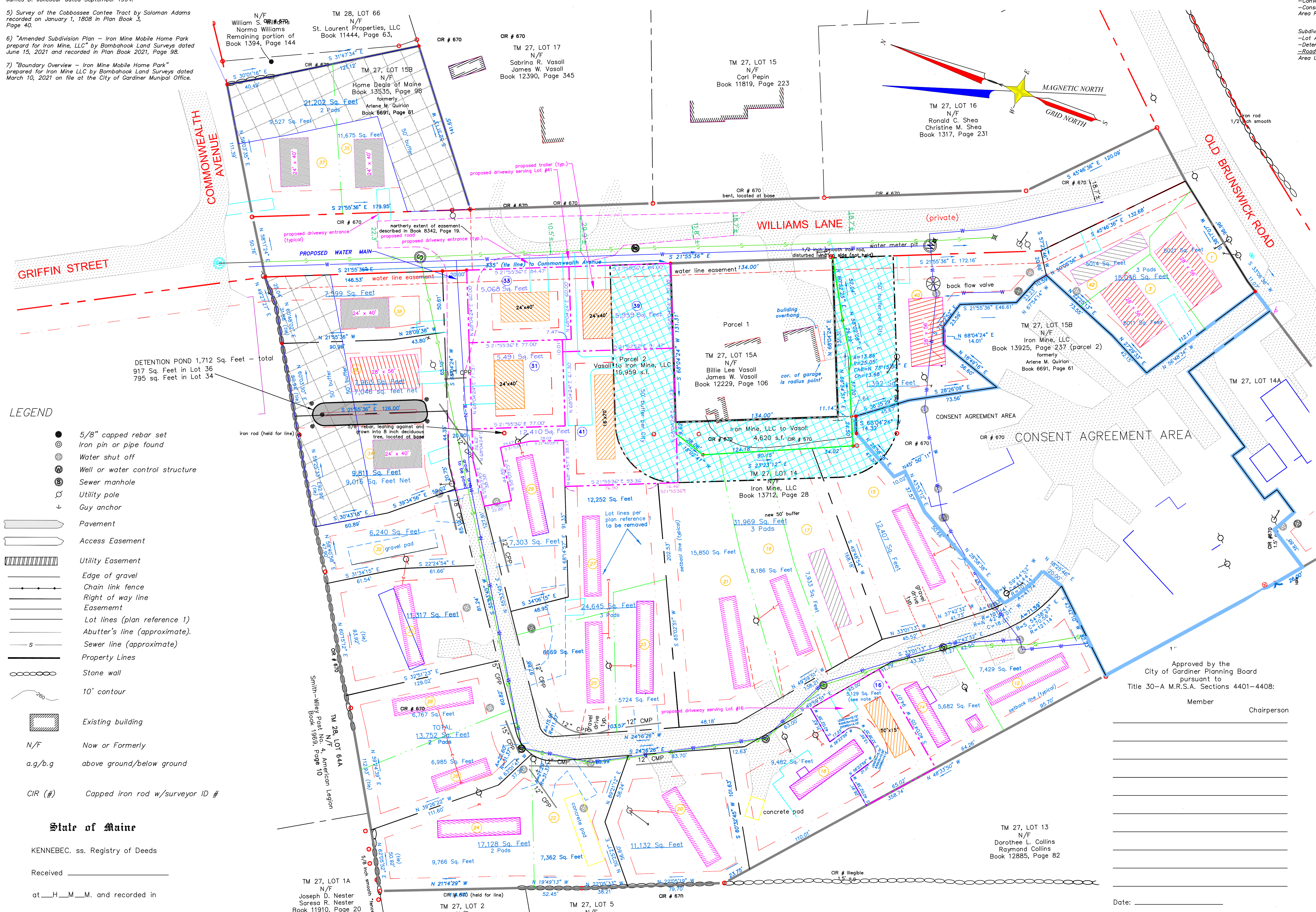


Plan References:

- 1) 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.
2) H. Levesque Layout by K. Sparks dated April 1961 and recorded in Plan Book 24, Page 38.
3) Proposed Division Lorraine Pushard by E.S. Coffin Engineering and Surveying, Inc. dated April 2, 2012.
4) Standard Boundary Survey for Carleton Woolen Mills Inc. by James D. Jolicoeur dated September 1994.
5) Survey of the Cobbease Coteau Tract by Solomon Adams recorded on January 1, 1808 in Plan Book 3, Page 40.
6) Amended Subdivision Plan - Iron Mine Mobile Home Park prepared for Iron Mine, LLC by Bombahook Land Surveys dated June 15, 2021 and recorded in Plan Book 2021, Page 98.
7) Boundary Overview - Iron Mine Mobile Home Park prepared for Iron Mine LLC by Bombahook Land Surveys dated March 10, 2021 on file at the City of Gardiner Municipal Office.

- General Notes:
1) Bearings are referenced to Grid North, Maine State Plane Coordinate System, Maine West Zone (1802), NAD83.
2) Book and page references are to the Kennebec County Registry of Deeds, unless otherwise noted.
3) See plan references 6 and 7 for detailed notes regarding boundaries, easements, etc.

