

SEE SHEET 8 FOR ALL PLAN NOTES.

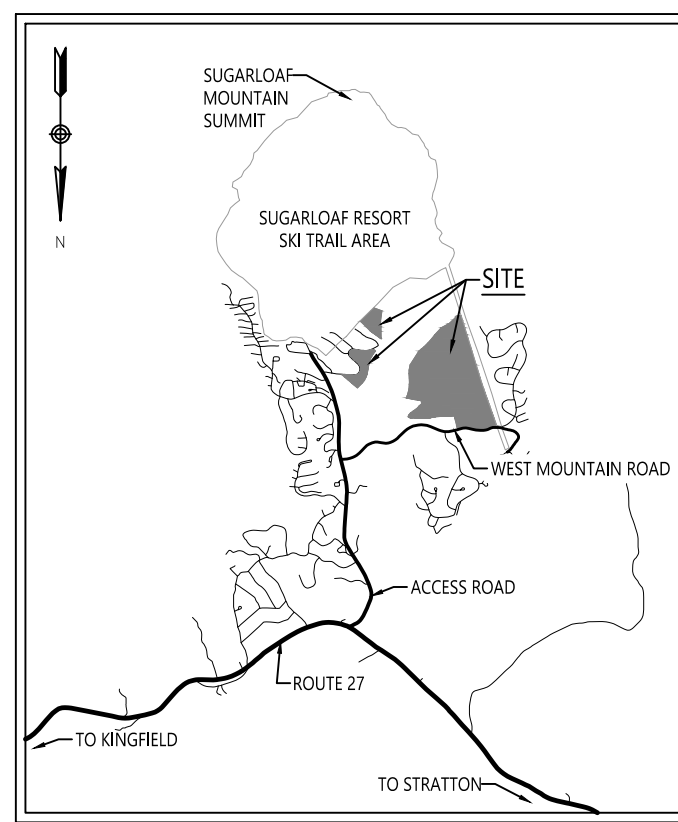
**Sugarloaf Mtn Corp
West Mountain
Expansion**
5092 Access Road
Carrabasset Valley, ME 04947

No.	Revision	Date	App'd.

Designed by	Checked by
Issued for	Date
Review	August 20, 2021

Not For Construction
Drawing Title
**Subdivision Plan of Land -
Master Plan**

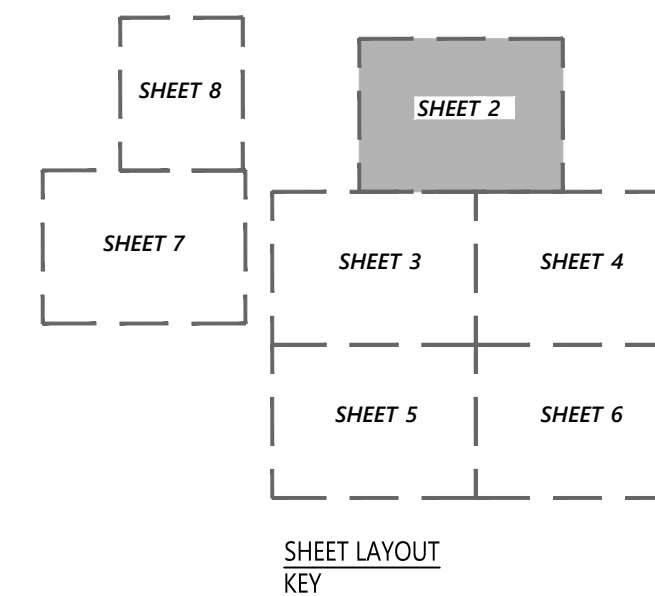
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55310.01



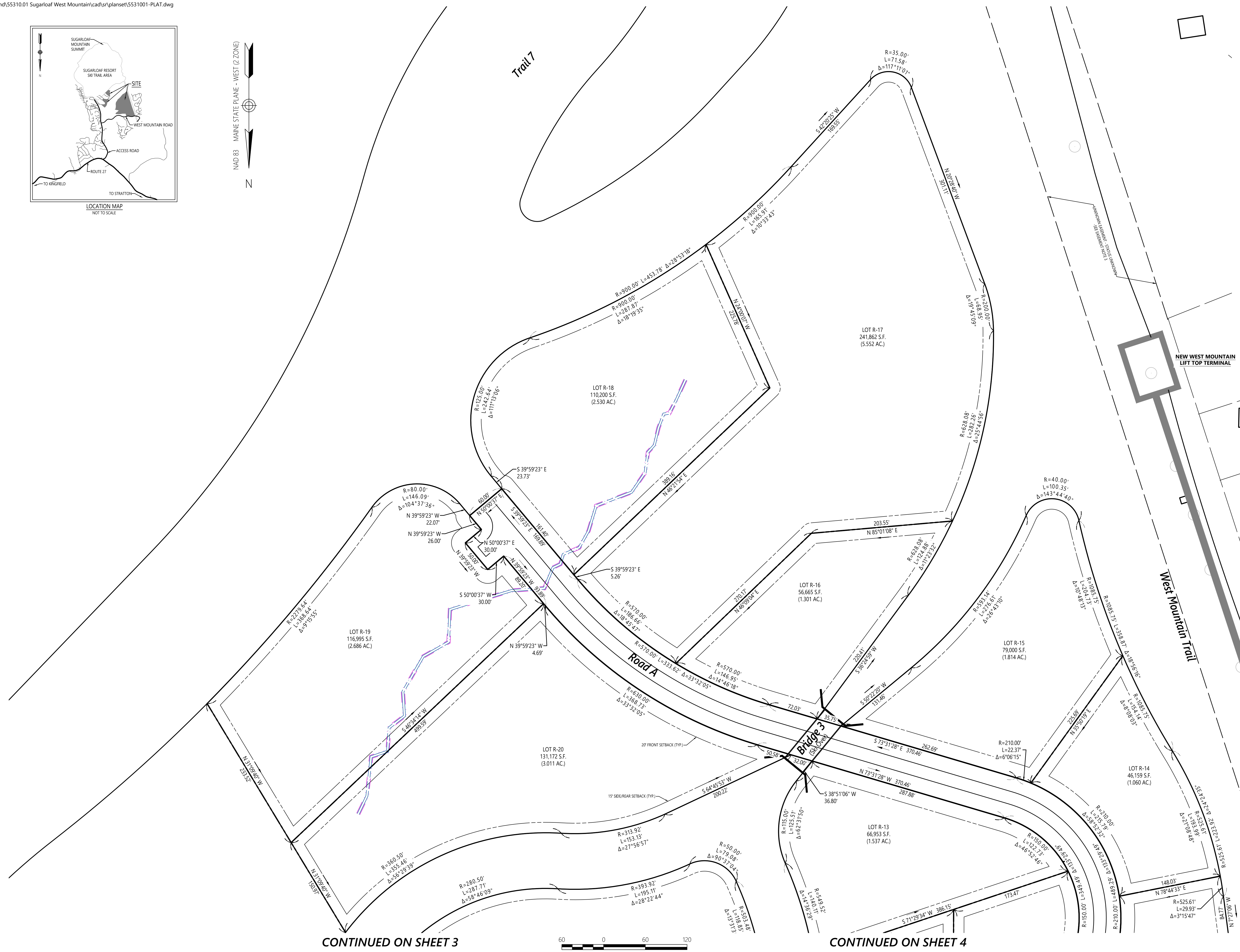
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SEE SHEET 8 FOR ALL PLAN NOTES.



