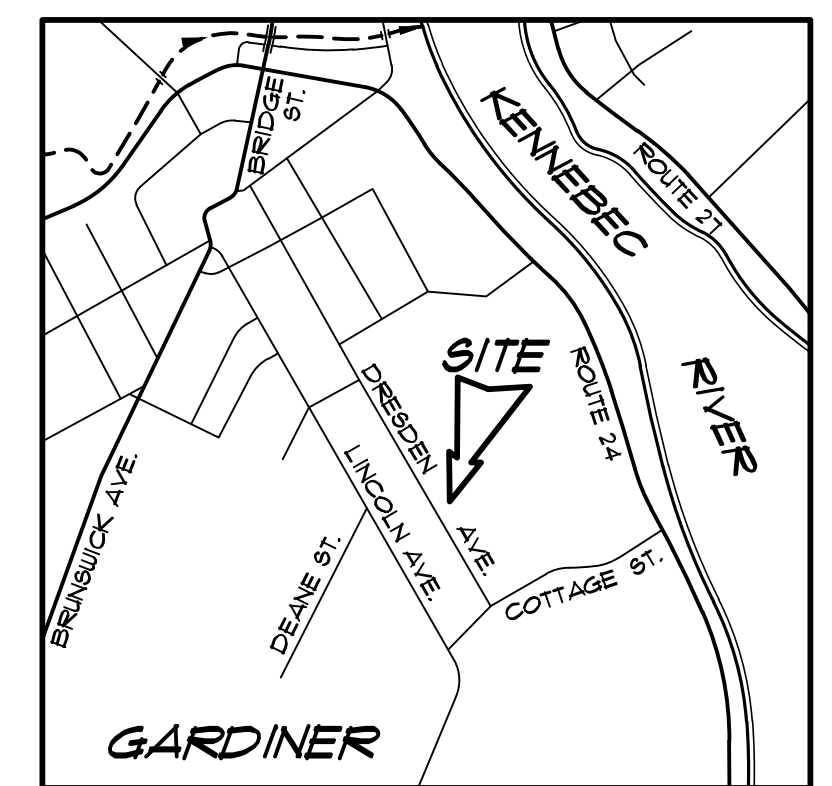
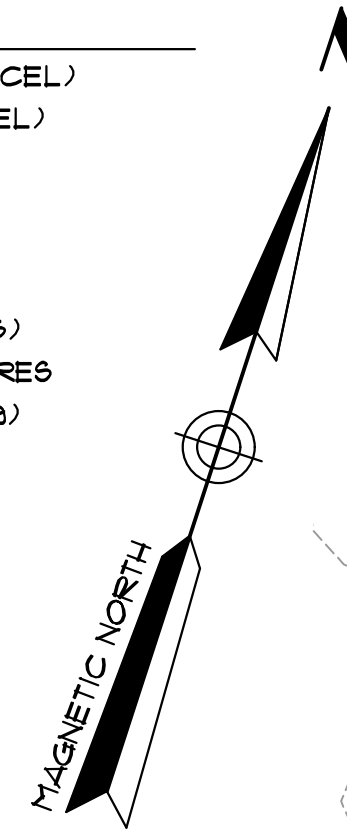
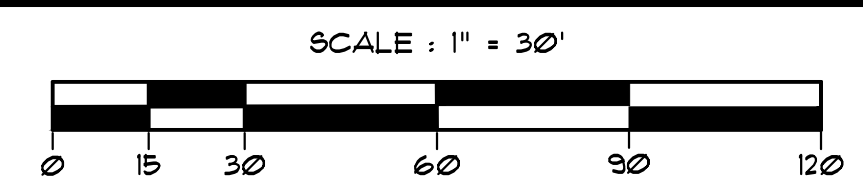


**LEGEND**

- BOUNDARY LINE (SUBJECT PARCEL)
- BOUNDARY LINE (OTHER PARCEL)
- N/F  
11502/21  
● NOW OR FORMERLY  
● BOOK AND PAGE NUMBER
- IRON PIPE OR ROD FOUND
- SEWER LINE (SEE NOTE 5)
- STORM DRAIN LINE (SEE NOTE 5)
- UTILITY POLE WITH OVERHEAD WIRES
- EXISTING CONTOUR (SEE NOTE 9)
- BOLLARD
- EXISTING CATCH BASIN
- EXISTING SEWER MANHOLE
- EXISTING LIGHT POLE
- APPROXIMATE TREE LINE
- METAL HAND RAIL
- METAL GUARD RAIL
- CHAIN LINK FENCE
- ▨ EXISTING PAVED AREA
- ▨ EXISTING BUILDING



