

48944 BP 5560-B \$ 280.40
 Trading Fee Permit No. Fee Received

Building Permit

For All Residential Development

1. APPLICANT INFORMATION

Applicant Name(s) Janet Daytime Phone 207 491 1599 FAX _____
Reginald R. Hammond + Waugaman
 Mailing Address PO Box 677 Email reginald.hammond@comcast.net
 Town Rangely State MAINE Zip Code 04970

2. PROJECT LOCATION AND PROPERTY DETAILS

Township, Town or Plantation Dallas Pitt County Franklin
 Tax Information (check tax bill) Map: 2 Plan: _____ Lot: 38 Deed or Lease Information (check deed or lease) Book: 1915 Page: 316 Lease #: _____
 Lot size (in acres, or in square feet if less than 1 acre) 9.8 ac Lot Coverage (in square feet) 7,130 sq. ft.
 All Zoning on Property (check the LUPC map) D-RS2 Zoning at Development Site D-RS2

Road Frontage. List the name(s) and frontage(s) (in feet) for any public or private roads, or other rights-of-way adjacent to your lot:
 Road #1: Lyle Road Frontage 450 1/2 ft. Waterbody #1: N/A Frontage _____ ft.
 Road #2: _____ Frontage _____ ft. Waterbody #2: _____ Frontage _____ ft.

Water Frontage. List the name(s) and frontage(s) (in feet) for any lakes, ponds, rivers, streams, or other waters on or adjacent to your lot:
 Waterbody #1: _____ Frontage _____ ft.
 Waterbody #2: _____ Frontage _____ ft.

LUPC Approved Subdivision. List the LUPC approved subdivision number: SP 167.8 and SP Lot #: 9
 If your property is not part of subdivision previously approved the Commission, please continue to Land Division History below. (check your deed or contact the LUPC office that serves your area)
 Land Division History. Using your deed as a starting point, trace the ownership history and configuration changes of your property back 20 years from today. List any division of those lots from which your property originated (use additional sheet of paper if needed):
 (example: Amy Adams to Rob Roberts 1/12/1997 10 acres)
WALTER Quigley to MARIANNE VAN OSTENBRIDGE 3/27/79
MARIANNE VAN OSTENBRIDGE to Reggie Hammond 3/14/2000
Mr. Quigley to Roman KRAVETSKY 3/23/76
KRAVETSKY to Hammond 3/14/2000

3. EXISTING STRUCTURES OR USES (Fill in a line for each existing structure)

Previously issued Building Permit number (if applicable): _____

| Type of structure (dwelling, garage, deck, porch, shed, driveway, parking area, etc.) | Year built | Exterior dimensions (in feet) (LxWxH) | Type of foundation (full basement, slab, post, etc.) | Horizontal Distance (in feet) of structure from nearest: | | | | | |
|---|------------|---------------------------------------|--|--|---------------|--------------|-----------------|---------|--------------------|
| | | | | Road | Property line | Lake or pond | River or stream | Wetland | Ocean/Tidal waters |
| <u>Home</u> | <u>80?</u> | <u>40 x 24 x 20'</u> | <u>Full Basement</u> | <u>75</u> | <u>125</u> | | | | |
| <u>Garage</u> <u>Connected to house</u> | <u>95</u> | <u>20 x 24 x 20'</u> | <u>Slab</u> | <u>75</u> | <u>244'</u> | | | | |

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Apartment to be rented out long term as a dwelling only.

4. PROPOSED STRUCTURES OR USES (INCLUDING DRIVEWAYS AND PARKING AREAS) (Use additional sheet if needed)

4.1 What is the proposed use of your property? Residential only Residential with Home Occupation* Campsite**

| Type of structure (dwelling, garage, deck, porch, shed, driveway****, camper, RVs, parking lots, etc.) | Proposal (check all that apply) | | | | | | | | Exterior dimensions (in feet) (LxWxH) | Horizontal Distance (in feet) of structure from nearest: | | | | |
|--|-------------------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|-------------------------------|---------------------------------------|--|----------------|--------------|-----------------|---------|
| | New structure**** | Reconstruct*** | Expand | Relocate | Remove | Enclose deck/porch | Permanent foundation*** | Change dimensions or setbacks | | Flood | Property line* | Lake or pond | River or stream | Wetland |
| Garage w/ possible living space above | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 28' x 32' x 25' H | 55' | 15' | | | |
| Carport, Attached | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 8' x 32' x 10' H | 55' | 15' | | | |
| Note: Carport + Garage to be set back at least 25' from Edge of R-O-W of private road. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | | | | | |