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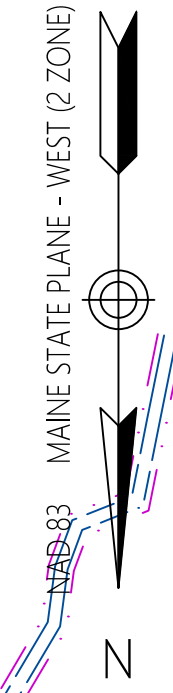
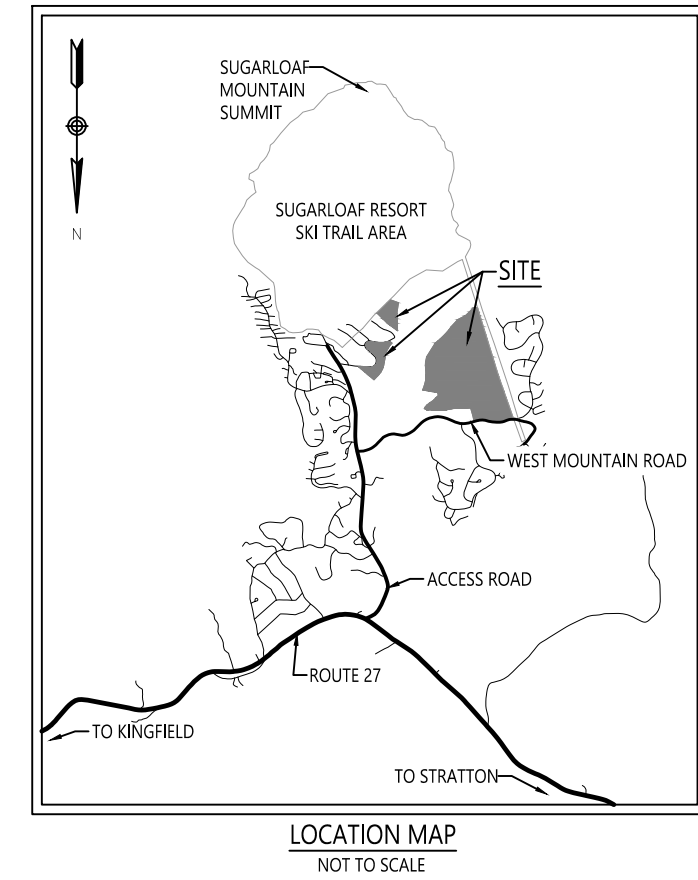
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Drawing Title
**Subdivision
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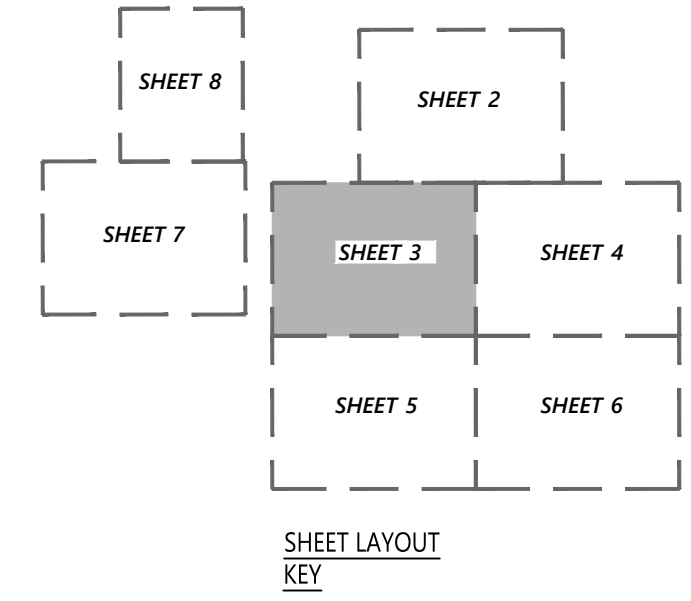


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CONTINUED ON SHEET 5

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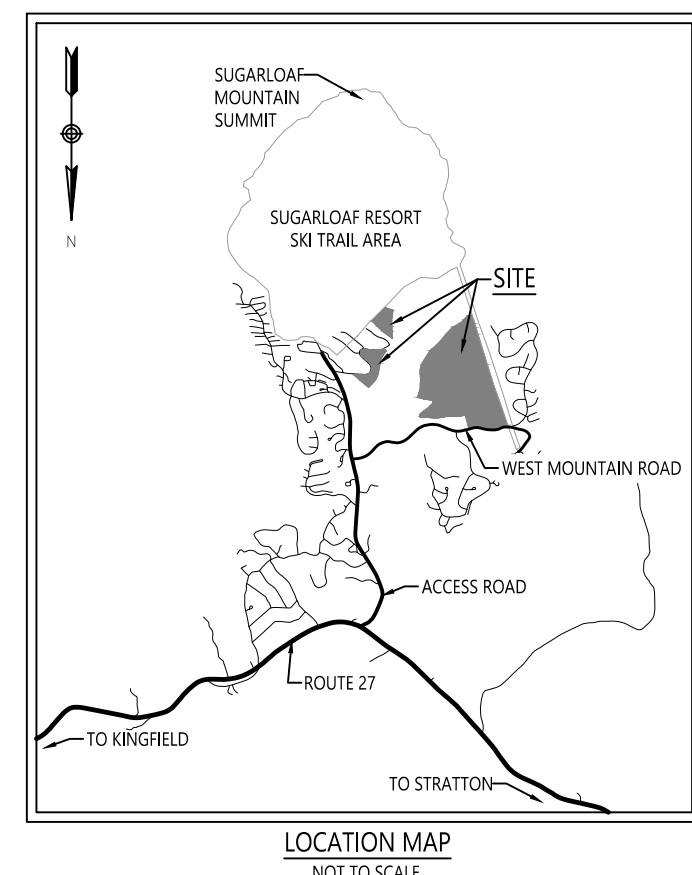
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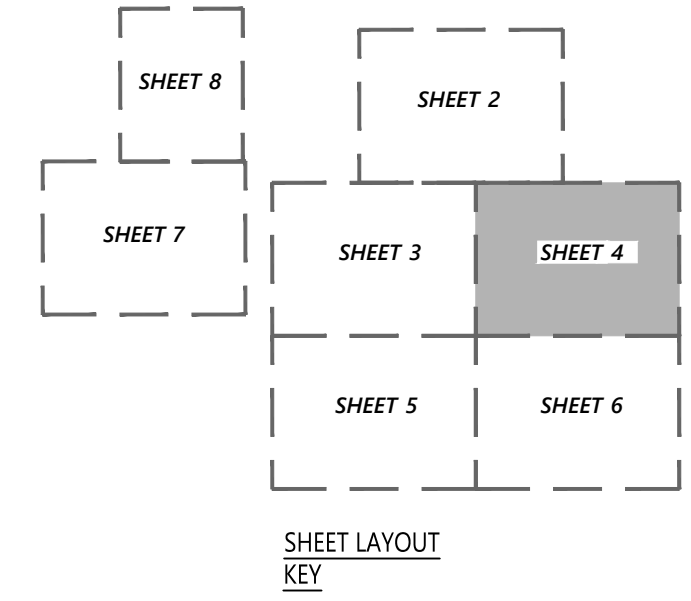
CONTINUED ON SHEET 2



