BK6539PG126

NO TRANSFER
TAX PAID

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, 017944

THAT, I, John G. Miller of Winthrop, County of Kennebec and State of Maine, in consideration of one dollar and other valuable consideration, paid by **John G. Miller and Ellen Miller**, of Winthrop, County of Kennebec and State of Maine,

whose mailing address is: 229 Rt. 133, Winthrop, ME 04364

the receipt whereof, **John G. Miller** does hereby acknowledge, does hereby *GIVE, GRANT, BARGAIN, SELL AND CONVEY* unto the said **John G. Miller and Ellen Miller**, as joint tenants and not tenants in common, their heirs and assigns forever, a certain lot or parcel of land with building thereon situated in Winthrop, Kennebec County, Maine, bounded and described as follows:

Northerly by land of William Deacon; easterly by Lake Maranacook; southerly by land of McNamara estate; westerly by the highway leading from said Winthrop to Readfield in said County of Kennebec; also all the right, title and interest in and to a certain spring on land now or formerly of E. W. Wentworth as set forth in deed from F. M. Towle to George L. Lowell and E. W,. Morris, dated August 11, 1886, recorded in the Kennebec Registry of Deeds, Book 380, Page 117, together with all other rights in and to the premises on which said spring is located which he may have; being the same premises and easements conveyed to Sadie Mae Eustis by deed of warranty of Allen G. Eustis, dated April 30, 1924, recorded ins aid Registry, Book 618, page 202, to which deed and the deeds therein reference to, reference is herby made for other and further description; also all right, title and interest he may have under deed of said E. W. Morris to said George L. Lowell, dated August 11, 1886, recorded in said Registry, Book 380, Page 118.

Excepting therefrom the Maine Central Railroad Line right-of-way/fee of record.

Meaning and intending to convey the same premises conveyed to John G. Miller by warranty deed of Lawrence C. Berry a/k/a Laurence Berry dated April 24, 2000 and recorded in the Kennebec County Registry of Deeds in Book 6191 at Page 85.

TO HAVE AND TO HOLD the aforegranted and bargained premises with all the privileges and appurtenances thereof, to the said **John G. Miller and Ellen Miller**, their heirs and assigns, to their use and behoof forever.

AND **John G. Miller** does *COVENANT* with the said Grantees, their heirs and assigns, that he is lawfully seized in fee of the premises, that he is free of all encumbrances except as hereinbefore set forth; that he have good right to sell and convey the same to the said Grantees to hold as aforesaid and that he and his 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, **John G. Miller** have hereunto set my hand and seal this 27th day of June in the year of our Lord two thousand and one.

Signed, Sealed and Delivered
in presence of:

John G. Miller

STATE OF MAINE, KENNEBEC, ss June 29, 2001

Personally appeared the above named **John G. Miller** and acknowledged the foregoing instrument to be his free act and deed,

Before me,

Notary Public
Printed Name: Gregory J. Farris, Notary Public
State of Maine
My Commission Expires 12/18/2001

RECEIVED KENNEBEC SS.
2001 JUL -5 AM 9:00
ATTEST: REGISTER OF DEEDS



LEGEND

PARCEL NUMBERS ----------1
ADJACENT MAPS----------2
MATCH LINE ----------

Originals Prepared by James W. Sewall Co. Old Town, Maine

100 Scale

Update April 1, 2003

PROPERTY MAP

TOWN OF WINTHROP

KENNEBEC COUNTY, MAINE

UPDATE BY THE TOWN OF WINTHROP WINTHROP, MAINE

SCALE 1 inch = 100 FEET REVISED

36

[Academic use only] S:\Tax Maps 2003\W-map-36.dwg 3/31/2004 10:24:28 AM

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Maine Department of Human Services
Division of Health Engineering, Station 10
(207) 287-5672 FAX (207) 287-4172

PROPERTY LOCATION

City, Town, or Plantation	Winthrop
Street or Road	Rt 133
Subdivision, Lot #	

>> Caution: Permit Required – Attach In Space Below <<

Date Permit Issued: 7/15/02 $ 110.00 FEE ☐ If Double Fee Charged

D. Elizabeth Yo Local Plumbing Inspector Signature L.P.I. # 0101310

THE WORK SPECIFIED IN THIS APPLICATION IS HEREBY AUTHORIZED TO BE INSTALLED IN ACCORDANCE WITH THE RULES. THIS PERMIT EXPIRES AFTER TWO YEARS FROM DATE ISSUED UNLESS WORK HAS COMMENCED.

