

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: 2021 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? Water softener for hardness

IF PRIVATE: (Strike Section if Not Applicable):

INSTALLATION: Location: Rear of the home
 Installed by: Unknown
 Date of Installation: Unknown

USE: Number of persons currently using system: 2
 Does system supply water for more than one household? ☐ Yes ☒ No ☐ Unknown

Comments: Aqua-Vend of New England (Auburn) 207-782-1005

Source of Section I information: Previous Owner's Property Disclosure

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PROPERTY LOCATED AT: 174 Fisher Farm Rd, Sabattus, ME 04280-4359

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: _____

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

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

Location: Right Front Corner OR ☒ Unknown

Date installed: 2006 Date last pumped: 2021 Name of pumping company: Maine Septic & Pumping

Have you experienced any malfunctions? ☐ Yes ☒ No

~~If Yes, give the date and describe the problem:~~ N/A

N/A

Date of last servicing of tank: 2021 Name of company servicing tank: Maine Septic

Leach Field: ☒ Yes ☐ No ☐ Unknown

If Yes, Location: Right Front yard

Date of installation of leach field: 2006 Installed by: Unknown

Date of last servicing of leach field: None needed Company servicing leach field: N/A

Have you experienced any malfunctions? ☐ Yes ☒ No

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

N/A

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: 270 GPD for 6 adults. Features an additional separated laundry infiltration bed (grey water)

Source of Section II information: HHE-200, Previous Owner's Disclosure and current owner

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

Heating System(s) or Source(s)	SYSTEM 1	SYSTEM 2	SYSTEM 3	SYSTEM 4
TYPE(S) of System	Hot water Boiler	3x Heat Pumps 12K	Heat Pump	Domestic HW Tank
Age of system(s) or source(s)	10/1991	08/2023 (Samsung)	05/2021 (Mitsubishi)	8/2023 (Bradford)
TYPE(S) of Fuel	Oil	Electric	Electric	Electric Heat Pump
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)	Unknown gallons 207-347-9733 (Phil)	Part of power bill	Part of power bill	Part of power bill
Name of company that services system(s) or source(s)	Hoffman Heating	None known	None known	None known
Date of most recent service call	01/07/2024	None known	None known	03/15/2025
Malfunctions per system(s) or source(s) within past 2 years	None known	None known	None known	None known
Other pertinent information	Trianco-Heatmaker DBC-100	Shed/Basement/Garage AR12CSDABWKN	Livingroom MSZ-FS18NA	50 gallon RE2H50S10-1NCTT

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: N/A

Date chimney(s) last cleaned: None needed

Direct/Power Vent(s): ☐ Yes ☒ No ☐ Unknown
 Has vent(s) been inspected? ☐ Yes ☒ No ☐ Unknown

If Yes, date: N/A

Comments: **None**

Source of Section III information: **Previous Owner's Disclosure and current owner and visual inspection**

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?
 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

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PROPERTY LOCATED AT: 174 Fisher Farm Rd, Sabattus, ME 04280-4359

What materials are, or were, stored in the tank(s)? N/A

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

Comments: Other than 1,000g septic tank disclosed in Section II, no other known underground tanks

Source of information: Previous Owner's Property 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: Previous Owner's Property Disclosure

C. RADON/AIR - Current or previously existing:

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

If Yes: Date: N/A By: N/A

Results: N/A

If applicable, what remedial steps were taken? N/A

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

Are test results available? ☐ Yes ☒ No

Results/Comments: No known radon tests performed

Source of information: Previous Owner's Disclosure and current owner

D. RADON/WATER - Current or previously existing:

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

If Yes: Date: N/A By: N/A

Results: N/A

If applicable, what remedial steps were taken? N/A

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

Are test results available? ☐ Yes ☒ No

Results/Comments: No known radon tests performed

Source of information: Previous Owner's Disclosure and current owner

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

Comments: None

Source of information: Previous Owner's Disclosure and current owner

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PROPERTY LOCATED AT: 174 Fisher Farm Rd, Sabattus, ME 04280-4359

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:

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

If Yes, describe:

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

Comments: Built in 1991

Source of information: Previous Owner's Disclosure and current owner

G. OTHER HAZARDOUS MATERIALS - Current or previously existing:

TOXIC MATERIAL: ☐ Yes ☒ No ☐ Unknown

LAND FILL: ☐ Yes ☒ No ☐ Unknown

RADIOACTIVE MATERIAL: ☐ Yes ☒ No ☐ Unknown

Other: None

Source of information: Previous Owner's Disclosure and current owner

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:~~ N/A

Source of information: Previous Owner's Disclosure and current owner and registry of deeds

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?~~ N/A

~~Read Association Name (if known):~~ N/A

Source of information: Previous Owner's Disclosure and current owner

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SECTION VI – FLOOD HAZARD

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

- (1) A general and temporary condition of partial or complete inundation of normally dry areas from:(a) The overflow of inland or tidal waters; or (b) The unusual and rapid accumulation or runoff of surface waters from any source; or
- (2) The collapse or subsidence of land along the shore of a lake or other body of water as a result of erosion or undermining caused by waves or currents of water exceeding anticipated cyclical levels or suddenly caused by an unusually high water level in a natural body of water, accompanied by a severe storm or by an unanticipated force of nature, such as a flash flood or an abnormal tidal surge, or by some similarly unusual and unforeseeable event that results in flooding as described in subparagraph (1), division (a).

