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## Revision to an Approved Subdivision Plan Application

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Subdivision Name: *Libby Hill Estates*

Date Approved: *6/1/87- rev 9/29/89*

Subdivision Plan No and Date Filed at the Registry of Deeds Kennebec County -*D-90284- 12/21/90*

Date of Submission: *11/13/25*

Received by: *Angelia Christopher*

Proposal – Describe and attach plan: *Split the lot into two parcels with a 30' ROW to the newly developed 1.79 acre lot.*

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### General Information:

Name of Property Owner: *George and Gail Trask*

Address: *97 Libby Hill Rd. Gardiner, Maine*

Phone/Fax No: *207-458-8815*

Applicant Name: *George Trask*

Address: *97 Libby Hill Rd. Gardiner, Maine*

Phone/Fax No *207 458 8815*

Design Consultant(s): ☐ Surveyor ☒ Engineer ☐ Architect ☐ Planner

Name: *E. S Coffin Engineering- Sketch plan of land division only*

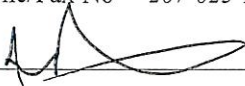
Address: *432 Cony Rd Augusta, ME*

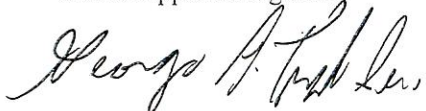
Phone/Fax No *207-623-9475*

Owner/Applicant Signature

Print Name

Date

 George Trask 11/24/25



**Property Information:**

City Tax Map: 007 Lot(s): 032 Zoning District(s): Residential Growth

Deed Reference(s): Book 14999 Page 77-78

Flood Zone: Yes x No

Shoreland Zone: Yes x No

Frontage: Road 110'

Shore N/A

Property Size: 2.73 118,918.8  
(Acres) (Sq. Ft.)

**Revision to Approved Plan Requirements**

**14.5.9 Revisions to Approved Plans**

14.5.9.1 An application for a revision to a previously approved plan which involves a modification to a condition imposed by the Planning Board; the addition of new units; the addition of new lots; or an expansion of the subdivision, shall be classified as a major or minor subdivision in accordance with 14.5.8.2.5.

14.5.9.2. Following the classification of the application as a major or minor subdivision, the review of the application and the required submissions shall be based on the respective requirements. The applicant may request a waiver from any of the submission requirements that are not applicable to the revised plan.

14.5.9.3 The Planning Board's scope of review shall be limited to those portions of the plan which are proposed to be revised or that are adversely impacted by the proposed revision. . In reviewing the revised plan, the Board may find that some of the standards of 14.4 are not applicable due to the nature or geographic scope of the revision.

DEED DESCRIPTION  
*PROPOSED CONVEYANCE*

GEORGE A. SR & GAIL L. TRASK  
TO  
PURCHASER

PREPARED FOR:  
GEORGE TRASK

LOCATED AT:  
LIBBY HILL ROAD  
GARDINER, MAINE

"EXHIBIT A"

PREPARED BY:  
KANE P. COFFIN-PLS 1292  
PROFESSIONAL LAND SURVEYOR

DATED: November 17, 2025

## EXHIBIT A

A portion of that tract of land shown as Lot #5 on a plan entitled "Libby Hill Estates, Area Leasing & Development, City of Gardiner, County of Kennebec, Maine" by Libby Enterprises, dated June 1, 1987, rev. 9-29-89, as found at Kennebec County Registry of Deeds in Plan Book 1990, Page 284. Said plan being a revision of a plan entitled "Final Plan, Libby Hill Industrial Park, Area Leasing & Development, Plan of Subdivision" by Wayne Libby, RLS #965, dated April, 1987, as found at Kennebec County Registry of Deeds in Plan Book 1987, Page 57. in the Town of Gardiner, County of Kennebec, State of Maine, more particularly described as follows:

**BEGINNING** at an iron pin set in 1987 by Wayne Libby PLS #965 on the southwesterly right-of-way line of Libby Hill Road and at the southeasterly corner of Gregory S. & Susan R. Allen (Book 4754, Page 7).

