

PROPERTY LOCATED AT: 34 Kelly Brook Rd, Boothbay, ME 04537-4824

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 N/A Unknown
 Drilled Dug Other N/A

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: 07/09/2024 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? Softener

IF PRIVATE: (Strike Section if Not Applicable):

INSTALLATION: Location: To right of the right of way to house, by CMP pole
Installed by: Well cap has Ace Well stamped on it.
Date of Installation: approximately 1990±

USE: Number of persons currently using system: None (recently 2)
Does system supply water for more than one household? Yes No Unknown

Comments: Deeded easement for well on abutters property (on lot #3)

Source of Section I information: Deed, Seller and previous owner's disclosure

Buyer Initials _____ Page 1 of 8 Seller Initials DS NC

PROPERTY LOCATED AT: 34 Kelly Brook Rd, Boothbay, ME 04537-4824

SECTION II – WASTE WATER DISPOSAL

TYPE OF SYSTEM: Public Private Quasi-Public 3 homes share 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: N/A
Tank Size: 500 Gallon 1000 Gallon Unknown Other: N/A
Tank Type: Concrete Metal Unknown Other: N/A
Location: left side of house is tank and pump station to field on lot #3 OR Unknown
Date installed: 1990± Date last pumped: Unknown Name of pumping company: Unknown
Have you experienced any malfunctions? Yes No
If Yes, give the date and describe the problem: None known

Date of last servicing of tank: None Name of company servicing tank: Unknown
Leach Field: Yes No Unknown
If Yes, Location: Easement on Lot #3 (Leachfield is an LLC shared with lots 2,3,4
Date of installation of leach field: 2009 Installed by: Unknown
Date of last servicing of leach field: None known Company servicing leach field: None known
Have you experienced any malfunctions? Yes No
If Yes, give the date and describe the problem and what steps were taken to remedy: None known

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: Designed for three 3 Bedroom Homes (810 gallons per day for 18 people at 45 gallons per day)
Source of Section II information: Previous Owner's Disclosure and current owner and attached HHE200

Buyer Initials _____ Page 2 of 8 Seller Initials ^{DS} NC _____

PROPERTY LOCATED AT: 34 Kelly Brook Rd, Boothbay, ME 04537-4824

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	Hot Water Boiler	Propane stove	*	*
Age of system(s) or source(s)	3/2023	Unknown	*	*
TYPE(S) of Fuel	Oil	Propane	*	*
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)	550± gallons	75-100 gallons	*	*
Name of company that services system(s) or source(s)	Colby & Gale	Dead River	*	*
Date of most recent service call	None needed	None needed	*	*
Malfunctions per system(s) or source(s) within past 2 years	None	None	*	*
Other pertinent information	Pure Pro Trio Beckett Burner	Minimal use	*	*

- Are there fuel supply lines? Yes No Unknown
- Are any buried? Yes No Unknown
- Are all sleeved? Yes No Unknown
- Chimney(s): Yes No
 - If Yes, are they lined: Yes No Unknown
 - Is more than one heat source vented through one flue? Yes No Unknown
 - Had a chimney fire: Yes No Unknown
 - Has chimney(s) been inspected? Yes No Unknown
 - If Yes, date: None
 - Date chimney(s) last cleaned: None
- Direct/Power Vent(s): Yes No Unknown
- Has vent(s) been inspected? Yes No Unknown
- If Yes, date: None

Comments: Boiler was replaced along with most of the heating pipes due to freeze-up March 2022.

Source of Section III information: Seller and previous disclosure

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 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? N/A
- 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): N/A Size of tank(s): N/A
- Location: N/A

Buyer Initials _____ Page 3 of 8 Seller Initials ^{DS} NC

PROPERTY LOCATED AT: 34 Kelly Brook Rd, Boothbay, ME 04537-4824

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

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

Comments: Other than the 1,000 septic tank, no other known underground storage tanks exist

Source of information: Seller and previous disclosure

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: N/A Yes No Unknown

Comments: None

Source of information: Seller and previous disclosure

C. RADON/AIR - Current or previously existing:

Has the property been tested? Yes No Unknown

If Yes: Date: May 13, 2022 By: WIN Home Inspection

Results: 5.5 pCi/L

If applicable, what remedial steps were taken? Mitigation system installed in basement

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

Are test results available? Yes No

Results/Comments: Radon air mitigation system is installed

Source of information: Seller and visual observation by agent

D. RADON/WATER - Current or previously existing:

Has the property been tested? Yes No Unknown

If Yes: Date: May 13, 2022 By: Northeast Laboratory Services

Results: 629 pCi/L

If applicable, what remedial steps were taken? None

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

Are test results available? Yes No

Results/Comments: None

Source of information: Seller

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

Comments: None

Source of information: Seller

Buyer Initials _____

Seller Initials ^{DS}NC _____

PROPERTY LOCATED AT: **34 Kelly Brook Rd, Boothbay, ME 04537-4824**

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 No Unknown Unknown (but possible due to age)

If Yes, describe location and basis for determination: N/A

Do you know of any records/reports pertaining to such lead-based paint/lead-based paint hazards. Yes No

If Yes, describe: N/A

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

Comments: None

Source of information: **Seller and previous disclosure**

G. OTHER HAZARDOUS MATERIALS - Current or previously existing:

TOXIC MATERIAL: Yes No Unknown

LAND FILL: Yes No Unknown

RADIOACTIVE MATERIAL: Yes No Unknown

Other: N/A

Source of information: **Seller and previous disclosure**

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? Yes No Unknown

If Yes, explain: **HOA for road maintenance. Deed covenants and easement for well & septic**

Source of information: **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? Yes No Unknown

If No, who is responsible for maintenance? **HOA (Richard Brown is contact/president)**

Road Association Name (if known): **Fees vary - includes 9 homes sharing in costs at approx \$250/y**

Source of information: **Seller and previous disclosure**

Buyer Initials _____

Seller Initials ^{DS} NC _____

PROPERTY LOCATED AT: **34 Kelly Brook Rd, Boothbay, ME 04537-4824**

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: N/A

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

If Yes, explain: N/A

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

If Yes, explain: N/A

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: N/A

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: N/A

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?
N/A

Relevant Panel Number: 23015C0363D Year: 2015 (Attach a copy)

Comments: None

Source of Section VI information: **FEMA FIRMette attached**

Buyer Initials _____

Seller Initials NC

PROPERTY LOCATED AT: 34 Kelly Brook Rd, Boothbay, ME 04537-4824

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: N/A

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

Are there any actual or alleged violations of a shoreland zoning ordinance including those that are imposed by the state or municipality? Yes No Unknown

If Yes, explain: N/A

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 Year Principal Structure Built: 1990

What year did Seller acquire property? 2022

Roof: Year Shingles/Other Installed: 1999±

Water, moisture or leakage: None known or observed

Comments: None

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: Previous owner experienced very little dampness from ledge. Also 3/2022 freeze-up

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

If Yes, are test results available? Yes No

Comments: None

Electrical: Fuses Circuit Breaker Other: N/A Unknown

Comments: None

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: None

KNOWN MATERIAL DEFECTS about Physical Condition and/or value of Property, including those that may have an adverse impact on health/safety: None known

Comments: None

Source of Section VII information: Seller and previous disclosure

Buyer Initials _____

Seller Initials NC

PROPERTY LOCATED AT: **34 Kelly Brook Rd, Boothbay, ME 04537-4824**

SECTION VIII — ADDITIONAL INFORMATION

See attached survey, deed, MLI, HHE200, FIRMette, tax map, assessor online record, floorplans, zoning map.

Propane tank is owned by Dead River and leased to this property owner for propane for the livingroom heat stove.

