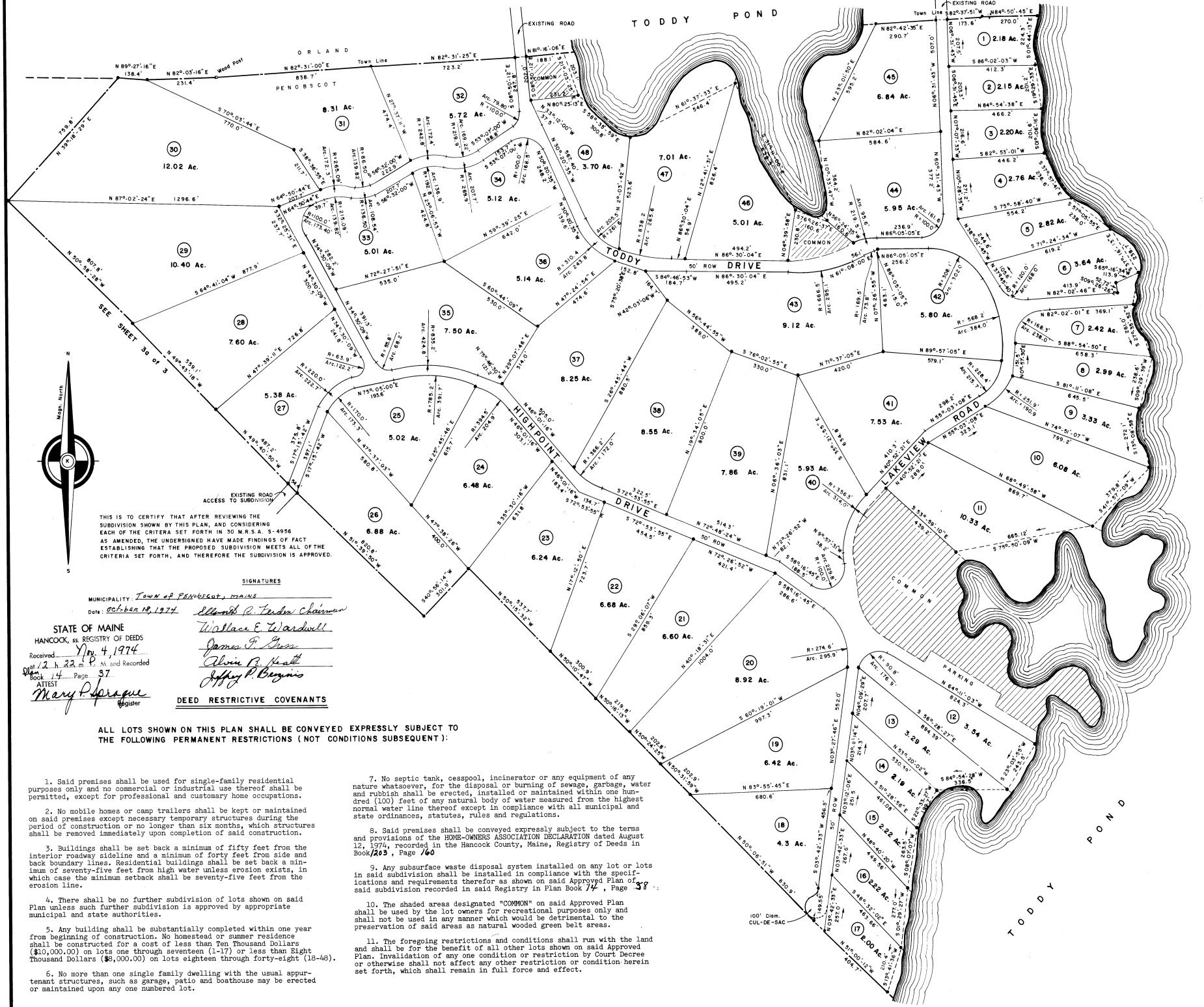
14-37



THIS IS TO CERTIFY THAT AFTER REVIEWING THE SUBDIVISION SHOWN BY THIS PLAN, AND CONSIDERING EACH OF THE CRITERA SET FORTH IN 30 M.R.S.A. S-4956 AS AMENDED, THE UNDERSIGNED HAVE MADE FINDINGS OF FACT ESTABLISHING THAT THE PROPOSED SUBDIVISION MEETS ALL OF THE CRITERIA SET FORTH, AND THEREFORE THE SUBDIVISION IS APPROVED.

