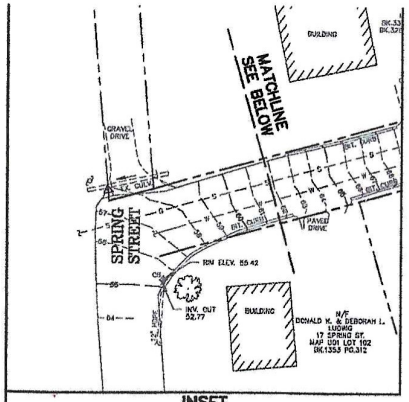

INSET
SCALE: 1" = 20'

SURVEY NOTES:

1) BEARINGS ARE REFERENCED TO THE STATE PLANE COORDINATE SYSTEM OF 1983, MAINE WEST ZONE, AS DETERMINED BY STATIC OBSERVATION WITH CORRECTIONS APPLIED BY NOAA'S ONLINE POSITIONING USER SERVICE.

2) ELEVATIONS ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) AS DETERMINED BY STATIC OBSERVATION WITH CORRECTIONS APPLIED FROM NOAA'S ONLINE POSITIONING USER SERVICE.

3) FIELD WORK WAS PERFORMED BY LITTLE RIVER LAND SURVEYING, INC. ON OCTOBER 19 AND 21, 2021.

4) FOR INFORMATION RELATED TO PROPERTY LINES REFERENCE MAY BE MADE TO THE FOLLOWING PLANS:

a) "RETRACEMENT SURVEY... INHABITANTS OF THE TOWN OF BOWDOINHAM... 13 SCHOOL STREET" DATED FEBRUARY 17, 2022 AND REVISED FEBRUARY 23, 2022 BY LITTLE RIVER LAND SURVEYING, INC. AS OF YET UNRECORDED.

b) "SCHOOL STREET MUNICIPAL LOTS... STANDARD BOUNDARY SURVEY" DATED OCTOBER 1, 1997 BY HARTY & HARTY PROFESSIONAL LAND SURVEYING, RECORDED IN SAGADAHOC COUNTY REGISTRY OF DEEDS IN PLAN BOOK 2015P, PAGE 10.

TEMPORARY BENCHMARKS:

TBM-1
SPIKE IN UTILITY POLE 12" ABOVE GRADE
ELEV. 100.21

EXISTING CONDITIONS PLAN
SCALE: 1" = 20'

PROPERTY LINE
BUILDING
EDGE OF PAVEMENT
EDGE OF GRAVEL
CURB
WATER LINE
SEWER LINE
UNDERGROUND ELECTRICAL
CULVERT
CONTOUR (5' OR 10')
CONTOUR (1')
TREELINE
RETAINING WALL
BEDROCK
PIPE OR ROD FOUND
BOUNDARY SURVEY MON. (CURRENT)
SURVEY CONTROL POINT
UTILITY POLE
GUY
GATE VALVE
LIGHT POLE
SIGNS
FLAG POLE
TREES
SPOT ELEVATION

GRAPHIC SCALE
(IN FEET)

0	3/17/2022	ISSUED FOR BIDDING	DB	JRP	RLP

STATE OF MAINE — JEFFREY ROBERT PIKE No. 16637 — PROFESSIONAL ENGINEER

DESIGNED BY:	JRP
DRAWN BY:	JRP/DB
CHECKED BY:	RLP
APPROVED BY:	RLP
DATE:	3/17/2022

Pine Tree Engineering
53 Front Street
Bath, Maine 04530
Tel: (207) 443-1608
Fax: (207) 442-7029
Civil/Environmental Engineering • Surveying

CLIENT
TOWN OF BOWDOINHAM
13 SCHOOL STREET
BOWDOINHAM, MAINE 04008

PROJECT
TOWN OFFICE RENOVATIONS SITEWORK

TITLE
EXISTING CONDITIONS PLAN

SCALE: AS SHOWN
PROJECT NO. 21014
DRAWING NO. 21014 exbase
SHT. 2 of 7
REV.