OWNER/APPLICANT INFORMATION

Name (last, first, MI) ☐ Owner ☐ Applicant	Miller John + Ellen
Mailing Address of ☐ Owner ☐ Applicant	229 Rt 133
	Winthrop ME 04364
Daytime Tel. #	621-4731

Municipal Tax Map # 36 Lot # 11

Owner or Applicant Statement

I state 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.

Signature of Owner or Applicant — Date 7/15/02

Caution: Inspections Required

I have inspected the installation authorized above and found it to be in compliance with the Subsurface Wastewater Disposal Rules Application.

Local Plumbing Inspector Signature — (1st) Date Approved — (2nd) Date Approved

PERMIT INFORMATION

TYPE OF APPLICATION

1. ☐ First Time System
2. ☒ Replacement System
   Type Replaced: trench
   Year Installed: 70s ?
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 Approval

DISPOSAL SYSTEM COMPONENT(S)

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

3.8 ± ☐ sq. ft. ☒ acres

SHORELAND ZONING

☐ Yes ☒ No

DISPOSAL SYSTEM TO SERVE

1. ☒ Single Family Dwelling Unit, No. of Bedrooms: 6
2. ☐ Multiple Family Dwelling, No. of Units:
3. ☐ Other: SPECIFY

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 1500 gallons

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 1800 ☒ sq. ft. ☐ lin. ft.

GARBAGE DISPOSAL UNIT

1. ☒ No 3. ☐ Maybe
2. ☐ Yes >> Specify one below:
   a. ☐ Multi-compartment Tank
   b. ☐ Tanks in Series
   c. ☐ Increase in Tank Capacity
   d. ☐ Filter on Tank Outlet

DESIGN FLOW

540 gallons per day

BASED ON:

1. ☒ Table 501.1 (dwelling unit(s))
2. ☐ Table 501.2 (other facilities)

SHOW CALCULATIONS – for other facilities –

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

SOIL DATA & DESIGN CLASS

PROFILE	CONDITION	DESIGN
3	A III	1

at Observation Hole # 1

Depth 29 " Elevation

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

PUMPING

1. ☒ Not Required
2. ☐ May Be Required
3. ☐ Required >> Specify only for engineered or experimental systems:

DOSE: gallons

SITE EVALUATOR STATEMENT

I Certify that on 7/6/02 (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).

