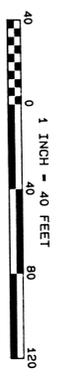
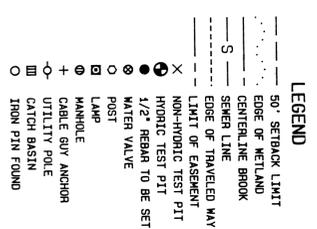


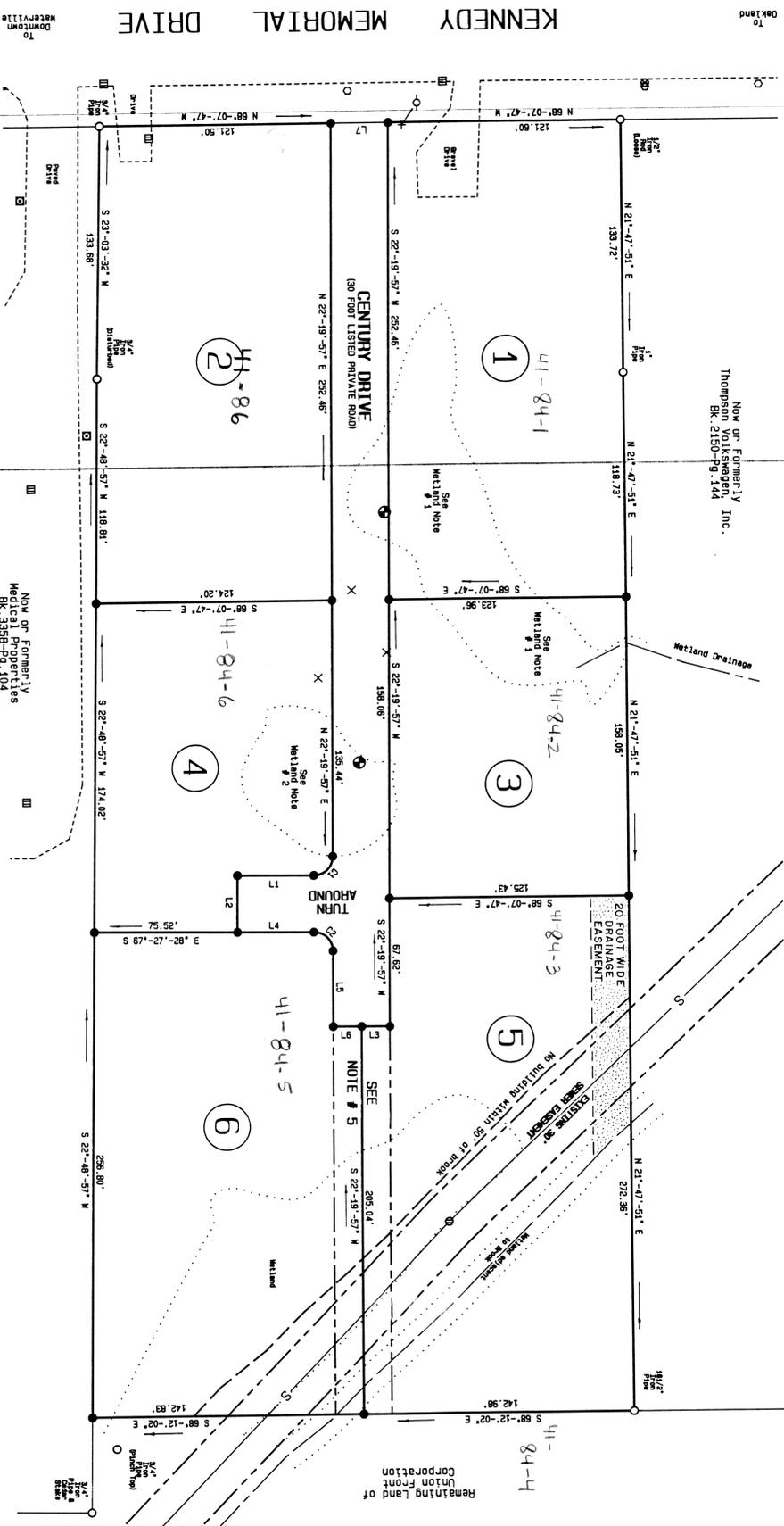
This Final Subdivision Plan is Approved by the City of Waterville Planning Board

Date: 11/11/96  
 Chairman: [Signature]  
 [Signature]  
 [Signature]

- With the following conditions and waiver:
- 1) No lot in the subdivision may be further subdivided without the approval of the City of Waterville Planning Board.
  - 2) All listed roads in this development shall remain private roads. They shall be maintained by the lot owners and shall not be accepted or maintained by the City of Waterville.
  - 3) All lots shall use Century Drive for ingress and egress to and from Kennedy Memorial Drive.
  - 4) Reference is hereby made to the 20 Foot Drainage Easement upon Lot # 5 for which the Planning Board has granted a waiver of the requirements of Sections 11.9.1 and 12.7.5 of the City of Waterville Subdivision Ordinance which requires that Drainage Easements have a minimum width of 30 feet.



