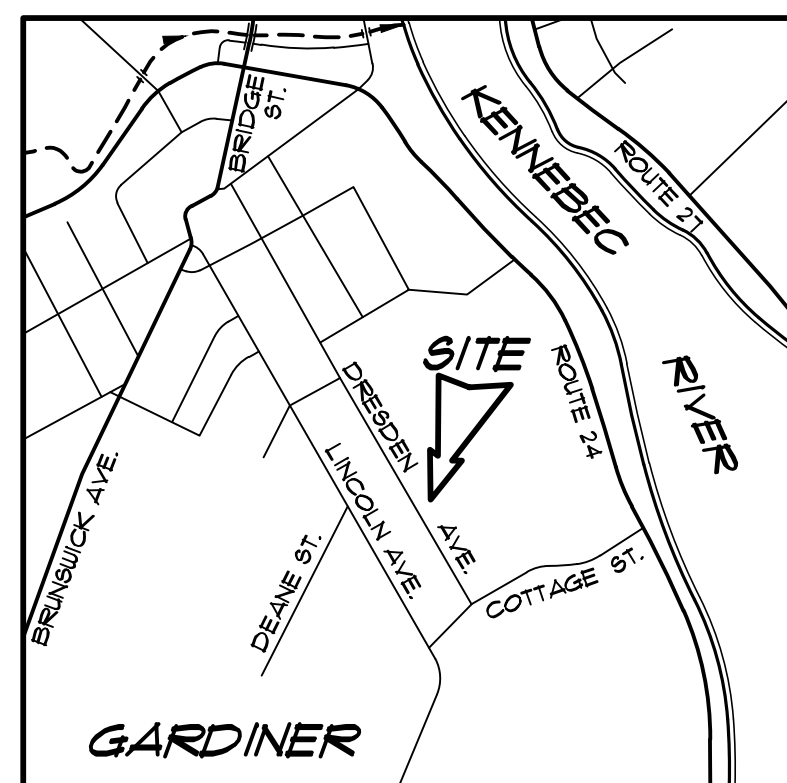
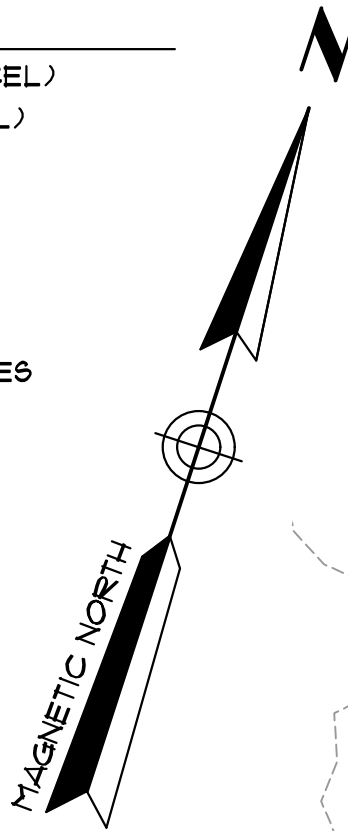