AREA CALCULATIONS
Land Area
-Book 13712, Page 28 253,719 s.f. (5.82 acres)
-Book 13925, Page 237, parcel 2 121,096 s.f. (2.78 acres)
-Book 13925, Page 237, parcel 1 11,741 s.f. (0.27 acres)
-Book 13925, Page 237, parcel 1 11,741 s.f. (0.27 acres)
-Book 13925, Page 237, parcel 1 11,741 s.f. (0.27 acres)
TOTAL = 386,556 s.f. (8.87 acres)
Area not included in project included in project
-Book 13925, Page 237, parcel 1 -11,741 s.f. (0.27 acres)
-Book 13925, Page 237, parcel 2 -752 s.f. (0.02 acres)
-Book 13925, Page 237, parcel 1 -5,378 s.f. (0.12 acres)
-Book 13925, Page 237, parcel 1 -4,620 s.f. (0.10 acres)
-Consent Agreement Area -69,954 s.f. (1.60 acres)
Area Remaining 294,111 s.f. + 5,378 s.f. = 299,489 s.f. (6.88 acres)
Subdivision Area
-Lot Area (net) 234,677 s.f. (5.51 acres)
-Detention Pond 1,712 s.f. (0.04 acres)
-Road Area 57,722 s.f. (1.32 acres)
Area Used 294,111 s.f. 299,489 s.f. (6.76 acres) (6.88 acres)



- LEGEND
5/8" capped rebar set
Iron pin or pipe found
Water shut off
Well or water control structure
Sewer manhole
Utility pole
Guy anchor
Pavement
Access Easement
Utility Easement
Edge of gravel
Chain link fence
Right of way line
Easement
Lot lines (plan reference 1)
Abutter's line (approximate)
Sewer line (approximate)
Property Lines
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 #

- Notes:
1) Bearings are referenced to Grid North, Maine State Plane Coordinate System, Maine West Zone (1802), NAD83.
2) Book and page references are to the Kennebec County Registry of Deeds, unless otherwise noted.
3) This plan represents a boundary survey of land currently owned by Home Deals of Maine, LLC as described in a deed recorded in Book 13112, Page 63 (shown as Lot 14 on City of Gardiner Tax Map 27) and proposed purchases of land by Home Deals of Maine, LLC from Arlene M. Quirion being land described in deeds recorded in Book 3446, Page 338 (shown as Lot 14A on Tax Map 27) and a portion of land described in Book 6691, Page 61 (shown as Lot 15B on Tax Map 27), respectively.
4) 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.
5) Williams Lane, so called, is a private way. The location and width of fifty (50) feet is based on plan reference 2.
6) No layout was found for Commonwealth Avenue. The location is based on property pins found and deed descriptions.
7) Lot 15B on Tax Map 27 is subject to a ten (10) foot wide easement located along the westerly side line of Williams Lane, so called, between Old Brunswick Road and Commonwealth Avenue as described in Book 2359, Page 83.
8) 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 11819, Page 223; and Book 12390, Page 343.
9) A discrepancy exists in the location of the mutual boundary line between land of Home Deals of Maine, LLC (easterly line as shown of plan reference 1) and land of Quirion and 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 parcel of land now or formerly of Quirion and Vasoli was created first by Levesque in 1963 in a deed to William and Norma Williams (Book 1359, Page 367) having a westerly line that matches the westerly line of "Lot B" as shown on plan reference 2 for the notary's 550 feet with a 20 foot jog on the south. The parcel of land now or formerly of Home Deals of Maine, LLC was first created in 1978 in a deed to Odette Paletier (Book 207, Page 68). This deed calls for the easterly line to be along said Lot B for the notary's 570 feet. The line as described in the deeds to land now of Quirion and Vasoli was held because it was created first and was referenced by the later deeds describing land now of Home Deals of Maine. Because the line as shown on Plan Reference 1 (not held) is well monumented, agreement lines with Vasoli and Quirion are suggested to prevent future misunderstandings.
10) Lot 14 on Tax Map 27 is subject to a temporary deed covenant as described in Book 13112, Page 63.
11) Lot 15B on Tax Map 27 appears to be subject to and benefits from a pole line easement as described in Book 1696, Page 279 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.
12) 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.
13) Improvements on site last located in September 2020.
14) Proposed agreement lines with Vasoli are based on each entity transferring 5,091 square feet to the other.
15) Contours are referenced to NAVD83 and were derived from LIDAR data supplied by the Maine Office of GIS. Contours were validated by RTK GPS.

Approved by the City of Gardiner Planning Board pursuant to Title 30-A M.R.S.A. Sections 4401-4408:
Member Chairperson

SURVEYOR'S REPORT:
This plan is taken directly from Plan Reference 6 per client request with the addition of Lots 1 G, 31, 33, 39, and 41. The AutoCad drawing was provided to us and the additional lots were added.

Right margin containing: E.S. COFFIN logo, project title 'AMENDED SUBDIVISION PLAN', client 'IRON MINE MOBILE HOME PARK IRON MINE, LLC', location 'OLD BRUNSWICK ROAD', town 'GARDINER', county 'KENNEBEC', state 'MAINE', scale '1 INCH=40 FEET', date 'MARCH 28, 2022', sheet title 'SUB', and a table with revision dates and descriptions.