



- NOTES:**
- CONDITIONS, RESTRICTIONS, WAIVERS AND VARIANCES**
 - THERE HAVE BEEN NO CONDITIONS, DEED RESTRICTIONS OR WAIVERS GRANTED BY THE PLANNING BOARD.
 - THERE HAVE BEEN NO VARIANCES GRANTED BY THE BOARD OF APPEALS.
 - EASEMENTS**
 - EASEMENT RIGHTS TO THE PUMPING STATION EASEMENT AREAS SHOWN SHALL BE HELD BY THE CITY OF GARDNER.
 - EASEMENT RIGHTS TO THE RESTRICTION POND AREAS SHALL BE HELD BY THE CITY OF GARDNER AND OTHERS. THE PARTICULAR RIGHTS AND COVENANTS AFFECTING EACH LOT TO BE DESCRIBED IN THE DEEDS FROM THE CITY OF GARDNER.
 - THE RESTRICTED AREAS COMPRISING THE SOUTHWESTERLY PORTIONS OF LOTS 13 AND 14 SHALL BE FOREVER PRESERVED AND PROTECTED IN ITS NATURAL STATE. THERE SHALL BE NO USE OF THE AREA THAT WILL IMPAIR OR IMPED ITS CONSERVATION VALUE. SPECIFIC RESTRICTIONS ARE:**
 - NO BUILDINGS, ROADS, PARKING LOTS, UTILITIES OR OTHER STRUCTURES SHALL BE CONSTRUCTED OR PAID 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 25 PERCENT FLOWER PICKING SHALL BE ALLOWED, AND DEAD WOOD WHICH IS LEANING OR FALLEN MAY BE REMOVED.
 - NO DITCHES SHALL BE DUG AND NO DRAINAGE 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 CITY OF GARDNER, ITS GRANTEES AND ASSIGNS AND SHALL CONTINUE IN PERPETUITY.

THE CITY OF GARDNER 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 ARMY CORPS OF ENGINEERS.
 - RECORD OWNER OF PROPERTY: CITY OF GARDNER, MAINE BOOK 358 PAGE 494
 - HEARINGS ARE BASED ON GRID NORTH OF THE MAINE COORDINATE GRID SYSTEM, WEST ZONE NAD83.
 - LEBBY HILL BUSINESS PARK IS LOCATED WITHIN THE PLANNING INDUSTRIAL/COMMERCIAL ZONING DISTRICT.
 - SIDE AND REAR SETBACKS ARE 30'

		NORTHEAST RADIENT TECHNOLOGY LLC	
		26 Winter Street Suite 3 Gardner Maine 04345	
		NORTHEAST RADIENT TECHNOLOGY DEVELOPMENT	
		LOT 13 - LEBBY HILL BUSINESS PARK GARDNER MAINE 04345	
EXISTING CONDITIONS			
A	SUBMISSION TO PLANNING BOARD	REV	DATE
REV	DESCRIPTION	BY	DATE
SCALE: AS NOTED		PROJECT NO. 000.00.00	
DATE: May 2009		DRAWN BY: JAM	
DES BY: JAM		SHEET OF 1	
DRAWN BY: JAM		DATE: 05/11/09	
		DRAWING NO. C-102	