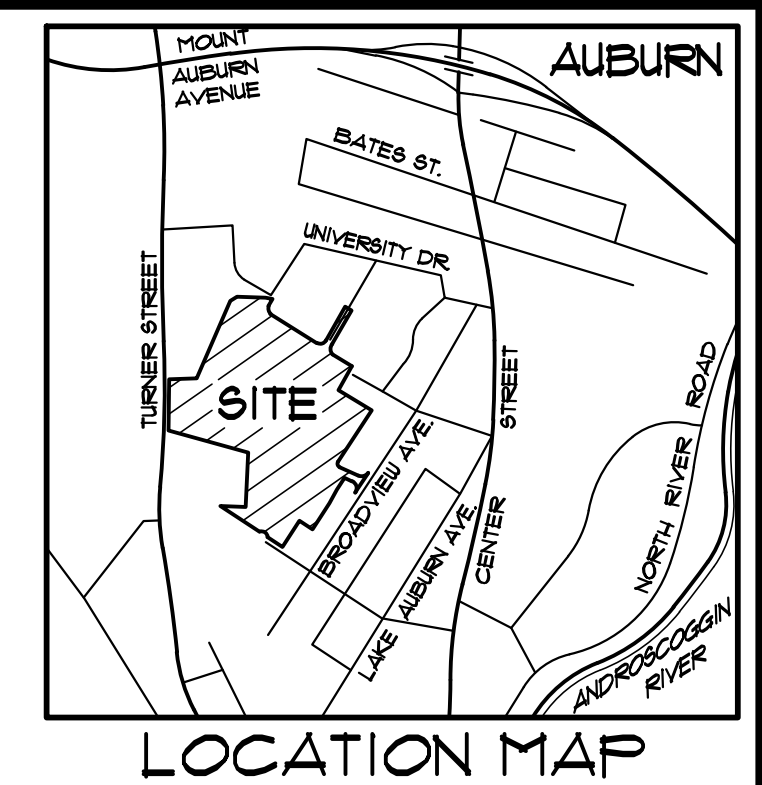


RECORDING DATA
 ANDROSCOGGIN COUNTY REGISTRY OF DEEDS
 RECEIVED _____ AT _____ h. _____ m. _____ M.
 RECORDED IN PLAN BOOK _____ PAGE _____
 ATTEST _____ REGISTRAR

