

NOTES

- Title Reference for Surveyed Property.**
This subdivision is composed of the following properties: (Map/Lot numbers refer to Hampden Tax Maps – Book/Page numbers refer to Penobscot County Registry of Deeds.)

Map/Lot	Current Owner	Book/Page
10/27	Perry, John & Carolyn	2145/10
10/28	Cunningham, Rose Mary	2355/106
10/31	Perry, John & Carolyn	1957/121
10/32	Rice, Mary T.	2246/185
10/35	Perry, John & Carolyn	2145/10
10/36	Perry, Helena R.	5841/28
- Plan References:**
A. Maine State Highway Commission Right of Way Map – State Highway 26 (Route 202), SHC File No. 10–150, dated Jan., 1964, sheets 10 & 11, recorded in Plan Book 23, Pages 64 & 65.
B. Standard Boundary Survey – Hampden Business & Commerce Park, Route 202, Hampden, Maine dated January 25, 2001, prepared by Shyka, Sheppard & Garster Land Surveyors, to be recorded.
- Area Information:**
Total subdivision area = 132.328 acres
- Abutting property owner information was taken from Town of Hampden records. Abutting property owner property lines shown on this plan were scaled from Town of Hampden tax maps.**
- Basis of Bearings:**
Bearings shown on this plan refer to Grid North (NAD27, Maine East Zone) as shown on the plan referenced in note 2H, above. Distances shown are ground distances.
- Road Information:**
Road locations shown on this plan are based on those shown on the plan in note 2F.
- 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.
- 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.
- The perimeter boundary of this subdivision is based on the survey described in note 2B. See that plan for additional notes and information.
- The subdivision is in the Hampden Industrial Park District and conforms with the requirements of the "Business Park Use". See note 12 regarding the master plan for this project.

(Notes continued below at left)

PROJECT OWNERS:
Town of Hampden
106 Western Avenue
Hampden, Maine 04444

*Rev. Feb. 26, 2018 – Revised Lots 33, 34, 100' retained strip, wetland buffers and impervious, open space. See note 14.
*Rev. Aug. 22, 2014 – Added 2 cul-de-sacs, revised wetland impacts and easements.
*Rev. June 20, 2007 – Added Business and Commerce Courts.
*Rev. May 17, 2002 – Temporary cul-de-sac moved.

**FINAL SUBDIVISION PLAN – Amendment No. 4
HAMPDEN BUSINESS AND
COMMERCE PARK
and
MASTER PLAN AMENDMENT**

Route 202, Hampden, Penobscot County, Maine
Prepared for
Town of Hampden
106 Western Avenue, Hampden, Maine 04444

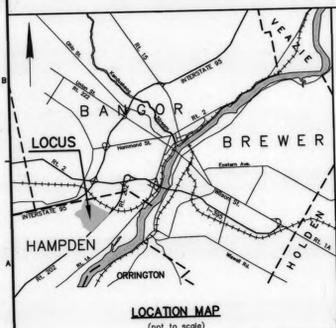
Prepared By
SHYKA, SHEPPARD & GARSTER

SG LAND SURVEYORS
6 STATE ST., SUITE 301
BANGOR, MAINE 04401
TEL: (207) 942-1955

SCALE: 1" = 100' DATE: July 18, 2001*
BOOK: TDS 95 SHEET No.
SSAG CAD FILE: 00-162FD
PROJECT No.: 00-162

Plan # 2019-32 Map 10B

Recorded at 2018-32



Planning Board Approval
This is to certify that after reviewing the subdivision submission information for the subdivision shown on this plan and considering each of the criteria set forth in M.R.S.A. Title 30-A, Section 4404 (as amended) and in the Hampden Subdivision Ordinance, the undersigned have made findings of fact establishing that this subdivision plan along with its additional submission information has met all the criteria set forth and therefore the subdivision is approved.

Approved: Town of Hampden Planning Board
Chairman
Stacy Wiltschko
Attest: Janet O'Neil

Date Approved: March 21, 2019
Date Signed: April 3, 2019
Conditions: NONE

State of Maine
Penobscot, SS.
Registry of Deeds
Received and Filed

_____ 20
h m M.

Attest _____

RECORDED AS MAP FILE:

Notes (continued)

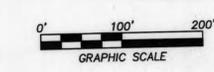
11. Stormwater Buffer treatment areas identified on this plan are subject to restrictions set forth within the conditions of approval under 38 M.R.S.A. sections 481–490 et seq.
Treatment areas serving lot(s): 5; 16; 33 (lower segment); and 35 are "seeded" (ditch) treatment areas and shall be constructed in accordance with the "Stormwater Management for Maine Best Management Practices (BMP)" the "Stormwater Management for Maine Best Management Practices (BMP)" in section 2.2.2. Treatment areas for the remainder of the development are to be maintained in accordance with BMP section 2.2.1. Wet pond treatment in accordance with BMP section 6.5 are required within project parcels if the level of impervious development illustrated on the WERC A/E Master Plan and identified in table form in Site Law submission section 22 – "Stormwater Management" (see MDEP Site Law Permit No. L-20555-39-A-N) using buffer treatment types identified within BMP 2.2.1 or 2.2.2 are exceeded.

