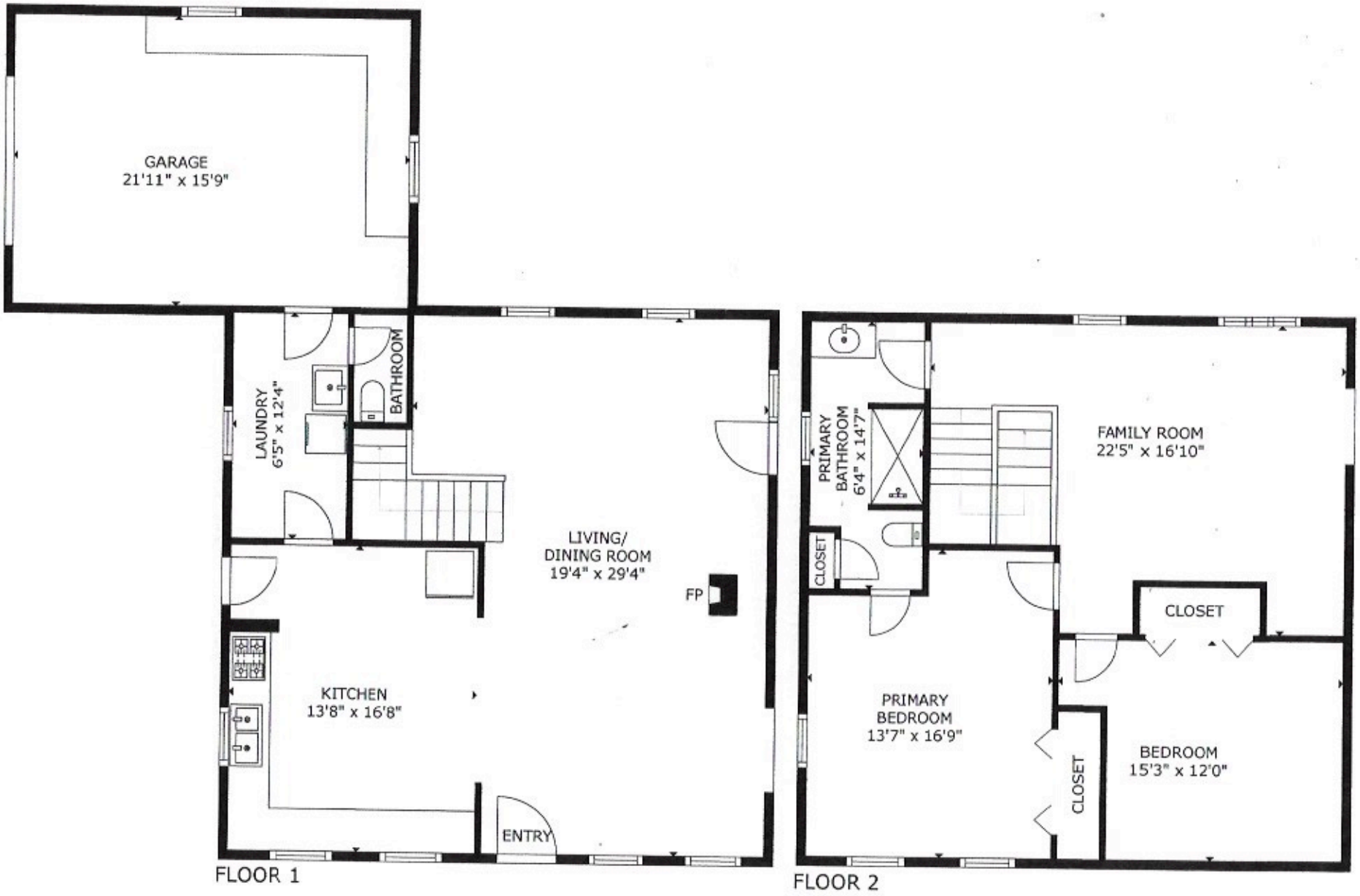