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

During the time the seller has owned the property:

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

If Yes, explain: 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: 23001C0360E Year: 2013 (Attach a copy)

Comments: None

Source of Section VI information: FIRMette map attached

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PROPERTY LOCATED AT: 174 Fisher Farm Rd, Sabattus, ME 04280-4359

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: Homestead Exemption available to most primary occupant owners after first year.

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: None

Year Principal Structure Built: 1991 What year did Seller acquire property? 2022

Roof: Year Shingles/Other Installed: 2016

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: The basement did get wet; the sump pump & drainage was installed to mitigate.

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: GenTran switch ☐ Unknown

Comments: Solar Panels (MaineSolarSolutions.com installed 7/29/2019) 207-272-2455

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

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: Previous Owner's Disclosure and current owner

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SECTION VIII - ADDITIONAL INFORMATION

See attached tax map, deed, 2025 tax commitment, online assessor record, HHE200, floorplans,

FIRMette

Solar panels lower the electricity bill to \$25 a month

GenTran switch with a plug-in gas generator under front porch.

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.

SELLER
Dylan LeMote

DATE

SELLER

DATE

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

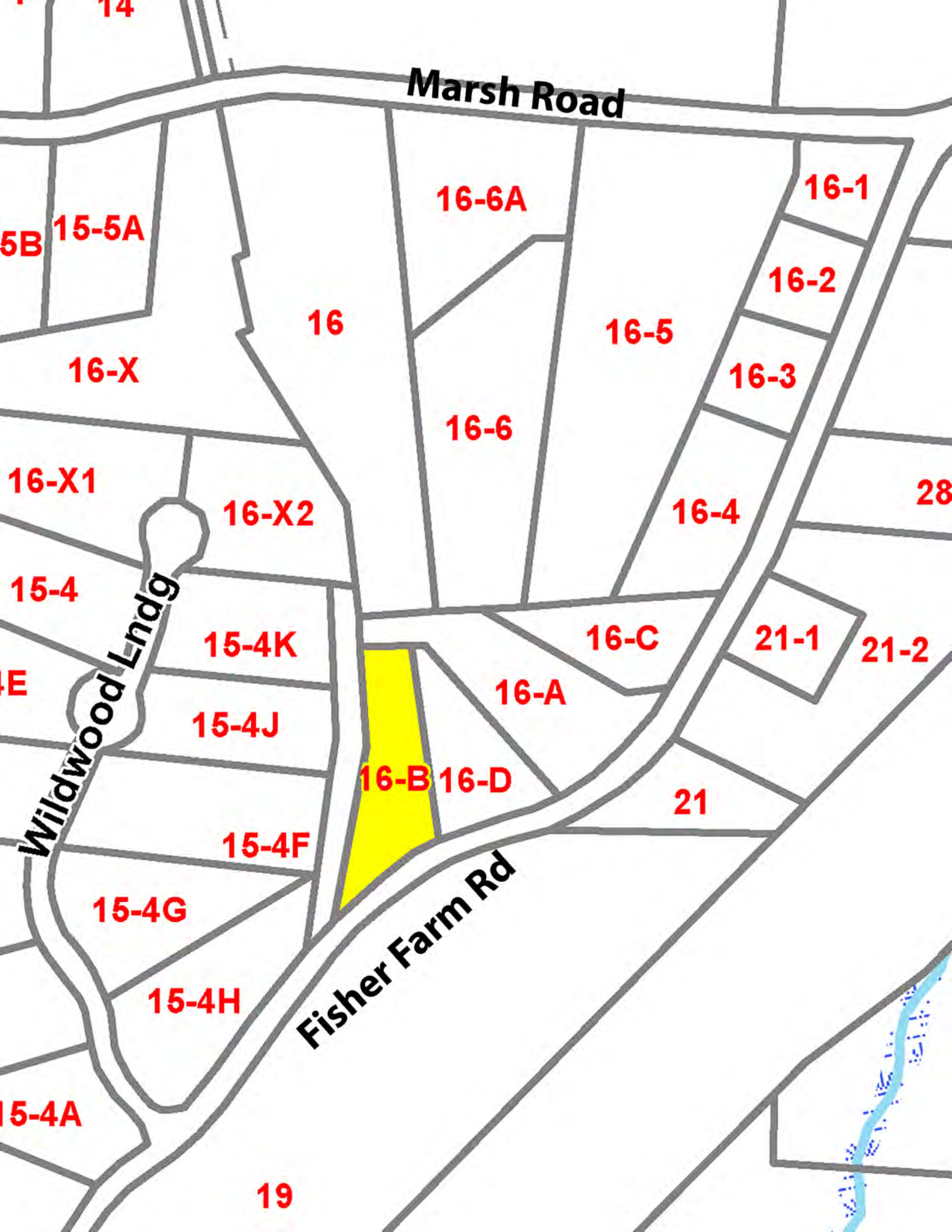
BUYER

DATE





GROSS INTERNAL AREA
FLOOR 1: 1068 sq ft, FLOOR 2: 1441 sq ft
EXCLUDED AREAS: GARAGE: 934 sq ft, PORCH: 61 sq ft
TOTAL: 2559 sq ft
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