Site Evaluator Signature — SE # 200 — Date 7/13/02

Stephen A. McLaughlin 685-9540

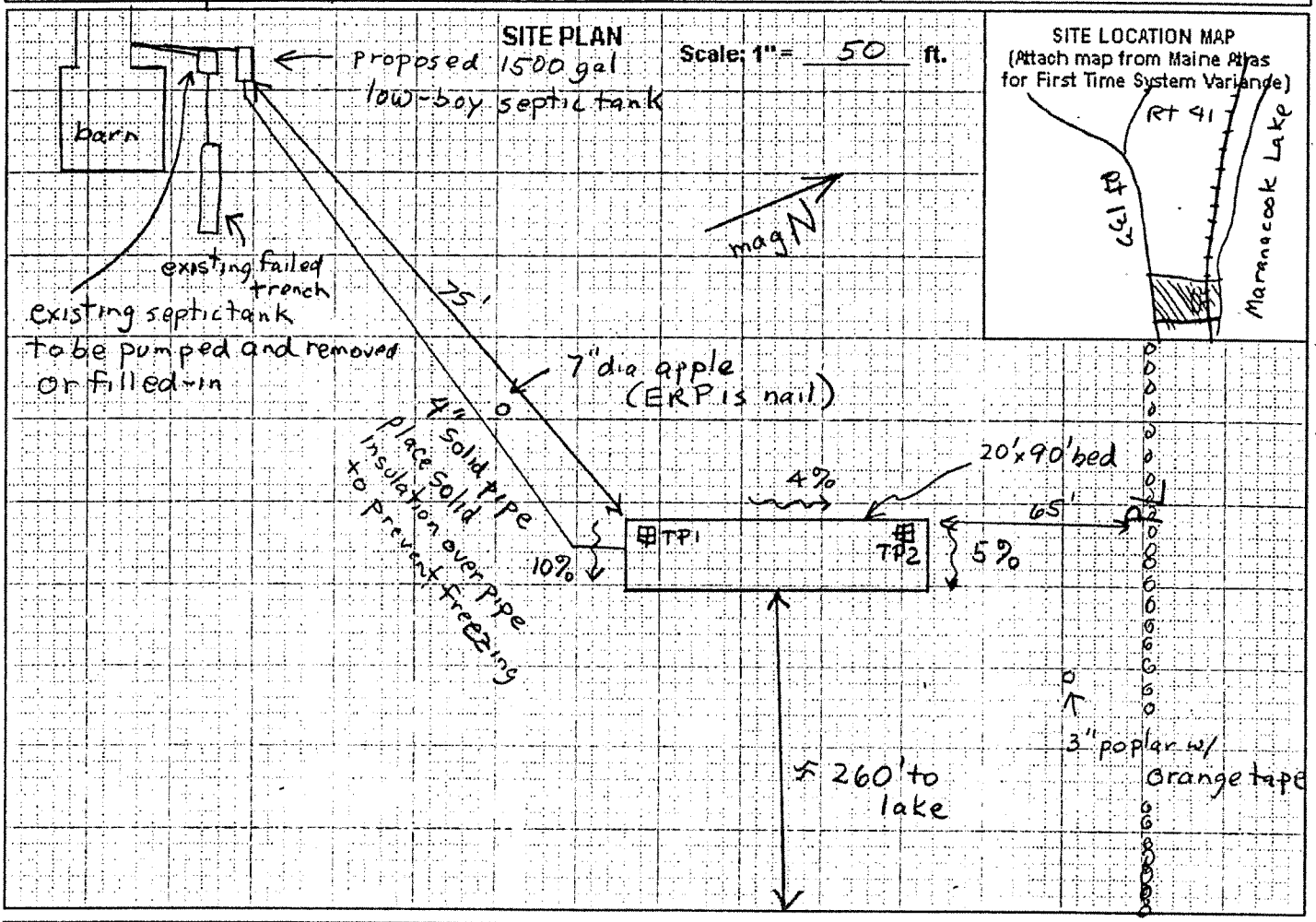
SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Maine Department of Human Services
Division of Health Engineering, Station 10
(207) 287-5672 FAX (207) 287-4172

Town, City, Plantation	Street, Road, Subdivision	Owner or Applicant Name
Winthrop	Rt 133	John + Ellen Miller

SITE PLAN

Scale: 1" = 50 ft.



SITE LOCATION MAP

(Attach map from Maine Atlas for First Time System Variance)

SOIL PROFILE DESCRIPTION AND CLASSIFICATION

(Location of Observation Holes Shown Above)

Observation Hole # 1 — Test Pit ☐ Boring

½ " Depth of organic horizon above mineral soil

Depth below mineral soil surface (inches)	Texture	Consistency	Color	Mottling
0	loam		med brown	
6	sandy loam	friable	reddish brown	NONE
12				
18				
24			yellow brown	
30	bedrock			
36				
42				
48				

Soil Profile	Classification Condition	Slope Percent	Limiting Factor Depth	
3	A III	10	29.	☐ Groundwater ☐ Restrictive Layer ☒ Bedrock

Observation Hole # 2 — Test Pit ☐ Boring

½ " Depth of organic horizon above mineral soil

Depth below mineral soil surface (inches)	Texture	Consistency	Color	Mottling
0	loam		med brown	
6		friable		
12	sandy loam		reddish brown	NONE
18				
24	bedrock			
30				
36				
42				
48				