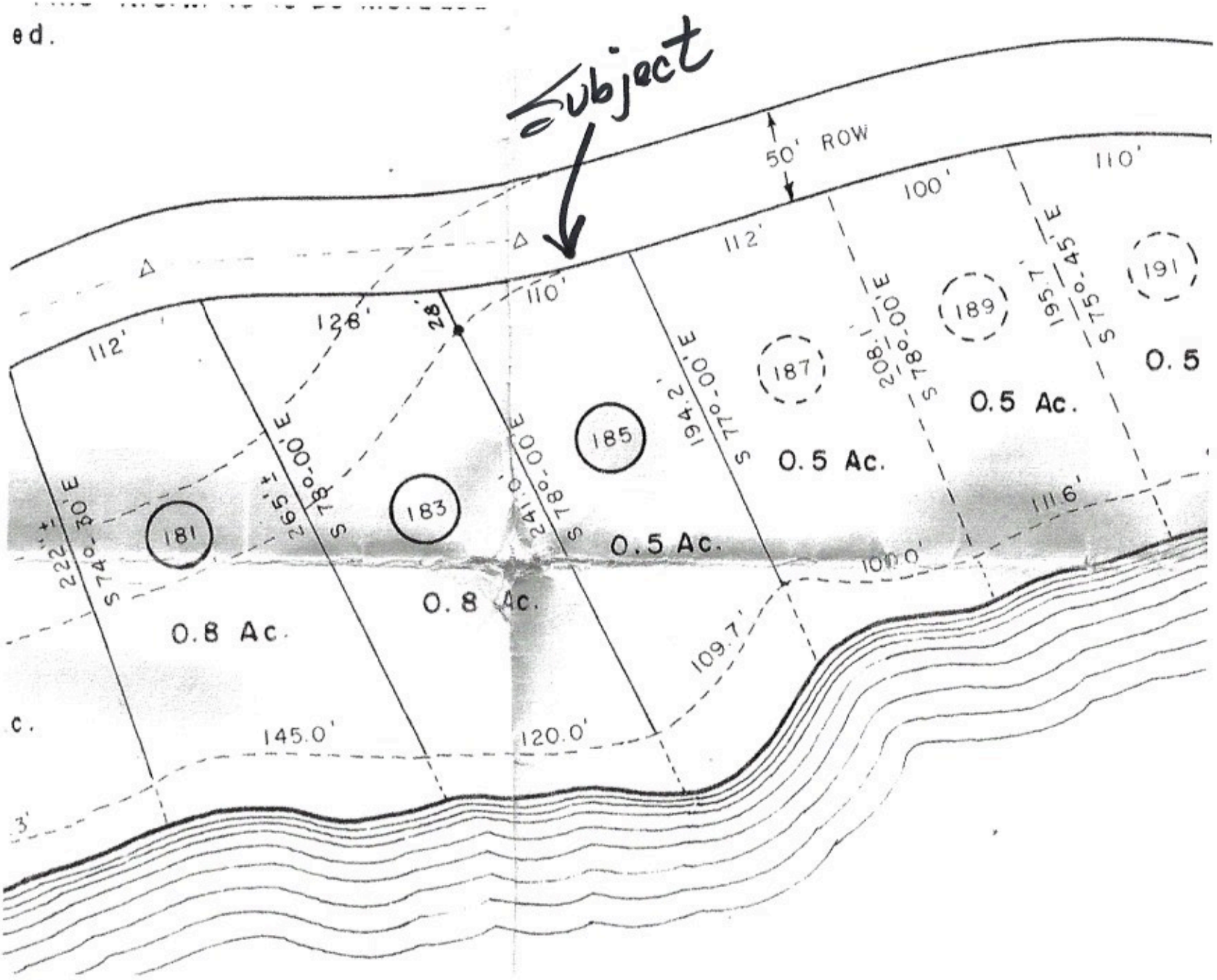


