

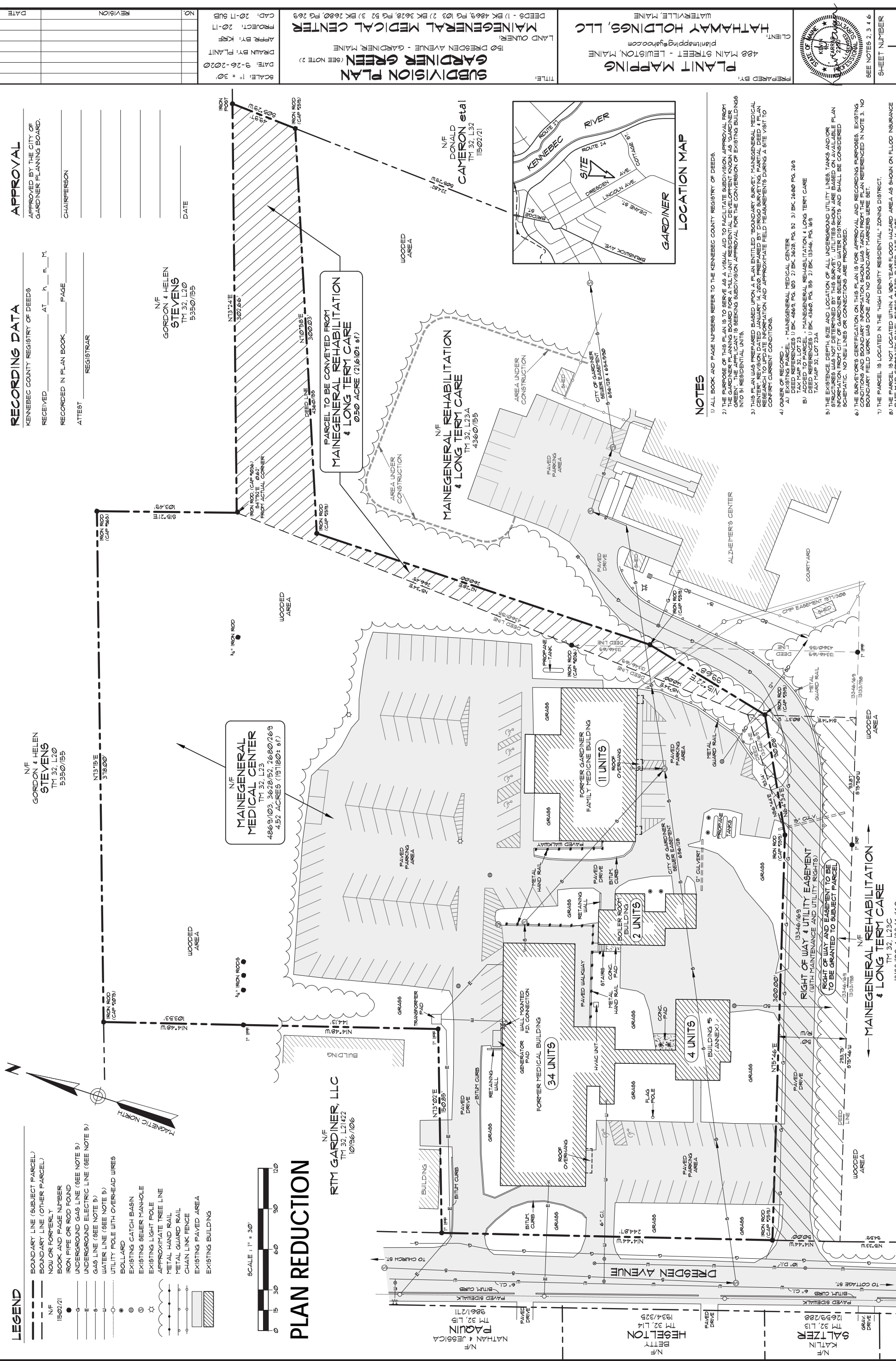
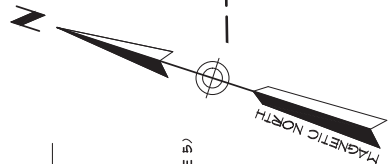
LEGEND