Soil Profile	Classification Condition	Slope Percent	Limiting Factor Depth	
3	A III	5	20.	☐ Groundwater ☐ Restrictive Layer ☒ Bedrock

Stephen A. McFarland
Site Evaluator Signature

200
SE #

7/13/02
Date

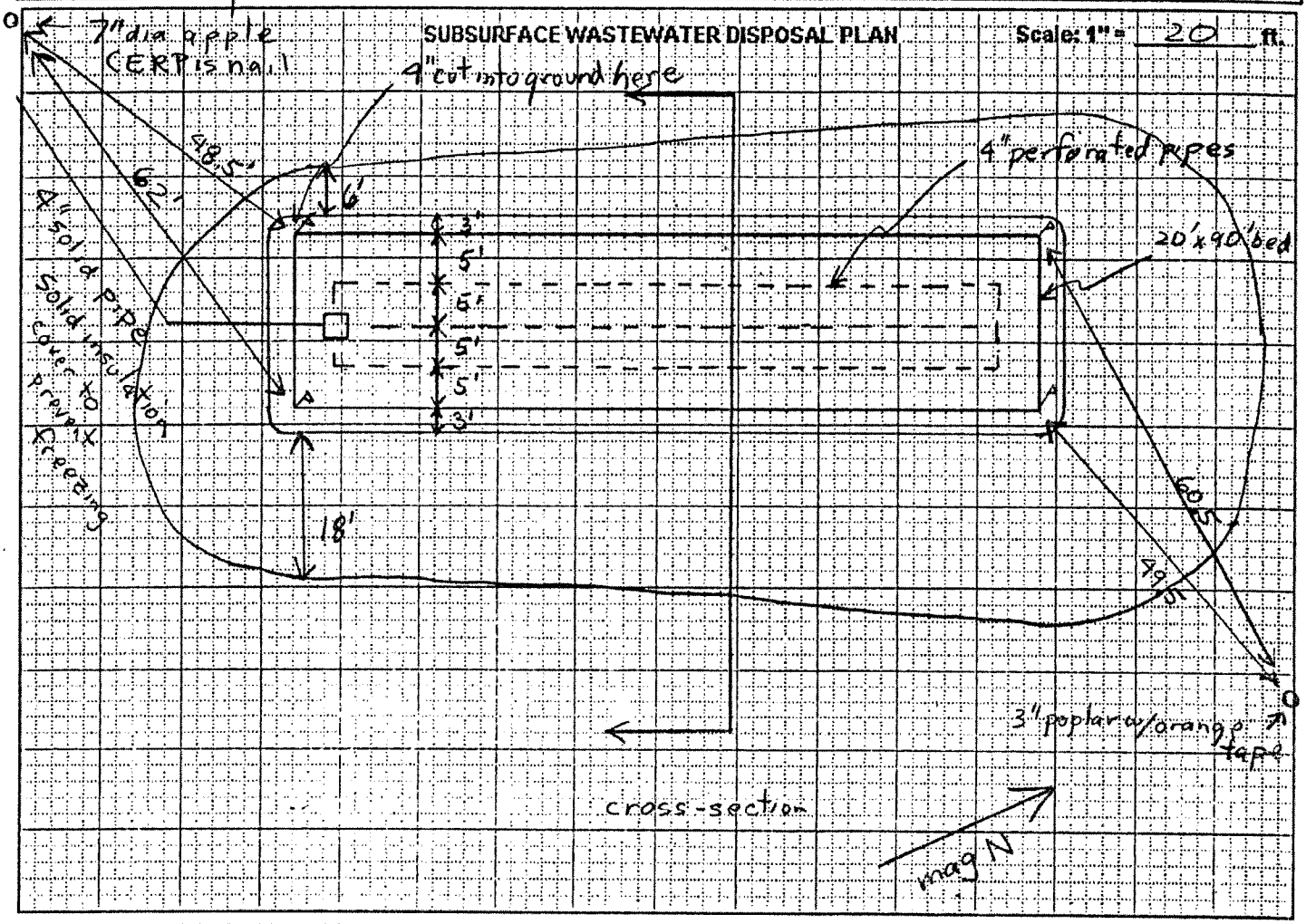
SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Maine Department of Human Services
Division of Health Engineering, Station 10
(207) 287-5672 FAX (207) 287-4172

