



# GARDINER CITY COUNCIL AGENDA ITEM INFORMATION SHEET



Meeting Date		Department	
Agenda Item			
Est. Cost			
Background Information			
Requested Action			
City Manager and/or Finance Review			
Council Vote/ Action Taken			
Departmental Follow-Up			

City Clerk Use Only	1 <sup>st</sup> Reading _____	Advertised _____	EFFECTIVE DATE _____
	2 <sup>nd</sup> Reading _____	Advertised _____ w/in 15 Days	
	Final to Dept _____	Updated Book _____	Online _____



Gardiner, ME

1 inch = 300 Feet



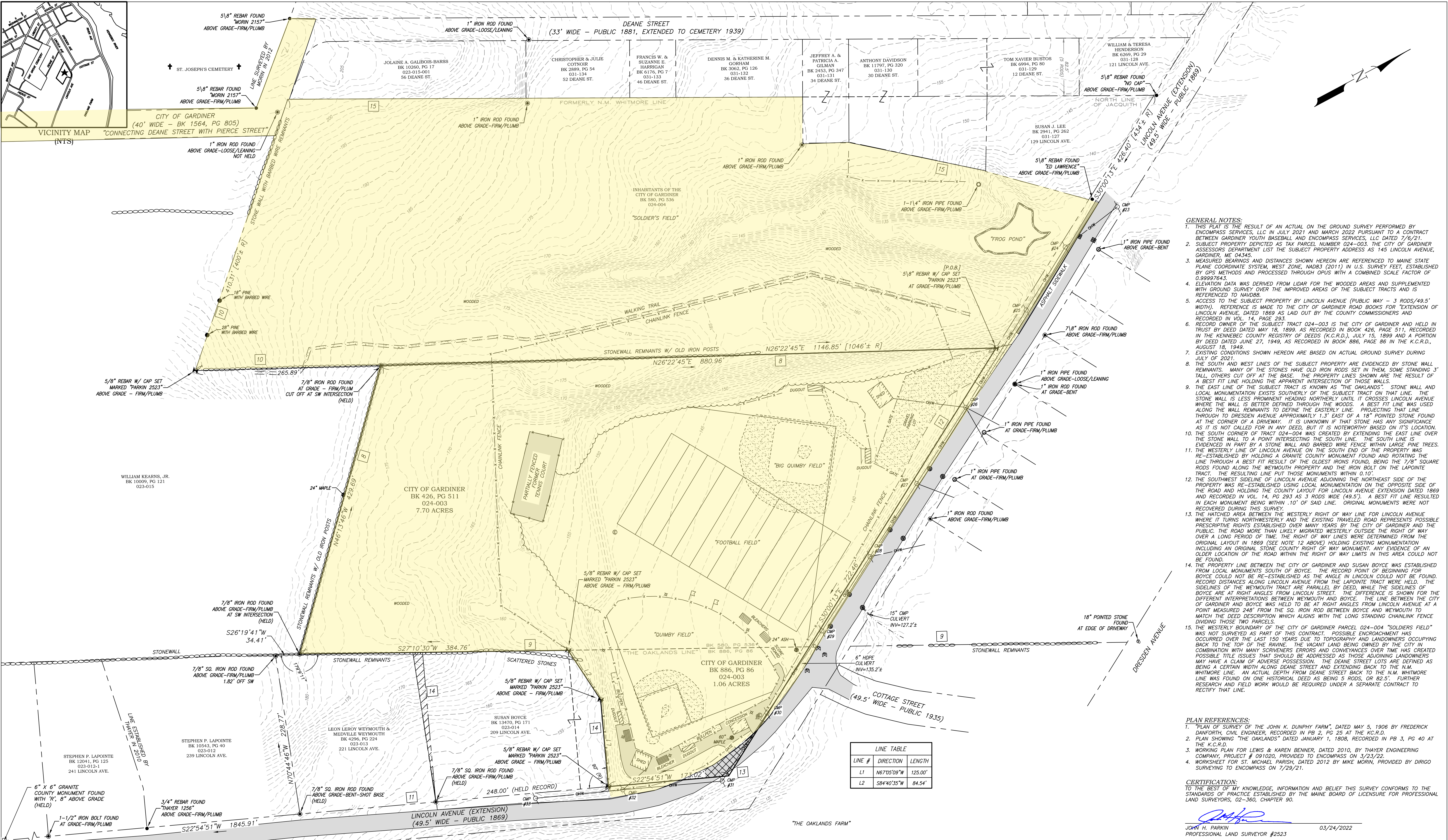
www.cai-tech.com

April 26, 2024



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- GENERAL NOTES:**
1. THIS PLAN IS THE RESULT OF AN ACTUAL ON THE GROUND SURVEY PERFORMED BY ENCOMPASS SERVICES, LLC IN JULY 2021 AND MARCH 2022 PURSUANT TO A CONTRACT BETWEEN GARDINER YOUTH BASEBALL AND ENCOMPASS SERVICES, LLC DATED 7/6/21.
  2. SUBJECT PROPERTY DEPICTED AS TAX PARCEL NUMBER 024-003. THE CITY OF GARDINER ASSESSORS DEPARTMENT LIST THE SUBJECT PROPERTY ADDRESS AS 145 LINCOLN AVENUE, GARDINER, ME 04345.
  3. MEASURED BEARINGS AND DISTANCES SHOWN HEREON ARE REFERENCED TO MAINE STATE PLANE COORDINATE SYSTEM, WEST ZONE, NAD83 (2011) IN U.S. SURVEY FEET, ESTABLISHED BY GPS METHODS AND PROCESSED THROUGH OPUS WITH A COMBINED SCALE FACTOR OF 0.99997643.
  4. ELEVATION DATA WAS DERIVED FROM LIDAR FOR THE WOODED AREAS AND SUPPLEMENTED WITH GROUND SURVEY OVER THE IMPROVED AREAS OF THE SUBJECT TRACTS AND IS REFERENCED TO NAVD83.
  5. ACCESS TO THE SUBJECT PROPERTY BY LINCOLN AVENUE (PUBLIC WAY - 3 RODS/49.5' WIDTH). REFERENCE IS MADE TO THE CITY OF GARDINER ROAD BOOKS FOR "EXTENSION OF LINCOLN AVENUE, DATED 1869 AS LAID OUT BY THE COUNTY COMMISSIONERS AND RECORDED IN VOL. 14, PAGE 293.
  6. RECORD OWNER OF THE SUBJECT TRACT 024-003 IS THE CITY OF GARDINER AND HELD IN TRUST BY DEED DATED MAY 18, 1899, AS RECORDED IN BOOK 426, PAGE 511, RECORDED IN THE KENNEBEC COUNTY REGISTRY OF DEEDS (K.C.R.D.), JULY 15, 1899 AND A PORTION BY DEED DATED JUNE 27, 1949, AS RECORDED IN BOOK 886, PAGE 86 IN THE K.C.R.D., AUGUST 18, 1949.
  7. EXISTING CONDITIONS SHOWN HEREON ARE BASED ON ACTUAL GROUND SURVEY DURING JULY OF 2021.