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LUPC - RANGELY

* South Line of Lot #9 on Ex. D-2

* 4.2 HOME OCCUPATIONS: If use of your property includes expanding or starting a home occupation, you must complete Supplement S-1. Questions for Home Occupations. Contact the LUPC office serving your area or download at www.maine.gov/dacf/lupc/. Please note additional fees apply to home occupations, see instructions for the appropriate fees.

** 4.3 CAMPSITES: If use of your property includes a campsite for your personal use (e.g., will not be rented):

a. Will the tents, tent trailer(s), pickup camper(s), recreational vehicle(s), trailer(s) or similar devices be located on the lot for less than 120 days in a calendar year? YES NO

b. Will the camper(s), trailer(s), and/or recreational vehicle(s) be registered and road ready? YES NO

c. Will the campsite have access to an on-site pressurized water supply (and not a self-contained water tank with pump)? YES NO

d. Will the campsite have access to permanent structures other than an outhouse, fireplace, picnic table, or lean-tos? YES NO

*** 4.4 RECONSTRUCTIONS OR NEW ACCESSORY STRUCTURES: If you are constructing a new accessory structure, reconstructing an existing structure, or adding a permanent foundation:

a. If the structure or foundation will not meet the LUPC's minimum setback distances from property lines, roads, water bodies or wetlands, explain what physical limitations (lot size, slope, location of septic system, etc.) prevent the structure or foundation from meeting setbacks: _____

b. For reconstructions, has the existing structure been damaged, destroyed or removed from your property? YES NO
 If YES, was the structure in regular active use within a 2-year period preceding the damage, destruction or removal? YES NO
 If YES, provide the date the structure was damaged, destroyed or removed: _____

**** 4.5 DRIVEWAYS: If you are located on a public road:

a. Are you constructing a new driveway or entrance or changing a current driveway in a way that will increase traffic volume, or create a safety or drainage concern regarding a State or State-Aid Highway? YES NO
 If YES, you must submit Exhibit H: Driveway/Entrance Permit. Note: If your property is located along a County or Town/Plantation Road, you should check with that office before submitting this application to see what is required.

5. SUBSURFACE WASTEWATER DISPOSAL (SEPTIC SYSTEM) (Note: Exhibit may be required. See instructions)

5.1 Mark the existing type of system serving the property: None Combined Subsurface System (Tank, leach field) Primitive Subsurface Disposal (Privy, graywater - non-pressurized); Common Sewer (Connected to a sewer district) Holding Tank Self-Contained Camper or RV Other

5.2 Will any expanded, reconstructed, or new structures include new bedrooms or bathrooms; add plumbing, water fixtures pressurized water, or the ability for human habitation; or otherwise generate additional wastewater? YES NO

If YES, you may need to submit Exhibit E: Subsurface Wastewater Disposal. (see instructions)

FIS Private Road will prop 3 rd area Yes

Proposed for garage/apt.

6. DEVELOPMENT IN FLOOD PRONE AREAS (Note: Supplement may be required. See instructions.)

6.1 Is your proposed activity located within a mapped P-FP (Flood Prone Area Protection) Subdistrict, a mapped FEMA (Federal Emergency Management Agency) flood zone, or an unmapped area prone to flooding?

P-FP Subdistrict YES NO
 FEMA Flood Zone YES NO
 Unmapped Area Prone to Flooding YES NO

If you answer YES to any of these questions, you must complete Supplement S-4: Development in Flood Prone Areas. Contact the LUPC office serving your area or download at www.maine.gov/dacf/lupc/application_forms/index.shtml.

