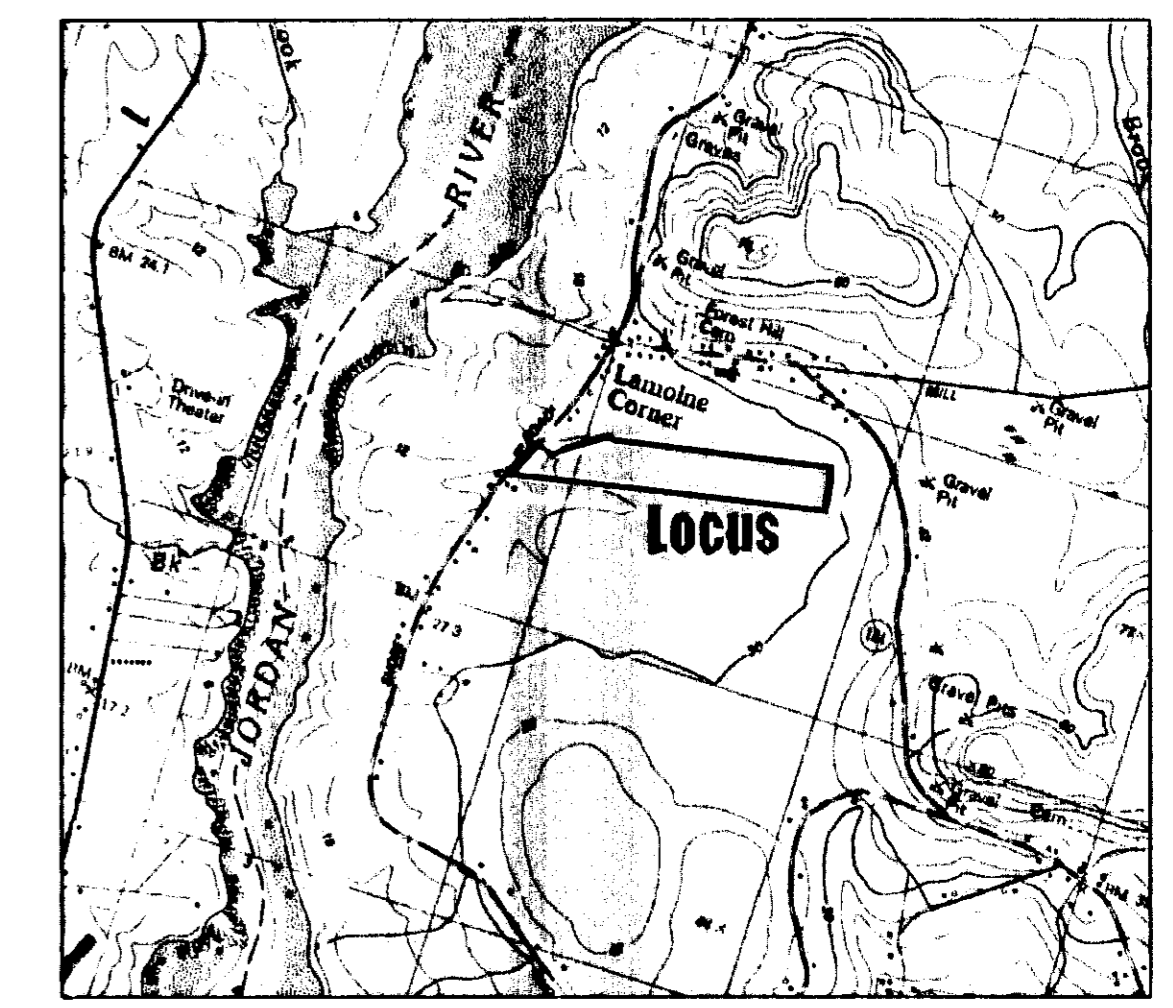


Shore Road Estates Subdivision
of lands of
Duane Crawford & Julie J. Tilden
1060 SHORE ROAD - LAMOINE, ME 04605
April 28, 2005



Location Map - scale 1"=2000'

