



31 Evergreen Drive (56-1), China, ME

Map/Lot: 03-006-4-56-1

1 inch = 121 Feet



www.cai-tech.com

June 8, 2026



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Property Card: 31 Evergreen Drive (56-1)

China, ME info@chinamaine.org 207-445-2014

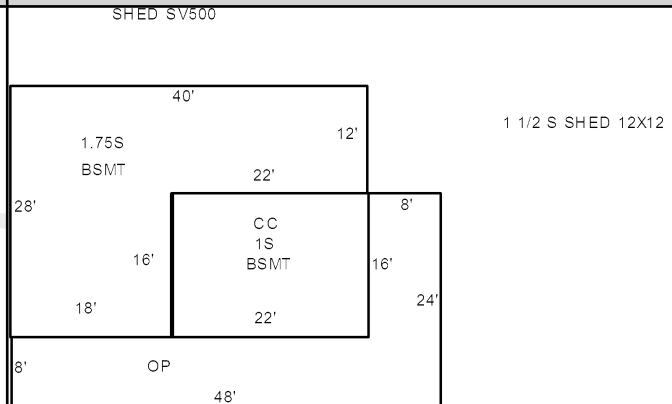


Map and Lot: 03-006-4
Trio Account #: 56
Trio Card #: 1
Owner: Hunt, Marie D
Co-Owner: Burns, John S - Life Estate
Mailing Address: 38 Patriots Lane Unit 3801
 Sanford, ME 04073

Valuation

Ref 1: 14191/1
Ref 2: Dorothy dod 4/12/17
Acreage: 2.3 Ac
Land Value: \$31,900
Building Value: \$229,600
Total Value: \$261,500
Exemption Amount: \$31,000
Net Assessment: \$230,500

Building Sketch



Building Information

Living Area (sqft): 1696
Sale Price: 0
Sale Date:
Book/Page: B14191P1 09/25/21
Reference 1: 14191/1
Reference 2: Dorothy dod 4/12/17
Tax Amount: 2696.85
Year Built: 1992

Outbuildings, additions and improvements

Type	Year	Units
Open Frame Porch	0	512
Frame Shed	2012	0
1.50 ST SHED....	2011	144
1 Story/BASEMENT	0	352
0	0	0
0	0	0
0	0	0
0	0	0
0	0	0
0	0	0

In Process

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Maine Dept. Health & Human Services
Div of Environmental Health, 11 SHS
(207) 287-5672 Fax: (207) 287-4172

PROPERTY LOCATION		>> CAUTION: LPI APPROVAL REQUIRED <<	
City, Town, or Plantation	CHINA	Town/City	Town of China
Street or Road	31 EVERGREEN DRIVE	Date Permit Iss: 09/09/13	Permit Fee \$150
Subdivision, Lot #		Local Plumber	Local Plumbing Inspector Signature
OWNER/APPLICANT INFORMATION		The Subsurface Wastewater Disposal System shall not be installed until a Permit is issued by the Local Plumbing Inspector. The Permit shall authorize the owner or installer to install the disposal system in accordance with this application and the Maine Subsurface Wastewater Disposal Rules.	
Name (last, first, MI)	BURNS, JOHN + DOROTHY	Municipal Tax Map # 3 Lot # 6-4	
Mailing Address of Owner/Applicant	P.O. Box 705 CHINA, ME 04358	CAUTION: INSPECTION REQUIRED	
Daytime Tel. #	207 445 3228	I have inspected the installation authorized above and found it to be in compliance with the Subsurface Wastewater Disposal Rules Application.	
OWNER OR APPLICANT STATEMENT		(1st) date approved	
I state and acknowledge that the information submitted is correct to the best of my knowledge and understand that any falsification is reason for the Department and/or Local Plumbing Inspector to deny a Permit.		Local Plumbing Inspector Signature	
Signature of Owner of Applicant		(2nd) date approved	
Date 9-9-13			
PERMIT INFORMATION			
TYPE OF APPLICATION	THIS APPLICATION REQUIRES	DISPOSAL SYSTEM COMPONENTS	
☐ 1. First Time System	☒ 1. No Rule Variance	☐ 1. Complete Non-engineered System	
☒ 2. Replacement System	☐ 2. First Time System Variance	☐ 2. Primitive System (graywater & alt. toilet)	
Type replaced: <u>INFILTRATION</u>	☐ a. Local Plumbing Inspector Approval	☐ 3. Alternative Toilet, specify: _____	
Year installed: <u>1992</u>	☐ b. State & Local Plumbing Inspector Approval	☐ 4. Non-engineered Treatment Tank (only)	
☐ 3. Expanded System	☐ 3. Replacement System Variance	☐ 5. Holding Tank, _____ gallons	
☐ a. 25% Expansion	☐ a. Local Plumbing Inspector Approval	☒ 6. Non-engineered Disposal Field (only)	
☐ b. 25% Expansion	☐ b. State & Local Plumbing Inspector Approval	☐ 7. Separated Laundry System	
☐ 4. Experimental System	☐ 4. Minimum Lot Size Variance	☐ 8. Complete Engineered System (2000 gpd or more)	
☐ 5. Seasonal Conversion	☐ 5. Seasonal Conversion Permit	☐ 9. Engineered Treatment Tank (only)	
SIZE OF PROPERTY	DISPOSAL SYSTEM TO SERVE	☐ 10. Engineered Disposal Field (only)	
2.3 ☐ SQ. FT. ☒ ACRES	☒ 1. Single Family Dwelling Unit, No. of Bedrooms: <u>3</u>	☐ 11. Pre-treatment, specify: _____	
SHORELAND ZONING	☐ 2. Multiple Family Dwelling, No. of Units: _____	☐ 12. Miscellaneous Components	
☐ Yes ☒ No	☐ 3. Other: _____ (specify)	EXISTING TYPE OF WATER SUPPLY	
	Current Use ☐ Seasonal ☒ Year Round ☐ Undeveloped	☒ 1. Drilled Well ☐ 2. Dug Well ☐ 3. Private	
☐ 4. Public ☐ 5. Other			
DESIGN DETAILS (SYSTEM LAYOUT SHOWN ON PAGE 3)			
EXISTING TREATMENT TANK	DISPOSAL FIELD TYPE & SIZE	GARBAGE DISPOSAL UNIT	DESIGN FLOW
☒ 1. Concrete <u>SAVED USE IF IN GOOD CONDITION</u>	☐ 1. Stone Bed ☐ 2. Stone Trench	☒ 1. No ☐ 2. Yes ☐ 3. Maybe	<u>270</u> gallons per day
☒ a. Regular	☒ 3. Proprietary Device	If Yes or Maybe, specify one below:	BASED ON:
☐ b. Low Profile	☐ a. cluster array ☒ c. Linear	☐ a. multi-compartment tank	☒ 1. Table 4A (dwelling unit(s))
☐ 2. Plastic	☒ b. regular load ☐ d. H-20 load	☐ b. _____ tanks in series	☐ 2. Table 4C (other facilities)
☐ 3. Other: _____	☐ 4. Other: _____	☐ c. increase in tank capacity	SHOW CALCULATIONS for other facilities
CAPACITY: <u>1000</u> GAL	SIZE: <u>891</u> ☒ sq. ft. ☐ lin. ft.	☐ d. Filter on Tank Outlet	
SOIL DATA & DESIGN CLASS	DISPOSAL FIELD SIZING	EFFLUENT/EJECTOR PUMP	
PROFILE CONDITION <u>1</u>	☐ 1. Medium—2.6 sq. ft. / gpd	☒ 1. Not Required	☐ 3. Section 4G (meter readings)
at Observation Hole # <u>TP 4</u>	☐ 2. Medium—Large 3.3 sq. ft. / gpd	☐ 2. May Be Required	ATTACH WATER METER DATA
Depth <u>15"</u>	☒ 3. Large—4.1 sq. ft. / gpd	☐ 3. Required	LATITUDE AND LONGITUDE
of Most Limiting Soil Factor	☐ 4. Extra Large—5.0 sq. ft. / gpd	Specify only for engineered systems:	at center of disposal area
		DOSE: _____ gallons	Lat. <u>N 44°</u> d <u>21</u> m <u>12.5</u> s
			Lon. <u>W 69°</u> d <u>33</u> m <u>34.9</u> s
			If g.p.s., state margin of error: <u>10'</u>
SITE EVALUATOR STATEMENT			
I certify that on <u>8/28/13</u> (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 # <u>168</u>	Date <u>9/2/13</u>
Site Evaluator Name Printed <u>JOHN W. LERO JR</u>		Telephone Number <u>207 445 3402</u>	E-mail Address <u>JWLEO@FAIRPOINT.NET</u>
Note: Changes to or deviations from the design should be confirmed with the Site Evaluator.			
DESIGN SUBJECT TO LOCAL, STATE + FEDERAL ORDINANCES.			