7. VEGETATIVE CLEARING (Note: Exhibit may be required. See instructions.)

7.1 What is the total amount of proposed vegetative clearing not including the driveway and the footprint of proposed structures? NA sq. ft.
 If you answer NA (not applicable) for 7.1 go to Section 8.

7.2 Will the total amount of existing and proposed vegetative clearing within 250 feet of any lakes or rivers be less than 10,000 square feet? YES NO NA Total: sq. ft.

7.3 Will the proposed clearing be located at least 50 feet from the right-of-way or similar boundary of all public roadways? YES NO NA How Close? feet

7.4 Will the proposed clearing be located at least 75 feet from the normal high water mark of any body of standing water less than 10 acres in size, any tidal water, or flowing water draining less than 50 square miles? YES NO NA How Close? feet

7.5 Will the proposed clearing be located at least 100 feet from the normal high water mark of the lake or river? YES NO NA How Close? feet

7.6 If you answer NO to any of these questions, please explain why your vegetative clearing proposal is necessary and how it will not create an undue adverse impact on the resources and uses in the area:

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7.7 Buffering in Prospectively Zoned Areas. Is your property located in one of the following Prospectively Zoned Plantations or Townships?

Adamstown Twp. Dallas Pit? Lincoln Pit. Magalloway Pit.
 Rangeley Pit. Richardsontown Twp. Sandy River Pit. Townships C, D, and E.

YES NO

If YES, please complete the following table regarding the width of the vegetative buffers at the narrowest point between the existing and proposed structures and the nearest applicable road, property line, and subdistrict setbacks as applicable:

Existing developed lot w/ Existing clearing

| Standard Minimum Required: | Width of Vegetated Buffers | | | |
|--|----------------------------|--------------------|--------------------|--|
| | Road | Side Property Line | Rear Property Line | Subdistrict Boundary (if D-ES or D-CI) |
| 25 feet in D-GN, D-GN2, D-GN3 50 feet in D-RS, D-RS2, D-RS3 75 feet in D-ES and D-CI | | 15 feet | 15 feet | 50 feet Buffer to other Subdistricts |
| This property: | <u>N/A</u> feet | <u>N/A</u> feet | <u>N/A</u> feet | <u>N/A</u> feet |

Note: You may be required to submit Exhibit F: Documentation for Exceptions to Buffering Requirements. (See instructions)

8. SOIL DISTURBANCE, FILLING AND GRADING AND EROSION CONTROL (Note: Exhibit may be required. See instructions.)

8.1 Will your project involve disturbing soil or filling and grading? YES NO
 If YES, please answer the following questions. If NO, continue to Section 9.

8.2 What is the total area of proposed soil disturbance or filling and grading? 500 sq. ft.

8.3 What is the total square feet of soil disturbance or filling and grading within 250 feet of a body of standing water, flowing water, or wetland? 0 sq. ft.

8.4 Will all soil disturbance or filling and grading be done when the ground is frozen or saturated? YES NO
 If YES, you will need to submit Exhibit G: Erosion and Sedimentation Control Plan

8.5 Will any fill used be free of hazardous or toxic materials, trash and rubbish? YES NO

8.6 How and when will disturbed areas be seeded or stabilized at the end of the construction season and at the completion of the project? N/A Will do hauling in shale for driveway & installing septic system

Question 8 continues onto the next page...

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8. SOIL DISTURBANCE, FILLING AND GRADING AND EROSION CONTROL (continued from previous page)

8.7 What will you do (during site preparation, construction, cleanup, and post-construction) to stabilize disturbed soil and prevent sediment from entering water, wetlands, natural drainage systems, catch basins, culverts or adjacent properties?

USE SILT FENCE TO prevent sediment from reaching any wetland area
MAY REEED DISTURBED AREAS AS NECESSARY

8.8 What is the average slope of land between the area to be disturbed and the nearest waterbody or wetland? N/A % slope

8.9 What will the sustained slope of land be between the area to be disturbed and the nearest waterbody or wetland? N/A % slope

8.10 Please explain how your project will not create an undue adverse impact on the resources and uses in the area. Include information about erosion control devices and other plans to stabilize the site: IT IS IN A FIELD. NO WETLANDS IN AREA

Be sure to include the following information on your site plans (Exhibits D1 and D2): size and location of the area to be disturbed, and the proximity of the area to be disturbed to water bodies, flowing waters, and wetlands.