Shore Road Estates Restrictions

- Each numbered lot shall contain no more than one single family residence and appurtenant structure.
- No commercial or retail business shall be allowed on any lot shown on this plan.
- Numbered lots shall not be further subdivided. This does not preclude slight line adjustments.
- No mobile homes, double-wide mobile homes, house trailers, tents or temporary structures shall be erected, placed, maintained or permitted to remain on any lot. A modular home on a foundation is permitted.
- No husbandry of animals or poultry shall be conducted upon any lot and no animals or fowl other than ordinary domestic pets shall be kept thereon. Expressly prohibited are cattle, goats, horses, poultry or swine.
- No unregistered motor vehicles shall be kept on any lot shown on this plan.
- Location of wells must be approved by the developer or his designee so as not to adversely affect abutting lots' septic system or potential sites.
- All lot owners will abide by a road maintenance agreement making them responsible for payments of \$100.00 per year for maintaining the road. If more money is necessary for maintenance, it will be voted by a simple majority of the lot owners. Tilden Way is a private road which shall be maintained by the lot owners.
- All dwellings that shall be erected or constructed will be a minimum of 1500 square feet in size, not including the garage, and shall be of conventional design unless approved by the developer.
- The premises shall not be used in whole or in part for the storage of rubbish of any character or for the storage of any property that will cause such premise to appear in an unclean or untidy condition or that will be obnoxious to the eye, emit foul odors or that will cause any noise that will or might disturb the peace, quiet comfort or security of the surrounding property owners.
- There shall be no use of ATVs, snowmobiles, small dirt bikes or other motorized vehicles on the common drive or any properties within the subdivision.
- There shall be no hunting or discharge of firearms within the subdivision.
- By acceptance of a deed, lot owners will automatically become a member of the Tilden Way Road Association.

SHORE ROAD ESTATES OWNERS:
DUANE CRAWFORD AND
JULIE J. TILDEN
2893/138
1060 SHORE ROAD
LAMOINE, ME 04605

NOTES:
ALL WETLANDS SHOWN HEREON WERE DELINEATED BY S. W. COLE ENGINEERING, INC. FURTHERMORE, LOCATIONS OF ALL WETLANDS WERE MEASURED BY AND PROVIDED BY S. W. COLE ENGINEERING, INC. SOILS TEST AND WETLANDS MAPPING BY STEPHEN HOWELL CPSS 187, LSE 213

HORIZON SURVEYING COMPANY, INC. ASSUMES NO LIABILITY FOR THE ACCURACY OF THE LOCATIONS OF THE WETLANDS SHOWN HEREON.

ALL TEST PITS WERE DETERMINED BY S. W. COLE ENGINEERING, INC. WITH LOCATIONS MEASURED BY HORIZON SURVEYING COMPANY, INC., EXCEPT WHERE OTHERWISE NOTED.

11 LOTS EACH WITH A MINIMUM OF 40,000 SF EXCLUSIVE OF ANY WETLANDS

AGGREGATE AREA OF ALL LOTS INCLUSIVE OF WETLANDS 10.7 ACRES WITHIN AREA BEING DEVELOPED, I.E., LOTS 1 - 10

AREA OF 80' WIDE RIGHT OF WAY WEST OF DEVELOPED AREA 2.15 ACRES

TILDEN WAY WILL BE BUILT TO MEET LAMOINE ROAD STANDARDS

THE REMAINING LANDS OF THE DEVELOPERS, INCLUSIVE OF WETLANDS AND RIGHT OF WAY IS 14.85 ACRES

TOTAL AREA OF RIGHT OF WAY 4.54 ACRES

ALL LOTS HAVE A MINIMUM OF 200' OF ROAD FRONTAGE EXCEPT TWO LOTS ALONG CUL-DE-SAC.

THE 80' WIDE RIGHT OF WAY IS CENTERED ON THE CENTERLINE OF THE ROAD.

THERE IS A SINGLE FAMILY HOME AND GARAGE PRESENTLY ON THE PROPERTY. THE DEVELOPER DOES NOT PROPOSE TO BUILD ANY NEW BUILDINGS.

