



LEGEND

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|---------|-----------------------------|---|---------------------------|
| ● | IRON ROD OR PIPE FOUND | — | WIRE FENCE |
| ○ | 3/4" REBAR SET WITH ID CAP | — | OVERHEAD ELEC./TEL. WIRES |
| ○ | UTILITY POLE | — | 10 FT CONTOUR |
| ○ | GUY WIRE | — | 2 FT CONTOUR |
| N/F | NOW OR FORMERLY | — | BOUNDARY |
| 970/326 | DEED BOOK/PAGE REFERENCE | — | RIGHT OF WAY |
| ○ | HARDWOOD TREE | — | EDGE OF PAVEMENT |
| ○ | APPROXIMATE TREE LINE | — | APPROXIMATE ZONING LINE |
| — | APPROXIMATE HIGH WATER LINE | — | 100 YEAR FLOOD ZONE |
| | | — | 500 YEAR FLOOD ZONE |

- Notes Continued**
- Abutting property owner information was taken from Bangor tax records. Abutting property lines shown on this plan were scaled from Bangor Tax Maps.
 - Although not shown on the plan, additional survey evidence, including iron rods, were located in the course of this survey.
 - The contours and some planimetric features are based on photogrammetric mapping by Koppa Mapping, Inc. of Bangor, Maine.
 - Flood Zone Information:**
Portions of the surveyed parcel lie within the Flood Zones AE (100-year flood zone) and Zone X (500-year flood zone), as determined from the Federal Emergency Management Agency's Flood Insurance Rate Map (FIRM), Community Panel Number 2301020005-C, revised March 4, 2002.
 - Zoning Information:**
Portions of the surveyed parcel lie within the City of Bangor Zones RR&A (Rural Residential and Agricultural) and RP (Resource Protection) Zones. The lot requirements are as follows:

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| RR&A Zone: | Minimum Lot Area: | 1.5 acres |
| | Minimum Front Yard: | 40 ft. |
| | Minimum Side Yard: | 20 ft. |
| | Minimum Rear Yard: | 30 ft. |
| | Maximum Building Height: | 40 ft. |
| | Maximum Lot Coverage: | 15% |
| | Minimum Lot Width: | 200 ft. |
 - The second parcel in the deed from Edward M. Graham to Penobscot Realty Company contains the following description: "All that part of lot numbered fifty-one (51) according to Park Holland's plan and survey which lies on the westerly side of the Six Miles Falls road so called excepting the burying ground lot". The deeds from Penobscot Realty Company to Ayredale Stock Farm & Bangor Railway & Electric Company do not mention the burying ground lot. No visible evidence of the burying ground lot was found during the course of this project. None of the abutting owners interviewed had any knowledge of the burying ground lot.

- NOTES**
- Dead Reference of Surveyed Parcel:**
Penobscot County Registry of Deeds, Book 9844, Page 127.
 - Plan References:**
A. "Sketch Plan of Land to be Conveyed by Donna Hurd (Personal Representative of the Estate of Elwin L. Hurd)", prepared by CES, Inc. Brewer, Maine, dated March 25, 2005.
B. "Final Plan of Kenduskeag Stream Subdivision", prepared by CES, Inc. dated July 2, 1996, and on file at the Penobscot County Registry of Deeds, Map File 1996-83.
C. Layout of 6 Mile Falls Road, City of Bangor Engineering Department, Road Book 2, Page 282, dated December 12, 1859, on file at the City Engineering Office.
 - Area Information:**
Area: 51.6 acres, +/- 2,247,700 sq. ft. (Above Highwater line)
 - Tax Map Reference:**
City of Bangor Tax Map R12, Lot 11A.
 - Basis of Bearings:**
Bearings shown on this plan refer to Grid North, North American Datum of 1983 (NAD83), Maine Zone East, based on GPS observations taken June 24, 2005.
 - Road Information:**
The location of Broadway (Route 15) shown here is based on the layout in Note 2C. Broadway is 66' (4 rods) wide as shown on said layout.
 - Utility Information:**
The location shown on this plan for above and underground utilities, including water, electricity, telephone, sewer, and storm drains are approximate and should be verified before any excavation. Federal and State Laws require anyone performing any sort of excavation, including digging, boring, backfilling or grading to notify "DIG SAFE" (1-888-344-7233), at least 72 hours before they begin work. The underground utilities shown have been located from field survey information and existing drawings. Shyka, Sheppard & Garster, Land Surveyors (SSG) makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. SSG further does not warrant that the underground utilities shown are in the exact location indicated although SSG does certify that they are located as accurately as possible from information available. SSG has not physically located the underground utilities.
 - Some variations between distances and bearings shown hereon and those contained in previous deeds and plans are not noted because such variations are: insignificantly small, due to obvious scrivener's errors, or due to the basis of bearings shown.
 - Elevations and contours shown on this plan refer to the North American Vertical Datum of 1988 (NAVD88), and are based on GPS observations dated June 24, 2005.

OWNERS OF RECORD:
 Charles A. Hecht Alfredo Alonso
 16 Doe Run 48 West Wildwood Road
 Pittstown, NJ 08867 Saddle River, NJ 07458

WBRC
 ARCHITECTS • ENGINEERS
 44 Central Street tel: (207) 947-4311
 Bangor, Maine 04401 fax: (207) 947-4628

BOUNDARY & TOPOGRAPHIC SURVEY OF LAND OF HECHT & ALONSO
 Broadway, Bangor, Penobscot County, Maine
 Prepared for
WBRC
 44 Central Street, Bangor Maine 04401

Prepared By
SHYKA, SHEPPARD & GARSTER
 LAND SURVEYORS
 6 STATE ST., SUITE 301
 BANGOR, MAINE 04401
 TEL: (207) 942-1955

CERTIFICATION
 SHYKA, SHEPPARD & GARSTER, Land Surveyors, hereby certifies to WBRC Architects/Engineers, exclusively, that to the best of our knowledge and belief, this survey conforms to the Standards of Practice adopted by the Maine Board of Licensure for Professional Land Surveyors, except as stated in note 8.
 SHYKA, SHEPPARD & GARSTER
 LAND SURVEYORS

Robert J. Garster, Jr.
 Maine Prof. Land Surveyor #2047

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| SCALE: | 1" = 110' | DATE: | Sept. 13, 2005 |
| BOOK: | TDS 95 | SHEET No. | |
| ISSAO CAD FILE: | 05-118 | | |
| PROJECT No. | 05-118 | | |

*REVISED 2-5-2007 - Changed scale to 1" = 110' per WBRC instructions