

NOTES:

ZONING: RU ZONE

TAX MAP REFERENCE: MAP 223 LOT 16 (PORTION OF)

DEED REFERENCE: CORRECTIVE DEED FROM THE ESTATE OF PAUL R. CLOUGH TO LAWRENCE R. SINCLAIR, SR., DATED OCTOBER 6, 2017 AND IS RECORDED IN THE HANCOCK COUNTY REGISTRY OF DEEDS IN BOOK 6842, PAGE 127.

PLAN REFERENCE: CEDAR GROVE SUBDIVISION EXTENSION II PREPARED FOR HELEN M. CLOUGH, DATED MAY, 2002 AND REVISED JULY 15, 2002 AND IS RECORDED IN THE HANCOCK COUNTY REGISTRY OF DEEDS IN PLANFILE 31-37.

FLOOD PLAIN: ZONE "X" (AREA OF MINIMAL FLOOD HAZARD) AS SHOWN ON HANCOCK, MAINE FLOOD INSURANCE RATE MAP, COMMUNITY NUMBER 230284, DATED JULY 20, 2016.

WETLANDS SHOWN WITHIN THE PROPOSED SINCLAIR SUBDIVISION WERE DELINEATED BY ATLANTIC RESOURCE CO. IN AUGUST OF 2018. WETLAND DELINEATION COMPLETED IN GENERAL ACCORDANCE WITH THE 1987 ARMY CORPS OF ENGINEERS (ACOE) WETLAND DELINEATION MANUAL AND THE 2012 REGIONAL SUPPLEMENT.

WETLANDS SHOWN ARE CLASSIFIED IN REPORT AS PALUSTRINE FORESTED WETLANDS UNDER THE COWARDIN WETLAND CLASSIFICATION SYSTEM.

WETLAND BOUNDARIES WERE LOCATED WITH A TRIMBLE SUB-METER GPS. PROPOSED WETLAND IMPACTS SHOULD BE FIELD VERIFIED WITH SURVEY GRADE ACCURACY.

RESOURCE SURVEYS LIMITED TO WETLANDS ONLY. OTHER PROTECTED NATURAL RESOURCES MAY OR MAY NOT BE PRESENT.

PRELIMINARY SOIL TEST PITS COMPLETED BY ROGER STAMAND, LSE#360 AND REPRESENT SUITABLE SOIL AREAS FOR ONSITE WASTEWATER DISPOSAL. RESERVED AREA TO BE USED FOR FUTURE REPLACEMENT SYSTEM AND CAN NOT BE BUILT UPON. OTHER SITES MAY OR MAY NOT BE PRESENT.

TEMPORARY EASEMENT AREA ON LOT 3 WILL BE EXTINGUISHED AND REVERT BACK TO LOT 3 UPON THE EXTENSION OF POPLAR LANE.

CONTOURS SHOWN AT 2 FOOT INTERVAL, NAVD83 DATUM.

NET ACREAGE DEFINITION, HANCOCK MAINE SUBDIVISION ORDINANCE: THE TOTAL ACREAGE AVAILABLE FOR THE SUBDIVISION OR DEVELOPMENT, AND SHOWN ON THE PROPOSED SUBDIVISION OR DEVELOPMENT PLAN, MINUS THE AREA FOR ROADS OR ACCESS AND THE AREAS WHICH ARE UNSUITABLE FOR DEVELOPMENT.

LOT OWNERS WILL BE RESPONSIBLE FOR THEIR INDIVIDUAL COST OF TRASH DISPOSAL.

ALL ROADS IN THIS DEVELOPMENT SHALL REMAIN PRIVATE ROADS TO BE MAINTAINED BY THE DEVELOPER OR THE CEDAR GROVE SUBDIVISION EXTENSION II ASSOCIATION.

TEMPORARY TURN AROUND AREA TO BE PLOWED AND MAINTAINED AT ALL TIMES. A NO PARKING SIGN SHALL BE INSTALLED TO ALLOW FIRE TRUCK ACCESS AT ALL TIMES. NO BRUSH PILES, STORAGE OR OTHER DEBRIS SHALL BE KEPT IN THE TURN AROUND AREA.

