



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.

- 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 Loraine 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. Jolicœur dated September 1994.
 - 5) Survey of the Cobbessee Contee 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 Bombhook 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 Bombhook Land Surveys dated March 10, 2021 on file at the City of Gardiner Municipal Office.
- Subdivision Notes**
- 1) The purpose of this plan is to amend the subdivision as approved by the City of Gardiner in 1989 as shown on plan reference 1 in order to accommodate existing improvements as shown. This plan also includes an expansion into land formerly of Home Deals of Maine as described as parcel 2 in Book 13535, Page 98 (Tax Map 27, Lot 15B).
 - 2) The portion of Iron Mine Mobile Home Park shown on this plan as "CONSENT AGREEMENT AREA" is subject to a consent agreement between Home Deals of Maine (now also partially Iron Mine, LLC) and the City of Gardiner, Maine dated 12/7/2020 and is not part of the amended subdivision and mobile home park plan.
 - 3) Infrastructure was located in September 2019. Two additional sewer man holes were found and located in September 2020. Mobile homes, culverts and gravel drives were last located in February 2021.
 - 4) The location of underground utilities is approximate based on the location of visible features and information provided by others. Dig-Safe and/or the appropriate utilities should be contacted prior to any excavation or construction on site.
 - 5) Regarding gravel drives - omitted intentionally.
 - 6) Setbacks shown are 20 feet front and 10 feet side and rear.
 - 7) Pad 16 as shown may be used for future development but is not included as part of the subdivision. Pad 16 was an original pad site not approved by the City. The acreage of Pad 16 is included in the lot calculations.
 - 8) The roads within the project area meet the design standards of the State of Maine as described in M.R.S.A. Title 30-A, Part 2, Subpart 6-A, Chapter 187, Subchapter 3 Land Use Regulation, Section 4058 Regulation of Manufactured Housing G(2) and G(3).

- LEGEND**
- 5/8" capped rebar set
 - Iron pin or pipe found
 - ⊙ Water shut off
 - ⊕ Well or water control structure
 - ⊗ Sewer manhole
 - ⊘ Utility pole
 - ⊙ Light pole
 - ⊙ Guy anchor
 - ⊗ Sewer clean out
 - Exterior property line
 - 1989 lot lines
 - Proposed interior lot lines
 - Abutter's line (approximate)
 - Right of way line
 - Easement
 - Setback lines
 - 5000 sq. foot minimum/pad line
 - Stone wall
 - Pavement
 - Edge of gravel
 - Chain link fence
 - Existing building (Feb. 2021)
 - Proposed mobile home
 - Proposed doublewide
 - Buffer Area
 - Pad number
 - N/F Now or Formerly
 - a.g./b.g above ground/below ground
 - CIR (#) Capped iron rod w/surveyor ID #

DETENTION POND 1,712 Sq. Feet - total
917 Sq. Feet in Lot 36
795 sq. Feet in Lot 34

TM 28, LOT 674
N/F
American Legion

TM 27, LOT 1A
N/F
Joseph D. Nester
Saresa R. Nester
Book 11910, Page 20

TM 27, LOT 2
N/F
Kevin A. Babcock
Veronica A. Babcock
Book 7620, Page 256

TM 27, LOT 5
N/F
Susan E. Frost Silver
Book 7931, Page 112

TM 27, LOT 13
N/F
Dorothea L. Collins
Raymond Collins
Book 12885, Page 82

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)
TOTAL	386,556 s.f. (8.87 acres)
Area not included in project	
-Book 13925, Page 237, parcel 1	-11,741 s.f. (0.27) acres
-Area from Book 13925, Page 237, parcel 2 to Tax Lot 14A	-758 s.f. (0.02 acres)
-Conveyance to Vasoli	-4,493 s.f. (0.10 acres)
-Consent Agreement Area	-89,854 s.f. (2.06 acres)
Area Remaining	299,626 s.f. (6.87 acres)
Subdivision Area	
-Lot Area (net)	240,182 s.f. (5.51 acres)
-Detention Pond	1,712 s.f. (0.04 acres)
-Road Area	57,732 s.f. (1.32 acres)
Area Used	299,626 s.f. (6.88 acres)

Lines show the 5000 square foot plus area that is available for each mobile home within the larger lot (typical).

PRELIMINARY

CERTIFICATION

This survey conforms to the current standards of practice set forth by the Maine State Board of Licensure for Land Surveyors. Except:

- 1) See notes for plan purpose and limitations
- 2) Pins to be set as shown
- 3) All pins not set s/o plan date.

William J. Acheson
William J. Acheson, P.L.S. #2271



Owners of Record

Iron Mine, LLC
10 Country Way
Waterville, Maine 04901

(TM 27, Lot 14)
Book 13712, Page 28

(TM 27, Lot 15B)
Book 13925, Page 237 (parcel 2)

Revised 8/4/2021-Vasoli Agreement Exchange

AMENDED SUBDIVISION PLAN- IRON MINE MOBILE HOME PARK

Old Brunswick Road, Gardiner, Maine

prepared for

IRON MINE, LLC

by

BOMBAHOOK LAND SURVEYS

30 Chestnut Street Gardiner, Maine 04345

Scale: 1"=40' Date: May 14, 2021 Project Number: 219019