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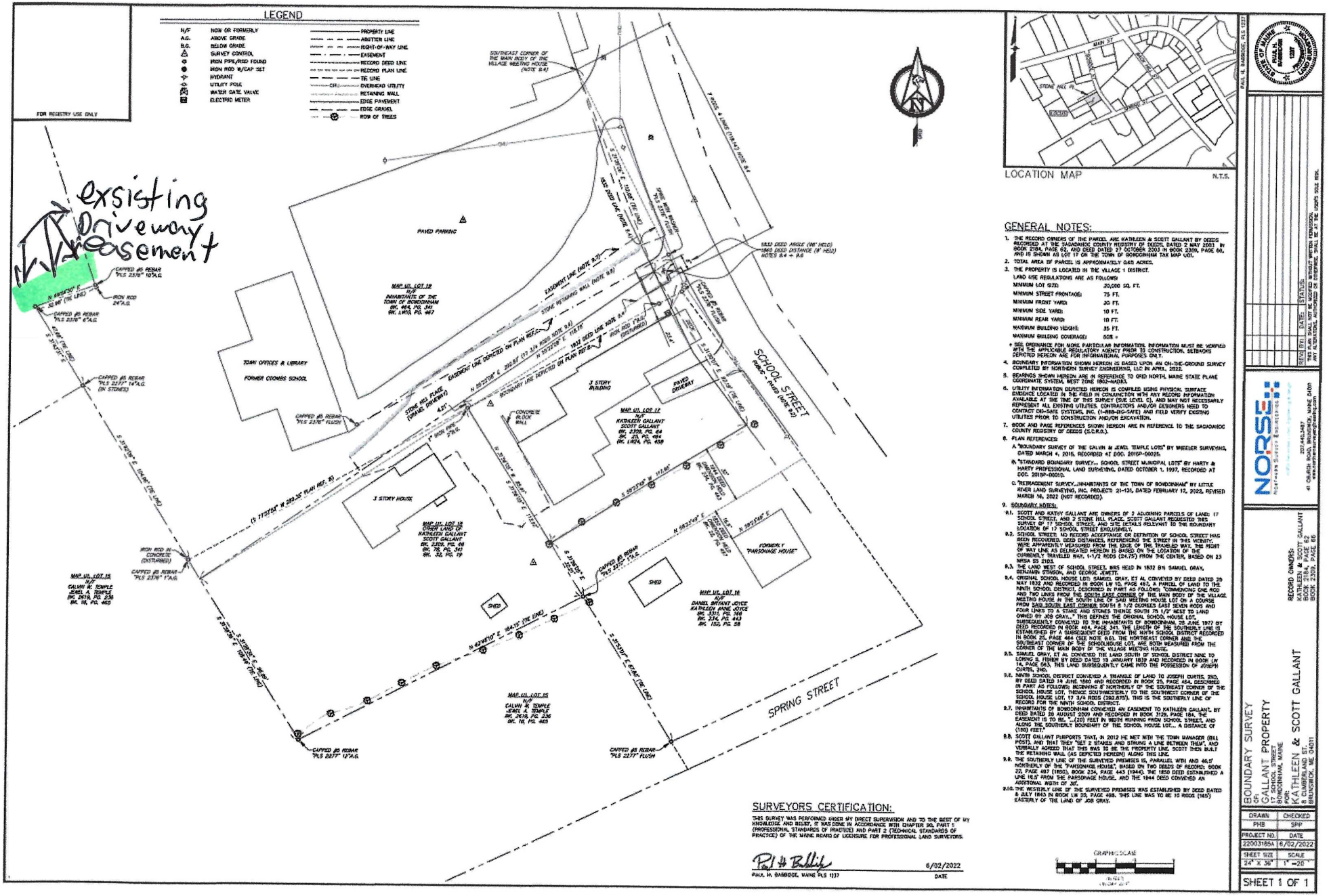
1/17/22 7:15am



LOCATION MAP

N.T.S.

GENERAL NOTES:

1. THE RECORD OWNERS OF THE PARCEL ARE KATHLEEN & SCOTT GALLANT BY DEEDS RECORDED AT THE SAGADAHOC COUNTY REGISTRY OF DEEDS, DATED 2 MAY 2001 IN BOOK 2184, PAGE 62, AND DEED DATED 27 OCTOBER 2003 IN BOOK 2359, PAGE 66, AND IS SHOWN AS LOT 17 ON THE TOWN OF BOWDOINHAM TAX MAP U01.
2. TOTAL AREA OF PARCEL IS APPROXIMATELY 0.65 ACRES.
3. THE PROPERTY IS LOCATED IN THE VILLAGE 1 DISTRICT.

   LAND USE REGULATIONS ARE AS FOLLOWS:

MINIMUM LOT SIZE:	20,000 SQ. FT.
MINIMUM STREET FRONTAGE:	75 FT.
MINIMUM FRONT YARD:	30 FT.
MINIMUM SIDE YARD:	10 FT.
MINIMUM REAR YARD:	10 FT.
MAXIMUM BUILDING HEIGHT:	35 FT.
MAXIMUM BUILDING COVERAGE:	50% *