THE WETLANDS HAVE BEEN IDENTIFIED ON THE PLAN. THERE AREN'T ANY SIGNIFICANT STREAMS, SWAMPS, WOODED AREAS, DITCHES OR HIGHWAYS, BUILDINGS, COMMUNITY RECREATIONAL RESOURCES, HISTORIC SITES, LANDSCAPING, WOODEN SCREENS, VEGETATED OF BUFFERS, NO NEW DEFORESTATION IS REQUIRED.

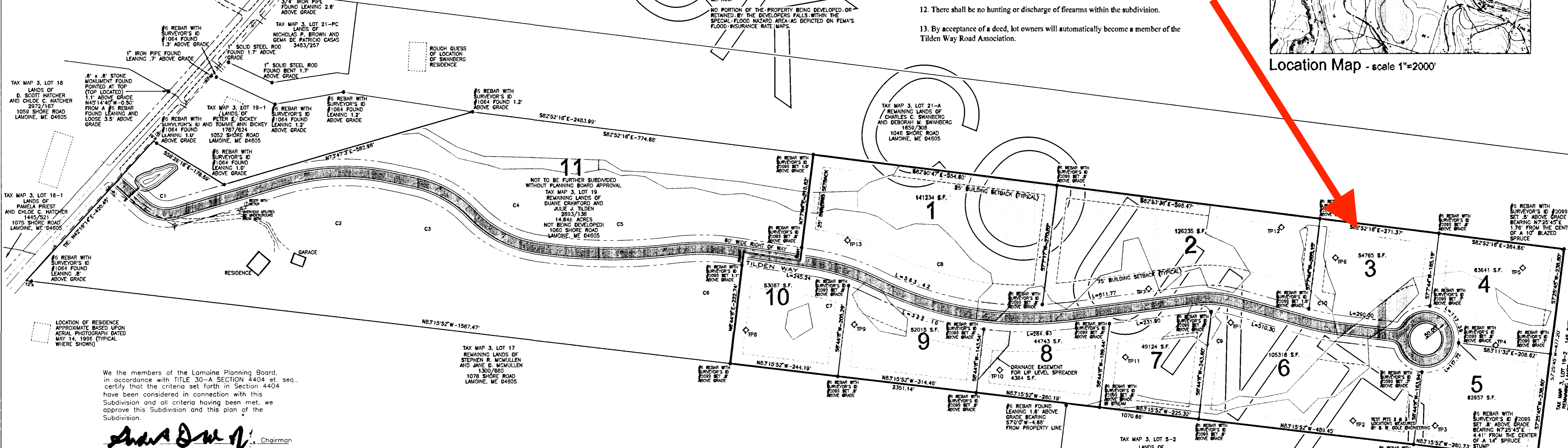
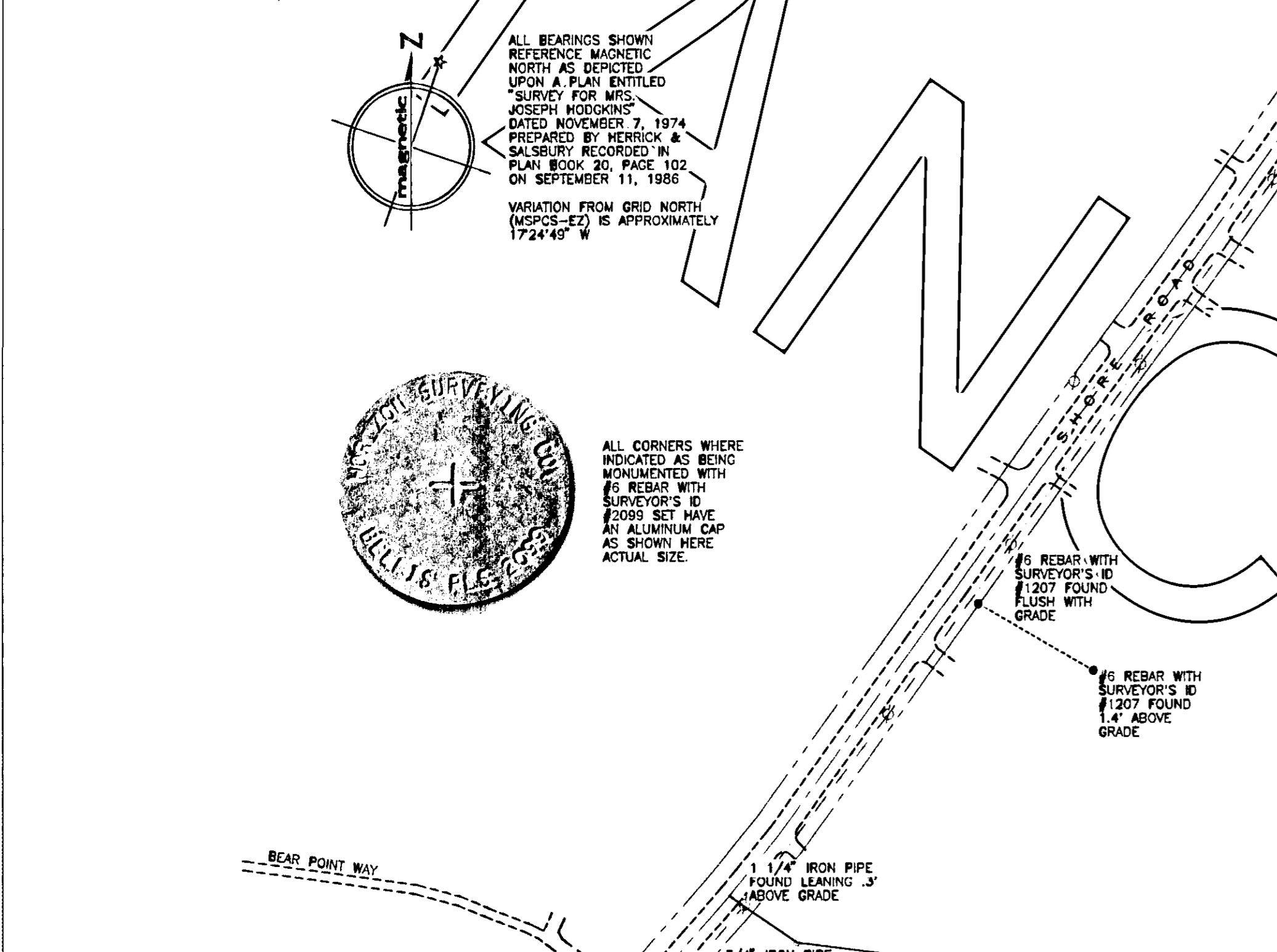
ELECTRICAL VOICE AND DATA LINES TO BE INSTALLED TO BANGOR HYDRO AND VERIZON SPECIFICATIONS.