GROSS INTERNAL AREA
FLOOR 1 862 sq. ft, FLOOR 2: 848 sq. ft
TOTAL : 1,710 sq. ft
EXCLUDED AREAS : GARAGE: 346 sq. ft
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

Matterport

ed.


Subject
50' ROW
112'
128'
28'
110'
100'
110'
S 74°-30' E
222'±
S 78°-00' E
265'±
S 78°-00' E
241'±
S 77°-00' E
194.2'
S 78°-10' E
208'±
S 75°-45' E
195.7'
181
183
185
187
189
191
0.8 Ac.
0.8 Ac.
0.5 Ac.
0.5 Ac.
0.5 Ac.
0.5
111.6'
100.0'
109.7'
145.0'
120.0'

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PROPERTY LOCATED AT: **131 North Duck Cove Road (M10 L88), Roque Bluffs, ME 04654**

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: **North side of home, beside garden path to water front**
Installed by: **Lords Well Drilling**
Date of Installation: **June 9, 1994**

USE: Number of persons currently using system: **none**
Does system supply water for more than one household? ☐ Yes ☒ No ☐ Unknown

Comments: **well is 260 ft. deep**

Source of Section I information: **Estate Representative does not have direct personal knowledge on all subjects.**

Better Homes and Gardens Real Estate The Masiello Group, 60 Main Street Machias ME 04654 Phone: (207)255-8133 Fax: 866-528-2924 Card Estate
Karen Eldridge
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PROPERTY LOCATED AT: **131 North Duck Cove Road (M10 L88), Roque Bluffs, ME 04654**

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: **south of house** OR ☐ Unknown

Date installed: **June 1994** Date last pumped: **Aug. 2026** Name of pumping company: **Prestons**

Have you experienced any malfunctions? ☒ Yes ☐ No

If Yes, give the date and describe the problem: ~~**Alarm is being replaced. Noticed replacement needed when tank pumped. To be replaced by**~~ **Mallars Plumbing.** **Alarm replaced 10.1.2026.**

Date of last servicing of tank: **2026** Name of company servicing tank: **Prestons**

Leach Field: ☒ Yes ☐ No ☐ Unknown

If Yes, Location: **SW of house, pumped system**

Date of installation of leach field: **June 1994** Installed by: **unknown**

Date of last servicing of leach field: **none** Company servicing leach field: **none**

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: **HHE200 attached**

Source of Section II information: **Agent observation; personal representative; HHE200**

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PROPERTY LOCATED AT: **131 North Duck Cove Road (M10 L88), Roque Bluffs, ME 04654**

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**	**wood stove**		
Age of system(s) or source(s)	**10/6/2022**	**unknown**		
TYPE(S) of Fuel	**Propane**			
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)	**1/2025-1/2026 1379 gallons**	**unknown**		
Name of company that services system(s) or source(s)	**RH Foster**	**unknown**		
Date of most recent service call	**Aug. 2026**	**unknown**		
Malfunctions per system(s) or source(s) within past 2 years	**small leak**	**none known**		
Other pertinent information	**water leak @ unit in garage**	**none**		

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: ..... [X] Yes [ ] No [ ] Unknown

Is more than one heat source vented through one flue? ..... [ ] Yes [X] No [ ] Unknown

Had a chimney fire: ..... [ ] Yes [ ] No [X] Unknown

Has chimney(s) been inspected? ..... [ ] Yes [ ] No [X] Unknown

~~If Yes, date: _____~~

Date chimney(s) last cleaned: **unknown**

Direct and/or Power Vent(s): ..... [X] Yes [ ] No [ ] Unknown

Has vent(s) been inspected? ..... [X] Yes [ ] No [ ] Unknown

If Yes, date: **Aug 2026**

Comments: **none**

Source of Section III information: **Agent Observation; Representative; RH Foster**

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

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

Comments: **none**

Source of information: **Representative**

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: **home built in 1997 according to town records**

Source of information: **Public Records; Representative**

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: **none**

Source of information: **Representative**

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: **none**

Source of information: **Representative**

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

Comments: **none**

Source of information: **Representative**

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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 [X] No

~~If Yes, describe:~~

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

Comments: **possible flaking areas around trim**

Source of information: **Representative; Agent Observation**

G. OTHER HAZARDOUS MATERIALS - Current or previously existing:

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

Other: **none**

Source of information: **Representative**

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: **Homeowner/Road Association; Restrictive Covenants; Road is an Easement**

Source of information: **Public Records; Deed; Association Documents**

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? ..... [ ] Yes [X] No [ ] Unknown

If No, who is responsible for maintenance? **Duck Cove Road Association**

Road Association Name (if known): **Duck Cove Road Association**

Source of information: **(Annual Fee $700.). Representative; Assoc Records**

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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? ..... [X] Yes [ ] No [ ] Unknown

