

NOTE:

1. THIS LAND IS BEING OFFERED FOR SALE AS A SINGLE LOT AND IS NOT TO BE SUBDIVIDED INTO SMALLER LOTS OR PARCELS.
2. THE BUYER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
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PROPOSED PROTECTIVE COVENANTS:

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ROAD ASSOCIATION AGREEMENT

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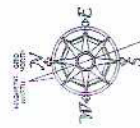
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AS PER THE
INSTRUMENT NO. 201600035
SCALE 1"=200'

LINE	BEARING	DISTANCE
1-2	S 89° 15' 00" E	100.00
2-3	S 89° 15' 00" E	100.00
3-4	S 89° 15' 00" E	100.00
4-5	S 89° 15' 00" E	100.00
5-6	S 89° 15' 00" E	100.00
6-7	S 89° 15' 00" E	100.00
7-8	S 89° 15' 00" E	100.00
8-9	S 89° 15' 00" E	100.00
9-10	S 89° 15' 00" E	100.00
10-11	S 89° 15' 00" E	100.00
11-12	S 89° 15' 00" E	100.00

FINAL
SUBDIVISION PLAN
HARDWOOD RIDGE
A BAYVIEW LOT SUBDIVISION

AT
HARDWOOD RIDGE
COUNTY
2016

FILE NAME	FILE TYPE	FILE SIZE
201600035	PDF	1.2 MB
201600035	PDF	1.2 MB
201600035	PDF	1.2 MB

LEGEND

- 1. PROPOSED LOT
- 2. EXISTING LOT
- 3. EXISTING ROAD
- 4. EXISTING UTILITY



ACREAGE TABLE - GROSS AREA, NET AREA

LOT	ACREAGE	NET AREA
LOT 1	1.00	1.00
LOT 2	1.00	1.00
LOT 3	1.00	1.00
LOT 4	1.00	1.00
LOT 5	1.00	1.00
LOT 6	1.00	1.00
LOT 7	1.00	1.00
LOT 8	1.00	1.00
LOT 9	1.00	1.00
LOT 10	1.00	1.00
LOT 11	1.00	1.00
LOT 12	1.00	1.00

APPROVED BY
PLANNING BOARD

DATE: 10/10/2016

BY: [Signature]

DATE: 10/10/2016

BY: [Signature]

DATE: 10/10/2016

BY: [Signature]

DATE: 10/10/2016

BY: [Signature]

DATE: 10/10/2016

BY: [Signature]

DATE: 10/10/2016

BY: [Signature]

DATE: 10/10/2016

BY: [Signature]

DATE: 10/10/2016

Shirley A. Shuler
HARRISMAN & ASSOCIATES, INC.
10/10/2016
ATTEST: [Signature]
INSTRUMENT NO. 201600035



MALCOLM E. HARRISMAN
PROFESSIONAL LAND SURVEYOR 1290
NORTH CAROLINA
(817) 775-0311

NOTE:

1. THIS PLAN AND THE SURVEY IT DEPICTS MEANS AND INTENDS TO CONFORM TO THE STANDARDS OF PRACTICE SET FORTH BY THE MAINE BOARD OF LICENSING FOR LAND SURVEYORS, CURRENT THIS DATE.
2. DEED REFERENCE:
HANCOCK COUNTY REGISTRY OF DEEDS:
BOOK 4484 PAGE 116
3. TAX MAP REFERENCE:
CITY OF ELLSWORTH TAX MAP - 23
LOT 01
4. ALL STEEL PINS ARE 5/8" REBAR WITH SURVEYORS CAP EMBOSSED M E. HARRIMAN
PLS #1259.
5. ALL DIRECTIONS ARE GRID NORTH, MAINE STATE PLANE COORDINATE SYSTEM, EAST ZONE (NORTH AMERICAN DATUM 1983), DERIVED FROM SURVEY GRADE GLOBAL POSITIONING SYSTEM OBSERVATIONS ON JANUARY 14, 2007.
6. ELEVATIONS ARE BASED ON SAME GPS OBSERVATIONS REFERENCED FROM USCGS BRASS DISK "T 159 1966", HAVING ELEVATION 108.68' ABOVE MEAN SEA LEVEL (NGVD 1929) AS STATED ON NGS DATA SHEET FOR POINT IDENTIFIER #PE0018
7. WETLANDS WERE DELINEATED IN ACCORDANCE WITH U.S. ARMY CORPS OF ENGINEERS 1987 MANUAL.
8. ALL NUMBERED LOTS SHALL HAVE THEIR FUTURE ENTRANCES ON THE PROPOSED SUBDIVISION ONLY.

