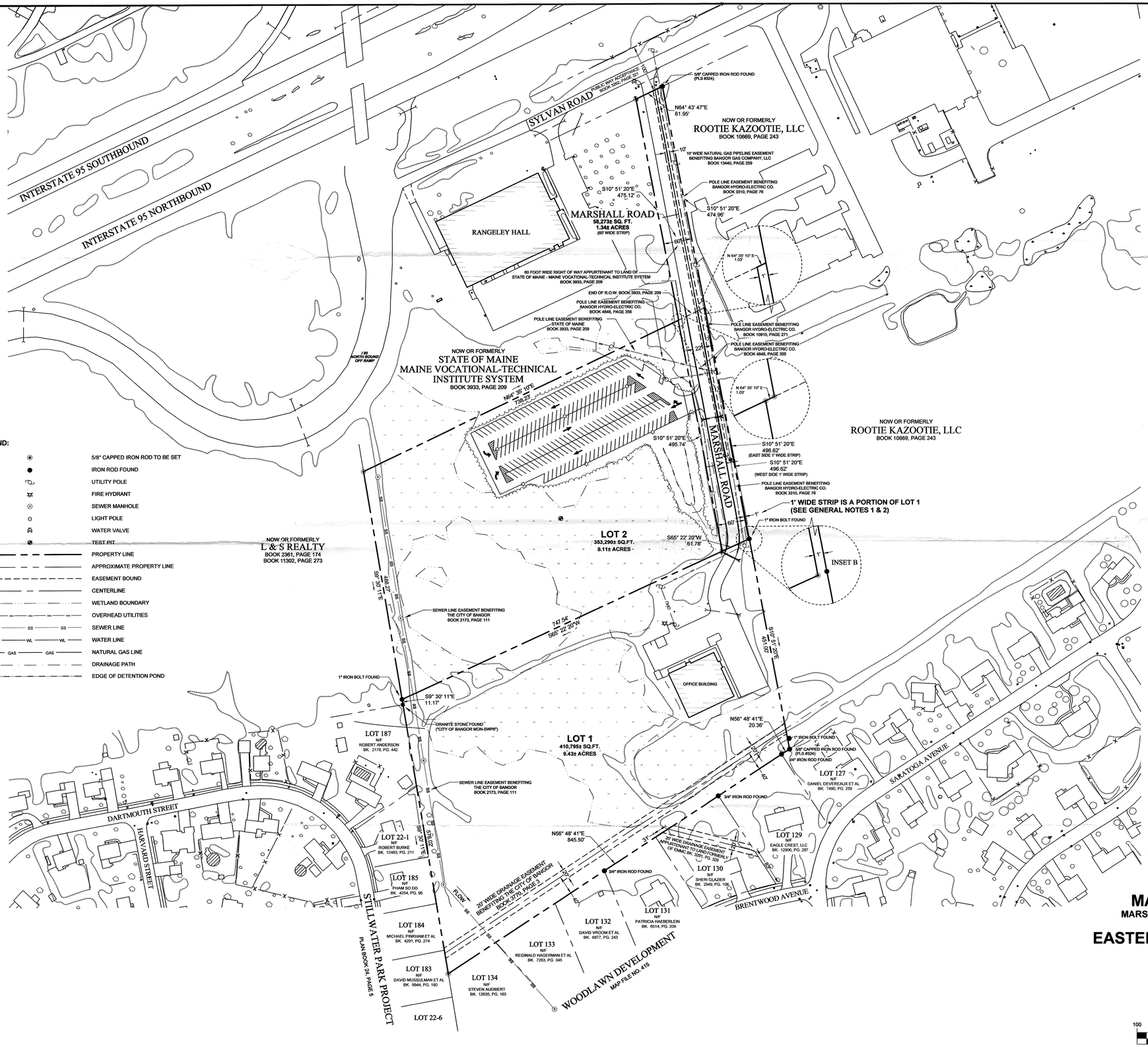
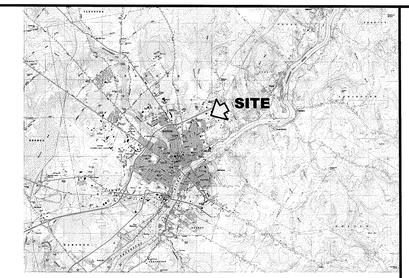