If Yes, explain: **June 2021 storm perimeter grounds/landscaping damage, home undamaged**

Have any flood events affected a structure on the property? ..... [ ] Yes [X] No [ ] Unknown

If Yes, explain: ~~_____~~

Has any flood-related damage to a structure occurred on the property? ..... [ ] Yes [X] No [ ] Unknown

~~If Yes, explain:~~ _____

Has there been any flood insurance claims filed for a structure on the property? ..... [ ] Yes [ ] No [X] 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 [X] 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? ..... [X] Yes [ ] No [ ] Unknown

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

Shorefront Zone VE; home site Zone X

Relevant Panel Number: **23029C1639E** Year: **2017** (Attach a copy)

Comments: **Flood Map Attached**

Source of Section VI information: **Representative; FEMA Flood Mapping Service**

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PROPERTY LOCATED AT: **131 North Duck Cove Road (M10 L88), Roque Bluffs, ME 04654**

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?..... [X] Yes [ ] No [ ] Unknown

If Yes, explain: **$31,000 Veterans & Homestead Exemptions**

~~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 [X] 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: **propae tank**

Year Principal Structure Built: **~1997** What year did Seller acquire property? **2016**

Roof: Year Shingles/Other Installed: **unknown - observed to be relatively recently installed.**

Water, moisture or leakage: **none**

Comments: **none**

Foundation/Basement:

Is there a Sump Pump? ..... [ ] Yes [X] No [ ] Unknown

Water, moisture or leakage since you owned the property: ..... [X] Yes [ ] No [ ] Unknown

Prior water, moisture or leakage? ..... [ ] Yes [ ] No [X] Unknown

Comments: **There is no basement. Some leaking observed inside wall of an attached storage shed.**

Mold: Has the property ever been tested for mold? ..... [ ] Yes [X] No [ ] Unknown

~~If Yes, are test results available? ..... [ ] Yes [ ] No~~

Comments: **none**

Electrical: [ ] Fuses [X] Circuit Breaker [ ] Other: _____ [ ] Unknown

Comments: **none**

Has all or a portion of the property been surveyed? ..... [X] Yes [ ] No [ ] Unknown

If Yes, is the survey available? ..... [X] Yes [ ] No [ ] Unknown

Manufactured Housing - Is the residence a:

Mobile Home ..... [ ] Yes [X] No [ ] Unknown

Modular ..... [ ] Yes [X] No [ ] Unknown

Known defects or hazardous materials caused by insect or animal infestation inside or on the residential structure ..... [ ] Yes [X] No [ ] Unknown

Comments: **Town records indicate home was built in 1997**

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PROPERTY LOCATED AT: **131 North Duck Cove Road (M10 L88), Roque Bluffs, ME 04654**

KNOWN MATERIAL DEFECTS about Physical Condition and/or value of Property, including those that may have an adverse impact on health/safety: **Exterior pane of upstairs window broken (double pane window), siding shows mildew growth, interior shed wall leak needs to be addressed, general maintenance required.**

Comments: **none**

Source of Section VII information: **Representative; Agent Observation**

SECTION VIII - ADDITIONAL INFORMATION

Driveway paved 2026.

Note: This property is being sold in "as is" condition.

ATTACHMENTS EXPLAINING CURRENT PROBLEMS, PAST REPAIRS OR ADDITIONAL INFORMATION IN ANY SECTION IN DISCLOSURE: ..... [X] 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.

Danny S. Bunker, PR 08/29/2026

SELLER DATE SELLER DATE

Estate of Donald William Card

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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SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Department of Human Services
Division of Health Engineering
(207)289-3826

PROPERTY ADDRESS

Town Or Plantation	ROQUE BLUFFS
Street Subdivision Lot #	LOT 185, DUCK COVE

PROPERTY OWNERS NAME

Last: GAUDET First: JEAN

Applicant Name:	CHUCK MARTIN
Mailing Address of Owner/Applicant (If Different)	P.O. Box 51 MACHIAS, ME 04654

ROQUE BLUFFS PERMIT # 140 STATE COPY

Date Permit Issued: 6, 6, 94 $ 60.00 FEE ☐ If Double Fee Charged

Local Plumbing Inspector Signature LPI # 0175

Owner/Applicant Statement

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

Signature of Owner/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.

