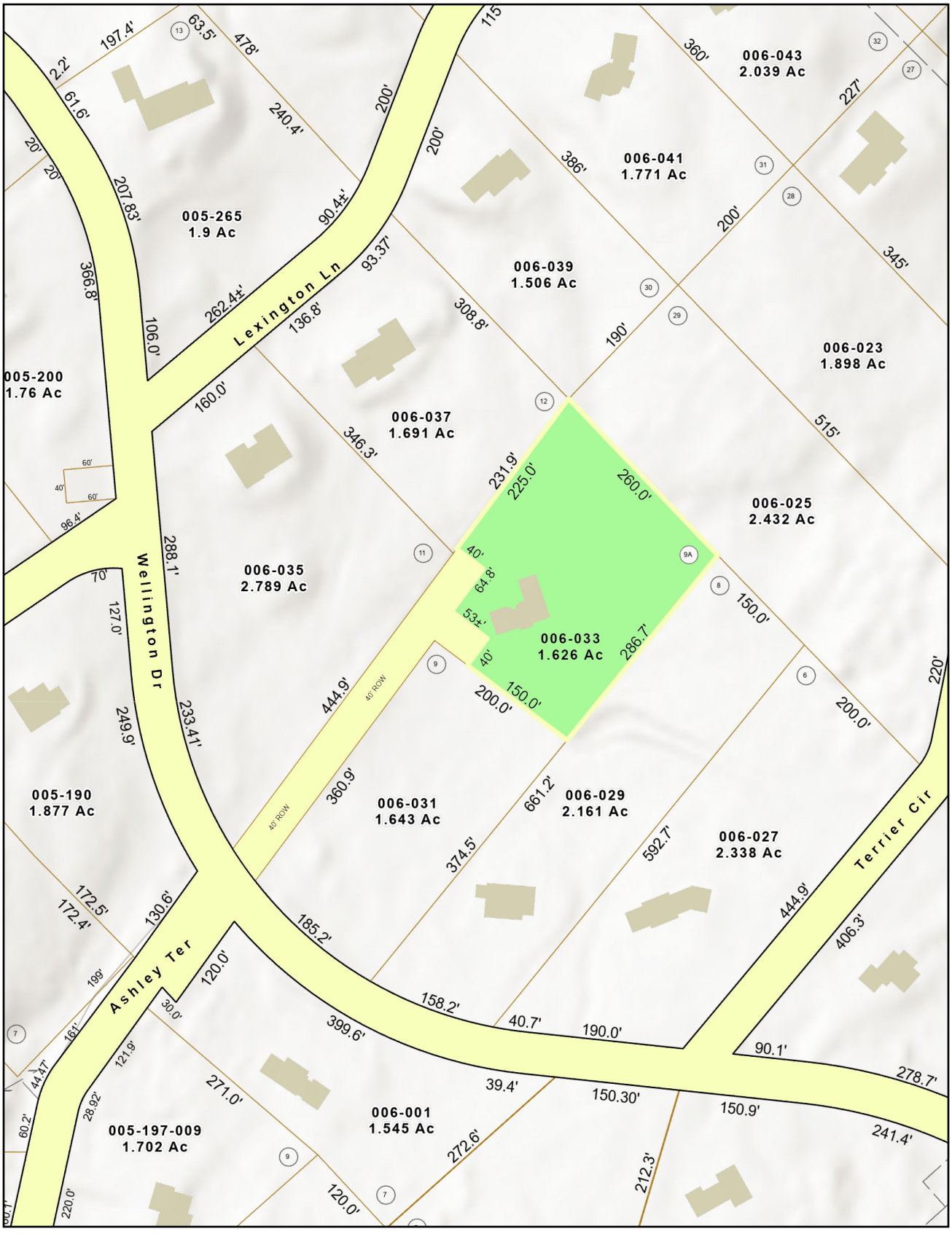
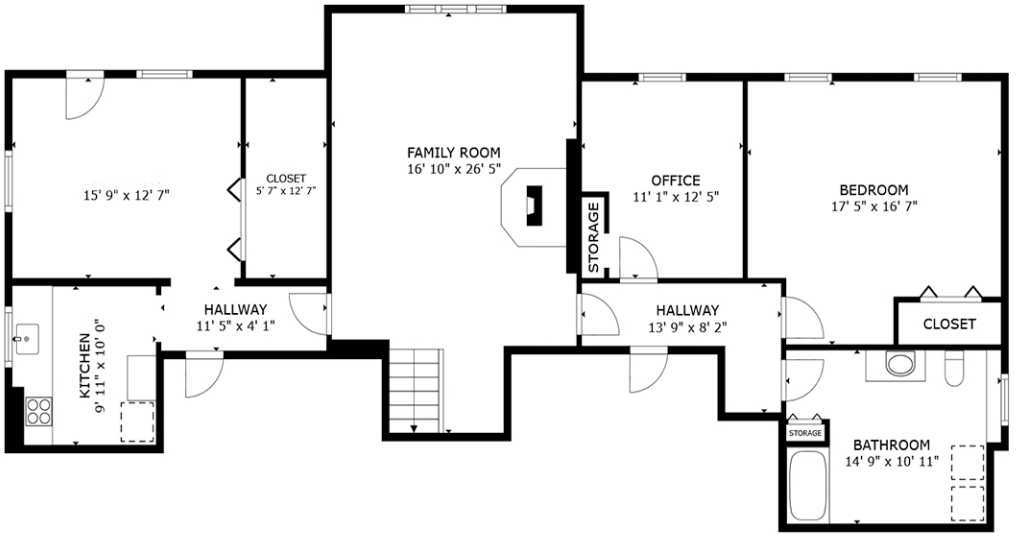
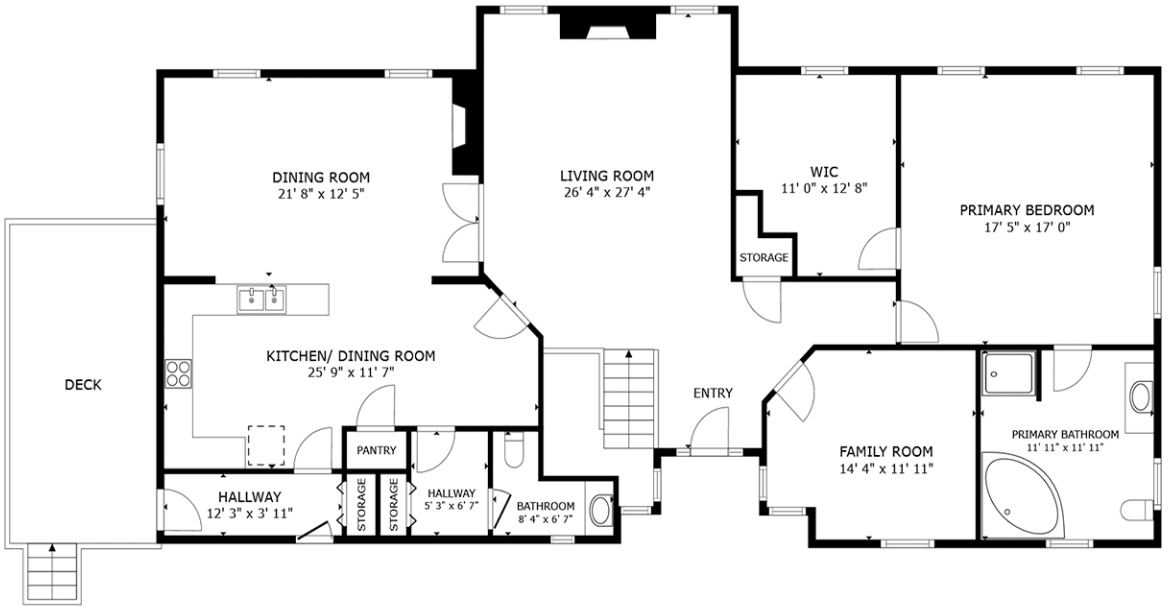
# 9 Wellington Drive, Rockport




This is a tax map and not a survey. All measurements and building locations (if any) are approximate.
For more accurate boundary locations, a standard Boundary Survey is recommended.




FLOOR 1




FLOOR 2

GROSS INTERNAL AREA
FLOOR 1 1,493 sq.ft. FLOOR 2 1,985 sq.ft.
EXCLUDED AREAS : DECK 214 sq.ft.
TOTAL : 3,477 sq.ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Matterport®

PROPERTY LOCATED AT: **9 Wellington Drive, Rockport, ME 04856**

# PROPERTY DISCLOSURE

Under Maine Law, certain information must be made available to buyers prior to or during preparation of an offer. This statement has been prepared to assist prospective buyers in evaluating this property. This disclosure is not a warranty of the condition of the property and is not part of any contract between Seller and any Buyer. Seller authorizes the disclosure of the information in this statement to real estate licensees and to prospective buyers of this property. The Seller agrees to provide prompt notice of any changes in the information and this form will be appropriately changed with an amendment date. Inspections are highly recommended.

**DO NOT LEAVE ANY QUESTIONS BLANK. STRIKE, WRITE N/A OR UNKNOWN IF NEEDED.**

## SECTION I - WATER SUPPLY

TYPE OF SYSTEM: ☐ Public ☒ Private ☐ Seasonal _____ ☐ Unknown
☒ Drilled ☐ Dug ☐ Other _____

MALFUNCTIONS: Are you aware of or have you experienced any malfunctions with the (public/private/other) water system?

| | | | | |
|---|---|---|---|---|
| Pump (if any): ..... | ☐ N/A | ☐ Yes | ☐ No | ☐ Unknown |
| Quantity: ..... | | ☐ Yes | ☒ No | ☐ Unknown |
| Quality: ..... | | ☐ Yes | ☐ No | ☐ Unknown |

If Yes to any question, please explain in the comment section below or with attachment.