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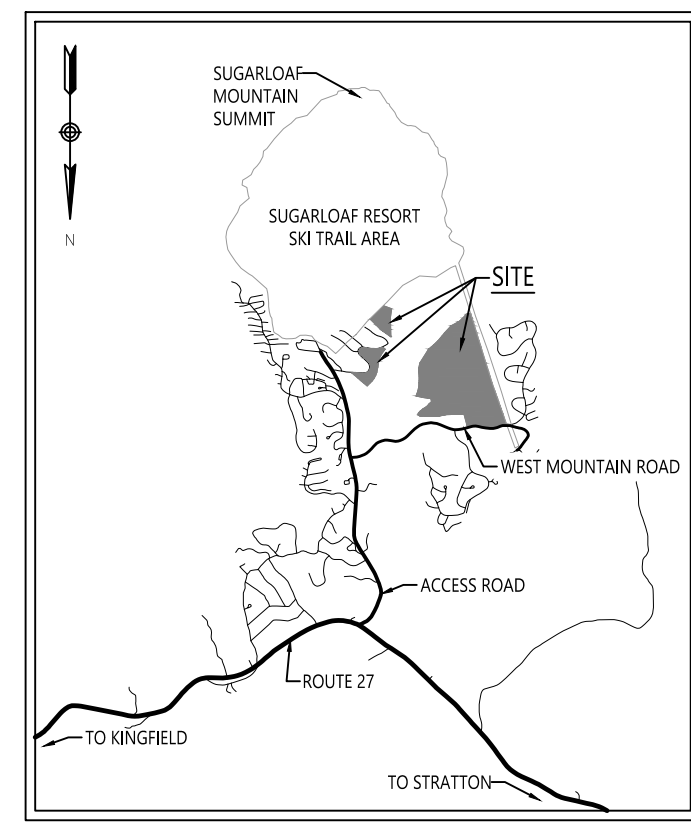
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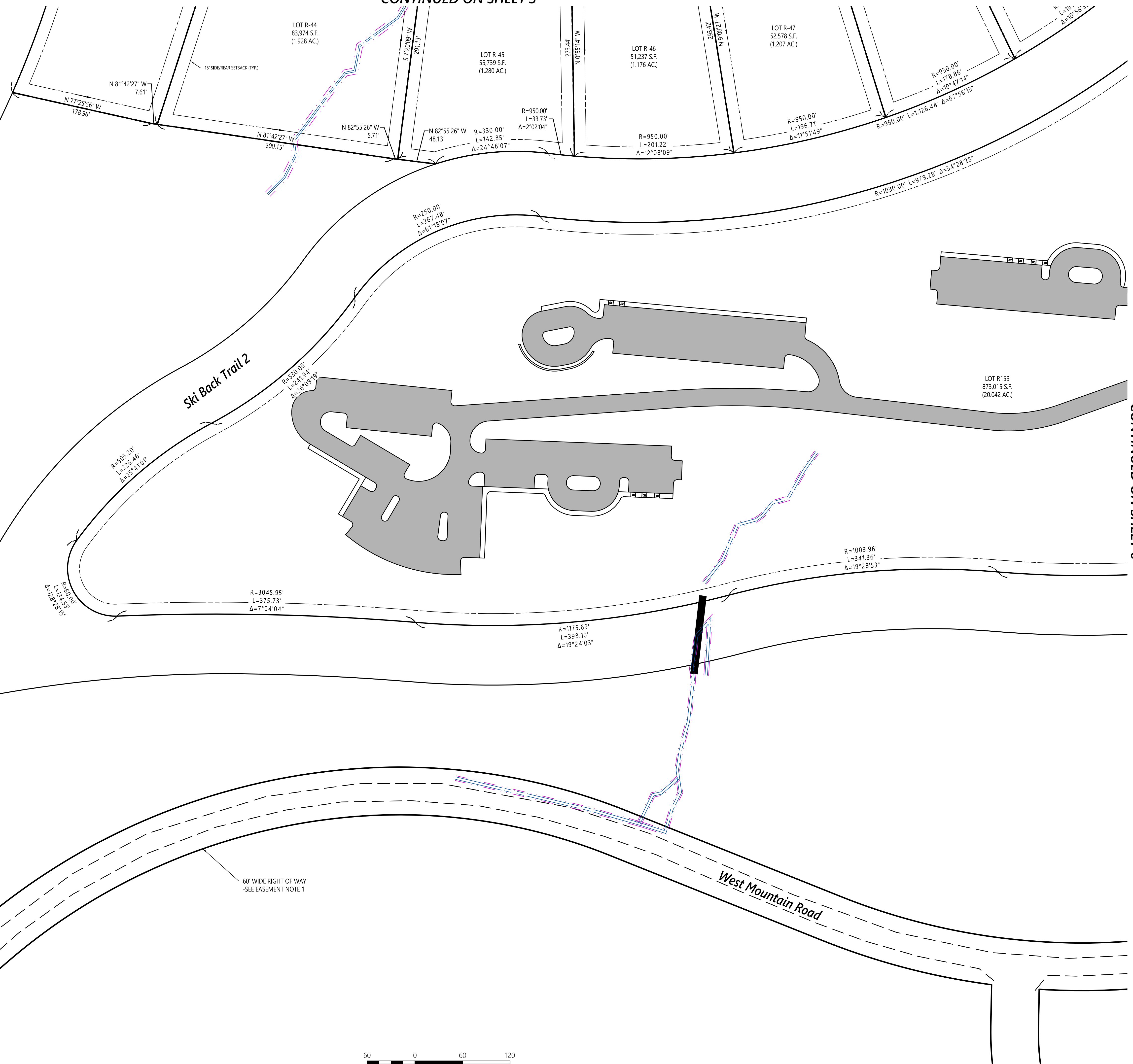
Project Number
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NAD 83 MAINE STATE PLANE - WEST (2 ZONE)