  8. THE SOUTH AND WEST LINES OF THE SUBJECT PROPERTY ARE EVIDENCED BY STONE WALL REMNANTS. MANY OF THE STONES HAVE OLD IRON RODS SET IN THEM, SOME STANDING 3' TALL, OTHERS CUT OFF AT THE BASE. THE PROPERTY LINES SHOWN ARE THE RESULT OF A BEST FIT LINE HOLDING THE APPARENT INTERSECTION OF THOSE WALLS.
  9. THE EAST LINE OF THE SUBJECT TRACT IS KNOWN AS "THE OAKLANDS". STONE WALL AND LOCAL MONUMENTATION EXISTS SOUTHERLY OF THE SUBJECT TRACT ON THAT LINE. THE STONE WALL IS LESS PROMINENT HEADING NORTHERLY UNTIL IT CROSSES LINCOLN AVENUE WHERE THE WALL IS BETTER DEFINED THROUGH THE WOODS. A BEST FIT LINE WAS USED ALONG THE WALL REMNANTS TO DEFINE THE EASTERLY LINE. PROJECTING THAT LINE THROUGH TO DRESDEN AVENUE APPROXIMATELY 1.3' EAST OF A 18" POINTED STONE FOUND AT THE CORNER OF A DRIVEWAY. IT IS UNKNOWN IF THAT STONE HAS ANY SIGNIFICANCE AS IT IS NOT CALLED FOR IN ANY DEED, BUT IT IS NOTWORTHY BASED ON ITS LOCATION.
  10. THE SOUTH CORNER OF TRACT 024-004 WAS CREATED BY EXTENDING THE EAST LINE OVER THE STONE WALL TO A POINT INTERSECTING THE SOUTH LINE. THE SOUTH LINE IS EVIDENCED IN PART BY A STONE WALL AND BARBED WIRE FENCE WITHIN LARGE PINE TREES.
  11. THE WESTERLY LINE OF LINCOLN AVENUE ON THE SOUTH END OF THE PROPERTY WAS RE-ESTABLISHED BY HOLDING A GRANITE COUNTY MONUMENT FOUND AND ROTATING THE LINE THROUGH A BEST FIT RESULT OF THE OLDEST IRONS FOUND, BEING THE 7/8" SQUARE RODS FOUND ALONG THE WEYMOUTH PROPERTY AND THE IRON BOLT ON THE LAPOINTE TRACT. THE RESULTING LINE PUT THOSE MONUMENTS WITHIN 0.10'.
  12. THE SOUTHWEST SIDE LINE OF LINCOLN AVENUE ADJOINING THE NORTHEAST SIDE OF THE PROPERTY WAS RE-ESTABLISHED USING LOCAL MONUMENTATION ON THE OPPOSITE SIDE OF THE ROAD AND HOLDING THE COUNTY LAYOUT FOR LINCOLN AVENUE EXTENSION DATED 1869 AND RECORDED IN VOL. 14, PG. 293 AS 3 RODS WIDE (49.5'). A BEST FIT LINE RESULTED IN EACH MONUMENT BEING WITHIN .10' OF SAID LINE. ORIGINAL MONUMENTS WERE NOT RECOVERED DURING THIS SURVEY.