SIGNATURES

MUNICIPALITY Town of Penobscot, Maine

Date: October 18, 1974

Ellsworth R. Ferdon, Chairman
Wallace E. Wardwell
James F. Goss
Alvin R. Heath
Jeffrey P. Benjamin

STATE OF MAINE
HANCOCK, ss. REGISTRY OF DEEDS
Received Nov. 4, 1974
at 12 h 22 m P. M. and Recorded
Plan Book 14 Page 37
ATTEST
Mary P. Sprague
Register

DEED RESTRICTIVE COVENANTS

ALL LOTS SHOWN ON THIS PLAN SHALL BE CONVEYED EXPRESSLY SUBJECT TO THE FOLLOWING PERMANENT RESTRICTIONS (NOT CONDITIONS SUBSEQUENT):

1. Said premises shall be used for single-family residential purposes only and no commercial or industrial use thereof shall be permitted, except for professional and customary home occupations.

2. No mobile homes or camp trailers shall be kept or maintained on said premises except necessary temporary structures during the period of construction or no longer than six months, which structures shall be removed immediately upon completion of said construction.

3. Buildings shall be set back a minimum of fifty feet from the interior roadway sideline and a minimum of forty feet from side and back boundary lines. Residential buildings shall be set back a minimum of seventy-five feet from high water unless erosion exists, in which case the minimum setback shall be seventy-five feet from the erosion line.

4. There shall be no further subdivision of lots shown on said Plan unless such further subdivision is approved by appropriate municipal and state authorities.

5. Any building shall be substantially completed within one year from beginning of construction. No homestead or summer residence shall be constructed for a cost of less than Ten Thousand Dollars ($10,000.00) on lots one through seventeen (1-17) or less than Eight Thousand Dollars ($8,000.00) on lots eighteen through forty-eight (18-48).

6. No more than one single family dwelling with the usual appurtenant structures, such as garage, patio and boathouse may be erected or maintained upon any one numbered lot.

7. No septic tank, cesspool, incinerator or any equipment of any nature whatsoever, for the disposal or burning of sewage, garbage, water and rubbish shall be erected, installed or maintained within one hundred (100) feet of any natural body of water measured from the highest normal water line thereof except in compliance with all municipal and state ordinances, statutes, rules and regulations.

8. Said premises shall be conveyed expressly subject to the terms and provisions of the HOME-OWNERS ASSOCIATION DECLARATION dated August 12, 1974, recorded in the Hancock County, Maine, Registry of Deeds in Book 1203, Page 160

9. Any subsurface waste disposal system installed on any lot or lots in said subdivision shall be installed in compliance with the specifications and requirements therefor as shown on said Approved Plan of said subdivision recorded in said Registry in Plan Book 14, Page 38

10. The shaded areas designated "COMMON" on said Approved Plan shall be used by the lot owners for recreational purposes only and shall not be used in any manner which would be detrimental to the preservation of said areas as natural wooded green belt areas.

11. The foregoing restrictions and conditions shall run with the land and shall be for the benefit of all other lots shown on said Approved Plan. Invalidation of any one condition or restriction by Court Decree or otherwise shall not affect any other restriction or condition herein set forth, which shall remain in full force and effect.

NOTES:

REVISED:

SHEET 2 of 3

STATE OF MAINE
VLADIK KOLMAN
511
REGISTERED LAND SURVEYOR
Mark Kolman
APPROVED

PENOBSCOT
HANCOCK COUNTY, MAINE
LAKEVIEW ACRES
ON TODDY POND
TODDY PROPERTIES, INC.
FINAL SUBDIVISION PLAT
JOB # S-0786

LOCATION
DESCRIPTION
CUSTOMER
Date: 6/25/74
SCALE 1" = 200'

KOLMAN TIMBERLAND CONSULTANTS, INC.
306 WILSON STREET • BREWER, MAINE 04412 • TEL. (207) 989-4871