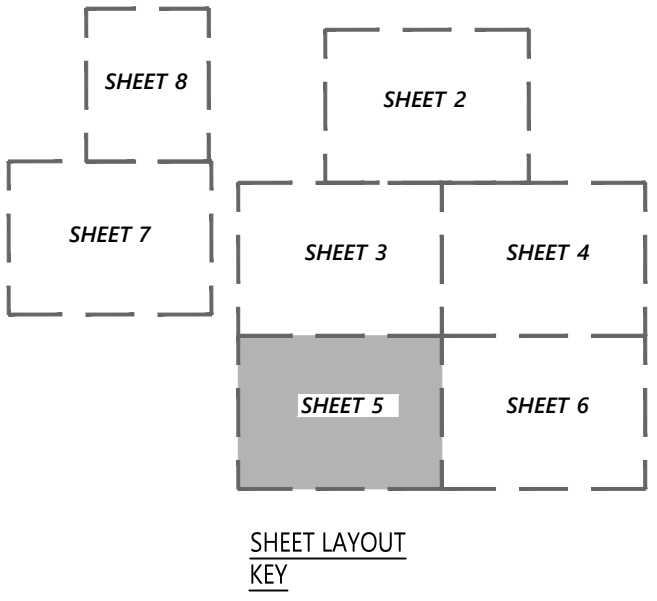
LOCATION MAP NOT TO SCALE



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5092 Access Road Carrabasset Valley, ME 04947

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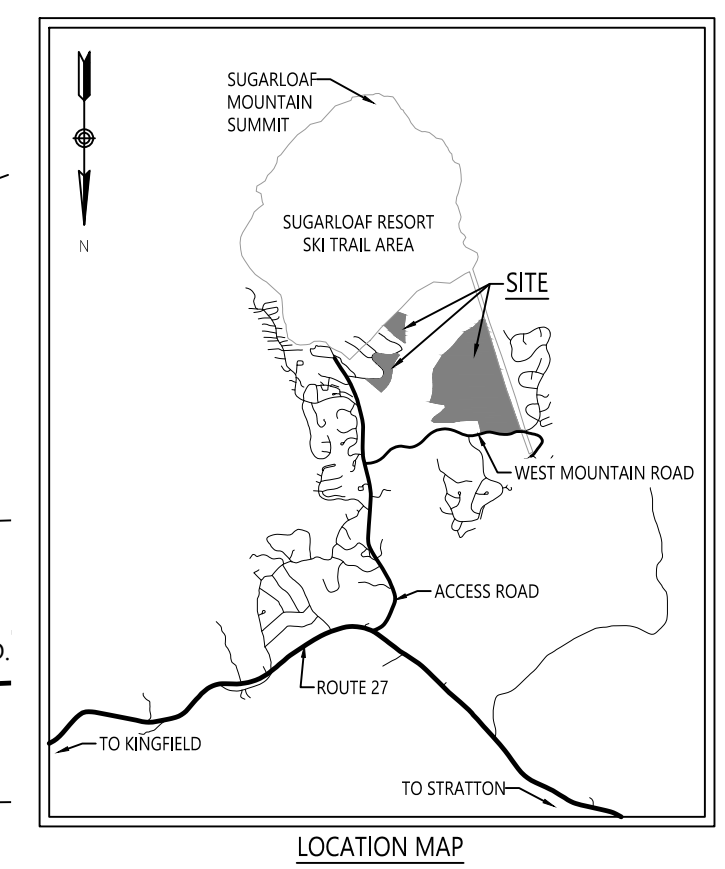
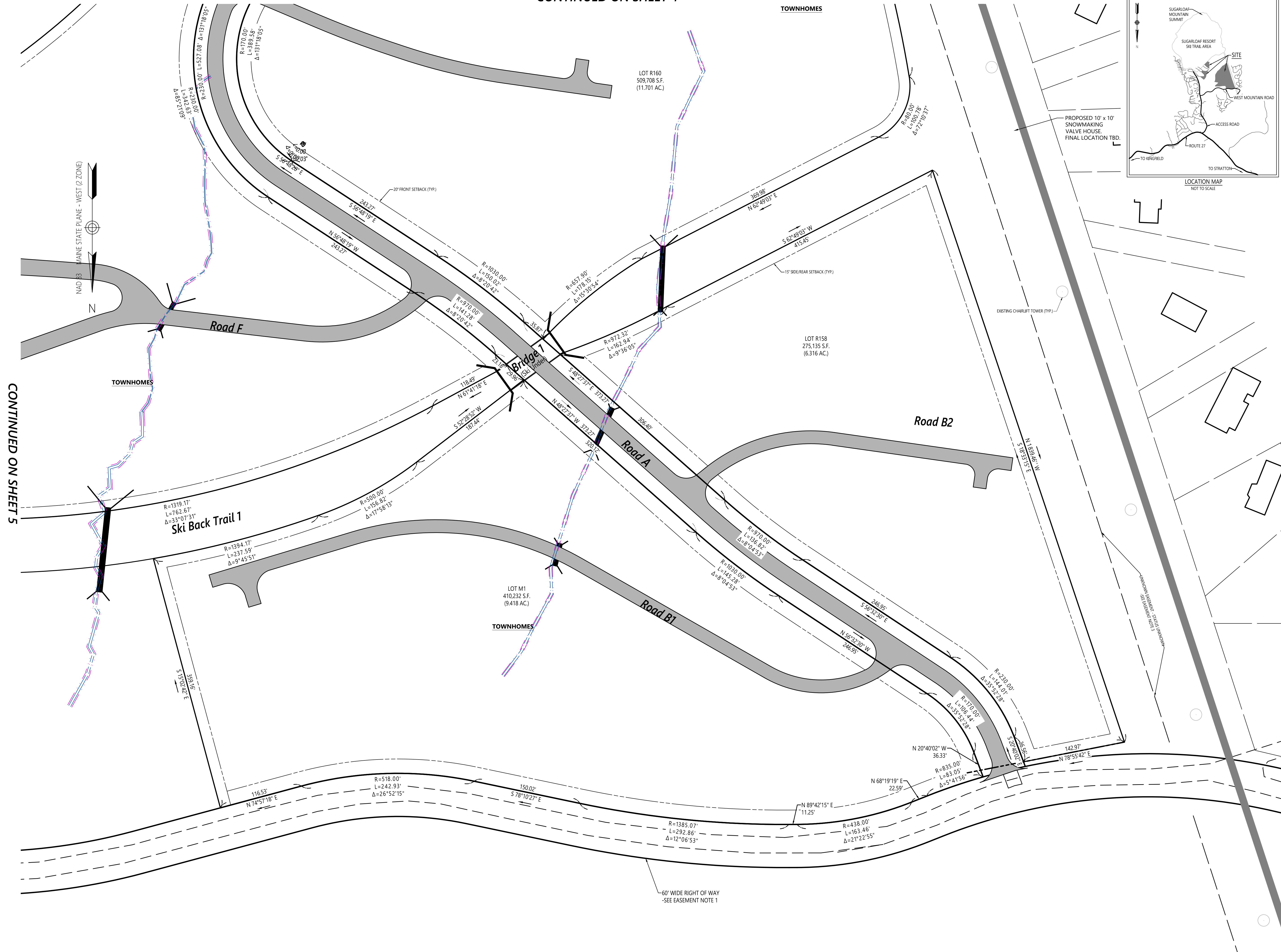
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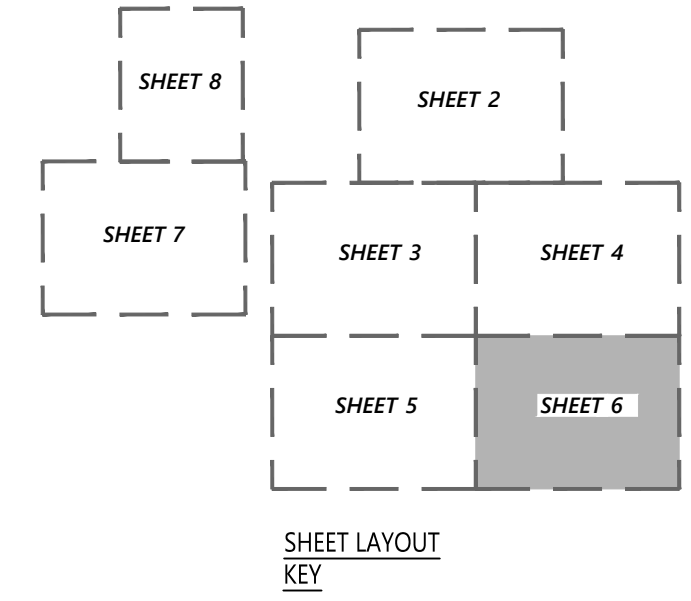
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TOWNHOMES