National Flood Hazard Layer FIRMMette



70°3'44"W 44°7'17"N

Legend

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

Without Base Flood Elevation (BFE)
Zone A, V, AE

With BFE or Depth
Zone AE, AO, AH, VE, AR

Regulatory Floodway

SPECIAL FLOOD HAZARD AREAS

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

NO SCREEN

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

Cross Sections with 1% Annual Chance Water Surface Elevation

Coastal Transect

Base Flood Elevation Line (BFE)

Limit of Study

Jurisdiction Boundary

Coastal Transect Baseline

Profile Baseline

Hydrographic Feature

OTHER FEATURES

Digital Data Available

No Digital Data Available

Unmapped

MAP PANELS

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 **3/12/2025 at 5:22 AM** 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.

70°3'44"W 44°7'17"N

Basemap Imagery Source: USGS National Map 2023

174 FISHER FARM ROAD

Location	174 FISHER FARM ROAD	Mblu	008/ 0016/ 00B/ /
Acct#		Owner	LEMOTE DYLAN
PBN		Assessment	\$235,600
Appraisal	\$235,600	PID	1341
Building Count	1		

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2021	\$201,500	\$34,100	\$235,600
Assessment			
Valuation Year	Improvements	Land	Total
2021	\$201,500	\$34,100	\$235,600

Owner of Record

Owner	LEMOTE DYLAN	Sale Price	\$295,000
Co-Owner		Certificate	
Address	174 FISHER FARM ROAD	Book & Page	11243/ 112
	SABATTUS, ME 04280	Sale Date	11/01/2022

Ownership History

Ownership History				
Owner	Sale Price	Certificate	Book & Page	Sale Date
LEMOTE DYLAN	\$295,000		11243/ 112	11/01/2022
FOURNIER DON	\$0			

Building Information

Building 1 : Section 1

Year Built:	1991
Living Area:	1,280
Replacement Cost:	\$223,640

Building Percent Good: 88
Replacement Cost
Less Depreciation: \$196,800

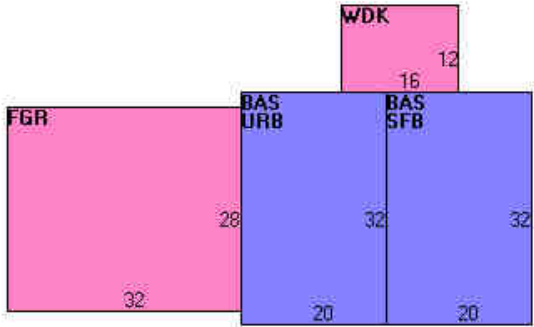
Building Attributes	
Field	Description
Style	Ranch
Model	Residential
Grade:	Average
Stories:	1 Story
Occupancy	1
Exterior Wall 1	Vinyl Siding
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Minimum/Metal
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Flr 1	Carpet
Interior Flr 2	Ceram Clay Til
Heat Fuel	Oil
Heat Type:	Hot Water
AC Type:	Heat Pump
Total Bedrooms:	2 Bedrooms
Total Bthrms:	2
Total Half Baths:	0
Total Xtra Fixtrs:	
Total Rooms:	5
Bath Style:	Average
Kitchen Style:	Average
MHP	

Building Photo



(https://images.vgsi.com/photos/SabattusMEPhotos/\A00\00\22\18.jpg)

Building Layout



(https://images.vgsi.com/photos/SabattusMEPhotos//Sketches/1341_1341.

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	1,280	1,280
FGR	Garage, Attached	896	0
SFB	Fin Raised Basement	640	0
URB	Basement, Unfinished, Raised	640	0
WDK	Deck, Wood	192	0
		3,648	1,280

Extra Features

Extra Features	Legend
No Data for Extra Features	

Land

Land Use		Land Line Valuation	
Use Code	1010	Size (Acres)	2.77
Description	SINGLE FAMILY	Frontage	
Zone	GEN	Depth	
Neighborhood	50	Assessed Value	\$34,100
Alt Land Appr	No	Appraised Value	\$34,100
Category			

Outbuildings

Outbuildings						<u>Legend</u>
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
SHD1	SHED FRAME			448 S.F.	\$4,700	1

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2020	\$164,700	\$34,900	\$199,600
2019	\$164,700	\$34,900	\$199,600

Assessment			
Valuation Year	Improvements	Land	Total
2020	\$164,700	\$34,900	\$199,600
2019	\$164,700	\$34,900	\$199,600