N/F  
**RTM GARDINER, LLC**  
TM 32, L21422  
10136/106

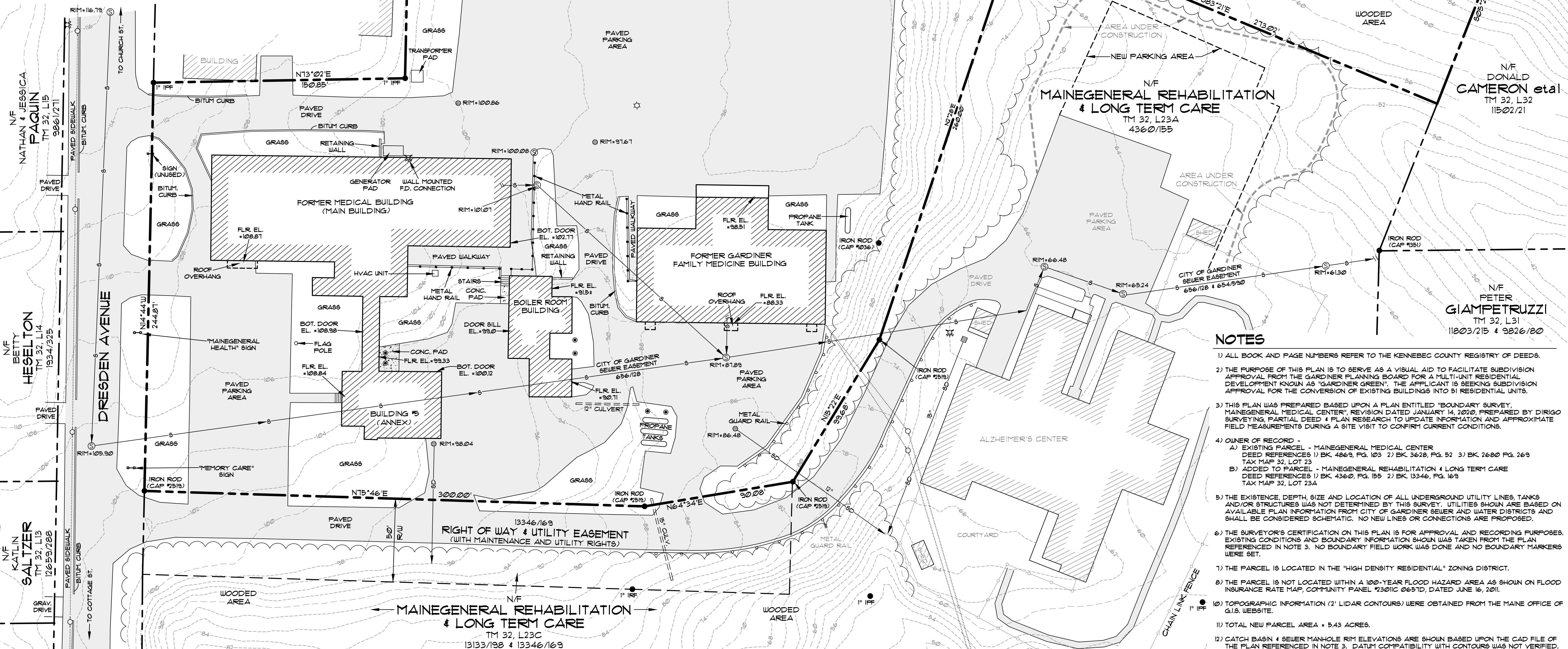
N/F  
**GORDON & HELEN STEVENS**  
TM 32, L20  
5350/155

