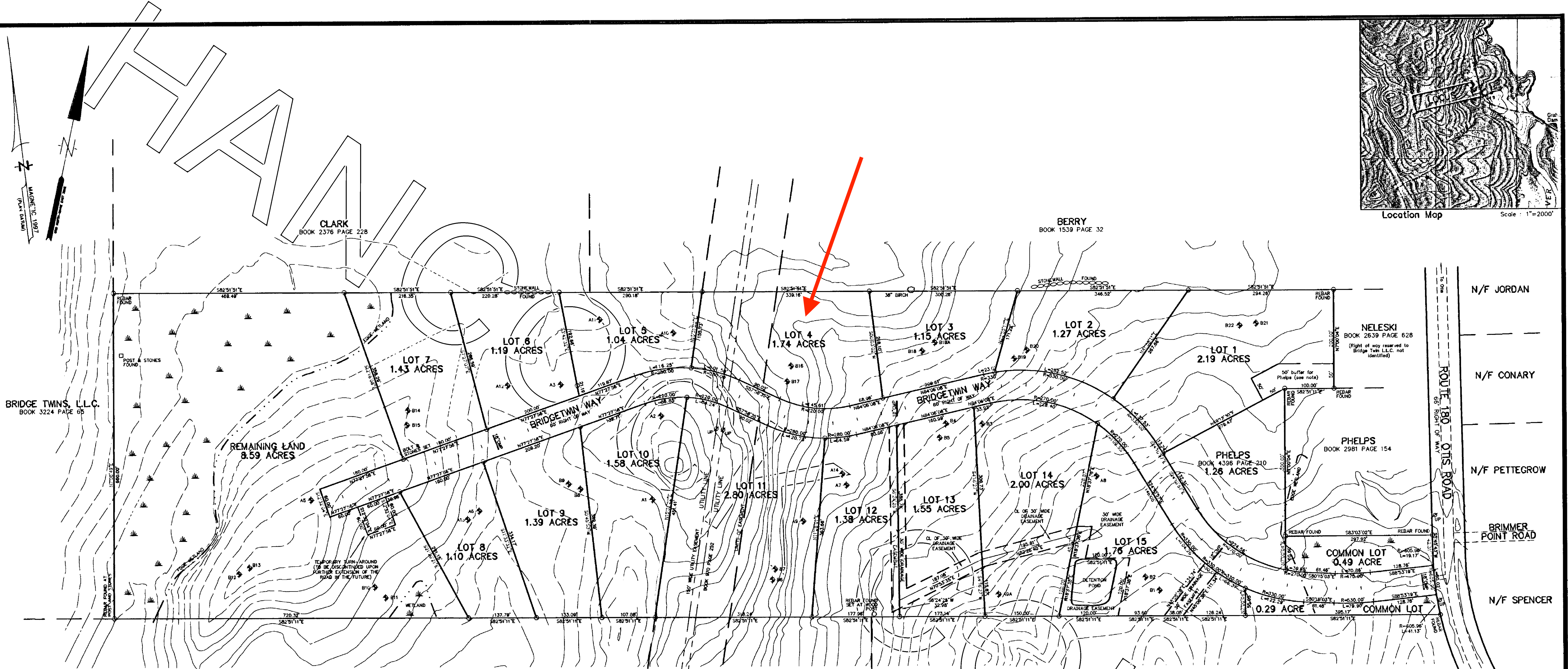
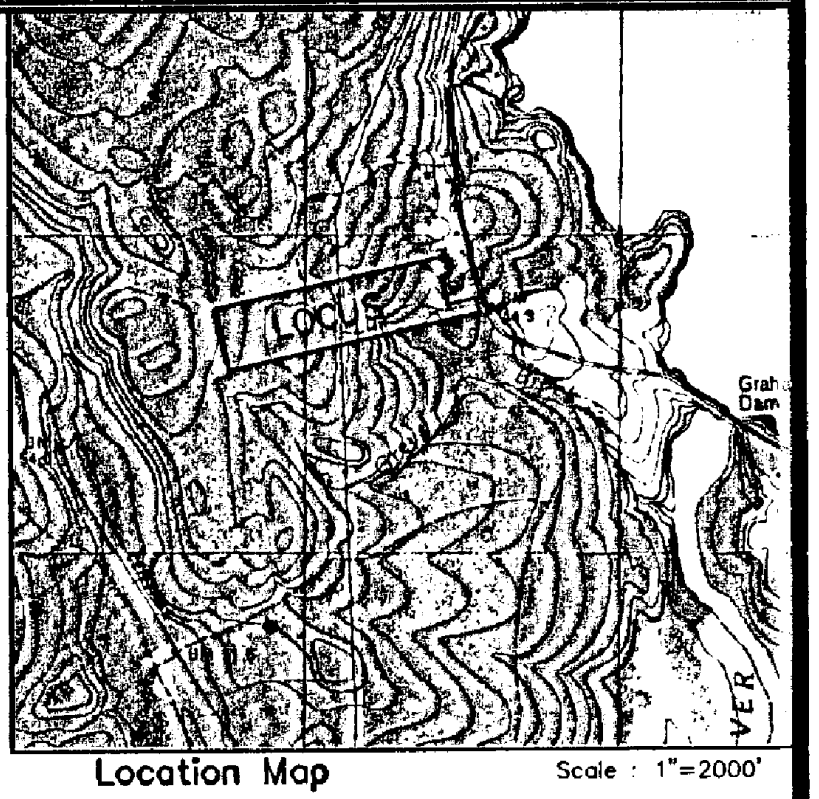