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Maine Dept. of Health & Human Services
Division of Environmental Health, STS 11
(207) 287-5338 FAX (207) 287-3165

Town, City, Plantation

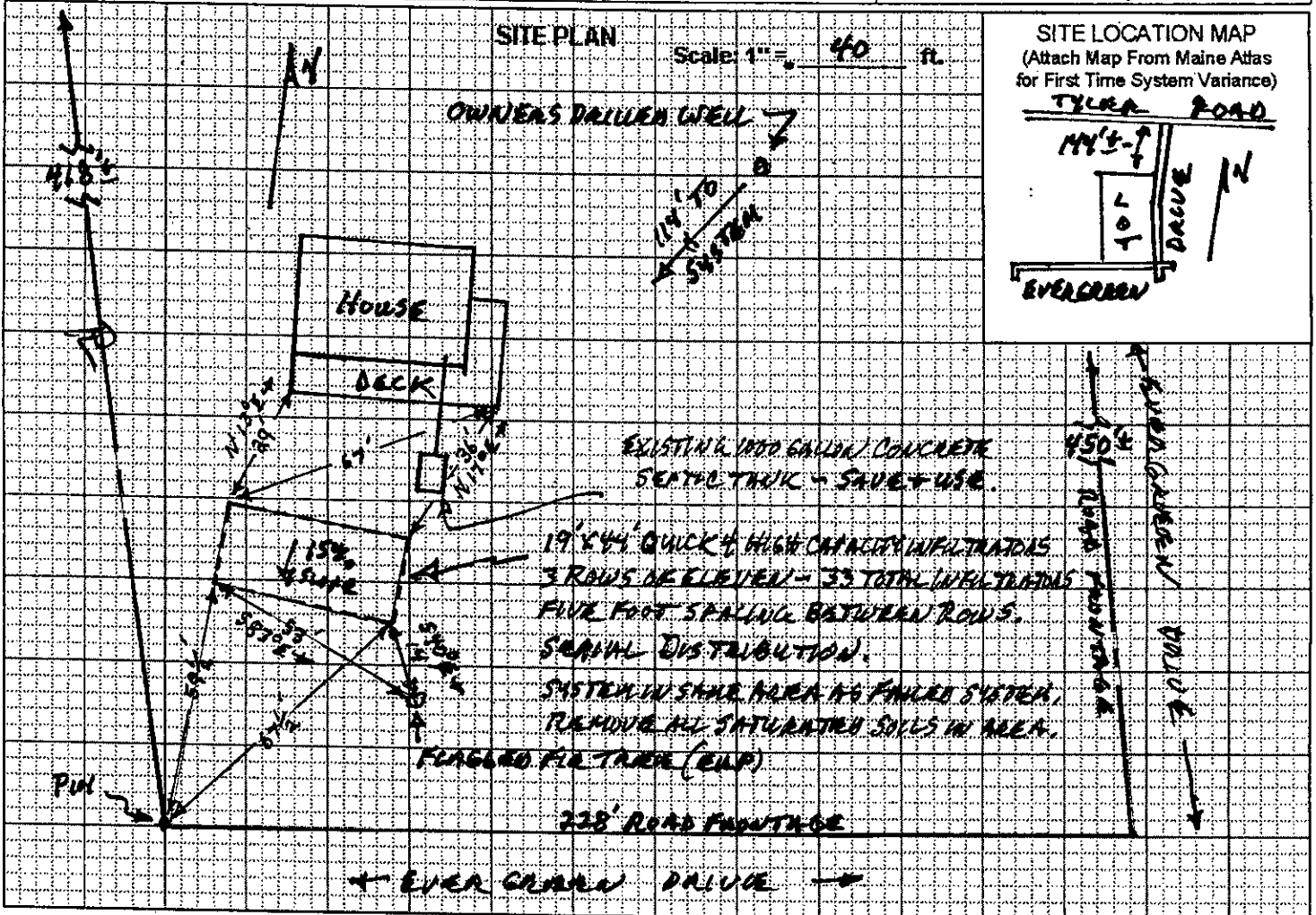
CHINA

Street, Road, Subdivision

31 EVERGREEN DRIVE

Owner or Applicant Name

JOHN + DOROTHY BURNS



SOIL PROFILE DESCRIPTION AND CLASSIFICATION				
Observation Hole # <u>124</u> ☒ Test Pit ☐ Boring				
Depth of organic horizon above mineral soil				
Texture	Consistency	Color	Mottling	
Loam		Brown		0
Sandy	FRAGILE	Reddish Brown		6
Loam				12
Silt		OLIVE TO	COMMON	18
TO	FIRM	OLIVE	DISTINCT	24
SILT		GRAY		30
CLAY				36
				42
				48
Soil Profile <u>E</u>	Classification <u>C</u>	Slope <u>15</u> Percent	Limiting Factor <u>15</u> Depth	☒ Groundwater ☐ Restrictive Layer ☐ Bedrock

Observation Hole # <u> </u> ☐ Test Pit ☐ Boring				
Depth of organic horizon above mineral soil				
Texture	Consistency	Color	Mottling	
4 OTHER TEST ALTS AND SEVERAL NEW AREA BORINGS INDICATE 3 C SOILS.				
TEST PIT #4 IS MOST LIKELY SOIL PROFILE.				
				0
				6
				12
				18
				24
				30
				36
				42
				48
Soil Profile <u> </u>	Classification <u> </u>	Slope <u> </u> Percent	Limiting Factor <u> </u> Depth	☐ Groundwater ☐ Restrictive Layer ☐ Bedrock

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Town, City, Plantation

CEN A

Street, Road, Subdivision

31 KEVARGAEN DRIVE

Owner or Applicant Name

Owner or Applicant Name
JOHN + DOROTHY BURNS



Scale: 1" = 20 ft.

Follow Erosion and Sediment Control Best Management Practices.

CURRENTS OK
SYSTEM STABLE

REPLACEMENT SYSTEM IS
INSTALLED WHEN A FAILED
SYSTEM REMOVE OLD
SYSTEM AND ALL SOILS
SATURATED WITH FAILED
SYSTEM.

EXISTING 1000 GALLON
CONCRETE SEPTIC TANK

• INSTALL 6" CLEAN STONE AROUND FLOOR WALLS.
THAN COVER STONE WITH 1/2" THICK 3/4" FIBER FRANK.

19'x44" QUICKY HIGH CAPACITY
INFLATOR SYSTEM

3 Rows of 11 - 33 TOTAL UNITS

(LENGTH OF ROWS WITH END CARS 46'S)

SERIAL DISTRIBUTION

FIVE FOOT SPACING BETWEEN
ROWS.

FLAGGED
FOR TAXES (ERP)

APPROXIMATE EXTENT OF
NEW FILL REQUIRED.

BACKFILL REQUIREMENTS

CONSTRUCTION ELEVATIONS *SEE*

ELEVATION REFERENCE POINT (EAP)

Depth of Backfill (upslope) *Revised*
Depth of Backfill (downslope) *Fail*

Finished Grade Elevation ATTACHED DRAWING
Top of Distribution Pipe or Proprietary Device AND BELOW.

Location & Description: FALGED NAIL IN
FIR TREE 79" ABOVE GROUND AT TREE

DEPTHS AT CROSS-SECTION

Reference Elevation is: 0.0" ~~0.0~~

Scales:

Vertical: 1" = $\frac{1}{4}$ " ft.
Horizontal: 1" = $\frac{1}{4}$ " ft.

CONSTRUCTION ELEVATIONS:

Bottom of Infiltrator's

TOP OF CUMULATORS

FISHING GAME

Row 1 - 48"

- 32 -

- 24 -

Row 2 - 60"

- 44 -

1367

Row 3 - 72"

156'