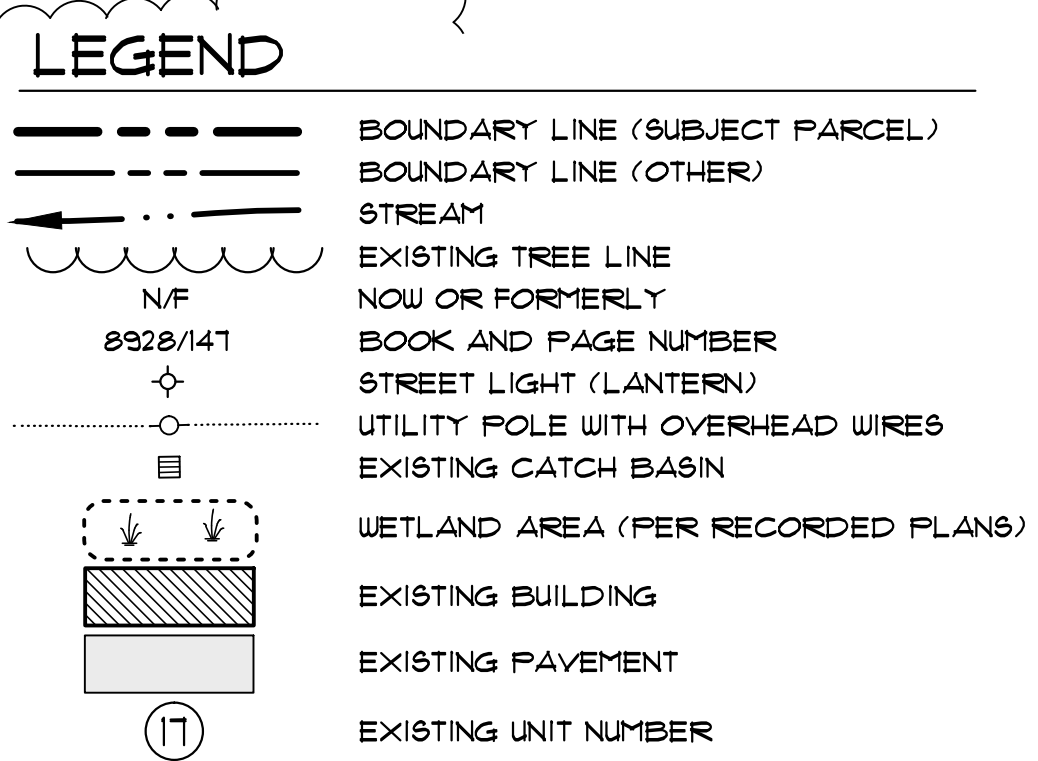


SUBDIVISION NOTES

- 1) THE PURPOSE OF THIS PLAN IS TO AMEND THE COE FARM PARK SUBDIVISION PLAN APPROVED ON OCTOBER 3, 2006 AND RECORDED IN PLAN BOOK 46, PAGES 11-13 AS PART OF "FALCON CREEK ESTATES - A CONDOMINIUM". THIS CONDOMINIUM PROJECT WAS ABANDONED BY THE ORIGINAL DEVELOPER AND THE REAL ESTATE WAS PURCHASED BY DFT REALTY, INC. (FKA/MCJT REALTY, INC.) ON JUNE 11, 2014 (BOOK 8928, PAGE 147). DFT REALTY, INC. (DFT) HAS REVISED THE PROJECT THROUGH THE CITY OF AUBURN STAFF REVIEW PROCESS TO REDUCE THE NUMBER OF HOUSING UNITS, CHANGE THE CONDOMINIUM OWNERSHIP TO A PLANNED UNIT DEVELOPMENT OWNERSHIP AND REVISE THE BUILDING SIZES AND STYLES. PLANS FOR THOSE APPROVALS ARE RECORDED AT THE REGISTRY AS LISTED IN NOTE 10 ON THIS PLAN.
- 2) NOTICE IS HEREBY GIVEN THAT THE FINAL PLAN APPROVAL FOR PORTIONS OF THE SUBDIVISION KNOWN AS COE FARM PARK, APPROVED OCTOBER 3, 2006 AND RECORDED IN BOOK 46, PAGES 11-13, IS VOID AND OF NO EFFECT AS THE PLAN RELATES TO LOTS 5, 6, 7 AND 8, AND THE ROADS SHOWN ON SAID PLAN AS EDGEHILL AVENUE, BLACKMER STREET, CHEROKEE STREET, DWIGHT STREET, NEWELL STREET AND COE STREET EXCEPTING THAT PORTION OF LOT 8, NOW KNOWN AS LOT 8A ON THE DEVELOPMENT KNOWN AS FALCON CREEK, A PLANNED UNIT DEVELOPMENT ("FALCON CREEK PLAN") APPROVED ON APRIL 4, 2015 BY THE CITY OF AUBURN PLANNING STAFF AND RECORDED IN BOOK 50, PAGE 194.
- 3) THE COE FARM PARK SUBDIVISION APPROVALS ARE STILL VALID AND REMAIN IN EFFECT FOR THOSE PORTIONS OF THE COE FARM PARK SUBDIVISION SHOWN AS LOTS 1, 2, 3, 4, 8A AND 9, TALON DRIVE AND EYELETH STREET AS SHOWN ON THE RECORDED PLANS. THE INTENT IS TO MAKE THE COE FARM PARK SUBDIVISION PLAN MORE CONSISTENT WITH THE FALCON CREEK PROJECT AS NOW ENVISIONED BY DFT. ADDITIONAL DETAILS FOR THE BOUNDARIES OF THESE REMAINING LOTS CAN BE FOUND ON THE PLANS REFERENCED.

