

APPROVED BY THE CITY OF
WATERVILLE PLANNING BOARD

DATED November 5, 1990
CHAIRPERSON: William A. Kenney (Mayor)

James Palmer
Dennis F. Langley
Robert E. Langley
William A. Kenney

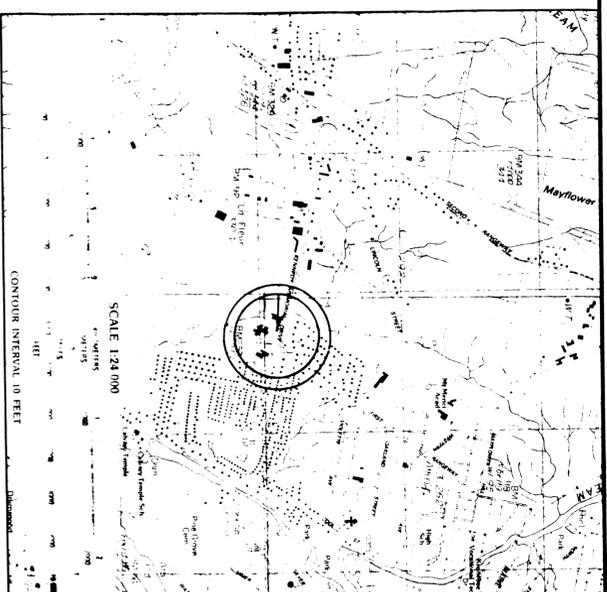
CONDITIONS

Magnetic North 1979

1/4 Waterville Twin Theaters Corp.
Book 1508 page 37
Book 1530 page 492

Building # 1 utilities are provided by underground service to the southeast corner of the structure. For exact location of underground utilities, utilities should be made to the appropriate company.

Benchmark for elevation is Maine Department of Transportation disk at an elevation of 252.693'. Station B-305 1975 is a disk in set in a ledge outcrop across Kennedy Memorial Drive.



LOCUS

General Notes:

Source of Title: Waterville Osteopathic Hospital to New Horizons Realty Management Corporation, Kennebec County Registry of Deeds Book 3159 page 90.
For storm drain and sewer easements see plan entitled "Division of Land for New Horizons Realty Management Corporation KCBD's File # E-87053."

For Highway Information see S.H.C. file no. 6-108, sheet 4 of 6.

Reference is made to a plan entitled "Standard Boundary Survey of the Waterville Osteopathic Hospital," prepared for Lawyer's wife, Insurance Corporation et al. by Rowe and Mendell, dated August 1987.

I hereby certify to all parties interested in title to the premises described in this plan that this plan shows the results of an examination performed on October 5, 1990 of the premises described in a deed recorded in the Kennebec County Registry of Deeds in Book 3159 page 90.

All observed encroachments, buildings, and improvements located on the ground are shown on the plan. The plan shows the location of the buildings and improvements. The measurements indicate that the Building 2 on this lot does meet the current set back requirements of the municipal zoning ordinance. Building 1 does not. County variance was granted and recorded in Kennebec County Registry of Deeds Book 3159 page 122. Kennebec County does not fall in a flood hazard zone as delineated by the H.U.D. flood zone maps.

Municipal Zone: Commercial C8

ORIGINAL DECLARANT: NEW HORIZONS REALTY MANAGEMENT CORPORATION

SUCCESSOR DECLARANT: RICHARD BANKS

OWNER BUILDING 2: RICHARD BANKS

This plan is intended to meet the requirements of a STANDARD BOUNDARY SURVEY as set forth by the State Board of Real Estate, Revised Statutes of 1964, Title 32 Chapter 24, Revised Statutes of 1964, (Public Laws 1967, Chapter 423) Bylaws, Rules, and Regulations of the Board, Category I, Condition II, with the exception that no monuments were replaced.

EXHIBIT C TO CONDOMINIUM DECLARATION
1st AMENDMENT TO CONDOMINIUM PLAT
AS BUILT PLAN SHOWING BUILDING # 2

NEW HORIZONS
PROFESSIONAL OFFICE CONDOMINIUM

in
Waterville, Kennebec County, Maine

by
Rowe and Mendell
179 Main Street, Waterville, Maine
Scale 1" = 20'; OCTOBER, 1990

M39

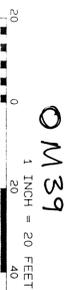
NEW M37

LEGEND

- EDGE OF PAVEMENT
- MUNICIPAL SETBACK LINES
- X SPOT ELEVATION
- OPEN DRAIN PIPE
- EXISTING CATCH BASIN
- UTILITY POLE
- EXISTING MANHOLE
- STORM DRAIN EASEMENT
- SD SEWER EASEMENT

CHAVE	ARC LENGTH	DELTA	CHAVE TABLE	TANGENT	CHORD
63	74.9	87.90°	80.0	21.7	79.9
64	87.9	90.0°	80.0	21.7	79.9

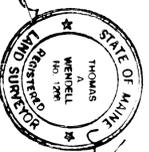
LINE	BEARING	TABLE
12	19.3	N 42°-48' E
13	5.3	N 42°-48' E



OM 39

Waterville Osteopathic Hospital
Book 1554 page 48
Book 1364 page 194
Book 1510 page 835

KENNEBEC, SS. Registry of Deeds
Received December 12, 1990
at 9 A.M.
File No. E-90873
Attested: *Thomas Wendell*
THOMAS WENDELL
REGISTERED



Wendell