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.

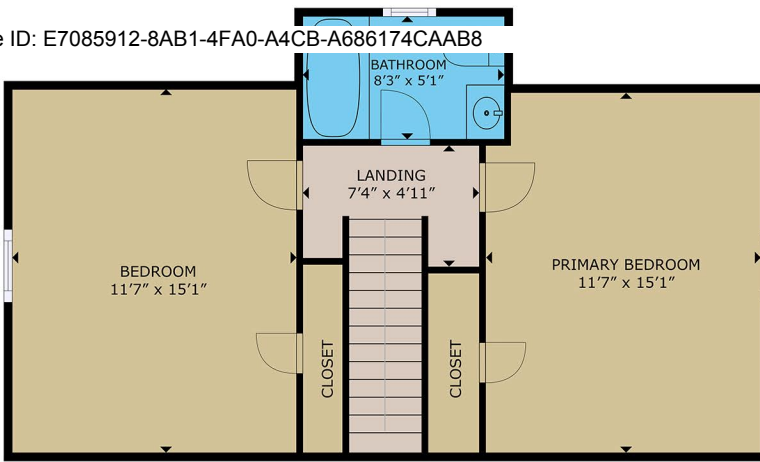
DocuSigned by:
Nolan Conlin Dec 23, 2024
SELLER _____ DATE _____ SELLER _____ DATE _____
Nolan B. Conlin

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.

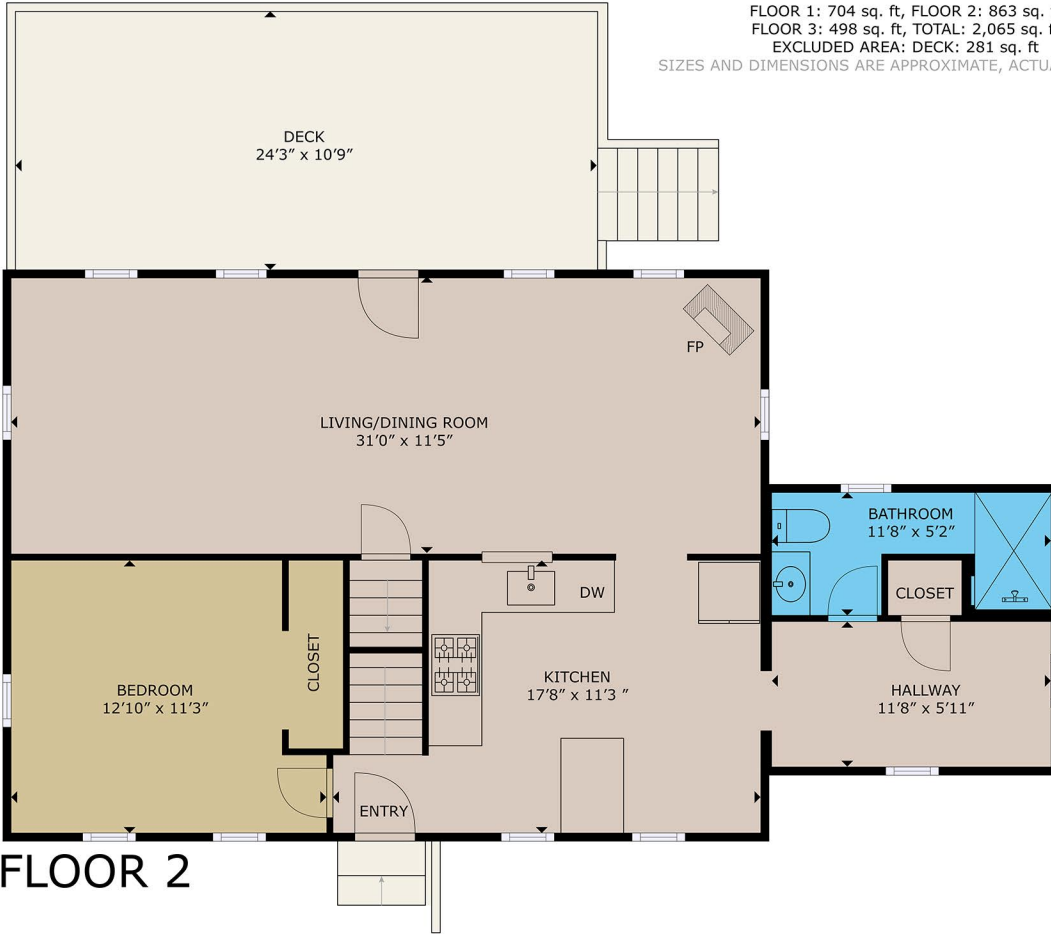
BUYER _____ DATE _____ BUYER _____ DATE _____

BUYER _____ DATE _____ BUYER _____ DATE _____

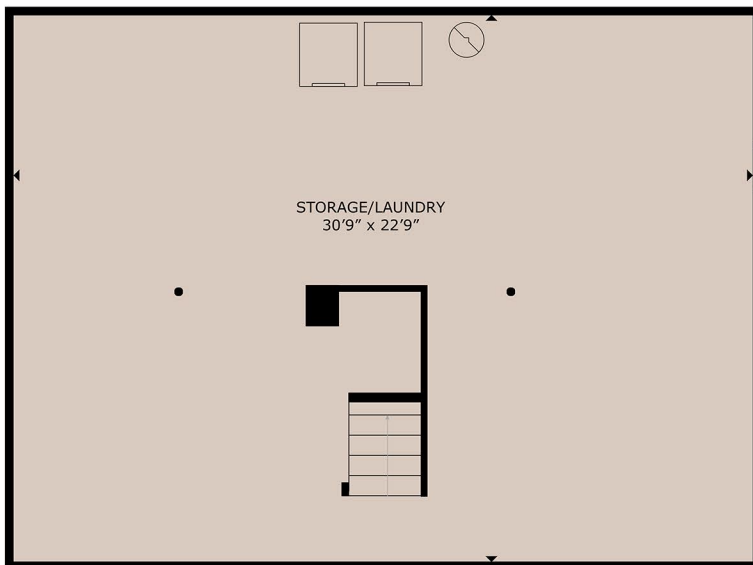


FLOOR 3

GROSS INTERNAL AREA
FLOOR 1: 704 sq. ft, FLOOR 2: 863 sq. ft
FLOOR 3: 498 sq. ft, TOTAL: 2,065 sq. ft
EXCLUDED AREA: DECK: 281 sq. ft
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2



FLOOR 1

Karl Olson & Associates

Professional Land Surveyors
RR #4 Box 1152
Bradford Road
Wiscasset, Maine 04578
Tel: 207-882-7008



MORTGAGE LOAN INSPECTION

Karl Olson & Associates hereby certifies to The First National Bank of Damariscotta and Lawyers Title Insurance Corporation that this sketch depicts the conditions existing during an examination on November 30, 1993 of the premises described in a deed from Boothbay Region Construction Company to Raymond S. Wilkins, Jr. & Patricia A. Wilkins recorded in Book 1644 Page 123 at the Lincoln County Registry of Deeds.

THIS IS NOT A STANDARD BOUNDARY SURVEY! By accepting this sketch the above named lending institution and title insurer understand and agree that this sketch does not comply with the standards promulgated by the Maine Board of Licensure for Professional Land Surveyors and that the standards are waived under Chapter 6 section 9 of the standards. It does not purport to, nor does it, identify or delineate the limits of ownership on the face of the earth. This sketch is for mortgage purposes only. This sketch is limited to the benefit of the above named lending institution, its title insurer and successors in interest. This sketch is not to be recorded nor used for the design or the building of any new construction, nor is it to be used to convey real property. The information shown hereon was EGG the result of an instrument survey. Property lines shown are apparent only.

