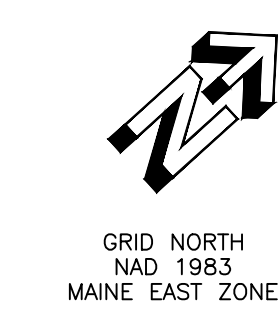


STATE OF MAINE
 WALDO COUNTY, ss, REGISTRY OF DEEDS
 Received _____ M., and Recorded
 at _____ M., and Recorded
 in Plan Book _____, Page _____
 Attest: _____ REGISTER



GRID NORTH
 NAD 1983
 MAINE EAST ZONE

- LEGEND:
- DENOTES A REBAR FOUND AS NOTED
 - ◆ DENOTES A UTILITY POLE
 - ◆ DENOTES A SOIL TEST PIT

PLANNING BOARD APPROVAL:
 MEMBERS OF THE WINTERPORT PLANNING BOARD IN ACCORDANCE WITH TITLE 30-A SECTION 4404, 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 PLAN OF THE SUBDIVISION.

_____ CHAIRMAN

DATE: _____

CONDITIONS:

- COVENANTS AND RESTRICTIONS:
1. THE PREMISES SHALL BE SOLELY USED FOR SINGLE FAMILY DWELLINGS WITH NO COMMERCIAL USE ALLOWED EXCEPT FOR HOME OCCUPATIONS.
 2. MINIMUM FLOOR AREA OF FINISHED LIVING SPACE, EXCLUSIVE OF DECKS AND PORCHES, SHALL BE 1,400 SQUARE FEET.
 - A. SINGLE STORY OR RAISED RANCH STYLE HOMES MUST HAVE A MINIMUM FINISHED UPPER FLOOR LIVING AREA OF 1,175 SQUARE FEET. IF ANY FINISHED UPPER FLOOR AREA IS LESS THAN 1,400 SQUARE FEET, THE BALANCE MUST BE IN FINISHED FLOOR AREA ON THE LOWER LEVEL. (EXAMPLE: THE MINIMUM REQUIREMENT OF 1,175 ON THE UPPER LEVEL WILL MEAN A MINIMUM OF 225 SQUARE FEET OF FINISHED LIVING AREA ON THE LOWER LEVEL.) A STORY ABOVE GROUND WILL BE ANY STORY HAVING ITS FINISHED FLOOR SURFACE ABOVE GRADE, EXCEPT THAT A BASEMENT SHALL BE CONSIDERED AS A STORY ABOVE GROUND WHEN A DISTANCE FROM THE GRADE TO THE FINISHED SURFACE OF THE FLOOR ABOVE THE BASEMENT IS MORE THAN SIX (6) FEET OR MORE THAN FIFTY PERCENT (50%) OF THE TOTAL PERIMETER.
 - B. TWO STORY AND CAPE STYLE HOMES MUST HAVE A MINIMUM FINISHED FIRST FLOOR AREA OF 880 SQUARE FEET. IF ANY FINISHED FIRST FLOOR AREA IS LESS THAN 1,400 FINISHED SQUARE FEET, THE BALANCE OF FINISHED FLOOR AREA MUST BE MADE UP ON THE SECOND STORY FLOOR. (EXAMPLE: 880 SQUARE FEET ON THE FIRST FLOOR AND A MINIMUM OF 520 SQUARE FEET FINISHED ON THE SECOND STORY.)
 3. THE EXTERIOR OF ALL STRUCTURES SHALL HAVE FINISHED SIDING WITH CLAPBOARDS, LOG SIDING, STONE MASONRY OR VINYL. NO T-111 OR SIMILAR SIDING IS PERMITTED.
 4. STICK-BUILT HOMES ARE ALLOWED.
 5. MODULAR HOMES WITH FULL FOUNDATIONS ARE ALLOWED.
 6. NO MOBILE HOMES OF ANY KIND ARE ALLOWED.
 7. NO WELL SHALL BE INSTALLED CLOSER THAN 100 FEET OF A PROPOSED SEPTIC SYSTEM AS INDICATED ON PLAN.
 8. THERE CAN BE NO FURTHER SUBDIVISION OF LOTS WITHOUT MUNICIPAL APPROVAL.
 9. ALL STRUCTURES ARE TO BE COMPLETED WITHIN TWELVE (12) MONTHS OF BEGINNING OF CONSTRUCTION.
 10. NO FARM ANIMALS, LIVESTOCK, POULTRY, OR ANIMALS OTHER THAN TRADITIONAL DOMESTIC PETS WILL BE ALLOWED ON ANY OF THESE LOTS.
 11. ALL LANDSCAPING AND LAWNS ON THE LOTS SHOWN SHALL BE COMPLETED WITHIN ONE YEAR OF THE COMPLETION OF HOME BUILT THEREON.
 12. ALL LAWN OR OTHER SUITABLE LANDSCAPE AREAS SHALL BE MAINTAINED IN AN ATTRACTIVE MANNER. NO JUNK VEHICLES, UNREGISTERED VEHICLES, RUBBISH, APPLIANCES, WHITE GOODS, REFUSE SHALL BE ALLOWED TO ACCUMULATE ON THE LOT OR AROUND THE EXTERIOR OF THE RESIDENCE IN SUCH A MANNER AS TO GIVE AN UNSIGHTLY APPEARANCE TO CREATE A NUISANCE OR DEPRECIATE THE SUBDIVISION.
 13. THERE WILL BE A ROAD ASSOCIATION CONSISTING OF ONE INDIVIDUAL REPRESENTING EACH LOT WITH DRIVEWAYS COMING ONTO COMIKEV LANE. THE ROAD ASSOCIATION WILL COLLECT ALL ASSOCIATION FEES AND BE RESPONSIBLE FOR ROAD MAINTENANCE AND REPAIR, AND PLOWING CONTRACTS. THE DEVELOPER SHALL CONVEY ALL WAYS OF THE SUBDIVISION TO THE ROAD ASSOCIATION AT SUCH TIME AS ALL THE LOTS IN THE SUBDIVISION HAVE BEEN SOLD.