9. LAND AND WETLAND ALTERATION (Note: Exhibit or Supplement may be required. See instructions.)

9.1 Will your proposal alter a total of one acre or more of land area, whether upland or wetland? YES NO
If YES, you must also complete Exhibit G: Erosion and Sedimentation Control Plan and Supplement S-3: Requirements for Wetland Alterations.

9.2 Will your proposal alter any amount of land that is mapped P-WL Subdistrict, or any ground below the normal high water mark of any lake, pond, river, stream, or intertidal area? YES NO
If YES, you must also complete Supplement S-3: Requirements for Wetland Alterations.

10. APPLICANT SIGNATURE (REQUIRED) AND AGENT AUTHORIZATION (OPTIONAL)

| | | |
|-------------------------------|---------------|-------------------------------|
| Agent Name | Daytime Phone | FAX |
| Mailing Address PO Box 677 | | Email charmon@maine.gov |
| Town Rangely | | State ME Zip Code 04970 |

I have personally examined and am familiar with the information submitted in this application, including the accompanying exhibits and supplements, and to the best of my knowledge and belief, this application is complete with all necessary exhibits. I understand that if the application is incomplete or without any required exhibits that it will result in delays in processing my permit decision. The information in this application is a true and adequate narrative and depiction of what currently exists on and what is proposed at the property. I certify that I will give a copy of this permit and associated conditions to any contractors working on my project. I understand that I am ultimately responsible for complying with all applicable regulations and with all conditions and limitations of any permits issued to me by the LUPC. If there is an Agent listed above, I hereby authorize that individual or business to act as my legal agent in all matters relating to this permit application. I understand that while there is a required Statewide Maine Uniform Building and Energy Code (MUBEC) administered by the Maine Department of Public Safety, Bureau of Building Codes & Standards, the Commission's review is limited only to land use issues and the Commission does not make any findings related to the MUBEC, nor do the LUPC staff inspect buildings or enforce any provisions of that Code.

Please check one of the boxes below: (see "Assessing the Project Site for Site Evaluation and Inspection" just prior to the application form)

I authorize staff of the Land Use Planning Commission to access the project site as necessary at any reasonable hour for the purpose of evaluating the site to verify the application materials I have submitted, and for the purpose of inspecting for compliance with statutory and regulatory requirements, and the terms and conditions of my permit.

I request that staff of the Land Use Planning Commission make reasonable efforts to contact me in advance to obtain my permission to fully access the project site for purposes of any necessary site evaluation and compliance inspection.

All appropriate persons listed on the deed, lease or sales contract must sign below.

| | |
|------------------------------------|----------------|
| Signature(s) Raymond K. Hammond | Date 6-1-16 |
| Janet C. Wangaman | Date 6-1-16 |

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BUILDING PERMIT BP 5560-B

Based on the information you have submitted in the attached application and supporting documents, the staff of the Land Use Planning Commission concludes that, if carried out in compliance with the conditions of approval below, your proposal will meet the criteria for approval, 12 M.R.S.A. §685-B(4) of the Commission's statutes and the provisions of the Commission's *Land Use Districts and Standards*. Any variation from the application or the conditions of approval is subject to prior Commission review and approval. Any variation undertaken without Commission approval constitutes a violation of Land Use Planning Commission law. In addition, any person aggrieved by this decision of the staff may, within 30 days, request that the Commission review the decision.