Local Plumbing Inspector Signature Date Approved

PERMIT INFORMATION

THIS APPLICATION IS FOR:
1. [X] NEW SYSTEM
2. [ ] REPLACEMENT SYSTEM
3. [ ] EXPANDED SYSTEM
4. [ ] EXPERIMENTAL SYSTEM

SEASONAL CONVERSION
to be completed by the LPI
5. [ ] SYSTEM COMPLIES WITH RULES
6. [ ] CONNECTED TO SANITARY SEWER
7. [ ] SYSTEM INSTALLED – P# _____
8. [ ] SYSTEM DESIGN RECORDED AND ATTACHED

IF REPLACEMENT SYSTEM:
YEAR FAILING SYSTEM INSTALLED _____
THE FAILING SYSTEM IS:
1. [ ] BED 3. [ ] TRENCH
2. [ ] CHAMBER 4. [ ] OTHER _____

SIZE OF PROPERTY: ½ AC

ZONING: SHORELAND

THIS APPLICATION REQUIRES:
1. [X] NO RULE VARIANCE
2. [ ] NEW SYSTEM VARIANCE Attach New System Variance Form
3. [ ] REPLACEMENT SYSTEM VARIANCE Attach Replacement System Variance Form
   a. [ ] Requiring Local Plumbing Inspector Approval
   b. [ ] Requires State and Local Plumbing Inspector Approval
4. [ ] MINIMUM LOT SIZE VARIANCE

DISPOSAL SYSTEM TO SERVE:
1. [X] SINGLE FAMILY DWELLING
2. [ ] MODULAR OR MOBILE HOME
3. [ ] MULTIPLE FAMILY DWELLING
4. [ ] OTHER _____ SPECIFY

INSTALLATION IS:
COMPLETE SYSTEM
1. [X] NON-ENGINEERED SYSTEM
2. [ ] PRIMITIVE SYSTEM (Includes Alternative Toilet)
3. [ ] ENGINEERED (+ 2000 gpd)

INDIVIDUALLY INSTALLED COMPONENTS:
4. [ ] TREATMENT TANK (ONLY)
5. [ ] HOLDING TANK _____ GAL
6. [ ] ALTERNATIVE TOILET (ONLY)
7. [ ] NON-ENGINEERED DISPOSAL AREA (ONLY)
8. [ ] ENGINEERED DISPOSAL AREA (ONLY)
9. [ ] SEPARATED LAUNDRY SYSTEM

TYPE OF WATER SUPPLY: FUTURE WELL

DESIGN DETAILS (SYSTEM LAYOUT SHOWN ON PAGE 3)

TREATMENT TANK
1. [X] SEPTIC: [X] Regular OR [X] Low Profile
2. [ ] AEROBIC

SIZE: 1000 GALS

WATER CONSERVATION
1. [ ] NONE
2. [X] LOW VOLUME TOILET
3. [ ] SEPARATED LAUNDRY SYSTEM
4. [ ] ALTERNATIVE TOILET

SPECIFY: _____

PUMPING
1. [ ] NOT REQUIRED
2. [ ] MAY BE REQUIRED (DEPENDING ON TREATMENT TANK LOCATION AND ELEVATION)
3. [X] REQUIRED

DOSE: 35 GALS

CRITERIA USED FOR DESIGN FLOW (BEDROOMS, SEATING, EMPLOYEES, WATER RECORDS, ETC.)
2 BR HOME
180 GPD

SOIL CONDITIONS USED FOR DESIGN PURPOSES

PROFILE	CONDITION
3	C

DEPTH TO LIMITING FACTOR: 15"

SIZE RATINGS USED FOR DESIGN PURPOSES
1. [ ] SMALL
2. [ ] MEDIUM
3. [X] MEDIUM-LARGE
4. [ ] LARGE
5. [ ] EXTRA LARGE

DISPOSAL AREA TYPE/SIZE
1. [ ] BED _____ Sq. Ft.
2. [X] CHAMBER 512 Sq. Ft. [X] REGULAR [ ] H-20
3. [ ] TRENCH _____ Linear Ft.
4. [ ] OTHER _____

DESIGN FLOW: 180 (GALLONS/DAY)

SITE EVALUATOR STATEMENT

On 5/24/94 (Date) I conducted a site evaluation for this project and certify that the data reported is accurate. The system I propose is in accordance with the Subsurface Wastewater Disposal Rules.