**THENCE** S 18°34' E along the southwesterly right-of-way line of Libby Hill Road, a distance of 100.0 feet to an iron pin found in 1987 at the northeasterly corner of Ralph G. Holt, Sr. et als (Book 2450, Page 197).

**THENCE** S 72°35' W along the northwesterly line of said Holt et als, a distance of 200.0 feet to an iron pin found in 1987 at the northwesterly corner of said Holt et als.

**THENCE** S 17°43' E along the southwesterly line of said Holt et als, a distance of 75.0 feet to an iron pin set in 1987 by Wayne Libby PLS #965 at the northeasterly corner of Christopher J. & Sheila Krouse (Book 4050, Page 21).

**THENCE** S 72°35' W along the northwesterly line of said Krouse, a distance of 360.3 feet to an iron pin set in 1987 by Wayne Libby PLS #965 on the northeasterly line of KNG Holdings, LLC (Book 11241, Page 220).

**THENCE** N 17°44' W along the northeasterly line of said KNG Holdings, LLC, a distance of 50.0 feet.

**THENCE** N 72°35' E along remaining land of George A., Sr. & Gail L. Trask (Book 14999, Page 77), a distance of 317.51 feet.

**THENCE** N 0°36' E along remaining land of said Trask, a distance of 131.42 feet to an iron pin found in 1987 at the southwesterly corner of said Allen.

**THENCE** N 72°35' E along the southwesterly line of said Allen, a distance of 200.0 feet back to the point of beginning.

Meaning and intending to describe 40,704 square feet of land.

BEING a portion of land conveyed from George A. Trask, Sr. & Gail L. Trask to George A. Trask, Sr. & Gail L. Trask, dated March 8, 2024, and recorded in Book 14999, Page 77.

RESERVING a 30-foot wide right-of-way for all purposes normal to that of a road, including the construction and maintenance of utility rights, without limitation, ingress and egress by foot or vehicle, the right to construct, maintain, plow, and improve said right-of-way leading from Libby Hill Road over land herein conveyed to remaining land of George A., Sr. & Gail L. Trask, being more particularly described as follows:

**BEGINNING** at an iron pin set in 1987 by Wayne Libby PLS #965 on the southwesterly right-of-way line of Libby Hill Road and at the southeasterly corner of Gregory S. & Susan R. Allen (Book 4754, Page 7).

**THENCE** S 18°34' E along the southwesterly right-of-way line of Libby Hill Road, a distance of 30.01 feet.

**THENCE** S 72°35', a distance of 178.81 feet.

**THENCE** S 0°36' W and 79.21 feet.

**THENCE** N 89°24' W and 30.00 feet to a westerly line of the above-described parcel.

**THENCE** N 0°36' E along a westerly line of the above-described parcel, a distance of 101.00 feet to an iron pin found in 1987 at the southwesterly corner of said Allen.

**THENCE** N 72°35' E along the southeasterly line of said Allen, a distance of 200.0 feet back to the point of beginning.

The premises are conveyed together with and subject to any and all easements or appurtenances of record, insofar as the same are in force and applicable.

**THIS DEED DESCRIPTION PREPARED BY KANE P. COFFIN, PLS 1292, AN AGENT OF E. S. COFFIN ENGINEERING & SURVEYING, INC.**

DEED DESCRIPTION  
*PROPOSED CONVEYANCE*

GEORGE A, SR & GAIL L TRASK  
TO  
GEORGE A, SR & GAIL L TRASK

PREPARED FOR:  
GEORGE TRASK

LOCATED AT:  
LIBBY HILL ROAD  
GARDINER, MAINE

"EXHIBIT A"

PREPARED BY:  
KANE P. COFFIN-PLS 1292  
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DATED: November 17, 2025

## EXHIBIT A

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**BEGINNING** at an iron pin found in 1987 at the southwesterly corner of Gregory S. & Susan R. Allen (Book 4754, Page 7). Said point of beginning being S 72°35' W and 200.0 feet from an iron pin set in 1987 by Wayne Libby PLS #965.

