

TM 27, LOT 1A
N/F
Joseph D. Nester
Sarasa R. Nester
Book 11910, Page 20

TM 27, LOT 2
N/F
Kevin A. Babcock
Veronica A. Babcock
Book 7620, Page 256

TM 27, LOT 5
N/F
Susan E. Frost Silver
Book 7931, Page 112

TM 28, LOT 64A
N/F
Smith-Wiley Post No. 4,
American Legion
Book 1969, Page 10

TM 27, LOT 14
N/F
Iron Mine, LLC
Book 13712, Page 28
253,719 s.f. (5.82 acres)

TM 27, LOT 13
N/F
Dorothee L. Collins
Raymond Collins
Book 12885, Page 82

LEGEND

- 5/8" capped rebar set
- ⊙ Iron pin or pipe found
- ▬ Pavement
- ▬ Edge of gravel
- ▬ Chain link fence
- ▬ Right of way line
- ▬ Easement
- ▬ Abutter's/historical line (approx.)
- ▬ Property Lines
- ▬ Stone wall
- ▬ Abutter's building
- N/F Now or Formerly
- a.g./b.g Above ground/below ground
- CIR (#) Capped iron rod w/surveyor ID #

60 0 30 60 120 240
SCALE 1" = 60'

CERTIFICATION

This survey conforms to the current standards of practice set forth by the Maine State Board of Licensure for Land Surveyors. Except:
1) This plan is part of a set of plans and is intended to show the project boundaries in relation to abutting lots. This plan does not show all project improvements. See related Existing Conditions, Amended Subdivision and Consent Agreement Plans for more detail.

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

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 Cobbossee Contee Tract by Solomon Adams recorded on January 1, 1808 in Plan Book 3, Page 40.

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 Iron Mine, LLC as described in Book 13925, Page 237 (Tax Map 27, Lots 14A and 14B) and Book 13712, Page 28 (Tax Map 27, Lot 14).
- 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 15A and possibly 15B on Tax Map 27 are subject to a ten (10) foot wide water line easement granted to the Gardiner Water District "running parallel to and adjacent to the westerly sideline of a proposed street" between Old Brunswick Road and Commonwealth Avenue as described in Book 2359, Page 63. Based on this description it is not known if the intent was to place the easement within Williams Lane or westerly of Williams Lane. Based on subsequent deeds in the Vasoli chain of title (Book 8342, Page 22 and Book 12229, Page 106) it appears the intent was to place the easement westerly of Williams Lane as shown on this plan. Existing water lines appear to be within Williams Lane. Clarification of the easement location is recommended.
- 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 11818, Page 223, and Book 12390, Page 345.
- A discrepancy exists in the location of the mutual boundary line between land of Iron Mine, LLC (easterly line of Book 13712, Page 28) as shown on plan reference 1 and the westerly line of land of Iron Mine, LLC as described in Book 13925, Page 237, parcel 2 and land of Billie Lee Vasoli et al. (shown, in large part, as the westerly line on plan reference 2). Both parcels emanate from land of Henry B. Levesque and Arline Levesque as described in a deed recorded in Book 864, Page 328. The parent parcel of land now or formerly of Iron Mine, LLC (Book 13925, Page 237, Parcel 2) and Vasoli was created first by Levesque in 1963 in a deed to William and Norma Williams (Book 1359, Page 367) describing a westerly line that matches the westerly line of "Lot B" as shown on plan reference 2 for the northerly 550 feet, "thence continuing in a southerly direction a distance of 20 feet". The parcel of land now or formerly of Iron Mine, LLC (Book 13712, Page 28) was created in 1978 in a deed to Odette Pelletier (Book 207, Page 68). This deed calls for the easterly line to be along said Lot B for the northerly 570 feet. Pins called for at the 550, 20 and/or 570 foot mark were not found. The line as described in the deeds to Williams (1963) was held because it was created first and was referenced as the easterly abutter by deeds to the west (now Book 13712, Page 28). Because the line as shown on Plan Reference 1 (not held) is well monumented, agreement lines with Vasoli 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 278 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.
- Unless noted, improvements on site last located in September 2019.
- Note regarding proposed agreement lines with Vasoli omitted intentionally.
- Easements between Home Deals of Maine and Arline Quiron as described in deeds recorded in Book 13512, Page 62 and Book 13524, Page 1 appear to be vacated since both lots are now owned by Iron Mine, LLC.
- The parcel of land described in Book 13925, Page 237 benefits from and is subject to a transmission line easement granted to Central Maine Power Company in Book 13664, Page 162.
- See Amended Subdivision Plan, Existing Conditions Plan and Consent Agreement Plan for interior lots and other detail.

Owners of Record:

Iron Mine, LLC
10 Country Way
Waterville, Maine 04901

(TM 27, LOT 14) - Book 13712, Page 28
(TM 27, Lot 14A) - Book 13925, Page 237, parcel 1
(TM 27, Lot 15B) - Book 13925, Page 237 (parcel 2)

BOUNDARY OVERVIEW - IRON MINE MOBILE HOME PARK

Old Brunswick Road, Gardiner, Maine

prepared for

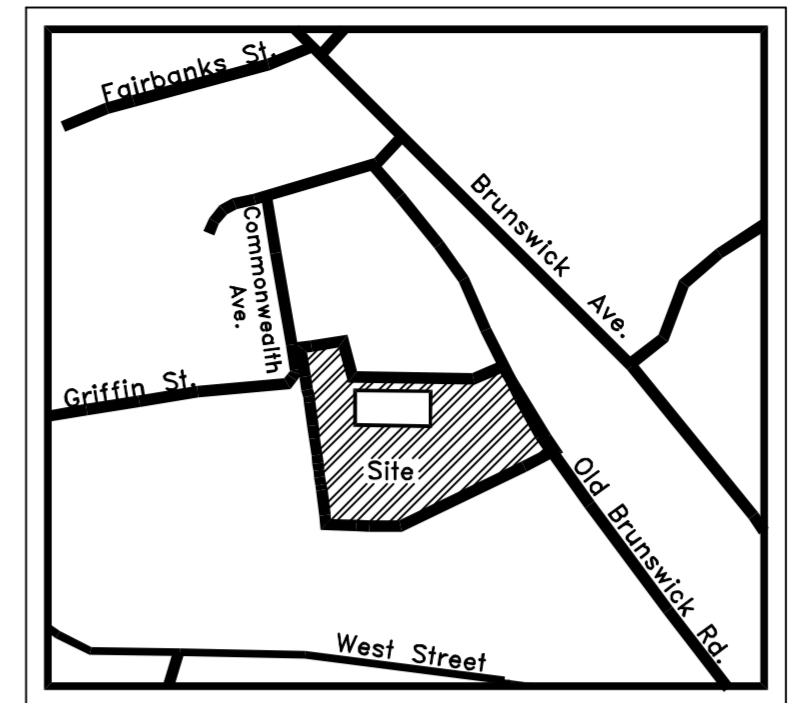
Iron Mine, LLC

by

BOMBAHOOK LAND SURVEYS

30 Chestnut Street Gardiner, Maine 04345

Scale: 1"=60' Date: March 10, 2021 Project Number: 219019



LOCATION MAP
(not to scale)

