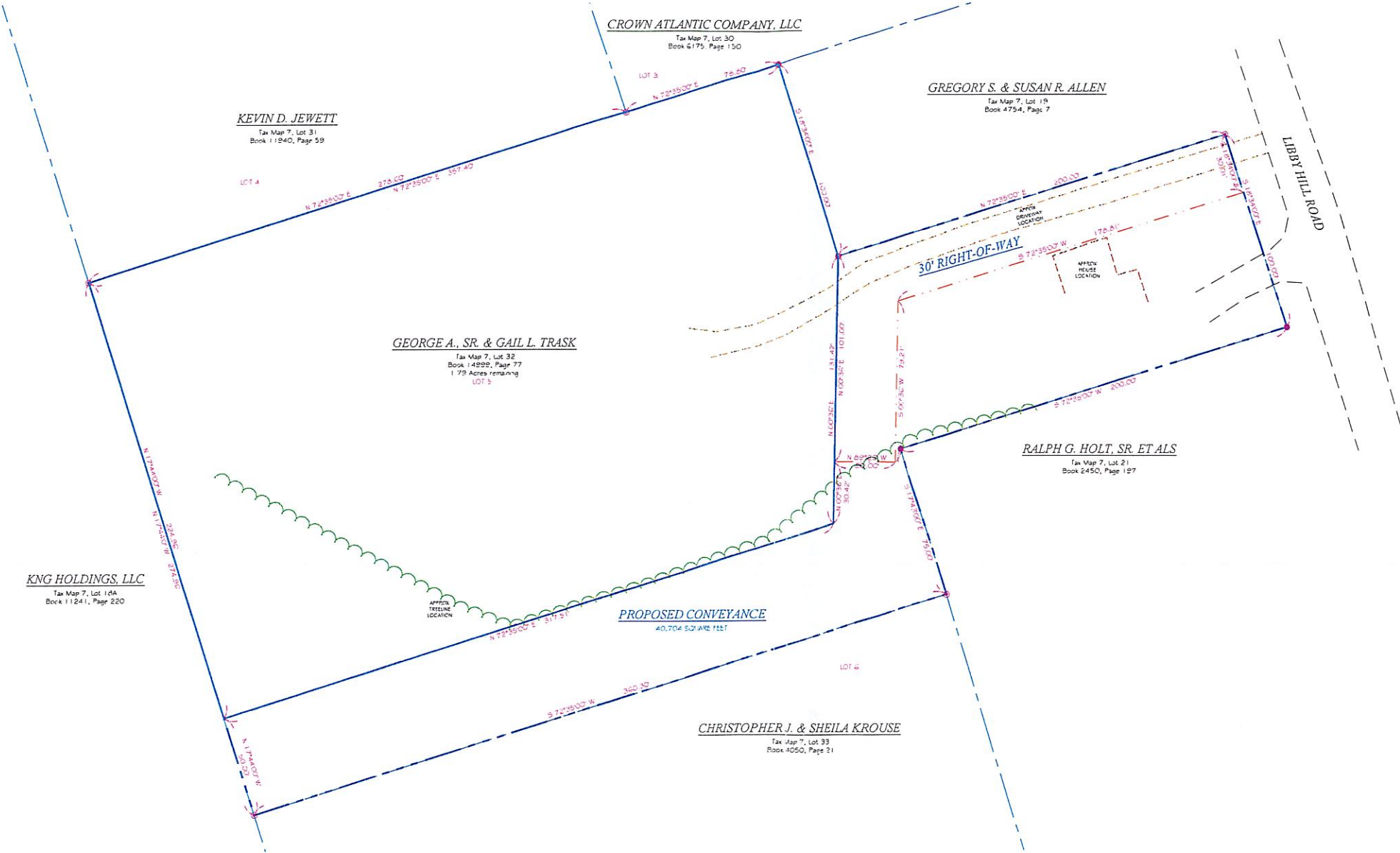


LEGEND

- IRON PIN FOUND (PLAN REF 1)
- ⊙ IRON PIN SET BY LIBBY (PLAN REF 1)



SURVEYOR'S NOTES:

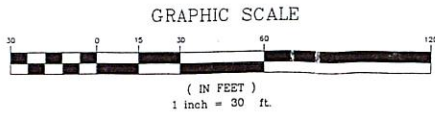
The purpose of this sketch plan is to show the conveyance of a portion of Lot #5 as shown on Plan References 1 & 2. This is not a boundary survey and no deed research was conducted for this plan.