WATER TEST:

| | | |
|---|---|---|
| Have you had the water tested? ..... | ☐ Yes | ☒ No |
| If Yes, Date of most recent test: _____ Are test results available? .. | ☐ Yes | ☒ No |
| To your knowledge, have any test results ever been reported as unsatisfactory or satisfactory with notation? ..... | ☐ Yes | ☐ No |
| If Yes, are test results available? ..... | ☐ Yes | ☐ No |

What steps were taken to remedy the problem? _____

IF PRIVATE: (Strike Section if Not Applicable):

INSTALLATION: Location: **Front yard**

Installed by: **Hatch Well Drillers**

Date of Installation: **2007**

USE: Number of persons currently using system: **2**

Does system supply water for more than one household? ☐ Yes ☒ No ☐ Unknown

Comments: **No other**

Source of Section I information: **Seller**

Buyer Initials _____ _____ _____ _____  Seller Initials HGP LMP _____ _____

PROPERTY LOCATED AT: **9 Wellington Drive, Rockport, ME 04856**

## SECTION II - WASTE WATER DISPOSAL

TYPE OF SYSTEM: ☐ Public ☒ Private ☐ Quasi-Public _____ ☐ Unknown

~~IF PUBLIC OR QUASI-PUBLIC (Strike Section if Not Applicable):~~
~~Have you had the sewer line inspected?~~ ☐ Yes ☐ No
~~If Yes, what results:~~ _____
~~Have you experienced any problems such as line or other malfunctions?~~ ☐ Yes ☐ No
~~What steps were taken to remedy the problem?~~ _____

IF PRIVATE (Strike Section if Not Applicable):

Tank: ☒ Septic Tank ☐ Holding Tank ☐ Cesspool ☐ Other: _____
☐ Overboard Discharge (38 MRS Section 413(3) and (3-A))

Tank Size: ☐ 500 Gallon ☒ 1000 Gallon ☐ Unknown ☐ Other: _____

Tank Type: ☒ Concrete ☐ Metal ☐ Unknown ☐ Other: _____

Location: **Back yard/South side** OR ☐ Unknown

Date installed: **2007+/-** Date last pumped: **2024+/-** Name of pumping company: **Jeff Smith**

Have you experienced any malfunctions? ☐ Yes ☒ No

~~If Yes, give the date and describe the problem~~: _____

~~Date of last servicing of tank: _____ Name of company servicing tank:~~ _____

Leach Field: ☒ Yes ☐ No ☐ Unknown

If Yes, Location: **Back yard/East of tank**

Date of installation of leach field: **2007+/-** Installed by: **Ferraiolo**

~~Date of last servicing of leach field: _____ Company servicing leach field~~: _____

Have you experienced any malfunctions? ☐ Yes ☒ No

~~If Yes, give the date and describe the problem and what steps were taken to remedy~~: _____

Do you have records of the design indicating the # of bedrooms the system was designed for? ☒ Yes ☐ No

If Yes, are they available? ☒ Yes ☐ No

Is System located in a Shoreland Zone? ☐ Yes ☒ No ☐ Unknown

Comments: **No other**

Source of Section II information: **Seller**



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## SECTION III - HEATING SYSTEM(S)/HEATING SOURCE(S)

| Heating System(s) or Source(s) | SYSTEM 1 | SYSTEM 2 | SYSTEM 3 | SYSTEM 4 |
|---|---|---|---|---|
| TYPE(S) of System | **HWBB** | **2 heat pumps** | **gas stove** | **LR FPP direct vent** |
| Age of system(s) or source(s) | **2007** | | **2025+/-** | |
| TYPE(S) of Fuel | **Oil** | **Electric** | **Propane** | **Propane** |
| Annual consumption per system or source (i.e., gallons, kilowatt hours, cords) | **oil: 645 gallons 2024-2025** | **See combined electric osts** | **propane: 168 gallons* 2024-2025** | * |
| Name of company that services system(s) or source(s) | **Maritime** | **n/a** | **n/a** | **n/a** |
| Date of most recent service call | **scheduled for Oct** | **n/a** | **n/a** | **n/a** |
| Malfunctions per system(s) or source(s) within past 2 years | **None** | **None** | **None** | **None** |
| Other pertinent information | **No other** | **No other** | **Seldom used** | **Seldom used** |

Are there fuel supply lines? ..... [X] Yes [ ] No [ ] Unknown
Are any buried? ..... [ ] Yes [X] No [ ] Unknown
Are all sleeved? ..... [X] Yes [ ] No [ ] Unknown
Chimney(s): ..... [X] Yes [ ] No
If Yes, are they lined: ..... [ ] Yes [ ] No [ ] Unknown
Is more than one heat source vented through one flue? ..... [ ] Yes [X] No [ ] Unknown
Had a chimney fire: ..... [ ] Yes [X] No [ ] Unknown
Has chimney(s) been inspected? ..... [ ] Yes [ ] No [X] Unknown
~~If Yes, date:~~ _____
Date chimney(s) last cleaned: **unk**
Direct and/or Power Vent(s): ..... [X] Yes [ ] No [ ] Unknown
~~Has vent(s) been inspected? ..... [ ] Yes [ ] No [ ] Unknown~~
~~If Yes, date:~~ _____

Comments: **Metalbestos for boiler and DR fireplace,** LR FP Direct Vent
Source of Section III information: **Seller**

## SECTION IV - HAZARDOUS MATERIAL

The licensee is disclosing that the Seller is making representations contained herein.

**A. UNDERGROUND STORAGE TANKS** - Are there now, or have there ever been, any underground storage tanks on the property? ..... [ ] Yes [X] No [ ] Unknown
~~If Yes, are tanks in current use? ..... [ ] Yes [ ] No [ ] Unknown~~
If no longer in use, ~~how long~~ have they been out of service? _____
If tanks are no longer in use, have tanks been ~~abandoned~~ according to DEP? [ ] Yes [ ] No [ ] Unknown
Are tanks registered with DEP? ..... [ ] Yes [ ] No [ ] Unknown
Age of tank(s): _____ Size of tank(s): _____
Location: _____



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Pease

What materials are, or were, stored in the tank(s)? _____

Have you experienced any problems such as leakage: ..... ☐ Yes ☐ No ☐ Unknown

Comments: **Seller is unaware of any underground storage tanks on the subject property.**

Source of information: **Seller**

**B. ASBESTOS** - Is there now or has there been asbestos:

| | | | |
|---|---|---|---|
| As insulation on the heating system pipes or duct work? ..... | ☐ Yes | ☒ No | ☐ Unknown |
| In the ceilings? ..... | ☐ Yes | ☒ No | ☐ Unknown |
| In the siding? ..... | ☐ Yes | ☒ No | ☐ Unknown |
| In the roofing shingles? ..... | ☐ Yes | ☒ No | ☐ Unknown |
| In flooring tiles? ..... | ☐ Yes | ☒ No | ☐ Unknown |
| Other: _____ | ☐ Yes | ☐ No | ☒ Unknown |

Comments: **Seller is unaware of any asbestos on the subject property.**

Source of information: **Seller**

**C. RADON/AIR** - Current or previously existing:

Has the property been tested? ..... ☐ Yes ☒ No ☐ Unknown

If Yes: Date: _____ By: _____

Results: _____

If applicable, what remedial steps were taken? _____

Has the property been tested since remedial steps? ..... ☐ Yes ☐ No ☐ Unknown

Are test results available? ..... ☐ Yes ☐ No

Results/Comments: _____

Source of information: _____

**D. RADON/WATER** - Current or previously existing:

Has the property been tested? ..... ☐ Yes ☒ No ☐ Unknown

If Yes: Date: _____ By: _____

Results: _____

If applicable, what remedial steps were taken? _____

Has the property been tested since remedial steps? ..... ☐ Yes ☐ No ☐ Unknown

Are test results available? ..... ☐ Yes ☐ No

Results/Comments: _____

Source of information: _____

**E. METHAMPHETAMINE** - Current or previously existing: ☐ Yes ☒ No ☐ Unknown

Comments: **No other**

Source of information: **Seller**



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**F. LEAD-BASED PAINT/PAINT HAZARDS** - *(Note: Lead-based paint is most commonly found in homes constructed prior to 1978)*

Is there now or has there ever been lead-based paint and/or lead-based paint hazards on the property? ..... ..... Yes [X] No [ ] Unknown [ ] Unknown (but possible due to age)

~~If Yes, describe location and basis for determination:~~ _____

Do you know of any records/reports pertaining to ~~such lead-based paint~~/lead-based paint hazards: [ ] Yes [ ] No

If Yes, describe: _____

Are you aware of any cracking, peeling or flaking paint? ..... [X] Yes [ ] No

Comments: **Some peeling paint at top trim at side of garage.**

Source of information: **Observation**

**G. OTHER HAZARDOUS MATERIALS** - Current or previously existing:

| | | | |
|---|---|---|---|
| TOXIC MATERIAL: ..... | [ ] Yes | [ ] No | [X] Unknown |
| LAND FILL: ..... | [ ] Yes | [ ] No | [X] Unknown |
| RADIOACTIVE MATERIAL: ..... | [ ] Yes | [ ] No | [X] Unknown |

