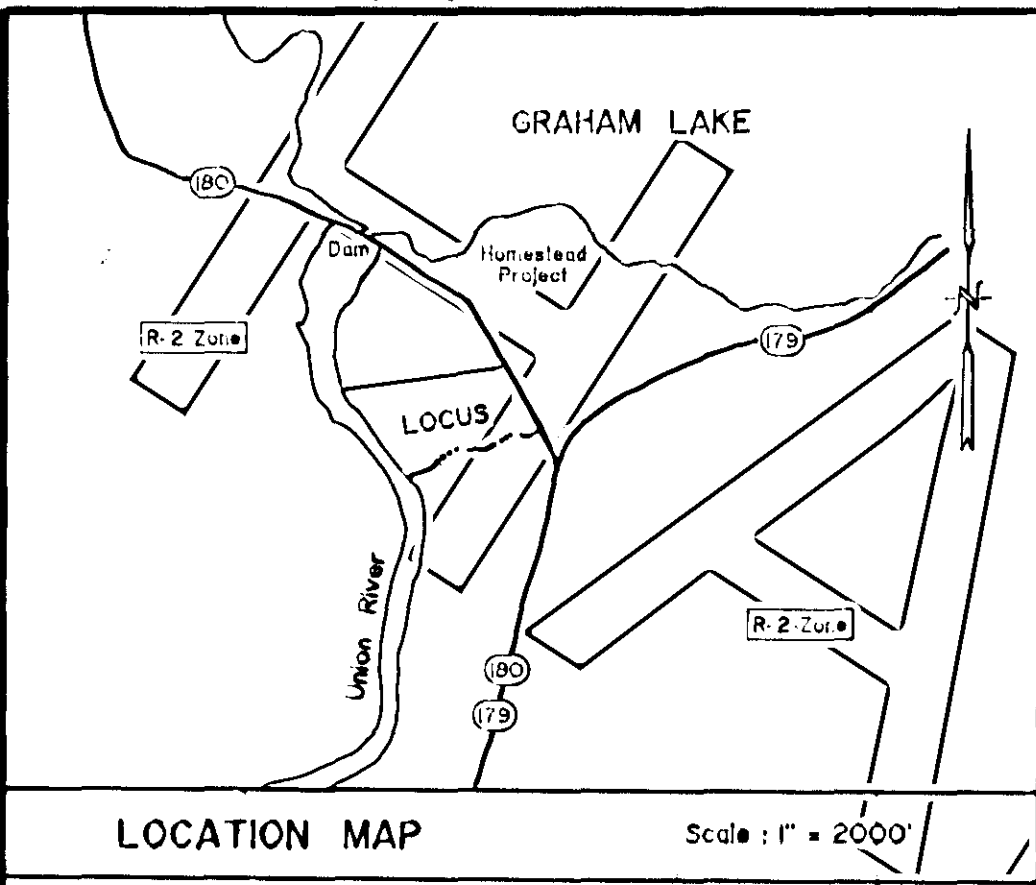




Union
River

Astbury
Book 1756 Page 574

N/F Friend

N/F Garland

N/F Patterson

Magnetic North (1985)
(From Orientation)

True North

NOTES -

The 7 lots of the subdivision shown hereon consist of 18.2 acres ± and is a portion of the land conveyed in a deed dated June 30, 1989 from J. Richard & Elleen Thebeau to Everett E. Grindle and is recorded in the Hancock County Registry of Deeds in Book 1736 Page 465.

The premises shown hereon are located in the R-2 Zone and is Lot # 5 of Ellsworth Tax Map # 60.

Contour lines taken from U.S.G.S topo sheet. Elevations are in feet.

Owner / Developer : Everett E. Grindle, Ellsworth, Maine
Designer : Herrick & Salisbury Inc., Ellsworth, Maine

○ Denotes Bore Set unless noted.

● Denotes soils test pit. For additional information, see soils report prepared by Peter Crane, LSE.

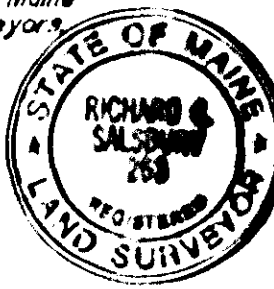
Each lot owner, excepting Lot 1 in accepting a deed or contract for any lot in this subdivision, except Lot 1, agrees to and shall be a member of and be subject to the obligations of the Lot Owners Association, a non-profit corporation, which shall oversee the upkeep of the common roads.

Setback Requirements for Hall Brook Estates :

Front Yard : 40'
Side Yard : 25'
Rear Yard : 30'
Maximum Building Height : 35'

This survey was completed upon the ground on April 18, 1990 in accordance with standards set forth under Category 1, Condition 12 of the Maine State Board of Registration for Land Surveyors.

Richard Salisbury
HERRICK & SALISBURY INC.
Land Surveyors
Ellsworth, Maine 04605



FINAL APPROVAL

We the members of the ELLSWORTH PLANNING BOARD in accordance with Title 30-A Section 455A as amended, certify that the criteria set forth in Section 455A have been considered in connection with this Subdivision and all criteria having been met, we approve this Subdivision and this plan of the Subdivision.

William J. Small Chairman
James F. King
Albert S. Rawlin
Ann W. Stead

Date: 4/19/90

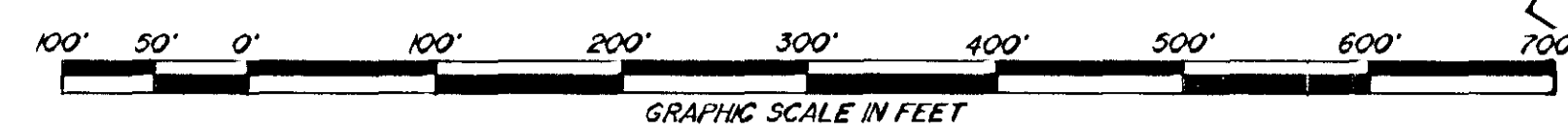
Waivers hereby Granted: Open space requirements, Stone corner monumentation, Underground utilities, Arterial street connection for Lot # 1

FINAL PLAN
HALL BROOK ESTATES

Route 180 (Hancock County) Ellsworth, Maine

April 24, 1990

Scale : 1" = 100'



See File 28#111
STATE OF MAINE
HANCOCK, SS-REGISTRY OF DEEDS
RECEIVED June 7, 1990
AT 11:31 A.M. AND RECORDED
FILE 23 p. 154
J. J. Dwyer
REGISTERED