Sabattus
8:29 AM

Real Estate Tax Commitment Book - 19.100
2025 Tax Commitment

09/18/2024
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Account	Name & Address	Land	Building	Exemption	Assessment	Tax
1029	LEMONT JEFFERY C 166 MARSH ROAD SABATTUS ME 04280 166 MARSH ROAD 008-014-006 B7331P217	33,100 Acres 1.83	144,000	18,750 11 Homestead Exempt	158,350	3,024.49 1,512.25 (1) 1,512.24 (2)
525	LEMOTE DYLAN 174 FISHER FARM ROAD SABATTUS ME 04280 174 FISHER FARM ROAD 008-016-B B11243P112	34,100 Acres 2.77	201,500	0	235,600	4,499.96 2,249.98 (1) 2,249.98 (2)
737	LEONARD JAMES JR YOUNG JOWARD JR 431 CROWLEY ROAD SABATTUS ME 04280 431 CROWLEY ROAD 001-017-A B10914P78	32,200 Acres 1.00	132,800	0	165,000	3,151.50 1,575.75 (1) 1,575.75 (2)
1860	LEPACK CAROLYN 47 PINE RIDGE ROAD SABATTUS ME 04280 47 PINE RIDGE ROAD 005-039-029 B6066P0138	31,600 Acres 0.92	61,800	0	93,400	1,783.94 891.97 (1) 891.97 (2)
1171	LEPAGE MARC A. LEPAGE DIANE 42 DEERFIELD DRIVE SABATTUS ME 04280 42 DEERFIELD DRIVE 010-040-000 B3905P286	24,400 Acres 0.29	126,300	18,750 11 Homestead Exempt	131,950	2,520.25 1,260.13 (1) 1,260.12 (2)
1793	LESSARD DUSTIN W CLAVETTE RONELLE C 88 ISLAND ROAD SABATTUS ME 04280 88 ISLAND ROAD 012-035-000 B11332P111	30,700 Acres 0.80	106,300	0	137,000	2,616.70 1,308.35 (1) 1,308.35 (2)

	Land	Building	Exempt	Total	Tax
Page Totals:	186,100	772,700	37,500	921,300	17,596.84
Subtotals:	51,187,500	160,484,500	14,576,950	197,095,050	3,764,519.19

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

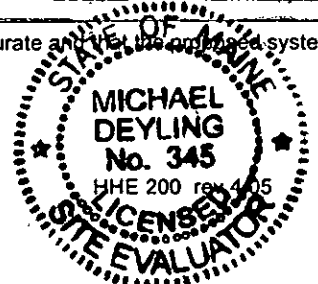
Maine Department of Human Services
Division of Health Engineering, Station 10
(207) 287-5672 FAX (207) 287-4172

PROPERTY LOCATION		>> Caution: Permit Required – Attach in Space Below <<	
City, Town, or Plantation	SABATTUS		
Street or Road	174 FISHER FARM RD		
Subdivision, Lot #			
OWNER/APPLICANT INFORMATION			
Name (last, first, MI)			
FOURNIER, DON	X Owner X Applicant		
Mailing Address of	174 FISHER FARM ROAD		
X Owner X Applicant	SABATTUS, MAINE 04280		
Daytime Tel. #	375-9927		
Owner or Applicant Statement		Caution: Inspection Required	
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.		I have inspected the installation authorized above and found it to be in compliance with the Subsurface Wastewater Disposal Rules Application.	
 Signature of Owner or Applicant		(1st) Date Approved _____ Local Plumbing Inspector Signature _____ (2nd) Date Approved _____	

PERMIT INFORMATION		
TYPE OF APPLICATION 1. ☐ First Time System 2. ☒ Replacement System Type Replaced: CHAMBERS Year Installed: UNKN 3. ☐ Expanded System a. ☐ Minor Expansion b. ☐ Major Expansion 4. ☐ Experimental System 5. ☐ Seasonal Conversion	THIS APPLICATION REQUIRES 1. ☒ No Rule Variance 2. ☐ First Time System Variance a. ☐ Local Plumbing Inspector Approval b. ☐ State & Local Plumbing Inspector Approval 3. ☐ Replacement System Variance a. ☐ Local Plumbing Inspector Approval b. ☐ State & Local Plumbing Inspector Approval 4. ☐ Minimum Lot Size Variance 5. ☐ Seasonal Conversion Permit	DISPOSAL SYSTEM COMPONENT(S) 1. ☒ Complete Non-engineered System 2. ☐ Primitive System (graywater & alternative toilet) 3. ☐ Alternative Toilet, specify: _____ 4. ☐ Non-engineered Treatment Tank (only) 5. ☐ Holding Tank, capacity: _____ 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 ☐ sq. ft. 1.7 +/- ☒ acres	DISPOSAL SYSTEM TO SERVE 1. ☒ Single Family Dwelling Unit, No. of Bedrooms: 3 2. ☐ Multiple Family Dwelling, No. of Units: _____ 3. ☐ Other: _____ current use: _____ seasonal ☒ year Round _____ undeveloped	TYPE OF WATER SUPPLY 1. ☒ Drilled Well 2. ☐ Dug Well 3. ☐ Private 4. ☐ Public 5. ☐ Other: _____

