

- Notes:
- Bearings are referenced to Grid North, Maine State Plane Coordinate System, Maine West Zone (1802), NAD83.
 - Book and page references are to the Kennebec County Registry of Deeds, unless otherwise noted.
 - This plan represents a boundary survey of land currently owned by Home Deals of Maine, LLC as described in a deed recorded in Book 13112, Page 63 (shown as Lot 14 on City of Gardiner Tax Map 27) and proposed purchases of land by Home Deals of Maine, LLC from Ariene M. Quirion being land described in deeds recorded in Book 3446, Page 338 (shown as Lot 14A on Tax Map 27) and a portion of land described in Book 6691, Page 61 (shown as Lot 15B on Tax Map 27), respectively.
 - Old Brunswick Road is 66 feet (4 rods) wide based on the road layout found in Volume 1, Page 286 of the Kennebec County Commissioner's records. The location is based on the centerline of existing pavement, stone walls and property pins found.
 - Williams Lane, so called, is a private way. The location and width of fifty (50) feet is based on plan reference 2.
 - No layout was found for Commonwealth Avenue. The location is based on property pins found and deed descriptions.
 - Lot 15B on Tax Map 27 is subject to a ten (10) foot wide water line easement located along the westerly sideline of Williams Lane, so called, between Old Brunswick Road and Commonwealth Avenue as described in Book 2359, Page 83.
 - Lot 15B on Tax Map 27 is subject to and benefits from utility easements for poles and wires as described in Book 2899, Page 132 (Pole #8 Griffin Street) to pole #1) and Book 2899, Page 131 (pole #1 through pole #5).
 - Lot 15B on Tax Map 27 is subject to several easements for access, maintenance, and utilities as described in deeds recorded in Book 8342, Page 19; Book 11819, Page 223; and Book 12390, Page 345.
 - A discrepancy exists in the location of the mutual boundary line between land of Home Deals of Maine, LLC (easterly line as shown on plan reference 1) and land of Quirion and Billie Lee Vasoll et al. (shown, in large part, as the westerly line on plan reference 2). Both parcels emanate from land of Henry B. Levesque and Ariene Levesque as described in a deed recorded in Book 864, Page 328. The parcel of land now or formerly of Quirion and Vasoll was created first by Levesque in 1963 in a deed to William and Norma Williams (Book 1359, Page 387) having a westerly line that matches the westerly line of "Lot B" as shown on plan reference 2 for the northerly 550 feet with a 20 foot jog on the south. The parcel of land now or formerly of Home Deals of Maine, LLC was first created in 1978 in a deed to Odette Pelletier (Book 207, Page 88). This deed calls for the easterly line to be along said Lot B for the northerly 570 feet. The line as described in the deeds to land now of Quirion and Vasoll was held because it was created first and was referenced by the later deeds describing land now of Home Deals of Maine. Because the line as shown on Plan Reference 1 (not held) is well monumented, agreement lines with Vasoll and Quirion are suggested to prevent future misunderstandings.
 - Lot 14 on Tax Map 27 is subject to a temporary deed covenant as described in Book 13112, Page 63.
 - Lot 15B on Tax Map 27 appears to be subject to and benefits from a pole line easement as described in Book 1696, Page 279 and underground line easements as described in Book 1696, Page 278 and Book 1696, Page 277. Utility poles found on the ground do not match deeded pole numbers. The apparent location of these easements is noted.
 - The location of underground utilities as shown on this plan is based on information provided by Home Deals of Maine, Dig-Safe and/or the appropriate utilities should be contacted prior to any excavation on site.
 - Improvements on site last located in September 2020.
 - Proposed agreement lines with Vasoll are based on each entity transferring 5,091 square feet to the other.
 - Contours are referenced to NAVD83 and were derived from LIDAR data supplied by the Maine Office of GIS. Contours were validated by RTK GPS.
 - See sheet two for interior lots detail.