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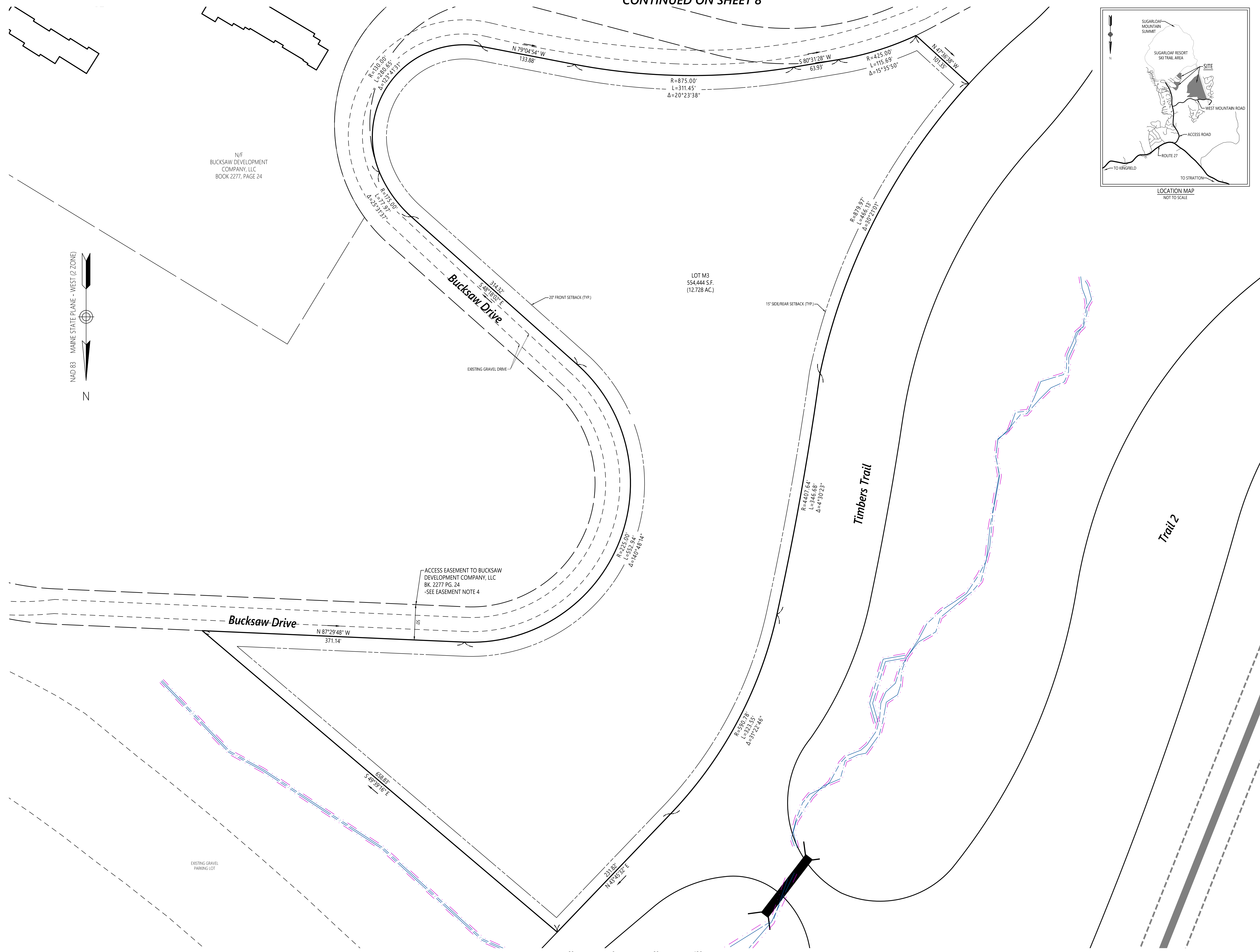
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**Subdivision
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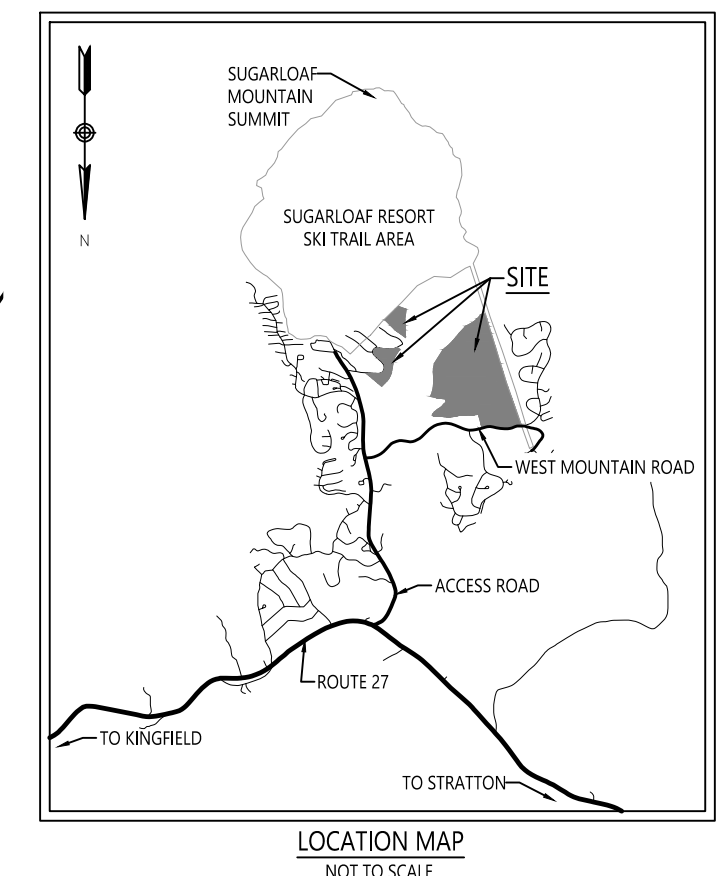
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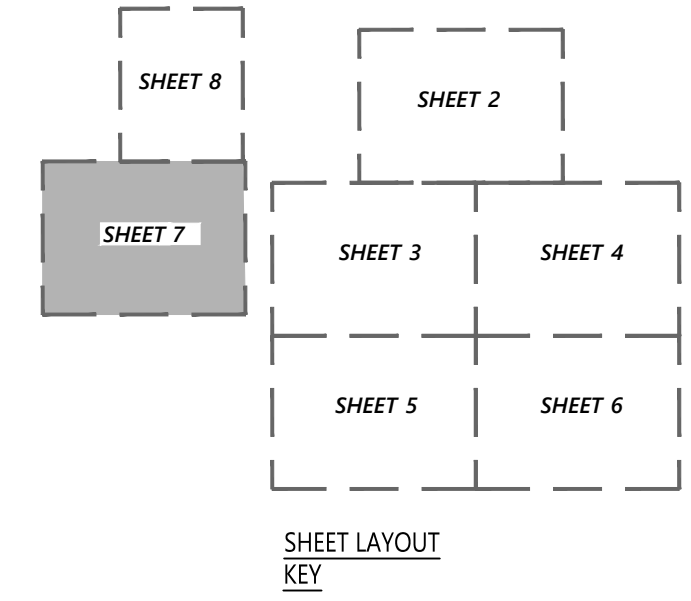
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N/F
BUCKSAW DEVELOPMENT
COMPANY, LLC
BOOK 2277, PAGE 24



