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 USCGGS 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.

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 FOUNDADTION 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 OF THE SALE TO ABUTTER WILLIAMS WHO SHALL BE BARRED FROM THE USE OF SAID ROAD.

2. THAT THE ASSOCIATION SHALL BE A NOT FOR PROFIT CORPORATION.

3. THAT PRIOR TO THE RECEIPT OF A DEED CONVEYING AN INTEREST IN A LOT IN THIS SUBDIVISION EACH PROSPECTIVE LOT OWNER SHALL BY HIS/HER ACCEPTANCE OF A DEED TO A LOT BECOME A MEMBER OF THIS ASSOCIATION AND AGREES TO AND IS BOUND BY ITS REQUIREMENTS.

4. THAT ON THE FIRST DAY OF JUNE OF EACH YEAR, EACH MEMBER OF THE ASSOCIATION SHALL PAY TO THE DIRECTOR OF THIS ASSOCIATION THE SUM OF TWO HUNDRED AND ZERO HUNDREDTHS DOLLARS ($200.00). THIS SUM SHALL BE DESIGNATED THE "ANNUAL FEE" AND SHALL BE HELD BY THE ASSOCIATION IN A SEPARATE AND DISTINCT FACILITIES ACCOUNT FOR THE FULFILLMENT OF THE GOALS OF THIS ASSOCIATION.

5. THAT ON THE FIRST DAY OF JUNE OF EACH YEAR THE ASSOCIATION SHALL MEET AND SHALL ELECT A DIRECTOR WHO SHALL MAINTAIN THE RECORDS OF THIS ASSOCIATION AND WHO SHALL SEE TO THE DISPERSAL OF FUNDS FOR THE MAINTENANCE AND UPKEEP OF THE ROADWAYS AND STORMWATER STRUCTURES OF THIS SUBDIVISION IN ACCORDANCE WITH APPLICABLE HEDIFINE ENGINEERING MANAGEMENT DOCUMENTS. THIS WILL APPLY AS WELL TO THE INSTALLATION, CARE AND MAINTENANCE OF THE 10,000 GALLON WATER SUPPLY TANK FOR FIRE PROTECTION LOCATED ON THE NORTH SIDE OF THE BEGINNING OF MANHATTAN WAY. THIS MAINTENANCE AND CARE WILL FOLLOW WORDING AS PER SECTION 7.5.2 OF CITY OF ELLSWORTH FIRE PROTECTION AND PREVENTION ORDINANCE ARTICLE 7 - *RE: 7.5.2 FIRE PROTECTION MAINTENANCE* - UPKEEP AND MAINTENANCE OF THE CHOSEN FIRE PROTECTION OPTION SHALL REMAIN THE RESPONSIBILITY OF THE DEVELOPER, PROPERTY OWNER OR ROAD/ PROPERTY OWNERS ASSOCIATION. (EXCEPTION: WATER MAINS AND HYDRANTS THAT ARE ACCEPTED BY THE ELLSWORTH WATER DEPARTMENT AS PUBLIC INFRASTRUCTURES.

6. THAT AT THE FIRST OF SUCH MEETINGS AS DESCRIBED ABOVE IN PARAGRAPH 5, THE ASSOCIATION SHALL CREATE THROUGH A MAJORITY VOTE, A SET OF BY-LAWS SPECIFYING THE RESPONSIBILITIES AND AUTHORITY OF THE ASSOCIATION, THE OPERATING PROCEDURES OF THE ASSOCIATION, AND PROVIDING FOR PROPER CAPITALIZATION OF THE ASSOCIATION TO COVER THE COSTS OF MAJOR REPAIRS, MAINTENANCE AND REPLACEMENT OF COMMON FACILITIES.

7. THAT THE DIRECTOR MAY CALL, FROM TIME TO TIME, SPECIAL MEETINGS TO ADDRESS NEEDS OF THE SUBDIVISION AND A TOPIC AT SAID MEETINGS MAY BE THE REQUIREMENTS OF ADDITIONAL CONTRIBUTION BY THE MEMBERS SUCH ADDITIONAL CONTRIBUTIONS MUST BE VOTED BY A MAJORITY OF THE MEMBERS.

8. SNOW PLOWING COSTS TO BE SPLIT INTO EQUAL SHARES BY ALL PROPERTY OWNERS LIVING, AND/OR ACCESSING THEIR PROPERTY OVER SAID SUBDIVISION ROAD.

9. ANY FEES FOR A DUMPSTER TO BE SPLIT INTO EQUAL SHARES BY ALL PROPERTY OWNERS LIVING, AND/OR ACCESSING THEIR PROPERTY.

10. MANHATTAN WAY IS INTENDED TO BE A PRIVATE ROAD OWNED AND MAINTAINED BY THE OWNERS OF THIS SUBDIVISION. IF AT ANY TIME IN THE FUTURE SAID OWNERS DECIDE TO ASK FOR THE CITY OF ELLSWORTH TO ACCEPT THE ROAD AS A CITY ROAD AND TAKE OVER CARE AND MAINTENANCE OF SAME, THEN THE ROAD WOULD HAVE TO BE BROUGHT UP TO CURRENT CITY ROAD STANDARDS AT THAT TIME.
NOTE THAT THE ROAD WILL BE BUILT NOW TO CURRENT STANDARDS EXCEPT NOT PAVED, PER ARTICLE 9.