LUPC Authorized Signature: Sara L. Brusila, Regional Representative

July 12, 2016

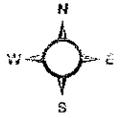
Effective Date

CONDITIONS OF APPROVAL

1. ***At least one week prior to commencing the permitted activities***, the permittee or the designated agent must contact the Commission staff and notify them of the estimated date construction work will start. Notice may be provided in writing, in person, by email, or by calling. If you leave or send a message, please include your full name, telephone number, permit number, and the date the work will start.
2. Construction activities authorized in this permit must be substantially started within 2 years of the effective date of this permit and substantially completed within 5 years of the effective date of this permit. If such construction activities are not started and completed within this time limitation, this permit shall lapse and no activities shall then occur unless and until a new permit has been granted by the Commission.
3. This permit is dependent upon and limited to the proposal as set forth in the application and supporting documents, except as modified by the Commission in granting this permit. Any variation is subject to prior review and approval of the Maine Land Use Planning Commission. Any variation from the application or the conditions of approval undertaken without approval of the Commission constitutes a violation of Land Use Planning Commission law.
4. Structures authorized under this permit, as well as filling/grading/soil disturbance and cleared openings created as part of construction activities authorized under this permit, must be located to meet the road, property line, water and wetland setback distances, exterior dimensions and building heights listed in Sections 4, 7 and 8 and approved by this permit.
5. Temporary and permanent sedimentation control measures must be implemented to effectively stabilize all areas of disturbed soil and to catch sediment from runoff water before it leaves the construction site so that sediment does not enter water bodies, drainage systems, water crossings, wetlands or adjacent properties. Clearing and construction activities, except those necessary to establish sedimentation control devices, shall not begin until all erosion and sedimentation control devices (including ditches, culverts, sediment traps, settling basins, hay bales, silt fences, etc.) have been installed and stabilized. Once in place, such devices shall be maintained to ensure proper functioning.
6. Effective, temporary stabilization of all disturbed and stockpiled soil must be completed at the end of each work day. All temporary sedimentation and erosion control devices shall be removed after construction activity has ceased and a cover of healthy vegetation has established itself or other appropriate permanent control measures have been effectively implemented. Permanent soil stabilization shall be completed within one week of inactivity or completion of construction.
7. All imported fill material must be free of hazardous or toxic materials and must not contain debris, trash, or rubbish.
8. Soil disturbance must not occur when the ground is frozen or saturated.
9. Topsoil must not be removed from the site except for that necessary for construction activities authorized in this permit. Topsoil must be stockpiled at least 100 feet from any water body.
10. In the event the permittee should sell or lease this property, the buyer or lessee shall be provided a copy of the approved permit and conditions of approval. The new owner or lessee should then contact the Land Use Planning Commission to have the permit transferred into his/her name. If there are no additional changes the transfer can be accomplished on a Minor Change Form.
11. All exterior lighting must be located and installed so as to illuminate only the target area to the extent possible. Exterior lighting must not produce a strong, dazzling light or reflection beyond lot lines onto neighboring properties, water bodies, or roadway so as to impair driver vision or to create nuisance conditions.
12. The scenic character and healthful condition of the area covered under this permit must be maintained. The area must be kept free of litter, trash, junk cars and other vehicles, and any other materials that may constitute a hazardous or nuisance condition.