Other: **Seller is unaware of hazardous materials at the subject property.**

Source of information: **Seller**

**Buyers are encouraged to seek information from professionals regarding any specific issue or concern.**

## SECTION V - ACCESS TO THE PROPERTY

Is the property subject to or have the benefit of any encroachments, easements, rights-of-way, leases, rights of first refusal, life estates, private ways, trails, homeowner associations (including condominiums and PUD's) or restrictive covenants? ..... [X] Yes [ ] No [ ] Unknown

If Yes, explain: **ROW over first lot, restrictive covenants**

Source of information: **Seller, Deed**

Is access by means of a way owned and maintained by the State, a county, or a municipality over which the public has a right to pass? ..... [X] Yes [ ] No [ ] Unknown

~~If No, who is responsible for maintenance?~~ _____

Road Association Name (if known): **Bay Ridge Homeowners Association/$350+/- annually**

Source of information: **Seller, Deed**



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## SECTION VI – FLOOD HAZARD

For the purposes of this section, Maine law defines "flood" as follows:

(1) A general and temporary condition of partial or complete inundation of normally dry areas from:(a) The overflow of inland or tidal waters; or (b) The unusual and rapid accumulation or runoff of surface waters from any source; or

(2) The collapse or subsidence of land along the shore of a lake or other body of water as a result of erosion or undermining caused by waves or currents of water exceeding anticipated cyclical levels or suddenly caused by an unusually high water level in a natural body of water, accompanied by a severe storm or by an unanticipated force of nature, such as a flash flood or an abnormal tidal surge, or by some similarly unusual and unforeseeable event that results in flooding as described in subparagraph (1), division (a).

For purposes of this section, Maine law defines "area of special flood hazard" as land in a floodplain having 1% or greater chance of flooding in any given year, as identified in the effective federal flood insurance study and corresponding flood insurance rate maps.

During the time the seller has owned the property:

Have any flood events affected the property? ..... ☐ Yes ☒ No ☐ Unknown

If Yes, explain: _____

Have any flood events affected a structure on the property? ..... ☐ Yes ☒ No ☐ Unknown

If Yes, explain: _____

Has any flood-related damage to a structure occurred on the property? ..... ☐ Yes ☒ No ☐ Unknown

If Yes, explain: _____

Has there been any flood insurance claims filed for a structure on the property? ..... ☐ Yes ☒ No ☐ Unknown

If Yes, indicate the dates of each claim: _____

Has there been any past disaster-related aid provided related to the property or a structure on the property from federal, state or local sources for purposes of flood recovery? ..... ☐ Yes ☒ No ☐ Unknown

If Yes, indicate the date of each payment: _____

Is the property currently located wholly or partially within an area of special flood hazard mapped on the effective flood insurance rate map issued by the Federal Emergency Management Agency on or after March 4, 2002? ..... ☐ Yes ☒ No ☐ Unknown

~~If yes, what is the federally designated flood zone for the property indicated on that flood insurance rate map?~~

_____

Relevant Panel Number: **23013C0188D** Year: **2016** (Attach a copy)

Comments: **Area of minimal flood hazard**

Source of Section VI information: **FIRMette**



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Pease

PROPERTY LOCATED AT: **9 Wellington Drive, Rockport, ME 04856**

## SECTION VII - GENERAL INFORMATION

Are there any tax exemptions or reductions for this property for any reason including but not limited to: Tree Growth, Open Space and Farmland, Veteran's, Homestead Exemption, Blind, Working Waterfront?..... ☐ Yes ☒ No ☐ Unknown

~~If Yes, explain:~~ _____

~~Is a Forest Management and Harvest Plan available?..... ☐ Yes ☐ No ☐ Unknown~~

Is the property subject to any of the following relating to shoreland zoning ordinances: a) A notice of violation issued by a municipal official or state agency; b) A pending enforcement action; c) Litigation; d) A court judgment; or e) A settlement or consent agreement?..... ☐ Yes ☒ No ☐ Unknown

~~If Yes, explain:~~ _____

Equipment leased or not owned (including but not limited to, propane tank, hot water heater, satellite dish, water filtration system, photovoltaics, wind turbines): Type: **Propane tank from Maritime??**

Year Principal Structure Built: **2007** What year did Seller acquire property? **Seller built home**

Roof: Year Shingles/Other Installed: **2007**

Water, moisture or leakage: **None noted**

Comments: **No other**

Foundation/Basement:

Is there a Sump Pump? ..... ☐ Yes ☒ No ☐ Unknown

Water, moisture or leakage since you owned the property: ..... ☐ Yes ☒ No ☐ Unknown

Prior water, moisture or leakage? ..... ☐ Yes ☒ No ☐ Unknown

Comments: **No other**

Mold: Has the property ever been tested for mold? ..... ☐ Yes ☒ No ☐ Unknown

~~If Yes, are test results available? ..... ☐ Yes ☐ No~~

Comments: **No other**

Electrical: ☒ Fuses ☐ Circuit Breaker ☐ Other: _____ ☐ Unknown

Comments: **Power runs underground**

Has all or a portion of the property been surveyed? ..... ☒ Yes ☐ No ☐ Unknown

If Yes, is the survey available? ..... ☐ Yes ☐ No ☒ Unknown

Manufactured Housing - Is the residence a:

Mobile Home ..... ☐ Yes ☒ No ☐ Unknown

Modular ..... ☐ Yes ☒ No ☐ Unknown

Known defects or hazardous materials caused by insect or animal infestation inside or on the residential structure ..... ☐ Yes ☒ No ☐ Unknown

Comments: **No other**



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PROPERTY LOCATED AT: **9 Wellington Drive, Rockport, ME 04856**

KNOWN MATERIAL DEFECTS about Physical Condition and/or value of Property, including those that may have an adverse impact on health/safety: **A few windows have broken seals and DR window is cracked.**

Comments: **Seller is unaware of known material defects pertaining to the subject property.**

Source of Section VII information: **Seller**

## SECTION VIII - ADDITIONAL INFORMATION

**Electric costs: Approximately $222.00 +/- month, $75 per plow**

ATTACHMENTS EXPLAINING CURRENT PROBLEMS, PAST REPAIRS OR ADDITIONAL INFORMATION IN ANY SECTION IN DISCLOSURE: ..... ☐ Yes ☒ No

Seller shall be responsible and liable for any failure to provide known information regarding known material defects to the Buyer.

Neither Seller nor any Broker makes any representations as to the applicability of, or compliance with, any codes of any sort, whether state, municipal, federal or any other, including but not limited to fire, life safety, building, electrical or plumbing.

As Sellers, we have provided the above information and represent that all information is correct. To the best of our knowledge, all systems and equipment, unless otherwise noted on this form, are in operational condition.

| | | | |
|---|---|---|---|
| Harlan Pease Jr. 9/25/26 | | Lorna M Pease 9/25/26 | |
| SELLER | DATE | SELLER | DATE |
| **Harlan G. Pease, Jr** | | **Lorna M. Pease** | |
| SELLER | DATE | SELLER | DATE |

I/We have read and received a copy of this disclosure, the arsenic in wood fact sheet, the arsenic in water brochure, and understand that I/we should seek information from qualified professionals if I/we have questions or concerns.

| | | | |
|---|---|---|---|
| BUYER | DATE | BUYER | DATE |
| BUYER | DATE | BUYER | DATE |



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EQUAL HOUSING OPPORTUNITY

Doc# 2385
Bk: 3582 Pg: 82

# *WARRANTY DEED*

*Know All By These Presents*

*That* **I, KRISTIN A. KEEFE** of 37 Summit Avenue, Sharon, MA 02067

in consideration of one dollar and other valuable considerations,

paid by **LORNA M. PEASE and HARLAN G. PEASE, JR.**

whose mailing address is **P.O. Box 1226**
**Rockport, ME 04856**

the receipt whereof **I** do hereby acknowledge, do hereby give, grant, bargain, sell, and convey unto the said **LORNA M. PEASE and HARLAN G. PEASE, JR.** as joint tenants their heirs and assigns forever,

MAINE REAL ESTATE TRANSFER TAX PAID

An undivided one-sixth (1/6) interest in and to a certain lot or parcel of land situated in the Town of Rockport, County of Knox and State of Maine, being Lot #9A as described on plan entitled "Bay Ridge at Rockport" and recorded in the Knox County Registry of Deeds at Cabinet 6, Sheet 148, bounded and described as follows:

BEGINNING at a 5/8 inch iron pin marking the intersection of the northerly boundary of Lot #9 with the westerly boundary of Lot #8, said point being North 56 deg. 52 min. East and three hundred seventy-four and two tenths (374.2) feet from the northerly side of a fifty (50) foot right of way known as Bay Ridge Road; thence North 56 deg. 52 min. East and along the westerly boundary of Lot #8 two hundred eighty-six and seven tenths (286.7) feet to a stone wall at land formerly of Gregory as noted in the Knox County Registry of Deeds, Book 363, Page 55; thence North 26 deg. 11 min. West and along said stone wall and said land formerly of Gregory two hundred sixty (260) feet to the intersection of said stone wall with a second stone wall at Lot #12; thence South 54 deg. 24 min. West and along said stone wall and Lots #12 and #11 six hundred seventy (670) feet, more or less, to Bay Ridge Road, so-called; thence southeasterly along the northerly side of Bay Ridge Road forty (40) feet to a 5/8 inch iron pin marking the southwesterly corner of Lot #9; thence North 54 deg. 13 min. East and along the westerly boundary of Lot #9 three hundred sixty (360) feet to a corner; thence southeasterly along the northerly boundary of Lot #9 one hundred fifty (150) feet to the place of beginning. Containing approximately 2.09 acres.