- 48 -

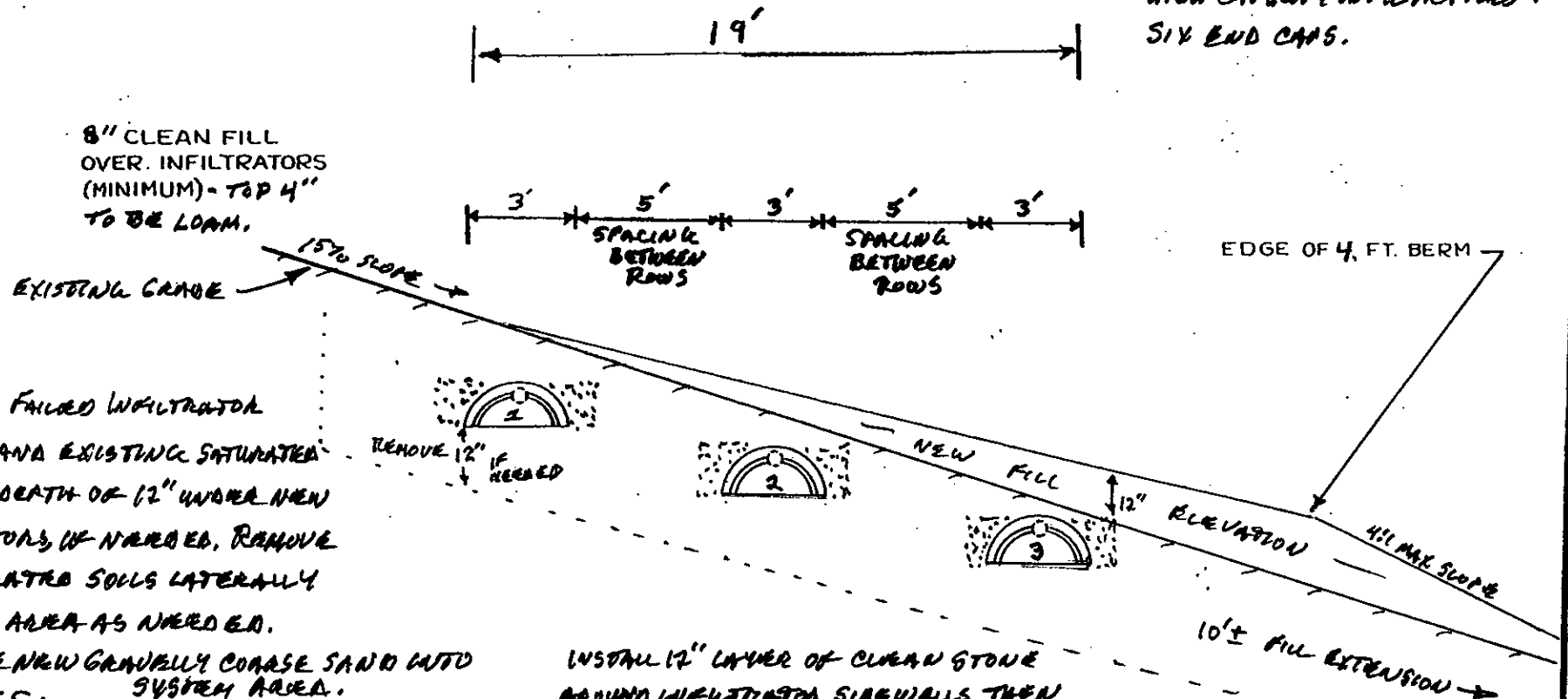
Site Evaluator Signature

SE #

Date _____

INFILTRATOR CROSS SECTION 15-16%

SYSTEM REQUIRES 33 QUICKY HIGH CAPACITY INFILTRATORS + SIX END CAPS.



REMOVE FAILED INFILTRATOR SYSTEM AND EXISTING SATURATED SOILS TO DEPTH OF 12" UNDER NEW INFILTRATORS, IF NEEDED. REMOVE ALL SATURATED SOILS Laterally IN SYSTEM AREA AS NEEDED. INTERFACE NEW GRAVELLY COARSE SAND INTO SYSTEM AREA.

NOTES:

1. REMOVE VEGETATION AND SCARIFY ORIGINAL SOIL UNDER INFILTRATORS AND FILL EXTENSION AREAS.
2. BOTTOM OF INFILTRATORS TO BE LEVEL WITH A MAXIMUM GRADE TOLERANCE OF 1" PER 100'.
3. PROVIDE FOR SURFACE DRAINAGE AWAY FROM INFILTRATOR AREA.
4. FINISHED GRADE SHALL BE SEEDED AND MULCHED TO PREVENT EROSION.

INSTALL 12" LAYER OF CLEAN STONE AROUND INFILTRATOR SIDEWALLS THEN COVER STONE + INFILTRATORS WITH FILTER FABRIC.

FILL UNDER INFILTRATORS TO BE GRAVELLY COARSE SAND TEXTURE.
FILL AROUND INFILTRATORS TO BE 12" CLEAN STONE THEN GRAVELLY COARSE SAND TEXTURE.

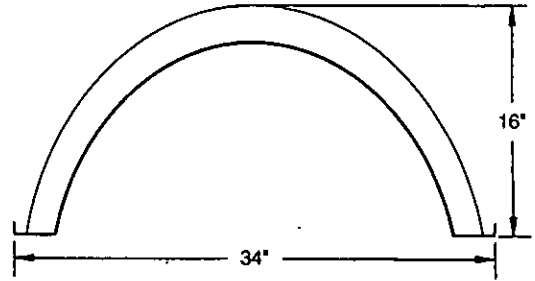
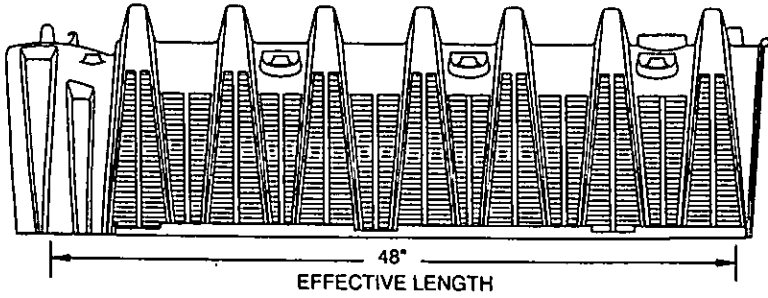
SITE EVALUATOR: <u>JOHN W. LARD, JR. SET 168</u>			
OWNER: <u>JOHN + DOROTHY BUANS</u>		NUMBER OF INFILTRATORS: <u>33</u> 3 ROWS OF 11	PERCENT SLOPE: <u>15</u>
LOCATION: <u>CHINA</u>		ELEVATIONS:	
DATE: <u>9/2/13</u>	SCALE: <u>1 INCH = 5 FEET</u>	REFERENCE PT. <u>0</u>	BOTTOM TRENCH #1 <u>-48"</u>
		BOTTOM TRENCH #2 <u>-60"</u>	BOTTOM TRENCH #3 <u>-72"</u>

pg 4 of 4

Quick4 High Capacity Chambers

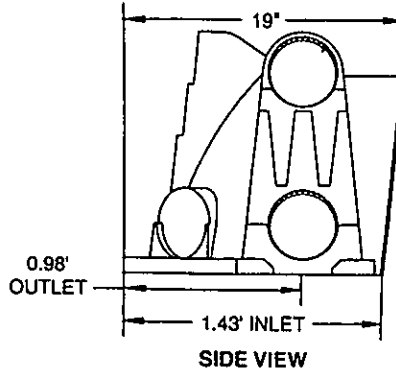
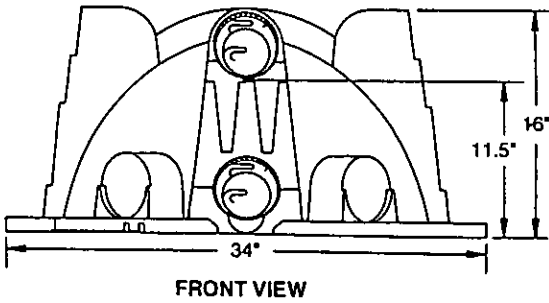
SIDE AND END VIEWS

(Not to scale)



MULTI-PORT END CAP

(Not to scale)



Trench Application Rating

- 32 sq. ft. per chamber maximum
- 8.0 sq. ft. per linear foot maximum

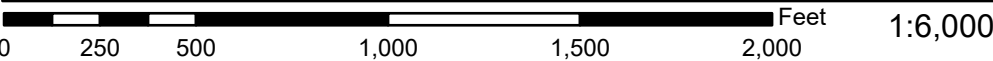
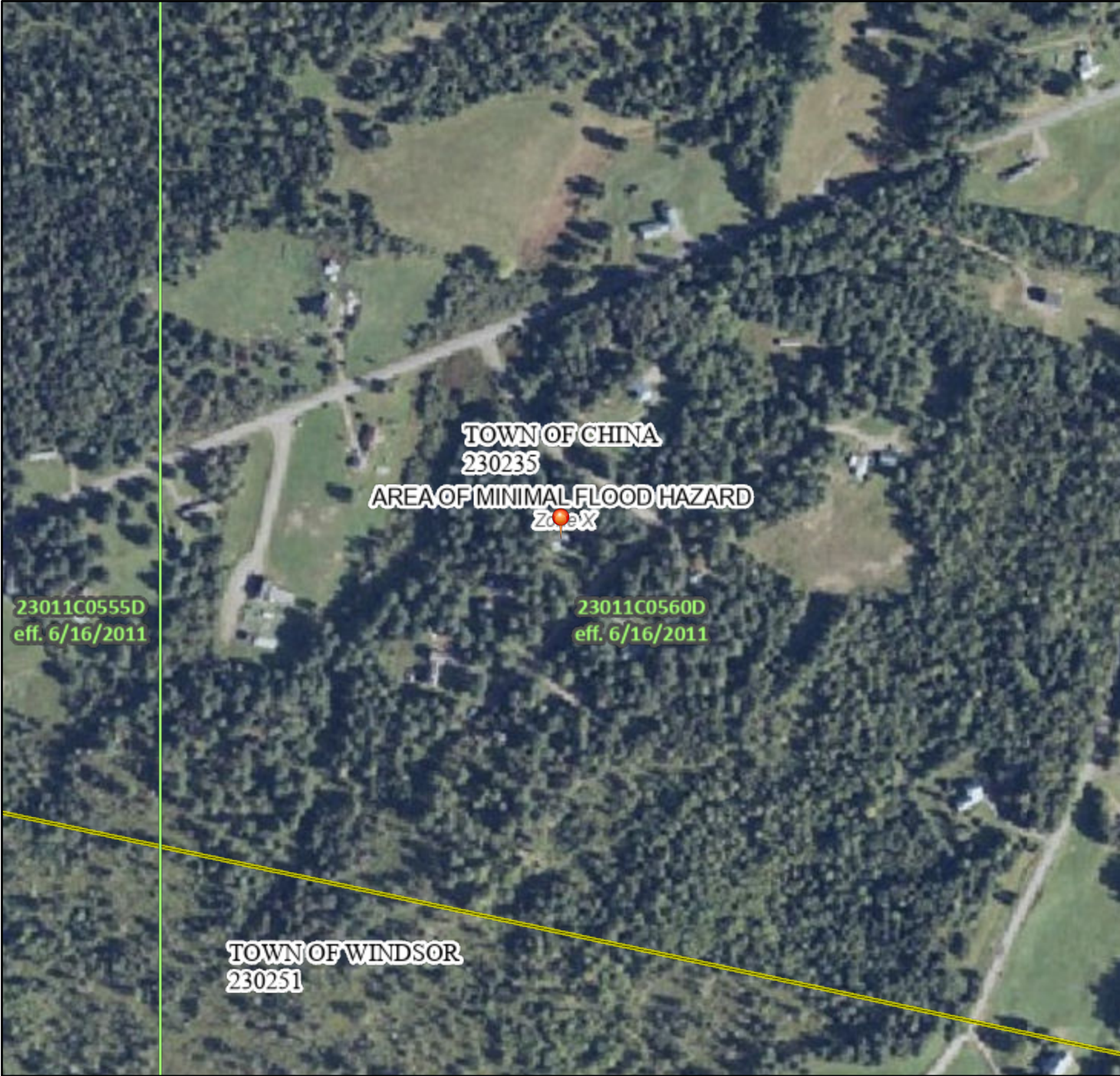
Cluster Application Rating