N/F
WAYNE AND LINDA
BUZZELL

4484 / 119

PROPOSED PROTECTIVE COVENANTS:

1. NO MORE THAN ONE SINGLE FAMILY DWELLING WITH THE USUAL ACCESSORY STRUCTURES SUCH AS GARAGE, PATIO, BOATHOUSE, SHELTER FOR DOMESTIC PETS, ETC. SHALL BE ERECTED OR MAINTAINED UPON ANY PARCEL.
2. NO MANUFACTURED HOUSING, INCLUDING BUT NOT LIMITED TO HOUSE TRAILERS, SINGLEWIDE, AND DOUBLEWIDE MOBILE HOMES, AND RECREATION VEHICLES, SHALL BE ERECTED, PLACED, INSTALLED, MAINTAINED OR PERMITTED UPON ANY PARCEL AS A TEMPORARY OR PERMANENT RESIDENCE; HOWEVER, "MANUFACTURED HOUSING" SHALL NOT INCLUDE MODULAR HOMES, WHICH WHEN ERECTED ON A PERMANENT FOUNDATION ARE INDISTINGUISHABLE FROM DWELLINGS WHOLLY CONSTRUCTED ON SITE AND OF AN ARCHITECTURAL STYLE OF THE AREA, SUCH AS A CAPE, SALTBOX, COLONIAL, RANCH, CONTEMPORARY OR LOG HOME.
3. NO SWINE, CATTLE, GOATS OR HORSES SHALL BE KEPT ON ANY PARCEL.
4. NO UNREGISTERED VEHICLE INTENDED FOR OVER THE ROAD USE SHALL BE STORED ON ANY PARCEL UNLESS GARAGED.
5. PARCELS SHALL BE USED FOR RESIDENTIAL PURPOSES ONLY AND NOT FOR ANY COMMERCIAL OR INDUSTRIAL USES, EXCEPT THAT CUSTOMARY HOME OCCUPATIONS, AS DEFINED IN THE CITY OF ELLSWORTH LAND USE ORDINANCE, ARE PERMITTED, SO LONG AS SAID USE DOES NOT NEGATIVELY IMPACT THE "QUIET ENJOYMENT" OF OTHER RESIDENTS OF THE SUBDIVISION.

ROAD ASSOCIATION AGREEMENT:

WHEREAS, THE OWNERS OF LOTS IN THE HARDWOOD RIDGE SUBDIVISION OWN, PURSUANT TO THEIR DEEDS OF CONVEYANCE, FOR EACH LOT OWNED, A ONE-SEVENTH (1/7) INTEREST IN AND TO THE ROADWAYS, STORMWATER STRUCTURES AND FILL AREAS LOCATED IN SAID SUBDIVISION,

WHEREAS, THE OWNERS OF LOTS IN THE HARDWOOD RIDGE SUBDIVISION AGREE THAT IT IS TO THEIR MUTUAL BENEFIT TO HAVE A DUMPSTER WITHIN THE HARDWOOD RIDGE SUBDIVISION WHICH WILL BE MAINTAINED AND PAID FOR BY THE ROAD ASSOCIATION AND SAID EXPENSE SHALL BE FUNDED BY EQUAL CONTRIBUTION OF EACH LOT OWNER IN THE SUBDIVISION,

WHEREAS, THE OWNERS OF LOTS IN THE HARDWOOD RIDGE SUBDIVISION AGREE THAT IT IS TO THEIR MUTUAL BENEFIT THAT THE ROADWAYS BE MAINTAINED IN A SAFE AND TRAVELABLE CONDITION AND FURTHER RECOGNIZE THAT SAID MAINTENANCE AND THAT OF THE STORMWATER STRUCTURES SHALL BE AN EXPENSE OF THE ASSOCIATION, AND THAT SAID EXPENSE SHALL BE FUNDED BY EQUAL CONTRIBUTION OF EACH LOT OWNER IN THE SUBDIVISION.

NOW THEREFORE, THE MEMBERS OF THIS ASSOCIATION, IN CONSIDERATION OF THEIR MUTUAL PROMISES, AGREE AS FOLLOWS:

1. THAT EVERY LOT OWNER OF THIS SUBDIVISION SHALL BE A MEMBER OF THIS ASSOCIATION, WITH THE EXCEPTION