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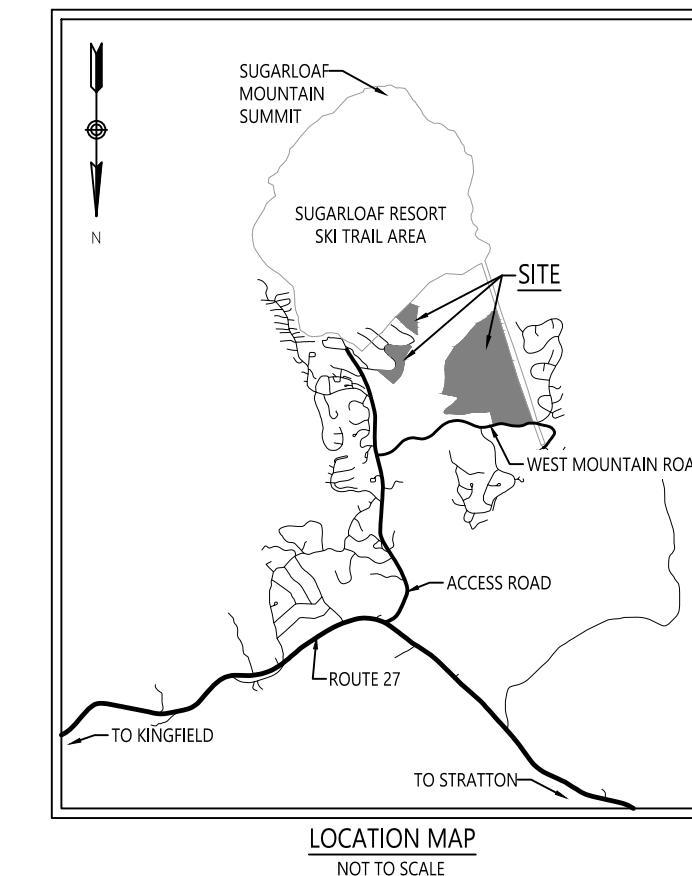
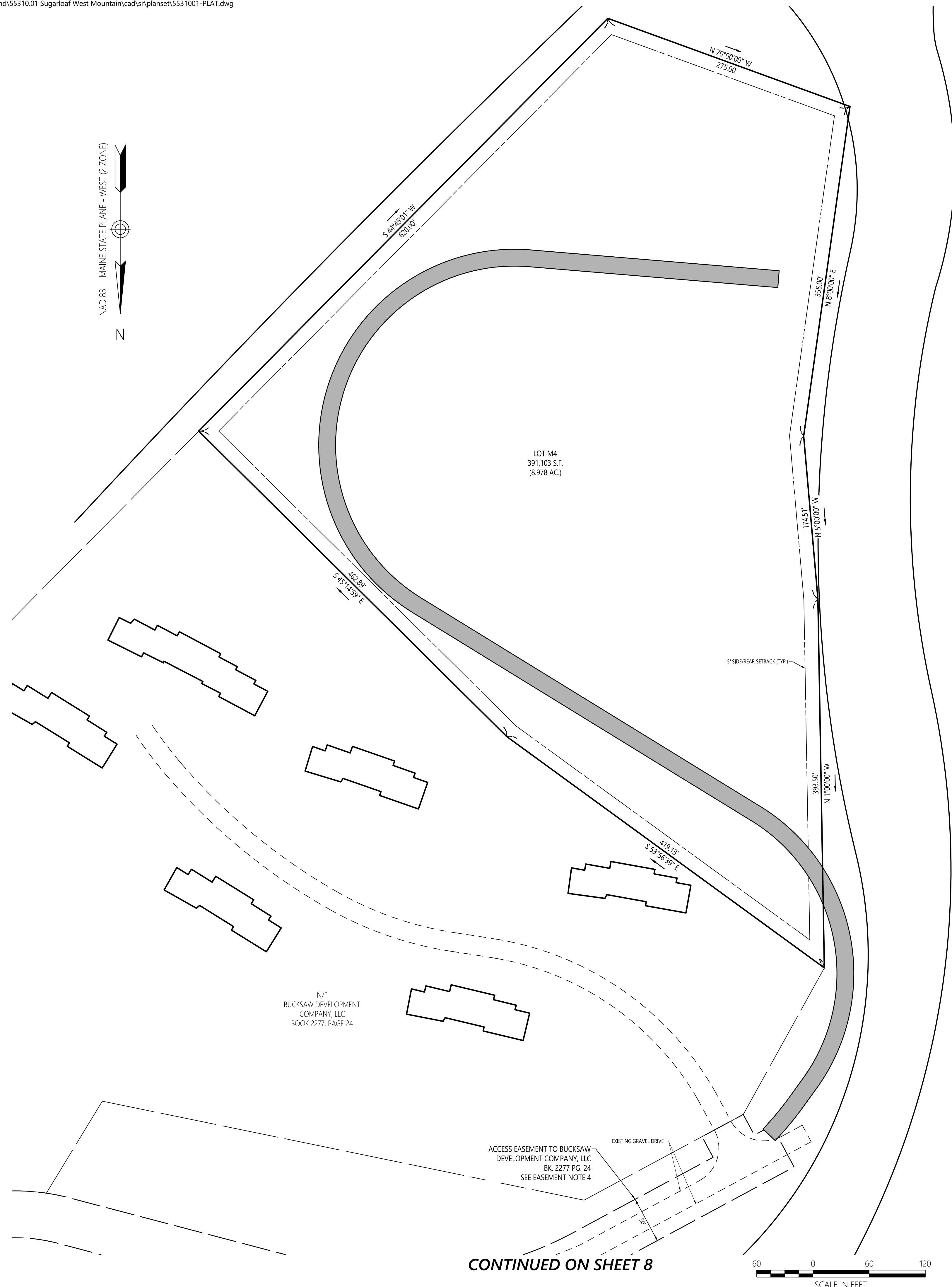
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4 / 20 / 2022

