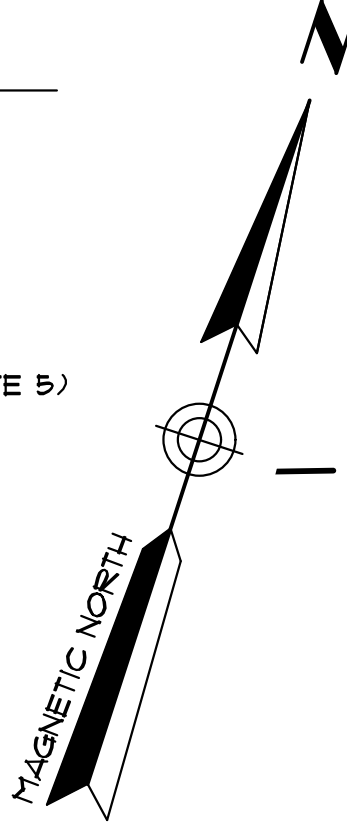


LEGEND

- BOUNDARY LINE (SUBJECT PARCEL)
- BOUNDARY LINE (OTHER PARCEL)
- N/F NOW OR FORMERLY
- 11502/21 BOOK AND PAGE NUMBER
- IRON PIPE OR ROD FOUND
- UNDERGROUND GAS LINE (SEE NOTE 5)
- UNDERGROUND ELECTRIC LINE (SEE NOTE 5)
- SEWER LINE (SEE NOTE 5)
- WATER LINE (SEE NOTE 5)
- STORM DRAIN LINE (SEE NOTE 5)
- UTILITY POLE WITH OVERHEAD WIRES
- 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
GORDON & HELEN
STEVENS
TM 32, L20
5350/155

N/F
MAINEGENERAL MEDICAL CENTER
TM 32, L23
4869/103, 3620/52, 2680/269
4.52 ACRES (191180 ± sf)

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

RECORDING DATA

KENNEBEC COUNTY REGISTRY OF DEEDS
RECEIVED _____ AT _____ h. _____ m. _____ A.M.
RECORDED IN PLAN BOOK _____ PAGE _____
ATTEST _____ REGISTRAR