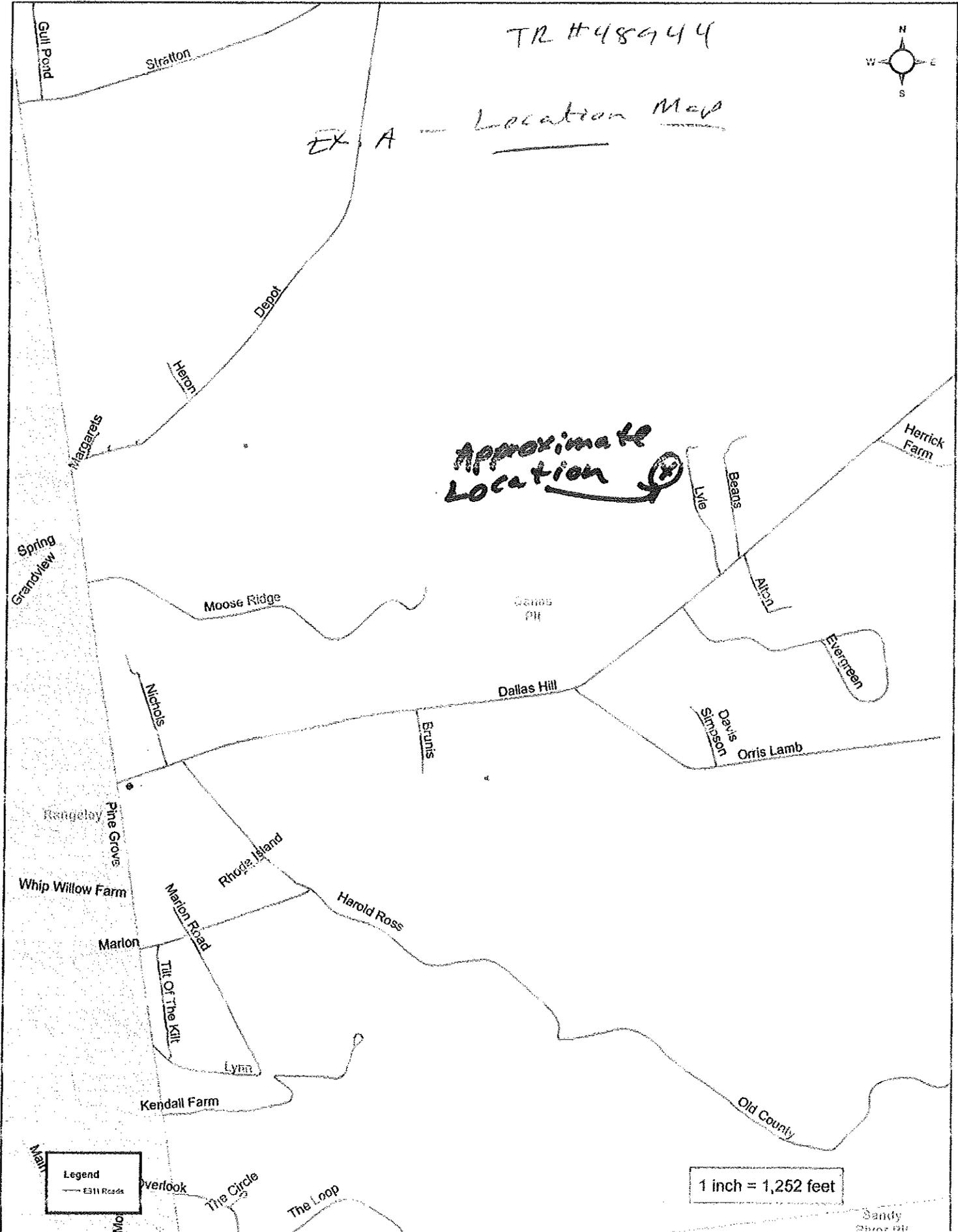
13. The permittee shall secure and comply with all applicable licenses, permits, authorizations, and requirements of all federal, state, and local agencies including but not limited to: Air and Water Pollution Control Regulations; Subsurface Wastewater Disposal System approval from the Local Plumbing Inspector and/or Maine Department of Health and Human Services, Subsurface Wastewater Program; and the Maine Department of Transportation, Driveway Entrance Permit, a physical E-911 address from your County Commissioner's Office.
14. Once construction is complete, the permittee shall submit a self-certification form, notifying the Commission that all conditions of approval of this permit have been met. The permittee shall submit all information requested by the Commission demonstrating compliance with the terms of this permit.
15. The driveway must be located and constructed so that (a) it will not erode or create any undue restriction or disruption of existing surface water drainage ways and (b) it will divert runoff to a vegetated buffer strip so as to prevent it from directly entering a water body, mapped P-WL1 wetland or roadway.
16. The lot may not be further divided without the prior review and approval of the Commission. In addition, certain restrictions, including subdivision, setback and minimum lot size requirements, and activities on the original parcel from which the lot was first divided, may limit or prohibit further division of the lot in the future. The permittee(s) is (are) hereby advised to consult applicable land use laws and rules and with the Commission prior to any future further division of the lot.
17. All conditions of previously issued Commission permits shall remain in effect, except as specifically modified by this permit. For parcels that are part of a Commission-approved subdivision, all conditions of the subdivision permit as they pertain to the permittee's parcel shall remain in effect.
18. The permitted apartment in the garage may be rented only as a dwelling unit as defined by the Commission, and not for commercial purposes.
19. This permit does not grant any rights of access over land owned by other parties.