COVENANTS

THE SUBDIVISION SHOWN IS HEREBY CONVEYED SUBJECT TO THE FOLLOWING RESTRICTIONS (NOT CONDITIONS SUBSEQUENT) WHICH SHALL RUN WITH THE LAND, BE BINDING UPON THE GRANTEE HEREIN, THEIR HEIRS AND ASSIGNS, AND SHALL INURE TO THE BENEFIT OF THE LOTS NOW OR HEREAFTER SITUATED IN CEDAR GROVE SUBDIVISION EXTENSION II, OR FUTURE EXTENSIONS THEREOF, TO WIT:

1. THE SAID PREMISES SHALL BE USED SOLELY FOR RESIDENTIAL PURPOSES AND NO COMMERCIAL OR INDUSTRIAL USE SHALL BE MADE OF THE SAME OR ANY PORTION THEREOF;
2. THE PREMISES SHALL NOT BE DIVIDED;
3. ONLY A SINGLE FAMILY DWELLING, TOGETHER WITH APPURTENANT AND CUSTOMARY OUTBUILDINGS, SHALL BE CONSTRUCTED, ERECTED OR MAINTAINED THEREON; AND
4. NO STRUCTURES OR ARTICLES OF TANGIBLE PERSONAL PROPERTY SHALL BE PLACED ON THE PREMISES CLOSER THAN FIFTY (50) FEET TO THE SIDE LINE OF POPLAR LANE

THE PREMISES ARE FURTHER CONVEYED SUBJECT TO THE BYLAWS OF THE CEDAR GROVE SUBDIVISION EXTENSION II ASSOCIATION, AS AMENDED, AND BY THE ACCEPTANCE OF THIS DEED AND AS A PARTIAL CONSIDERATION THEREFOR, THE GRANTEE, FOR THEMSELVES, THEIR HEIRS AND ASSIGNS, AGREE TO ABIDE BY SAID BYLAWS AND TO PAY, WHEN DUE, HIS SHARE OF THE COSTS OF MAINTENANCE DESCRIBED THEREIN.

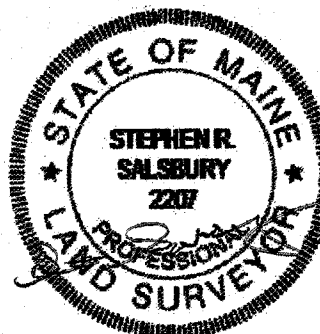
THIS SUBDIVISION PLAN HAS BEEN APPROVED WITH CONDITIONS BY THE HANCOCK PLANNING BOARD IN ACCORDANCE WITH TITLE 30-A, MRSA, SECTION 4401, ET SEQ.

APPROVED LOTS MAY BE SOLD OR LEASED ONLY IN ACCORDANCE WITH ALL APPLICABLE TERMS AND CONDITIONS INCLUDED IN AND/OR ATTACHED TO THE WRITTEN ORDER ISSUED BY THE PLANNING BOARD APRIL 10, 2019, AND RECORDED IN THE HANCOCK COUNTY REGISTRY OF DEEDS IN BOOK 6856 ON PAGE 421.

Katherine Schull 6/12/19
Neil Tye 6/12/19
Nathan A. Brown 12 June 19
Nancy A. Lankford 6/12/19
Antonia Blain

DATE June 12, 2019

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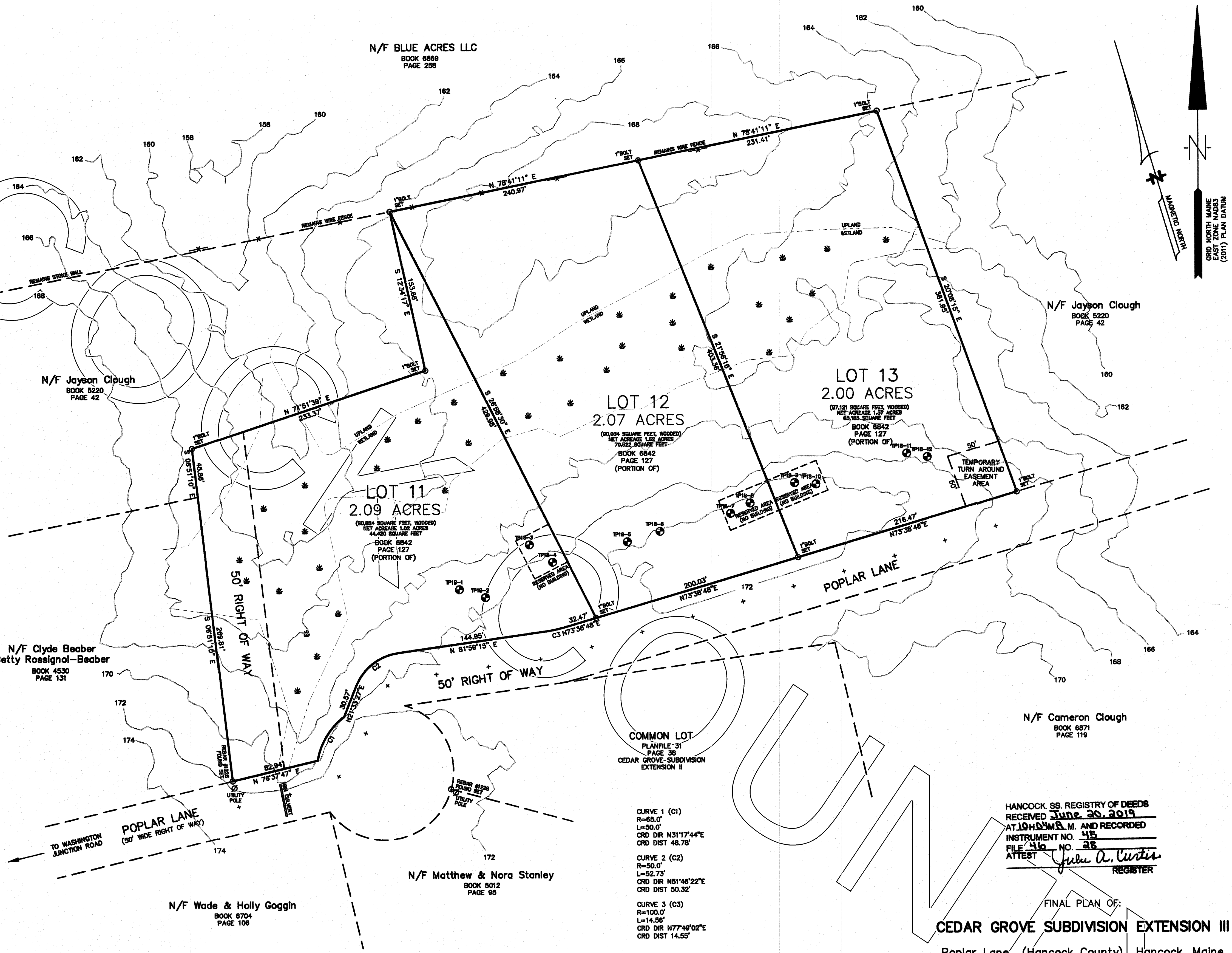


