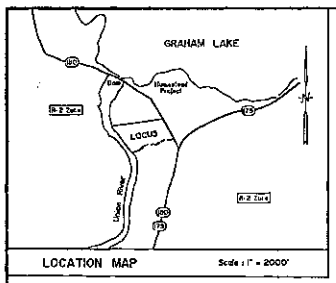

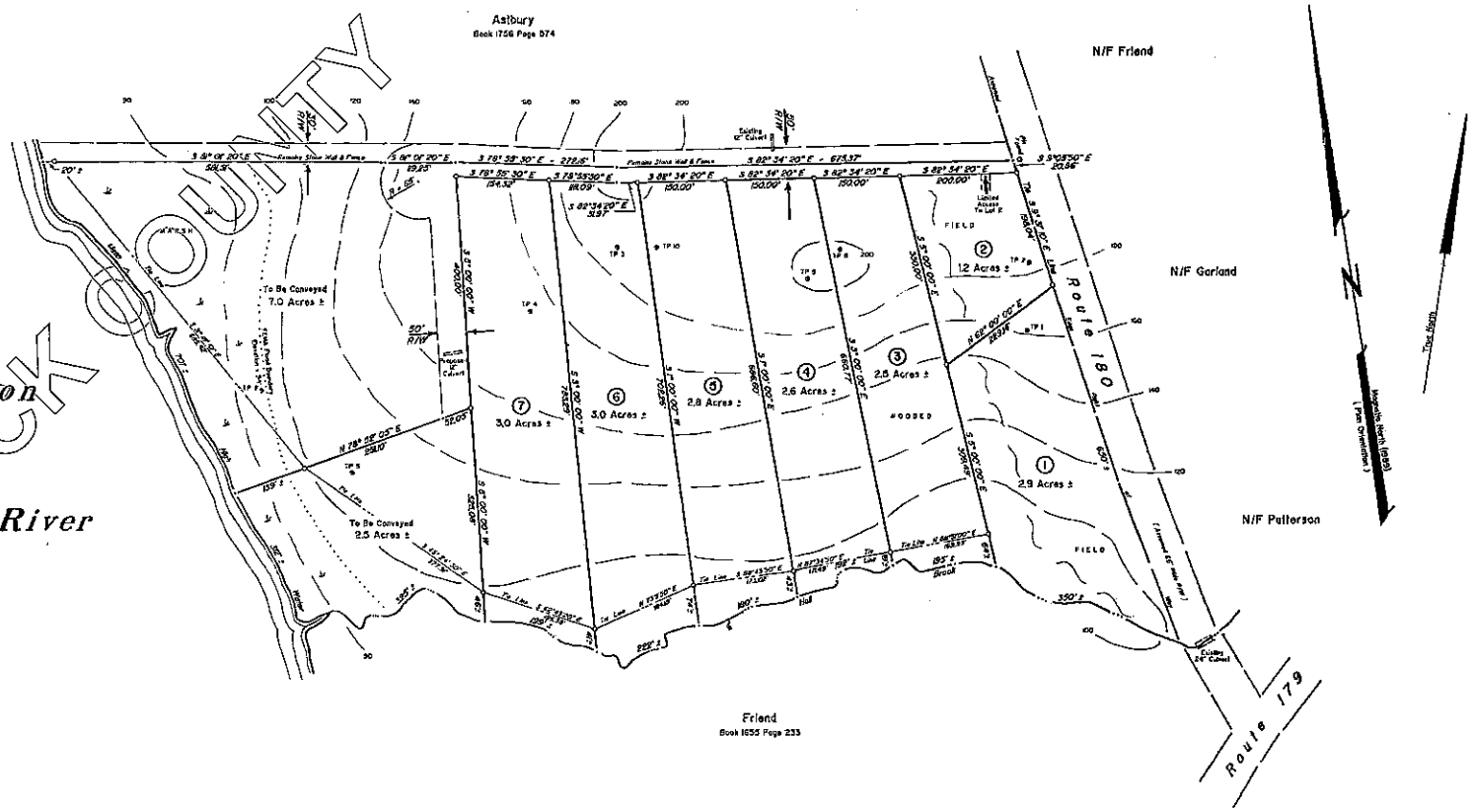

NOTES -

The 7 lots of the subdivision shown hereon consist of 48.8 acres ± and is a portion of the land conveyed in a deed dated June 30, 1989 from J. Richard & Edwin Thebeau to Everett E. Grindland as 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 # 8 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

o Denotes Bolt Set where noted.

● Denotes soils test pit. For additional information, see soils report prepared by Peter Crook, L.S.E.

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 10, 1990 in accordance with standards set forth under Category 1, Condition II, of the Maine State Board of Registration for Land Surveyors.

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

STATE OF MAINE
RICHARD E. SALISBURY
No. 1111
LAND SURVEYOR

FINAL APPROVAL

We the members of the ELLSWORTH PLANNING BOARD in accordance with Title 30A Section 4356, as amended, certify that the criteria set forth in Section 4356 have been considered in connection with this Subdivision and all criteria having been met, we approve this Subdivision and this plan of the Subdivision.

Chairman

Date : 6/2/90

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

FINAL PLAN

HALL BROOK ESTATES

See Field Book 284-111

Route 180 (Hancock County) Ellsworth, Maine

April 24, 1990 Scale : 1" = 100'

100' 50' 0' 100' 200' 300' 400' 500' 600' 700'
GRAPHIC SCALE IN FEET

STATE OF MAINE
HANCOCK, ss. REGISTRY OF DEEDS
RECEIVED June 7, 1990
AT 11:31 A.M. AND RECORDED
FILE 23 PG. 156
ATTEST: Suzanne Darby
RECORDER

23 #156

825

2510