Town, City, Plantation	Street, Road, Subdivision	Owner or Applicant Name
Winthrop	Rt 133	John + Ellen Miller

SUBSURFACE WASTEWATER DISPOSAL PLAN

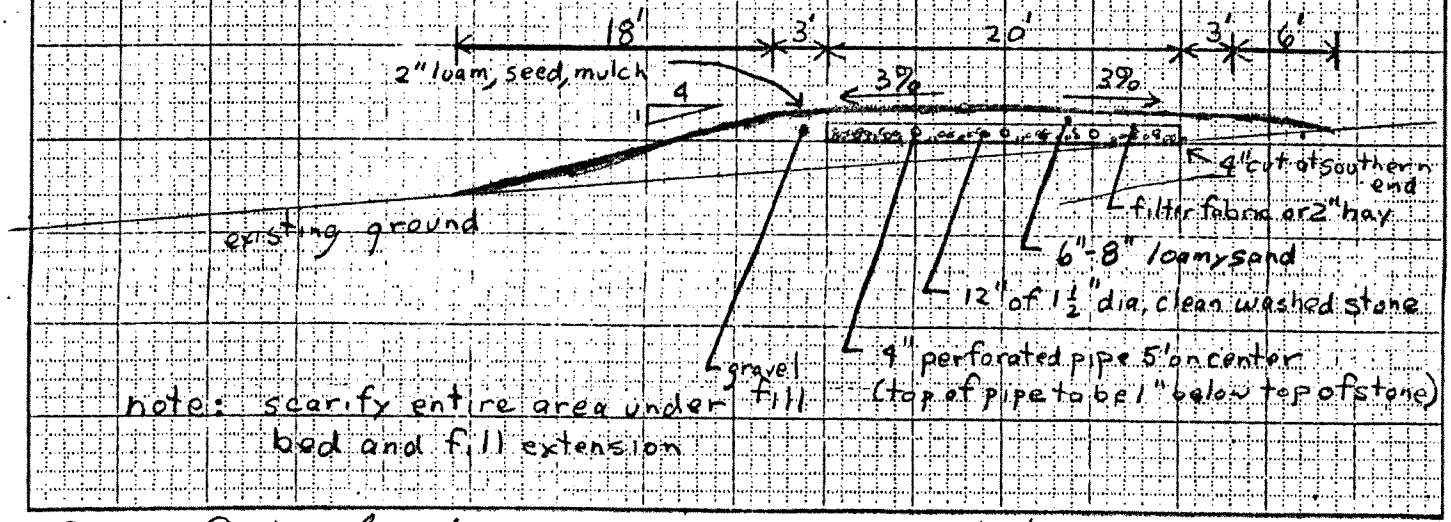
Scale: 1" = 20 ft.



BACKFILL REQUIREMENTS		CONSTRUCTION ELEVATIONS		ELEVATION REFERENCE POINT
Depth of Backfill (upslope)	18"	Finished Grade Elevation	-47"	Location & Description: nail 3" above ground in apple tree
Depth of Backfill (downslope)	37"	Top of Distribution Pipe or Proprietary Device	-57"	
DEPTHS AT CROSS-SECTION (shown below)		Bottom of Disposal Field	-69"	Reference Elevation is: 0.0" or:

DISPOSAL FIELD CROSS-SECTION

Scales:
Vertical: 1" = 10 ft.
Horizontal: 1" = 10 ft.



S. Lloyd A. McLaughlin — 200 — 7/13/02

Site Evaluator Signature

Code Requirments

Septic Tank must be at least 8' from the house and 5' from the Bed

Remove all vegetation and organic matter from the bed and fill area scarify to minimize glazing of the original soil.

Bottom of the bed and perforated pipes will be level with a variance of not over 1" drop per 100'.

All fill will be coarse gravelly sand to gravel or courser material.

All disturbed areas will be seeded to prevent erosion.