   * SEE ORDINANCE FOR MORE PARTICULAR INFORMATION. INFORMATION MUST BE VERIFIED WITH THE APPLICABLE REGULATORY AGENCY PRIOR TO CONSTRUCTION. SETBACKS DEPICTED HEREON ARE FOR INFORMATIONAL PURPOSES ONLY.
4. BOUNDARY INFORMATION SHOWN HEREON IS BASED UPON AN ON-THE-GROUND SURVEY COMPLETED BY NORTHERN SURVEY ENGINEERING, LLC IN APRIL, 2022.
5. BEARINGS SHOWN HEREON ARE IN REFERENCE TO GRID NORTH, MAINE STATE PLANE COORDINATE SYSTEM, WEST ZONE 1802-NAD83.
6. UTILITY INFORMATION DEPICTED HEREON IS COMPILED USING PHYSICAL SURFACE EVIDENCE LOCATED IN THE FIELD IN CONJUNCTION WITH ANY RECORD INFORMATION AVAILABLE AT THE TIME OF THIS SURVEY (SUE LEVEL C), AND MAY NOT NECESSARILY REPRESENT ALL EXISTING UTILITIES. CONTRACTORS AND/OR DESIGNERS NEED TO CONTACT DIG-SAFE SYSTEMS, INC. (1-888-DIG-SAFE) AND FIELD VERIFY EXISTING UTILITIES PRIOR TO CONSTRUCTION AND/OR EXCAVATION.
7. BOOK AND PAGE REFERENCES SHOWN HEREON ARE IN REFERENCE TO THE SAGADAHOC COUNTY REGISTRY OF DEEDS (S.C.R.D.).
8. PLAN REFERENCES:
   A. "BOUNDARY SURVEY OF THE GALVIN & JEWEL TEMPLE LOTS" BY WHEELER SURVEYING, DATED MARCH 4, 2016, RECORDED AT DOC. 2016P-000215.
   B. "STANDARD BOUNDARY SURVEY... SCHOOL STREET MUNICIPAL LOTS" BY HARTY & HARTY PROFESSIONAL LAND SURVEYING, DATED OCTOBER 1, 1997, RECORDED AT DOC. 2015P-000115.
   C. "RETRACEMENT SURVEY...INHABITANTS OF THE TOWN OF BOWDOINHAM" BY LITTLE RIVER LAND SURVEYING, INC. PROJECT: 21-139, DATED FEBRUARY 17, 2022, REVISED MARCH 16, 2022 (NOT RECORDED).
9. BOUNDARY NOTES:
   9.1. SCOTT AND KATHY GALLANT ARE OWNERS OF 2 ADJOINING PARCELS OF LAND: 17 SCHOOL STREET, AND 2 STONE HILL PLACE. SCOTT GALLANT REQUESTED THIS SURVEY OF 17 SCHOOL STREET, AND SITE DETAILS RELEVANT TO THE BOUNDARY OF 17 SCHOOL STREET ENCLOSED.
   9.2. SCHOOL STREET: NO RECORD ACCEPTANCE OR DEFINITION OF SCHOOL STREET HAS BEEN RECOVERED. DEED DISTANCES, REFERENCING THE STREET IN THIS VICINITY, WERE APPARENTLY MEASURED FROM THE EDGE OF THE TRAVELED WAY. THE RIGHT OF WAY LINE AS DELINEATED HEREON IS BASED ON THE LOCATION OF THE APPARENTLY TRAVELED WAY, 1-1/2 RODS (24.75') FROM THE CENTERS, BASED ON 23 MRSA §3 2103.
   9.3. THE LAND WEST OF SCHOOL STREET, WAS HELD IN 1832 BY SAMUEL GRAY, BENJAMIN STINSON, AND GEORGE JEWETT.
   9.4. ORIGINAL SCHOOL HOUSE LOT: SAMUEL GRAY, ET AL CONVEYED BY DEED DATED 25 MAY 1832 AND RECORDED IN BOOK LW 10, PAGE 467, A PARCEL OF LAND TO THE NINTH SCHOOL DISTRICT, DESCRIBED IN PART AS FOLLOWS: "COMMENCING ONE ROD AND TWO LINKS FROM THE SOUTH EAST CORNER OF THE MAIN BODY OF THE VILLAGE MEETING HOUSE IN THE SOUTH LINE OF SAID MEETING HOUSE LOT ON A COURSE FROM SAID SOUTH EAST CORNER SOUTH 5 1/2 DEGREES EAST SEVEN RODS AND FOUR LINKS TO A STAKE AND STONES THENCE SOUTH 75 1/2° WEST TO LAND OWNED BY JOB GRAY..." THIS DEFINES THE ORIGINAL SCHOOL HOUSE LOT. SUBSEQUENTLY CONVEYED TO THE INHABITANTS OF BOWDOINHAM, 28 JUNE 1977 BY DEED RECORDED IN BOOK 484, PAGE 341. THE LENGTH OF THE SOUTHERLY LINE IS ESTABLISHED BY A SUBSEQUENT DEED FROM THE NINTH SCHOOL DISTRICT RECORDED IN BOOK 20, PAGE 464 (SEE NOTE 9.8). THE NORTHEAST CORNER AND THE SOUTHEAST CORNER OF THE SCHOOLHOUSE LOT, ARE BOTH MEASURED FROM THE CORNER OF THE MAIN BODY OF THE VILLAGE MEETING HOUSE.
   9.5. SAMUEL GRAY, ET AL CONVEYED THE LAND SOUTH OF SCHOOL DISTRICT NINE TO LOWELL S. TYLER BY DEED DATED 19 JANUARY 1839 AND RECORDED IN BOOK LW 14, PAGE 283. THIS LAND SUBSEQUENTLY CAME INTO THE POSSESSION OF JOSEPH CURTIS, 2ND.
   9.6. NINTH SCHOOL DISTRICT CONVEYED A TRIANGLE OF LAND TO JOSEPH CURTIS, 2ND, BY DEED DATED 14 JUNE 1860 AND RECORDED IN BOOK 25, PAGE 464, (DESCRIBED IN PART AS FOLLOWS: BEGINNING 8' NORTHERLY OF THE SOUTHEAST CORNER OF THE SCHOOL HOUSE LOT, THENCE SOUTHWESTERLY TO THE SOUTHWEST CORNER OF THE SCHOOL HOUSE LOT, 17 3/4 RODS (292.875'). THIS IS THE SOUTHERLY LINE OF RECORD FOR THE NINTH SCHOOL DISTRICT.
   9.7. INHABITANTS OF BOWDOINHAM CONVEYED AN EASEMENT TO KATHLEEN GALLANT, BY DEED DATED 28 AUGUST 2009 AND RECORDED IN BOOK 3128, PAGE 184. THE EASEMENT IS 10 TO BE 7-/-(20) FEET IN WIDTH RUNNING FROM SCHOOL STREET, AND ALONG THE SOUTHERLY BOUNDARY OF THE SCHOOL HOUSE LOT... A DISTANCE OF (100) FEET.
   9.8. SCOTT GALLANT PURPORTS THAT, IN 2012 HE MET WITH THE TOWN MANAGER (BILL POST), AND THAT THEY "SET 2 STAKES AND STRUNG A LINE BETWEEN THEM", AND VERBALLY AGREED THAT THIS WAS TO BE THE PROPERTY LINE. SCOTT THEN BUILT THE RETAINING WALL (AS DEPICTED HEREON) ALONG THIS LINE.
   9.9. THE SOUTHERLY LINE OF THE SURVEYED PREMISES IS, PARALLEL WITH AND 46.5' NORTHERLY OF THE PARSONAGE HOUSE, BASED ON TWO DEEDS OF RECORD; BOOK 32, PAGE 487 (1850), BOOK 234, PAGE 443 (1944). THE 1850 DEED ESTABLISHED A LINE 16.5' FROM THE PARSONAGE HOUSE, AND THE 1944 DEED CONVEYED AN ADDITIONAL WIDTH OF 30'.
   9.10. THE WESTERLY LINE OF THE SURVEYED PREMISES WAS ESTABLISHED BY DEED DATED 8 JULY 1843 IN BOOK LW 20, PAGE 408. THIS LINE WAS TO BE 10 RODS (165') EASTERLY OF THE LAND OF JOB GRAY.

