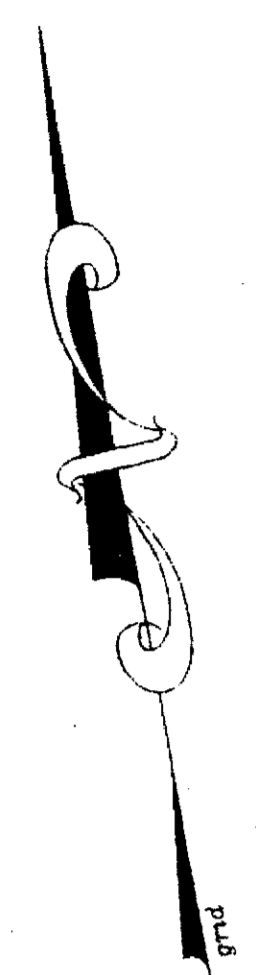
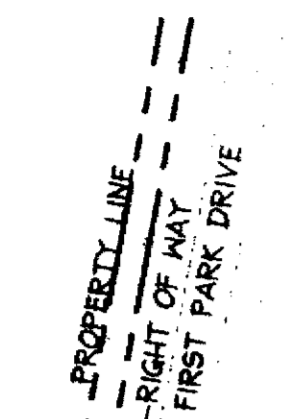


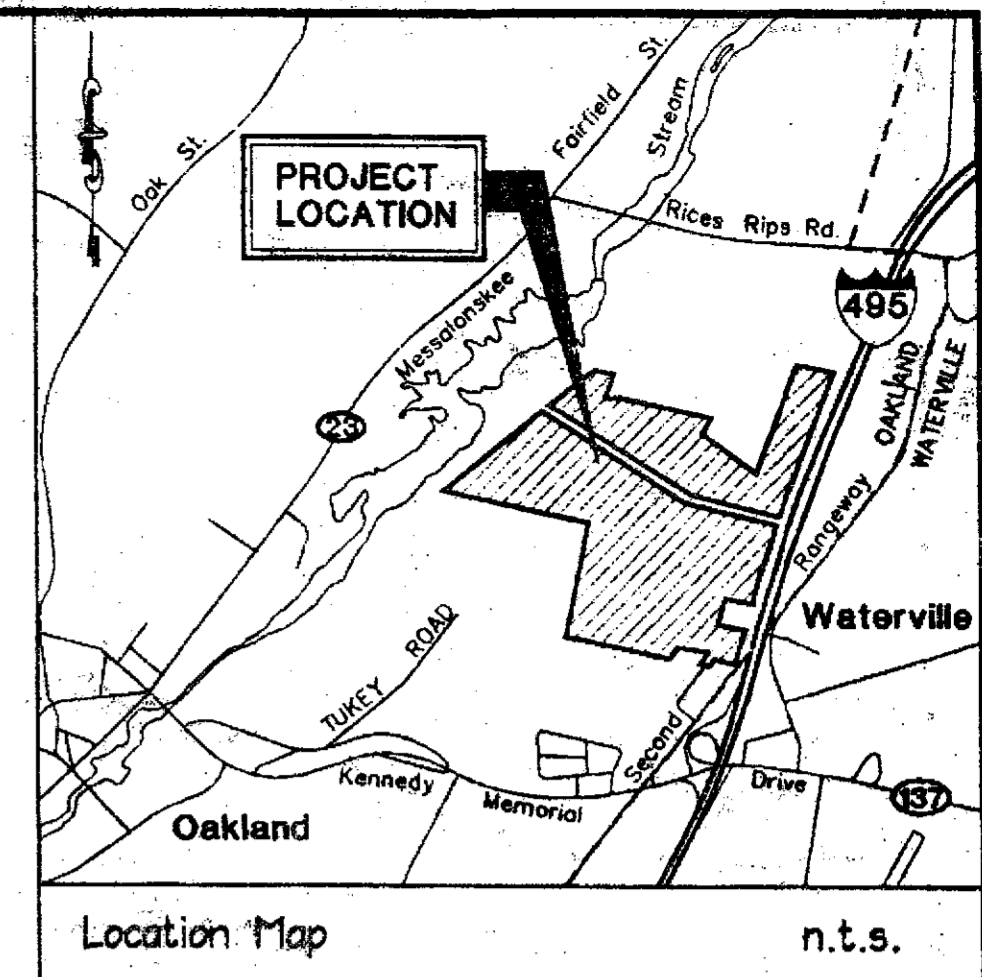
**STATE OF MAINE**  
 Kennebec, ss Registry of Deeds  
 Received July 7 2001  
 at 11:21 A.M. and Recorded  
 in Book Eden Page 026  
*Thomas J. Raymond*  
 Registrar