- 23.2 sq. ft. per chamber maximum
-- bottom area only
- 5.8 sq. ft. per linear foot maximum
-- bottom area only
- 12 sq. ft. end cap rating per pair installed

National Flood Hazard Layer FIRMMette



69°33'50"W 44°21'26"N



Basemap Imagery Source: USGS National Map 2023

Legend

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

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
		Area of Undetermined Flood Hazard Zone D
GENERAL STRUCTURES		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
		17.5 Cross Sections with 1% Annual Chance Water Surface Elevation
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
		Coastal Transect Baseline
MAP PANELS		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 **6/8/2026 at 7:32 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.

008774
WARRANTY DEED
Joint Tenancy

TRANSFER
TAX
PAID

KNOW ALL MEN BY THESE PRESENTS

That, Robin K. Tobey and Barbara R. Tobey of China, County of Kennebec and State of Maine,

in consideration of One Dollar and other valuable considerations paid by John S. Burns and Dorothy A. Burns of Augusta, County of Kennebec and State of Maine

the receipt whereof, we do hereby acknowledge, do hereby give, grant, bargain, sell and convey unto the said John S. Burns and Dorothy A. Burns

as joint tenants and not as tenants in common, their heirs and assigns forever,

A certain lot or parcel of land situated in China, County of Kennebec and State of Maine, with the buildings thereon, if any, further described as follows: Lot #4 on subdivision of Robin K. Tobey and Barbara R. Tobey entitled "Evergreen Acres" surveyed by Rowe and Wendell. Said survey plan recorded in Kennebec County Registry of Deeds in Plan D-89076 on March 24, 1989.

SUBJECT to restrictions as stated on survey plan recorded in Kennebec County Registry of Deeds, Plan Book D-89076.

Being A PORTION of the premises described in a deed recorded in said Registry in Book 3471, Page 244.

TO HAVE AND TO HOLD the aforegranted and bargained premises, with all the privileges and appurtenances thereof to the said John S. Burns and Dorothy A. Burns, as joint tenants and not as tenants in common, their heirs and assigns, to their own use and behoof forever.

AND we do COVENANT with the said Grantees, their heirs and assigns, that we are lawfully seized in fee of the premises that they are free of all encumbrances.

That we do have good right to sell and convey the same to the said Grantees to hold as aforesaid; and that we and our 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, we, the said Robin K. Tobey and Barbara R. Tobey, joining in this deeds as Grantors and relinquishing and conveying all rights by descent and all other rights to the above-described premises, have hereunto set our hands and seals this 10th day of April in the year of our Lord one thousand nine hundred and ninety-two.

149
158
Jenna Gifford
Augusta

SIGNED, SEALED AND DELIVERED,
IN PRESENCE OF

Michelle A. Fossett
Lo Beth

Robin K. Tobey
Robin K. Tobey
Barbara R. Tobey
Barbara R. Tobey

STATE OF MAINE
County of Kennebec

April 10, 1992

Personally appeared the above-named Robin K. Tobey and
Barbara R. Tobey and acknowledged the above instrument to be
their free act and deed.



Before me,

Michelle A. Fossett
Notary Public

Michelle A. Fossett
Notary Public
My Comm. Expires
December 23, 1993

RECEIVED KENNEBEC SS.

1992 APR 14 AM 9:00

ATTEST: Theresa Ruth Mann
REGISTER OF DEEDS



NO TRANSFER TAX PAID

OPR BK 14191 PGS 1 - 2 09/29/2021 09:15:34 AM
INSTR # 2021028175 # OF PAGES 2
ATTEST: BEVERLY BUSTIN-HATHEWAY
REGISTER OF DEEDS KENNEBEC COUNTY, ME

WARRANTY DEED

I, John S. Burns of 31 Evergreen Drive, South China, Maine 040358, for consideration paid and in full consideration of less than One Hundred Dollars, grant to Marie D. Hunt of , 11310 Indian Canyon, San Antonio, Texas 78252 the receipt whereof I do hereby acknowledge, do hereby give, grant, bargain, sell, and convey unto said Marie D. Hunt, with Warranty Covenants,

A certain lot or parcel of land, situated in China, County of Kennebec and State of Maine, with the buildings thereon, if any, further described as follows:

Lot #4 on subdivision of Robin K. Tobey and Barbara R. Tobey entitled "Evergreen Acres" surveyed by Rowe and Wendell. Said survey plan recorded in Kennebec County Registry of Deeds in Plan D-89076 on March 24, 1989.

Subject to restrictions as stated on survey plan recorded in Kennebec County Registry of deeds, Plan Book D-89076.

Being a portion of the premises described in a deed recorded in said Registry in Book 3471, Page 244.

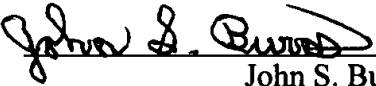
Reserving unto the said Grantor, John S. Burns, a life estate in said premises for and during the term of his natural life, together with the income, rents and profits therefrom.

Meaning and intending to convey and hereby conveying the same premises described in a deed from Robin K. Tobey and Barbara R. Tobey to John S. Burns and Dorothy A. Burns, as Joint Tenants, by deed to us dated April 10, 1992 and recorded in said Registry Book 4104, Page 149. Dorothy A. Burns died on April 12, 2017 ,

AND I do Covenant with said grantee, her successors and assigns, that I am lawfully seized in fee of the premises, that I have good right to sell and convey the same to the said Grantee to hold as aforesaid; and that I and my heirs shall and will Warrant and Defend the same to the said Grantee, her successors and assigns forever, against the lawful claims and demands of all persons.

return to:
② mcclure law
98 South Street
Westboro MA
01581

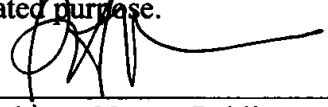
In Witness Whereof, I, the said John S. Burns, have hereunto set my hands and seal this
25th day of the month of September, 2021.


John S. Burns

STATE OF MAINE

COUNTY of KNOX, SS

On this 25th day of September, 2021, before me, the undersigned
Notary Public, personally appeared John S. Burns, proved to me through satisfactory
evidence of identification which was, MA ID 878059 of the undersigned,
to be the person whose name is signed on the preceding or attached document, and
acknowledged to me that he signed it voluntarily for its stated purpose.


Paul H. Karlsson, Notary Public
My Commission expires: December 18, 2021

PAUL H. KARLSSON
NOTARY PUBLIC
State of Maine
My Commission Expires:
December 18, 2021

BK 3520 PG 019

DECLARATION OF ROAD OWNERS ASSOCIATION 005711

KNOW ALL MEN BY THESE PRESENTS that WHEREAS, we ROBIN K. TOBEY and BARBARA R. TOBEY, as joint tenants, both of China, in the County of Kennebec and the State of Maine, are the owners of certain real estate in China, in the County of Kennebec and State of Maine, conveyed to us by deed of John W. Born dated November 22, 1988, and recorded in the Kennebec County Registry of Deeds, Book 3471, Page 244.

WHEREAS, a portion of such real estate has been subdivided as shown on a plan entitled "Evergreen Acres, a development for Robin K. Tobey and Barbara R. Tobey, surveyed by Rowe and Wendell, February, 1989," which plan has been approved by the appropriate municipal officials of China, and is recorded in said Registry in Plan File # 0-89076; and

WHEREAS, we do not at this time expect that the road known as Evergreen Drive as shown on said plan will be accepted by the Town of China as a town way, and we wish to establish a mechanism for maintaining the road; and

WHEREAS, to these ends we desire to require that all lot owners belong to an association governing the road maintenance:

ARTICLE I - MEMBERSHIP AND VOTING RIGHTS IN THE ASSOCIATION

1.1 Purpose. The purposes and powers of the Association and the rights and obligations inherent in membership are set forth in its Purposes and By-Laws.