This box will be checked if any visible and apparent encroachments are noted on the sketch. The driveway accessing the property is partially outside the access easement as depicted.

The buildings on the subject property are not in a Flood Hazard Zone as defined by the P.E.M.A. Flood Insurance Rate Maps (effective date 06-03-1986) for Community #230212.

The house and lot appear to conform with the current applicable setback, dimensional and area requirements of the municipality. The subject property is shown as Lot 4 on a subdivision plan titled "Standard Boundary Survey - Portion of Beaver Creek Association (Plan Book 41 Page 4) - Eyer's Neck Road - Boothbay - Maine" dated June 07, 1990 by Leighton & Associates of Boothbay, Maine. Said plan is recorded in Plan Book 46 Page 78. Subdivision approval is recorded in the form of an affidavit recorded in Book 1554 Page 344. The above referenced deed grants easements for the use of the drilled well and septic field shown.

Date: Dec. 2, 1993

Project #93049

by: *H. Karl Olson*

H. Karl Olson
Professional Land Surveyor #1243

© 1993 H. Karl Olson
The signature on an valid copy will be in green ink
& the copy shall have the surveyor's embossed seal.

THIS IS NOT A STANDARD BOUNDARY SURVEY.

12" x 14" 200 POUND
LOOSE 1800 PIPE
FOUND

26/52-4

5/8" IRON REBAR w/
RED PLAIN CAP
STAMPED "LEIGHTON"
REL'S 22005 (TYPICAL) FOUND

Magnetic NORTH, 1990

Scale: 1" = 50'

LOT 4

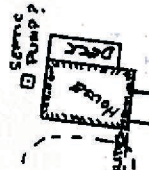
LOT 3

LOT 1

LOT 2

492.68' (DEED)

50' WIDE EASEMENT FOR
ACCESS & UTILITIES



SEPTIC TANK
WELL
DRIVEWAY
50' WIDE EASEMENT FOR
ACCESS & UTILITIES

3/4" x 1/4"
1800 PIPE
FOUND

BRICK
NOT LOCATED

12" x 12"
ADDITIONAL
4" FILL
FOUNDATION

5/8" IRON
CAPED REBAR
AT EDGE OF
DRIVEWAY
FOUNDATION
FOUND

SEPTIC
PUMP?

HOUSE

WELL

DRIVEWAY

50' WIDE EASEMENT FOR
ACCESS & UTILITIES

SEPTIC TANK

WELL

DRIVEWAY

50' WIDE EASEMENT FOR
ACCESS & UTILITIES

SEPTIC TANK

WELL

DRIVEWAY

50' WIDE EASEMENT FOR
ACCESS & UTILITIES

SEPTIC TANK

WELL

DRIVEWAY

50' WIDE EASEMENT FOR
ACCESS & UTILITIES

SEPTIC TANK

WELL

DRIVEWAY

50' WIDE EASEMENT FOR
ACCESS & UTILITIES

SEPTIC TANK

WELL

DRIVEWAY

50' WIDE EASEMENT FOR
ACCESS & UTILITIES

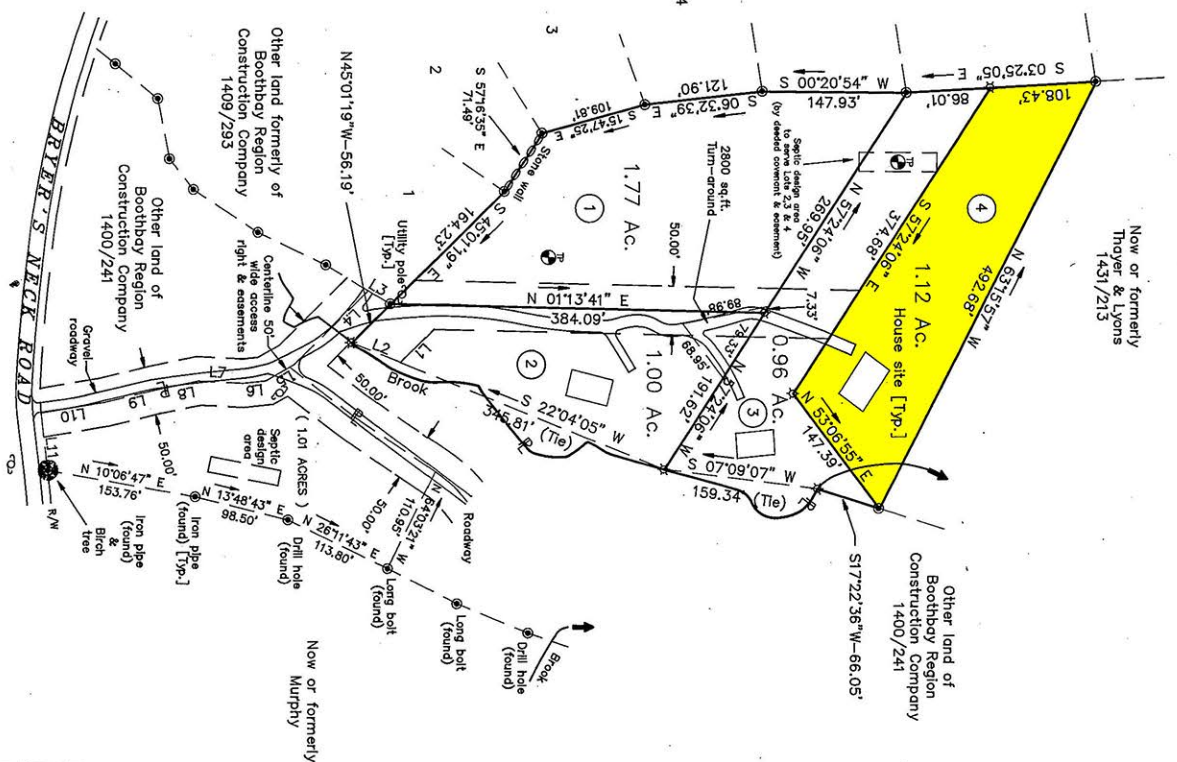
SEPTIC TANK

WELL

DRIVEWAY

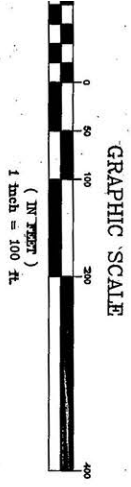


State of Maine
LINCOLN, ME
Received August 10, 1990
L.H. P. 46, Page 284
Recorded in
L.S. 117, Page 284
TERRY H. LEIGHTON
Surveyor



Subdivision of
CHARLES HENO
See: Plan Book 31, Page 10

Assistant Code Enforcement Officer *Fred H. Trask*
Date approved: 8/2/90



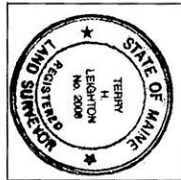
LINE	DIRECTION	DISTANCE
L1	N 45°01'19" W	48.31'
L2	S 22°04'05" W	54.28'
L3	N 31°20'03" E	23.83'
L4	S 44°48'16" E	107.34'
L5	S 29°33'21" E	33.95'
L6	S 06°16'14" E	23.42'
L7	S 03°07'44" E	45.52'
L8	S 11°51'31" E	46.21'
L9	S 13°47'11" E	53.65'
L10	S 09°40'57" E	65.45'
L11	N 83°14'37" E	59.48'

STANDARD BOUNDARY SURVEY
PORTION OF
BEAVER CREEK ASSOCIATION
(PLAN BOOK 41, PAGE 4)
BRYER'S NECK ROAD
BOOTHBAY, MAINE

NO.	DATE	DESCRIPTION	BY
1	8/9/90	Changed R/W loc. & added ties T.H.L.	