Sewer Easement 1

LINE	BEARING	DISTANCE
L1	S 50°26'52" W	40.92'
L2	N 55°41'29" W	143.37'
L3	N 21°51'41" W	46.37'
L4	N 03°39'33" W	65.62'
L5	N 59°43'59" E	404.39'
L6	S 21°55'36" E	20.21'
L7	S 59°43'59" W	389.11'
L8	S 03°39'33" E	48.86'
L9	S 44°24'21" W	11.12'
L10	S 21°51'41" E	54.42'
L11	S 55°41'29" E	137.43'
L12	N 50°26'52" E	55.63'
L13	S 33°06'36" W	20.13'
L14	N 33°06'36" E	32.16' TIE

Water Line Easement

LINE	BEARING	DISTANCE
L15	S 66°48'16" W	131.31'
L16	N 21°55'36" W	15.00'
L17	N 66°48'16" E	131.31'
L18	S 21°55'36" E	15.00'
L22	S 21°55'36" E	73.39' TIE

Access Easement 1

LINE	BEARING	DISTANCE
L19	S 33°06'36" W	30.31'
L20	N 49°24'58" W	96.14'
L21	N 03°56'00" E	60.59'

Access Easement 2

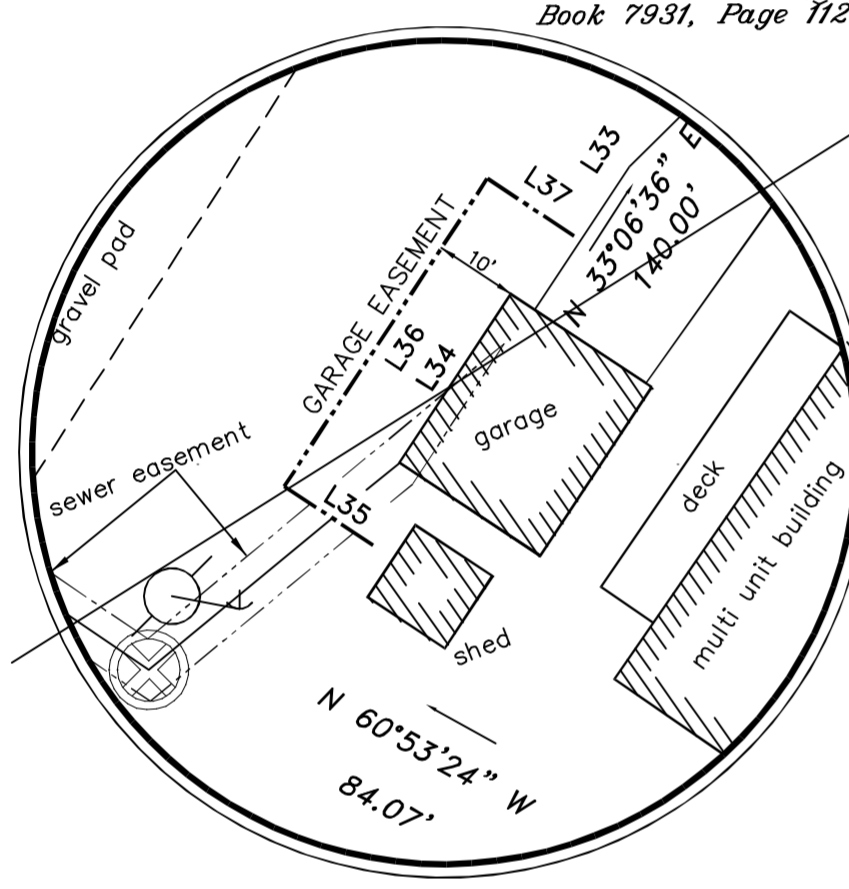
LINE	BEARING	DISTANCE
L23	N 45°46'36" W	132.68'
L24	N 21°55'36" W	458.16'
L25	N 21°55'36" W	50.00'
L26	N 68°04'24" E	181.31'
L27	S 21°55'36" E	459.38'