12. Wetland impacts are subject to NRP/A review under MDEP Permit No. L-20555-31-B-N.

13. Master Plan – See Hampden Business and Commerce Park Master Plan, Phase 1, Sheet MP101 and Phase 2, Sheet MP102, dated July 18, 2001, AE #29400, recorded in Plan File 2001, Pages 88 & 89.

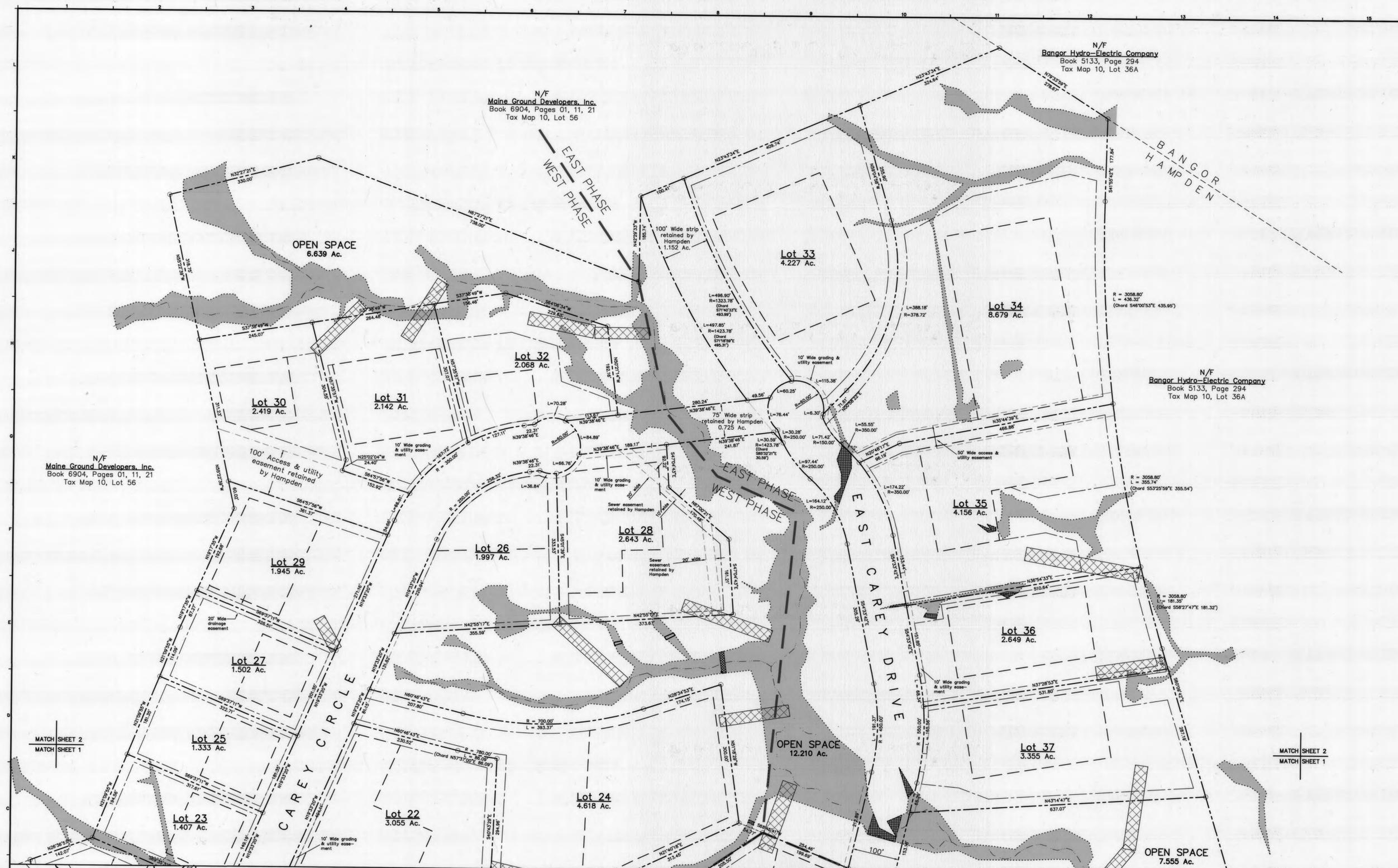
14. The February 26, 2018 amendment is to change Lots 33 and 34, the 100' strip retained by Hampden and remove the open space by Lot 34 and incorporate that area into Lot 34. Stormwater Buffers and wetland impact areas in those areas have been removed and are subject to NRP/A and MDEP fieldwork was performed for this amendment. Trail Easement on Lot 28 was removed. Amended areas are on Sheet 2 of 2 only.