This survey and plan conform to the Maine Board of Land Surveyors Standards, Category I, Registration II, except that no survey report has been prepared.

Terry H. Leighton
Terry H. Leighton
Maine State Registration #2006






LEIGHTON & ASSOCIATES
Land Surveying Services
P. O. Box 176
Boothbay, Maine


DRAWN BY	T.H.L.	DATE	June 7, 1990
CHECKED BY	F.B.H.	DRAWING NO.	4 - 173
JOB NO.	4 - 173	SHEET	1 OF 1

Damariscotta

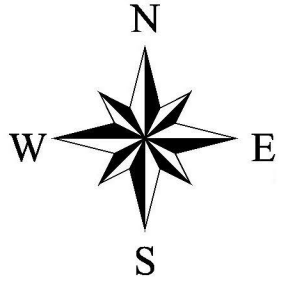
Shoreland Zoning Map

(Does not include underlying zoning districts)

 Shoreland Zone
 Resource Protection District
 Stream Protection District

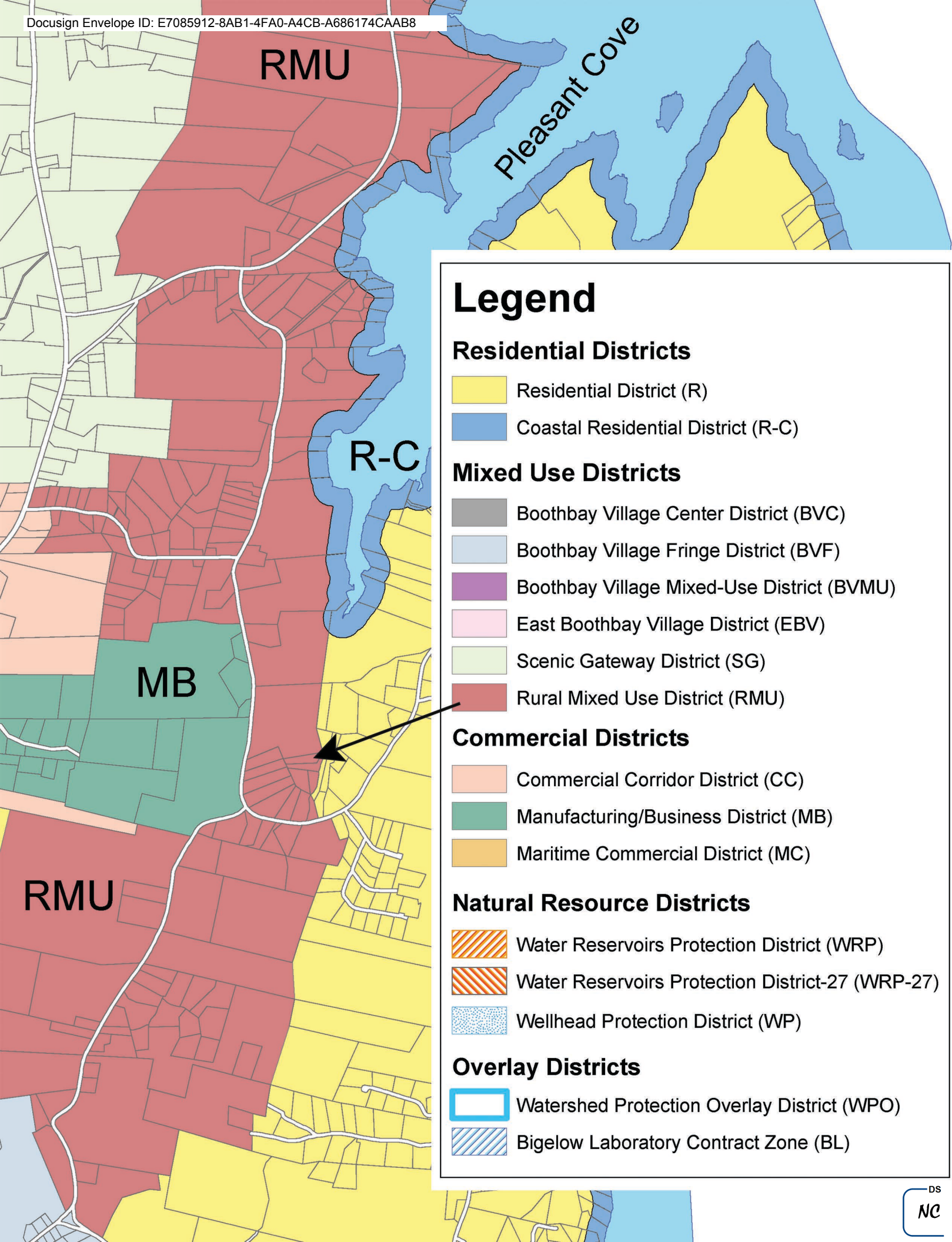


BOUNDARIES ARE APPROXIMATE



Adopted by Town Meeting May 5, 2003

DS
NC



54-1
0.92 Ac

52
7.3 Ac

ROAD

52-B
13.38 Ac

52-C
2 Ac

52-A07
1.2 Ac

52-5
2.97 Ac

52-4
1.12 Ac

52-A06
1.8 Ac

52-3
0.96 Ac

52-6
1.77 Ac

56-B01
0.93 Ac

52-A05
1.76 Ac

52-1
1.77 Ac

52-2
1 Ac

56-1
4.81 Ac

52-A04
2.15 Ac

BROOK
KELLY

BROOK RD.

ALDARON ROAD

52-A03
2.26 Ac

52-A02
1.5 Ac

52-A01
1.8 Ac

52-D
1.07 Ac

56-A
2 Ac

52-A07
1.2 Ac

52-7
1.48 Ac

57-A
1 Ac

53
1.94 Ac

53-E
1.38 Ac

53-B
1.55 Ac

57
9 Ac

53-C
1.41 Ac

DS
NC

34 KELLY BROOK RD

Location 34 KELLY BROOK RD

Mblu R06/ 0052/ 04/ /

Acct# 3074

Owner WILKINS RAYMOND JR

Assessment \$159,300

Appraisal \$159,300

PID 2175

Building Count 1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2011	\$132,400	\$26,900	\$159,300

Assessment			
Valuation Year	Improvements	Land	Total
2011	\$132,400	\$26,900	\$159,300

Owner of Record

Owner WILKINS RAYMOND JR
Co-Owner PATRICIA WILKINS
Address 34 KELLY BROOK RD
 BOOTHBAY, ME 04537-4824

Sale Price \$0
Certificate CO
Book & Page 1644/ 123
Sale Date 01/01/1900

Ownership History

Ownership History				
Owner	Sale Price	Certificate	Book & Page	Sale Date
WILKINS RAYMOND JR	\$0	CO	1644/ 123	01/01/1900

Building Information

Building 1 : Section 1

Year Built: 1990
Living Area: 1,296
Replacement Cost: \$150,413
Building Percent Good: 88
Replacement Cost
Less Depreciation: \$132,400