Sewer Easement 2

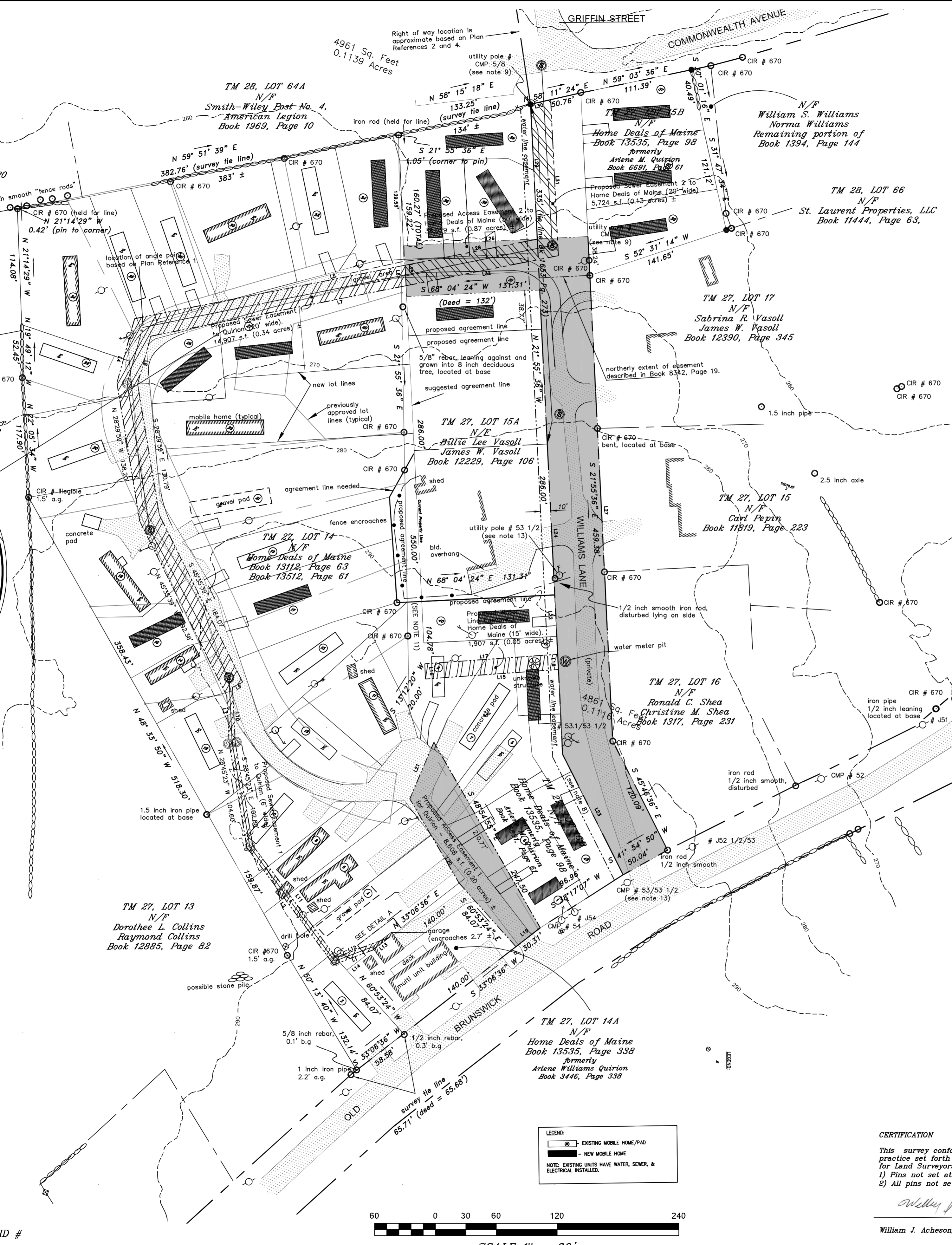
LINE	BEARING	DISTANCE
L28	N 59°43'59" E	132.71'
L29	N 21°55'36" W	133.00'
L30	N 58°11'24" W	20.31'
L31	S 21°55'36" E	153.77'
L32	S 59°43'59" W	152.93'

Garage Easement

LINE	BEARING	DISTANCE
L33	S 33°06'36" W	72.28' TIE
L34	S 33°06'36" W	44.30'
L35	N 56°30'02" W	12.81'
L36	N 33°29'58" E	44.30'
L37	S 56°30'02" E	12.51'