SURVEYORS CERTIFICATION:

THIS SURVEY WAS PERFORMED UNDER MY DIRECT SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF, IT WAS DONE IN ACCORDANCE WITH CHAPTER 90, PART 1 (PROFESSIONAL STANDARDS OF PRACTICE) AND PART 2 (TECHNICAL STANDARDS OF PRACTICE) OF THE MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS.

PAUL H. BARRIDGE, MAINE PLS 1337

6/02/2022
DATE

GRAPHIC SCALE

STATE OF MAINE — PAUL H. BARRIDGE — 1337 — LICENSED LAND SURVEYOR

SEQ	BY:	DATE:	STATUS:

THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION. ANY ADDITIONAL ACTIVITIES OR STATIONS SHALL BE AT THE USER'S SOLE RISK.

NORSE — Northern Survey Engineering — 207.443.3487 — 41 CHURCH ROAD, BRUNSWICK, MAINE 04011 — WWW.NORTHERNSURVEYENGINEERING.COM

RECORD OWNERS:
KATHLEEN & SCOTT GALLANT
BOOK 2359, PAGE 66

BOUNDARY SURVEY
OF:
GALLANT PROPERTY
17 SCHOOL STREET
BOWDOINHAM, MAINE
FOR:
KATHLEEN & SCOTT GALLANT
8 CUMBERLAND ST.
BRUNSWICK, ME 04011

DRAWN	CHECKED
PHB	SPP
PROJECT NO.	DATE
220031854	6/02/2022
SHEET SIZE	SCALE
24" X 36"	1" =20'

SHEET 1 OF 1