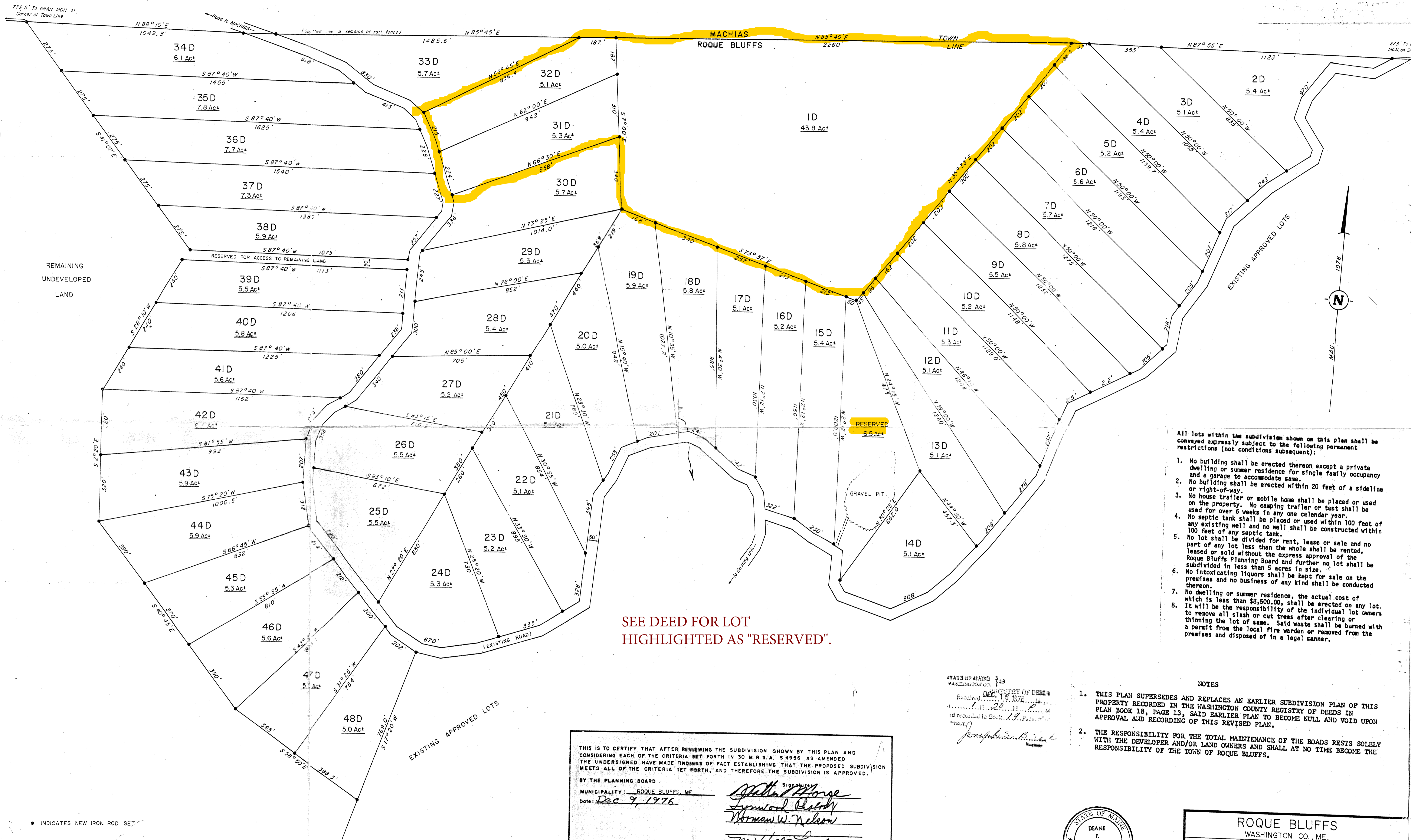


**SUBJECT PROPERTY FOR SALE OUTLINED IN YELLOW. OWNER DAMIANO BORMOLINI. TAX MAP 10 LOT 84 - 54.20 ACRES PER TAX BILL**



**SEE DEED FOR LOT HIGHLIGHTED AS "RESERVED".**

- All lots within the subdivision shown on this plan shall be conveyed expressly subject to the following permanent restrictions (not conditions subsequent):
1. No building shall be erected thereon except a private dwelling or summer residence for single family occupancy and a garage to accommodate same.
  2. No building shall be erected within 20 feet of a sideline or right-of-way.
  3. No house trailer or mobile home shall be placed or used on the property. No camping trailer or tent shall be used for over 6 weeks in any one calendar year.
  4. No septic tank shall be placed or used within 100 feet of any existing well and no well shall be constructed within 100 feet of any septic tank.
  5. No lot shall be divided for rent, lease or sale and no part of any lot less than the whole shall be rented, leased or sold without the express approval of the Roque Bluffs Planning Board and further no lot shall be subdivided in less than 5 acres in size.
  6. No intoxicating liquors shall be kept for sale on the premises and no business of any kind shall be conducted thereon.
  7. No dwelling or summer residence, the actual cost of which is less than \$8,500.00, shall be erected on any lot. It will be the responsibility of the individual lot owners to remove all slash or cut trees after clearing or thinning the lot of same. Said waste shall be burned with a permit from the local fire warden or removed from the premises and disposed of in a legal manner.