1.2 Restrictions. Restrictions on the uses of the common areas (The area shown on the Plan as Evergreen Drive) shall be set forth in the By-Laws as may be amended from time to time or in the separate Declaration of Restrictions; provided however that such By-Laws may not conflict with any other provisions contained herein related to the clearing of property and construction of improvements.

1.3 Title to Right of Way. The Association is and shall be obligated to accept title to an easement for use of the right of way area or to the right of way area in fee, at the Declarant's option; to maintain the road and other easement for the use in common of the owners of all Lots, and to assume such other functions and obligations as may be imposed on it or contemplated for it under this Declaration, subject to the reservations contained in this Declaration and to the terms of the Declaration of Restrictions. The easement or fee shall be transferred to the association not later than 30 days after the sale of the third lot.

The Declarant specifically reserves the right to reserve a right of way for utilities and traffic, both vehicular and pedestrian, along the road or right of way area for the benefit of any land that the developer owns or may later own, either in the subdivision or outside the subdivision. Notwithstanding any other provisions in this or any other Declaration, and without notice to or approval by the members of the Road Association, the Declarant may add additional members to the Road Association if additional lots are added that are serviced by the right of way. This right of the Declarant may be transferred to another party by the Declarant.

1.4 Membership. Every person or entity, including Declarant, who or which holds any title interest in any lot, subject to the exceptions noted in this Declaration or in the Declaration of Restrictions, shall be a member of the Association, provided that anyone holding such interest merely as a security for the performance of an obligation shall not be a member.

1.5 Voting. Members as defined in Section 1.4 shall be entitled to one (1) vote for each Lot in which they hold the interests required for membership by Section 1.4. When more than one (1) person or entity hold such interest or interests in any Lot, all such persons shall be members, and the vote for such Lot shall be exercised as they among themselves determine, but in no event shall more than one (1) vote be cast with respect to any such Lot.

BK3520PG 020

1.6 Road Association and Fee. Each lot owner, except the owner of Lot 1 shall become a member of the road association for these lots and shall pay an annual share of the access road maintenance. The owner of Lot 1 shall have voting rights in the association with regard to any restrictions that pertain to that lot, but shall not be required to pay dues to the association.

ARTICLE II - PROPERTY RIGHTS IN RIGHTS OF WAY

2.1 Members' Easements of Enjoyment. Subject to the provisions of Sections 2.2, every member shall have a right in common with others over any access road as to which the Association holds an easement.

2.2 Extent of Members' Easements. The rights and easements of enjoyment referred to in Paragraph 2.1 shall be subject to the following:

(A) Said rights and easements may be used by each Member provided that said Member complies with the covenants conditions, reservations, and restrictions (including payment of the assessments) pertaining thereto. Failure by any Member to abide by the covenants, conditions, reservations and restrictions (including the assessments mentioned therein) will automatically result in cancellation of said Member's rights and easements subject to various reservations and conditions, imposed by its grantor, including but not limited to the following:

(i) rights to relocate, widen, change the grade or drainage, or otherwise alter the same; and

(ii) the right to restrict access when it is necessary to do so for reasons of safety or road conditions; and

(iii) any summer and winter maintenance, including snowplowing, would be the sole responsibility of the Association, but that it may at its election designate others to undertake summer or winter maintenance.

Such reservations and conditions all being more specifically set forth in the conveyances to the Association to which instruments reference is hereby made.

(b) The automatic suspension of membership rights in the Association, as provided in its Articles and By-Laws, automatically suspends the right of said Member to use the rights mentioned in Section 2.1 above for any period during which any assessment remains unpaid. In addition, the Association Directors, in their discretion, may suspend the rights of any member for any period not to exceed thirty (30) days for any infraction of its published rules and regulations or these Covenants and Restrictions. For continued infractions, the Directors may suspend membership rights for successive thirty (30) day periods.

2.3 Road Not a Town Way. The Town of China will not be held responsible for any road maintenance, plowing or sanding while the Road Association exists. Only upon acceptance by the Town of China to maintain the road as a town road would said Road Association terminate. This statement is not meant to imply that the association will ask the Town of China to accept, nor that the Town is expected to accept Evergreen Drive as a town road.

ARTICLE III - COVENANT FOR MAINTENANCE ASSESSMENTS

3.1 Assessments. Each person or entity holding any title interest in any Lot (other than Declarant or anyone holding such interest merely as security for an obligation) is deemed to covenant and agree to pay to the Association:

(A) annual assessments (to include cost of winter and summer road maintenance and maintenance and repair of common buildings and facilities);

(B) special assessments, such as hereinafter provided, or as established by the two-thirds (2/3) vote of all Members present and voting (in person or by proxy) at a duly called meeting of the Association. Any assessment levied against a Lot Owner is and shall constitute a personal debt of the Lot Owner or Lot Owners of the Lot against which the assessment is levied.

BK 3520 PG 021

3.2 Use of Assessments. The assessments levied by the Association shall be used exclusively for the purpose of promoting the recreation, health, safety and welfare of the Members (including the enforcement of these Covenants and Restrictions), the preservation of the natural surroundings, and in particular for the improvement and maintenance of rights of way and roadways, and other easements held by the Association.

3.3 Amount of Assessment. The annual assessment shall initially be set by Declarant. The annual assessment may be increased or decreased by a two-thirds (2/3) vote of the members present in voting, in person or by proxy, at a duly called meeting of the Association.

3.4 Special Assessments. In addition to the annual assessments authorized by Section 3.3 hereof, the Association may levy in any assessment year a special assessment, for the purpose of defraying, in whole or in part, the cost of any construction or reconstructions, including the necessary fixtures and personal property related thereto, provided that any such assessment shall have the assent of two-thirds (2/3) of the votes of all Members present and voting (in person or by proxy) at a duly called meeting of the Association, written notice of which shall be sent to all members at least thirty (30) days in advance and shall set forth the purpose of the meeting.

3.5 Assessment Liens. If any person or entity obligated to pay any assessment levied by the Association fails to do so, the Association shall have a lien from and after the time a notice of such failure to pay is recorded in the office of the Registry of Deeds in the county in which the Lot is located against the lot owned by such person or entity and the improvements thereon, for the amount due and not paid, plus interest for the amount due from the date payment was due at the rate of fifteen (15%) percent per annum, plus all costs and expenses of collecting the unpaid amount, including reasonable attorney's fees. The lien may be foreclosed by the Association in the manner of foreclosure of mortgages or deeds in trust in the State of Maine.

ARTICLE IV - GENERAL PROVISIONS

4.1 Void Provisions. Invalidity of any one of these Covenants or Restrictions by judgment or court order shall not in any way affect any other provisions which shall remain in full force and effect.

4.2 Insurance. The association may be required at the declarant's option, to purchase liability insurance for Evergreen Drive (also referred to as the common area). The initial policy shall be selected by the Declarant. For so long as the Declarant retains any interest in any of the common area, either directly or as a member of the Road Association, the insurance coverage shall not be reduced without the permission of the Declarant. Otherwise, the purchase of this insurance shall be governed by a two-thirds vote of the association.

4.3 Restrictions. The road association is subject to the restrictions contained in a Declaration of Restrictions which is to be recorded in the Kennebec Registry of Deeds with this document.

4.4 Enforcement. Developer, the Association, or any owner shall have the right to enforce, by any proceeding at law or in equity, all restrictions, conditions, covenants, easements, reservations, liens and charges now or hereafter imposed by the provisions of this declaration or the restrictions contained on the subdivision plan above referenced or by the Declaration of Restrictions (to be recorded with this document). Failure by Developer, the Association, or by any owner to enforce any covenant or restriction herein contained shall in no event be deemed a waiver of the right to do so thereafter.

4.5 Assignability. The Developer, his heirs and assigns, notwithstanding any other provisions herein to the contrary, shall at all times have the right to fully transfer, convey and assign all of his right, title and interest under this Declaration, provided that such transferee, grantee or assignee shall take such rights subject to all provisions and obligations contained herein.

4.6 Amendment of Restrictions. Until such time as the Developer no longer owns any of the lots, the road area or a right of way over the road area, or any abutting property, the Developer shall have the right to amend or waive the provisions set forth in this Declaration or in the Declaration of Restrictions, or the plan for any particular lot or group of

BK3520PG 022

lots. An amendment shall be effective when recorded, to the same extent as if it had been originally set forth in this Declaration or the Plan.

4.7 Subordination. No breach of any of the conditions herein contained or re-entry by reason of such breach shall defeat or render invalid the lien of any mortgage made in good faith and for the value as to the subdivision or any lot therein; provided, however, that such conditions shall be binding on any owner whose title is acquired by foreclosure, trustee's sale, or otherwise.

IN WITNESS WHEREOF, the Declarants have executed this Declaration this 24 day of March 1989.

Debra A. Fischer
Witness
for both!

Witness

Robin Tobey
ROBIN TOBEY

Barbara R. Tobey
BARBARA TOBEY

STATE OF MAINE
KENNEBEC, SS.

Date: March 24, 1989

Personally appeared the above-named Robin Tobey and Barbara Tobey and acknowledged the foregoing instrument to be their free act and deed.

