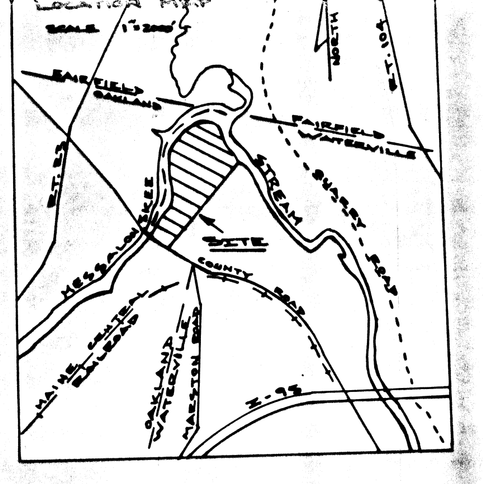
AND CONSIDERING THE CRITERIA SET FORTH IN 30 M.R.S.A. SUBSECTION 4956 AS AMENDED; AND THE CITY OF WATERVILLE SUBDIVISION ORDINANCE; THE UNDERSIGNED HAVE MADE FINDINGS OF FACT THAT THE PROPOSED SUBDIVISION MEETS ALL THE CRITERIA SET FORTH AND THEREFORE THE SUBDIVISION IS APPROVED.

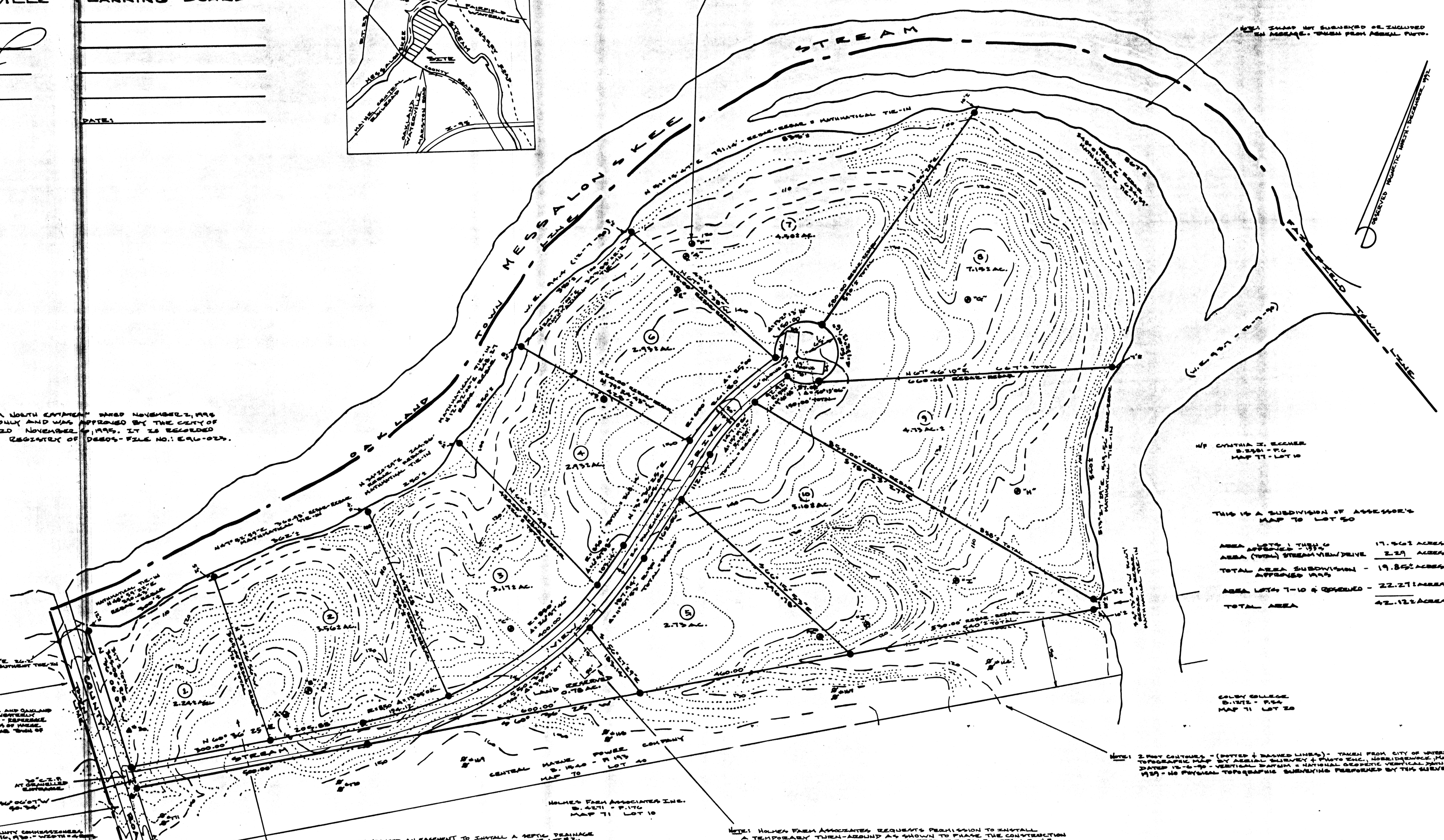
CITY OF WATERVILLE PLANNING BOARD

DATE:



NOTE: SOIL TESTS (SHOWN AS - ⊕ - TYPICAL) - PERFORMED AND LOCATED BY JACK W. LORD - R.E. # 166 - 76 MAIN STREET - WATERVILLE, MAINE.

