



Lakefront Home

\$250,000

90 Picnic Point Road
Brookton, Maine
04413

 United
Country
Real Estate

Lifestyle
Properties
of Maine



Welcome to the lakeside home of 90 Picnic Point Road in Brookton, Maine! This year-round accessible lakefront home in northern Washington County is a gem waiting to be discovered. With 1-floor living, a breathtaking view of the lake, and a spacious 2-car garage, this property offers a perfect blend of comfort, privacy, and ease of access.

Location

Situated in the tiny town of Brookton, the location provides a peaceful retreat while maintaining accessibility to nearby amenities. The nearest services are located in Danforth, approximately 13 miles away, offering banking and shopping options, while the city of Calais, with its hospital and city conveniences, is 45 miles away. For a taste of bigger city life or major medical needs, Bangor is within 100 miles, and Boston is just a 5-hour 15 minute, 332-mile drive. For an international expedition, Fredericton, NB, Canada, is only 90 miles away, don't forget your passport!



**SCAN THE QR
CODE TO VIEW
THE FULL
PROPERTY
DETAILS &
VIDEO!**

www.lifestylepropertiesofmaine.com



Phil McPhail

REALTOR®

(207) 290-0372

phil2@lifestylepropertiesme.com

Local Contacts

Police

Washington County Sheriff
(207) 255-3434

Fire

Danforth Fire Dept
911

Town Office

None

Tax Assessor

State of Maine
prop.tax@maine.gov

Code Enforcement

LUPC Bryan Way
(207) 485-8354
Bryan.C.Way@maine.gov

School District

East Grand School
(207) 448-2882

Proximity

Shopping

Danforth, 13± miles

City

Calais, 45± miles

Airport

Bangor, 100± miles

Interstate

Exit #227, 55± miles

Hospital

24 Hospital Lane, 45 miles

Boston, MA

332± miles (5± hours)

Nearby

Points of Interest Within 10 miles, you'll find East Grand and Spednic Lakes, boasting boat landings, beautiful landscapes, and miles of undeveloped conserved shoreline. Home of the famous Wheaton's Lodge, these lakes are renowned for fishing trophy smallmouth bass, salmon, lake trout, and brook trout.

This area of Washington County is home to an abundance of conservation lands, with more conserved acres per capita than anywhere else in Maine. The Baskhegan Land Company allows recreational access on thousands of their acres for off-trail snowmobile riding, hunting, hiking, and camping.

Grand Lake Stream, a short 32-mile drive, is an iconic fly-fishing destination and serves as a boat landing for West Grand Lake.





The Home

The 24x32 ranch-style home features two bedrooms and one bath. You will appreciate the low maintenance of the vinyl siding and metal roofing on the exterior. Enjoy the fresh air and lake views from the 8x15 screened lakeside porch where you can unwind with your favorite book or entertain your friends.

The small yet functional kitchen includes a range, refrigerator & microwave. An open living room has lake views and is cooled and partly heated by a new efficient heat pump. A full bath and a laundry closet are conveniently located between the two bedrooms and will include the washer, and dryer.

The home sets on a poured concrete foundation housing the oil furnace, on demand water heater, 200 amp electrical entrance and access to the back yard through a bulkhead entry.

The 24x32 garage not only accommodates two vehicles but also provides a second floor with exciting possibilities. Whether you envision a workshop, recreation room, or home gym, the space is ready to be tailored to your preferences.

The Land

The home is nestled on a 1-acre surveyed lot, the property boasts 154 feet of lakefront. This frontage is pleasant for swimming and deep enough for a boat to be kept on a short dock. The land is nicely level with a gentle slope to the lake. It is dotted with large eastern white pine with little underbrush to obscure the lake views.

The Lakefront

The property has 154 feet of frontage on Jackson Brook Lake. This warm water lake spans 731 acres with a maximum depth of 20 feet. The lake is minimally developed, providing a quiet & peaceful atmosphere.

Property Specifics

Trash Removal

Danforth Transfer Station

Electric Company

Eastern Maine Electric Coop

Heating Company

None

Water/Sewer

Private

Internet Provider/Speed

Consolidated



Bonus Lake

Jackson Brook Lake connects to Drake Lake by a navigable channel. This body of freshwater covers 260 acres with a maximum depth of 18 feet. This lake offers opportunities for swimming, with an even less developed shoreline to explore.

Fishing enthusiasts will appreciate the warm water species available in both lakes, including smallmouth bass and perch, making it an ideal spot for small boat adventures, paddleboarding, and kayaking. Don't Wait You have heard us say it before, properties like this are not abundantly available. Take advantage of this opportunity to own your own Maine lakefront retreat before someone else does—schedule your viewing today!