- BOUNDARY LINE (SUBJECT PARCEL)
- BOUNDARY LINE (OTHER PARCEL)
- N/F NOW OR FORMERLY
- 1502/21 BOOK AND PAGE NUMBER
- IRON PIPE OR ROD FOUND
- UNDERGROUND GAS LINE (SEE NOTE 5)
- UNDERGROUND ELECTRIC LINE (SEE NOTE 5)
- GAS LINE (SEE NOTE 5)
- WATER LINE (SEE NOTE 5)
- UTILITY POLE WITH OVERHEAD WIRES
- BOLLARD
- EXISTING SEWER MANHOLE
- EXISTING LIGHT POLE
- APPROXIMATE TREE LINE
- METAL HAND RAIL
- METAL GUARD RAIL
- CHAIN LINK FENCE
- ▨ EXISTING PAVED AREA
- ▨ EXISTING BUILDING

SCALE: 1" = 30'



PLAN REDUCTION



RECORDING DATA
 KENNEBEC COUNTY REGISTRY OF DEEDS
 RECEIVED _____ AT _____ M.
 RECORDED IN PLAN BOOK _____ PAGE _____
 ATTEST _____ REGISTRAR

APPROVAL
 APPROVED BY THE CITY OF GARDNER PLANNING BOARD.
 CHAIRPERSON _____

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

N/F
 MAINEGENERAL MEDICAL CENTER
 TM 32, L23
 4869/103, 3628/52, 2680/269
 4.52 ACRES (131180± sf)

N/F
 RTM GARDNER, LLC
 TM 32, L21 & 22
 10156/106

N/F
 NATHAN & JESSICA PAQUIN
 TM 32, L15
 961/21

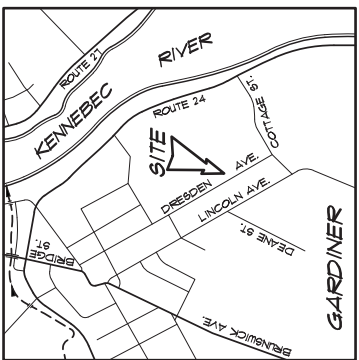
N/F
 BETTY HEFFELTON
 TM 32, L14
 1934/25

N/F
 SALTZER
 TM 32, L13
 12659/288

PARCEL TO BE CONVEYED FROM MAINEGENERAL REHABILITATION & LONG TERM CARE
 0.50 ACRE (21610± sf)

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

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



LOCATION MAP

NOTES

- 1) ALL BOOK AND PAGE NUMBERS REFER TO THE KENNEBEC COUNTY REGISTRY OF DEEDS.
- 2) THE PURPOSE OF THIS PLAN IS TO FACILITATE SUBDIVISION APPROVAL FROM THE GARDNER PLANNING BOARD FOR A MULTI-UNIT RESIDENTIAL DEVELOPMENT KNOWN AS "GARDNER GREEN". THE APPLICANT IS SEEKING SUBDIVISION APPROVAL FOR THE CONVERSION OF EXISTING BUILDINGS INTO 31 RESIDENTIAL UNITS.
- 3) THIS PLAN WAS PREPARED BASED UPON A PLAN ENTITLED "BOUNDARY SURVEY, MAINEGENERAL MEDICAL CENTER" REVISION DATED JANUARY 14, 2020, PREPARED BY "TRIGO SURVEYING PARTIAL DEED # PLAN 13346/163" FOR THE PURPOSE OF FACILITATING THE CONVERSION OF EXISTING BUILDINGS INTO 31 RESIDENTIAL UNITS.
- 4) OWNER OF RECORD - MAINEGENERAL MEDICAL CENTER
 A) DEED REFERENCES: 1) BK-4869, PG. 52 2) BK-3628, PG. 52 3) BK-2680, PG. 269
 B) TAX MAP 32, LOT 23
 C) DEED REFERENCES: 1) BK-4869, PG. 155 2) BK-13346, PG. 163
 D) TAX MAP 32, LOT 23A
- 5) THE EXISTENCE, SIZE AND LOCATION OF ALL UNDERGROUND UTILITY LINES, TANKS AND GAS SERVICES WAS NOT DETERMINED BY THIS SURVEY. UTILITIES SHOWN ARE BASED ON AVAILABLE PLAN INFORMATION FROM CITY OF GARDNER 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.

PLANT MAPPING
 480 TAIN STREET - LEWISTON, MAINE
 plantmapping@earthlink.net
 CLIENT: HATHAWAY HOLDINGS, LLC
 WATERVILLE, MAINE

SUBDIVISION PLAN
 GARDNER GREEN
 LAND OWNER: MAINEGENERAL MEDICAL CENTER
 150 PRESDEN AVENUE - GARDNER, MAINE
 DATE: 9-26-2020
 SCALE: 1" = 30'
 DRAWN BY: PLANT
 PROJECT: 20-17
 CAP: 20-17 SUB

REVISION

NO.	REVISION	DATE

REPREPARED BY:
 SEE NOTES 2, 3 & 6
 SHEET NUMBER