All physical features shown on this sketch plan are based on an aerial photograph and no field location was conducted to verify their location.

All directions are Magnetic 1982 based on Plan Reference 1.

PLAN REFERENCES:

- 1) "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.
- 2) "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.



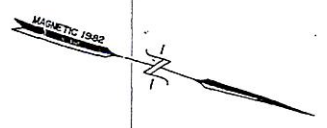
ADVANCE COPY



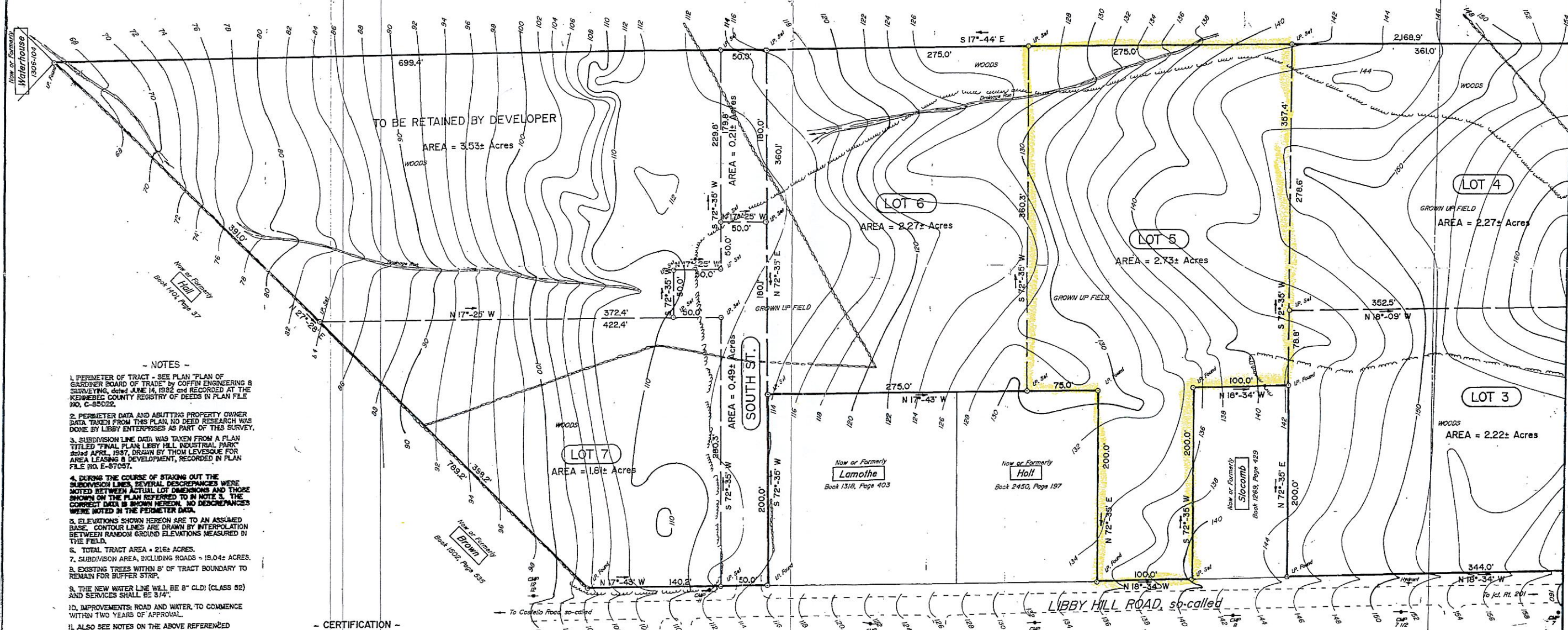
NO.	REVISIONS	DATE

CLIENT/PROJECT:	SHEET TITLE: SKETCH PLAN	
	SCALE: 1 INCH=30 FEET	DATE: NOVEMBER 7, 2025
	LOCATION: LIBBY HILL ROAD	DRAWN BY: CSC CHECKED BY: KPC
TOWN: GARDINER	COUNTY: KENNEBEC	STATE: MAINE
PROJ. NO. 2025-104		
SK		

THIS PLAN SUPERCEDES
ALL PREVIOUS PLANS.



Now or Formerly
Klein
Book 2170, Page 109



- NOTES -

1. PERIMETER OF TRACT - SEE PLAN "PLAN OF GARDINER BOARD OF TRADE" BY COFFIN ENGINEERING & SURVEYING, dated JUNE 14, 1982 and RECORDED AT THE KENNEBEC COUNTY REGISTRY OF DEEDS IN PLAN FILE NO. C-85022.
2. PERIMETER DATA AND ADJUTING PROPERTY OWNER DATA TAKEN FROM THIS PLAN, NO DEED RESEARCH WAS DONE BY LIBBY ENTERPRISES AS PART OF THIS SURVEY.
3. SUBDIVISION LINE DATA WAS TAKEN FROM A PLAN TITLED "FINAL PLAN, LIBBY HILL INDUSTRIAL PARK" dated APRIL, 1987, DRAWN BY THOM LEVESQUE FOR AREA LEASING & DEVELOPMENT, RECORDED IN PLAN FILE NO. E-87037.
