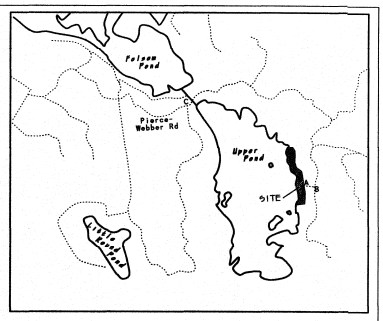
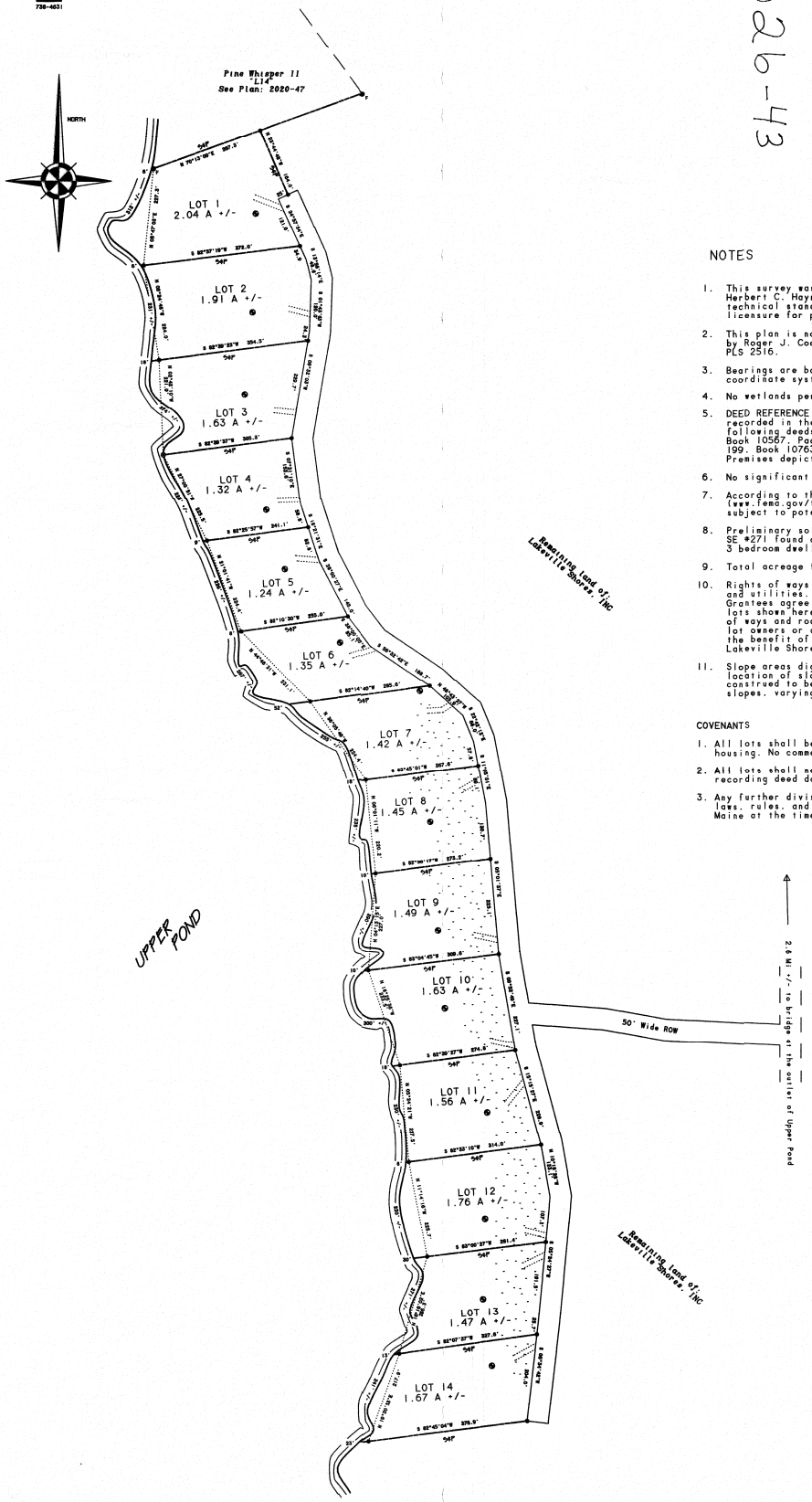
LAND
COOLONG SURVEYS
FORESTRY SURVEYING
1535 LINCOLN ST. ROAD LINCOLN, MAINE 04457
736-4631