ROAD AND POWER TO BE INSTALLED BEFORE THE SALE OF THE SECOND LOT.

ALL LOTS TO BE SERVICED BY INDIVIDUAL WELLS AND SEPTICS.

NO PORTION OF THE PROPERTY BEING DEVELOPED OR RETAINED BY THE DEVELOPERS FALLS WITHIN THE SPECIAL FLOOD HAZARD AREAS AS SHOWN ON FEMA'S FLOOD INSURANCE RATE MAPS.

CENTERLINE DATA TILDEN WAY	
LINE TABLE	CURVE TABLE
L1 S47°33'35"E-107.31'	R=75.00 L=76.34 D=58°19'22"-LEFT TE: S77°3'18"E-242.80'
L2 N73°47'5"E-251.23'	R=500.00 L=245.25 D=28°9'14"-RIGHT TE: N87°50'10"E-242.80'
L3 S78°8'43"E-55.80'	R=250.00 L=151.22 D=34°39'23"-RIGHT TE: S69°47'1"E-148.82'
L4 S82°1'40"E-12.74'	R=250.00 L=187.82 D=38°27'44"-LEFT TE: S62°47'58"E-184.89'
L5 S81°18'58"E-174.26'	R=1136.00 L=296.86 D=14°58'21"-LEFT TE: S89°30'45"E-296.01'
L6 N82°24'49"E-281.57'	R=500.00 L=137.18 D=15°43'10"-RIGHT TE: S89°33'E-136.75'
L7 S74°14'48"E-155.97'	R=575.00 L=88.44 D=8°48'40"-LEFT TE: S78°39'11"E-88.35'
L8 S83°3'34"E-191.10'	

