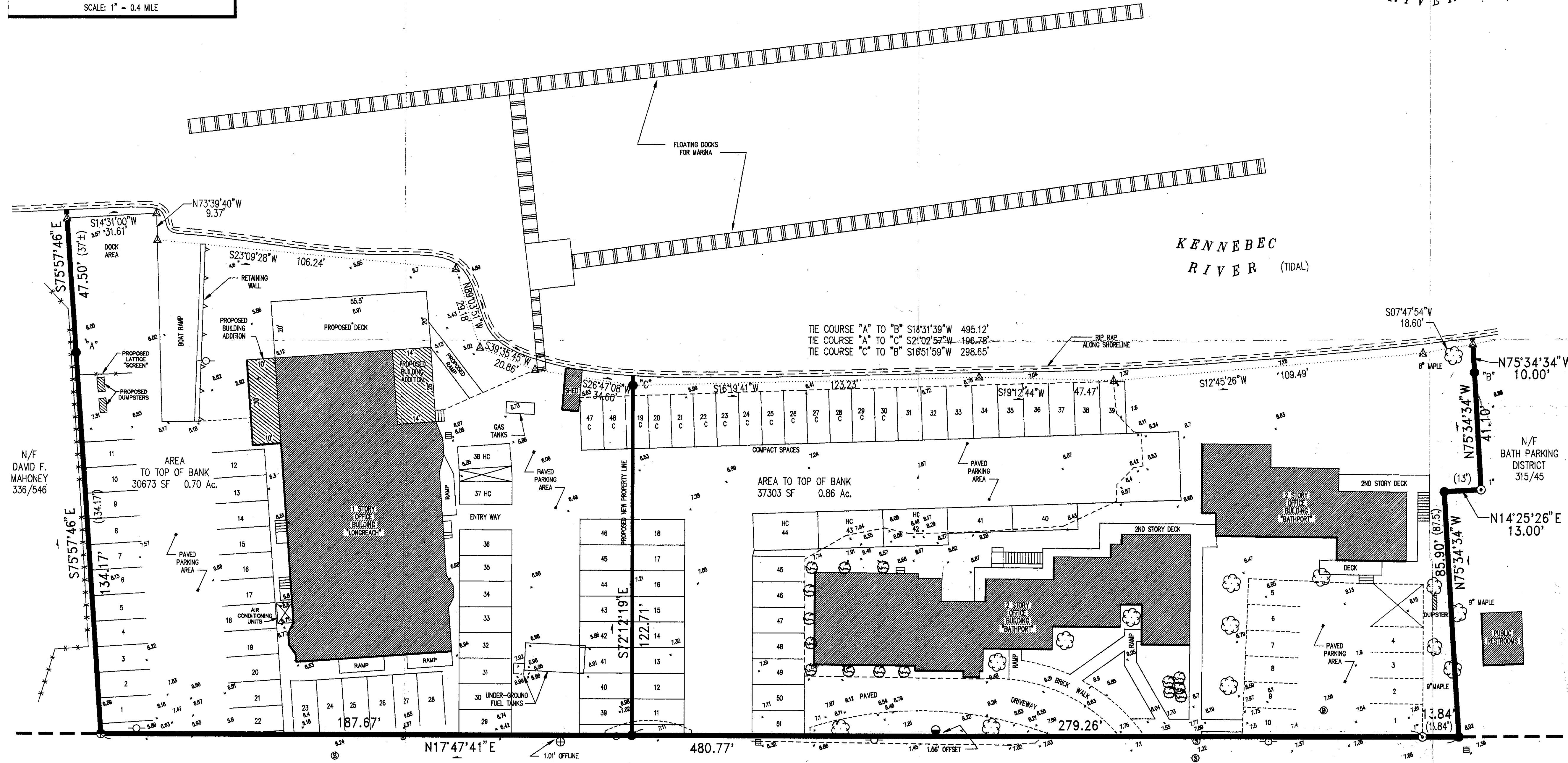


KENNEBEC RIVER (TIDAL)

KENNEBEC RIVER (TIDAL)



- LEGEND :**
- SET #5 REBAR WITH PLASTIC CAP STAMPED "DES LAURIERS PLS 1314"
 - ⊙ RAILROAD SPIKE
 - ⊙ FOUND #5 REBAR WITH ALUMINUM CAP STAMPED "A L & H LEWISTON RLS 492"
 - ⊙ FOUND #6 REBAR
 - ⊙ FOUND IRON PIPE (SIZE AS NOTED)
 - ⊙ ANGLE POINT, NO MONUMENTATION FOUND OR SET
 - ⊙ UTILITY POLE
 - ⊙ TREE, DECIDUOUS (SIZE AS NOTED)
 - () PARENTHESES DENOTE RECORD DATA
 - ABUTTER OR RIGHT-OF-WAY LINE
 - BOUNDARY LINE
 - CHAIN LINK FENCE
 - NOW OR FORMERLY OWNED BY
 - N/F
 - EDGE OF PAVEMENT
 - TOP OF BANK (APPROXIMATE)
 - ⊙ SEWER MANHOLE
 - ⊙ STORM DRAIN MANHOLE
 - ⊙ WATER SHUT OFF VALVE
 - ⊙ CATCH BASIN
 - ⊙ SHRUB
 - ⊙ SPOT GRADE

