

NOTES:

- BEARINGS ARE REFERENCED TO GRID NORTH - MSPCS WEST ZONE NAD 83.
- DEED REFERENCES ARE MADE TO THE ANDROSCOGGIN COUNTY REGISTRY OF DEEDS - AUBURN, MAINE.
- PROPERTY GRANTED RIGHTS, TITLE AND INTEREST UNDER ANY INSTRUMENT DATED NOVEMBER 1965 AND RECORDED IN BOOK 953, PAGE 425 AND AMENDED DECEMBER 28, 1965 IN BOOK 953, PAGE 429 AND FURTHER AMENDED ON SEPTEMBER 26, 1967 IN BOOK 979, PAGE 718.
- PROPERTY SUBJECT TO AN EASEMENT TO CENTRAL MAINE POWER DATED NOVEMBER 8, 1965 AND RECORDED IN BOOK 960, PAGE 793, POLES 1 - 6A
- PROPERTY IS LOCATED IN AUBURN "INDUSTRIAL" ZONING DISTRICT.
- PERIMETER BOUNDARIES BASED ON STANDARD BOUNDARY SURVEY BY DAVIS LAND SURVEYING. INTERIOR PROPERTY LINES DESIGNED BY OTHERS.

REFERENCES:

- STATE OF MAINE DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP - DATED FEBRUARY 1983 - SHEETS 7 - 9, RECORDED IN THE ANDROSCOGGIN COUNTY REGISTRY OF DEEDS IN PLAN BOOK 31, PAGES 163-171.
- PROPERTY PLAN - ADVANCE HEEL CO. & DELRAY REALTY CO. DATED APRIL 6, 1972 BY A.L. & H. ENGINEERING CORP. INC FOUND ON FILE AT THE OFFICE OF DAVIS LAND SURVEYING, LLC - OXFORD, MAINE.
- PLAN OF LAND ON MERROW ROAD FOR JACK C. & ALBERTA J. FERRELL, DATED FEBRUARY 14, 1966 RECORDED IN THE ANDROSCOGGIN COUNTY REGISTRY OF DEEDS IN PLAN BOOK 32, PAGE 23.
- CITY OF AUBURN TAX MAPS 186 & 187.

AREA:

LOT 1	274,500 SF	±6.3 AC
LOT 2	105,114 SF	±2.4 AC
REMAINING	733,320 SF	±16.8 AC
TOTAL AREA	1,112,934 SF	±25.5 AC

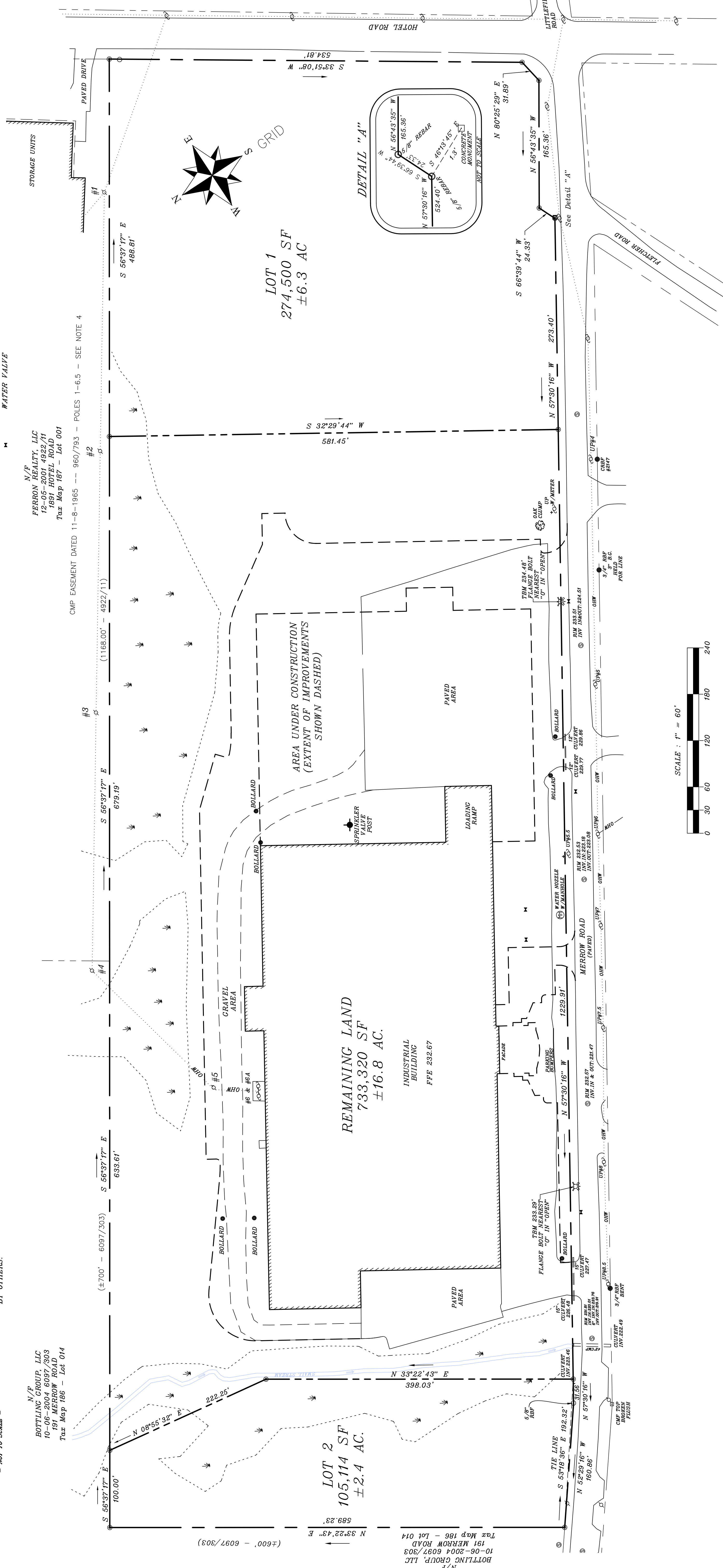
OWNER OF RECORD:

FUTUREGUARD HOLDINGS, LLC
 1-04-2007 7024/120
 101 MERROW ROAD
 Tax Map 187 - Lot 001

RECORDING INFORMATION:
 STATE OF MAINE, ANDROSCOGGIN, ss
 REGISTRY OF DEEDS
 RECEIVED _____ 20____
 AT _____ HR _____ MIN. _____ M. AND RECORDED
 IN PLAN BOOK _____ PAGE _____
 ATTEST: _____ REGISTER

LEGEND:

- PROPERTY BOUNDARY
- RIGHT OF WAY/ABUTTING LOT LINES
- EASEMENT
- 5/8" CAPPED REBAR SET #2208
- 5/8" REBAR - UNLESS OTHERWISE NOTED
- MONUMENT FOUND
- NOW OR FORMERLY
- WETLAND
- UTILITY POLE & WIRES
- HYDRANT
- MANHOLE
- SEWER MANHOLE
- WATER VALVE



--- COMMERCIAL SUBDIVISION PLAN ---
FUTUREGUARD BUSINESS PARK
 101 MERROW ROAD - AUBURN, MAINE
FUTUREGUARD HOLDINGS, LLC
 101 MERROW ROAD - AUBURN, MAINE 04210
 FILE NO.: 20-090

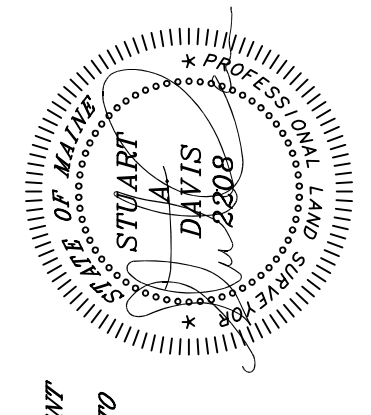
DAVIS LAND SURVEYING, LLC
 MAILING: 64 OLD COUNTY ROAD - OXFORD, MAINE 04270
 OFFICE: 990 MINOT AVENUE - AUBURN, MAINE 04210
 OFFICE (207) 945-9991 or (207) 782-8665 --- CELL (207) 240-9949
 EMAIL: stuart@davislandsurveying.net
 WEBSITE: www.davislandsurveying.net
 OCTOBER 5, 2020

REVISIONS:

NO.	DESCRIPTION	DATE

APPROVAL
 APPROVED BY THE CITY OF AUBURN PLANNING BOARD
 CHAIRPERSON _____ DATE _____
 CITY CLERK _____ DATE _____

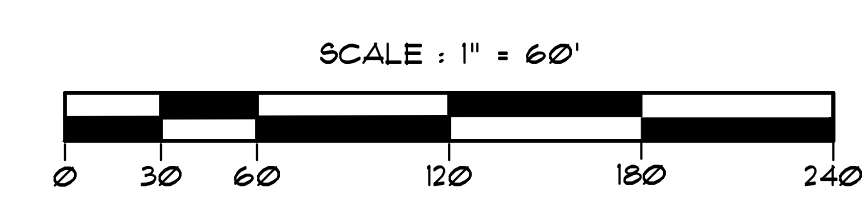
CERTIFICATION:
 TO THE BEST OF MY KNOWLEDGE, I HAVE USED ORDINARY AND PROUDRY
 CONSULTED THE APPROPRIATE RECORDS AND INVESTIGATED THE
 TITLE AS REQUIRED UNDER THE STANDARDS OF PRACTICE AS
 APPROVED BY THE BOARD OF SUPERVISORS FOR PROFESSIONAL LAND
 SURVEYORS (M.A.S.S. TITLE 32, CHAPTER 74) DATED APRIL 2001.
 EXCEPT AS FOLLOWS:
 1) NO OTHER REPORT TO DATE
 2) NO DEED DESCRIPTION TO DATE
 PLAN PREPARED BY: S.A.B.
 PLAN CHECKED BY: S.A.B. THIS PLAN IS NOT VALID UNLESS ENDORSED ABOVE





NOTES

- 1) THE PURPOSE OF THIS PLAN IS TO AID IN DISCUSSIONS OF THE SITE'S DEVELOPMENT POTENTIAL.
- 2) BOUNDARY INFORMATION WAS TAKEN FROM A PLAN ENTITLED "STANDARD BOUNDARY SURVEY - PLAN OF PROPERTY - 101 MERROW ROAD - AUBURN, MAINE" DATED SEPTEMBER 18, 2018, PREPARED BY DAVIS LAND SURVEYING, LLC.
- 3) DETAILED SURVEY INFORMATION FOR THE BUILDING, ASSOCIATED ACCESS AREAS, TOPOGRAPHY AND UTILITIES WAS PROVIDED BY JONES ASSOCIATES, INC. IN JULY 2016 AND DAVIS LAND SURVEYING, LLC IN FEBRUARY OF 2018.
- 4) WETLANDS WERE DELINEATED BY MARK HAMPTON IN DECEMBER OF 2017.
- 5) ADDITIONAL EXISTING CONDITIONS INFORMATION SHOWN ON THIS PLAN WAS TAKEN FROM CITY OF AUBURN GIS DATA AND OTHER AVAILABE PLAN DATA.