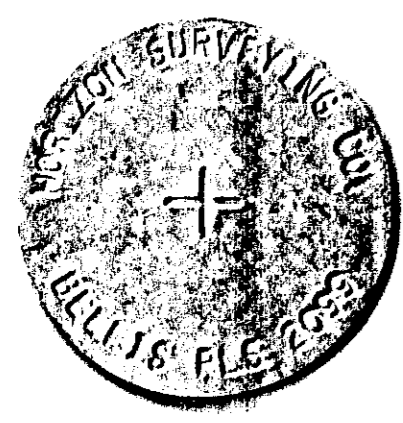


AREA TABLE OF DEVELOPED LOTS			
LOT NO.	UPLAND AREA	WETLAND AREA	TOTAL AREA
1	4051	80723	141234 S.F.
2	48403	77832	126235 S.F.
3	44502	10263	54765 S.F.
4	58964	4877	63641 S.F.
5	62857	40	62857 S.F.
6	85040	20278	105318 S.F.
7	40149	8975	49124 S.F.
8	44513	230	44743 S.F.
9	45303	6712	52015 S.F.
10	49725	3362	53087 S.F.
TOTALS	535683	213052	753119 S.F.

NOTE: WETLAND AREAS ARE EXPRESSED TO THE NEAREST SQUARE FOOT STRICTLY FOR CALCULATION PURPOSES AND SHOULD BE REGARDED AS APPROXIMATE.

* INCLUSIVE OF 4384 S.F. DRAINAGE EASEMENT FOR LEVEL LIP SPREADER

ALL BEARINGS SHOWN REFERENCE MAGNETIC NORTH AS DEPICTED UPON A PLAN ENTITLED "SURVEY FOR MRS. JOSEPH HODGKINS" DATED NOVEMBER 7, 1874 PREPARED BY MERRICK & SALSBUARY RECORDED IN PLAN BOOK 30, PAGE 102 ON SEPTEMBER 11, 1886 VARIATION FROM GRID NORTH (MSPCS-EZ) IS APPROXIMATELY 1724'49" W



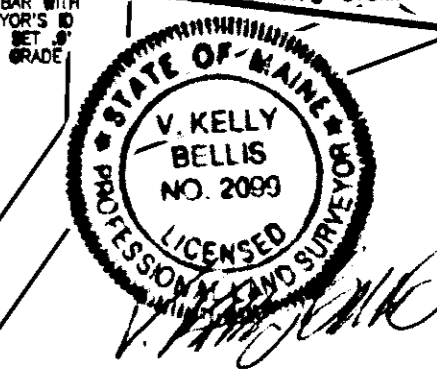
ALL CORNERS WHERE INDICATED AS BEING MONUMENTED WITH #6 REBAR WITH SURVEYOR'S ID #2099 SET HAVE AN ALUMINUM CAP AS SHOWN HERE ACTUAL SIZE.

We the members of the Lamoine Planning Board, in accordance with TITLE 30-A SECTION 4404 et. seq., certify that the criteria set forth in Section 4404 have been considered in connection with this Subdivision and all criteria having been met, we approve this Subdivision and this plan of the Subdivision.

Anna Jane A. ... Chairman
Melanie P. Flannery
Melanie P. Flannery
Stewart Board

Date: 5/12/05

STATE OF MAINE
HANCOCK, SS. REGISTRY OF DEEDS
RECEIVED *May 3, 2005*
AT 11:33 A.M. AND RECORDED
INSTRUMENT NO. *200500058*
FILE *34* NO. *20*
ATTEST *Oliver J. O'Neil*
REGISTER



[0410 Crawford Subdivision.dwg] VKB 04-28-05 21:26
HORIZON SURVEYING COMPANY
17 UNION STREET ELLSWORTH, MAINE 04605 (207) 667-8912