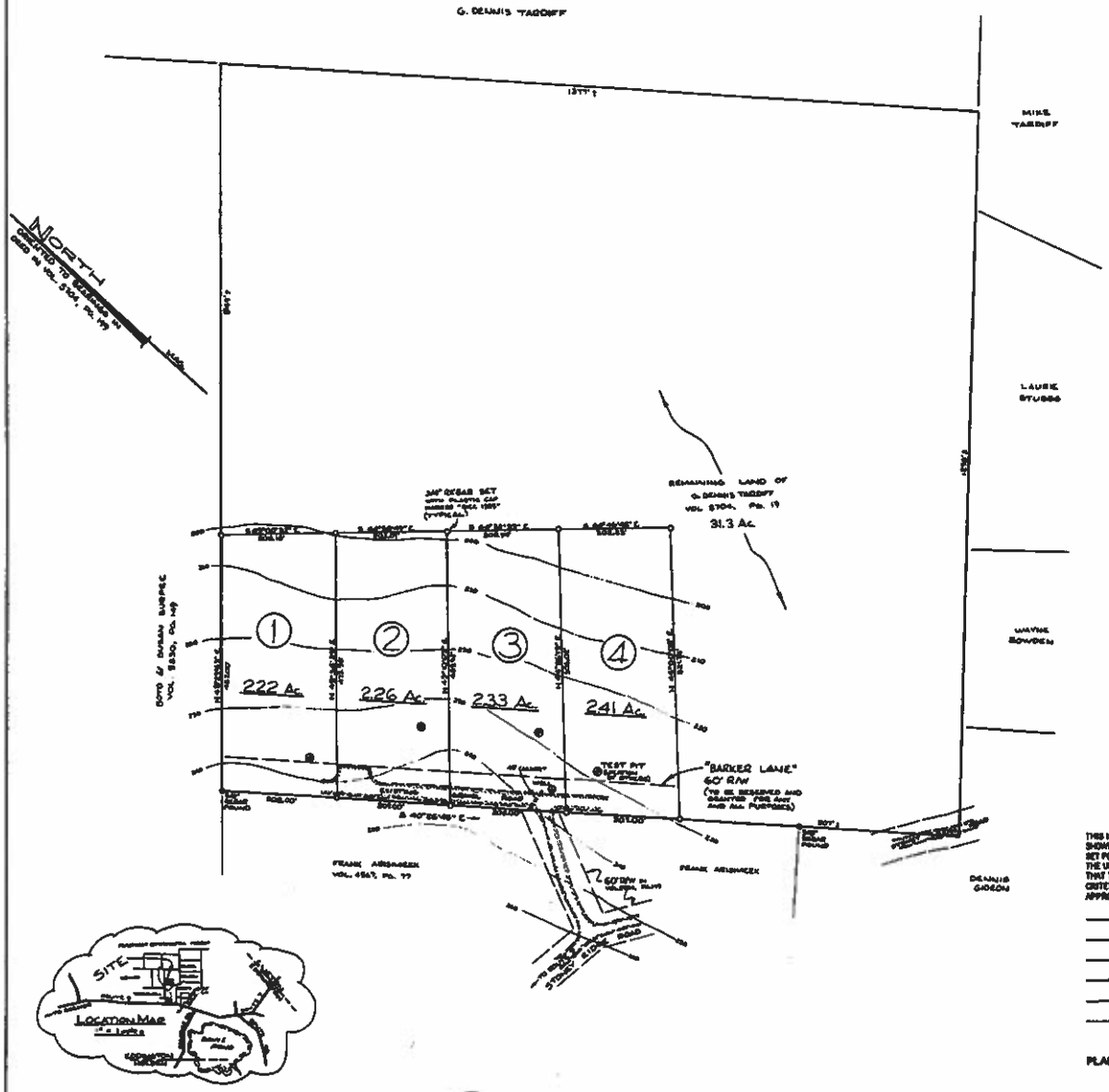
1996-95



NOTES:

1. THIS SURVEY CONFORMS TO THE MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS STANDARDS FOR CATEGORY I, CONDITION III SURVEYS. EXCEPTIONS: WRITTEN REPORT NOT PREPARED AT THIS TIME.
2. SUBJECT DEED - DAVID W. FLORIAN TO G. DENNIS TARDIFF BY WARRANTY DEED DATED AUGUST 22, 1994, AND RECORDED IN THE PENOBSCOT COUNTY REGISTRY OF DEEDS IN VOLUME 5704, PAGE 199.
3. CONTOURS ARE DRAWN FROM U.S.G.S. TOPOGRAPHIC MAP "CHERRY POND" AND ARE APPROXIMATE ONLY. DATUM - N.G.V.D. 1929.
4. FOR LOCATION OF RIGHTS OF WAY IN VOLUME 5704, PAGE 199, SEE "DIVISION PLAN OF THE J.P.L.R. CORP. & ANDREWS LAND SERVICES, INC." BY ANDREWS LAND SERVICES, INC. DATED NOVEMBER 16, 1989, AND RECORDED IN THP FILE 6312-89 P.C.R.D.

