

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
- ⊗ Sewer clean out

- ▬ Pavement
- - - Edge of gravel
- - - Chain link fence
- - - Right of way line
- - - Easement
- - - Property line
- - - Lot lines (plan reference 1)
- - - Abutter's line (approximate).
- - - Property Lines
- S - Sewer line
- W - Water line
- ⊗ 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 #
- CPP Corrugated plastic pipe
- CMP Corrugated metal pipe

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

N/F
William S. Williams St. Laurent Properties, LLC
Norma Williams
Remaining portion of
Book 1394, Page 144

N/F
Sabrina R. Vasoll
James W. Vasoll
Book 12390, Page 345

TM 27, LOT 15B
N/F
Iron Mine, LLC
Book 13925, Page 237, parcel 2
formerly
Arlene M. Quirion
Book 6691, Page 61

TM 27, LOT 17
N/F
Sabrina R. Vasoll
James W. Vasoll
Book 12390, Page 345

TM 27, LOT 15
N/F
Carl Pepin
Book 11819, Page 223

TM 27, LOT 16
N/F
Ronald C. Shea
Christine M. Shea
Book 1317, Page 231

TM 27, LOT 15A
N/F
Billie Lee Vasoll
James W. Vasoll
Book 12229, Page 106

TM 27, LOT 14
N/F
Iron Mine, LLC
Book 13712, Page 28

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

TM 27, LOT 1A
N/F
Joseph D. Nester
Sterea 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



SCALE 1" = 40'

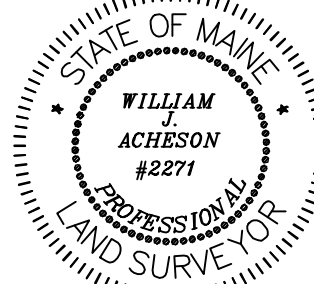
CERTIFICATION

This survey conforms to the current standards of practice set forth by the Maine State Board of Licensure for Land Surveyors. Except:

1) See notes for plan purpose and limitations

William J. Acheson

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



Notes:

- 1) The purpose of this plan is to show a detailed view of interior lots as approved by the City of Gardiner in 1987 as shown on plan reference 1 as well as the existing buildings and infrastructure.
- 2) The portion of Iron Mine Mobile Home Park shown on this plan as "CONSENT AGREEMENT AREA" is subject to a consent agreement between Home Deals of Maine (now Iron Mine, LLC) and the City of Gardiner, Maine dated 12/7/2020 and is not part of the amended subdivision and mobile home park plan.
- 3) Infrastructure was located in September 2019. Two additional sewer man holes were found and located in September 2020. Mobile homes, culverts and gravel drives were last located in February 2021.
- 4) The location of underground utilities is approximate based on the location of visible features and information provided by others. Dig-Safe and or the appropriate utilities should be contacted prior to any excavation or construction on site.
- 5) The site is now at various states of construction, unvegetated and snow covered. The location of existing gravel drives is approximate based on the location of culverts, snow plowing, etc.
- 6) Contours are referenced to NAVD88 and were derived from LIDAR data supplied by the Maine Office of GIS. Contours were validated by RTK GPS.

Owners of Record:
Iron Mine, LLC
10 Country Way
Waterville, Maine 04901

(TM 27, LOT 14)
Book 13712, Page 28

Iron Mine, LLC (TM 27, Lot 15B)
Book 13925, Page 237 (parcel 2)

EXISTING CONDITIONS SURVEY - 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"=40' Date: March 14, 2021 Project Number: 219019