90 Picnic Point Road, Brookton

Year Built

1996

Square Foot

768±

Bedrooms

Two

Bathrooms

One

Flooring

Vinyl

Garage

Yes | 2 Spaces

LISTING PRICE

Acres 1± **\$250,000** Taxes **\$1341**

Water

Private

Sewer

Private

Roof

Metal

Heating

Baseboard | Heat Pump

Cooling

Heat Pump

View

Scenic

Zoning

Shoreland

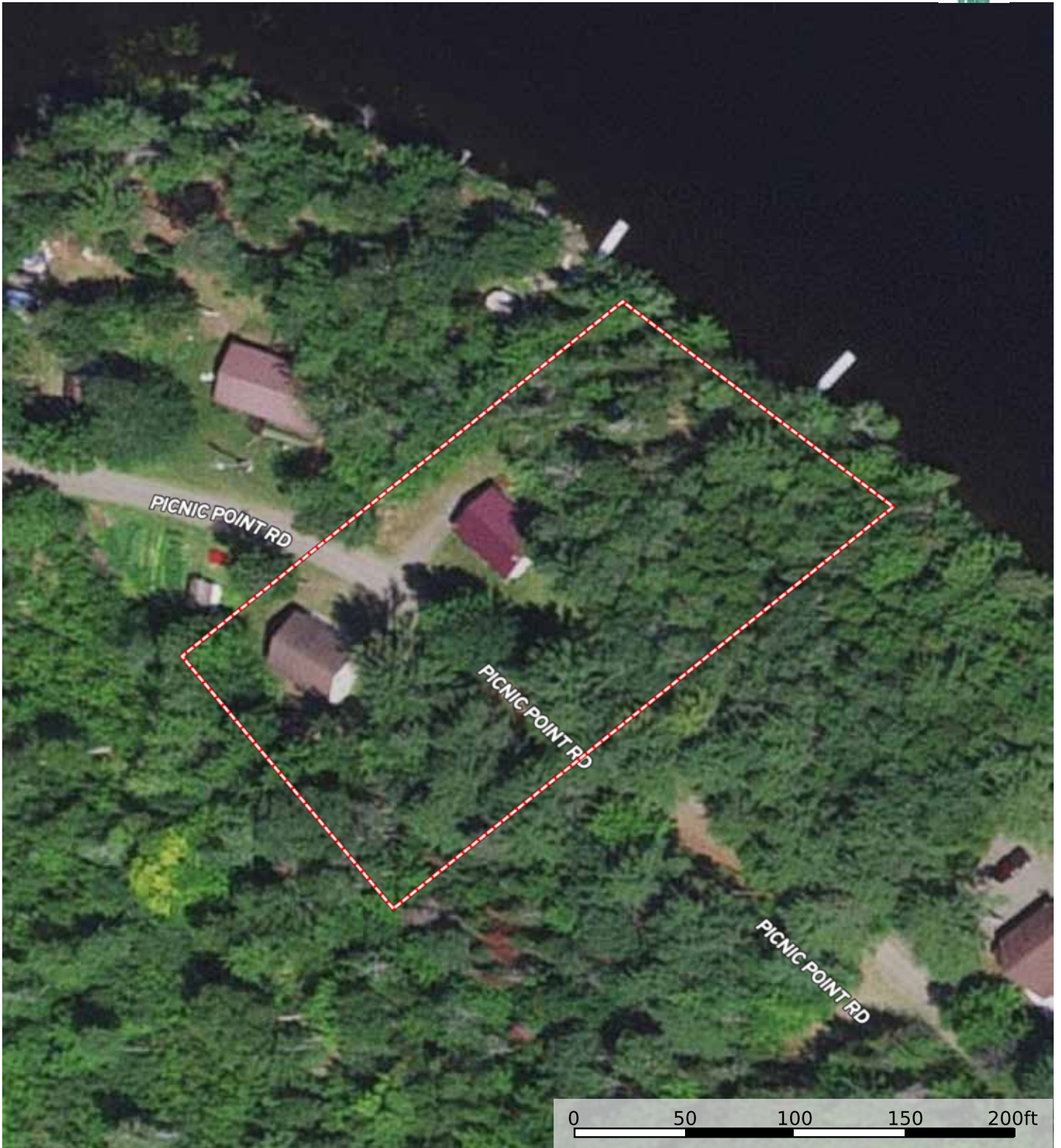
Road Frontage


Yes | 150'