Building Attributes

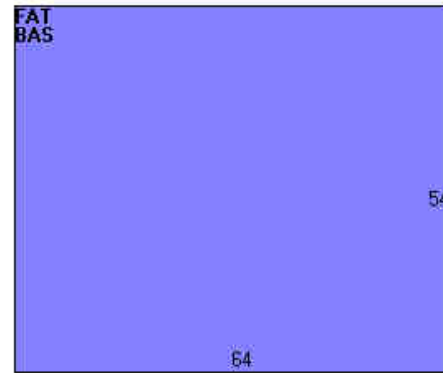
Field	Description
Style	Cape Cod
Model	Residential
Grade:	Average
Stories:	1.5
Occupancy	1
Exterior Wall 1	Wood Shingle
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Flr 1	Inlaid Sht Gds
Interior Flr 2	Carpet
Heat Fuel	Oil
Heat Type:	Hot Water
AC Type:	None
Total Bedrooms:	3 Bedrooms
Total Bthrms:	2
Total Half Baths:	
Total Xtra Fixtrs:	
Total Rooms:	6
Bath Style:	Average
Kitchen Style:	Average

Building Photo



(<https://images.vgsi.com/photos/BoothbayMEPhotos/\00\00\23\95.jpg>)

Building Layout



Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	912	912
FHS	Half Story, Finished	768	384
UBM	Basement, Unfinished	768	0
WDK	Deck, Wood	240	0
		2,688	1,296

Extra Features

Extra Features	Legend
No Data for Extra Features	

Land

Land Line Valuation

Use Code 1010
Description Single Family
Zone GR
Neighborhood 40
Alt Land Appr No
Category

Size (Acres) 1.12
Frontage
Depth
Assessed Value \$26,900
Appraised Value \$26,900

Outbuildings

Outbuildings	<u>Legend</u>
No Data for Outbuildings	

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2011	\$132,400	\$26,900	\$159,300
2010	\$132,400	\$26,900	\$159,300
2006	\$132,400	\$26,900	\$159,300

Assessment			
Valuation Year	Improvements	Land	Total
2011	\$132,400	\$26,900	\$159,300
2010	\$132,400	\$26,900	\$159,300
2006	\$132,400	\$26,900	\$159,300

Instr # 87553

Rebecca S. Wotton Lincoln County Registry of Deeds

DLN: 1002240195968

DEED OF SALE BY
PERSONAL REPRESENTATIVE
(TESTATE)

KNOW ALL MEN BY THESE PRESENTS, THAT I, DAVID R. WILKINS, of South Dartmouth, Massachusetts, duly appointed and acting PERSONAL REPRESENTATIVE OF THE ESTATE of PATRICIA P. WILKINS, deceased, (testate), as shown by the probate records of the County of Lincoln, Maine, Docket 2021-0320, and having given notice to each person succeeding to an interest in the real property described in attached schedule A, at least ten (10) days prior to the sale, by the power conferred by the Probate Code, and every other power, FOR CONSIDERATION PAID, GRANT TO NOLAN B. CONLIN, whose mailing address is 197 Adams Pond Road, Boothbay, Maine 04537, the real property in Boothbay, County of Lincoln and State of Maine, described in the attached Schedule A attached hereto and incorporated herein.

WITNESS my hand and seal this 26th day of May, 2022.

Signed, Sealed and
Delivered in the presence of:

Estate of Patricia A. Wilkins

Gina B. Palmer
Witness

By: David R. Wilkins PR
David R. Wilkins, Personal Representative

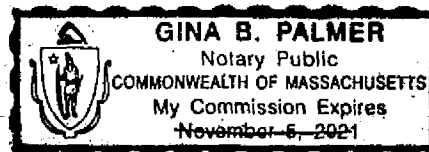
STATE OF ~~MAINE~~ Massachusetts
COUNTY OF ~~LINCOLN~~, Bristol

May 26, 2022

Personally appeared the above named David R. Wilkins, and acknowledged the foregoing instrument to be his free act and deed in his said capacity as Personal Representative of the Estate of Patricia A. Wilkins.

Before Me,

Gina B. Palmer
Attorney at Law/ Notary Public



March 2, 2029

DS
NC

MAINE REAL ESTATE
TRANSFER TAX PAID

SCHEDULE A

A certain lot or parcel of land with the buildings thereon, situated in the Town of Boothbay, County of Lincoln and State of Maine, bounded and described as follows to wit:-

BEGINNING at an iron pipe set into the earth at the northeast corner of Lot 6 as depicted on a Plan of the Subdivision of Charles Heino recorded in the Lincoln County Registry of Deeds in Plan Book 31, Page 10; thence South 03° 25' 05" East by last named land 108.43 feet to a reinforcing rod set into the earth; thence South 57° 24' 06" East 374.68 feet by the northeasterly bound of Lot 3 of the Beaver Creek Association to a reinforcing rod set into the earth; thence North 53° 06' 55" East 147.39 feet by said Lot 3 to a reinforcing rod set into the earth; thence North 63° 15' 57" West 492.68 feet by land now or formerly of Thayer and Lyons to the point of beginning. Containing 1.12 acres of land. Meaning and intending to convey Lot 4 of the Beaver Creek Association as depicted on a Plan entitled "Standard Boundary Survey, Portion of Beaver Creek Association (Plan Book 41, Page 4), Bryer's Neck Road, Boothbay, Maine" dated June 7, 1990 and recorded in said Registry in Plan Book 46, Page 78. For the sake of reference, in this deed this particular Plan recorded in Plan Book 46, Page 78 is referred to as THE PLAN.

ALSO CONVEYING a right-of-way for ingress and egress, by foot and vehicle, and for the transmission of utilities, (1) over and under the 50 foot wide rights-of-way-as depicted on THE PLAN and over and under all extensions of said rights-of-way in the so-called Beaver Creek Development (which Development pertains to a 17.89 acre parcel of land as depicted on a Plan entitled "Beaver Creek Association" by Boothbay Engineering Services and recorded in the Lincoln County Registry of Deeds in Plan Book 41, Page 4), and (2) over and under the roadway as shown on THE PLAN to the extent this roadway presently lies outside the rights-of-way.

ALSO CONVEYING the right to use, for the benefit of a single family residence, in common with the owners of Lot 2 and Lot 3 on THE PLAN, the leaching field which lies on Lot 3 and partially on Lot 1 as depicted on THE PLAN. The Grantee in this present deed, and the owners of Lot 2 and 3 of THE PLAN, shall share equally (i.e., one-third each) the cost of repairing, maintaining and replacing this leaching field.

EXCEPTING AND RESERVING to Boothbay Region Construction Company, its successors and assigns, the right to use, for the benefit of a single family residence on Lot 2 of THE PLAN and a single family residence on Lot 3 of THE PLAN, in common with the Grantee in this deed, so much of the leaching field (which is depicted as being mostly on Lot 3 of THE PLAN) as may be on and in Lot 4 of THE PLAN.

ALSO CONVEYING the right to lay, maintain, repair and replace pipes where presently located to and from the leaching field in question in and over Lot 3 on THE PLAN. The Grantee herein, his heirs and assigns, shall be solely responsible for all costs involved with laying, maintaining, repairing and replacing these pipes, shall have the right to enter upon said Lot 3 for the purpose of doing this work, and shall promptly restore Lot 3's land after any such work to the condition in which the land was immediately prior to said work.

ALSO CONVEYING the exclusive right to use the drilled well on Lot 3 of THE PLAN (which

DW

DS
NC

drilled well presently services the home on the land herein conveyed), the right to maintain, repair and replace the pump and accessories servicing this well, and the right to maintain, repair and replace the water pipes where presently located to and from this well to the extent these pipes lie in or over Lot 3 on THE PLAN. The Grantee herein, his heirs and assigns, shall be solely responsible for all costs involved in maintaining, repairing and replacing said pump, accessories and pipes, shall have the right to enter upon said Lot 3 for the purpose of doing this work, and shall promptly restore Lot 3's land after any such work to the condition in which the land was immediately prior to said work.