  13. THE HATCHED AREA BETWEEN THE WESTERLY RIGHT OF WAY LINE FOR LINCOLN AVENUE WHERE IT TURNS NORTHWESTERLY AND THE EXISTING TRAVELED ROAD REPRESENTS POSSIBLE PRESCRIPTIVE RIGHTS ESTABLISHED OVER MANY YEARS BY THE CITY OF GARDINER AND THE PUBLIC. THE ROAD MORE THAN LIKELY MIGRATED WESTERLY OUTSIDE THE RIGHT OF WAY OVER A LONG PERIOD OF TIME. THE RIGHT OF WAY LINES WERE DETERMINED FROM THE ORIGINAL LAYOUT IN 1869 (SEE NOTE 12 ABOVE) HOLDING EXISTING MONUMENTATION INCLUDING AN ORIGINAL STONE COUNTY RIGHT OF WAY MONUMENT. ANY EVIDENCE OF AN OLDER LOCATION OF THE ROAD WITHIN THE RIGHT OF WAY LIMITS IN THIS AREA COULD NOT BE FOUND.
  14. THE PROPERTY LINE BETWEEN THE CITY OF GARDINER AND SUSAN BOYCE WAS ESTABLISHED FROM LOCAL MONUMENTS SOUTH OF BOYCE. THE RECORD POINT OF BEGINNING FOR BOYCE COULD NOT BE RE-ESTABLISHED AS THE ANGLE IN LINCOLN COULD NOT BE FOUND. RECORD DISTANCES ALONG LINCOLN AVENUE FROM THE LAPOINTE TRACT WERE HELD. THE SIDELINES OF THE WEYMOUTH TRACT ARE PARALLEL BY DEED, WHILE THE SIDELINES OF BOYCE ARE AT RIGHT ANGLES FROM LINCOLN STREET. THE DIFFERENCE IS SHOWN FOR THE DIFFERENT INTERPRETATIONS BETWEEN WEYMOUTH AND BOYCE. THE LINE BETWEEN THE CITY OF GARDINER AND BOYCE WAS HELD TO BE AT RIGHT ANGLES FROM LINCOLN AVENUE AT A POINT MEASURED 248' FROM THE SQ. IRON ROD BETWEEN BOYCE AND WEYMOUTH TO MATCH THE DEED DESCRIPTION WHICH ALIGNS WITH THE LONG STANDING CHAINLINK FENCE DIVIDING THOSE TWO PARCELS.
  15. THE WESTERLY BOUNDARY OF THE CITY OF GARDINER PARCEL 024-004 "SOLDIERS FIELD" WAS NOT SURVEYED AS PART OF THIS CONTRACT. POSSIBLE ENCROACHMENT HAS OCCURRED OVER THE LAST 150 YEARS DUE TO TOPOGRAPHY AND LANDOWNERS OCCUPYING BACK TO THE TOP OF THE RAVIDINE. THE VACANT LAND BEING OWNED BY THE CITY IN COMBINATION WITH MANY SCRIVENERS ERRORS AND CONVEYANCES OVER TIME HAS CREATED POSSIBLE TITLE ISSUES THAT SHOULD BE ADDRESSED AS THOSE ADJOINING LANDOWNERS MAY HAVE A CLAIM OF ADVERSE POSSESSION. THE DEANE STREET LOTS ARE DEFINED AS BEING A CERTAIN WIDTH ALONG DEANE STREET AND EXTENDING BACK TO THE N.M. WHITMORE LINE. AN ACTUAL DEPTH FROM DEANE STREET BACK TO THE N.M. WHITMORE LINE WAS FOUND ON ONE HISTORICAL DEED AS BEING 5 RODS, OR 82.5'. FURTHER RESEARCH AND FIELD WORK WOULD BE REQUIRED UNDER A SEPARATE CONTRACT TO RECTIFY THAT LINE.