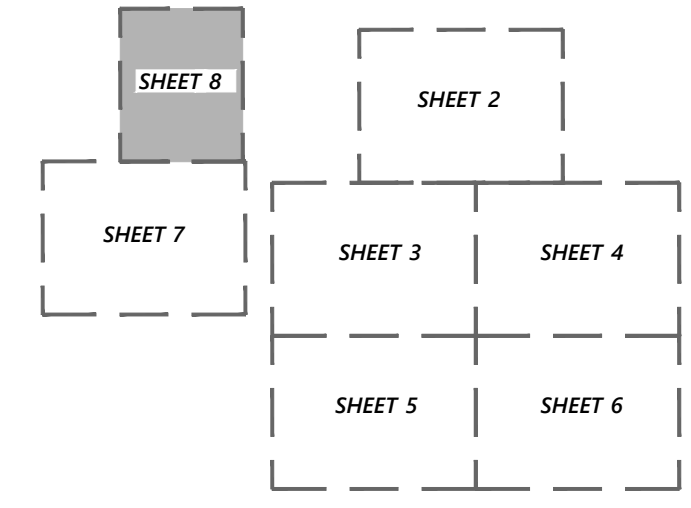
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SHEET LAYOUT KEY

General Notes

- 1) THE PURPOSE OF THIS SURVEY AND PLAT IS TO DEPICT PROPOSED LOTS AND ROADS OVER A PORTION OF LAND OWNED BY SUGARLOAF MOUNTAIN CORPORATION, AND TO RETRACE THE EXISTING BOUNDARIES OF OTHER PROPERTIES NEAR THE PROPOSED LOTS TO THE EXTENT NECESSARY TO ADEQUATELY DEPICT THE LOCATION OF SAID PROPOSED LOTS AND ROADS.
- 2) THE RECORD OWNER OF THE LAND TO BE DEVELOPED IS SUGARLOAF MOUNTAIN CORPORATION, BOOK 3994, PAGE 90.
- 3) THE EXISTING PROPERTY LINES SHOWN ON THIS PLAN ARE BASED FROM DEEDS AND PLANS OF RECORD AND A FIELD SURVEY PERFORMED BY VHB IN THE SPRING OF 2021.
- 4) THE EXISTING CONDITIONS SHOWN ON THIS PLAN ARE BASED UPON A COMBINATION OF EXISTING NOAA LIDAR DATA, A LIMITED ON-THE-GROUND SURVEY PERFORMED BY VHB, AND DATA COLLECTED AS PART OF AN ALTA LAND TITLE SURVEY PERFORMED BY VHB IN 2008.
- 5) THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE BASED ON FIELD OBSERVATIONS AND INFORMATION OF RECORD. THEY ARE NOT WARRANTED TO BE EXACTLY LOCATED NOR IS IT WARRANTED THAT ALL UNDERGROUND UTILITIES OR OTHER STRUCTURES ARE SHOWN ON THIS PLAN.
- 6) HORIZONTAL DATUM IS BASED ON MAINE STATE PLANE COORDINATE SYSTEM, WEST ZONE, NAD 1983. ELEVATIONS SHOWN ON THIS PLAN REFER TO NAVD OF 1988.
- 7) WETLANDS AND OTHER NATURAL RESOURCE DELINEATIONS ARE NOT DEPICTED ON THIS PLAN. SUCH DELINEATIONS AND OTHER PROPOSED ENGINEERING SITE PLAN DETAILS ARE DEPICTED ON A SITE PLAN CURRENTLY BEING PREPARED BY VHB.
- 8) THIS PLAN WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND MAY BE SUBJECT TO ADDITIONAL INFORMATION DISCLOSED IN SUCH.
- 9) ALL SKI TRAILS SHOWN HEREON ARE PROPOSED EXCEPT FOR "WEST MOUNTAIN TRAIL".