The Grantee herein, his heirs and assigns, is subject to the following obligations and have the following rights which obligations and rights shall run with the land:

1. To pay one-eighteenth of the expense of the maintenance of the common rights-of-way, and all extensions thereof, in the Beaver Creek Development which Development pertains to a 17.89 acre parcel of land as depicted on a Plan entitled "Beaver Creek Association" by Boothbay Engineering Services recorded in said Registry in Plan Book 41, Page 4;
2. To pay interest and collection costs if the one-eighteenth share is not paid within 30 days of the date it is due;
3. To have one-eighteenth of the total vote in determining the yearly rights-of-way maintenance expenses and fixing the due date that each lot owner's one-eighteenth share is due; and
4. To abide by all of the rules, regulations and decisions of any homeowners' association established by either Boothbay Region Construction Company or by lot owners in the Beaver Creek Development for the purpose of maintaining the common rights-of-way in the Beaver Creek Development. In any such association the Grantee shall have, unless he agrees otherwise, or unless changed as set out in the Note below, a one-eighteenth expense obligation and one-eighteenth of the total votes in the association.

NOTE: The other shares of the rights-of-way expenses will be paid by, and the other votes will be held by, Boothbay Region Construction Company which shall pass a one-eighteenth payment obligation and one-eighteenth of the total voting power to each homeowner in the Beaver Creek Development and to the owner of Lot 1 as depicted on the Plan entitled "Subdivision of Charles Heino, Boothbay, Maine, May 3, 1982" which Plan is recorded in said Registry in Plan Book 31, Page 10. The denominator eighteen was determined by adding together the seventeen possible lots in Beaver Creek Development and Lot 1 of the Charles Heino Subdivision. When Boothbay Region Construction Company has completed developing lots in the Beaver Creek Development it will record an Affidavit to that effect in the Lincoln County Registry of Deeds. From and after the date of the recording of that Affidavit, each lot owner's share of total expense obligation with regard to the rights-of-way, and each lot owner's share of the total vote, as mentioned above shall change to one divided by one plus the number of lots in the Beaver Creek Development (i.e., together all lots in the Beaver Creek Development and Lot 1 in the Heino Subdivision shall have 100% of the rights-of-way expenses and 100% of the votes, and each said lot shall have an

DW ^{DS}
NC

The premises herein conveyed are subject to the following restrictions will shall run with the land:

1. No building shall be erected or altered or used on the lot whatsoever except for one single family detached dwelling of not more than three (3) stories in height, occupied by the owner or his lessee or guests, and for the purposes of a residence only, and such other buildings as are incidental to a single detached dwelling such as a private garage and/ or boathouse (providing that approval is granted from local authorities governing same).
2. The lot shall not be subdivided or otherwise reduced in area.
3. No house trailer, mobile home, or structure of a temporary nature shall be placed or erected on the lot except that a temporary structure may be placed or erected upon the lot for periods of up to 12 months during times of building construction on the lot.
4. No building shall be erected, placed or altered on the lot until the building plans have been approved by the local and/ or State authorities regulating building as may be required by the laws governing buildings at that time.
5. Once construction starts on the lot, the exterior of the buildings and landscaping, (grading and seeding) shall be completed within twelve (12) months.
6. All sewage disposal areas shall be constructed as to conform to the regulations of the State of Maine Plumbing Code, as amended, and any and all other applicable Federal, State and/ or municipal building and plumbing codes, regulations and/ or requirements.

Being the same premises described in deed from Boothbay Region Construction Company to Raymond S. Wilkins, Jr. and Patricia A. Wilkins dated August 24, 1990 and recorded in Book 1644, Page 123, Lincoln County Registry of Deeds. Raymond A. Wilkins, Jr. died August 22, 2017. Patricia A. Wilkins was the surviving joint tenant. Patricia A. Wilkins died November 18, 2021. See Discharge of Estate Tax Lien dated December 11, 2021 and recorded in Book 5829, Page 194, Lincoln County Registry of Deeds.

TOGETHER WITH AND SUBJECT TO an Easement from Raymond S. Wilkins, Jr. and Patricia A. Wilkins to HOLY WATER, LLC for the purpose of owning and maintaining a multi-user (common) septic system, said easement dated May 7, 2012 and recorded in the Lincoln County Registry of Deeds in Book 4524, Page 178.

DW

Certificate of Analysis

Attention: Win Home Inspection
 6 Orchard Hill Rd
 Scarborough, ME 04074

Lab ID Number: 302204215
P.O. Number: 302204215 Kelly Brook
Date/Time Collected: 5/13/2022 10:30
Date/Time Received: 5/16/2022 09:00
Date Reported: 5/17/2022

Owner: Nolan Conlin
Location: 34 Kelly Brook Rd Boothbay ME
Sample Type: Potability

Legend

✔ Meets Acceptable EPA Limits

⚠ See Notation

✘ Does Not Meet EPA Limits

Parameter:	✔	Your Result:	EPA LIMIT:	Unit:	Method:	Preparation Date/Time	Analysis Date/Time:	Reporting Limit:
Chloride, Total	✔	16	250	mg/L	SM 4500Cl- E		5/17/2022 / 06:33	0.50
Fluoride	✔	0.38	4.0	mg/L	SM 4500F E		5/17/2022 / 07:10	0.20
Nitrite-Nitrogen, Total	✔	<0.20	1	mg/L	NECi Method 1.0		5/17/2022 / 10:11	0.20
Nitrate-Nitrogen, Total	✔	<0.50	10	mg/L	NECi Method 1.0		5/17/2022 / 10:21	0.50
Sulfate		13		mg/L	SM 4500-SO4 E		5/17/2022 / 10:11	1.0
Arsenic, Total	✔	<1.000	10.0	µg/L	EPA 200.8	5/16/2022 / 15:00	5/17/2022 / 09:59	1.000
Lead Total	✔	1.72	15.0	µg/L	EPA 200.8	5/16/2022 / 15:00	5/17/2022 / 09:59	1.000
Uranium Total	✔	<1.000	30	µg/L	EPA 200.8	5/16/2022 / 15:00	5/17/2022 / 09:59	1.000
Antimony, Total	✔	<1.000	6	µg/L	EPA 200.8	5/16/2022 / 15:00	5/17/2022 / 09:59	1.000
Cadmium, Total	✔	<1.000	5.0	µg/L	EPA 200.8	5/16/2022 / 15:00	5/17/2022 / 09:59	1.000
Copper Total	✘	1.30	1.3	mg/L	EPA 200.8	5/16/2022 / 15:00	5/17/2022 / 11:38	0.020
A 1/20 dilution was performed in order to bring the concentration of Copper Total into the calibration range. The reporting limit has been adjusted accordingly.								
*This sample is at or above the MEG of 0.5 mg/L of Copper established by the MECDC and at or below the SMCL of 1.3 mg/L of Copper established by the USEPA. See Notation 3.								
Iron Total	✔	<0.050	0.3	mg/L	EPA 200.8	5/16/2022 / 15:00	5/17/2022 / 09:59	0.050
Manganese Total	✔	0.0149	.05	mg/L	EPA 200.8	5/16/2022 / 15:00	5/17/2022 / 09:59	0.001
Sodium Total	✔	12.4		mg/L	EPA 200.8	5/16/2022 / 15:00	5/17/2022 / 09:59	0.001
Calcium, Total		25.2		mg/L	EPA 200.8	5/16/2022 / 15:00	5/17/2022 / 09:59	1.000
Magnesium, Total		1.83		mg/L	EPA 200.8	5/16/2022 / 15:00	5/17/2022 / 09:59	1.000
Hardness by calculation		70		mg/L	SM 2340B	5/16/2022 / 15:00	5/17/2022 / 09:59	10
Chromium, Total		<0.001	0.10	mg/L	EPA 200.8	5/16/2022 / 15:00	5/17/2022 / 09:59	0.001
pH Electrometric	⚠	5.94	6.5 to 8.5	stu@25C	EPA 150.1		5/16/2022 / 13:16	2.0
*This sample is below the SMCL pH 6.5-8.5 range established by the USEPA. See Notation 3.								
Total Coliform Colilert24	✔	<1		MPN/100mL	SM9223B	5/16/2022 / 13:33	5/17/2022 / 13:33	1



Certificate of Analysis

E.Coli - Colilert Enumeration ✔ <1 1 MPN/100mL SM9223B 5/16/2022 / 13:33 5/17/2022/ 13:33 1

Comments:

✔ For the above tests only, this water meets acceptable EPA Limits.