NOTE: SWAMP NOT SURVEYED OR INCLUDED IN MEASURE. TAKEN FROM AERIAL PHOTO.



ORIGINAL PLAN "HOLMES FARM NORTH ESTATES" DATED NOVEMBER 2, 1994 WAS FOR LOTS 1 THROUGH 6 ONLY AND WAS APPROVED BY THE CITY OF WATERVILLE PLANNING BOARD NOVEMBER 6, 1995. IT IS RECORDED IN THE KENNEBEC COUNTY REGISTRY OF DEEDS - FILE NO.: E96-023.

NOTE: TOWN LINE SEPERATING WATERVILLE AND OAKLAND APPARENTLY DISPLACED NORTH SOUTHWESTERLY RIGHT OF WAY LINE OF COUNTY ROAD. REFERENCE CHAPTER 907, 1979, ACTS AND RESOLVES OF MAINE. P.L.C. 3.41, AN ACT TO ESTABLISH THE TOWN OF WATERVILLE.

NOTE: COUNTY ROAD = REFER. TO KENNEBEC COUNTY COMMISSIONERS RECORDS VOLUME 17 PAGE 417, DEC. 16, 1930. - WIDTH = 4 RODS.

NOTE: LOT 1 SHALL BE GRANTED AN EASEMENT TO INSTALL A SEPTIC DRAINAGE BED IN THE AREA NOTED AS TEST PIT "A" ON THE CORNER OF LOT # 2.

NOTE: HOLMES FARM ASSOCIATES REQUESTS PERMISSION TO INSTALL A TEMPORARY TURN-AROUND AS SHOWN TO MAKE THE CONSTRUCTION OF STREAM VIEW DRIVE, AND ONLY OFFER FOR SALE LOTS 1, 2, & 3 AT THIS TIME.

NOTE: DEEDS WILL CONTAIN PROTECTIVE COVENANTS NUMBERED 1 TO 11.

NOTE: 2 FOOT CONTOURS - (DOTTED & DASHED LINES) - TAKEN FROM CITY OF WATERVILLE TOPOGRAPHIC MAP BY AERIAL SURVEY & PHOTO INC., NORTHBROOK, ILLINOIS DATED 12-6-93 - VERTICAL DATUM = NATIONAL GEODETIC VERTICAL DATUM - 1929 - NO PHYSICAL TOPOGRAPHIC SURVEYING PERFORMED BY THE SURVEYOR.

TO THE BEST OF MY KNOWLEDGE, BELIEF, AND INTENT, THE OPINIONS EXPRESSED HEREON AND THE WORK PERFORMED CONFORM TO CATEGORY 1, CONDITION 1, AS DEFINED BY THE MAINE STATE BOARD OF REGISTRATION FOR LAND SURVEYORS, UNDER TITLE 32, CHAPTER 34, REVISED STATUTES OF MAINE, EXCEPT:

1. NO DEED DESCRIPTION.
2. NO WRITTEN REPORT.
3. NO "STANDARD BOUNDARY SURVEY" TITLE.

ROBERT GARBACIK - P.L.S. # 1182

SCALE 1" = 100'

THIS IS A SUBDIVISION OF ASSESSOR'S MAP 70 LOT 50

AREA		17.862 ACRES
AREA (TOTAL) STREAM VIEW DRIVE		2.29 ACRES
TOTAL AREA SUBDIVISION APPROVED 1995	-	19.862 ACRES
AREA LOTS 7-10 & RESERVED	-	22.271 ACRES
TOTAL AREA		42.122 ACRES

FINAL SUBDIVISION PLAN

HOLMES FARM NORTH ESTATES

FOR: HOLMES FARMS ASSOCIATES INC.
P.O. BOX 39, FAIRFIELD, MAINE

WATERVILLE - KENNEBEC CO. - MAINE

LEGEND:
- ½" IRON REBAR / CAP #1182 SET
- UTILITY POLE
- SOIL TEST LOCATION (SEE NOTE)

W.O. NO.: 92AB-N

DATE: JULY 20, 1999

DEED REFERENCE: B. 4271 P. 176

GARBACIK SURVEYORS
SHIP HILL ROAD - WINTHROP, MAINE