DESIGN DETAILS (SYSTEM LAYOUT SHOWN ON PAGE 3)			
TREATMENT TANK 1. ☒ Concrete a. ☒ Regular b. ☐ Low Profile 2. ☐ Plastic 3. ☐ Other: _____ CAPACITY: 1000 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: 180 ☐ sq. ft. ☒ lin. ft.	GARBAGE DISPOSAL UNIT 1. ☒ No 2. ☐ Yes 3. ☐ Maybe >> If yes/maybe, specify one below: a. ☐ Multi-Compartment Tank b. ☐ 2 Tanks in Series c. ☐ Increase in Tank Capacity d. ☐ Filter on Tank Outlet	DESIGN FLOW _____ gallons-per-day (gpd) BASED ON: 1. ☒ Table 501.1 (dwelling unit(s)) 2. ☐ Table 501.2 (other facilities) SHOW CALCULATIONS – for other facilities – 50 gpd for water conditioner
SOIL DATA & DESIGN CLASS PROFILE CONDITION DESIGN 3 • C • 1 at Observation Hole # TB-1 Depth >34" OF MOST LIMITING SOIL FACTOR	DISPOSAL FIELD SIZING 1. ☐ Small – 2.0 sq. ft./gpd 2. ☐ Medium – 2.6 sq. ft./gpd 3. ☒ Medium-Large – 3.3 sq. ft./gpd 4. ☐ Large – 4.1 sq. ft./gpd 5. ☐ Extra Large – 5.0 sq. ft./gpd	EFFLUENT/EJECTOR PUMP 1. ☒ Not Required 2. ☐ May Be Required 3. ☐ Required >> Specify dose for engineered & experimental systems DOSE: _____ gallons	3. ☐ Section 503.0 (meter readings) ATTACH WATER-METER DATA Latitude and longitude Lat 44 d 06 m 48 s Lon 70 d 57 m 12 s

SITE EVALUATOR STATEMENT		
I certify that on <u>4/7/06</u> I completed a site evaluation on this property and state that the data reported herein are accurate and that the proposed system is in compliance with the Maine Subsurface Wastewater Disposal Rules (10-144A CMR 241).		
 Site Evaluator Signature	345 SE #	4/11/06 Date
Michael Deyling	(207)795-6009	mdeyling@summitenv.com
Site Evaluator Name Printed	Telephone #	E-Mail Address
Note: Changes or deviations from the design should be confirmed with the Site Evaluator.		



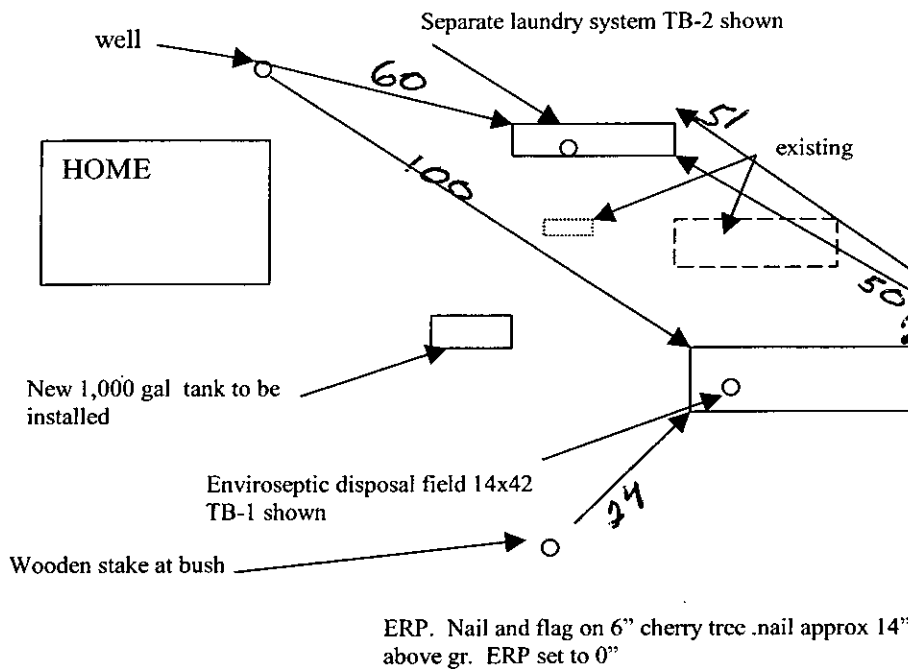
SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

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

Town, City, Plantation
SABATTUS

Street, Road, Subdivision
174 FISHER FARM ROAD

Owner or Applicant Name
FOURNIER



ft. **SITE LOCATION MAP**
(Attach map from Maine Atlas for First Time System Variance)

Marsh rd.

SITE

Fisher Farm Rd.

