



- 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 GARDINER.
 - EASEMENT RIGHTS TO THE DISTENTION POND AREAS SHALL BE HELD BY THE CITY OF GARDINER AND OTHERS, THE PARTICULAR RIGHTS AND COVENANTS AFFECTING EACH LOT TO BE DESCRIBED IN THE DEEDS FROM THE CITY OF GARDINER.
 - THE RESTRICTED AREAS COMPRISING THE SOUTH-WESTERLY PORTIONS OF LOTS 9 AND 14 SHALL BE FOREVER PRESERVED AND PROTECTED IN ITS NATURAL STATE. THERE SHALL BE NO USE OF THE AREA THAT WILL IMPAIR OR PREJUDICE ITS CONSERVATION VALUE. SPECIFIC RESTRICTIONS ARE:
 - NO BUILDINGS, ROADS, PARKING LOTS, UTILITIES OR OTHER STRUCTURES SHALL BE CONSTRUCTED OR FULL 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 OF EMERGENCY PLANTING 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 GARDINER, ITS GRANTEEES AND ASSIGNS AND SHALL CONTINUE IN PERPETUITY.
 THE CITY OF GARDINER 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 GARDINER. NAME BY DEED RECORDED IN THE KENNEBEC COUNTY REGISTRY OF DEEDS BOOK 556 PAGE 494.
 - MEASUREMENTS ARE BASED ON GRID NORTH OF THE MAINE COORDINATE GRID SYSTEM, WEST ZONE NAD83.
 - LIBBY HILL BUSINESS PARK IS LOCATED WITHIN THE PLANNING INDUSTRIAL/COMMERCIAL ZONING DISTRICT.
 - SIDE AND REAR SETBACKS ARE 30'

NORTHEAST RADIANT TECHNOLOGY LLC 26 Winter Street Suite 3 Gardiner Maine 04345	
NORTHEAST RADIANT TECHNOLOGY DEVELOPMENT LOT 13 - LIBBY HILL BUSINESS PARK GARDINER MAINE 04345	
OVERALL PLAN	
SCALE: AS SHOWN	PROJECT NO: 0001010
DATE: July 2008	DRAWING NO: C-101
DES BY: JLM	SHEET OF 1
OWN BY: JLM	DATE: 07/01/08
CHK BY: JLM	