4. DURING THE COURSE OF STAKING OUT THE SUBDIVISION LINES, SEVERAL DISCREPANCIES WERE NOTED BETWEEN ACTUAL LOT DIMENSIONS AND THOSE SHOWN ON THE PLAN REFERRED TO IN NOTE 3. THE CORRECT DATA IS SHOWN HEREIN. NO DISCREPANCIES WERE NOTED IN THE PERIMETER DATA.
5. ELEVATIONS SHOWN HEREON ARE TO AN ASSUMED BASE. CONTOUR LINES ARE DRAWN BY INTERPOLATION BETWEEN RANDOM GROUND ELEVATIONS MEASURED IN THE FIELD.
6. TOTAL TRACT AREA - 21.8± ACRES.
7. SUBDIVISION AREA, INCLUDING ROADS - 19.04± ACRES.
8. EXISTING TREES WITHIN 5' OF TRACT BOUNDARY TO REMAIN FOR BUFFER STRIP.
9. THE NEW WATER LINE WILL BE 8" CLDI (CLASS 52) AND SERVICES SHALL BE 3/4".
10. IMPROVEMENTS: ROAD AND WATER TO COMMENCE WITHIN TWO YEARS OF APPROVAL.
11. ALSO SEE NOTES ON THE ABOVE REFERENCED PLANS.
12. SEE OUR SURVEY REPORT PROJECT NO. 8718 REGARDING SUBDIVISION STAKEOUT.
13. ON 9-21-89 THE CITY OF GARDINER APPROVED NEW ZONING ORDINANCES TO ALLOW RESIDENTIAL USES IN THIS AREA.
14. THIS SUBDIVISION WAS ORIGINALLY APPROVED BY THE CITY OF GARDINER PLANNING BOARD ON 6-18-87 AS "LIBBY HILL INDUSTRIAL PARK".

- CERTIFICATION -

THE INTERIOR LOT LINES AND CORNERS HAVE BEEN MONUMENTED WITH IRON PINS MARKED "W.P. LIBBY RLS 965". ALL INTERIOR SURVEY WORK WAS DONE IN ACCORDANCE WITH MAINE BOARD OF REGISTRATION FOR LAND SURVEYORS STANDARD "STANDARD BOUNDARY SURVEY" CONDITION III, EXCEPT THAT I HAVE NOT DONE ANY DEED RESEARCH IN CONNECTION WITH LAYING OUT THE PROPOSED INTERIOR LOT LINES.

