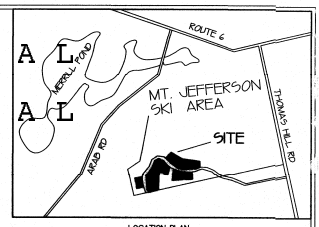
NOT OFFICIAL COPY



LOCATION PLAN
(NO SCALE)

NOTES

1. This survey was done according to an agreement with MT. JEFFERSON SKI RESORT, LLC. 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 Robert M. Coolong, PLS 2516
3. Bearings are based on Grid North, State of Maine coordinate system, east zone.
4. Per National Wetlands Inventory, there are no wetlands.
5. Zoning is Unclassified.
6. Total area for Lots 1 through 13 - 13.8 acres +/-.
7. According to the online FEMA community status book, (www.fema.gov/fema/csb.shtml) there are "No special flood hazard areas".
8. All rights of way shown hereon shall be in common with MT. JEFFERSON SKI RESORT, LLC, it's successors and assigns, and the lot owners for all purposes of a way, including the placement of utilities. The Town Of Lee shall not be responsible for maintenance of any road or rights of way.
9. Preliminary soils investigations by Nicholas Skidmore, SE #409 found areas of suitable soils for septic systems for 3 bedroom dwellings.
10. DEED REFERENCE: MT. JEFFERSON SKI AREA, LLC a/k/a MT. JEFFERSON SKI AREA, INC to MT. JEFFERSON SKI RESORT, LLC recorded January 13, 2016 in Book 14096 Page 268 of the Penobscot County Registry of Deeds.
11. See S.H.C. FILE NO 10-169 Sheet 2 of 3. Also See S.H.C. FILE NO 8-10-58 for rights of way information.
12. Lease Area and ROW for Verizon Communications, INC plotted based on descriptions found in Book 15284 Page 72 of the Penobscot County Registry of Deeds.
13. Contours plotted from U.S.G.S. Topo Maps

TIE DISTANCES

Lot 1	S 73°17'25"W	240.1'
Lot 2	S 89°44'15"W	209.4'
Lot 3	N 74°54'09"W	202.7'
Lot 4	N 47°05'55"W	203.5'
Lot 5	N 55°56'58"W	203.8'
Lot 6	S 05°47'29"E	238.4'
Lot 7	S 12°58'18"E	199.2'
Lot 8	S 05°27'06"E	204.7'
Lot 9	S 39°47'12"W	227.3'
Lot 10	S 53°29'32"W	297.6'
Lot 11	S 44°07'58"E	269.2'
Lot 12	S 72°49'15"E	210.6'
Lot 13	S 88°57'13"E	238.1'
T1	S 49°49'58"E	582.2'
T2	N 34°40'40"E	389.5'
T3	N 36°37'21"W	210.2'
T4	S 31°59'28"W	97.7'

LEGEND

- SOILS TEST PIT LOCATION
- SET REBAR
- FOUND REBAR
- FOUND WOOD POST
- UTILITY POLE (NOT ALSO SHOWN)
- STONE WALL
- ELEVATION MONUMENT
- GUY ANCHOR
- CONTOUR LINE
- CULVERT

PLAN PREPARED BY:
ROBERT M. COOLONG, PLS-2516
1928 LEE RD
LINCOLN, ME 04457

PLANNING BOARD
TOWN OF LEE

APPROVED BY: _____

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

REVIEWED AND SIGNED ON Oct 14 2024

State of Maine
Penobscot, SS.
Registry of Deeds
Received and Filed
January 15 2025
2 h 07 m P.M.
Attest Susan H. Bailey
RECORDED AS MAP FILE:
2025-5

SEAL

2025-5

Final Plan
OF

Mt. Jefferson Subdivision

ON
THOMAS HILL ROAD

LEE

PENOBSCOT COUNTY, MAINE
SEPTEMBER 3, 2024

Scale 1" = 150'

150 0 150 300 450 600 ft.

RECORD OWNER
MT. JEFFERSON SKI RESORT, LLC
111 THOMAS HILL RD
LEE, ME 04455

RECORD DEED: See Note 10.