Before me,

Baron Z. Pato



Notary Public

BARON Z. PATO
NOTARY PUBLIC
MAINE

RECEIVED KENNEBEC SS.

1989 MAR 24 AM 11:59

ATTEST: *Therese R. Pato*
REGISTER OF DEEDS

BK 3520 PG 023

DECLARATION OF RESTRICTIONS

005712

KNOW ALL MEN BY THESE PRESENTS that WHEREAS, we ROBIN K. TOBEY and BARBARA R. TOBEY, as joint tenants, both of China, in the County of Kennebec and the State of Maine, are the owners of certain real estate in China, in the County of Kennebec and State of Maine, conveyed to us by deed of John W. Born dated November 22, 1988, and recorded in the Kennebec County Registry of Deeds, Book 3471, Page 244.

WHEREAS, a portion of such real estate has been subdivided as shown on a plan entitled "Evergreen Acres, a development for Robin K. Tobey and Barbara R. Tobey, surveyed by Rowe and Wendell, February, 1989," which plan has been approved by the appropriate municipal officials of China, and is recorded in said Registry in Plan File # 0-89 076; and

WHEREAS, we desire to insure that the lots in the subdivision shall be developed in an attractive and compatible manner for residential and recreational uses so as to enhance the quality of life for the purchasers thereof, and to maintain the values thereof; and

WHEREAS, we desire to insure further that the development of said lots shall be accomplished so as to minimize the impact on the surrounding environment; and

WHEREAS, we do not at this time expect that the road known as Evergreen Drive as shown on said plan will be accepted by the Town of China as a town way, and we wish to establish a mechanism for maintaining the road; and

WHEREAS, to these ends we desire to impose certain restrictions on the development and use of said lots, and require that all lot owners belong to an association governing the road maintenance:

ARTICLE I. RESTRICTIONS

These restrictions are in addition to those restrictions included on the Plan of Evergreen Acres, referenced above.

1.1 Commercial Uses Prohibited. No building erected on any of said lots shall be used or occupied for any commercial purposes whatsoever, but solely for private residential purposes; PROVIDED, that this restriction shall not be construed to prevent the rental of a residential unit on any of said lots for private residential purposes, nor to prevent a lot owner from conducting a home occupation or home profession including, but not limited to a professional practice or retail sales of items created by the lot owner within the confines of the residence; PROVIDED FURTHER, that such home profession or home occupation shall be subject to the following limitations:

A. The home profession or occupation shall have the written approval of a majority members of the Owners Association. If for any reason the Owners Association is not in existence, the approval shall be by a majority of the lot owners, with one vote per lot.

B. Such home profession or home occupation shall be conducted wholly within the confines of the principal personal residence and not within an outbuilding, and not more than twenty-five percent (25%) of the floor area of the principal residential building may be used in the conduct of such home profession or occupation.

C. No more than one sign, not larger than two feet by three feet, may be erected on the lot to advertise the existence of the home profession or occupation, and such sign shall not be illuminated or electrified in any manner.

D. The lot owner shall not permit the clientele of the home profession or occupation to park within limits of the private ways shown on said plan, but only within the driveway and parking area on the lot.

1.2 Building Standards: Living Area. All buildings, of whatever type, erected on any of said lots, shall be finished in neatly applied clapboards, shingles, stone, masonry, or other similar so-called finished siding; asphalt, asbestos and tarred paper siding shall not be permitted.

BK 3520 PG 024

A. No building or structure of boxed or sheet metal construction, so-called, shall be erected on any of said lots, except portable storage sheds no larger than six (6) feet by eight (8) feet.

B. The exterior measurements of the principal residence on any of said lots shall not be less than twenty-four (24) feet by twenty-eight (28) feet exclusive of porches, breezeways, shed, exterior stairways and garages.

C. Any principal residence on any of said lots shall be substantially completed within twelve (12) months after construction thereof commences.

1.3 Maintenance. Said lots, and all improvements thereon, shall be maintained by the owner so as to present a neat and attractive appearance. Unusable automobiles, junk material, debris or hazardous materials shall not be stored or allowed to accumulate on the premises. No noxious, dangerous, offensive or unduly noisy activity of any nature, nor any activity that may be or become an annoyance or nuisance to owners of other lots, shown on said plan, shall be permitted on any of said lots.

1.4 Animals. No animals or fowl shall be bred, kept or raised for commercial purposes on any of said lots, but dogs, cats and other domestic animals regularly housed within the home may be maintained as household pets.

1.5 Mobile Homes. No house trailers or mobile homes shall be placed or maintained on any of said lots. Recreational trailers, travel trailers, travel camper, or motor home and other temporary or movable structures shall not be kept on the premises for more than a total of thirty (30) days in any calendar year without the written approval of the Association.

1.6 Developed Area Limitation. No more than 20,000 square feet on any one of said lots shall be altered from its existing natural state, whether by way of building, clearing or otherwise, except that this restriction shall not preclude a lot owner from carrying out a silviculture management program, in accordance with recognized forestry principles, designed to maintain a stand of healthy trees.

1.7 Setbacks. All buildings and structures on any of said lots shall be set back at least thirty (30) feet from the sideline of the private ways shown on said plan; and further, shall be set back at least twenty (20) feet from any other boundary line of said lot; PROVIDED, that where two (2) or more adjacent lots on said plan are owned by the same person or persons, the common boundary lines of any of said lots shall be disregarded for purposes of determining compliance with this paragraph.

1.8 Road Association and Fee. Each lot owner, except the owner of Lot 1 shall become a member of the road association for these lots and shall pay an annual share of the access road maintenance. The owner of Lot 1 shall have voting rights in the association with regard to any restrictions that pertain to that lot, but shall not be required to pay dues to the association.

1.9 Reservation of Right of Way. Robin K. Tobey and Barbara R. Tobey and their heirs and assigns, forever reserve the right to use Evergreen Drive as a right of way to land retained by them and their heirs and assigns, and shall be members of said Road Association, so long as they own a numbered lot, Lot A or any part thereof, the road area or a right of way over it, or any land abutting the subdivision.

1.10 Road Not a Town Way. The Town of China will not be held responsible for any road maintenance, plowing or sanding while the Road Association exists. Only upon acceptance by the Town of China to maintain the road as a town road would said Road Association terminate. This statement is not meant to imply that the association will ask the Town of China to accept, nor that the Town is expected to accept Evergreen Drive as a town road.

1.11 Lots Governed by Restrictions. These restrictions shall affect only Lots 1 through 7, inclusive, (and specifically do not affect Lot A) of Evergreen Acres as shown on the plan recorded in the Kennebec Registry of Deeds in Plan File # D-89076.

1.12 Road Association Agreement. A road association shall be created by separate declaration, which is to be recorded with this declaration. These restrictions are subject to the terms of the Road Association Declaration.

BK3520PG 025

1.13 Acquiescence not a Waiver. The acquiescence of the within declarants, or of any other person having an interest in any of the lots shown on said plan, to any activity in violation of the foregoing restrictions shall not be deemed a waiver of any rights which any person may have to enforce such restrictions.

1.14 Enforcement. The enforcement and revision of these restrictions is governed by the provisions contained in the Declaration of Road Owners Association, (to be recorded with this document).

IN WITNESS WHEREOF, the Declarants have executed this Declaration this 24 day of March, 1989.

Debra A. Funcher
 Witness
for both.

 Witness

Robin Tobey
 ROBIN TOBEY

Barbara R. Tobey
 BARBARA TOBEY

STATE OF MAINE
 KENNEBEC, SS.

Date: March 24, 1989

Personally appeared the above-named Robin Tobey and Barbara Tobey and acknowledged the foregoing instrument to be their free act and deed.

Before me,

Jonathan P. Pratt



Notary Public

SUBSCRIBED AND
 SWORN TO before me
 this 24th day of March, 1989
 at Kennebec, Maine

RECEIVED KENNEBEC SS.

1989 MAR 24 AM 11:59

ATTEST: *Therese R. Quinn*
 REGISTER OF DEEDS

BK 3471 PG 244
WARRANTY DEED
Joint Tenancy
Maine Statutory Short Form

TRANSFER
TAX
PAID

Know all Men by these Presents,

That John W. Born, formerly of China, County of Kennebec,
State of Maine, now of 028767
of Santa Barbara, County of Santa Barbara, State of California
being unmarried, for consideration paid, grant to Robin K. Tobey and
Barbara R. Tobey, as joint tenants, both

of China, County of Kennebec, State of Maine
whose mailing address is Parmenter Hill, China, Maine 04358

with warranty covenants as joint tenants the land in China, County of Kennebec
State of Maine, described as follows:

To wit: all that portion of the premises conveyed by John Born
and Nancy Paige Smith to Frank E. Southard, Jr., Trustee by deed
dated May 8, 1979, recorded in the Kennebec County Registry of
Deeds in Book 2203, Page 207, which lies southerly of the Tyler's
Corner Road, so-called; subject to the reservations and exceptions
therein recited.

EXCEPTING and RESERVING however, so much of the above described
premises as was conveyed by deed of the Grantor to Mayo dated
December 19, 1984, recorded in the Kennebec County Registry of
Deeds Book 2765, Page 268; but CONVEYING herewith to the Grantee,
her heirs and assigns forever the easement and right of way
excepted and reserved to the Grantor in said deed.