**PRESENTATION GRAPHIC
FUTUREGUARD BUSINESS PARK**

AUBURN, MAINE
ANDROSCOGGIN COUNTY

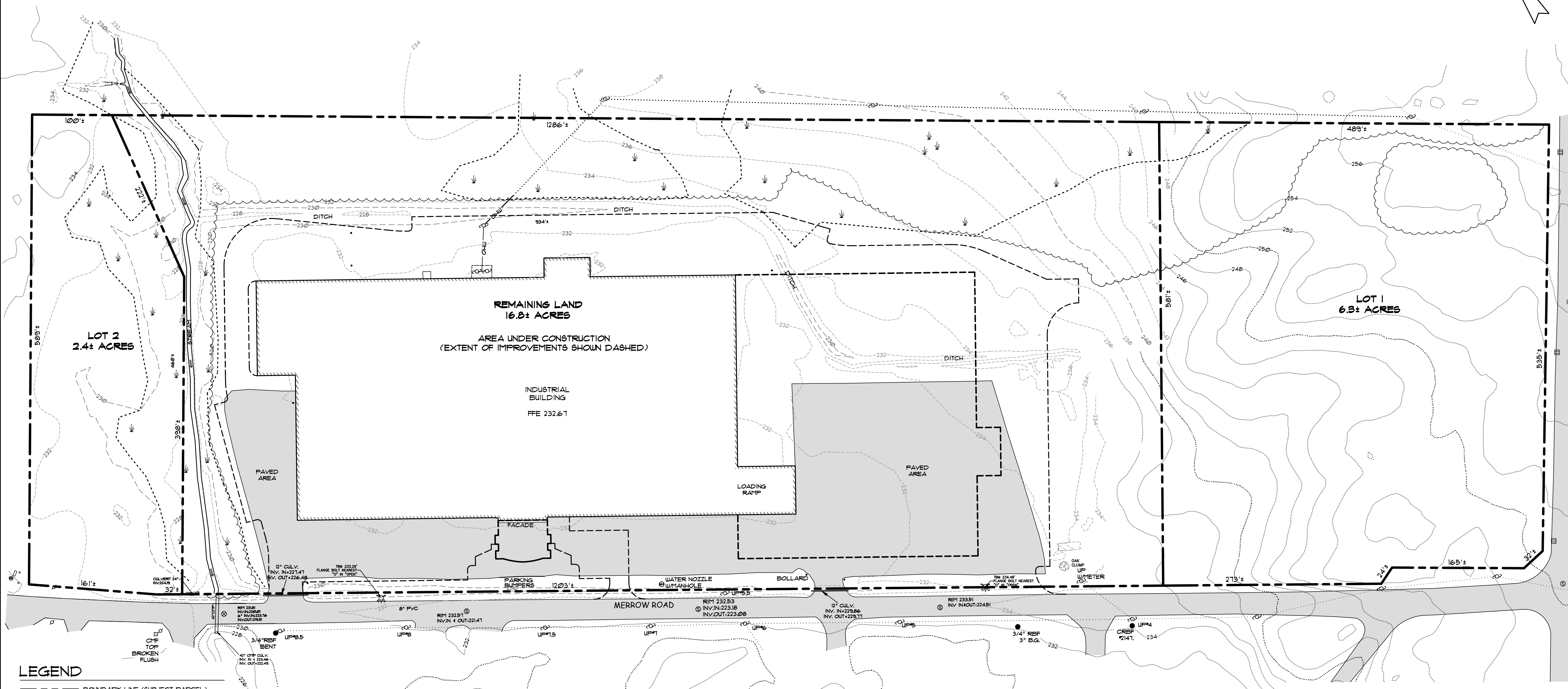
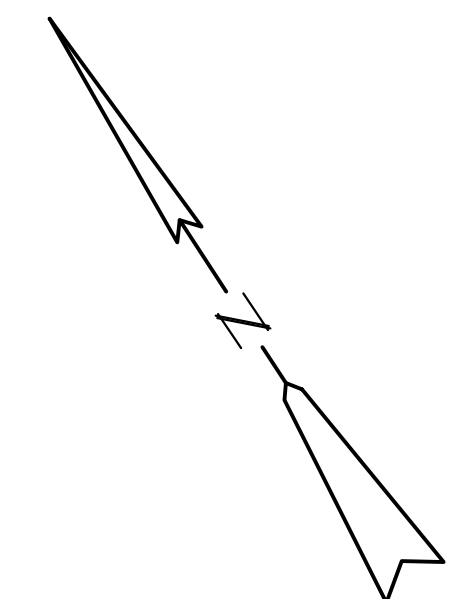
PREPARED FOR
FUTUREGUARD

P.O. BOX 2028 - AUBURN, MAINE 04211

Stoneybrook
Land Use, Inc.