**THENCE** S 0°36' W along remaining land of George A., Sr. & Gail L. Trask (Book 14999, Page 77), a distance of 131.42 feet.

**THENCE** S 72°35' W along remaining land of said Trask, a distance of 317.51 feet to the northeasterly line of KNG Holdings, LLC (Book 11241, Page 200).

**THENCE** N 17°44' W along the northeasterly line of said KNG Holdings, LLC, a distance of 224.96 feet to an iron pin set in 1987 by Wayne Libby PLS #965 at the southwesterly corner of Kevin D. Jewett (Book 11940, Page 59).

**THENCE** N 72°35' E along the southeasterly line of said Jewett and Crown Atlantic Company, LLC (Book 6175, Page 150), a distance of 357.4 feet to an iron pin found in 1987 at the northwesterly corner of said Allen.

**THENCE** S 18°34' E along the southwesterly line of said Allen, a distance of 100.0 feet back to the point of beginning.

Meaning and intending to describe 1.79 acres of land.

**BEING** a portion of land conveyed from George A. Trask, Sr. & Gail L. Trask to George A. Trask, Sr. & Gail L. Trask, dated March 8, 2024, and recorded in Book 14999, Page 77.

**TOGETHER WITH** a 30-foot wide right-of-way for all purposes normal to that of a road, including the construction and maintenance of utility rights, without limitation, ingress and egress by foot or vehicle, the right to construct, maintain, plow, and improve said right-of-way leading from Libby Hill Road over land of said Trask to an

easterly line of the above-described parcel, being more particularly described as follows:

**BEGINNING** at an iron pin set in 1987 by Wayne Libby PLS #965 on the southwesterly right-of-way line of Libby Hill Road and at the southeasterly corner of Gregory S. & Susan R. Allen (Book 4754, Page 7).

**THENCE** S 18°34' E along the southwesterly right-of-way line of Libby Hill Road, a distance of 30.01 feet.

**THENCE** S 72°35' W along remaining land of George A., Sr. & Gail L. Trask (Book 14999, Page 77), a distance of 178.81 feet.

**THENCE** S 0°36' W and 79.21 feet.

**THENCE** N 89°23'54" W and 30.00 feet to the easterly line of the above-described parcel.

**THENCE** N 0°36' E along the easterly line of the above-described parcel, a distance of 101.00 feet to an iron pin found in 1987 at the southwesterly corner of said Allen.

**THENCE** N 72°35' E along the southeasterly line of said Allen, a distance of 200.0 feet back to the point of beginning.

Meaning and intending to describe a 30-foot wide right-of-way leading from Libby Hill Road to the above-described property and shall include, without limitation the following:

1. The right to ingress and egress by foot and by vehicle of any sort whatever,
2. The right to construct, maintain, repair, grade, excavate, fill, and pave the travel way,
3. The right to install within the right-of-way, both above and below ground, utility services to include, without limitation, facilities necessary or convenient for the transmission of electricity, gas, telephone communications, cable television, computer communications, sewerage, water, and such similar services which are currently available or in the future may become available.

The premises are conveyed together with and subject to any and all easements or appurtenances of record, insofar as the same are in force and applicable.