TR #48944



EX. A - Location Map

Approximate Location (with a circled cross symbol)



Legend
— ES11 Roads

1 inch = 1,252 feet

Sandy Street #11

BP 5560-B
Ex. B

LOT 38

Know All Men By These Presents,

That Roman Kravetsky and Mary Kravetsky, residing at
318 Mill Street
South Plainfield, New Jersey 07080

in consideration of Eighteen Thousand Dollars and 00/100 (\$18,000.00)

paid by Reginald Hammond and Janet Waugaman, Joint Tenants,
residing at Rangeley, Franklin County, State of Maine

the receipt whereof we do hereby acknowledge, do hereby

give, grant, bargain, sell and convey unto the said Reginald Hammond and Janet Waugaman
as Joint Tenants

heirs and assigns forever,

a certain lot or parcel of land located in Dallas Plantation, Franklin County,
State of Maine being more particularly described in Schedule A attached
hereto and made a part hereof.

SF 1628,
Lot # 9
↑

Location
of
Proposed
Garage /

carport

BK01915 Pg316 1975
03-14-2000 @ 02:25P

Maine Real Estate
Transfer Tax Paid

Location of Proposed Garage

SCHEDULE A

situated in Dallas Plantation, Franklin County, Maine, described as follows, to wit:-

Being Lot No. Nine (9) as shown on Plan entitled "Lot 9 thru 11, Land of Walter Quigley, Dallas Plantation, Franklin County, Maine, dated 3-23-76", which Plan is recorded in the Franklin County Registry of Deeds in Book 140-1/2, Page 12.

Also another certain lot or parcel of land situated in said Dallas Plantation, bounded and described as follows, to wit:-

Commencing at the southwest corner of said Lot 9 and running thence northerly along the west lines of Lots 9, 10 and 11 as shown on the above cited plan for a total distance of 349.5 feet to the north-westerly corner of Lot 11; thence at approximately a right angle and in a westerly direction 363 feet, more or less, to an iron stake set in the ground by a bunk fence; thence at approximately a right angle and in a southerly direction along the bunk fence 349 feet, more or less, to an iron stake set in the ground on the northerly side of a 50 foot wide right of way; thence at approximately a right angle and in an easterly direction 332 feet, more or less, to the point of beginning, containing approximately 3.1 acres and designated as Lot 8.

Together with a right to the said Roman Kravetsky and Mary Kravetsky, their heirs and assigns forever as aforesaid, to travel by foot or vehicle, in common with others over and along the 50 foot wide right of way which runs from the south west corner of the last parcel of land described above, easterly to the 60 foot wide road shown on the above cited plan, and also over and along said road as it runs to the Dallas Town Road.

This conveyance is made subject to the following restrictions:

1. No Permanent building or structure shall be covered with tar paper, sheathing paper, or any other temporary wall covering. No trailer type homes or camping trailers shall be kept on the lot as permanent structures.
2. All chimneys constructed in or out side of buildings upon the land hereby conveyed intended for live fires shall have their flues lined through their entire height with standard clay lining and shall be constructed with its base on solid foundation on the ground or on a solid foundation at the ground floor level. Any metal chimneys used in the construction of a building shall bear an Underwriters Laboratories Inc. label of approval.
3. All sewage and waste from the land hereby conveyed shall be disposed of either through connection with a town or community sewer system, or through a septic tank of standard design properly proportioned for its per capita demand, from which drains shall lead underground of sufficient length to dispose of the overflow by underground percolation and shall otherwise conform to the plumbing laws

SCHEDULE A (continued)

of the State of Maine. These conditions may be waived by the Grantors for a period not to exceed three years under such conditions as Grantors shall prescribe.