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

Observation Hole # **TB-1** ☐ Test Pit ☒ Boring

Depth below mineral soil surface (inches)	1 " Depth of organic horizon above mineral soil			
	Texture	Consistency	Color	Mottling
0				
6	SANDY LOAM	FRIABLE (ROOTS PRESENT)	DK BROWN	NONE EVIDENT
12				
18				
24	SANDY LOAM	FRIABLE	LT BRWN	
30	MED. SAND W/ ROCKS	GRANULAR	BROWN	
36				
42				
48				
Soil Profile 3 Classification Condition C Slope 10+/- Percent Limiting Factor >34 " Depth ☐ Groundwater ☐ RESTRICT ☐ Bedrock				

Observation Hole # **tb-2** ☐ Test Pit ☒ Boring

Depth below mineral soil surface (inches)	" Depth of organic horizon above mineral soil			
	Texture	Consistency	Color	Mottling
0				
6	SANDY LOAM W/ROCKS	FRIABLE	BROWN	NONE EVIDENT
12				
18				
24				
30	SANDY LOAM W/ ROCKS	GRANULAR		
36	BOTTOM	@ 32"		
42				
48				
Soil Profile 3 Classification Condition C Slope 10+/- Percent Limiting Factor >32 " Depth ☐ Groundwater ☐ Restrictive Layer ☐ Bedrock				

Michael D. Loring
Site Evaluator Signature

345
SE #

4/11/06
Date

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SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

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SABATTUS

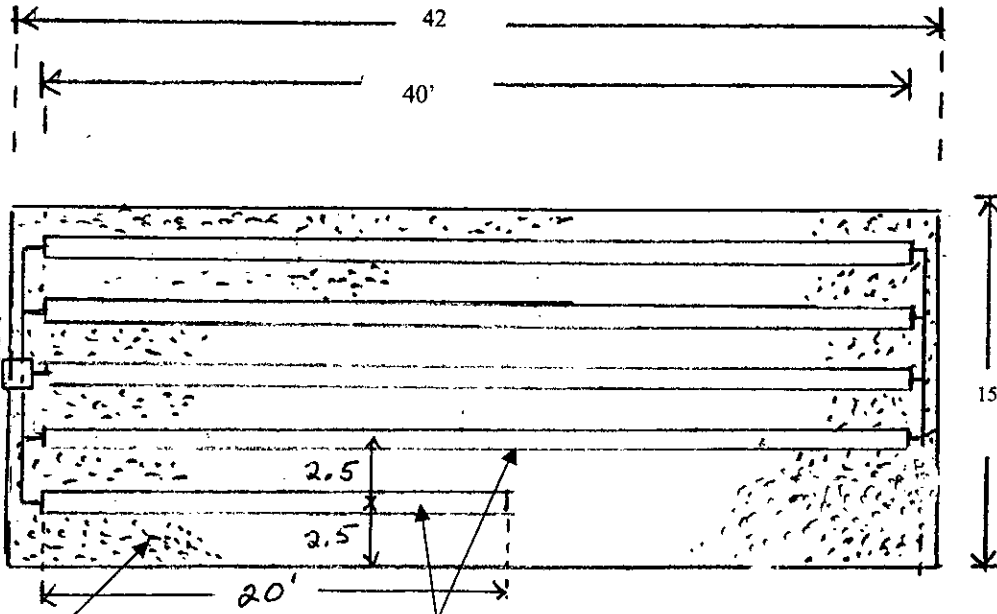
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SUBSURFACE WASTEWATER DISPOSAL PLAN

Scale: 1" = _____ ft.

Distribution
box can be
relocated for
better pipe access



Disposal field utilizes five rows of enviroseptic piping at 40 feet in length. Rows are spaced at 2.5 feet center to center and 1 foot to endwall. Connect rows with 4" diameter PVC solid pipe. See cross section and construction notes for dimensions and specifications.