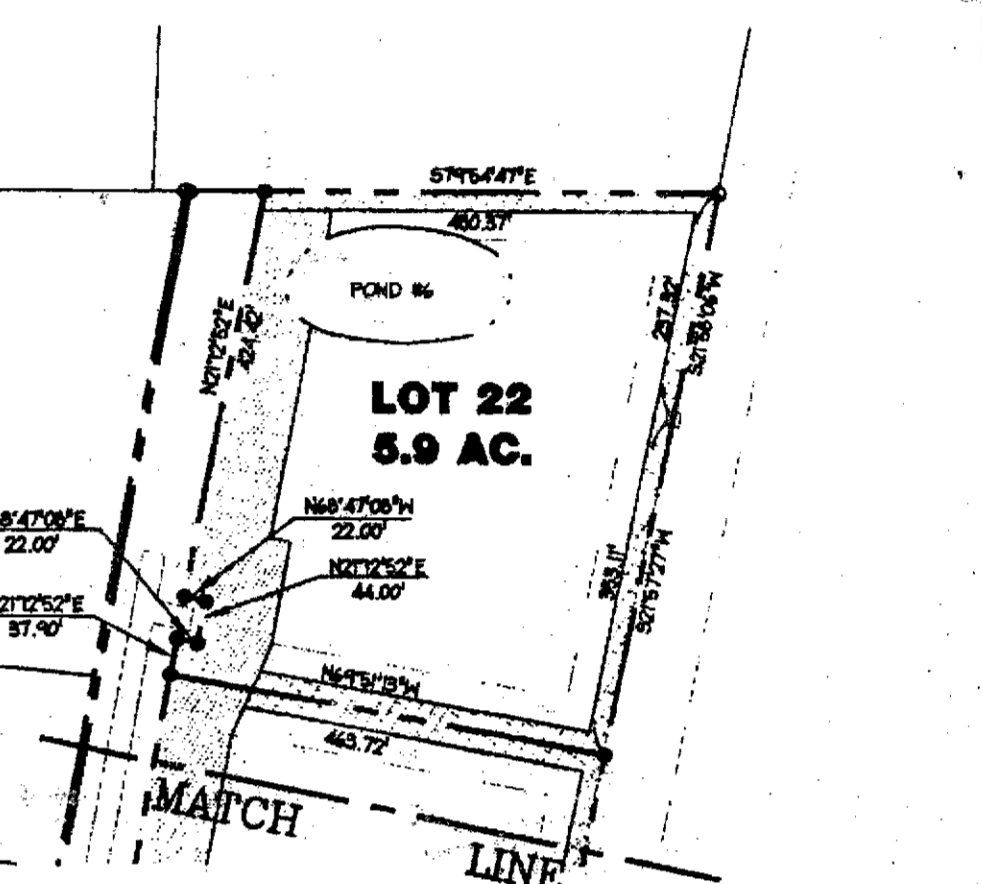
AREA TO BE  
 RETAINED BY  
 KRDA & TOWN  