NOTE: AN EASEMENT 50' IN WIDTH WILL BE CONVEYED TO WAYNE BUZZELL FOR FUTURE ACCESS INTO ADJOINING LAND. THIS IS LOCATED ACROSS THE SOUTHEAST CORNER OF LOT 2 AS SHOWN ON THE SUBDIVISION PLAN.
THE FOLLOWING LANGUAGE PERTAINS TO SAID EASEMENT:
1. THE CONNECTING EASEMENT WILL BE CONVEYED TO MR. BUZZELL TO SERVE CURRENT AND FUTURE USES OF HIS LAND.
2. ARRANGEMENTS FOR PROPORTIONATELY MAINTAINING THE SHARED ROAD SEGMENT WILL BE REVISED WHEN ANY FUTURE BACK LAND DEVELOPMENT IS PLANNED.
3. THE SHARED SEGMENT OF THE SUBDIVISION ROAD SHALL BE UPGRADED WHEN BACK LAND IS DEVELOPED BEYOND ITS DESIGN CAPACITY AND WHO WILL PAY FOR ITS RECONSTRUCTION WILL BE DECIDED AT THAT TIME.

ACREAGE TABLE - GROSS AREA / NET AREA

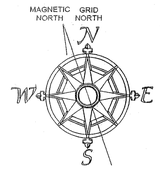
	GROSS AREA	WETLAND	EASEMENTS	NET AREA
LOT 1	1.214 ACRES	2513.41 SQ FT.	816 SQ FT	49,552.43 SQ FT
LOT 2	1.64 ACRES	5096.50 SQ FT.	12,327.48 SQ FT	54,014.4 SQ FT.
LOT 3	1.55 ACRES	15,463 SQ FT	0	52,142.12 SQ FT.
LOT 4	.9254 ACRES	0	0	40,308.72 SQ FT.
LOT 5	.9193 ACRES	0	0	40,046.48 SQ FT.
LOT 6	.9230 ACRES	0	0	40,205.47 SQ FT.
LOT 7	1.235 ACRES	0	0	53,799.85 SQ FT.

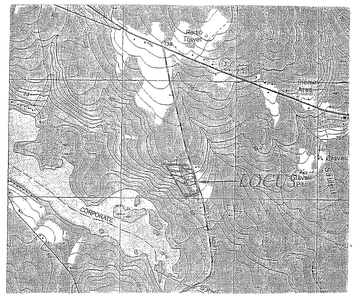
APPROVED BY
THE CITY OF ELLSWORTH
PLANNING BOARD
PURSUANT TO TITLE 30-A, M.R.S.A. SECTIONS 4401 - 4407

CHAIR _____ DATE June 1, 2016
_____
_____
_____
_____
CONDITIONS:
_____

State of Maine
HANCOCK, ss. Registry of Deeds
Received June 6, 2016
at 10H 41M A.M. and recorded in
Plan File 43 Number 102
ATTEST Julie A. Curtis
REGISTRAR

Instrument no. 35





LOCUS MAP
USGS QUAD SHEET
SCALE 1"=2000'

LINE	BEARING	HORIZ DIST
L1	N70°28'09"E	48.000'
L2	S70°28'09"W	48.000'
L3	N19°31'51"W	17.000'
L4	S19°31'51"E	17.000'
L5	N70°28'09"E	17.140'
L6	N19°31'51"W	50.000'
L7	N61°50'03"E	49.996'
L8	S28°09'41"E	18.120'
L9	N74°24'35"E	50.001'
L10	N61°50'51"E	50.002'
L11	N15°19'21"W	18.050'

MALCOLM E. HARRIMAN
PROFESSIONAL LAND SURVEYOR NO. 1259
P.O. BOX 96
HANCOCK, MAINE 04640
(207)-263-6311

STATE OF MAINE
MALCOLM E. HARRIMAN
#1259
PROFESSIONAL LAND SURVEYOR

50' 0 50' 100'

LEGEND:
- DENOTES STEEL PIN SET OR TO BE SET.
- DENOTES SOIL TEST PIT LOCATION

OWNERS / DEVELOPERS:
COASTAL BUILDERS & SONS, INC.
393 BAR HARBOR ROAD
TRENTON, MAINE 04605

FINAL
SUBDIVISION PLAN
OF
HARDWOOD RIDGE
A SEVEN LOT SUBDIVISION
AT
NORTHBEND ROAD
ELLSWORTH MAINE
HANCOCK COUNTY
MAY 19 2016

FILE NAME CBELLSROTC.TRV	DRAWING SCOTT FINAL	
SCALE 50 Ft/In	DATE 5-24-2016	DRAWN BY MEH
JOB 01500035	REVISION 1/1	SHEET 1/1

This map was drawn with TRAVERSE PC Software

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