Clean coarse sand

Enviroseptic laterals

BACKFILL REQUIREMENTS

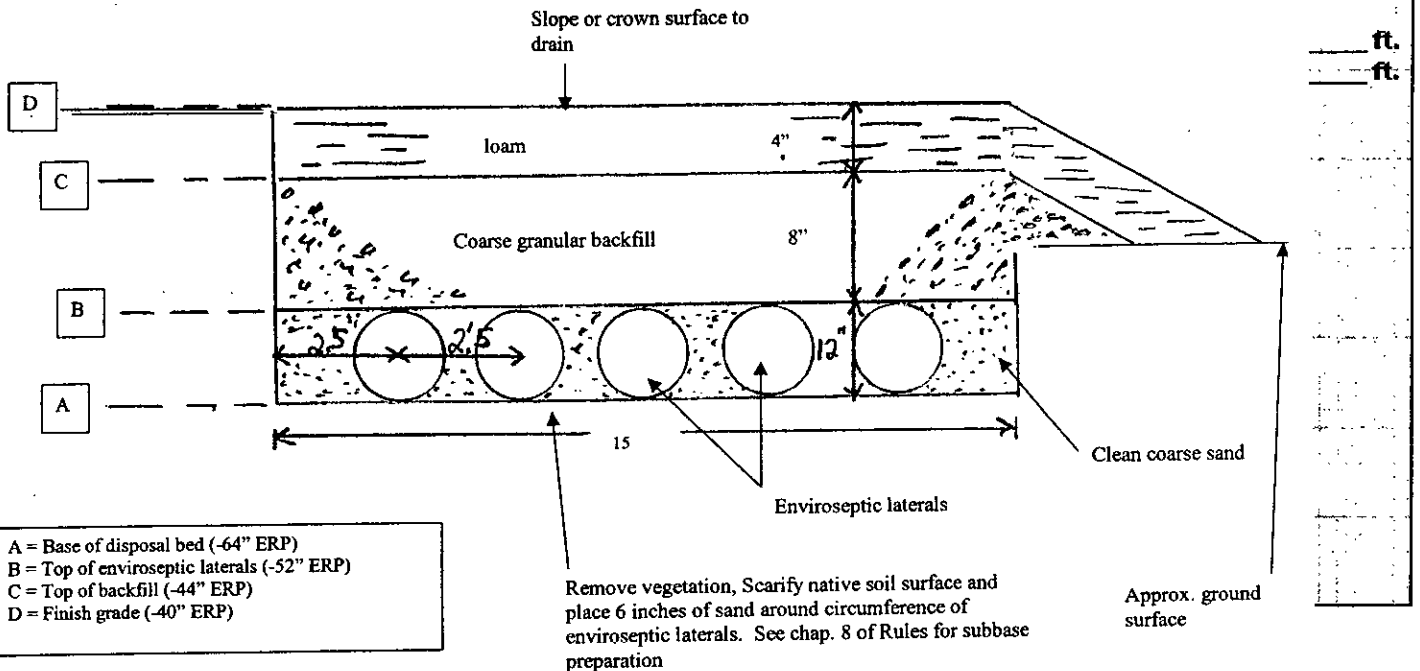
Depth of Backfill (upslope) 0 +/-"
Depth of Backfill (downslope) 12 +/-"
Depths at cross section (shown below)

CONSTRUCTION ELEVATIONS

Finished Grade Elevation -40" ERP
Top of Proprietary device -52" ERP
Bottom of Disposal -64" ERP

ELEVATION REFERENCE POINT

Location & Description nail and pink flagging on 6" Cherry tree. Nail is 14" above gr.
Reference Elevation is: **0.0"**



Site Evaluator Signature

Michael P. [Signature]

SE #

345

Date

4/11/06

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SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

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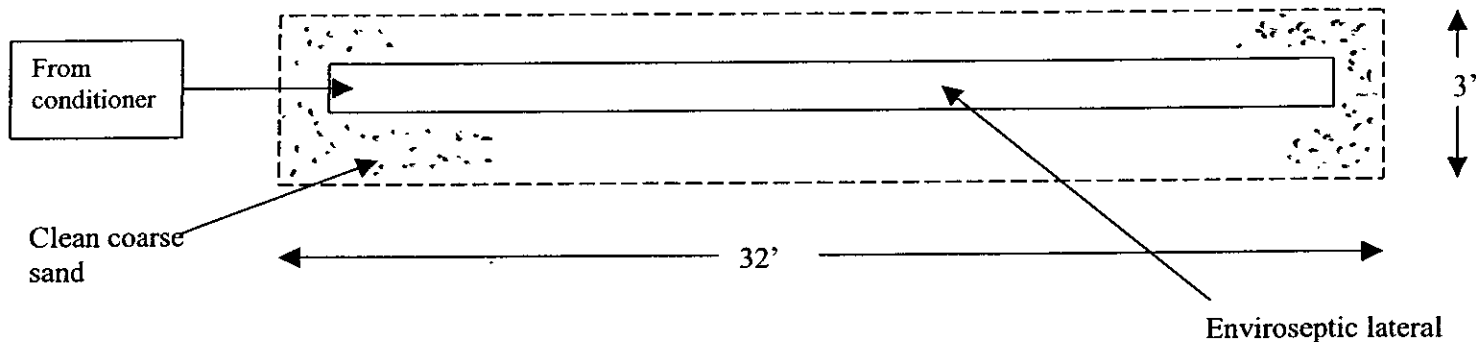
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Owner or Applicant Name
FOURNIER

SUBSURFACE WASTEWATER DISPOSAL PLAN

Scale: 1" = _____ ft.

Separate water conditioner infiltration bed utilizing 30 ft length of enviroseptic pipe. See cross section for elevations. Connect discharge pipe directly to enviroseptic. No tank or D-box required.