ALSO EXCEPTING and RESERVING so much of the above described
premises as was conveyed by the Grantor to Plummer by deed dated
November 24, 1980, recorded in the Kennebec County Registry of
Deeds Book 2344, Page 322.

For Grantor's source of title see deed of Frank E. Southard, Jr.,
Trustee, dated May 8, 1979, recorded in the Kennebec County
Registry of Deeds Book 2222, Page 304.

~~spouse of said grantor releases all rights in the premises being conveyed~~

Witness my hand and seal this 22nd day of the month of
NOVEMBER, 1988.

Signed, Sealed and Delivered

in presence of

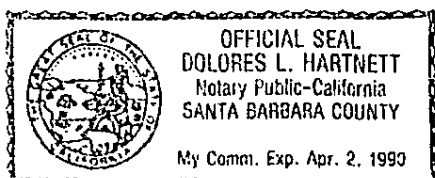
Dolores L. Hartnett v. John Born
John Born

California
State of ~~Maine~~, County of Santa Barbara ss. NOVEMBER 22, 1988

Then personally appeared the above named John Born

and acknowledged the foregoing instrument to be his free act and deed.

Before me,



Dolores L. Hartnett
Attorney at Law Notary Public
Printed Name: DOLORES L. HARTNETT

RECEIVED KENNEBEC SS.
1988 DEC -6 AM 11:56
ATTN: Maine County Register of Deeds



TOWN OF CHINA
571 LAKEVIEW DR
CHINA, ME 04358-5305
 Telephone/Fax: 207-445-2014 x3
 Email: info@chinamaine.org
www.chinamaine.org



OFFICE HOURS
 Mon 7:30AM - 4:30PM
 Tues 7:30AM - 4:30PM
 Wednesday - CLOSED
 Thurs 7:30AM - 4:30PM
 Fri 7:30AM - 4:30PM

**THIS IS THE ONLY BILL
 YOU WILL RECEIVE**

2025 REAL ESTATE TAX BILL

CURRENT BILLING INFORMATION

LAND VALUE	\$31,900.00
BUILDING VALUE	\$229,600.00
TOTAL: LAND & BLDG	\$261,500.00
FURNITURE & FIXTURES	\$0.00
MACHINERY & EQUIPMENT	\$0.00
TELECOMMUNICATIONS	\$0.00
MISCELLANEOUS	\$0.00
TOTAL PER. PROPERTY	\$0.00
HOMESTEAD EXEMPTION	\$25,000.00
OTHER EXEMPTION	\$6,000.00
NET ASSESSMENT	\$230,500.00
TOTAL TAX	\$2,696.85
LESS PAID TO DATE	\$0.00
TOTAL DUE	\$2,696.85

S380577 P0 - 1of1

1770 HUNT, MARIE D
 BURNS, JOHN S - LIFE ESTATE
 38 PATRIOTS LN UNIT 3801
 SANFORD, ME 04073-2595

ACCOUNT: 000056 RE

MIL RATE: \$11.70

LOCATION: 31 Evergreen Drive

BOOK/PAGE: B14191P1 09/25/2021

ACREAGE: 2.30

MAP/LOT: 03-006-4

Date Due	Amount Due
09/30/2025	\$1,348.43
03/31/2026	\$1,348.42

TAXPAYER'S NOTICE

Per State Law, the ownership and valuation of all real estate and personal property subject to taxation shall be fixed as of April 1st. For this tax bill, that date is April 1, 2025. This bill covers the period of time from July 1, 2025 through June 30, 2026.

Interest of 7.5% per annum begins the day after each due date. The mil rate is 11.70 per \$1,000 of assessed valuation.

As a result of the money our municipality receives from the State Legislature through the State Municipal Revenue Sharing Program, Homestead Exemption reimbursement, and State Aid to Education, your property tax bill has already been reduced by 41%.

As of August 25, 2025, the Town of China does not have any outstanding bonded indebtedness.

For questions regarding changes or valuations, property assessment or other information, please call the assessor's office at 207-445-2014 extension 6 or by email at assessor@chinamaine.org. For information regarding tax amounts and payments, please contact the tax collector's office at 207-445-2014 extension 3 or by email at info@chinamaine.org.

PLEASE NOTE: If you sell this property before the taxes are paid for the entire year, you must forward this tax bill to the new owner.

CURRENT BILLING DISTRIBUTION

SCHOOL/EDUCATION	\$1,936.34	71.80%
COUNTY	\$261.86	9.71%
MUNICIPAL	\$498.65	18.49%
TOTAL	\$2,696.85	100.00%

REMITTANCE INSTRUCTIONS

Please make check or money order payable to
TOWN OF CHINA and mail to:

TOWN OF CHINA
571 LAKEVIEW DR
CHINA, ME 04358-5305

Pay online - www.chinamaine.org - subject to user fees

If a receipt is desired, please send a self-addressed, stamped envelope.

2025 REAL ESTATE TAX BILL

ACCOUNT: 000056 RE

NAME: Hunt, Marie D

MAP/LOT: 03-006-4

LOCATION: 31 Evergreen Drive

ACREAGE: 2.30

TOWN OF CHINA, 571 LAKEVIEW DR, CHINA, ME 04358-5305



INTEREST BEGINS ON 04/01/2026

DUE DATE	AMOUNT DUE	AMOUNT PAID
03/31/2026	\$1,348.42	

PLEASE REMIT THIS PORTION WITH YOUR SECOND PAYMENT

2025 REAL ESTATE TAX BILL

ACCOUNT: 000056 RE

NAME: Hunt, Marie D

MAP/LOT: 03-006-4

LOCATION: 31 Evergreen Drive

ACREAGE: 2.30

TOWN OF CHINA, 571 LAKEVIEW DR, CHINA, ME 04358-5305



INTEREST BEGINS ON 10/01/2025

DUE DATE	AMOUNT DUE	AMOUNT PAID
09/30/2025	\$1,348.43	

PLEASE REMIT THIS PORTION WITH YOUR FIRST PAYMENT

Home data report

31 Evergreen Drive, China, Kennebec County, Maine,
United States, 04358



Total Area: 1714 sq. ft

Basement: 0 sq. ft, 1st Floor: 1028 sq. ft, 2nd Floor: 686 sq. ft

Excluded: Basement 1046 sq. ft, Porch 436 sq. ft, Open to below 246 sq. ft, Walls: 211 sq. ft