Keep all traffic off the entire disposal area that is heavier than a lawn mower.

Well will be located at least 100' from the disposal system, and preferably up grade from the system.

T.P.-Test Pit. T.B.- Test Boring. E.R.P.-Elevation Reference Point. D.B.H.- Diameter Breast High. P.L.-Property Line. S.T.- Septic Tank.

When you are ready to do the job, take all 4 copies of the plan to your Plumbing Inspector. He will sign all 4 copies. He will keep one copy for the Town and send one to the State for their records. He will return the other 2 to you. One for your files and one for the contractor that puts in the system.

229 ROUTE 133

Location	229 ROUTE 133	**Mblu**	036/ / 011/ 000/000
Acct#	M1793R	**Owner**	MILLER JOHN G & ELLEN
Assessment	$240,200	**Appraisal**	$240,200
PID	2756	**Building Count**	1

Current Value

Appraisal			
Valuation Year	**Improvements**	**Land**	**Total**
2016	$187,700	$52,500	$240,200
Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2016	$187,700	$52,500	$240,200

Owner of Record

Owner	MILLER JOHN G & ELLEN	**Sale Price**	$0
Co-Owner		**Certificate**	
Address	229 ROUTE 133	**Book & Page**	6539/ 126
	WINTHROP, ME 04364-9606	**Sale Date**	
		Instrument	1N

Ownership History

Ownership History					
Owner	**Sale Price**	**Certificate**	**Book & Page**	**Instrument**	**Sale Date**
MILLER JOHN G & ELLEN	$0		6539/ 126	1N	

Building Information

Building 1 : Section 1

Year Built:	1880
Living Area:	2,647
Replacement Cost:	$268,122
Building Percent Good:	70
Replacement Cost Less Depreciation:	$187,700

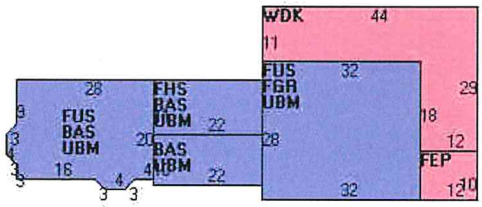
Stories:	2
Occupancy	1
Exterior Wall 1	Clapboard
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Flr 1	Hardwood
Interior Flr 2	
Heat Fuel	Oil
Heat Type:	Hot Water
AC Type:	None
Total Bedrooms:	4 Bedrooms
Total Bthrms:	2
Total Half Baths:	
Total Xtra Fixtrs:	
Total Rooms:	8
Bath Style:	Average
Kitchen Style:	Average

Building Photo



(https://images.vgsi.com/photos/winthropmePhotos/\00\00\25/93.jpg)

Building Layout



(https://images.vgsi.com/photos/winthropmePhotos//Sketches/2756_2756.j

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
FUS	Upper Story, Finished	1,480	1,480
BAS	First Floor	1,046	1,046
FHS	Half Story, Finished	242	121
FEP	Porch, Enclosed, Finished	120	0
FGR	Garage	896	0
UBM	Basement, Unfinished	1,942	0
WDK	Deck, Wood	700	0
		6,426	2,647

Extra Features

Extra Features	Legend
No Data for Extra Features	

Land

Land Use

Use Code 1010
Description Single Family

Land Line Valuation

Size (Acres) 3.7
Frontage

Land

Land Use

Use Code	1010
Description	Single Family
Zone	MIX
Neighborhood	50
Alt Land Appr	No
Category	

Land Line Valuation

Size (Acres)	3.7
Frontage	
Depth	
Assessed Value	$52,500
Appraised Value	$52,500

Outbuildings

Outbuildings	Legend
No Data for Outbuildings	

Valuation History

Appraisal			
Valuation Year	**Improvements**	**Land**	**Total**
2014	$187,700	$52,500	$240,200
2013	$187,700	$52,500	$240,200
2012	$187,700	$52,500	$240,200

Assessment			
Valuation Year	**Improvements**	**Land**	**Total**
2014	$187,700	$52,500	$240,200
2013	$187,700	$52,500	$240,200
2012	$187,700	$52,500	$240,200

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