 OF OAKLAND



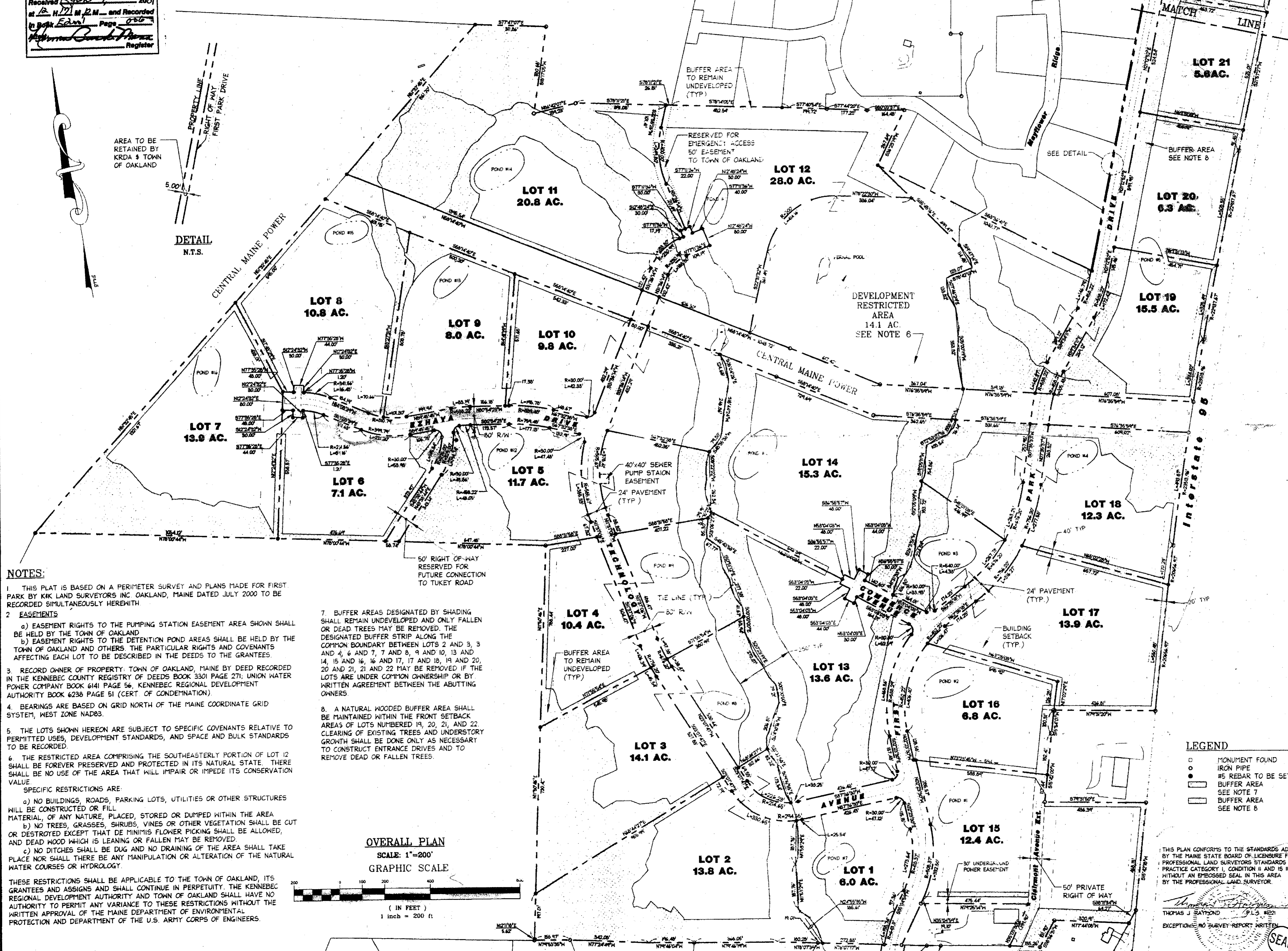
DETAIL  
 N.T.S.