LEGEND

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



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

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

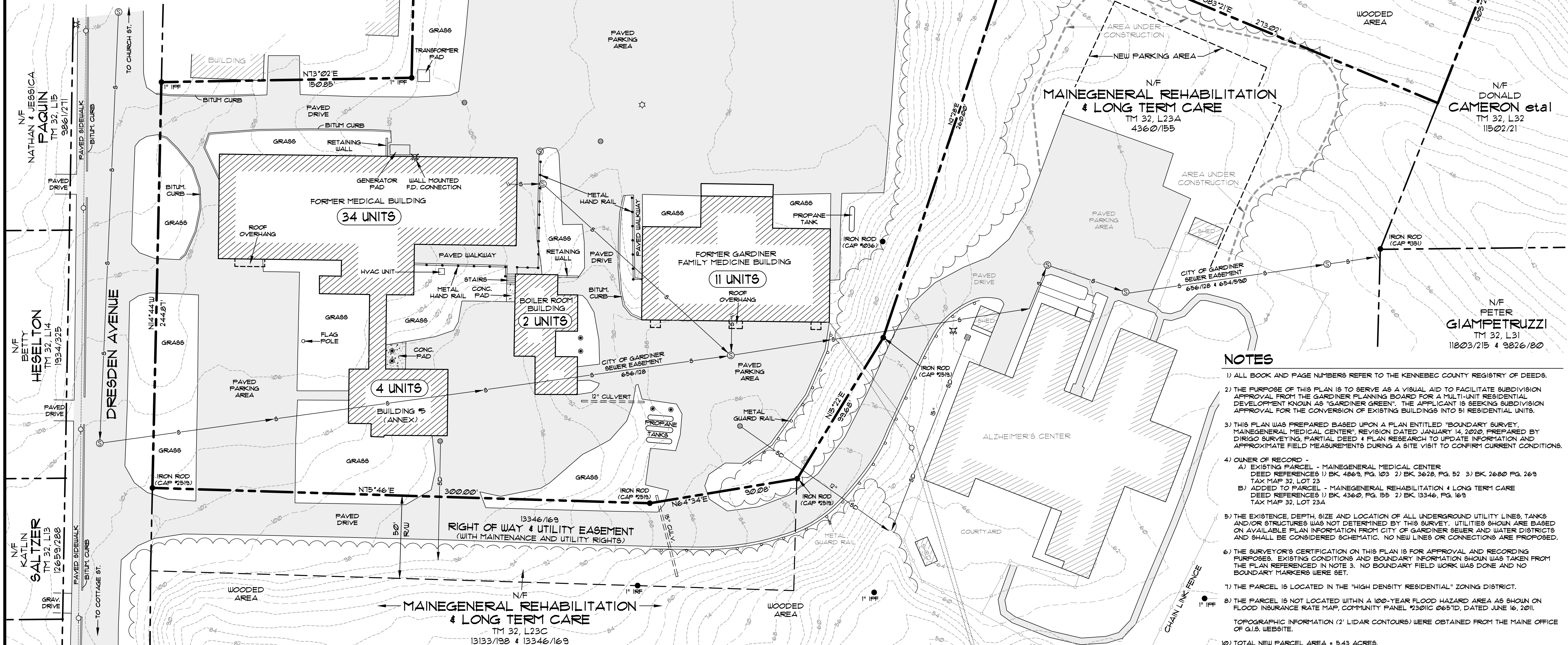
N/F
GORDON & HELEN STEVENS
TM 32, L20
5350/155

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

N/F
PETER GIAMPETRUZZI
TM 32, L31
11203/215 & 2226/20

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

N/F
MAINEGENERAL REHABILITATION & LONG TERM CARE
TM 32, L23C
13133/198 & 13346/169



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. 4863, 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. 195 2) BK. 13346, 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 230101C 0651D, 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.

<p>SCALE: 1" = 30'</p> <p>DATE: 12-24-2020</p> <p>DRAWN BY: FLANIT</p> <p>APPR BY: KRF</p> <p>PROJECT: 20-1T</p> <p>CAD: 20-1T SUB</p>	<p>NO. _____</p> <p>REVISION _____</p> <p>DATE _____</p>
<p>TITLE: TOPOGRAPHIC PLAN (SEE NOTE 9) GARDINER GREEN (SEE NOTE 2)</p> <p>LAND OWNER: MAINEGENERAL MEDICAL CENTER DEEDS - 1) BK. 4863, PG. 103 2) BK. 3628, PG. 52 3) BK. 2680, PG. 269</p>	
<p>PREPARED BY: FLANIT MAPPING 488 MAIN STREET - LEWISTON, MAINE flanitmapping@gmail.com</p> <p>CLIENT: HATHAWAY HOLDINGS, LLC WATERVILLE, MAINE</p>	
<p>SEE NOTES 2, 3, 6, 9</p> <p>SHEET NUMBER 2</p>	