EXCEPTING AND RESERVING an easement and right of way for the benefit of Lot #9, to be used in common with the premises herein conveyed (Lot #9A) over and upon a forty (40) foot strip of land

lying between the stone wall which forms the westerly boundary of Lot #9A and the westerly boundary of Lot #9 for a distance of four hundred (400) feet from the northerly side of Bay Ridge Road and including the forty (40) foot strip running southeasterly for a distance of fifty-three (53) feet along the northerly boundary of Lot #9. Said easement strip being designated as proposed private road on survey plan above referred to.

ALSO CONVEYING a right of way for ingress, egress, regress and installation and maintenance of utilities over and upon a 50-foot right-of-way from the Old County Road, so-called, through Bay Ridge Development, said right-of-way being designated "Bay Ridge Road" on said plan above-referred to, to be used in common with others, including Richard A. Nightingale, his heirs and assigns.

The premises conveyed being subject to all requirements and conditions set forth in DEP site Location Order dated September 24, 1986 and recorded in the Knox County Registry of Deeds at Book 1125, Page 132, and all conditions imposed by the Town of Rockport Planning Board as set forth on the plan above-referred to and recorded in the Knox County Registry of Deeds.

Also conveying a right of way and easement as set forth in Declaration of Covenants dated December 30, 1986, and recorded in the Knox County Registry of Deeds, Book 1146, Page 33.

The premises conveyed being subject to the agreements, easements, restrictions and provisions of Protective Covenants recorded in the Knox County Registry of Deeds at Book 1146, Page 33.

The premises conveyed being subject to all terms, conditions, covenants and agreements as set forth in an Indenture between Richard A. Nightingale and Central Maine Power dated August 8, 1986, and recorded at Book 1119, Page 81, Knox County Registry of Deeds, and Indenture with Fox Islands Electric Cooperative dated February 11, 1987, recorded in the Knox County Registry of Deeds, Book 1164, Page 124.

By acceptance of this deed the Grantees shall be bound by all restrictions, terms, conditions and provisions of said protective covenants and indentures above referred to.

For reference see deed of Richard A. Nightingale to Ann Marie Keefe, Trustee of the Ann Keefe Trust, dated January 12, 1988, and recorded in the Knox County Registry of Deeds, Book 1241, Page 178 and to deed from Ann Marie Keefe, Trustee of the ANN KEEFE TRUST to Ann Keefe and Morgan H. Keefe, Trustees, or their successor in trust, under the ANN KEEFE LIVING TRUST dated October 27, 1993 dated August 20, 1997, and recorded in the Knox County Registry of Deeds, Book 2158, Page 238. Reference may also be made to easement from David R. Eaton to Richard A. Nightingale dated November 27, 1985, recorded in the Knox County

Doc# 2385
Bk: 3582 Pg: 84

Registry of Deeds, Book 1058, Page 33.

*To Have and To Hold* the aforegranted and bargained premises with all privileges and appurtenances thereof to the said **LORNA M. PEASE and HARLAN G. PEASE, JR.** as joint tenants, their heirs and assigns, for their and their use and behoof forever,

AND **I, KRISTIN A. KEEFE** do *Covenant* with the said grantees, their heirs and assigns, that **I am** lawfully seized in fee of the premises, that they are free of all encumbrances; that **I** have good right to sell and convey the same to the said grantees to hold as aforesaid; and that **I** and **my** heirs shall and will *Warrant and Defend* the same to the said grantees, their heirs and assigns forever, against the lawful claims and demands of all persons.

*In Witness Whereof,* **I,** the said **KRISTIN A. KEEFE**

Have hereunto set my hand and seal this 28 day of the month of January, **2006.**

*Signed, Sealed and Delivered*
*in presence of*

KNOX SS: RECEIVED
Mar 01,2006
at 08:44:31A
ATTEST: LISA J SIMMONS
REGISTER OF DEEDS

Ingrid B Williams

Kristin Ann Keefe
KRISTIN A. KEEFE

*Commonwealth of Massachusetts*
*County of* Norfolk , ss.

SEAL

Then personally appeared the above named **KRISTIN A. KEEFE** and acknowledged the above instrument to be her free act and deed.

Before me,

Janice Kluge
~~Attorney at Law~~
Notary Public, Janice Kluge
Commission Expires: 2/17/06

F:\USER\ROBIN\DATA\ROBIN.WP\Keefe\2006 Rockport\Kristin to Pease.wpd

COVENANTS

BAY RIDGE SUBDIVISION

Owner: Richard A. Nightingale
Owl's Head, Knox County, Maine

In order to assure that the natural beauty and rural character of the area are preserved for residential use, and for the benefit and enjoyment of those who purchase parcels of land, and in order to provide each such property owner with assurance that the land surrounding his parcel will be subject to reasonable safeguards, Richard A. Nightingale hereby records this declaration of easements, rights, protective covenants, restrictions and reservations together with the approved subdivision plan entitled "Plan Showing Land In Bay Ridge at Rockport, Rockport, Maine," dated June, 1985, and recorded in the Knox County Registry of Deeds, Cabinet 6, Sheet 148, hereinafter referred to as the "plan".

1. Each of the lots as shown on the plan shall have an easement and right of way over and upon the fifty (50) foot strip of land running from the northerly side of Old County, Road northerly through the subdivision as shown on the survey and plan above referred to, said easement and right of way being for ingress, egress, regress and installation and maintenance of utilities, and shall be used in common with other lot owners in the subdivision as shown on said survey plan above referred to.

Each of the lots shown on said plan shall have a perpetual right and easement for drainage purposes, to use the retention pond and drainage ditch as shown on the plan above referred to, including the right to maintain the same, and including drainage rights to the existing farm pond from said retention pond.

2. The annual maintenance expenses for the right of way from the Old County Road and the retaining pond and drainage ditch shall be shared equally between all lot owners in the subdivision from which the premises conveyed is a portion. Winter use expenses such as, but not limited to, snow-plowing shall be shared equally between lot owners using said road during the winter season.

3. All principal structures shall be set back at least seventy-five (75) feet from the fifty (50) foot right of way and at least twenty-five (25) feet from any other boundary (side or rear yards).

4. The premises conveyed shall be used solely for single family residential purposes to the exclusion of all other uses and no commercial use will be permitted on any part thereof.

5. The lot conveyed shall not be subdivided and each other lot, as shown on the plan above referred to, shall not be re-subdivided.

6. All siting, construction, excavation, sewage disposal and water supply, shall be in accordance with all applicable local and state laws, codes, ordinances and regulations.

7. Noxious, dangerous, offensive or unduly noisy activities of any nature shall not be carried on upon any parcel.

8. All utilities serving a lot shall be placed and maintained underground.

9. Towers, antennas, satellite dishes for t.v. reception, solar collectors or solar heating panels or other structures shall not be permitted on any lot or attached to any building except one conventional t.v. antenna shall be permitted. The term "conventional t.v. antenna" shall exclude satellite dishes or any other similar device used for television reception.

10. Only one single family residential dwelling may be constructed on each lot with usual and customary out buildings.

11. No building shall exceed 34 feet in height measured from the highest point of the roof vertically to the average grade of the ground adjoining the building. Conventional t.v. antennas as hereinabove described and chimneys may exceed the allowable building height.

12. The first floor of any dwelling shall contain a minimum living space of 1,200 square feet excluding decks, patios, porches, breezeways and attached garages. All residences shall include a garage either attached or detached.

13. No boats and no unregistered motor vehicles shall be placed or stored on any lot unless garaged and unexposed to public view, nor shall any boat or automobile parts be displayed. No mobile homes, trailers, campers, recreational vehicles, or motor homes shall be permitted on any lot. No commercial vehicles of any kind shall be parked on any lot.

14. No animals of any kind may be kept or maintained on any lot excepting household pets.

15. No prefabricated modular home, A-frame building or log cabin type structure shall be erected or permitted on any lot. The roof of any structure must have at least a six (6) inch per foot pitch.

16. Any building erected on any lot shall have the outside of its exterior walls covered with brick, stone, stucco, wood or wood veneer materials. Asphalt roof shingles are permitted. Any wood materials used in connection with the outside walls or trim of any building shall be finished, treated, stained or painted, except natural cedar shingles are permitted.

17. The exterior of any building and the landscaping and grading in connection therewith shall be finished and completed within twelve (12) months from the start of construction. No dwelling shall be occupied as a residence until it is completed and no temporary building shall be placed or occupied on any lot.

Witness Richard A. Nightingale's hand this 30th day of December, 1986.

Patricia D. Steele
Witness

Richard A Nightingale
Richard A. Nightingale
by Joseph B Pellicani attorney in fact.

STATE OF MAINE
KNOX, SS. December 30, 1986

Personally appeared the above-named Joseph B. Pellicani, Attorney in Fact for Richard A. Nightingale and acknowledged the foregoing instrument as his ~~free~~ act and deed.

Before me,

SEAL

Printed Name: Eureka Pellicani
Notary Public

State of Maine, Knox ss: Registry of Deeds
Received December 30,1986 at 11 H 08 M A.M.
and recorded in Book 1146. Page 33
Attest: Benedicta A. Andrews Deputy Register.

# SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Maine Dept. Health & Human Services
Division of Health Engineering, 10 SHS
(207) 287-5672 Fax: (207) 287-3165

## PROPERTY LOCATION

>> CAUTION: PERMIT REQUIRED - ATTACH IN SPACE BELOW <<

| | |
|---|---|
| City, Town, or Plantation | ROCKPORT |
| Street or Road | 9 WELLINGTON DR. |
| Subdivision, Lot # | BAY RIDGE LOT 9A |

ROCKPORT PERMIT # 3421 STATE COPY

Date Permit Issued: 7/18/06 $ 101+ FEE ☐ If Double Fee Charged

S & Bafford L.P.I. # 590

Local Plumbing Inspector Signature

...Subsurface Wastewater Disposal Rules.

## OWNER/APPLICANT INFORMATION

Name (last, first, MI) ☒ Owner ☐ Applicant

PEASE JR. HARLAN

| | |
|---|---|
| Mailing Address of Owner/Applicant | 9 WELLINGTON DR. ROCKPORT, ME 04856 |
| Daytime Tel. # | 596-9605 |

Municipal Tax Map # _____ Lot # _____

**OWNER OR APPLICANT STATEMENT**

I state and acknowledge that the information submitted is correct to the best of my knowledge and understand that any falsification is reason for the Department and/or Local Plumbing Inspector to deny a Permit.

Harlan S Pease Jr 7/18/06

Signature of Owner or Applicant — Date

**CAUTION: INSPECTION REQUIRED**

I have inspected the installation authorized above and found it to be in compliance with the Subsurface Wastewater Disposal Rules Application. _____ (1st) date approved

_____ Local Plumbing Inspector Signature — _____ (2nd) date approved

## PERMIT INFORMATION

**TYPE OF APPLICATION**

☒ 1. First Time System
☐ 2. Replacement System
Type replaced: _____
Year installed: _____
☐ 3. Expanded System
☐ a. Minor Expansion
☐ b. Major Expansion
☐ 4. Experimental System
☐ 5. Seasonal Conversion

**THIS APPLICATION REQUIRES**

☒ 1. No Rule Variance
☐ 2. First Time System Variance
☐ a. Local Plumbing Inspector Approval
☐ b. State & Local Plumbing Inspector Approval
☐ 3. Replacement System Variance
☐ a. Local Plumbing Inspector Approval
☐ b. State & Local Plumbing Inspector Approval
☐ 4. Minimum Lot Size Variance
☐ 5. Seasonal Conversion Permit

**DISPOSAL SYSTEM COMPONENTS**

☒ 1. Complete Non-engineered System
☐ 2. Primitive System (greywater & alt. toilet)
☐ 3. Alternative Toilet, specify: _____
☐ 4. Non-engineered Treatment Tank (only)
☐ 5. Holding Tank, _____ gallons
☐ 6. Non-engineered Disposal Field (only)
☐ 7. Separated Laundry System
☐ 8. Complete Engineered System (2000 gpd or more)
☐ 9. Engineered Treatment Tank (only)
☐ 10. Engineered Disposal Field (only)
☐ 11. Pre-treatment, specify: _____
☐ 12. Miscellaneous Components

**SIZE OF PROPERTY**

1.62± ☐ SQ. FT. ☒ ACRES

**SHORELAND ZONING**

☐ Yes ☒ No

**DISPOSAL SYSTEM TO SERVE**

☒ 1. Single Family Dwelling Unit, No. of Bedrooms: 3
☐ 2. Multiple Family Dwelling, No. of Units: ____
☐ 3. Other: _____ (specify)

Current Use ☐ Seasonal ☐ Year Round ☒ Undeveloped

**TO BE TYPE OF WATER SUPPLY**

☒ 1. Drilled Well ☐ 2. Dug Well ☐ 3. Private
☐ 4. Public ☐ 5. Other

## DESIGN DETAILS (SYSTEM LAYOUT SHOWN ON PAGE 3)

**TREATMENT TANK**

☒ 1. Concrete
☒ a. Regular
☐ b. Low Profile
☐ 2 Plastic
☐ 3. Other: _____
CAPACITY: 1000 GAL.

**DISPOSAL FIELD TYPE & SIZE**

☒ 1. Stone Bed ☐ 2. Stone Trench
☐ 3. Proprietary Device
☐ a. cluster array ☐ c. Linear
☐ b. regular load ☐ d. H-20 load
☐ 4. Other: _____
SIZE: 900 ☒ sq. ft. ☐ lin. ft.

**GARBAGE DISPOSAL UNIT**

☒ 1. No ☐ 2. Yes ☐ 3. Maybe
If Yes or Maybe, specify one below:
☐ a. multi-compartment tank
☐ b. ___ tanks in series
☐ c. Increase in tank capacity
☐ d. Filter on Tank Outlet

**DESIGN FLOW**

270 gallons per day
BASED ON:
☒ 1. Table 501.1 (dwelling unit(s))
☐ 2. Table 501.2 (other facilities)
SHOW CALCULATIONS for other facilities

**SOIL DATA & DESIGN CLASS**

PROFILE CONDITION DESIGN
3 / C / 1
at Observation Hole # 2
Depth 18"
of Most Limiting Soil Factor

**DISPOSAL FIELD SIZING**

☐ 1. Small—2.0 sq. ft. / gpd
☐ 2. Medium—2.6 sq. ft. / gpd
☒ 3. Medium—Large 3.3 sq. ft. / gpd
☐ 4. Large—4.1 sq. ft. / gpd
☐ 5. Extra Large—5.0 sq. ft. / gpd

**EFFLUENT/EJECTOR PUMP**

☒ 1. Not Required
☐ 2. May Be Required
☐ 3. Required
Specify only for engineered systems:
DOSE: _____ gallons

☐ 3. Section 503.0 (meter readings)
ATTACH WATER METER DATA

**LATITUDE AND LONGITUDE**

at center of disposal area
Lat. N 44 d 8.442 m _____ s
Lon. W 69 d 5.972 m _____ s
If g.p.s, state margin of error: _____

## SITE EVALUATOR STATEMENT

I certify that on 6/19/06 (date) I completed a site evaluation on this property and state that the data reported are accurate and that the proposed system is in compliance with the State of Maine Subsurface Wastewater Disposal Rules (10-144A CMR 241).

Charles B. Dolham — Site Evaluator Signature
335 — SE #
6/29/06 — Date

CHARLES B. DOLHAM — Site Evaluator Name Printed
273-2861 — Telephone Number
_____ — E-mail Address

Note: Changes to or deviations from the design should be confirmed with the Site Evaluator.

HHE-200 Rev. 4/05

# SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Department of Human Services
Division of Health Engineering
(207) 287-5672 Fax: (207) 287-3165

Town, City, Plantation: ROCKPORT

Street, Road, Subdivision: BAY RIDGE LOT 9A

Owner's Name: HARLAN PEASE

## SITE PLAN

Scale: 1" = [illegible] ft. or as shown

SEE PAGE 2A

## SITE LOCATION PLAN

(map from Maine Atlas recommended)

SEE PAGE 2B & 2C

## SOIL DESCRIPTION AND CLASSIFICATION (Location of Observation Holes Shown Above)

Observation Hole 1 ☐ Test Pit ☒ Boring

— " Depth of Organic Horizon Above Mineral Soil

| Depth Below Mineral Soil Surface (inches) | Texture | Consistency | Color | Mottling |
|---|---|---|---|---|
| 0 | SANDY LOAM | FRIABLE | DARK BROWN | [illegible] |
| 10 | | | REDDISH BROWN / BROWN | NA |
| 20 | | FIRM | | |
| 30 | BOTTOM | OF TEST | PIT | |
| 40 | | | | |
| 50 | | | | |

| Soil Classification | Slope | Limiting Factor | |
|---|---|---|---|
| 3 (Profile) C (Condition) | 5 % | 20" | [ ] Ground Water; [X] Restrictive Layer; [ ] Bedrock; [ ] Pit Depth |

Observation Hole 2 ☐ Test Pit ☒ Boring

— " Depth of Organic Horizon Above Mineral Soil

| Depth Below Mineral Soil Surface (inches) | Texture | Consistency | Color | Mottling |
|---|---|---|---|---|
| 0 | SANDY LOAM | FRIBLE | DARK BROWN | [illegible] |
| 10 | | | YELLOW BROWN | NA |
| 20 | | FIRM | | |
| 30 | BOTTOM | OF TEST | PIT | |
| 40 | | | | |
| 50 | | | | |

| Soil Classification | Slope | Limiting Factor | |
|---|---|---|---|
| 3 (Profile) C (Condition) | 6 % | 18" | [ ] Ground Water; [X] Restrictive Layer; [ ] Bedrock; [ ] Pit Depth |