PER PLAN REFERENCE # 1

LEGEND:

- 5/8" CAPPED IRON ROD TO BE SET
- IRON ROD FOUND
- UTILITY POLE
- FIRE HYDRANT
- SEWER MANHOLE
- LIGHT POLE
- WATER VALVE
- TEST PIT
- PROPERTY LINE
- APPROXIMATE PROPERTY LINE
- EASEMENT BOUND
- CENTERLINE
- WETLAND BOUNDARY
- OVERHEAD UTILITIES
- SEWER LINE
- WATER LINE
- NATURAL GAS LINE
- DRAINAGE PATH
- EDGE OF DETENTION POND



LOCATION MAP: USGS QUADRANGLE: BANGOR, VEAZIE
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FLOOD NOTE:

BY GRAPHIC PLOTTING ONLY THE SUBJECT PROPERTY HEREON IS SITUATED IN ZONE X AS DEPICTED ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 2301020012 C WHICH BEARS AN EFFECTIVE DATE OF MARCH 4, 2002. THE MAP DOES NOT INDICATE THAT THE PROPERTY IS SUBJECT TO A SPECIAL FLOOD HAZARD AREA ASSOCIATED WITH THE 100 YEAR FLOOD.

PLAN REFERENCES:

1) "LAND TITLE SURVEY PROPERTY OF EASTERN MAINE HEALTHCARE REAL ESTATE, SYLVAN ROAD - BANGOR, MAINE", DATED JULY 3, 2002, PREPARED BY PLISGA & DAY LAND SURVEYORS.

2) "SURVEY PLAN FOR EASTERN MAINE MEDICAL CENTER, BANGOR, MAINE", DATED AUGUST 20, 1982, PREPARED BY PRENTISS & CARLISLE CO., INC., RECORDED IN PLAN FILE D50-82 OF THE PENOBSCOT COUNTY REGISTRY OF DEEDS.

3) "STILLWATER PARK PROJECT, BANGOR, PENOBSCOT COUNTY, MAINE", DATED JUNE 1, 1965, PREPARED BY CITY OF BANGOR ENGINEERING DEPARTMENT, RECORDED IN PLAN BOOK 24, PAGE 5 OF THE PENOBSCOT COUNTY REGISTRY OF DEEDS.

4) "WOODLAWN DEVELOPMENT, BANGOR, PENOBSCOT COUNTY, MAINE", DATED JANUARY 1, 1975, PREPARED BY ANDREW J. SHYKA, RECORDED IN MAP FILE NO. 415 OF THE PENOBSCOT COUNTY REGISTRY OF DEEDS.

5) "PROPOSED SITE PLAN FOR SYLVAN ROAD EMPLOYEE PARKING LOT FOR EASTERN MAINE MEDICAL CENTER, BANGOR, MAINE", DATED AUGUST 2, 2002, PREPARED BY CES, INC.

SOURCE DEED:

EASTERN MAINE HEALTHCARE REAL ESTATE COMPANY TO EASTERN MAINE HEALTHCARE SYSTEMS DATED FEBRUARY 1, 2008, RECORDED IN BOOK 11287, PAGE 202 OF THE PENOBSCOT COUNTY REGISTRY OF DEEDS.

RESOURCE NOTES:

1. WETLANDS SHOWN ON PARCEL 2 WERE FIELD DELINEATED IN GENERAL ACCORDANCE WITH 1987 CORPS OF ENGINEERS WETLAND DELINEATION MANUAL AND THE 2012 NORTHCENTRAL AND NORTHEAST REGIONAL SUPPLEMENT(2.0) AND BASED ON A FIELD SURVEY PERFORMED BY CES INC. IN SEPTEMBER 2014.