4. No gas stations, stores or manufacturing business or commercial enterprises of any kind, shall be permitted on these lots.
5. The roofs of all permanent buildings erected upon the land hereby conveyed shall be made of fire resisting materials.
6. All lot owners shall be required to provide off street parking facilities on their own respective property and drainage facilities when necessary to protect the existing road.
7. All single story residential buildings shall be of at least a 900 square foot ground floor area not including porches or outside stairways. In case of a bonafide two story or split level building, the ground floor area must be at least 800 square feet.
8. No part of any building, including open steps or terraces, shall be within 25 feet from lot line bordering on the road or 60 foot wide right of way.
9. Grantors shall not be responsible for maintenance of the access road leading to the lots or parcels of land herein conveyed.

The foregoing conditions, restrictions and covenants shall run with the land, and shall be binding upon the Grantors and the Grantees and their respective heirs, executors, administrators, successors or assigns.

Meaning and intending to hereby convey and hereby conveying a part and a part only of the premises conveyed to Walter J. Quigley and Eleanor M. Quigley by Lena H. Ross by Warranty Deed dated July 15, 1970, recorded in the Franklin County Registry of Deeds in Book 427, Page 179.

The above described real estate is subject to the conditions set forth in Land Use Regulation Commission Permit dated April 18, 1975, recorded in the Franklin County Registry of Deeds in Book 495, Page 463. Said Permit allows construction of a residence on Lot 9 (subject to LURC approval) provided the on site sewage disposal system is located in the vicinity of the test pit and the system must be installed in full compliance with the Maine Plumbing Code and the Commission's Sewage Disposal Regulations.

Lot 8 may not be used for building purposes as stipulated in said Permit.

The real estate herein conveyed may not be subdivided without the approval of said Land Use Regulation Commission.

Being the same premises described in a Warranty Deed dated March 27, 1979 from Walter J. Quigley and Eleanor M. Quigley to Roman Kravetsky and Mary Kravetsky and recorded in the Franklin County Registry of Deeds on March 30, 1979 in Book 582, Page 17.

BK01915 PG319 1975

To Have and to Hold the aforegranted and bargained premises with all the privileges and appurtenances thereof to the said Reginald Hammond and Janet Waugaman as Joint Tenants

heirs and assigns, to them and their use and behoof forever.

And we do COVENANT with the said Grantee, their heirs and assigns, that we are lawfully seized in fee of the premises that they are free of all encumbrances:

that we have good right to sell and convey the same to the said Grantee to hold as aforesaid; and that we and our heirs shall and will WARRANT and DEFEND the same to the said Grantee, their heirs and assigns forever, against the lawful claims and demands of all persons.

In Witness Whereof, we the said Roman Kravetsky and Mary Kravetsky, wife of the said Roman Kravetsky,

joining in this deed as Grantor, and relinquishing and conveying our right by descent and all other rights in the above described premises, have hereunto set

hand and seal this 16th day of February in the year of our Lord Two Thousand, ~~XXXXXX~~

Signed, Sealed and Delivered in presence of

Roman Kravetsky

Roman Kravetsky
Mary Kravetsky

Mary Kravetsky

NEW JERSEY }
State of ~~XXXX~~ } ss.
MIDDLESEX

February 16th, 19 2000

Personally appeared the above named Roman Kravetsky and Mary Kravetsky

and acknowledged the above instrument to be their free act and deed.

SEAL

Before me

GLADYS HECTOR
NOTARY PUBLIC OF NEW JERSEY
MY COMMISSION EXPIRES AUGUST 05, 2004

Gladys Hector

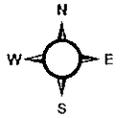
Justice of the Peace
Notary Public

FRANKLIN COUNTY
Susan A. Black
Register of Deeds

Charles K. Lardner

Ex. D-1: Overall site Plan

02-49



02-41

02-34B

Subject Lot

Approximate Location of Proposed Garage/Carport

02-40

02-39

02-38

02-34A

02-43

02-49

02-44

02-45

02-31

02-41A

02-41B

02-41C

02-41D

02-41E

02-37

Lyle Road

02-34C

02-42

02-46

02-36

02-34D

02-47

02-33

02-35

02-48

Legend

- Island
- Lot

1 inch = 200 feet

02-82

02-34

02-83