This plan was prepared by K & K Land Surveyors, Inc. The City of Waterville Planning Board assumes no liability for any unauthorized additions, deletions, or alterations made to this plan.



- NOTES
- 1) BEARINGS ARE MAGNETIC 1986.
  - 2) Pursuant to 30-A M.R.S.A. para. 4404, sub-para. 14, as amended June, 1989, all potential easements on this plan shall be shown on the subject parcel as depicted on this plan.
  - 3) Pursuant to 30-A M.R.S.A. para. 4404, sub-para. 13, the subject parcel shall be shown on the subject parcel as depicted on the Firm Maps of the City of Waterville.
  - 4) Pursuant to 30-A M.R.S.A. para. 4404, sub-para. 14, all rivers, streams, and brooks within the subject parcel are delineated on this plan.
  - 5) The 30 foot easement running along the easterly most 15' of Lot 5 and the westerly most 15' of Lot 6 is for the purpose of ingress and egress to the remaining land on the subject parcel for the purpose of installing and maintaining a sewer line running southerly from the existing sewer line to provide sewer service for the lots in the subdivision.

The Unit Owners of Medical Properties Condominium are as follows, to w.i.t.:

Unit # 1: Jose A. Ramirez, BK 3644-Pg. 92  
 Unit # 2: Frank C. Hollitt, BK 3644-Pg. 118  
 Unit # 3: Michael J. Griffin, BK 3644-Pg. 137  
 Unit # 4: Margaret B. Griffin, BK 3644-Pg. 155

CURVE DATA TABLE

CURVE	ARC LENGTH	DELTA	CURVE TABLE	CHORD	CHORD BEARING
C1	15.74	90-43-35"	10.00	14.47	N 27-04-44" E
C2	15.86	90-50-18"	10.00	14.47	N 27-04-44" E

BEARING TABLE

LINE	DISTANCE	BEARINGS
1	40.00	S 67-27-28" E
2	30.00	N 27-04-44" E
3	40.00	N 27-04-44" E
4	40.00	N 27-04-44" E
5	40.00	N 27-04-44" E
6	36.00	N 69-07-49" E

To the best of my knowledge, intent, and belief, the opinions expressed on this plan and the work performed conform to category 1 condition I was defined by the Standards of the Maine State Board of Professional Land Surveyors dated 1991. Exceptions: (1) No report written to date. (2) No description written to date.

Checked by: P. M.  
 Verne D. Pinney P.L.S. # 1132

**OWNERS OF RECORD**  
 UNDO/FROST CORPORATION  
 BK 3642-Pg. 287  
 G-PAK, INC.  
 BK 3505-Pg. 126

**MAILING ADDRESS**  
 P.O. Box 2611  
 Waterville, ME 04955-2611

**Assessor's Reference**  
 Tax Map: 41 Lots 84 and 86  
 Commercial-C

**AREA**

Lot 1:	30,995 +/- sq. ft.	0.712 acres
Lot 2:	31,045 +/- sq. ft.	0.713 acres
Lot 3:	30,710 +/- sq. ft.	0.702 acres
Lot 4:	30,595 +/- sq. ft.	0.699 acres
Lot 5:	35,495 +/- sq. ft.	0.815 acres
Lot 6:	15,885 +/- sq. ft.	0.365 acres
Total Area of Subdivision:	191,030 +/- sq. ft.	4.386 acres
Total Area:	275,000 +/- sq. ft.	6.313 acres

(near portion of original parcel not shown)

**REFERENCES**

1) STANDARD BOUNDARY SURVEY PLAN OF PROPERTY OWNED BY UNDO/FROST CORPORATION, 11/11/96, KENNEBEC COUNTY, MAINE. SURVEY BY K & K LAND SURVEYORS, INC., OAKLAND, MAINE, DATED 4/90.

**WETLAND NOTES**

- 1) Area of First Wetland in Lot 1: 6090 sq. ft.  
 Area of First Wetland in Lot 3: 3014 sq. ft.  
 Total Area of First Wetland: 9304 sq. ft.
- 2) Area of Second Wetland in Lot 4: 1563 sq. ft.  
 Area of Second Wetland in Lot 3: 176 sq. ft.  
 Total Area of Second Wetland: 3126 sq. ft.

Total Area of First and Second Wetlands: 13,061 sq. ft.

Kennebec, ss. Registry of Deeds  
 Received: ..... 19.....  
 at ..... H. .... M. ....  
 Attest: ..... Registrar

STANDARD BOUNDARY SURVEY  
 FINAL PLAN  
 OF  
 PENNY HILL  
 PARK  
 SUBDIVISION

#415-8419  
 Kennedy Memorial Drive  
 Waterville, ME  
 SURVEY BY  
 K & K LAND SURVEYORS, INC.  
 Oakland, Maine

JOB NO. 90155  
 BOOK 129  
 DISK 79  
 DATE 9/96  
 SCALE 1"=40'