*Sample run past hold time per client request.

5/16/2022 12:36:21 PM

meaganv

All samples analyzed for Nitrate-N and/or Nitrite-N samples must be thermally preserved to 4±2°C. However, the Maine CDC Drinking Water Program will accept non-thermally preserved test results.

The following Notations may be referenced above.

Notation 1: The Maximum Exposure Guideline (MEG) is a health-based guideline set by the Maine Center for Disease Control and Prevention (MECDC). MEGs are recommendations for concentrations of chemical contaminants for all drinking water systems below which there is minimal risk of a harmful health effect resulting from long-term ingestion of contaminated water. These recommendations can be found online at <http://www.maine.gov/dhhs/mecdc/environmental-health/ehp/wells/documents/megtable2016.pdf>. Please contact one of the State of Maine’s Bureau of Health Toxicologists, toll free, at 1-866-292-3474 for more information.

Notation 2: The Maximum Contamination Level (MCL) is set by the United States Environmental Protection Agency (USEPA) through the National Primary Drinking Water Regulations and are legally enforceable drinking water standards that apply to all public water systems. These regulations can be found online at <http://water.epa.gov/drink/contaminants/index.cfm> or by calling the Safe Drinking Water Hotline at 1-800-426-4791. Contaminants at or above the MCL are considered to impart potential negative health effects.

Notation 3: The Secondary Maximum Contamination Level (SMCL) is set by the United States Environmental Protection Agency (USEPA) through the National Secondary Drinking Water Regulations and these contaminants are not considered to present a risk to human health at the SMCL. These regulations can be found online at <http://water.epa.gov/drink/contaminants/secondarystandards.cfm> or by calling the Safe Drinking Water Hotline at 1-800-426-4791. Contaminants at or above (or below, only for pH) the SMCL may cause aesthetic considerations, such as taste, color and/or odor.

Notation 4: According to the EPA revised total coliform rule (effective April 1st, 2016) total coliform bacteria are no longer considered a primary contaminant. Total coliform bacteria are still used as indicator organisms for the presence of pathogens. Their presence in drinking water may indicate there is a route for pathogens (certain bacteria, viruses or protozoa) to enter the drinking water. Even though there is no longer an EPA limit, the presence of total coliform bacteria in drinking water is a problem requiring further action and investigation. If your water has tested positive for total coliform bacteria it is important to examine your water system and take action to eliminate the total coliform bacteria when possible. Please see the well disinfection procedure for more information @ <http://www.nelabservices.com/pdf/Well-Disinfection-Instructions.pdf>.

This report shall not be reproduced, except in full, without written permission from Northeast Laboratory Services.

If you have any questions regarding your results please call 1-800-244-8378 ext 300

Authorized By 
 Megan Bushover, Laboratory Technical Director

5/17/2022

Review Date

Analytical results and reports are generated by NEL at the request of and for the exclusive use of the person or entity (client) named on this report. Results, reports, or copies of same will not be released by NEL to any third party without the prior express written consent from the client named in this report. This report applies only to those samples taken at the time, place, and location referenced by the client. This report makes no express or implied warranty or guarantee as to the sampling methodology used by the individual performing the sampling. The client is solely responsible for the use and interpretation of these results, NEL does not make express or implied warranties as to such use or interpretation. NEL is not able to make and does not make a determination as to the environmental soundness, safety or health of a property from only the samples sent to their laboratory for analysis. Unless otherwise specified by the Client, NEL reserves the right to dispose of all samples after the testing of such samples is sufficiently completed or after a thirty-day period, whichever period is greater. NEL's liability extends only to the cost of the testing.

Winslow lab is accredited by the State of Maine Department of Health and Human Services, Maine Center for Disease Control and Prevention (ME00009) and by the National Environmental Laboratory Accreditation Program (NELAP) through the State of New Hampshire Environmental Laboratory Accreditation Program (#2534). To see a current list of certifications see our website : www.nelabservices.com.



WIN Home Inspection
Scarborough, ME 04074

Brandon Delano
Radon License PSM50228

Nolan Conlin
34 Kelly Brook Rd.
Boothbay, ME 04537

Start Date : 5/13/2022
Start Time : 9:00:00 AM
End Date : 5/15/2022
End Time : 5:20:00 PM
Serial # : 46712160
Location : Basement

Data in pCi/l
Time Interval 1 Hr

4.0	4.8	9.6
7.2	7.6	6.4
5.1	6.0	6.4
7.2	6.0	10.0

6.0	8.8	6.8
8.4	3.1	5.1
5.1	6.0	6.4
8.0	9.2	5.1

5.1	3.1	4.8
3.1	2.3	2.0
2.8	2.8	3.1
3.6	2.3	4.0

7.2	5.6	4.3
3.6	5.6	4.8
4.3	5.6	5.1
5.1	2.3	4.0

4.0	7.2	4.8
6.8	9.2	6.0

Overall Avg.= **5.5**

Radon Gas Measurement Report

Location:

34 Kelly Brook Rd, Boothbay, ME 04537

Client:

Nolan Conlin

Technician: Brandon Delano, WIN Home Inspection, Registration # PSM50228

This is the report of a radon gas screening measurement. The measurement was performed using a Continuous Radon Monitor (CRM) and was performed in conformance with test protocols established by the US Environment Protection Agency in the document titled "Protocols for Radon and Radon Decay Product Measurements in homes."

The attached is a copy of the actual report that was obtained from the CRM upon completion of the measurement period.

The measurement period was: 54 hours

Start Test Date: 5/13/22	Start Test Time: 9:00 am
--------------------------	--------------------------

End Test Date: 5/15/22	End Test Time: 5:20 pm
------------------------	------------------------

During the measurement period, radon gas measurements were recorded once every 1 hour.

The "X" to the left of the serial number of the CRM deployed for this measurement is:

- | | | |
|-----------------------------------|--|-----------------------------------|
| <input type="checkbox"/> 39269075 | <input type="checkbox"/> 39269090 | <input type="checkbox"/> 66103036 |
| <input type="checkbox"/> 73231041 | <input checked="" type="checkbox"/> 46712160 | <input type="checkbox"/> 84207071 |

Tabular Data: This portion of the report provides a numerical listing of the radon gas measurements that were made throughout the measurement period.

Average: This portion of the report gives the average radon gas concentration measured during the entire measurement period. This "EPA Average" is the average of all of the values listed in Tabular Data, except for those values recorded during the first four hours of the measurement period.

Other Information: In the report, the letter "P" or "T" may appear next to a given value. The "P" indicates that during the measurement interval, the power was disconnected from the CRM. The "T" indicates that during the measurement interval, the CRM was disturbed or moved.

The radon gas measurement was completed and there was no evidence that the CRM was tampered with in any way.

Therefore, the average value contained in this report reflects the radon gas concentration at the time of the test and should not be construed as either predictive or supportive of a similar measurement conducted at another time in the same structure.