2026-43



LOCATION PLAN
(NO SCALE)



NOTES

1. This survey was done according to an agreement with Herbert C. Haynes, Jr. It conforms substantially to the technical standards adopted by the Maine board of licensure for professional land surveyors.
2. This plan is not authentic unless embossed and signed by Roger J. Coolong, PLS 1276 or Robert M. Coolong, PLS 2516.
3. Bearings are based on Grid North, State of Maine coordinate system, east zone.
4. No wetlands per National Wetlands Inventory.
5. DEED REFERENCE: Conveyances to Lakeville Shores, INC., recorded in the Penobscot County Registry of Deeds in the following deeds: Book 9696, Page 94; Book 10288, Page 218, Book 10567, Page 229, Book 10607, Page 317, Book 10763, Page 199, Book 10763, Page 246 and Book 10763, Page 286. Premises depicted hereon is part of Tax Map 060, Lot 001.
6. No significant animal habitat per State of Maine IF&W database.
7. According to the online FEMA community status book. (www.fema.gov/fema/csb.shtm) there are no areas of the property subject to potential flooding.
8. Preliminary soils investigations by Kenneth E. Libbey, JR., SE #271 found areas of suitable soils for septic systems for 3 bedroom dwellings.
9. Total acreage for Lots 1 thru 14 is 21.9 Ac +/-.
10. Rights of ways shown hereon shall be for all manners of access and utilities. By acceptance of a deed to any lot shown hereon, Grantees agree that the rights of way and roads accessing the lots shown hereon are private ways. Maintenance of these rights of ways and roads shall be the responsibility of the individual lot owners or any lot owners association that may be formed for the benefit of the lots shown hereon. The Town of Lincoln and/or Lakeville Shores, INC shall not be responsible for maintenance.
11. Slope areas digitized from U.S.G.S. Topo Maps to show the general location of slopes 15% or greater. Shaded area should not be construed to be all inclusive or exclusive of other areas of 15% slopes, varying ground conditions exist.

COVENANTS

1. All lots shall be for single-family dwelling. Detached residential housing. No commercial use will be permitted.
2. All lots shall not be divided within a 5-year period of the recording deed date of the original subdivision.
3. Any further divisions or land use shall be in accordance with the laws, rules, and regulations of the Town of Lincoln and State of Maine at the time of division.

LEGEND

- SOILS TEST PIT LOCATION
- BLUE X and DRILL HOLE IN BOULDER
- SET REBAR
- FOUND REBAR
- SPOTTED AND PAINTED BLUE
- AREA CONTAINING 15% SLOPES (See NOTE 11)

2026-43

Final Plan
OF
UPPER SUNSET SHORES
ON
UPPER POND

LINCOLN

PENOBSCOT COUNTY, MAINE
JUNE 23, 2026

Scale 1" = 125'

125 0 125 250 375 500 ft.

RECORD OWNER
Lakeville Shores, Inc.
PO BOX 96
WINN, ME 04495

RECORD DEED: See Note 5.

PLANNING BOARD
TOWN OF LINCOLN

APPROVED BY:

PURSUANT TO TITLE 30A, M.R.S.A., ss 4401 THROUGH 4407, THIS PLAN HAS BEEN REVIEWED BY THE PLANNING BOARD OF LINCOLN, MAINE.

REVIEWED AND SIGNED ON 06/29/2026 2026

State of Maine
Penobscot, SS.
Registry of Deeds
Received and Filed
June 26 2026
10 h 22 m AM
Attest Susan H. Bunday
RECORDED AS MAP FILE:
2026-43

SEAL