RESTRICTIONS & COVENANTS:

THESE LOTS ARE SUBJECT TO THE FOLLOWING RESTRICTIONS AND CONDITIONS WHICH SHALL RUN WITH THE LAND:

1. THE SITE SHALL BE RESTRICTED TO ONE SINGLE FAMILY RESIDENCE.
2. [illegible] FROM THE SITE THAT CONSTRUCTED PORTS AND NO TEMPORARY STRUCTURES SHALL BE PERMITTED TO REMAIN ON SITE PROPERTY, EXCEPT AS FOR RESTRICTED-GUARD CONSTRUCTION.
3. MOBILE HOMES MAY BE PLACED ON THE PREMISES ONLY WHEN THE FOLLOWING RESTRICTIONS: A. MINIMUM LIVING AREA NOT INCLUDING FOUNDATION MAY BE 600 SQ. FT. OR GREATER. B. NO MOBILE HOME OLDER THAN FIVE (5) YEARS MAY BE PLACED ON THE PREMISES. C. ALL STATE PLUMBING, ELECTRICAL, BUILDING, AND FIRE CODES MUST BE MET. D. ANY MOBILE HOME MUST HAVE A PITCHED SHINGLED OR PICKET ROOF. E. EXTERIOR OF SHINGLED MUST BE COMPLETE WITHIN ONE YEAR OF COMMENCED CONSTRUCTION.
4. NO PROPERTY, BUILDINGS SHALL BE CONSTRUCTED WITHIN TWENTY (20) FEET OF ANY STREET LINE OR WITHIN TWENTY (20) FEET OF ANY LOT LINE.
5. NO TRASH, JUNKS, OTHER REFUSE OR JUNKED UNREGISTERED SHALL REMAIN DEPOSITED OR PLACED ON THE PREMISES.
6. NO SUBSTITUTE PAPER OR JUNKYLT TYPE DWELLINGS SHALL BE USED FOR DWELLINGS OR ANY BUILDING ERECTED ON THE PREMISES.
7. NO DWELLING SHALL BE ERECTED OR PERMITTED TO REMAIN ON THE PREMISES UNLESS THE EXTERIOR OF THE SAME SHALL BE COMPLETED WITHIN TWELVE (12) CALENDAR MONTHS FROM THE DATE SITE WORK AND GENERAL CONSTRUCTION COMMENCED. DEGLEND PROGRESSIVE AND SUBSEQUENT ANY AND CONTINUING SUCH DWELLING THAT HAS BEEN DEFERRED DURING CONSTRUCTION.
8. NO UNLICENSED VEHICLE SHALL BE LEFT ON THE PREMISES.
9. THE LOTS WITHIN THIS SUBDIVISION SHALL NOT BE FURTHER SUBDIVIDED.
10. WILL NOT HAVE ANY LOT 2 FOR THE USE OF OWNER OF LOT 3 ONLY.

SHOULD ANY OF ANY OF THESE COVENANTS BY INDEPENDENT OR COURT ORDER SHALL OR NO NOW EXPIRE AND OF THE OTHER PROVISIONS WHICH SHALL REMAIN IN FULL FORCE AND EFFECT. IN THE EVENT OF BREACH OF ANY OF THE ABOVE RESTRICTIONS THE GRANTOR, ITS SUCCESSORS AND ASSIGNS, MAY ENFORCE AND REFORCE AT LAW OR EQUITY TO ENFORCE THE TERMS OF THESE RESTRICTIONS, AND ALL COSTS (INCLUDING LEGAL FEES) INCURRED BY THE GRANTOR IN ENFORCING THESE RESTRICTIONS SHALL BE PAID BY THE OWNER OF THE PREMISES.

PLANNING BOARD APPROVAL

THIS IS TO CERTIFY THAT AFTER REVIEWING THE SUBDIVISION SHOWN BY THIS PLAN AND CONSIDERING EACH OF THE CRITERIA SET FORTH IN 30-A M.R.S.A. SECTION 4404 (AS AMENDED) THE UNDERSIGNED HAVE MADE FINDINGS OF FACT ESTABLISHING THAT THE SUBDIVISION SHOWN BY THIS PLAN MEETS ALL OF THE CRITERIA SET FORTH AND THEREFORE THE SUBDIVISION IS APPROVED.

DATE: 10/2/96

PLANNING BOARD, TOWN OF EDDINGTON

STATE OF MAINE
PENOBSCOT, SS.
REGISTRY OF DEEDS
RECEIVED AND FILED
October 21 1996
16 h 58 m A M
Attest [illegible]

PLAN OF

"BARKER RIDGE"
SUBDIVISION

STONEY RIDGE ROAD (OFF ROUTE 9)

EDDINGTON
PENOBSCOT COUNTY, MAINE

RECORD OWNER & DEVELOPER
(VOLUME 5704, PAGE 199)
G. Dennis Tardiff
P.O. BOX 198, EDDINGTON, MAINE 04428

SEPTEMBER 23, 1996 SCALE 1"=100'

Surveyed By:
JEFFREY A. RICE, Land Surveyor
2011 BROADWAY, GLENBURN, MAINE
PROJECT #96021

0 100 200 FEET 300

(REVISED: SEPT 16, 1996)

1996-95

1996-95