

LEGEND:

SURVEY CONTROL (TRAVERSE) STATION		SANITARY SEWER LINE	
IRON PIPE OR ROD EXISTING		STORM DRAIN LINE	
STONE OR CONCRETE MONUMENT EXISTING		WATER LINE	
DRILL HOLE EXISTING		AERIAL ELECTRIC & TELEPHONE LINE	
5/8" DIA REINFORCING BAR SET		BELOW GRADE ELECTRIC, TELEPHONE LINE	
WITH SURVEYORS ID CAP		WIRE FENCE LINE	
MONUMENT SET (OTHER THAN REBAR)		WOOD FENCE LINE	
BENCH MARK OR TEMPORARY BENCH MARK		CHAIN LINK FENCE	
CATCH BASIN		STONEMALL	
DRAIN MANHOLE		PROPERTY LINE	
SANITARY SEWER MANHOLE		EASEMENT LINE	
WATER GATE VALVE		PARCEL LINE PER DEED	
HYDRANT		ZONING YARD SET BACK LINE	
WATER SHUT OFF		LOT/DIVISION LINE	
WELL		EXISTING CONTOUR LINE	
UTILITY POLE		WETLANDS LIMIT	
UTILITY GUY POLE		VEGETATION/TREELINE LIMIT	
CONTROLLER CABINET			
POLE LIGHT			
GAS/OIL FILL POINT COVER		LINE TABLE REFERENCE	L1
SOIL TEST PIT LOCATION		CURVE TABLE REFERENCE	C1
SOIL BORING LOCATION			
TRAFFIC DIRECTION			
FLOW DIRECTION			

- NOTES:
- THE SURVEY ON WHICH THIS PLAN IS BASED IS ORIENTED TO GRID NORTH, MAINE STATE PLANE COORDINATE SYSTEM WEST ZONE, 1983 DATUM. CONTROL WAS ESTABLISHED AT THE PROJECT SITE WITH A LEICA GS 14 GPS RECEIVER IN MARCH 2025.
 - THE DETAIL WAS LOCATED IN A RADIAL MANNER WITH A TOTAL STATION INSTRUMENT.
 - CONTOURS SHOWN ARE FROM LIDAR DATA FROM PUBIC SOURCES, VERIFIED WITH ON SITE ELEVATIONS. VERTICAL DATUM IS NORTH AMERICAN VERTICAL DATUM, NAD, 88
 - THE PROJECT PARCEL IS SHOWN ON CITY OF GARDINER ASSESSOR'S MAP 22, LOTS 41 AND 41A.
 - THE PROJECT PARCEL IS NOT IN A DESIGNATED FLOOD HAZARD AREA PER FLOOD INSURANCE RATE MAPS 23011C0656D EFFECTIVE 6/16/2011.
 - WEST HILL ROAD IS A PUBLIC MAINTAINED ROAD. RIGHT OF WAY LIMITS WERE ESTABLISHED FROM THE LOCATION OF THE EXISTING CENTERLINE AND OFFSET 33 FEET. RIGHT OF WAY MONUMENTS WERE NOT RECOVERED ALTHOUGH ARE INDICTED ON THE RIGHT OF WAY PLAN. SEE PLAN REFERENCE 1.
 - COBBOSSEE AVENUE, STATE ROUTES 9 AND 126, IS A PUBLIC MAINTAINED ROAD. RIGHT OF WAY LIMITS WERE ESTABLISHED FROM DEED DIMENSIONS AND RECOVERED MARKERS. SEE PLAN REFERENCE 2, 3
- PLAN REFERENCES:
- MAINE STATE HIGHWAY COMMISSION RIGHT OF WAY MAP, STATE AID HIGHWAY "7", WEST STREET MARCH 1964 FILE NO S-6-137, KENNEBEC COUNTY REGISTRY OF DEEDS PLAN BOOK 31 PAGE 26.
 - MAINE DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP, STATE HIGHWAY 153, GARDINER, DOT FILE NO 6-221.
 - MAINE DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP, STATE HIGHWAY 153, ROUTE 126 / COBBOSSEE AVENUE GARDINER, DOT FILE NO 6-445, MARCH 2012.
 - SURVEY SKETCH OF PROPOSED LOT TO BE CONVEYED TO GCR, LLC, 7-13-05, RECORDED KENNEBEC COUNTY REGISTRY OF DEEDS BOOK 11650 PAGE 256.

I HEREBY CERTIFY, THAT TO THE BEST OF MY KNOWLEDGE, THE SURVEY REPRESENTED BY THIS PLAN CONFORMS WITH THE STANDARDS OF PRACTICE OF THE STATE OF MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS.

PAUL H. RUOPP, JR. P.L.S. NO 1165

THIS PLAN HAS BEEN PREPARED FOR THE CLIENT NAMED HEREON FOR THE PURPOSE OF SHOWING THE SITE DETAIL TO SUPPORT AN APPLICATION FOR A PERMITS TO INSTALL A BULK PROPANE TANK

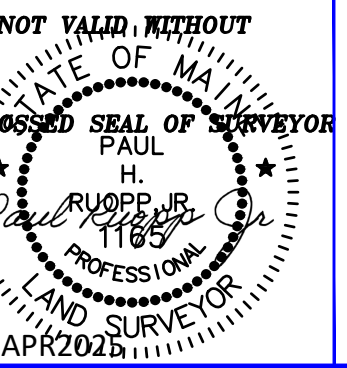
THE PLAN REFLECTS CONDITIONS ON THE SURFACE OF THE EARTH AS OF THE DATE OF THE SURVEY IN MARCH 2025.

USE OF THIS PLAN BY INDIVIDUALS AND OR PARTIES OTHER THAN THE CLIENT NAMED HEREON, AND / OR USE OF THIS SURVEY FOR PURPOSES OTHER THAN WHICH THE SURVEY WAS COMPLETED IS UNAUTHORIZED WITHOUT EXPRESSED WRITTEN CONSENT OF THE SURVEYOR.

UNAUTHORIZED USE OF THE PLAN OR RELEASE OF THE PLAN TO UNAUTHORIZED PARTIES OR AGENCIES WILL ENTITLE THE SURVEYOR TO ADDITIONAL COMPENSATION.

PLAN OF SITE SURVEY

OF:
PROPERTY OF WEST HILL ROAD LLC
183 WEST HILL ROAD
GARDINER, MAINE
FOR:
WEST HILL ROAD LLC
183 WEST HILL ROAD
GARDINER, MAINE



PAUL H. RUOPP JR., PLS
LAND SURVEYING & MAPPING
25 MAPLE STREET P O BOX 330
MONMOUTH, MAINE 04259
TEL & FAX: 207-833-3393

FIELD WK: PHR
DRAWN BY: PHR
CHECKED BY: PHR
DATE: 01APR2025
SCALE: 1" = 20'
FIELD BK: 0106
PROJ: 06100010
SHEET: 1 OF 1
File No.: 06100010