Charles B Dolham 335 6/29/06

Site Evaluator Signature — SE # — Date

# SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

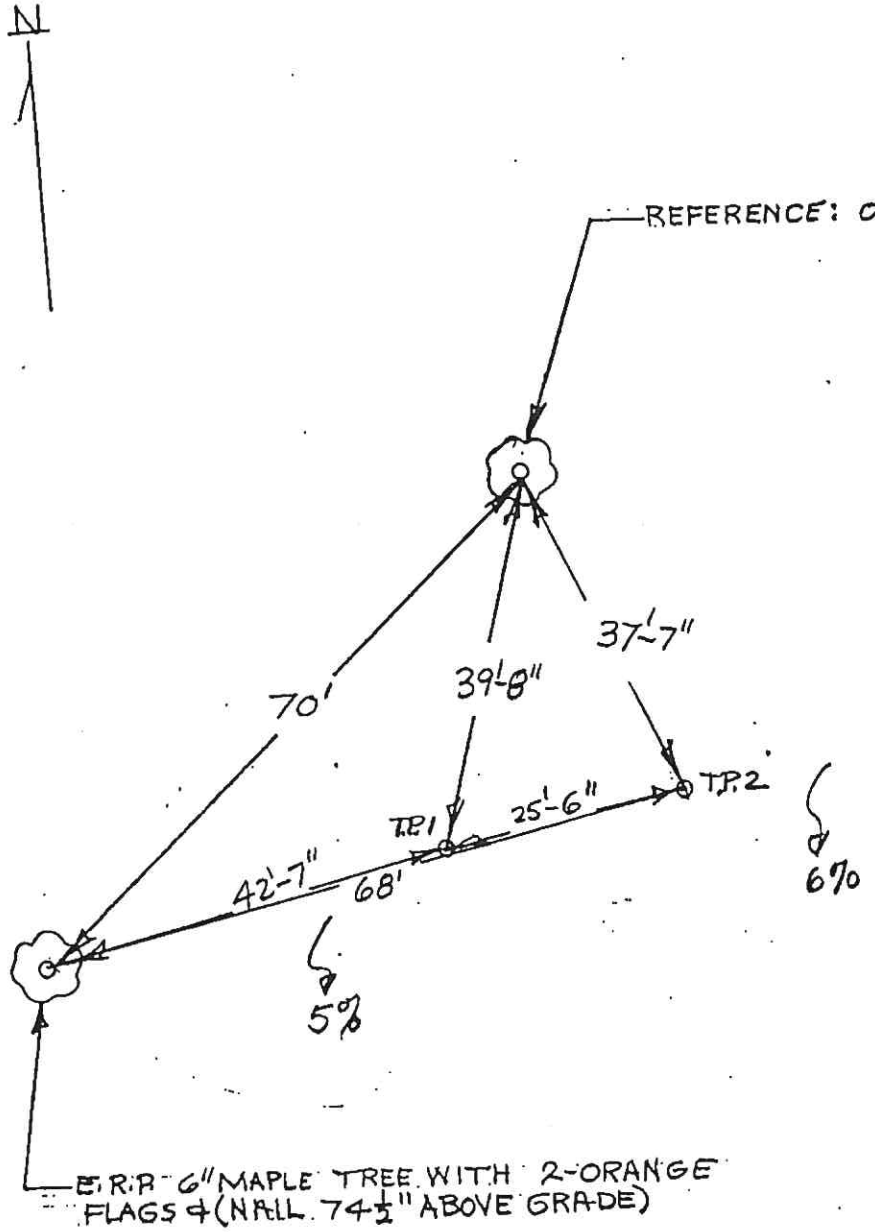
Department of Human Services
Division of Health Engineering
(207) 287-5672 FAX (207) 287-4172

Town, City, Plantation: ROCKPORT

Street, Road, Subdivision: BAY RIDGE LOT 9A

Owner's Name: HARLAN PEASE

SCALE 1" = 20 FT




P ±

Charles B. Dolham
Site Evaluator Signature

335
SE •

6/29/06
Date

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all be rip-rapped.
remain private
oper, and shall not be
n until such roads are
street design and construction
ors.
til all road & retention pond
, c Performance Bond may be given
g cost to complete the construction.
on file at DEPARTMENT of
GENY LAND BUREAU, PROJECT
-85.
75 to 29 + 25. Guard rail will be
est section of road.

| ngth | D° | Sta. P.C. | Sta. P.T. |
|---|---|---|---|
| 15 | 7°-38'-22" | 0+30 | 4+88.15 |
| 65 | 8°-40'-52" | 4+88.15 | 7+35.81 |
| 92 | 9°-32'-57" | 7+35.81 | 10+44.73 |
| 14 | 11°-22'-48" | 13+85.08 | 20+79.22 |
| 25 | 14°-52'-55" | 25+34.01 | 27+28.26 |
| 83 | 18°-52'-12" | 27+92.13 | 31+97.96 |
| 5 | 24°-18'-36" | 33+13.48 | 40+28.99 |
| 48 | 31°-03' | 41+37.01 | 43+98.49 |
| 1 | 16°-22'-12" | 43+98.49 | 45+60.60 |

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111 survey.

S LEACH RLS
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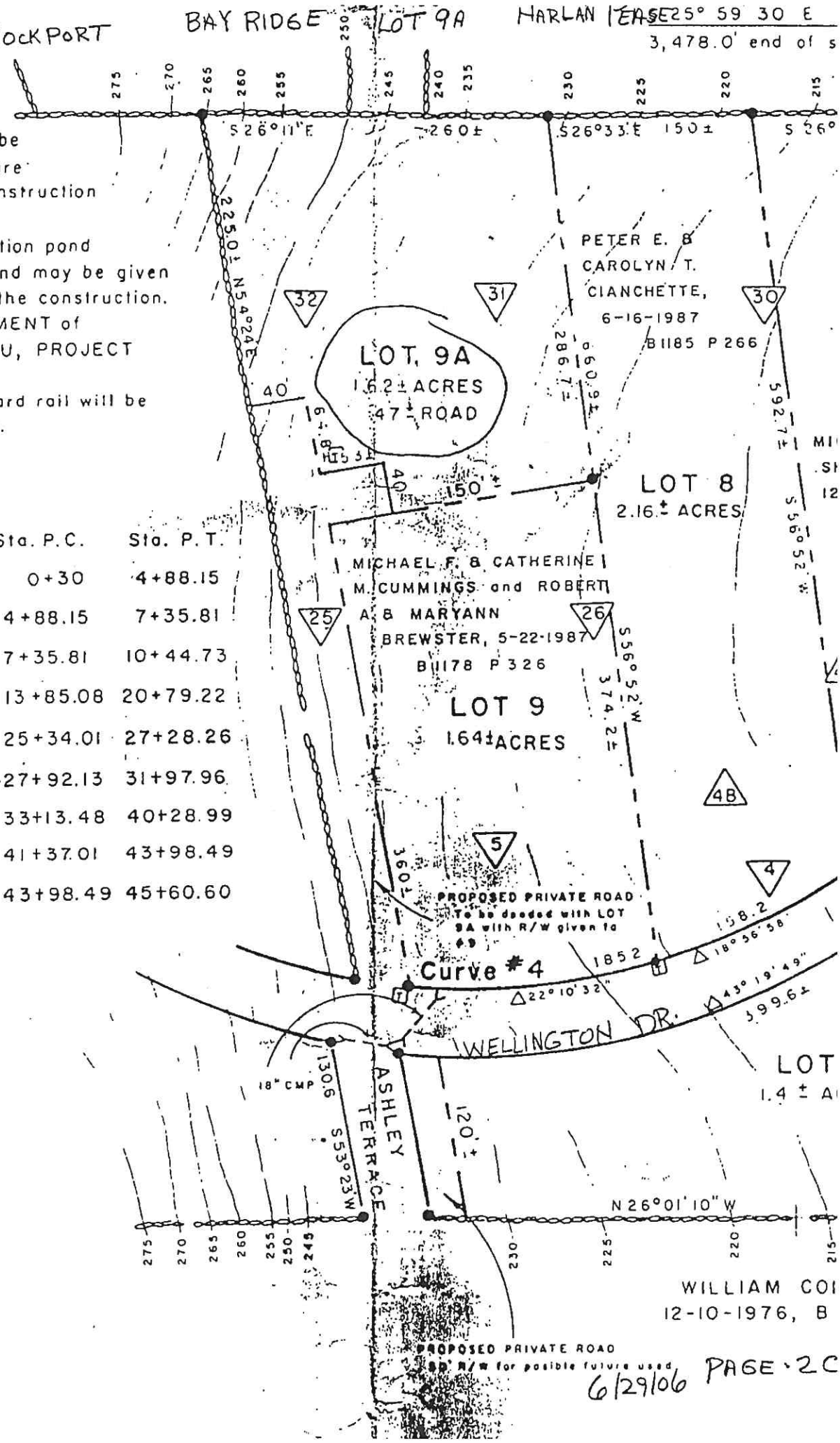
REN, MAINE




6/29/06 PAGE 2C

# SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Department of Human Services
Division of Health Engineering
(207) 287-5672 FAX (207) 287-4172

Town, City, Plantation: ROCKPORT | Street, Road, Subdivision: BAY RIDGE LOT 9A | Owner's Name: HARLAN PEASE

SCALE 1" = ___ FT.