  - 8.

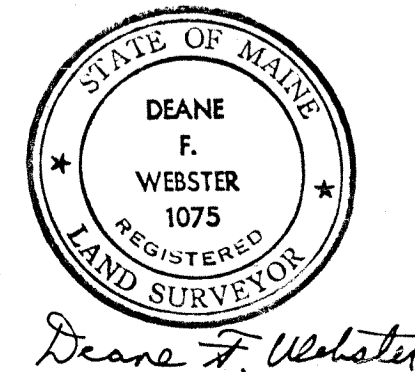
STATE OF MAINE  
WASHINGTON CO.  
REGISTRY OF DEEDS  
Received DEC 16 1976  
and recorded in Book 19, Page 27  
J. J. [Signature]

- NOTES
1. THIS PLAN SUPERSEDES AND REPLACES AN EARLIER SUBDIVISION PLAN OF THIS PROPERTY RECORDED IN THE WASHINGTON COUNTY REGISTRY OF DEEDS IN PLAN BOOK 18, PAGE 13, SAID EARLIER PLAN TO BECOME NULL AND VOID UPON APPROVAL AND RECORDING OF THIS REVISED PLAN.
  2. THE RESPONSIBILITY FOR THE TOTAL MAINTENANCE OF THE ROADS RESTS SOLELY WITH THE DEVELOPER AND/OR LAND OWNERS AND SHALL AT NO TIME BECOME THE RESPONSIBILITY OF THE TOWN OF ROQUE BLUFFS.

THIS IS TO CERTIFY THAT AFTER REVIEWING THE SUBDIVISION SHOWN BY THIS PLAN AND CONSIDERING EACH OF THE CRITERIA SET FORTH IN 30 M.R.S.A. § 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.

BY THE PLANNING BOARD  
Municipality: ROQUE BLUFFS, ME  
Date: Dec 9, 1976

[Signatures: Matthew Hodge, Leonard Barry, Norman W. Nelson, M. Kelly Sombra]



<b>ROQUE BLUFFS</b> WASHINGTON CO., ME.		
SCALE: 1" = 200'	Property of: <u>A.G. MOSCA &amp; LAND INVESTMENT, INC.</u>	DRAWN BY: <u>D.F.W.</u>
DATE: <u>DEC. 8, 1976</u>	REVISION	
REVISED FINAL SUBDIVISION PLAN OF PORTION OF "DUCK COVE PROPERTY"		
Surveyed by: <u>MAINE LAND SERVICES P.O. BOX 334, BREWER, ME.</u>	DRAWING NUMBER	134

• INDICATES NEW IRON ROD SET