Property summary

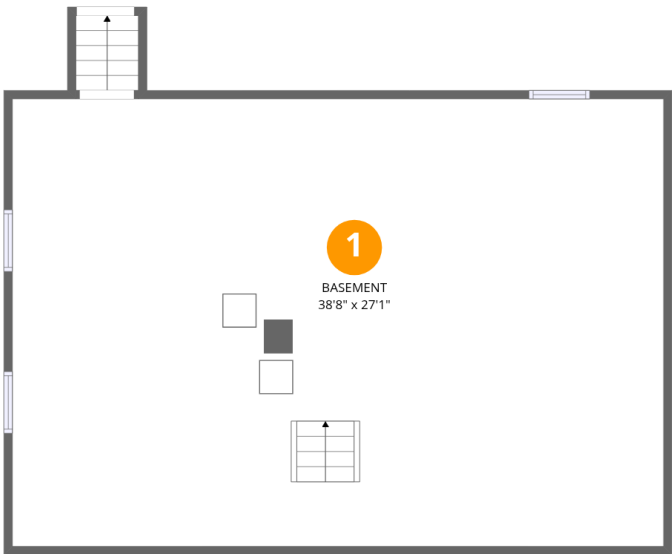
3 Floors

3 Bedrooms

2 Bathrooms

Home data report

31 Evergreen Drive, China, Kennebec County, Maine,
United States, 04358



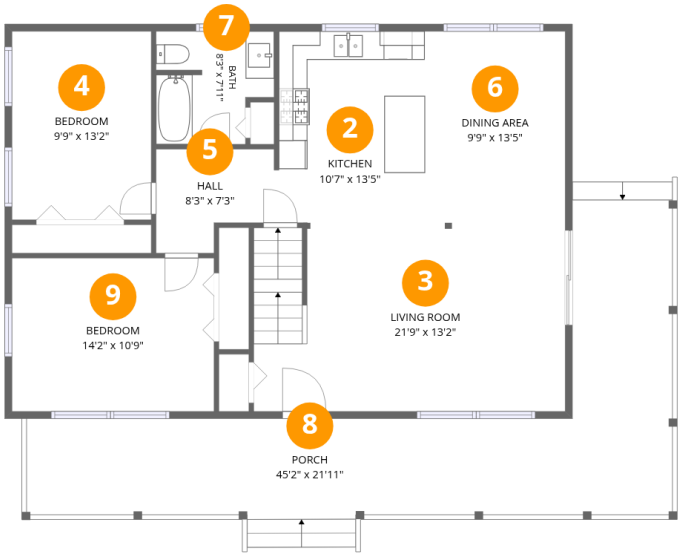
Room dimensions

Floor 1 Below grade Total:0sqft Excluded: 1046sqft

#		Dimensions	sqft	Counted as living area
1	Basement	38'8" x 27'1"	1046 sq. ft	No

Home data report

31 Evergreen Drive, China, Kennebec County, Maine,
United States, 04358



Room dimensions

Floor 2

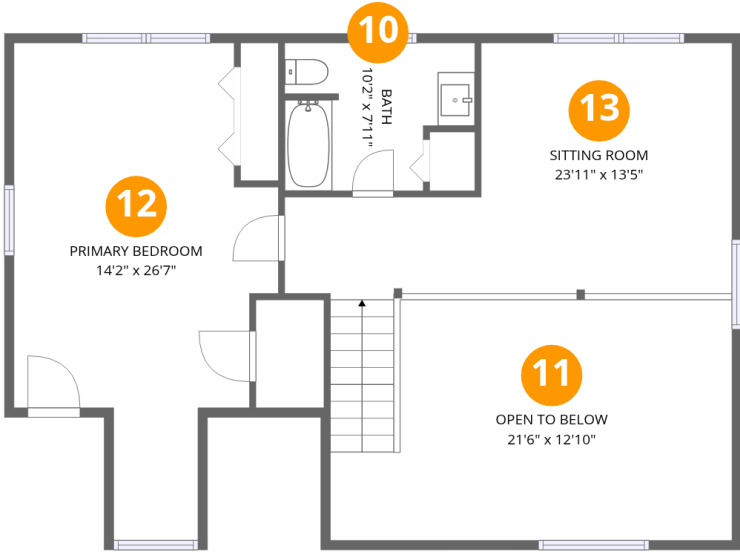
Total:1028sqft

Excluded: 436sqft

#		Dimensions	sqft	Counted as living area
2	Kitchen	10'7" x 13'5"	138 sq. ft	Yes
3	Living Room	21'9" x 13'2"	284 sq. ft	Yes
4	Bedroom	9'9" x 13'2"	128 sq. ft	Yes
5	Hall	8'3" x 7'3"	51 sq. ft	Yes
6	Dining Area	9'9" x 13'5"	131 sq. ft	Yes
7	Bath	8'3" x 7'11"	58 sq. ft	Yes
8	Porch	45'2" x 21'11"	436 sq. ft	No
9	Bedroom	14'2" x 10'9"	152 sq. ft	Yes

Home data report

31 Evergreen Drive, China, Kennebec County, Maine,
United States, 04358



Room dimensions

Floor 3 Total:686sqft Excluded: 246sqft

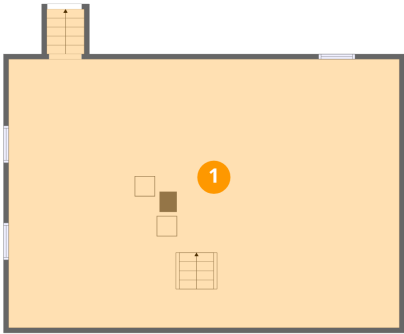
#		Dimensions	sqft	Counted as living area
10	Bath	10'2" x 7'11"	70 sq. ft	Yes
11	Open To Below	21'6" x 12'10"	246 sq. ft	No
12	Primary Bedroom	14'2" x 26'7"	280 sq. ft	Yes
13	Sitting Room	23'11" x 13'5"	271 sq. ft	Yes

Home data report

31 Evergreen Drive, China, Kennebec County, Maine,
United States, 04358



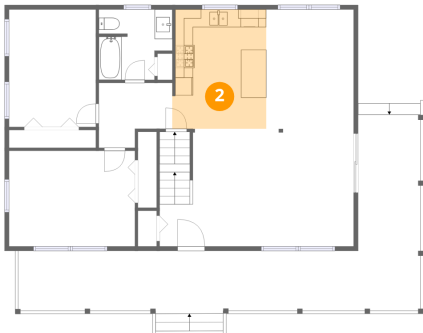
1 Floor 1 - Basement



Dimensions: 38'8" x 27'1"
Area: 1046 sq. ft
Counted as living area: No

Heated: Yes
Finished: No
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

2 Floor 2 - Kitchen



Dimensions: 10'7" x 13'5"
Area: 138 sq. ft
Counted as living area: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

Home data report

31 Evergreen Drive, China, Kennebec County, Maine,
United States, 04358



3 Floor 2 - Living Room



Dimensions: 21'9" x 13'2"
Area: 284 sq. ft
Counted as living area: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

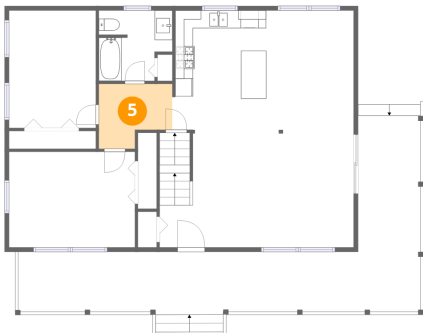
4 Floor 2 - Bedroom



Dimensions: 9'9" x 13'2"
Area: 128 sq. ft
Counted as living area: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

5 Floor 2 - Hall



Dimensions: 8'3" x 7'3"
Area: 51 sq. ft
Counted as living area: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

Home data report

31 Evergreen Drive, China, Kennebec County, Maine,
United States, 04358



6 Floor 2 - Dining Area



Dimensions: 9'9" x 13'5"
Area: 131 sq. ft
Counted as living area: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

7 Floor 2 - Bath



Dimensions: 8'3" x 7'11"
Area: 58 sq. ft
Counted as living area: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: Yes
Addition: No
Conversion: No

8 Floor 2 - Porch



Dimensions: 45'2" x 21'11"
Area: 436 sq. ft
Counted as living area: No

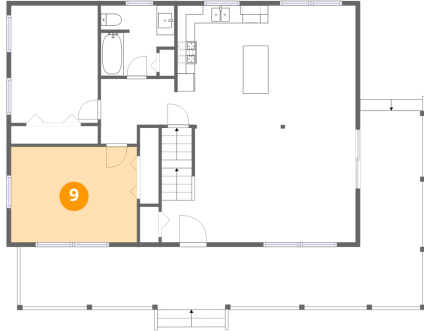
Heated: No
Finished: No
Enclosed: No
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

Home data report

31 Evergreen Drive, China, Kennebec County, Maine,
United States, 04358



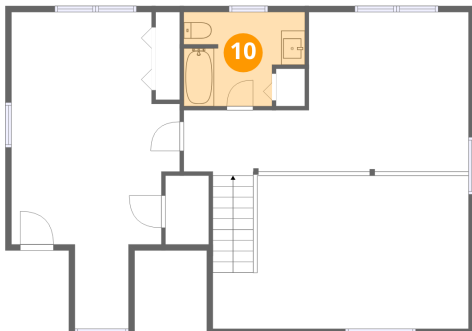
9 Floor 2 - Bedroom



Dimensions: 14'2" x 10'9"
Area: 152 sq. ft
Counted as living area: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

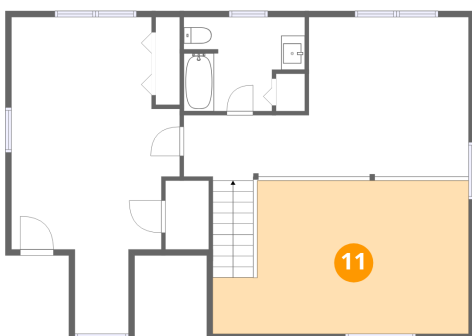
10 Floor 3 - Bath



Dimensions: 10'2" x 7'11"
Area: 70 sq. ft
Counted as living area: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: Yes
Addition: No
Conversion: No

11 Floor 3 - Open To Below



Dimensions: 21'6" x 12'10"
Area: 246 sq. ft
Counted as living area: No

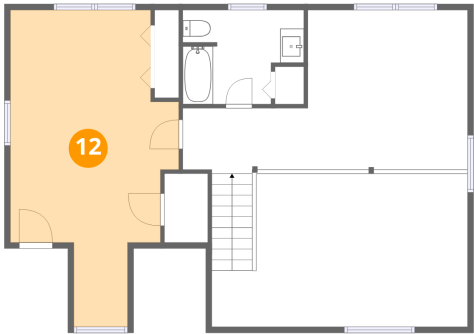
Heated: No
Finished: No
Enclosed: No
Contiguous: Yes
Permitted: No
Wet space: No
Addition: No
Conversion: No

Home data report

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United States, 04358



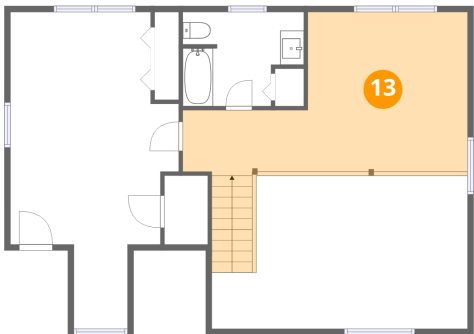
12 Floor 3 - Primary Bedroom



Dimensions: 14'2" x 26'7"
Area: 280 sq. ft
Counted as living area: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No

13 Floor 3 - Sitting Room



Dimensions: 23'11" x 13'5"
Area: 271 sq. ft
Counted as living area: Yes

Heated: Yes
Finished: Yes
Enclosed: Yes
Contiguous: Yes
Permitted: Yes
Wet space: No
Addition: No
Conversion: No