2. WETLAND BOUNDARIES WERE LOCATED USING A SUB-METER CAPABLE TRIMBLE GEOXH. DATA WAS POST-PROCESSED ACCORDING TO MANUFACTURERS RECOMMENDED POST-PROCESSING SETTINGS USING CORS REFERENCE STATIONS. UNDER CERTAIN CONDITIONS, THE POSITIONAL ERROR OF THE GPS DATA MAY EXCEED SUB-METER. PROPOSED WETLAND IMPACTS SHOULD BE VERIFIED IN THE FIELD PRIOR TO CONSTRUCTION.

PRIVATE RIGHT OF WAY NOTE:

NO RIGHTS OF INCIPIENT DEDICATION TO THE PUBLIC USE OF MARSHALL ROAD SHOWN ON THIS PLAN ARE INTENDED OR ARE TO BE IMPLIED BY THE DEPICTION ON OR RECORDING OF THIS PLAN OR SALE OF LOTS WITH REFERENCE TO THIS PLAN. NO PARTY ACQUIRING LAND SHOWN ON THIS PLAN WILL ACQUIRE ANY PRIVATE RIGHT OF WAY OVER THE MARSHALL ROAD BY VIRTUE OF THE RECORDING OF THIS PLAN OR THE SALE OF THE LOTS WITH REFERENCE TO THIS PLAN, BUT SUCH PARTY SHALL ACQUIRE ONLY SUCH PRIVATE RIGHTS OF WAY, IF ANY, AS ARE EXPLICITLY GRANTED IN OTHER INSTRUMENTS.

GENERAL NOTES:

1) LOT 1 CONSISTS, IN PART, OF A STRIP OF LAND ONE FOOT (1') IN WIDTH EXTENDING FROM THE SOUTHEASTERLY CORNER OF THE MARSHALL ROAD AS SHOWN IN MORE DETAIL IN INSET B IN A NORTHERLY DIRECTION ALONG THE EASTERLY SIDELINE OF THE MARSHALL ROAD TO THE MOST NORTHERLY BOUND OF LOT 1 AS SHOWN IN MORE DETAIL IN INSET A.

2) PROPERTY OF EASTERN MAINE HEALTHCARE SYSTEMS AND DARLING'S SHOWN HEREON ARE SUBJECT TO AND BENEFITED BY THE TERMS AND CONDITIONS OF THE AGREEMENT AND DECLARATION OF CROSS EASEMENTS BETWEEN EASTERN MAINE HEALTHCARE SYSTEMS AND DARLING'S TO BE DATED AND RECORDED.

FINAL SUBDIVISION PLAN
OF
MARSHALL ROAD SUBDIVISION
MARSHALL ROAD, BANGOR, PENOBSCOT COUNTY, MAINE
PREPARED FOR
EASTERN MAINE HEALTHCARE SYSTEMS
AND
DARLING'S
RECORD OWNER:
EASTERN MAINE HEALTHCARE SYSTEMS
43 WHITING HILL ROAD
BREWER, PENOBSCOT COUNTY, MAINE 04412

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

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CES INC
Engineers • Environmental Scientists • Surveyors

PROJECT TITLE
EASTERN MAINE HEALTHCARE SYSTEMS & DARLING'S
BANGOR, PENOBSCOT COUNTY, MAINE

SHEET TITLE
FINAL SUBDIVISION PLAN

REV	DESCRIPTION	DATE	DRAWN BY	CHECKED BY
R1				
R2				
R3				
R4				
R5				
R6				
R7				

SCALE	1" = 100'
DATE	1/20/15
DRAWN BY	JH
CHECKED BY	
DESIGNED BY	
APPROVED BY	
JOB NUMBER	10570.004
DRAWING NUMBER	1 OF 1

P:\10570-DARLINGS_CORPORATE\10570-004-LAP WITH AERIAL FEATURES.DWG, 1/20/2015 7:52 AM