- LEGEND**
- Iron Rod Found
 - 3/4" Rebar with Survey ID Cap (to be set)
 - Monument Found
 - N/F
 - 1256/349
 - Boundary – Perimeter
 - Boundary – Lot
 - Easement
 - Building Area Limit
 - Impervious Area Limit
 - Wetlands
 - Wetland Impact Area
 - Stormwater Buffer (see note 11)



CERTIFICATION
SHYKA, SHEPPARD & GARSTER, Land Surveyors, hereby certifies that the Town of Hampden, 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 B.

SHYKA, SHEPPARD & GARSTER
LAND SURVEYORS
Stacy Wiltschko
Stevenson W. Sheppard
Maine Prof. Land Surveyor #2086



NOTES

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- The perimeter boundary of this subdivision is based on the survey described in note 2B. See that plan for additional notes and information.
- The subdivision is in the Hampden Industrial Park District and conforms with the requirements of the "Business Park Use". See note 12 regarding the master plan for this project.

PROJECT OWNERS:
Town of Hampden
106 Western Avenue
Hampden, Maine 04444

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Prepared for
Town of Hampden
106 Western Avenue, Hampden, Maine 04444

Prepared By
SHYKA, SHEPPARD & GARSTER

SG LAND SURVEYORS
6 STATE ST., SUITE 301
BANGOR, MAINE 04401
TEL: (207) 942-1955

SCALE: 1" = 100'	DATE: July 18, 2001*
BOOK: TDS 95	SHEET No.
SSAO CAD FILE: 00-162FSD	2 OF 2
PROJECT No. 00-162	

CERTIFICATION

SHYKA, SHEPPARD & GARSTER, Land Surveyors, hereby certifies to the Town of Hampden, 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.

Stevenson W. Sheppard
Maine Prof. Land Surveyor #2086

LEGEND

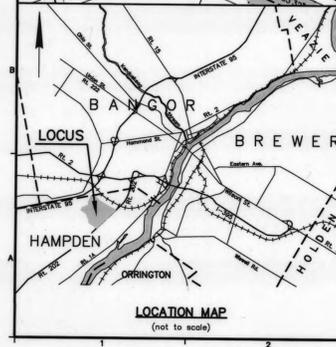
- Iron Rod Found
- 3/4" Rebar with Survey ID Cap (to be set)
- Monument Found
- N/F Now or Formerly
- 1256/349 Deed Book/Page Reference
- Boundary - Perimeter
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- Building Area Limit
- Impervious Area Limit
- Wetlands
- Wetland Impact Area
- Stormwater Buffer (see note 11)

Notes (continued)
 11. Stormwater Buffer treatment areas identified on this plan are subject to restrictions set forth within the conditions of approval under 38 MRSA, sections 481-490 et seq.
 Treatment areas serving lot(s): 5, 16; 33 (lower segment); and 35 are "seeded" (ditch) treatment areas and shall be constructed in accordance with the "Stormwater Management for Maine, Best Management Practices (BMP) section 2.2.2. Treatment areas for the remainder of the development are to be maintained in accordance with BMP section 2.2.1. Wet pond treatment in accordance with BMP section 6.5 are required within project parcels if the level of impervious development illustrated on the WBRC A/E Master Plan and identified in table form in Site Law submission section 2.2 - "Stormwater Management" (see MDEP Site Law Permit No. L-20555-39-A-N) using buffer treatment types identified within BMP 2.2.1 or 2.2.2 are exceeded.
 12. Wetland Impacts are subject to NRPA review under MDEP Permit No. L-20555-31-B-N.
 13. Master Plan - See Hampden Business and Commerce Park Master Plan, Phase 1, Sheet MP101 and Phase 2, Sheet MP102, dated July 18, 2001, AE #29400, recorded in Plan File 2001, Pages 88 & 89.
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State of Maine
Penobscot, SS.
Registry of Deeds
Received and Filed
____ 20 ____
h ____ m ____ M.
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 Approved: Town of Hampden Planning Board
 _____ Chairman

 Date Approved: March 21, 2018
 Date Signed: April 3, 2018
 Conditions: NONE



Recorded at 2018-33