Deane Bradshaw — #159 — 5/31/94

Site Evaluator Signature — SE# — Date

(Local Plumbing Inspector's Signature if permit is for Seasonal Conversion)

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

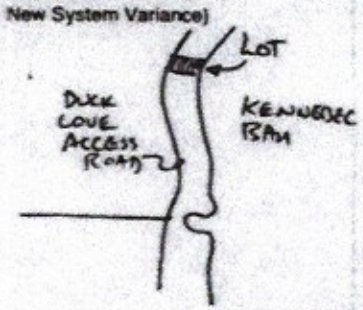
Department of Human Services
Division of Health Engineering

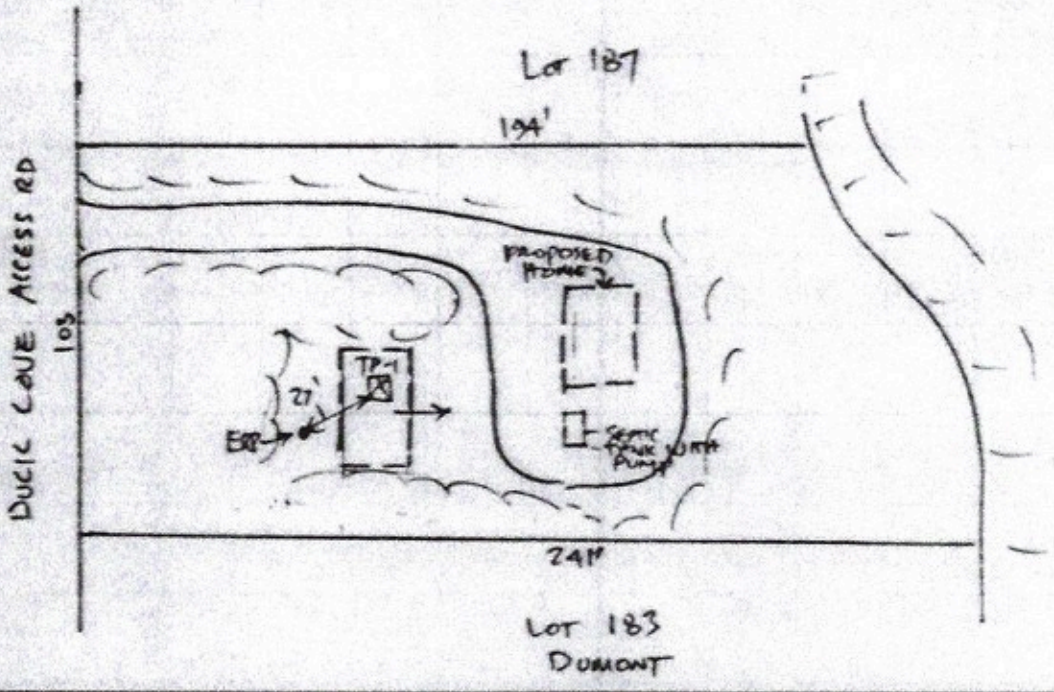
Town, City, Plantation: ROQUE BLUFFS | Street, Road, Subdivision: LOT 185, DUCK COVE | Owners Name: JEAN GAUDET

SITE PLAN

Scale 1" = 50 Ft.

SITE LOCATION PLAN (Attach Map from Maine Atlas for New System Variance)





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

Observation Hole TP-1 ☒ Test Pit ☐ Boring

1" HUMUS * Depth of Organic Horizon Above Mineral Soil

DEPTH BELOW MINERAL SOIL SURFACE (Inches)

Texture	Consistency	Color	Mottling
FINE SANDY LOAM	FRIABLE	BROWN	NONE
		RED BROWN	
			MOTTLED
FINE SAND, SOMEWHAT SILTY	FIRM	LIGHT BROWN	

Soil	Classification	Slope	Limiting Factor	
3	4	8 %	15	☒ Ground Water ☐ Restrictive Layer ☐ Bedrock