**THIS DEED DESCRIPTION PREPARED BY KANE P. COFFIN, PLS 1292, AN AGENT OF E. S. COFFIN ENGINEERING & SURVEYING, INC.**



BK14999 PGS 77 - 78 03/13/2024 10:19:33 AM  
 INSTR#: 2024004789 ATTEST: MATTHEW BOUCHER  
 RECEIVED KENNEBEC SS REGISTER OF DEEDS  
 eRecorded Document

**NO REAL ESTATE  
 TRANSFER TAX PAID**

**QUIT-CLAIM DEED WITH COVENANT  
 JOINT TENANCY  
 DLN:1002440267008**

**KNOW ALL BY THESE PRESENTS,**

**THAT, we, George A. Trask, Sr. and Gail L. Trask (a/k/a Gail Trask), of Gardiner, County of Kennebec and State of Maine, in consideration of one dollar and other valuable consideration, paid by George A. Trask, Sr. and Gail L. Trask, of Gardiner, County of Kennebec and State of Maine,**

**thereceiptwhereofwe do hereby acknowledge, do hereby REMISE, RELEASE, BARGAIN, SELL AND CONVEY, and forever QUIT-CLAIM unto the said George A. Trask, Sr. and Gail L. Trask, as joint tenants and not as tenants in common, and their heirs and assigns and the survivor of them, and the heirs and assigns of the survivor of them, forever,**

**A certain lot or parcel of land with any improvements thereon situated in Gardiner, County of Kennebec, State of Maine, bounded and described as follows: Being Lot #5 as delineated on "Final Plan of Libby Hill Industrial Park" by Area Leasing and Development Corporation dated April 1997 and being recorded at the Kennebec County Registry of Deeds in Plan File No. E-87057.**

**Said lot being further bounded and described as follows:**

**Beginning on the westerly side of Libby Hill Road, so-called, at the southeast corner of land now or formerly of one Slocum (deed reference Book 1269, Page 429); thence southerly along the westerly side of said road a distance of 100 feet to an iron pin at the northeast corner of land now or formerly of one Holt (deed reference Book 2450, Page 197); thence S 72° 35' W along the northerly line of said Holt a distance of 200 feet to an iron pin; thence southerly along the westerly line of Holt a distance of 75 feet; thence S 72° 35' W a distance of 360.14 feet to an iron pin and the easterly line of land now or formerly of one Klein; thence N 17° 44' W along the easterly line of said Klein a distance of 274.96 feet to an iron pin, thence N 72° 35' E a distance of 357.26 feet to an iron pin at the northwest corner of land of said Slocum, thence S 18° 34' E along the westerly line of Slocum a distance of 100 feet to an iron pin, thence N 72° 35' E along the southerly line of said Slocum a distance of 200 feet to the point of beginning.**

**Excepting and reserving the right of the within grantee its successors or assigns to convey land for the purpose of constructing or having constructed an accepted city street to or through the westerly line of Lot #5.**

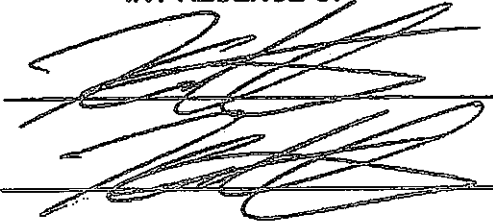
**MEANING AND INTENDING to convey the same premises conveyed to George A. Trask, Sr. and Gail Trask by deed from George A. Trask, Sr. dated June 10, 2004 and recorded in the Kennebec County Registry of Deeds in Book 7990, Page 218. This deed is being given to create a joint tenancy between the parties.**


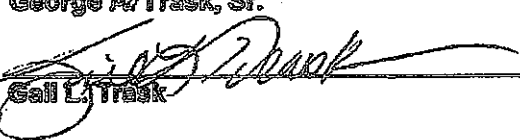
TO HAVE AND TO HOLD, the same, together with all the privileges and appurtenances thereunto belonging, to the said George A. Trask, Sr. and Gail L. Trask, as joint tenants and not as tenants in common, and their heirs and assigns, and the survivor of them, and the heirs and assigns of the survivor of them, to them and their use and behoof forever.

