THIS IS TO CERTIFY THAT AFTER REVIEWING THE SUBDIVISION SHOWN ON THIS PLAN AND CONSIDERING THE CRITERIA SET FORTH IN 30 M.R.S.A. - SUBSECTION 4956, AS AMENDED, AND THE CITY OF WATERVILLE SUBDIVISION ORDINANCES; 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

Marc W. Chadbourne — Allan H. Rancourt

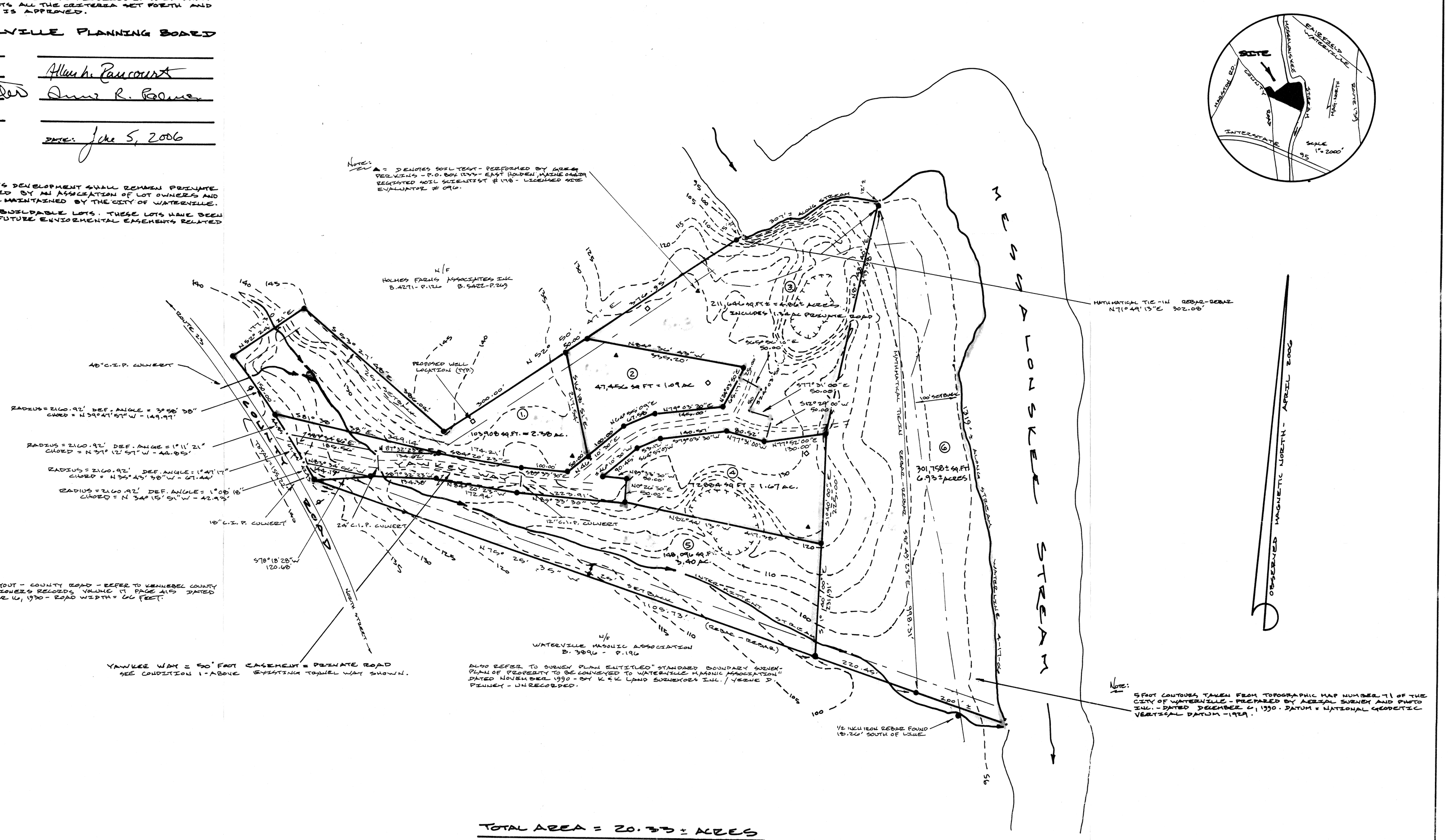
Clifford P. Manchester — Anne R. Palmer

David Gelin

DATE: June 5, 2006

CONDITIONS:

1. ALL LISTED ROADS IN THIS DEVELOPMENT SHALL REMAIN PRIVATE ROADS TO BE MAINTAINED BY AN ASSOCIATION OF LOT OWNERS AND SHALL NOT BE ACCEPTED OR MAINTAINED BY THE CITY OF WATERVILLE.
2. LOTS 5 AND 6 ARE NOT BUILDABLE LOTS. THESE LOTS HAVE BEEN CREATED FOR POTENTIAL FUTURE ENVIRONMENTAL EASEMENTS RELATED TO WETLAND MITIGATION.



NOTE: ROAD LAYOUT - COUNTY ROAD - REFER TO KENNEBEC COUNTY COMMISSIONERS RECORDS VOLUME 17 PAGE 415 DATED DECEMBER 16, 1930 - ROAD WIDTH = 66 FEET.

YAWKEE WAY = 50' FOOT EASEMENT = PRIVATE ROAD SEE CONDITION 1 - ABOVE EXISTING TRAVEL WAY SHOWN.

ALSO REFER TO SURVEY PLAN ENTITLED "STANDARD BOUNDARY SURVEY - PLAN OF PROPERTY TO BE CONVEYED TO WATERVILLE MASONIC ASSOCIATION" DATED NOVEMBER 1990 - BY K & K LAND SURVEYORS INC. / YERNE D. PINNEY - UNRECORDED.

NOTE: 5 FOOT CONTOURS TAKEN FROM TOPOGRAPHIC MAP NUMBER 71 OF THE CITY OF WATERVILLE - PREPARED BY AERIAL SURVEY AND PHOTO INC. - DATED DECEMBER 6, 1990. DATUM = NATIONAL GEODETIC VERTICAL DATUM - 1929.

TOTAL AREA = 20.33 ± ACRES

0 25 50 75 100 150 200 300

SCALE 1" = 100'

FINAL SUBDIVISION PLAN

"YAWKEY WAY ESTATES"

RECORD OWNER: MARK & JAYNE CHAMPAGNE
15 COLLETTE STREET - WATERVILLE, MAINE 04901

WATERVILLE KENNEBEC CO. MAINE

LEGEND:
- ● 1/2 INCH IRON REBAR/CAP 1182 SET - UNLESS NOTED
- UTILITY POLE
- ◇ PROPOSED WELL LOCATION
- ▲ SOILS TEST

W.O. NO.: 2006-08

DATE: JUNE 9, 2006

DEED REFERENCE: B.5802 - P.317

BY GARBACK SURVEYORS
146 STATE STREET - AUGUSTA, MAINE 04330