SURVEY STANDARD:

THIS PLAN WAS PREPARED FROM INFORMATION OBTAINED BY A CONVENTIONAL FIELD SURVEY CONFORMING TO THE TECHNICAL STANDARDS, AS APPLICABLE, CONTAINED IN CHAPTER 90, PART 2, OF THE RULES OF THE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS. EXCEPTIONS: NO SURVEY REPORT PREPARED. NO METES AND BOUNDS DESCRIPTIONS PREPARED.

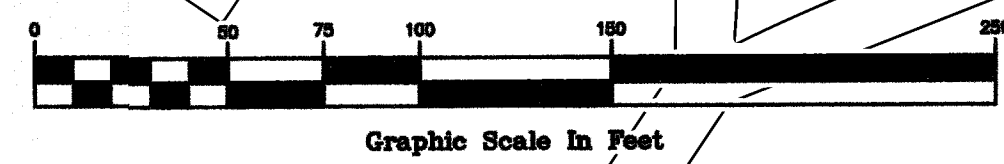
SUBDIVISION DISCLAIMER NOTE

THE INFORMATION CONTAINED IN THE SUBDIVISION MAP IS FOR THE PURPOSE OF OBTAINING MUNICIPAL APPROVAL OF THE SUBDIVISION PROJECT AND IS NOT INTENDED AS A COMPLETE STATEMENT OF ALL INFORMATION THAT MAY BE MEANINGFUL OR NECESSARY FOR AN INDIVIDUAL PURCHASER OF ANY GIVEN LOT. PURCHASERS SHOULD NOT CONSIDER THE SUBDIVISION MAP TO BE A SUBSTITUTE FOR DUE DILIGENCE AND INVESTIGATION ON ISSUES OF IMPORTANCE TO THEM. NOT ALL INFORMATION NECESSARY TO DETERMINE POTENTIAL LAND USES ARE SHOWN ON THIS PLAN. ABUTTING NAME INFORMATION AND ZONING DATA SHOWN ON THIS PLAN WAS ACCEPTED BY THE PLANNING BOARD AND IS ASSUMED CORRECT BUT COULD CHANGE AT ANY TIME AND IS NOT INTENDED TO BE OR ACT AS A PERMANENT RESTRICTION ON THE SUBDIVISION. DEVELOPMENT OR REGULATED LAND USE ACTIVITIES ON ANY LOT MAY REQUIRE PERMITS FROM LOCAL, STATE AND FEDERAL PERMITTING AGENCIES.



HANCOCK SS. REGISTRY OF DEEDS
RECEIVED June 20, 2019
AT 10:15 AM M. AND RECORDED
INSTRUMENT NO. 415
FILE 46 NO. 38
ATTEST *Julie A. Curtis*
REGISTER

FINAL PLAN OF:
CEDAR GROVE SUBDIVISION EXTENSION III
Poplar Lane (Hancock County) Hancock, Maine
June 12, 2019 Scale: 1" = 50'



RECORD OWNERS:
LAWRENCE R. SINCLAIR, SR.
P.O. BOX 385
ELLSWORTH, ME 04805