Separated conditioner infiltration bed

BACKFILL REQUIREMENTS

Depth of Backfill (upslope) 0 +/-"
Depth of Backfill (downslope) 0-6 +/-"
Depths at cross section (shown below)

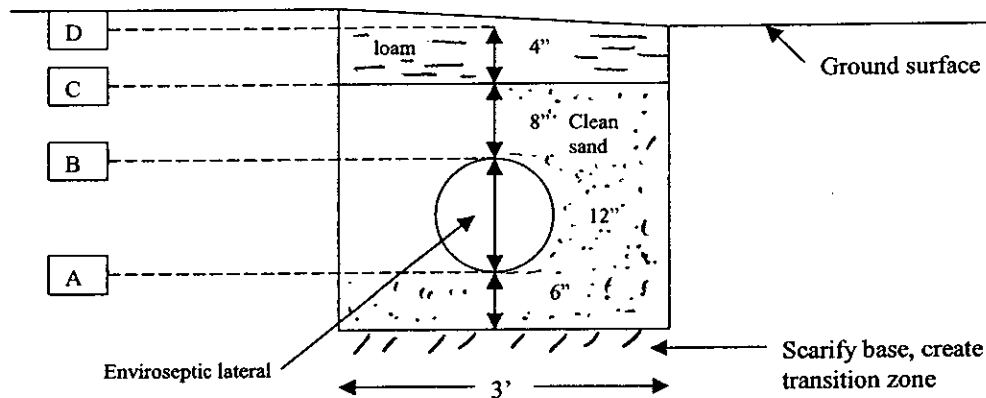
CONSTRUCTION ELEVATIONS

Finished Grade Elevation +14" ERP
Top of Proprietary device +2" ERP
Bottom of Disposal -10" ERP

ELEVATION REFERENCE POINT

Location & Description nail and pink flagging on 6" Cherry tree. Nail is 14" above gr.
Reference Elevation is: **0.0"**

Separated laundry/conditioner infiltration bed



A = Base of bed (-10" ERP)
B = Top of enviroseptic laterals (+2" ERP)
C = Top of backfill (+10" ERP)
D = Finish grade (+14" ERP)

Scale:
1" = _____ ft.
1" = _____ ft.

Site Evaluator Signature

SE #

Date

HHE-200 Rev.10/02

Michael P. [Signature]

345

4/11/06

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1002240216422

WARRANTY DEED

Donat L. Fournier, Jr. and Ronda M. Fournier of Avon, Franklin County, Maine, for consideration paid, grant to **Dylan Lemote** of Auburn, Androscoggin County, Maine (whose mailing address is 45 Danny Drive Apartment 69, Auburn, ME 04210) with Warranty Covenants, the following described real estate:

See "Exhibit A" Attached

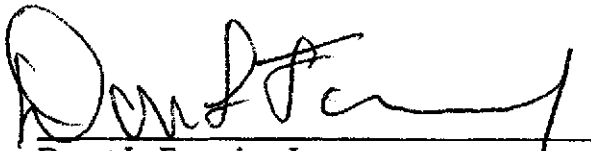
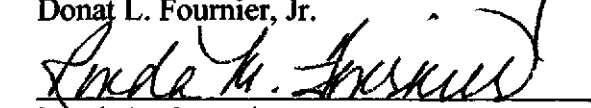
For grantors' source of title, reference may be had to a deed from Linda M. Douglass and Brian D. Douglass to the grantors herein, dated March 14, 2002, and recorded in the Androscoggin County Registry of Deeds in Book 4940, Page 115.

Any and all other rights, easements, privileges and appurtenance belonging to the granted estate are hereby conveyed.

This conveyance is made subject to the property taxes assessed against the premises, which said taxes are to be prorated between the parties hereto as of the date of delivery of this deed in accordance with 36 M.R.S.A., sec. 558.

Witness our hands and seals this 31st day of October, 2022.

WITNESS:


Donat L. Fournier, Jr.

Ronda M. Fournier

STATE OF MAINE
Androscoggin, ss

October 31, 2022

Then personally appeared the above-named Donat L. Fournier, Jr. and Ronda M. Fournier and acknowledged the foregoing instrument to be their free act and deed.

Before me,


Alecia R. Hurley, Attorney-at-law

File No: 2022-6041

“Exhibit A”

A certain lot or parcel of land, with any buildings thereon, situated in the Town of Sabattus, County of Androscoggin, and State of Maine, being more particularly bounded and described as follows:

Commencing at a point where the old discontinued road which leads over Wyman Hill, so-called, joins the said road leading from Sabattus Village to the Bowdoin Road, which said point is the westerly corner of the parcel of land herein described; thence in a northeasterly direction along the said old discontinued road five hundred forty (540) feet to a point; thence at an angle southeasterly one hundred (100) feet to a point; thence at an angle southwesterly four hundred seventy-five (475) feet to the northerly line of the said road leading from Sabattus Village to the Bowdoin Road; thence at a right angle, in a westerly direction, five hundred (500) feet to the point of beginning.

Together with any and all land acquired by virtue of a release deed from Daniel G. Coulombe, et al, to Constance L. Bourgoin dated February 11, 1989 and recorded in the Androscoggin County Registry of Deeds in Book 2406, Page 349, and excepting any and all land described in a deed from Constance L. Bourgoin to Daniel G. Coulombe dated February 11, 1989 and recorded in the Androscoggin County Registry of Deeds in Book 2406, Page 348.

Further excepting and reserving a certain lot or parcel of land described in a warranty deed from Constance L. Bourgoin to Richard R. Bourgoin and Tammy Lee Bourgoin dated September 9, 1992 and recorded in the Androscoggin County Registry of Deeds in Book 2915, Page 129.