- PLAN REFERENCES:**
1. "PLAN OF SURVEY OF THE JOHN K. DUNPHY FARM", DATED MAY 5, 1906 BY FREDERICK DANFORTH, CIVIL ENGINEER, RECORDED IN PG. 2, PG. 25 AT THE K.C.R.D.
  2. PLAN SHOWING "THE OAKLANDS" DATED JANUARY 1, 1808, RECORDED IN PG. 3, PG. 40 AT THE K.C.R.D.
  3. WORKING PLAN FOR LEWIS & KAREN BENNER, DATED 2010, BY THAYER ENGINEERING COMPANY, THE DEANE STREET LOTS ARE PROVIDED TO ENCROACH ON 3/32"
  4. WORKSHEET FOR ST. MICHAEL PARISH, DATED 2012 BY MIKE MORIN, PROVIDED BY DIRIGO SURVEYING TO ENCOMPASS ON 7/29/21.

**CERTIFICATION:**  
TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THIS SURVEY CONFORMS TO THE STANDARDS OF PRACTICE ESTABLISHED BY THE MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS, 02-360, CHAPTER 90.

JOHN H. PARKIN  
PROFESSIONAL LAND SURVEYOR #2523  
03/24/2022

**LEGEND:**

—	SUBJECT PROPERTY LINE	—	DITCH	●	IRON ROD/REBAR FOUND AS NOTED
---	ADJOINER PROPERTY LINE	---	EDGE OF ROAD	◆	5/8" REBAR WITH CAP SET #2523
---	EASEMENT LINE	---	TRAIL/GRAVEL ROAD	○	IRON PIPE FOUND
---	ROAD RIGHT OF WAY	---	UTILITY POLE / LIGHT POLE	□	RIGHT OF WAY MONUMENT FOUND
E	BURIED ELECTRIC	---	CATCH BASIN	+	STONE FOUND
G	GAS PIPELINE	---	ELECTRIC VAULT/PEDESTAL	+	CEMETERY
OHW	OVERHEAD WIRES	---	WATER VALVE / HYDRANT	+	FLAG POLE
W	WATER LINE	---	POINT OF BEGINNING	+	GENERAL NOTE 12 (TYP.)
---	DITCH	---	RECORD DISTANCE	+	
		---		+	BUILDING (TYP.)
		---		+	WETLAND AREA

**BOUNDARY PLAN**  
OF PROPERTY OWNED BY  
**CITY OF GARDINER**  
**QUIMBY FIELD & SOLDIERS FIELD**  
LOCATED ON THE WEST SIDE OF  
LINCOLN AVENUE  
PARCELS 024-003 & 024-004  
CITY OF GARDINER, KENNEBEC COUNTY, MAINE

PREPARED FOR:

**GARDINER YOUTH BASEBALL**

RECORD OWNER:  
CITY OF GARDINER

REVISIONS:

NO.	DATE	DESCRIPTION

**encompass**  
Providing Solutions

6 EAST CHESTNUT STREET, SUITE 206  
AUGUSTA, MAINE 04330  
207-530-9999  
WWW.ENCOMPASSSERVICES.COM

DRAWN BY: BLP DATE: 03/24/22 PROJ. NO: 2107003  
CHECKED BY: JHP DATE: 03/24/22 SCALE: 1" = 60'  
FIELD WORK COMPLETED: 03/23/2022 SHEET: 1 OF 1