- NOTES :**
1. BASIS OF BEARING FOR THIS SURVEY IS FROM THE PLAN REFERENCED IN NOTE 3.a. BELOW. SAID PLAN DOES NOT PROVIDE MERIDIAN ORIENTATION.
 2. RECORD OWNERSHIP OF THE PARCEL SURVEYED CAN BE FOUND IN A DEED FROM KENNEBEC PARTNERS TO C.S.C. AS RECORDED IN BOOK 1241, PAGE 133, SAGadahOC COUNTY REGISTRY OF DEEDS (S.C.R.D.).
 3. REFERENCE IS MADE TO THE FOLLOWING PLANS:
 - a. PROPERTY PLAN FOR ROYCE E. AND M. JEROLYN HOMES BY ALBERTI, LAROCHELLE AND HOODSON, JOB #85-253-L, DATED NOVEMBER 1, 1985, RECORDED IN VOLUME 22, PAGE 48, S.C.R.D.
 - b. MAP OF DOWNTOWN BATH FROM 1909 AND 1919 FROM THE SANDERS INSURANCE BOOKS, S.C.R.D.
 4. THE LOCUS PARCEL IS IDENTIFIED IN THE TOWN OF BATH ASSESSOR'S MAP 26, PARCELS 271 AND 272.
 5. THE LOCUS PARCEL IS LOCATED IN ZONE W.
 6. ALL BUILDINGS ON THIS PROPERTY ARE LOCATED IN A FLOOD HAZARD AREA: COMMUNITY #230118, ZONE A2, PANEL #0004 B, DATED 01/17/86.
 7. THE LAYOUT FOR COMMERCIAL STREET PER TOWN RECORDS DESCRIBES THE RIGHT-OF-WAY WIDTH AS 33' AND 40' WIDE. HOWEVER, THE LAYOUT DOES NOT EXTEND IN FRONT OF THE LOCUS PROPERTY. BASED ON MONUMENTATION AND OTHER RECORDS WE USED A RIGHT-OF-WAY WIDTH OF 40'.
 8. THE COURSES ALONG THE TOP OF BANK DENOTE TOP OF BANK LOCATION ONLY. THE LOCUS PROPERTY IS COMPRISED OF 5 SEPARATE PARCELS OF LAND. ONE PARCEL IS BOUNDED BY HIGH WATER MARK. THE OTHER PARCELS MAY EXTEND BEYOND TO THE LOW WATER MARK. THE KENNEBEC RIVER IS A TIDAL RIVER.
 9. A PORTION OF THE LOCUS PROPERTY IS SUBJECT TO AN EASEMENT TO CITY OF BATH FOR THE MAINTENANCE OF THE PUBLIC SEWERS.
 10. IN DEED BOOK 410, PAGE 1010 S.C.R.D. AN EASEMENT WAS CONVEYED FROM BATHPORT LIMITED TO ROYCE E. HOMES JR. THE PURPOSE OF THIS EASEMENT WAS FOR THE OPERATION OF THE MARINA LOCATED EASTERLY OF THE LOCUS PROPERTY. THIS EASEMENT HAS BEEN TERMINATED. SEE THE ABOVE REFERENCED DEED.
 11. PARKING LOT DESIGN AS SHOWN IS CONCEPTUAL ONLY.
 12. PROPERTY IS TO BE SPLIT AS SHOWN. PARKING SPACES REQUIRED FOR LONGREACH BUILDING LOT-36: 48 SPACES PLANNED ON SITE. PARKING SPACES REQUIRED FOR BATHPORT BUILDING LOT-69: 81 SPACES PLANNED ON SITE. THE ADDITIONAL ONE-SITE SPACES ARE SHOWN AS "STREET 1-5". A LEASING ARRANGEMENT FOR SHARED PARKING SPACES BETWEEN BOTH PROPERTIES MAY BE REQUIRED.
 13. EXTERNAL RENOVATIONS TO BOTH BUILDINGS ARE TO BE IN KEEPING WITH THE CURRENT STYLE OF THE STRUCTURES ON AND NEAR THE SITE, INCLUDING WINDOW STYLE, PER BATH HISTORICAL DISTRICT REGULATIONS.
 14. THE BASIS OF ELEVATION FOR THIS SURVEY IS A USCGS DISK STAMPED "NO 1 1942". SAID ELEVATION IS 16.885' NGVD 1929.
 15. EXCEPTIONS TO THE STATE OF MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS STANDARDS ARE AS FOLLOWS:
 - a. A SURVEYOR'S REPORT WAS NOT PREPARED.

SITE PLAN / STANDARD BOUNDARY SURVEY ON COMMERCIAL STREET IN BATH MAINE

SCALE: 1"=20' AUGUST 22, 1996
 PREPARED FOR: COASTAL BANK
 36 THOMAS DRIVE
 COLONEL WESTBROOK EXECUTIVE PARK
 WESTBROOK, MAINE 04092

JOB NUMBER: 12262 ACAD FILE: 12262D.dwg

DES LAURIERS & ASSOCIATES, INC.
 153 U.S. ROUTE 1 SCARBOROUGH, ME 04074 (207) 883-1000
 130 WEST STREET WALPOLE, MA. 02081 (508) 668-5010

CERTIFICATE

DES LAURIERS & ASSOCIATES OF NEW ENGLAND INC. HEREBY CERTIFIES THAT THIS SURVEY CONFORMS TO THE MAINE STATE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS STANDARDS, CATEGORY No. 1, CONDITION II, "STANDARD BOUNDARY SURVEY."

M. JOHANN BUISMAN
 MAINE P.L.S. No. 1314
 DATE: 08/22/96