Map References

- 1) A PLAN ENTITLED "PLAN OF RIVERSIDE AT SUGARLOAF" DATED JUNE 1, 1985, REVISED JAN, 1989, PREPARED BY JAMES W. SEWALL COMPANY, RECORDED IN MAP SLIDE 2174.
- 2) A PLAN ENTITLED "SURVEY PLAN RIVERSIDE DEVELOPMENT" DATED JUNE 1, 1985, PREPARED BY JAMES W. SEWALL COMPANY, RECORDED IN MAP SLIDE 764.
- 3) A PLAN ENTITLED "SUBDIVISION PLAN OF THE TIMBERS AT BUCKSAW" DATED 1-22-99, REVISED 4-9-99, RECORDED 4-15-03, PREPARED BY SEBAGO TECHNICS, RECORDED IN MAP SLIDE 4011.
- 4) A PLAN ENTITLED "SUBDIVISION PLAT AT SUGARLOAF VILLAGE EXPANSION LOT, MADE FOR SUGARLOAF MOUNTAIN CORP." DATED MAY 28, 1996, PREPARED BY OWEN HASKELL, INC., RECORDED IN MAP SLIDE 3196.
- 5) A PLAN ENTITLED "AS-BUILT ROUTE PLAN, CARRABBASSETT VALLEY GOLF COURSE, AS DESIGNED BY RTOBERT TRENT JONES II" DATED 10-17-86, PREPARED BY JAMES W. SEWALL COMPANY, RECORDED IN PLAN BOOK 915, PAGE 2.
- 6) A PLAN ENTITLED "EXISTING ROAD NETWORK, SUGARLOAF MOUNTAIN CORPORATION" RECORDED SEPT. 5, 1972, PREPARED BY JAMES W. SEWALL COMPANY, RECORDED IN PLAN BOOK 1, PAGE 19.
- 7) A PLAN ENTITLED "COMPILATION PLAN OF LAND OF SUGARLOAF MOUNTAIN CORP." DATED 25 JUNE 1996, PREPARED BY JAMES W. SEWALL COMPANY, UNRECORDED.
- 8) A PLAN ENTITLED "AMENDMENT NO. 6, THE VILLAGE CONDOMINIUM PLAT" DATED JUNE 2, 1983, REVISED 11-15-90, PREPARED BY JAMES W. SEWALL COMPANY, UNRECORDED COPY OBTAINED, POSSIBLY RECORDED IN MAP SLIDE "MISC 1464".
- 9) AN ALTA-LAND TITLE SURVEY PLAN ENTITLED "SUGARLOAF/USA ROUTE 27, PREPARED FOR CNL INCOME PROPERTIES" DATED DECEMBER 19, 2008, PREPARED BY VANASSE HANGEN BRUSTLIN, INC. AND OWNE HASKELL, INC., UNRECORDED.

Easement Notes (Existing)

- 1) THE RIGHT OF WAY (R.O.W.) OF WEST MOUNTAIN ROAD IS APPROXIMATE. RECORDS INDICATE SAID ROAD IS PRIVATELY OWNED AND MAINTAINED BY SUGARLOAF MOUNTAIN CORPORATION, AND IS PART OF THE UNDERLYING SUBJECT PROPERTY. RECORD BOOK 746 PG. 265 DESCRIBES A 60' WIDE ACCESS EASEMENT ALONG THE PORTION OF WEST MOUNTAIN ROAD FROM THE ACCESS ROAD WESTERLY TO VILLAGE ON THE GREEN ROAD. NUMEROUS RECORDS DESCRIBING RIGHTS OF ACCESS OVER ALL PORTIONS OF WEST MOUNTAIN ROAD DO NOT SPECIFY A R.O.W. WIDTH (BK. 967 PG. 320, BK. 1353 PG. 278, BK. 1973 PG. 84, BK. 3994 PG. 150, BK. 2537 PG. 148, BK. 3494 PG. 90). THE SAID R.O.W. IS DEPICTED HEREIN AS 60' WIDE, CENTERED ON THE EXISTING PAVEMENT.
- 2) THE RIGHT OF WAY (R.O.W.) OF THE ACCESS ROAD IS APPROXIMATE. RECORDS INDICATE SAID ROAD IS PRIVATELY OWNED AND MAINTAINED BY SUGARLOAF MOUNTAIN CORPORATION, AND IS PART OF THE UNDERLYING SUBJECT PROPERTY. SAID R.O.W. IS DEPICTED HEREIN PER A PLAN ENTITLED "ALTA- LAND TITLE SURVEY" PREPARED BY VHB FOR CNL, DATED 12/19/08.
- 3) AN APPROXIMATE 110' WIDE EASEMENT ALONG THE WESTERLY PORTION OF THE EXISTING WEST MOUNTAIN SKI TRAIL IS DEPICTED HEREON PER MAP REFERENCE 9. NO RECORD OF THIS EASEMENT WAS FOUND; PURPOSE AND STATUS OF THIS EASEMENT ARE UNKNOWN.
- 4) A 50' ACCESS EASEMENT ALONG BUCKSAW DRIVE BENEFITING AN ADJUTING PARCEL FORMERLY OWNED BY BUCKSAW DEVELOPMENT COMPANY, LLC IS HEREON DEPICTED BASED ON MAP REFERENCE 3, RECORD BOOK 2277, PAGE 24, AND EVIDENCE IN 2008 BY VHB WHILE COMPLYING MAP REFERENCE 9.

Easement Notes (Proposed)

PROPOSED EASEMENTS WITHIN THE PROPOSED DEVELOPMENT AREA FOR ITEMS SUCH AS SEWER, STORMWATER, DRAINAGE, SKI BRIDGES, AND OTHER FEATURES AS REQUIRED WILL BE ADDED TO THIS PLAT ONCE SITE DESIGN IS PROGRESSED TO A LATER STAGE.

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