SUBSURFACE WASTEWATER DISPOSAL PLAN

SEE PAGE 3A

FILL REQUIREMENTS

Depth of Fill (Upslope): 14 3/4"
Depth of Fill (Downslope): 33 1/2"

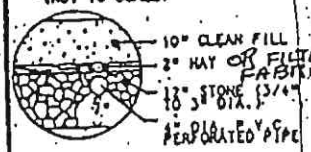
CONSTRUCTION ELEVATIONS

Finished Grade Elevation: -44 1/2"
Top of Distribution Pipe or Proprietary Device: -57 1/2"
Bottom of Disposal Area: -68 1/2"

ELEVATION REFERENCE POINT

Location & Description: MAPLE TI
2-ORANGE FLAGS-HI
Reference Elevation: 0

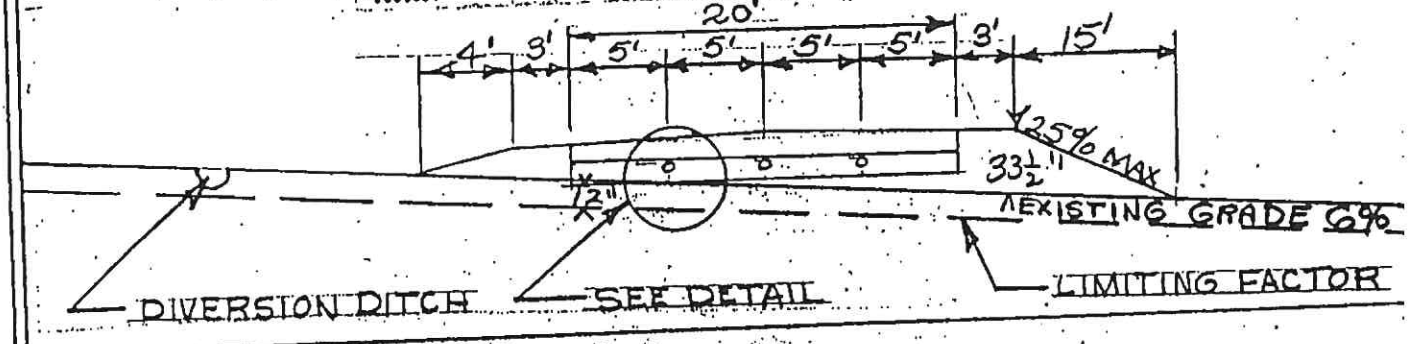
DISPOSAL BED DETAIL
(NOT TO SCALE)




DISPOSAL AREA CROSS SECTION AA

SCALE:
VERTICAL: 1" = 10'
HORIZONTAL: 1" = 10'

NOTES
1) Remove top soil from under disposal bed and extension areas.
2) IMPORTANT use coarse sand to gravelly coarse sand fill.
3) Keep disposal bed bottom level to within 1" per 100'.
4) Provide surface drainage to prevent water flow across disposal field.
5) Replace removed top soil over bed and fill extension areas.
6) Crown bed from center at 3% grade.
7) Stabilize system surface to prevent erosion (seed, mulch).
8) Provide 12 inches between bed bottom and limiting factor.




Charles B. Dolham
Site Evaluator Signature

935
SE #

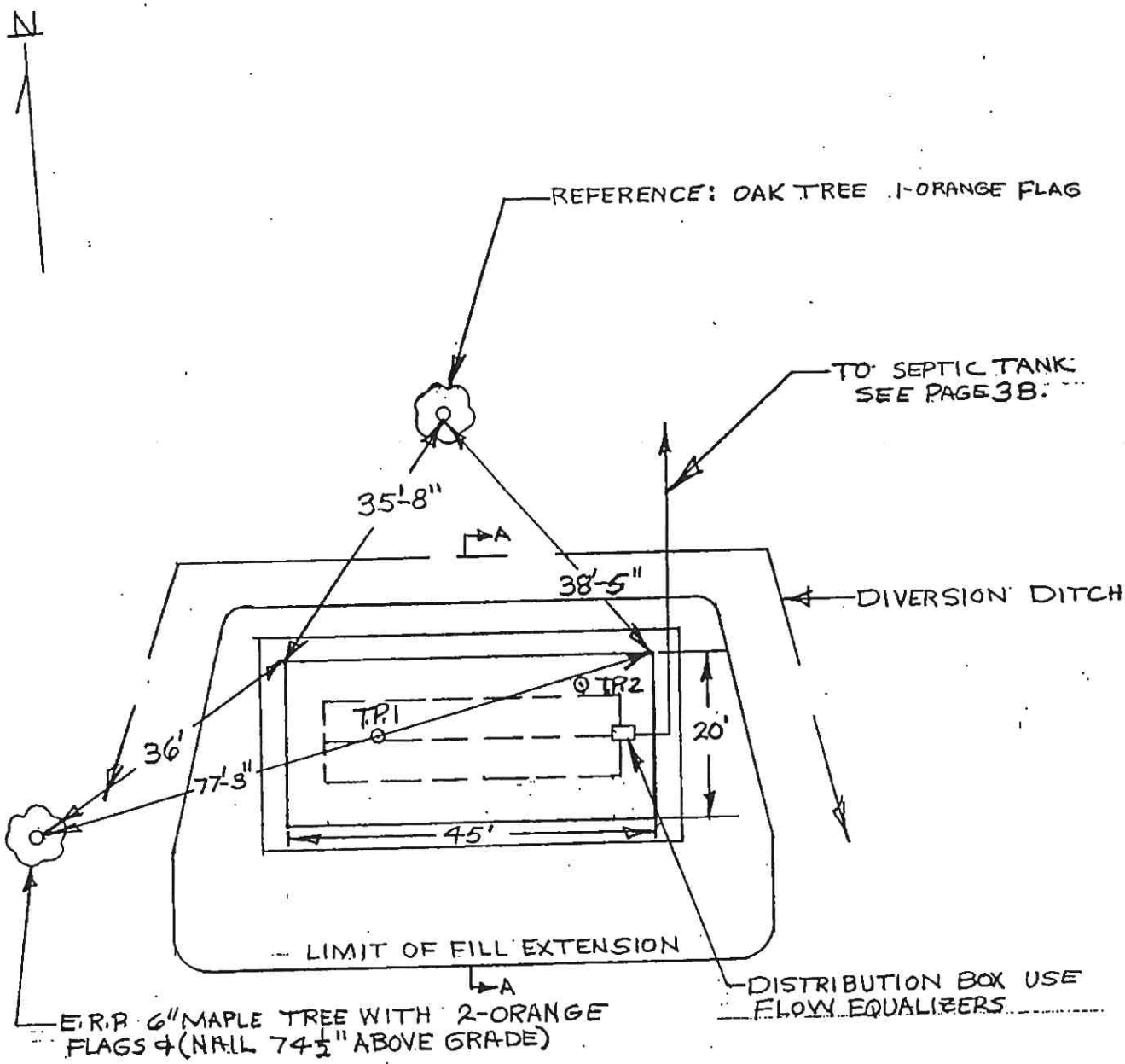
6/29/06
Date

# SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Department of Human Services
Division of Health Engineering
(207) 287-5672 FAX (207) 287-4172

Town, City, Plantation: ROCKPORT | Street, Road, Subdivision: BAY RIDGE LOT 9A | Owner's Name: HARLAN PEASE

SCALE 1" = 20 FT.

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Charles B. Dolham
Site Evaluator Signature

335
SE •

6/29/06
Date

SUBSURFACE WASTEWATER DISPOSAL APPLICATION

Town, City, Plantation: ROCKPORT | BAY RIDGE LOT 9A | Owner's Name: HARLAN PEASE

TABLE 700.2

Setback distances for first time systems and/or *major* expansion systems

| Site features vs disposal system components of various sizes | Disposal Fields | | | Septic Tanks and Holding Tanks | | |
|---|---|---|---|---|---|---|
| | Less than 1000 gpd | 1000 to 2000 gpd | Over 2000 gpd | Less than 1000 gpd | 1000 to 2000 gpd | Over 2000 gpd |
| Wells with water usage of 2000 or more gpd or public water supply wells | 300 ft | 300 ft | 300 ft | 100 ft | 100 ft | 100 ft |
| Owner's well | 100 ft [a] | 200 ft | 300 ft | 100 ft [b] | 100 ft | 100 ft |
| Neighbor's wells | 100 ft | 200 ft | 300 ft | 100 ft | 100 ft | 100 ft |
| Water supply line | 10 ft | 18 ft | 25 ft | 10 ft | 10 ft | 10 ft |
| Water course, major | 100 ft [d] | 200 ft [d] | 300 ft [d] | 100 ft [b] | 100 ft | 100 ft |
| Water course, minor | 50 ft [e] | 100 ft [e] | 150 ft [e] | 50 ft [e] | 50 ft [e] | 50 ft [e] |
| Drainage ditches | 25 ft | 50 ft | 75 ft | 25 ft | 25 ft | 25 ft |
| Edge of fill extension– Coastal wetlands, special freshwater wetlands, great ponds, rivers, streams | 25 ft [e] | 25 ft [e] | 25 ft [e] | 25 ft [e] | 25 ft [e] | 25 ft [e] |
| Slopes greater than 3:1 | 10f ft | 18 ft [f] | 25 ft [f] | N/A | N/A | N/A |
| No full basement [e.g. slab, frost wall, columns] | 15 ft | 28 ft | 40 ft | 8 ft | 14 ft | 20 ft |
| Full basement [below grade foundation] | 20 ft | 30 ft | 40 ft | 8 ft | 14 ft | 20 ft |
| Property lines | 10 ft [c] | 18 ft [c] | 20 ft [c] | 10 ft | 15 ft | 20 ft |
| Burial sites or graveyards, measured from the toe of the fill extension | 25 ft | 25 ft | 25 ft | 25 ft | 25 ft | 25 ft |

Notes:

[a.] Single-family well setbacks may be reduced as prescribed in Section 701.0.