- LEGEND**
- 5/8" capped rebar set
 - Iron pin or pipe found
 - ⊙ Water shut off
 - ⊕ Well or water control structure
 - ⊗ Sewer manhole
 - ⊙ Utility pole
 - ⊙ Light pole
 - ⊙ Guy anchor
 - ▭ Pavement
 - ▭ Access Easement
 - ▭ Utility Easement
 - Edge of gravel
 - Chain link fence
 - Right of way line
 - Easement
 - Lot lines (plan reference 1)
 - Abutter's line (approximate)
 - Sewer line (approximate)
 - Property Lines
 - Stone wall
 - 10' contour
 - ▭ Existing building
 - N/F Now or Formerly
 - a.g./b.g. above ground/below ground
 - CIR (#) Capped iron rod w/surveyor ID #



- Plan References:
- "Iron Mine Hill Trailer Park" surveyed by J. Robert Curtis dated May-September 1987 and recorded in Plan Book 1989, Page 178. Approved by the City of Gardiner Planning Board October 15, 1987.
 - "H. Levesque Layout" by K. Sparks dated April 1961 and recorded in Plan Book 24, Page 38.
 - "Proposed Division Lorraine Pushard" by E.S. Coffin Engineering and Surveying, Inc. dated April 2, 2012.
 - Standard Boundary Survey for Carleton Woolen Mills Inc. by James D. Jolicoeur dated September 1994.
 - Survey of the Cobossee Contee Tract by Solomon Adams recorded on January 1, 1808 in Plan Book 3, Page 40.

Owners of Record:

Home Deals of Maine, LLC (TM 27, Lot 14) Book 13112, Page 63
 Book 13512, Page 61
 254,555 square feet (5.84 acres)

Home Deals of Maine (TM 27, Lot 15B) Book 13535, Page 98 (parcel 2)
 120,995 square feet (2.78 acres)

Home Deals of Maine (TM 27, Lot 14A) Book 13535, Page 98 (parcel 1)
 11,741 square feet (0.27 acres)

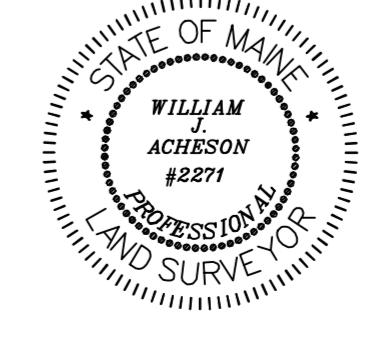
Revised July 10, 2020 - Proposed/existing buildings, new lots added
 Revised June 23, 2020 - Contours added, ownership updated
 Revised February 27, 2020 - Tax Map info added to Quirion Lot
 Revised January 27, 2020 - easements added
 Revised January 8, 2020 - note 8, deed reference, encroachment note added.

BOUNDARY SURVEY - LOTS ON IRON MINE HILL
 Old Brunswick Road, Gardiner, Maine

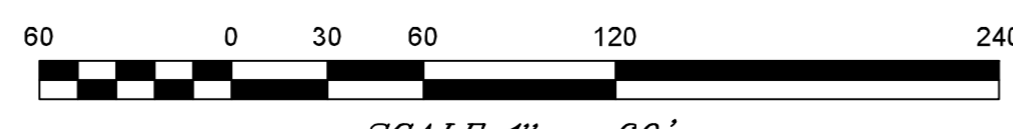
prepared for
Home Deals of Maine, LLC
 by
BOMBAHOOK LAND SURVEYS

30 Chestnut Street Gardiner, Maine 04345
 Scale: 1"=60' Date: August 27, 2019 Project Number: 219109

CERTIFICATION
 This survey conforms to the current standards of practice set forth by the Maine State Board of Licensure for Land Surveyors. Except:
 1) Pins not set at all angle points.
 2) All pins not set to date.



William J. Acheson, P.L.S. #2271



LEGEND:
 ○ EXISTING MOBILE HOME, PAD
 ○ NEW MOBILE HOME
 NOTE: EXISTING UNITS HAVE WATER, SEWER, & ELECTRICAL INSTALLED.