We the members of the Ellsworth Planning Board in accordance with Title 30A Section 4404, et. seq., certify that the criteria set forth in Section 4404 have been considered in connection with this subdivision and all criteria having been met, we approve this subdivision and this plan of the subdivision.

[Signature]
Chairman
[Signature]
Dyan Paul
[Signature]
Cathy

Date: 4/15/06

Herrick & Salsbury
INC.
LAND SURVEYORS
67 Franklin Street
Ellsworth, Maine 04605
(207) 667-7370

NOTES:

1" x 4" iron bolts set unless noted.

Denotes soils test pit.

Lots shown hereon are located upon Ellsworth Tax Map 68 Lot 3.

This subdivision consists of 15 lots, plus 2 common lots containing a total of 27.85 acres including the right of way shown as Bridgetwin Way.

Contour lines shown were taken from aerial photogrammetry prepared by the James Sewall Company, Old Town, Maine.

The premises shown hereon were conveyed in a deed from LCW Group, Inc. to Bridge Twins, L.L.C., dated October 18, 2001 and is recorded in the Hancock County Registry Of Deeds in Book 3224 Page 65.

Owner/Developer: Bridge Twins, L.L.C., 136 Surry Road, Ellsworth, Maine.

None of the property shown hereon is located within the floodplain.

The roadway shown hereon as "Bridgetwin Way", along with the Common Lots and the drainage easements will remain under the jurisdiction of a homeowners association until such time the road and Common Lots may be accepted by the City Of Ellsworth.

Zoning: R-2

Wetlands shown hereon delineated by CES, Inc. wetland scientists based on field delineation observations conducted 08/01/97, 07/07/04 and 08/05/04.

Turn-around as shown will be discontinued upon any future road extension.

50' easement on Lot 1 adjoining the Phelps property is not to be developed, cleared or graded in any way.

A stormwater management permit was issued to Bridgetwins, LLC, dated May 12, 2005. See Department Of Environmental Protection findings of fact and order, number L-22158-NJ-B-N, recorded in the Hancock County Registry Of Deeds in Book 4202 Page 138.

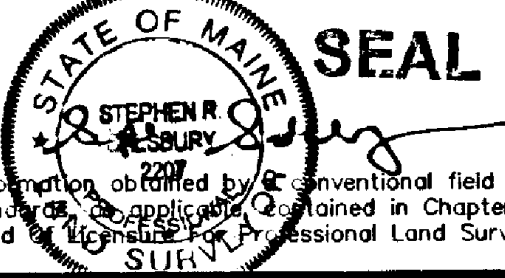
PCJ, L.L.C.
BOOK 3224 PAGE 67

Subdivision Covenants

1. No further subdivision of any lot will be permitted.
2. No mobile homes as defined by MRSA Title 10, ss 9081 are allowed on any of the lots.
3. No commercial use or retail business shall be allowed upon any lot, except for customary home occupations.
4. Any home under construction shall have the exterior of the building completed within one year from the starting date of construction.
5. No metal buildings shall be erected on any lot. All buildings shall have a concrete basement or frostwall type construction and shall have a pitched roof at a minimum pitch of 5:12.
6. No unlicensed or unregistered vehicle shall be kept on any lot.
7. No husbandry of animals shall be allowed on any lot, except for customary home pets.
8. All building plans and site layout must be and shall be approved by Bridge Twins, L.L.C., their successors and assigns.
9. The road and common areas will be owned and governed by a homeowners association until such time the City Of Ellsworth accepts those areas.
10. No lot owner may protest any future development proposed on the remaining land of Bridge Twins, L.L.C., its successors and assigns. This is notice of intent of future development and the extension of the infrastructure and utilities.
11. All driveways and parking areas shall be paved within one year of the starting date of construction.
12. Landscaping shall be completed within one year from the time any dwelling is first occupied.
13. The minimum square footage of any building shall be 800 square feet of ground coverage.

SURVEY CERTIFICATION:

This plan was prepared from information obtained by conventional field survey conforming to the technical standards as applicable contained in Chapter 90, Part 2, of the rules of the Board of Professional Land Surveyors.



STATE OF MAINE
HANCOCK COUNTY
RECEIVED
APR 16 2006
INSTRUMENT NO. 39
FILED
ATTEST
[Signature]

OWNER:
Bridge Twins, L.L.C.
136 Surry Road
Ellsworth, Maine

FINAL SUBDIVISION PLAN OF:
Bridgetwin Estates
Otis Road (Hancock County) Ellsworth, Maine