Observation Hole _____ ☐ Test Pit ☐ Boring

_____ * Depth of Organic Horizon Above Mineral Soil

DEPTH BELOW MINERAL SOIL SURFACE (Inches)

Texture	Consistency	Color	Mottling

Soil	Classification	Slope	Limiting Factor	
		%		☐ Ground Water ☐ Restrictive Layer ☐ Bedrock

Deane Bradshaw
Site Evaluator Signature

#159
SE #

5/31/94
Date

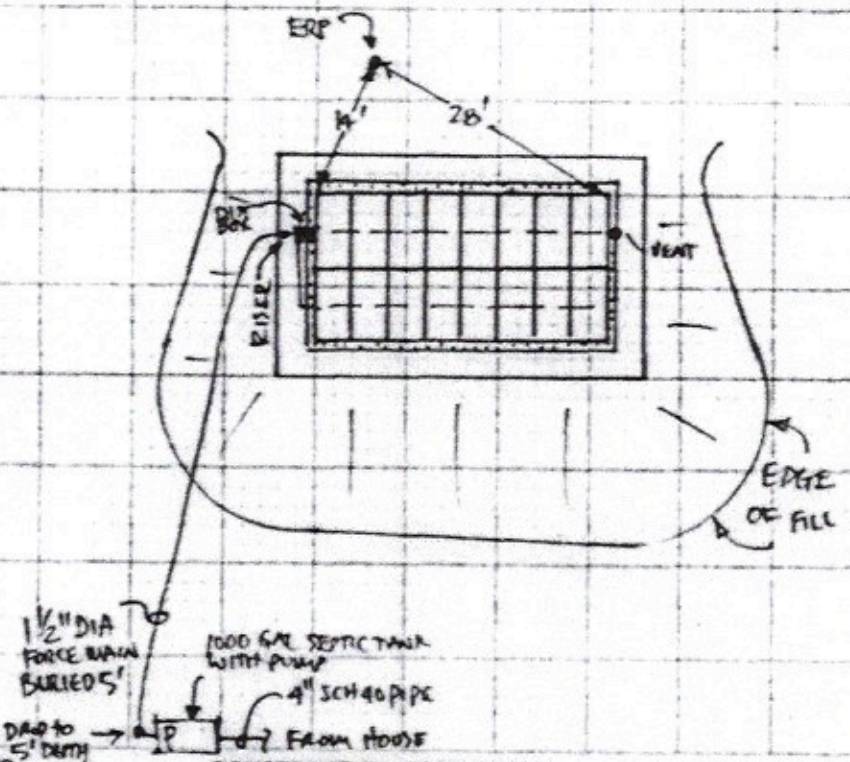
SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Department of Human Services
Division of Health Engineering

Town, City, Plantation: ROQUE BLUFFS | Street, Road, Subdivision: LOT 185, DUCK COVE | Owners Name: JEAN GAUDET

SUBSURFACE WASTEWATER DISPOSAL PLAN

Scale 1" = 20 FL



FILL REQUIREMENTS

Depth of Fill (Upslope): 20"
Depth of Fill (Downslope): 35"

CONSTRUCTION ELEVATIONS

Reference Elevation is: 00'
Bottom of Disposal Area: -43"
Top of Distribution Lines or Chambers: -30"