4846 Sun City Center Blvd., #300 - Sun City Center, FL 33573-6281

DATE: OCTOBER 2020	DRAWN BY: BRJ	SCALE: 1" = 60'	SHEET
JOB NUMBER: 16-020	CHECKED BY: MFG	CADD: 16-020 SUB PRE	1

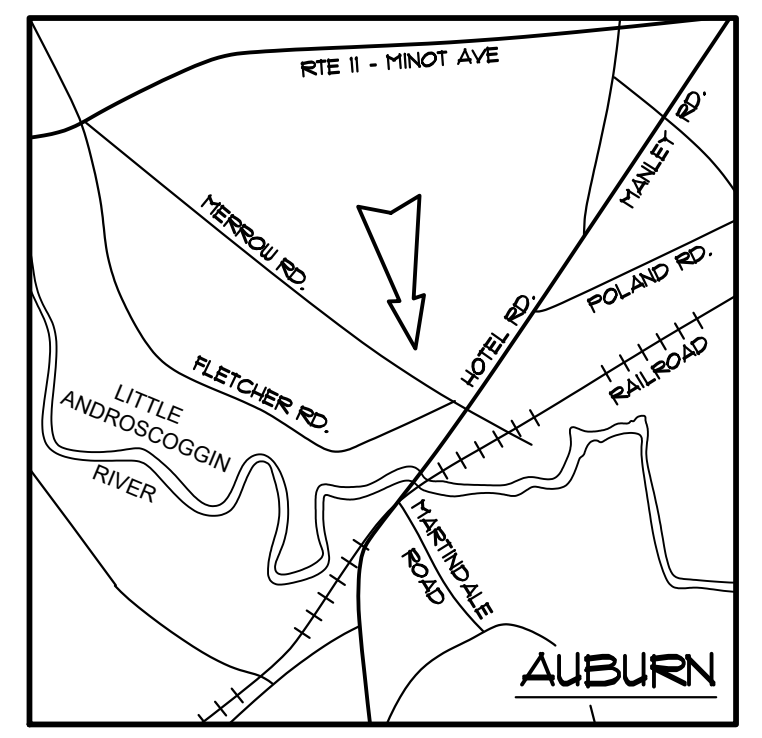


LEGEND

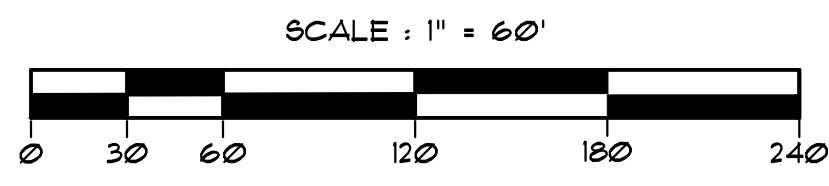
- BOUNDARY LINE (SUBJECT PARCEL)
- UTILITY POLE WITH OVERHEAD WIRES
- ⊙ EXISTING SEWER MANHOLE
- ⊙ EXISTING STORM DRAIN MANHOLE
- ⊙ EXISTING WATER SHUT-OFF VALVE
- ⊙ EXISTING GAS SHUT-OFF VALVE
- ⊙ EXISTING BOLLARD
- ⊙ EXISTING MONITORING WELL
- ⊙ EXISTING HYDRANT
- EXISTING TREE LINE
- EXISTING WATER LINE
- EXISTING SEWER LINE
- EXISTING GAS LINE
- EXISTING STORM DRAIN LINE
- EXISTING UNDERDRAIN LINE
- EXISTING CONTOUR
- EXISTING CONTOUR (LIDAR)
- IMPROVEMENTS UNDER CONSTRUCTION
- ▨ EXISTING/UNDER CONSTRUCTION PAVEMENT
- ▨ EXISTING BUILDING
- WETLAND AREA

NOTES

- 1) BOUNDARY INFORMATION WAS TAKEN FROM A PLAN ENTITLED "STANDARD BOUNDARY SURVEY - PLAN OF PROPERTY - 101 MERROW ROAD - AUBURN, MAINE" DATED SEPTEMBER 18, 2018, PREPARED BY DAVIS LAND SURVEYING, LLC.
- 2) DETAILED SURVEY INFORMATION FOR THE BUILDING, ASSOCIATED ACCESS AREAS, TOPOGRAPHY AND UTILITIES WAS PROVIDED BY JONES ASSOCIATES, INC. IN JULY 2016 AND DAVIS LAND SURVEYING, LLC IN FEBRUARY OF 2018.
- 3) WETLANDS WERE DELINEATED BY MARK HAMPTON IN DECEMBER OF 2017.
- 4) ADDITIONAL TOPOGRAPHIC INFORMATION WAS TAKEN FROM LIDAR DATA COMPILED BY THE MAINE OFFICE OF GIS.
- 5) ADDITIONAL EXISTING CONDITIONS INFORMATION SHOWN ON THIS PLAN WAS TAKEN FROM CITY OF AUBURN GIS DATA AND OTHER AVAILABE PLAN DATA.



LOCATION MAP



EXISTING CONDITIONS PLAN
FUTUREGUARD BUSINESS PARK
 AUBURN, MAINE
 ANDROSCOGGIN COUNTY
 PREPARED FOR
FUTUREGUARD
 P.O. BOX 2028 - AUBURN, MAINE 04211

Stoneybrook
 Land Use, Inc.
 4846 Sun City Center Blvd., #300 - Sun City Center, FL 33573-6281

DATE: OCTOBER 2020	DRAWN BY: BRJ	SCALE: 1" = 60'	SHEET
JOB NUMBER: 16-020	CHECKED BY: MFG	CADD: 16-020 EX SUB	1