N/F  
**GORDON & HELEN STEVENS**  
TM 32, L20  
5350/155

N/F  
**DONALD CAMERON et al**  
TM 32, L32  
11502/21

N/F  
**MAINEGENERAL REHABILITATION & LONG TERM CARE**  
TM 32, L23A  
4360/155

N/F  
**PETER GIAMPETRUZZI**  
TM 32, L31  
11803/215 & 9226/180



**NOTES**

- 1) ALL BOOK AND PAGE NUMBERS REFER TO THE KENNEBEC COUNTY REGISTRY OF DEEDS.
- 2) THE PURPOSE OF THIS PLAN IS TO SERVE AS A VISUAL AID TO FACILITATE SUBDIVISION APPROVAL FROM THE GARDINER PLANNING BOARD FOR A MULTI-UNIT RESIDENTIAL DEVELOPMENT KNOWN AS "GARDINER GREEN". THE APPLICANT IS SEEKING SUBDIVISION APPROVAL FOR THE CONVERSION OF EXISTING BUILDINGS INTO 51 RESIDENTIAL UNITS.
- 3) THIS PLAN WAS PREPARED BASED UPON A PLAN ENTITLED "BOUNDARY SURVEY, MAINEGENERAL MEDICAL CENTER", REVISION DATED JANUARY 14, 2020 PREPARED BY DIRIGO SURVEYING PARTIAL DEED & PLAN RESEARCH TO UPDATE INFORMATION AND APPROXIMATE FIELD MEASUREMENTS DURING A SITE VISIT TO CONFIRM CURRENT CONDITIONS.
- 4) OWNER OF RECORD -  
A) EXISTING PARCEL - MAINEGENERAL MEDICAL CENTER  
DEED REFERENCES 1) BK. 4869, PG. 103 2) BK. 3628, PG. 52 3) BK. 2680, PG. 269  
TAX MAP 32, LOT 23  
B) ADDED TO PARCEL - MAINEGENERAL REHABILITATION & LONG TERM CARE  
DEED REFERENCES 1) BK. 4360, PG. 155 2) BK. 19346, PG. 169  
TAX MAP 32, LOT 23A
- 5) THE EXISTENCE, DEPTH, SIZE AND LOCATION OF ALL UNDERGROUND UTILITY LINES, TANKS AND/OR STRUCTURES WAS NOT DETERMINED BY THIS SURVEY. UTILITIES SHOWN ARE BASED ON AVAILABLE PLAN INFORMATION FROM CITY OF GARDINER SEWER AND WATER DISTRICTS AND SHALL BE CONSIDERED SCHEMATIC. NO NEW LINES OR CONNECTIONS ARE PROPOSED.
- 6) THE SURVEYOR'S CERTIFICATION ON THIS PLAN IS FOR APPROVAL AND RECORDING PURPOSES. EXISTING CONDITIONS AND BOUNDARY INFORMATION SHOWN WAS TAKEN FROM THE PLAN REFERENCED IN NOTE 3. NO BOUNDARY FIELD WORK WAS DONE AND NO BOUNDARY MARKERS WERE SET.
- 7) THE PARCEL IS LOCATED IN THE "HIGH DENSITY RESIDENTIAL" ZONING DISTRICT.
- 8) THE PARCEL IS NOT LOCATED WITHIN A 100-YEAR FLOOD HAZARD AREA AS SHOWN ON FLOOD INSURANCE RATE MAP, COMMUNITY PANEL 2301C 0691D, DATED JUNE 16, 2011.
- 9) TOPOGRAPHIC INFORMATION (2' LIDAR CONTOURS) WERE OBTAINED FROM THE MAINE OFFICE OF G.I.S. WEBSITE.
- 10) TOTAL NEW PARCEL AREA = 5.43 ACRES.
- 11) CATCH BASIN & SEWER MANHOLE RIM ELEVATIONS ARE SHOWN BASED UPON THE CAD FILE OF THE PLAN REFERENCED IN NOTE 3. DATUM COMPATIBILITY WITH CONTOURS WAS NOT VERIFIED.

<p>SCALE: 1" = 30' DATE: 12-24-2020 DRAWN BY: FLANIT APPR BY: KRF PROJECT: 20-17 CAD: 20-17 SUB</p>	<p>TITLE: <b>EXISTING CONDITIONS PLAN</b> <b>GARDINER GREEN</b> (SEE NOTE 2) 150 DRESDEN AVENUE - GARDINER, MAINE LAND OWNER: <b>MAINEGENERAL MEDICAL CENTER</b> DEEDS - 1) BK. 4869, PG. 103 2) BK. 3628, PG. 52 3) BK. 2680, PG. 269</p>	<p>PREPARED BY: <b>FLANIT MAPPING</b> 488 MAIN STREET - LEWISTON, MAINE flanitmapping@gmail.com</p>	<p>CLIENT: <b>HATHAWAY HOLDINGS, LLC</b> WATERVILLE, MAINE</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th>NO.</th> <th>REVISION</th> <th>DATE</th> </tr> <tr> <td>1</td> <td>5TH &amp; CB RIMS, NOTE 12</td> <td>3-1-2021</td> </tr> <tr> <td>2</td> <td>ADDED FLOOR ELEVATIONS AND SIGNS</td> <td>3-1-2021</td> </tr> <tr> <td>3</td> <td>PLAN TITLE</td> <td>5-1-2021</td> </tr> </table>	NO.	REVISION	DATE	1	5TH & CB RIMS, NOTE 12	3-1-2021	2	ADDED FLOOR ELEVATIONS AND SIGNS	3-1-2021	3	PLAN TITLE	5-1-2021
NO.	REVISION	DATE														
1	5TH & CB RIMS, NOTE 12	3-1-2021														
2	ADDED FLOOR ELEVATIONS AND SIGNS	3-1-2021														
3	PLAN TITLE	5-1-2021														
<p>SEE NOTES 2, 3, 6, 9</p>				<p>SHEET NUMBER <b>2</b></p>												