Location Map n.t.s.



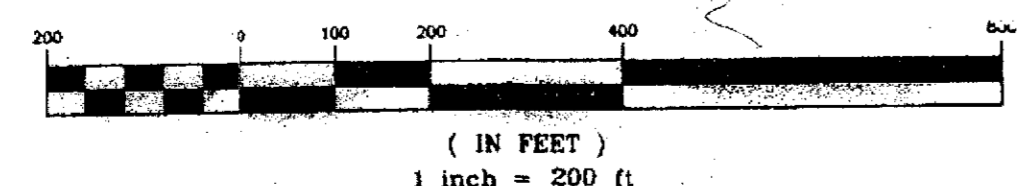
VICINITY MAP



**NOTES:**

- THIS PLAT IS BASED ON A PERIMETER SURVEY AND PLANS MADE FOR FIRST PARK BY K&K LAND SURVEYORS INC OAKLAND, MAINE DATED JULY 2000 TO BE RECORDED SIMULTANEOUSLY HEREWITH
- EASEMENTS**
  - EASEMENT RIGHTS TO THE PUMPING STATION EASEMENT AREA SHOWN SHALL BE HELD BY THE TOWN OF OAKLAND
  - EASEMENT RIGHTS TO THE DETENTION POND AREAS SHALL BE HELD BY THE TOWN OF OAKLAND AND OTHERS. THE PARTICULAR RIGHTS AND COVENANTS AFFECTING EACH LOT TO BE DESCRIBED IN THE DEEDS TO THE GRANTEEES.
- RECORD OWNER OF PROPERTY: TOWN OF OAKLAND, MAINE BY DEED RECORDED IN THE KENNEBEC COUNTY REGISTRY OF DEEDS BOOK 3301 PAGE 271; UNION WATER POWER COMPANY BOOK 6141 PAGE 56; KENNEBEC REGIONAL DEVELOPMENT AUTHORITY BOOK 6238 PAGE 51 (CERT. OF CONDEMNATION).
- BEARINGS ARE BASED ON GRID NORTH OF THE MAINE COORDINATE GRID SYSTEM, WEST ZONE NAD83.
- THE LOTS SHOWN HEREON ARE SUBJECT TO SPECIFIC COVENANTS RELATIVE TO PERMITTED USES, DEVELOPMENT STANDARDS, AND SPACE AND BULK STANDARDS TO BE RECORDED.
- THE RESTRICTED AREA COMPRISING THE SOUTHEASTERLY PORTION OF LOT 12 SHALL BE FOREVER PRESERVED AND PROTECTED IN ITS NATURAL STATE. THERE SHALL BE NO USE OF THE AREA THAT WILL IMPAIR OR IMPEDE ITS CONSERVATION VALUE.  
 SPECIFIC RESTRICTIONS ARE:
  - NO BUILDINGS, ROADS, PARKING LOTS, UTILITIES OR OTHER STRUCTURES WILL BE CONSTRUCTED OR FILL MATERIAL, OF ANY NATURE, PLACED, STORED OR DUMPED WITHIN THE AREA
  - NO TREES, GRASSES, SHRUBS, VINES OR OTHER VEGETATION SHALL BE CUT OR DESTROYED EXCEPT THAT DE MINIMIS FLOWER PICKING SHALL BE ALLOWED, AND DEAD WOOD WHICH IS LEANING OR FALLEN MAY BE REMOVED.
  - NO DITCHES SHALL BE DUG AND NO DRAINING OF THE AREA SHALL TAKE PLACE NOR SHALL THERE BE ANY MANIPULATION OR ALTERATION OF THE NATURAL WATER COURSES OR HYDROLOGY.
- THESE RESTRICTIONS SHALL BE APPLICABLE TO THE TOWN OF OAKLAND, ITS GRANTEEES AND ASSIGNS AND SHALL CONTINUE IN PERPETUITY. THE KENNEBEC REGIONAL DEVELOPMENT AUTHORITY AND TOWN OF OAKLAND SHALL HAVE NO AUTHORITY TO PERMIT ANY VARIANCE TO THESE RESTRICTIONS WITHOUT THE WRITTEN APPROVAL OF THE MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION AND DEPARTMENT OF THE U.S. ARMY CORPS OF ENGINEERS.
- BUFFER AREAS DESIGNATED BY SHADING SHALL REMAIN UNDEVELOPED AND ONLY FALLEN OR DEAD TREES MAY BE REMOVED. THE DESIGNATED BUFFER STRIP ALONG THE COMMON BOUNDARY BETWEEN LOTS 2 AND 3, 3 AND 4, 6 AND 7, 7 AND 8, 9 AND 10, 13 AND 14, 15 AND 16, AND 17, 17 AND 18, 19 AND 20, 20 AND 21, 21 AND 22 MAY BE REMOVED IF THE LOTS ARE UNDER COMMON OWNERSHIP OR BY WRITTEN AGREEMENT BETWEEN THE ABUTTING OWNERS.
- A NATURAL WOODED BUFFER AREA SHALL BE MAINTAINED WITHIN THE FRONT SETBACK AREAS OF LOTS NUMBERED 19, 20, 21, AND 22. CLEARING OF EXISTING TREES AND UNDERSTORY GROWTH SHALL BE DONE ONLY AS NECESSARY TO CONSTRUCT ENTRANCE DRIVES AND TO REMOVE DEAD OR FALLEN TREES.

