

N/F
NORMA OCEIPKA
BOOK 1071, PAGE 236, 09-30-1955

N/F
JOSEPH BRANDON COLEMAN
BOOK 14871, PAGE 80, 09-10-2013

N/F
JONATHAN M. STONIER
BOOK 8040, PAGE 106, 07-16-2004

N/F
CHARLES B. MATTSON
CLAIRE S. MATTSON
BOOK 2251, PAGE 75, 10-23-1979

N/F
PINE RIDGE ASSOCIATES
BOOK 2562, PAGE 44, 05-03-1983

N/F
BETSY M. SOUTHARD
BOOK 12819, PAGE 310, 01-09-2013

APPROVED BY THE CITY OF
GARDINER PLANNING BOARD

NOTES

- 1) OWNER OF RECORD VALERIEN L. BOLDUC, II
SOURCE DEED BOOK 13653, PAGE 255, DATED 06-17-2010.
- 2) TOTAL AREA OF DEVELOPMENT IS 7.11 ACRES (LOTS 1 - 8 AND ORCHARD ROAD EXT)
- 3) INDIVIDUAL LOT OWNER ARE RESPONSIBLE FOR BEST MANAGEMENT PRACTICES FOR EROSION
AND SEDIMENT CONTROL THIS PRACTICE WILL BE ENFORCED BY THE TOWN C.E.O. AT
THE TIME OF CONSTRUCTION.

PLAN REFERENCE

- 1) SURVEY PLAN OF SOUTHERN KENNEBEC VALLEY CO-OP PROPERTY, GARDINER, ME.
DATED AUGUST 14, 1971, RECORDED AT THE KENNEBEC COUNTY REGISTRY OF DEEDS
IN PLAN BOOK 42, PAGE 45.

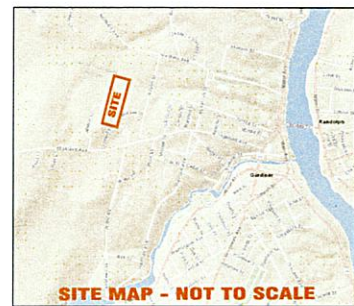
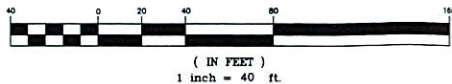
TOPOGRAPHY NOTES

- 1) ELEVATIONS SHOWN HEREON ARE BASED ON LIDAR DATA TAKEN FROM THE NOAA SITE
- 2) CONTOUR LINES ARE AT 2 (FOOT) INTERVALS
- 3) NO INVESTIGATION OF SUBSURFACE FEATURES HAS BEEN MADE. A UTILITY LINE
LOCATION CONSULTANT SHOULD BE CALLED BEFORE ANY EXCAVATION IS PERFORMED
ON THIS SITE.

LEGEND

- = 5/8" IRON REDBAR WITH I.D. CAP #2519 SET
- = 5/8" IRON REDBAR WITH I.D. CAP #2189 FOUND
- ☆ = 1" IRON PIPE FOUND
- = STONEWALL
- = TREE LINE
- = UTILITY POLE
- OU- = OVERHEAD UTILITIES
- ⊙ = DRILLED WELL

GRAPHIC SCALE



KENNEBEC SS REGISTRY OF DEEDS
RECORDED _____
AT _____
FILE NO. _____
REGISTER



TO THE BEST OF MY KNOWLEDGE THIS SURVEY COMPLIES WITH
THE MAINE STATE BOARD OF LICENSURE FOR PROFESSIONAL LAND
SURVEYORS STANDARDS OF PRACTICE, DATED APRIL 1, 2001.
EXCEPTING NO SURVEY REPORT OTHER THAN THE INFORMATION
SHOWN ON THIS PLAN.

THIS PLAN IS PRELIMINARY WITHOUT AN EMBOSSED SEAL

Dirigo Surveying
SHAWN M. TYLER PLS. #2519

SHEET TITLE: BOUNDARY SURVEY OF ORCHARD STREET EXTENSION SUBDIVISION		SCALE 1" = 40'		DATE 08-23-2024	
PROJECT / CLIENT: VAL BOLDUC 101 BELMONT AVENUE RANDOLPH, ME 04364		PROJECT LOCATION: ORCHARD STREET		STATE MAINE	
FILE No. 0240K PLD BOOK No. FILE PLAN No. 302		TOWN GARDINER		COUNTY KENNEBEC	
BS					
DIRIGO SURVEYING Winthrop, Maine 923-3443					