AND we do COVENANT with the said Grantees, their heirs and assigns, that we shall and will WARRANT AND DEFEND the premises to the said Grantees, their heirs and assigns forever, against the lawful claims and demands of all persons claiming by, through or under us.

IN WITNESS WHEREOF we, George A. Trask, Sr. and Gail A. Trask, have hereunto set my hand this 8 day of March in the year two thousand twenty-four.

SIGNED, SEALED AND DELIVERED  
IN PRESENCE OF



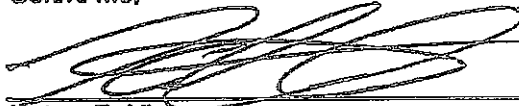
  
George A. Trask, Sr.  
  
Gail L. Trask

STATE OF MAINE, Kennebec, ss.

March 8, 2024

Personally appeared the above-named George A. Trask, Sr. and Gail L. Trask and acknowledged the above instrument to be their free act and deed,

Before me,



Notary Public  
Printed Name:

Hunter Benjamin Cheese  
Notary Public, Maine  
My Commission Expires May 1, 2029





## CONSTRUCTION DETAIL

| Element           | Cd | Description    | Element | Cd | Description |
|-------------------|----|----------------|---------|----|-------------|
| Style:            | 36 | Camp           |         |    |             |
| Model             | 01 | Residential    |         |    |             |
| Grade:            | 04 | Average +10    |         |    |             |
| Stories:          | 1  |                |         |    |             |
| Occupancy         | 1  | Vinyl Siding   |         |    |             |
| Exterior Wall 1   | 25 |                |         |    |             |
| Exterior Wall 2   |    |                |         |    |             |
| Roof Structure:   |    |                |         |    |             |
| Roof Cover        | 04 | Wood Truss     |         |    |             |
| Interior Wall 1   | 01 | Metal/Tin      |         |    |             |
| Interior Wall 2   | 05 | Drywall        |         |    |             |
| Interior Flr 1    | 07 | K Pine Boards  |         |    |             |
| Interior Flr 2    | 08 | Pergo          |         |    |             |
| Heat Fuel         | 03 | Gas            |         |    |             |
| Heat Type:        | 03 | Hot Air-No Duc |         |    |             |
| AC Type:          | 01 | None           |         |    |             |
| Total Bedrooms:   | 01 | 1 Bedroom      |         |    |             |
| Total Bathrooms:  | 1  |                |         |    |             |
| Total Half Baths  |    |                |         |    |             |
| Total Xtra Fixtrs |    |                |         |    |             |
| Total Rooms:      | 3  | Average/Modern |         |    |             |
| Bath Style:       | 02 | Average/Modern |         |    |             |
| Kitchen Style:    |    |                |         |    |             |

| OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B) | Cost to Cure Ow. Comment |
|--|--------------------------|
|  |                          |

[illegible]

# BUILDING SUB-AREA SUMMARY SECTION

| Code                       | Description         | Living Area | Floor Area | Eff Area | Unit Cost     | Undeprc Value |
|----------------------------|---------------------|-------------|------------|----------|---------------|---------------|
| BAS<br>SLB                 | First Floor<br>Slab | 432<br>0    | 432<br>432 | 432<br>0 | 66.56<br>0.00 | 28,754<br>0   |
| Ttl Gross Liv / Lease Area |                     | 432         | 864        | 432      |               | 28,754        |

BASIS



24







CITY OF  
**GARDINER**  
KENNEBEC CO.,  
MAINE



| LEGEND |                          |
|--------|--------------------------|
|        | Lot Line                 |
|        | Private Right of Way     |
|        | Sublot Line              |
|        | Front Street Line ROW    |
|        | Back Street Line of Road |
|        | Right of Way             |
|        | Back Street Line of Road |
|        | Building                 |
|        | Parcel                   |

For Assessment Purposes, lots are to be used for convenience.



Comerstone  
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**Map 7**

Printed 12/20/2024  
Effective Date 4/1/2024