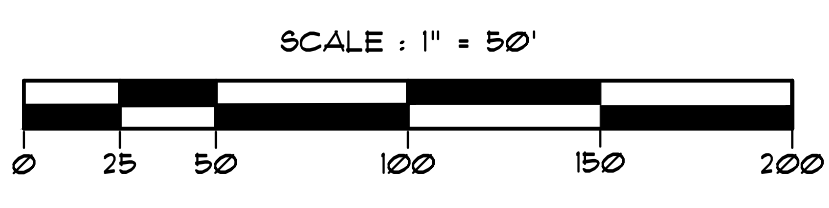
SITE NOTES

- 1) ALL BOOK AND PAGE NUMBERS REFER TO THE ANDROSCOGGIN COUNTY REGISTRY OF DEEDS.
- 2) FOR COMPLETE BOUNDARY INFORMATION REFERENCE IS MADE TO A PLAN ENTITLED "SUBDIVISION PLAN - COE FARM PARK", DATED SEPTEMBER 2005, PREPARED BY TECHNICAL SERVICES, INC., REVISION DATED SEPTEMBER 2006, IN PLAN BOOK 46, PAGES 12 & 13.
- 3) SOURCE DEED - REFERENCE IS MADE TO A DEED DATED JUNE 11, 2014, FROM AUBURN SAVINGS BANK, FSB TO MCJT REALTY, INC., RECORDED AT SAID REGISTRY IN BOOK 8928, PAGE 147.
- 4) TOTAL AREA OF LOTS = 1114 ACRES
 TOTAL AREA OF RIGHT OF WAY = 161 ACRES
 TOTAL AREA OF FUD = 12.75 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 #23001C0326E DATED JULY 8, 2013.
- 7) THE EXISTENCE, DEPTH, SIZE AND LOCATION OF ALL UNDERGROUND UTILITY LINES, TANKS AND/OR STRUCTURES WAS NOT DETERMINED AND ARE NOT SHOWN ON THIS SURVEY.
- 8) GROUND FEATURES (DRIVEWAYS, BUILDINGS, FENCES, ETC.) WERE TAKEN FROM THE CITY OF AUBURN GEOGRAPHIC INFORMATION SYSTEM (G.I.S.) MAPPING AND 2013 AERIAL PHOTOGRAPHS OBTAINED FROM MAINE G.I.S.
- 9) THE SURVEYORS SEAL AND SIGNATURE ON THIS PLAN IS FOR APPROVAL AND RECORDING PURPOSES. SITE IMPROVEMENTS AND BOUNDARY INFORMATION SHOWN WAS TAKEN FROM PLANS OF RECORD AND NO SURVEY FIELD WORK OR RESEARCH HAS BEEN PERFORMED BY THIS SURVEYOR. THE SIGNING PROFESSIONAL, THEREFORE, MAKES NO CERTIFICATION TO THE CORRECTNESS OF THE BOUNDARY LINE INFORMATION SHOWN HEREON.
- 10) REFERENCE IS MADE TO THE FOLLOWING "FALCON CREEK" PLANS:
 A) "SITE PLAN #1" APPROVED BY THE CITY OF AUBURN ON APRIL 2, 2015, RECORDED AT SAID REGISTRY IN PLAN BOOK 50, PAGE 194.
 B) "SITE PLAN #2", APPROVED BY THE CITY OF AUBURN ON MAY 17, 2017, RECORDED AT SAID REGISTRY IN PLAN BOOK 51, PAGE 191.
 C) "SITE PLAN #3", APPROVED BY THE CITY OF AUBURN ON OCTOBER 10, 2017, RECORDED AT SAID REGISTRY IN PLAN BOOK 52, PAGE 29.
 D) "SITE PLAN #4", APPROVED BY THE CITY OF AUBURN ON MAY 16, 2018, RECORDED AT SAID REGISTRY IN PLAN BOOK 52, PAGE 81.
 E) "SITE PLAN #5", APPROVED BY THE CITY OF AUBURN ON OCTOBER 25, 2018, RECORDED AT SAID REGISTRY IN PLAN BOOK 52, PAGE 151.
- 11) ALL WITHDRAWN LAND REMAINS SUBJECT TO RIGHTS TO ADD REAL ESTATE TO THE FUD AS SHOWN ON REVISED PLANS ON FILE AT THE ECONOMIC AND COMMUNITY DEVELOPMENT DEPARTMENT OF THE CITY OF AUBURN.



APPROVAL
 APPROVED BY THE CITY OF AUBURN PLANNING BOARD

CHAIRMAN _____	DATE _____
CITY CLERK _____	DATE _____



CONSULTANT: Stonebrook Consultants, Inc.
 P.O. Box 439 - Turner, Maine 04282
 (207) 224-0252

TITLE: AMENDMENT #1
PROJECT: COE FARM PARK SUBDIVISION
OWNER: DFT REALTY, INC. (FKA/MCJT REALTY, INC.)
 P.O. BOX 1572 - AUBURN, ME 04211

SCALE: 1" = 50'
DATE: 12-31-2018
APPR. BY: MFG
CAD: 14-24 AMENDMENT NO.

REVISION:

NO.	DATE	DESCRIPTION
1	2-2-19	CHANGE BUILDING LABELS TO 'HOUSE'

PLANNING MAPPING
 488 MAIN STREET
 LEWISTON, MAINE
 Plantmapping@yahoo.com

STATE OF MAINE
 KEVIN R. FARRAR
 2250
 LICENSED PROFESSIONAL SURVEYOR

SHEET NUMBER
 1