Wayne P. Libby
Registered Land Surveyor No. 965

APPROVED CITY OF GARDINER PLANNING BOARD:

DATE Sept 21, 1989

James Montell
De P. Kiehl
Ronald E. Hunt

James Foster
Richard H. Selt
Martha Mentel

Kennebec, ss. Registry of Deeds
Recorded: Sept 21, 1989
at 9:12 M
File No: D-90384
Attest:
Kennebec, ss. Registrar

See Book E-99-
Page 044
2/25/99

LIBBY ENTERPRISES
Wayne P. Libby, R.L.S. No. 965
207/582-4839, Randolph, Maine

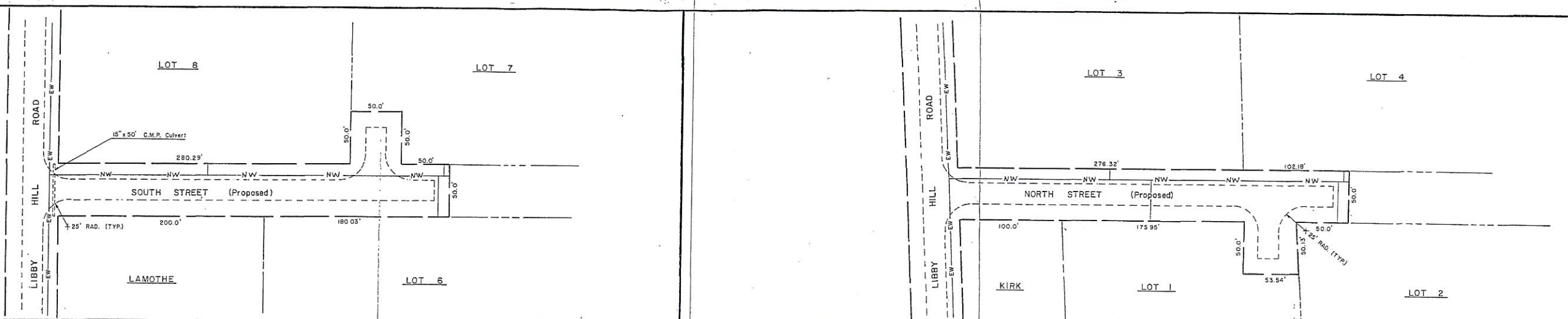
SCALE: 1" = 50'
DATE: June 1, 1987 REV. 9-27-89 REV. 9-29-89.
SHEET NO. 1 OF 2
DWG. BY: WPL CHECK BY: WPL
ORIENTATION: Magnetic North observed in 1982 by others



TOPOGRAPHICAL SYMBOLS
PROPERTY LINE
ADJUTING PROP. LINE
SUBDIVISION LOT LINE
APPROX. ZONING BOUNDARY
UP, Found Iron Pin by others
UP, Set from File Set Marked "W.P. LIBBY RLS 965"
Utility Pole
Hydrant
CONTOUR LINE
WOODS LINE
STONEWALL
OTHER ITEMS AS LABELED

TITLE: **LIBBY HILL ESTATES**
CLIENT: **AREA LEASING & DEVELOPMENT**
LOCATION: **CITY OF GARDINER, COUNTY OF KENNEBEC, MAINE**