**OVERALL PLAN**  
 SCALE: 1"=200'  
 GRAPHIC SCALE



OAKLAND PLANNING BOARD  
 FINAL PLAN APPROVAL

July 18, 2000  
*David Dyer*  
*Edward P. Poirer*  
*Mark Land*

| REV. | DESCRIPTION                     | DR BY | CHK BY | APP BY | DATE      |
|------|---------------------------------|-------|--------|--------|-----------|
| 1    | For Oakland Planning Board      |       |        |        | 7/17/2000 |
| 0    | Issued for Bid                  | DAB   | TJR    | TJR    | 7/12/2000 |
| C    | Expanded Buffers & Added Note 8 | JEE   | TJR    | TJR    | 6/21/2000 |
| B    | ADDED BUFFERS AND NOTE 7        | JEE   | TJR    | TJR    | 6/9/2000  |
| A    | For D.E.P. Review               | DAB   | TJR    | MSD    | 5/19/2000 |

**OEST Associates, Inc.**  
 343 Gorham Road - South Portland, ME 04106

Kennebec Regional Development Authority  
 Oakland, Maine  
**FirstPark** MAINE'S PREMIER TECHNOLOGY CENTER

**SUBDIVISION PLAT**

|                         |                       |                   |
|-------------------------|-----------------------|-------------------|
| SCALE: As Noted         | PROJECT NO. 315.01.01 | DRAWING NO. C-102 |
| DATE: March 2000        | SHEET 1 OF 1          |                   |
| DES BY: T.J. Raymond    |                       |                   |
| DWN BY: D.A. Blanchard  |                       |                   |
| CHK BY: M.S. Deletetsky |                       |                   |

- LEGEND**
- MONUMENT FOUND
  - IRON PIPE
  - REBAR TO BE SET
  - ▭ BUFFER AREA SEE NOTE 7
  - ▭ BUFFER AREA SEE NOTE 8

THIS PLAN CONFORMS TO THE STANDARDS ADOPTED BY THE MAINE STATE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS STANDARDS OF PRACTICE CATEGORY I, CONDITION II AND IS INVALID WITHOUT AN EMBOSSED SEAL IN THIS AREA BY THE PROFESSIONAL LAND SURVEYOR.

*Thomas J. Raymond*  
 THOMAS J. RAYMOND P.L.S. #1522  
 EXCEPTION: NO SURVEY REPORT WRITTEN