The radon gas measurement was completed and there is evidence that the CRM may have been tampered with during the measurement period. Therefore, the measurement values are not considered valid and further testing is recommended.

Certificate of Analysis

Radon Water Report

Report Date: 5/17/2022

Administrative Offices
 Phone: 207-873-7711
 Fax: 207-873-7022

Customer Service
 Phone: 207-878-6481
 Fax: 207-887-8387

Attention: Mike Michaud
 Win Home Inspection
 6 Orchard Hill Rd
 Scarborough, ME 04074

Location:
 Nolan Conlin
 34 Kelly Brook Rd
 Boothbay ME 04537

Legend

- At or below Maine's Maximum Exposure Guideline (4,000 pCi/L)
- Above Maine's Maximum Exposure Guideline (4,000 pCi/L)

Lab ID Number	Water Source	Collection Date	Collection Time	Radon (pCi/L)
602202479	WELL	5/13/2022	10:30	629

Radon Guidelines for Drinking Water
 Maine's current Maximum Exposure Guideline (MEG) for radon in well water is 4,000 pCi/L. For further information, call the Maine Radiation Control Program at 1-800-232-0842.

If Your Radon Level Is High
 Radon in water can be reduced by a number of different methods. Any remedial work should be done by a mitigation contractor, registered with the state of Maine. After completion of remedial work, NEL can re-test the water to verify that the contractor's remedy was effective.

To Adopt Water Radon Standard
 The U.S. Environmental Protection Agency is currently considering a maximum concentration limit between 300 pCi/L and 4000 pCi/L for public water supplies. Questions concerning public water supplies could be directed to the State of Maine Drinking Water Program 207-287-2070. Information on the health risks from radon in water is available from the State of Maine Radiation Control Program by calling 1-800-232-0842.

Would you have any questions concerning your radon test result, please feel free to call us.
 Thank you for using NEL testing services. Contact NEL for your other environmental analytical needs, including water testing for lead and arsenic or indoor air quality.

Authorized By *Adam Weber*
 Adam Weber, Laboratory Analyst

Review Date 5/17/2022

Note: NEL meets EPA requirements for radon testing. The State of Maine Radon Registration Act (22 MRSA sec. 771 et seq.) requires this laboratory to report the test results, zip codes and street addresses of the structures tested.

Analytical results and reports are generated by NEL at the request of and for the exclusive use of the person or entity (client) named on this report. Results, reports, or copies of same will not be released by NEL to any third party without the prior express written consent from the client named in this report. This report applies only to those samples taken at the time, place, and location referenced by the client. This report makes no express or implied warranty or guarantee as to the sampling methodology used by the individual performing the sampling. The client is solely responsible for the use and interpretation of these results and NEL makes no express or implied warranties as to such use or interpretation. NEL is not able to make and does not make a determination as to the environmental soundness, safety, or health of a property from only the samples sent to their laboratory for analysis. Unless otherwise specified by the Client, NEL reserves the right to dispose of all samples after the testing of such samples is sufficiently completed. NEL liability extends only to the cost of the testing. NRSB Reg# ARL1401.
 ME REG# SPC3.

National Flood Hazard Layer FIRMette



69°36'31"W 43°54'8"N

90
2

Legend

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

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

	Area of Minimal Flood Hazard Zone X
	Effective LOMRs
	Area of Undetermined Flood Hazard Zone D

OTHER AREAS GENERAL STRUCTURES

	Channel, Culvert, or Storm Sewer
	Levee, Dike, or Floodwall

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

	Digital Data Available
	No Digital Data Available
	Unmapped

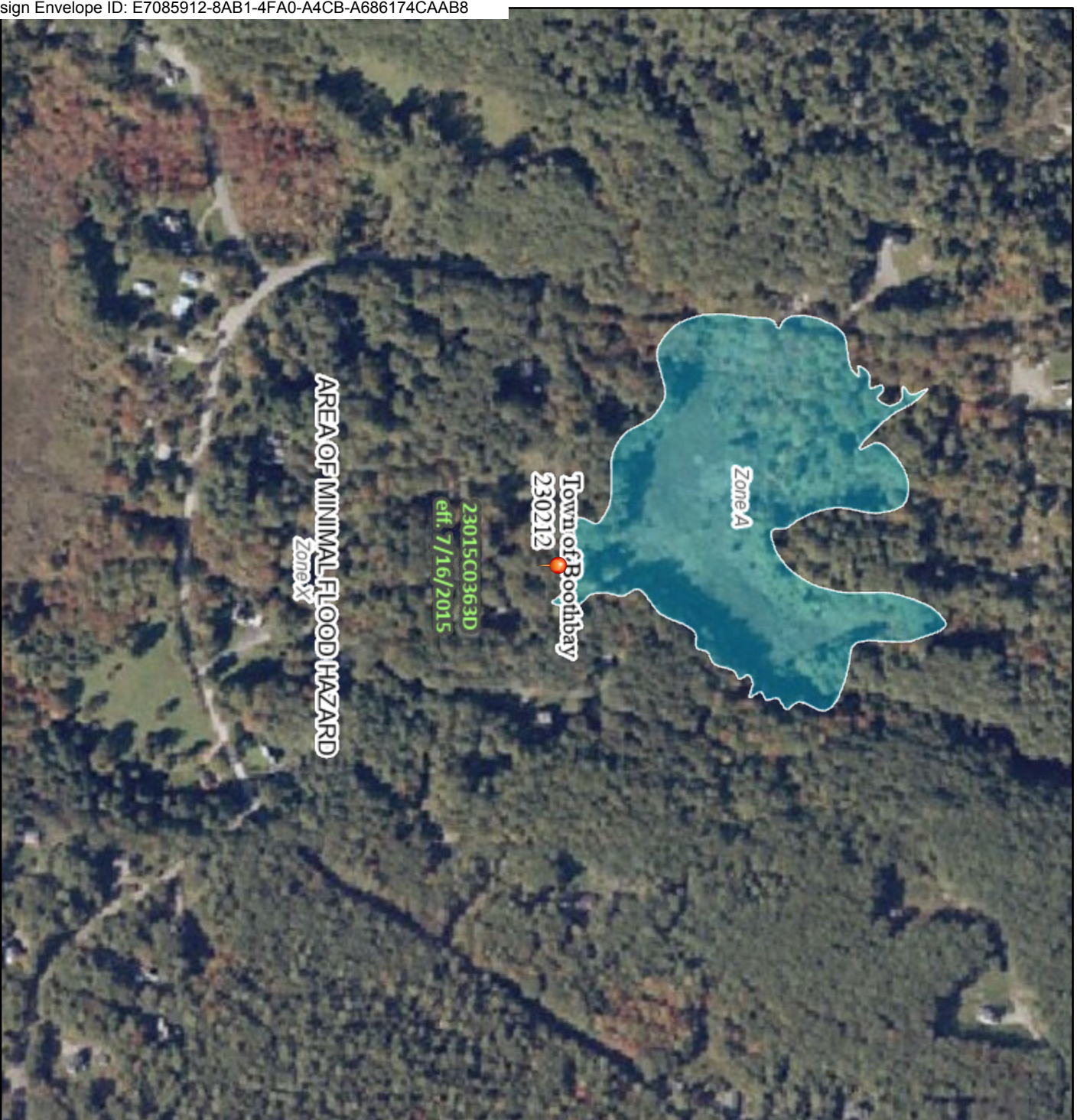


The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

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 **12/22/2024 at 11:49 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.



250 500 1,000 1,500 2,000 Feet 1:6,000

69°35'53"W 43°53'42"N

Basemap Imagery Source: USGS National Map 2023