D'w'g. No. 871803-L



n/f
WATERHOUSE
Bk. 1306, Pg. 104

n/f
KLEIN
Bk. 2170, Pg. 109

n/f
HICKS
Bk. 1505, Pg. 476

**INDUSTRIAL/COMMERCIAL
GENERAL PURPOSE**

**INDUSTRIAL/COMMERCIAL
GENERAL PURPOSE**

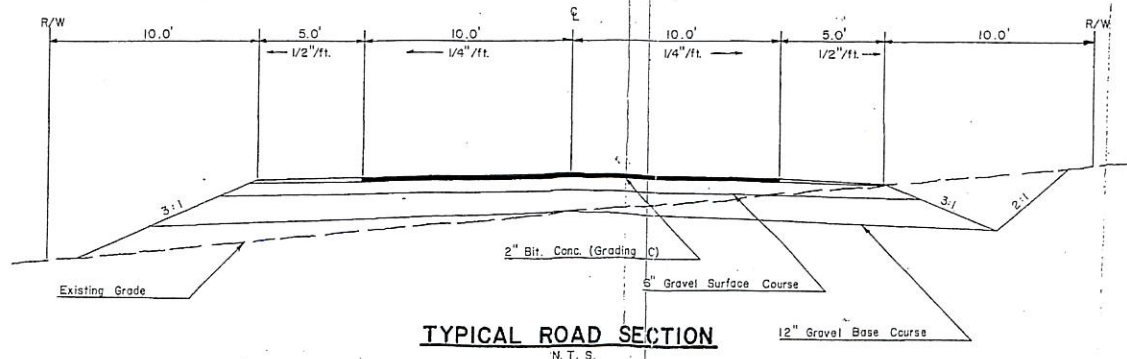
GENERAL NOTES

- 1.) Reference being made to: "PLAN OF GARDINER BOARD OF TRADE", by: COFFIN ENGINEERING & SURVEYING, dated: June 14, 1982, and recorded at the KENNEBEC COUNTY REGISTRY OF DEEDS in plan file NO. C-85022.
- 2.) Reference also being made to MORRISON GEOTECHNICAL ENGINEERING'S TECHNICAL DATA on borings 1-8, dated: February 15, 1985 (MGE Job No. 1955).
- 3.) Total Tract Acreage = 21.6
- 4.) Net Subdivision Acreage = 17.58
- 5.) Existing trees within 8 feet of Tract Boundary to remain for buffer strip.
- 6.) Refer to Soils Evaluation by JOHN ARCHARD (S.E. No. 181), labeled: TP 1-3 & B 4A-8A.
- 7.) The new water line will be 8" CLDI (CLASS 52), and services shall be 3/4".
- 8.) IMPROVEMENTS: Road and water, to commence in Spring and be completed in Fall of 1987.

CERTIFICATION:

The interior lot lines and corners are to be monumented with iron pins marked "W.P. LIBBY RLS 365". All interior lines will be in accordance with Maine Board of Registration for Land Surveyors Standard, Condition III, except that Wayne R. Libby, Libby Enterprises, has not done any deed research in connection with laying out the interior property lines (proposed).

Wayne R. Libby
Wayne R. Libby, RLS #365



TYPICAL ROAD SECTION
N.T.S.

Approved: **CITY OF GARDINER
PLANNING BOARD**

Robert Kellie CHAIRMAN
DATE: 4/16/87
John G. McCallister
Wayne R. Libby

LEGEND:

- I.P. SET BY COFFIN ENGINEERING (1982)
- I.P. FOUND (Pre-1982)
- STONE WALL
- ZONING LINE
- RIGHT-OF-WAY LINE
- TRACT BOUNDARY
- WIRE FENCE (Remains)
- TRAVEL WAY
- EXISTING PROPERTY LINE
- PROPOSED LOT LINE
- EXISTING WATER
- NEW WATER
- NEW POWER POLE
- EXISTING POWER POLE
- EXISTING HYDRANT

FINAL PLAN LIBBY HILL INDUSTRIAL PARK		
SCALE: AS NOTED	APPROVED BY	DRAWN BY
DATE: APR., 1987		<i>Tom Levesque</i>
AREA LEASING & DEVELOPMENT		
RFD 2 BOX-594	AUGUSTA, MAINE 04330	
PLAN OF SUBDIVISION		1-87P

Recorded at Registry of Deeds
dated April 30, 1987
at Libby, Me. P. 31
File No. E-87057
Home Book Name