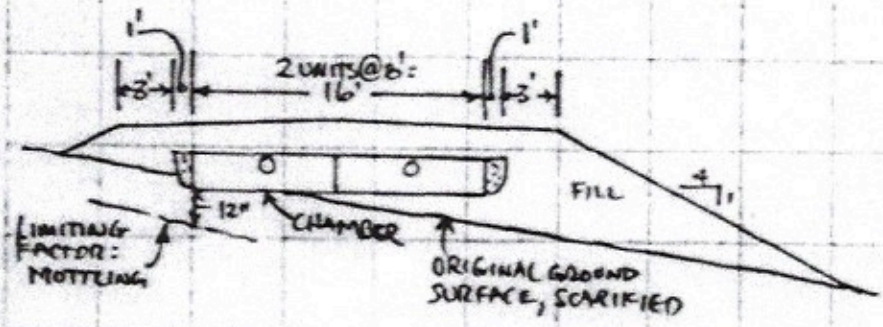
ELEVATION REFERENCE POINT LOCATION & DESCRIPTION

FLAGGED NAIL ON 10" MAPLE TREE, 1'-4" ABOVE GROUND

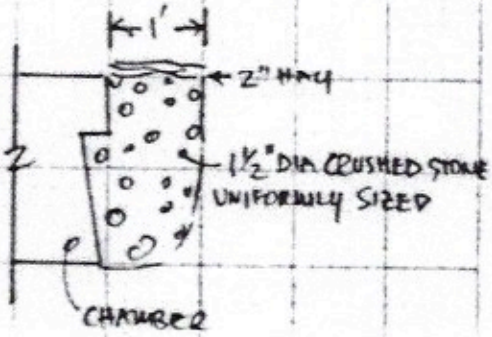
DISPOSAL AREA CROSS SECTION

Scale:
Vertical: 1 inch = 5 FL
Horizontal: 1 inch = 10 FL

CROSS SECTION:



SECTION ENLARGED (NOT TO SCALE)



NOTES: FILL TO BE SHARP LOAMY SAND OR COARSER
SCARIFY UNDER CHAMBERS AND FILL EXTENSION

David Bradbury | #159 | 5/31/24

National Flood Hazard Layer FIRMette

FEMA



Basemap Imagery Source: USGS National Map 2023

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, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
- 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 D

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

OTHER FEATURES
- 20.2 / 17.9 Cross Sections with 1% Annual Chance / Water Surface Elevation
- Coastal Transect
- 513 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

N

The pin displayed on the map is an approximate point selected by the user and does not represent 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 8/25/2026 at 6:14 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.

Doc#: 2727
Bk: 4240 Pg: 220

WARRANTY DEED

Maine Statutory Short Form

KNOW ALL MEN BY THESE PRESENTS, That JEAN ANN LOMBARD and GARY ROBERT LOMBARD, of the Town of Cumberland, County of Cumberland and State of Maine, for consideration paid, grants to **SABRINA CARD and DONALD CARD** whose mailing address is 131 North Duck Cove Rd, Rogue Bluffs, ME 04654 with **WARRANTY COVENANTS as joint tenants**, the real property situated in the Town of Roque Bluffs, County of Washington and State of Maine more particularly described in Exhibit A attached hereto and incorporated herein by reference.

TRANSFER TAX PAID

IN WITNESS WHEREOF, I/we have hereunto set my/our hand(s) and seal(s) this 18th day of March, 2016.

Witness to

Jean Ann Lombard

Jean Ann Lombard

Gary Robert Lombard

State of Maine
County of Cumberland, ss.

March 18, 2016

Personally appeared before me the above named Jean Ann Lombard and Gary Robert Lombard acknowledged the foregoing instrument to be his/her/their free act and deed.

SUSAN GAGE KNEDLER
Notary Public Maine
My Commission Expires November 22 2018

Notary Public

Please type or print name
My commission expires:

File No. 2016-102

Doc#: 2727
Bk: 4240 Pg: 221

Exhibit A

A certain lot or parcel of land, with any buildings thereon, situated in Roque Bluffs, Washington County, State of Maine, and bounded and described as follows:

Being Lot Numbered 185, as shown on a plan of land entitled Kennebec Bay Tract", recorded at the Washington County Registry of Deeds, Machias, Maine, in Plan Book 17, Page 49A.

TOGETHER WITH all rights, easements, privileges and appurtenances now belonging to the granted estate as intended by Title 33 M.R.S.A. Section 773.

Meaning and intending to convey and hereby conveying that property conveyed to Jean Ann Lombard and Gary Robert Lombard by deed of Jean Ann Lombard, formerly known as Jean A. Gaudet dated April 28, 2010, and recorded in the Washington County Registry of Deeds in Book 3630, Page 223. Reference is also made to deed from Richard P. Matz to Jean A. Gaudet (now known as Jean Ann Lombard) dated November 18, 1993, and recorded in said Registry of Deeds in Book 1894, Page 274.

Received
Recorded Register of Deeds
Mar 22,2016 10:24:32A
Washington County
Sharon D. Strout

File No. 2016-102