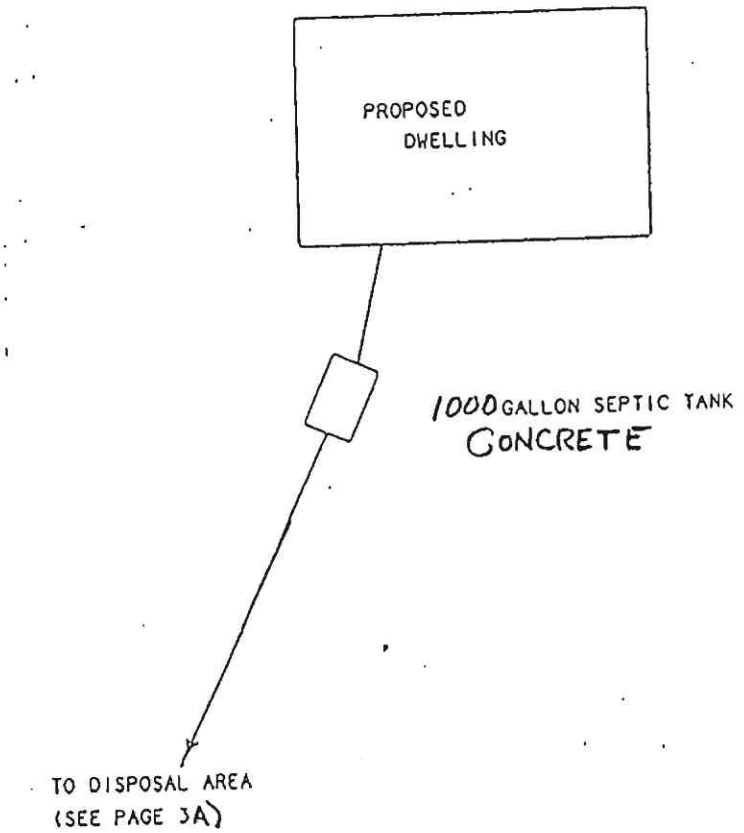
[b.] This distance may be reduced to 50 feet, if the septic or holding tank is tested in the plumbing inspector's presence and shown to be watertight or of monolithic construction.

[c.] Additional setbacks may be needed to prevent fill material extensions from encroaching onto abutting property.

[d.] Additional setbacks may be required by local Shoreland zoning.

[e.] Natural Resource Protection Act requires a 25 feet setback, on slopes of less than 20%, from the edge of soil disturbance and 100 feet on slopes greater than 20%. See Chapter 15.

[f.] The fill extension shall reach the existing ground before the 3:1 slope or within 100 feet of the disposal field.




Charles B. Dalham — Site Evaluator Signature

335 — SE #

6/29/06 — Date

# Fact Sheet: Arsenic Treated Wood

Department of Health and Human Services
11 State House Station
Augusta, ME 04333

Maine CDC
Environmental and Occupational Health Program
Toll Free in Maine: 866-292-3474
Fax: 207-287-3981
TTY: 207-287-8066
Email: ehu@maine.gov

## IF YOU WORK WITH CCA WOOD

- **NEVER** burn CCA wood.
- Wear gloves when handling CCA wood
- Wear a dust mask when sanding or cutting CCA wood
- Don't work with CCA wood in an enclosed area (like a garage)

Apply a coating to seal the wood every 1-2 years

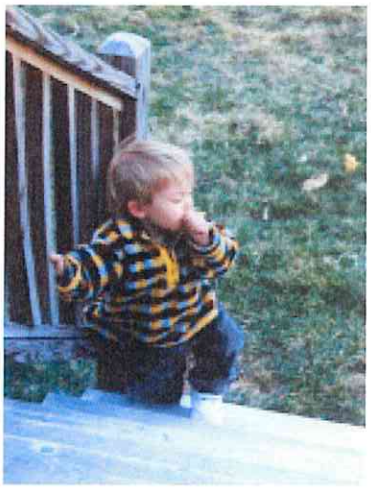
## TO LEARN MORE

Eric Frohmberg
Environmental and Occupational Health Program
Maine CDC
Toll-free in Maine 866-292-3474
TTY: 207-287-8066
www.maine.gov/dhhs/eohp

## Does Your New Home Have Arsenic (CCA) Treated Wood?

About half of all Maine homes have a deck, or playground or some other structure that is made of wood treated with arsenic. This wood is called "CCA pressure-treated wood" or just "pressure-treated" wood. The wood was treated with arsenic to protect against rot and insects.

Too much arsenic can cause cancer. So it is good to prevent arsenic getting into your body when you can. When you touch wood treated with arsenic, you can get arsenic on your hands. The arsenic on your hands can get into your mouth if you are not careful about washing before eating. Young children are most at risk because they are more likely to put their hands in their mouths. The good news is that there are simple things you can do to protect yourself and your family from arsenic treated wood. This fact sheet will tell you how.



Children touching unsealed treated wood, and then putting their hands in their mouths is the biggest concern.

**First: Does your house have arsenic treated (CCA) wood?**

When arsenic treated wood is new, it tends to have a greenish tint. When CCA wood is older, it is harder to tell. Ask your realtor if the seller knows whether CCA wood was used. You can also test the wood to find out if it contains arsenic. Call us to find out how.

**Second: If so, reduce contact with the arsenic.**

You can lower the amount of arsenic on the surface of the wood by applying a coating on the wood every 1-2 years. Oil-based sealants, varnishes, or polyurethane work best for sealing arsenic in the wood. Be sure to wash your children's hands when they finish playing on or near CCA wood.

**Third: If you have any questions, call us toll-free in Maine: 866-292-3474**

## Common Questions

*What is CCA wood?*

CCA wood is made by dipping the wood in a mixture of chemicals. These chemicals include chromium, copper, and arsenic. This protects the wood against insects and rot. This wood is known as CCA wood or "pressure treated" wood. Most pressure treated wood in the U.S. is CCA wood. After December 31, 2003, no more CCA wood will be made for use around homes. CCA wood may still be sold for home use until April 1, 2004 in the state of Maine.

*What is Arsenic?*

Arsenic is found in soil and rocks. Most people get a little arsenic every day from the food they eat. Also, some people have arsenic in their private wells, which is why it is important that anyone with a well have it tested for arsenic. People who are exposed to too much arsenic over many years are more likely to get cancer.

HCA LMP

# Have you tested your well water for arsenic?



## Your water looks, smells and tastes fine. So why do you need to test it?

It is hard to believe that water that looks, smells and tastes fine may not be safe to drink. But the truth is that 1 in 10 wells in Maine has water that is high in arsenic. There are wells high in arsenic in all parts of Maine.

## Protect your family. Test your well for arsenic every 3 to 5 years.

### How to Test Your Well Water

**1. Call a lab.**

- Call a certified lab and ask for an arsenic test kit for your well water. You can find a lab at this website: wellwater.maine.gov. Or call the Maine Lab Certification Officer at 207-287-1929.
- If you have never tested your well water for bacteria, nitrites and nitrates, or other chemicals like radon, uranium and flouride, ask your lab for a test kit for all of these.

**2. Do the test.**

- Your test kit will arrive in the mail. It will have empty bottles, directions and forms to fill out.
- Follow the directions and mail the bottles back to the lab with the forms.

**3. Get your results.**

- Your test results will come to you in the mail.
- If you have too much arsenic in your water, or if you are not sure you understand your test results, call 866-292-3474 (toll-free in Maine) or 207-287-4311 to speak to an expert.

### Why Arsenic is Bad

People who drink water with too much arsenic for many years are more likely to get cancer. Arsenic can cause skin, bladder and lung cancers.

It may cause low birthweight and affect brain development in babies if pregnant women drink water with too much arsenic in it. Arsenic can also affect brain development in young children. Other problems from drinking water with very high arsenic levels include: stomach pain, nausea, diarrhea, numbness or tingling in the hands and feet and changes in skin.

Your chance of having any of these health problems depends on:

- how much arsenic is in your water;
- how much water you drink;
- how long you have been drinking the water.

### Solving Arsenic Problems

There are actions you can take to protect your family if your water has too much arsenic. First, you can switch to bottled water for drinking and making drinks. This will allow you time to decide if you want to install a water treatment system.

Call us at 866-292-3474 (toll-free in Maine) or 207-287-4311 if you have high arsenic. We can help you decide how to solve the problem.

**Protect your family. Test your well.**

- For more information: wellwater.maine.gov
- Call for advice: **866-292-3474 • TTY: Call Maine Relay 711**

March 2020

Camden Real Estate Company, 43 Elm St Camden ME 04843 Phone: (207) 236-6171 Fax: Pease
Cheryl Oliveri - Daly Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201 www.lwolf.com

# National Flood Hazard Layer FIRMette

FEMA

69°6'17"W 44°8'40"N




0 250 500 1,000 1,500 2,000 Feet

1:6,000

69°5'40"W 44°8'14"N

## Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

**SPECIAL FLOOD HAZARD AREAS**
- Without Base Flood Elevation (BFE) *Zone A, V, A99*
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

**OTHER AREAS OF FLOOD HAZARD**
- 0.2% Annual Chance Flood Hazard, Area of 1% annual chance flood with average depth less than one foot or with drainag areas of less than one square mile *Zone*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone D*

**OTHER AREAS**
- NO SCREEN Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs
- Area of Undetermined Flood Hazard *Zone*

**GENERAL STRUCTURES**
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

**OTHER FEATURES**
- 20.2 Cross Sections with 1% Annual Chance
- 17.5 Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

**MAP PANELS**
- Digital Data Available
- No Digital Data Available
- Unmapped

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The pin displayed on the map is an approximate point selected by the user and does not represe an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 8/20/2026 at 4:03 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

# Disclaimer to Buyers Acreage/Structure

Our company makes no representations regarding the boundary locations, dimensions, acreage, or the size of any structures on the property under consideration. If you have questions, concerns, or require clarification about these measurements, we recommend consulting a licensed surveyor, engineer, architect, or attorney.

Information provided in MLS listings has been compiled from a variety of sources with varying reliability. Any details that are critical to your purchasing decision should be independently verified. All measurements are approximate and not guaranteed.