APPROVAL

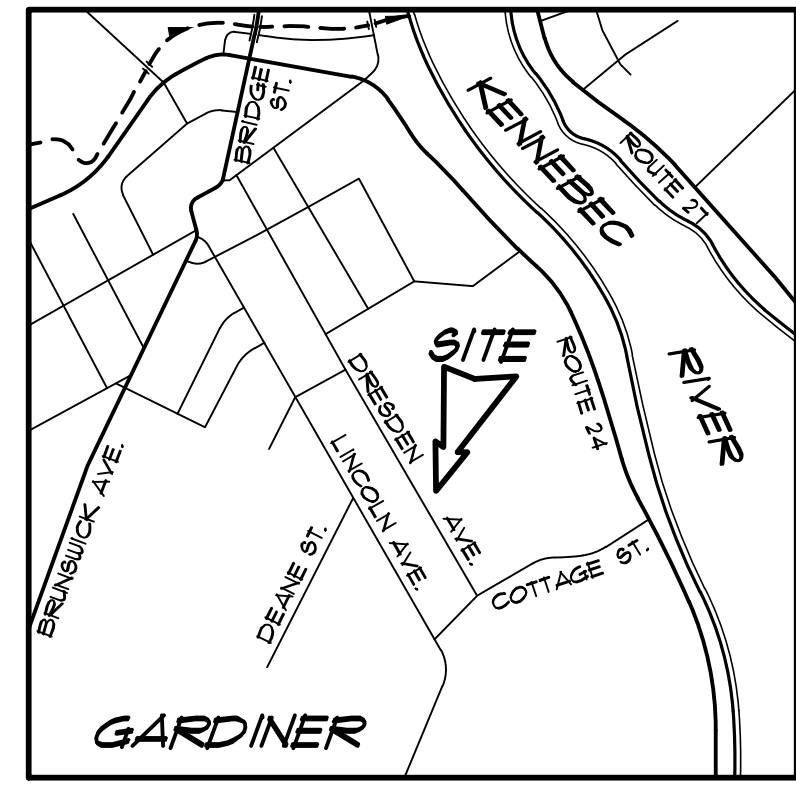
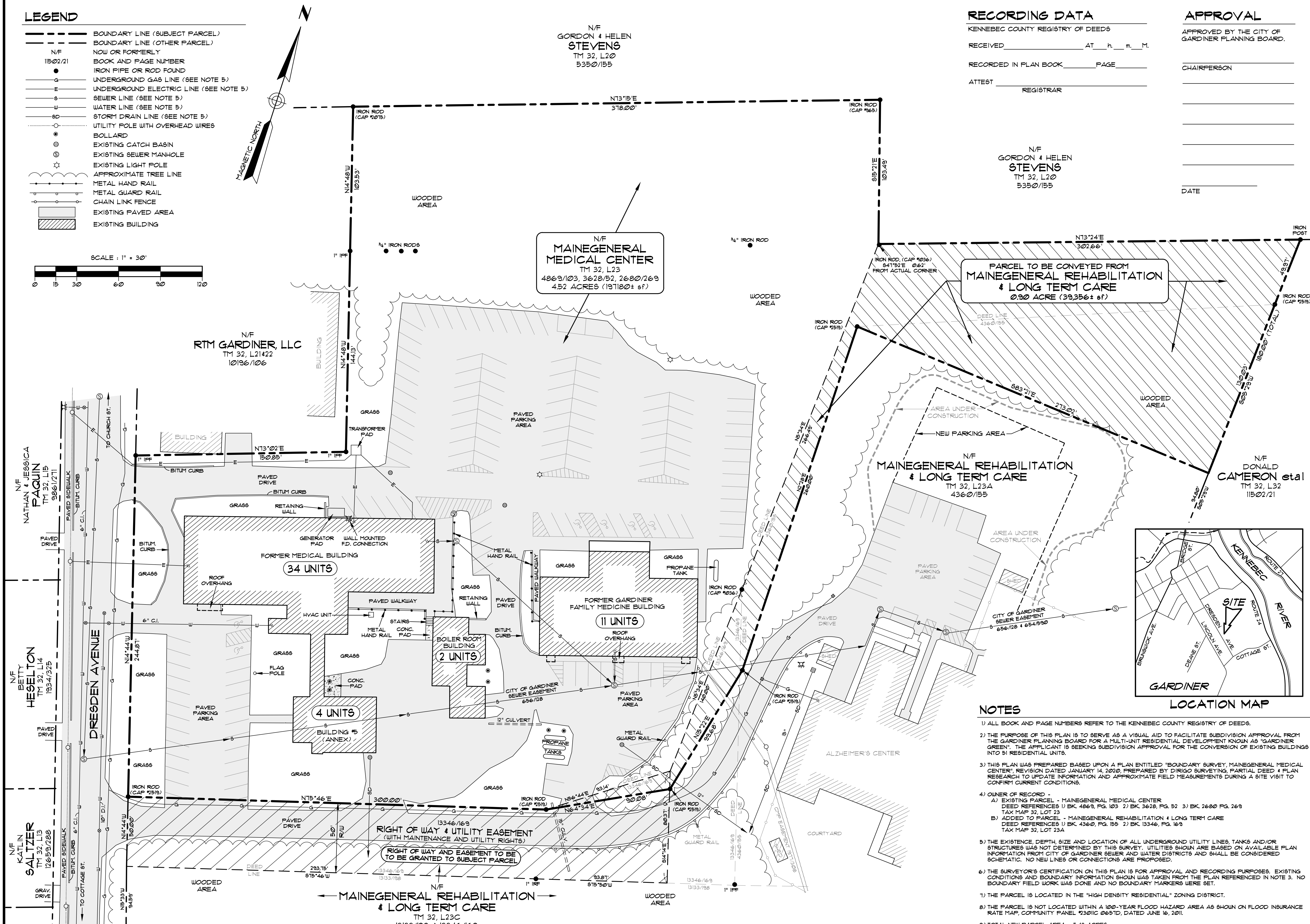
APPROVED BY THE CITY OF GARDINER PLANNING BOARD.
CHAIRPERSON _____
DATE _____

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

PARCEL TO BE CONVEYED FROM
MAINEGENERAL REHABILITATION & LONG TERM CARE
0.90 ACRE (39356 ± sf)

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

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



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 3620, 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 #201C 0657D, DATED JUNE 16, 2011.
- 9) TOTAL NEW PARCEL AREA = 5.43 ACRES.

SCALE: 1" = 30'
DATE: 9-26-2020
DRAWN BY: FLANIT
APPR BY: KRF
PROJECT: 20-17
CAD: 20-17 SUB

TITLE:
**SUBDIVISION PLAN
GARDINER GREEN** (SEE NOTE 2)
150 DRESDEN AVENUE - GARDINER, MAINE
LAND OWNER:
MAINEGENERAL MEDICAL CENTER
DEEDS - 1) BK 4869, PG. 103 2) BK 3620, PG. 52 3) BK 2680, PG. 269

PREPARED BY:
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flanitmapping@gmail.com
CLIENT:
HATHAWAY HOLDINGS, LLC
WATERVILLE, MAINE

STATE OF MAINE
KENT
ARRA
2200
RESIDENTIAL SURVEYING

SEE NOTES 2, 3 & 6
SHEET NUMBER 1