- NOTES:
1. SURVEY SHOWN HEREON IS OF A PORTION OF LAND CONVEYED TO COLBY CLENENNING BY THE INHABITANTS OF THE TOWN OF WINTERPORT IN A DEED DATED SEPTEMBER 24, 2019 RECORDED AT THE WALDO COUNTY REGISTRY OF DEEDS IN BOOK 4423, PAGE 215.
 2. OWNER: COLBY CLENENNING, 333 WHITE POINT ESTATES, LINCOLN, MAINE 04457.
 3. AGENT: DARRELL GINN, 268 MONROE ROAD, WINTERPORT, MAINE 04496.
 4. PROPOSED SUBDIVISION SHOWN HEREON IS DEPICTED ON THE TOWN OF WINTERPORT TAX MAPS AS MAP R-10, LOT 174.
 5. PROPOSED SUBDIVISION SHOWN HEREON IS NOT LOCATED IN FARMLAND PER THE TOWN OF WINTERPORT TAX ASSESSOR.
 6. PARCEL OF LAND SHOWN HEREON IS NOT LOCATED IN THE FLOOD HAZARD AREA AS DEFINED BY THE FLOOD INSURANCE RATE MAPS PROVIDED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
 7. SOIL TEST PITS ARE BASED ON DATA PROVIDED BY ROBERT G. VILE, JR., SS #201, 99 CATES ROAD, DIXMONT MAINE 04932.
 8. PROPOSED SUBDIVISION SHOWN HEREON CONSISTS OF SIX LOTS AND CONTAINS 8.5 ACRES ±.
 9. COMIKEV LANE IS A PRIVATE GRAVELED WAY AND IS DESCRIBED IN AN EASEMENT DEED DATED AUGUST 29, 1989 AND IS RECORDED IN BOOK 1117, PAGE 251. SAID RIGHT OF WAY FOR COMIKEV LANE SHOWN IS 66 FEET WIDE PER BOOK 1117, PAGE 251.
 10. THE ROAD WILL REMAIN PRIVATE AND A ROAD ASSOCIATION WILL BE FORMED TO PROVIDE ASSURANCE THAT THE ROAD WILL BE MAINTAINED AND CARED FOR.
 11. THE COVE ROAD IS ASSUMED FOUR RDS WIDE PER EVIDENCE FOUND IN THE FIELD INDICATING SAID LIMITS.
 12. SURVEY SHOWN HEREON CONFORMS TO THE STANDARDS SET FORTH BY THE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS EXCEPT NO WRITTEN REPORT WAS PREPARED.

GINN LAND SURVEYING
 DARRELL GINN PLS #2347
 268 MONROE ROAD
 WINTERPORT, MAINE 04496
 207-223-4248
 PROJECT NO. 1568 CLENENNING FINAL 3

OWNER: COLBY CLENENNING
 333 WHITE POINT ESTATES
 LINCOLN, MAINE, 04457

**FINAL PLAN
 OF
 COVE ROAD ACRES
 COVE ROAD
 WINTERPORT, MAINE
 JUNE 11, 2024**

0 100 200 300
 SCALE 1 INCH = 100 FEET