Water Frontage

154' | Jackson Brook Lake


Brookton - 90 Picnic Point Rd 1 +/- acre
Washington County, Maine, 1 AC +/-



 Boundary

Brookton - 90 Picnic Point Rd 1 +/- acre
Washington County, Maine, 1 AC +/-



 Boundary

Brookton - 90 Picnic Point Rd 1 +/- acre
Washington County, Maine, 1 AC +/-



Boundary

United Country Lifestyle Properties of Maine

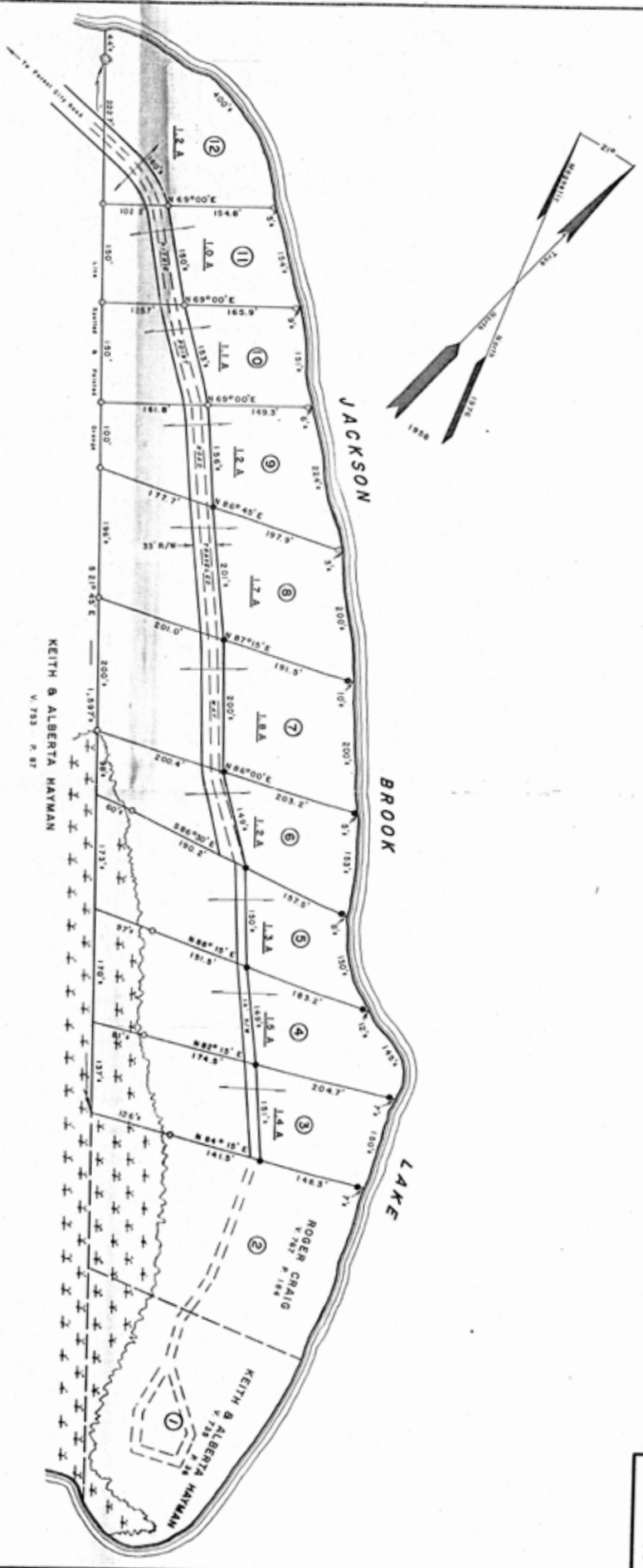
P: 800-286-6164

<https://www.lifestylepropertiesofmaine.com/>

113 West Broadway



The information contained herein was obtained from sources deemed to be reliable. Land id™ Services makes no warranties or guarantees as to the completeness or accuracy thereof.



LEGEND

- FOUND IRON NOD
- SET IRON NOD
- FOUND SPOTTED TREE
- ⊥ OPEN WASH

NOTE: Area of Lot 3 - 12.800 acres - 13.4 acres.
 Dred Reference: Part of W. 392 R. 13.
 Lots 1 & 2 were given as gifts to relatives and are not considered part of this subdivision.
 A power line follows the road way.
 Lot 13 N. 1/4 (see sheet 1422) are part of the subdivision, but no development is proposed for them.

This plat has been approved with conditions by the Maine Land Use Regulation Commission in accordance with Title 12, M.R.S.A., § 683-B and approved (as may be sold or leased) only in accordance with the terms and conditions of Subdivision Permit No. 2007-0012 which is recorded in the Registry of Deeds in Book 959, Page 80. No restrictive covenants may be recorded on any lot without a permit issued by the Land Use Regulation Commission.



SCALE: 1" = 100'

FINAL SUBDIVISION PLAT
 OF
JACKSON BROOK LAKE SUBDIVISION
 WASHINGTON COUNTY,
BROOKTON TOWNSHIP
 MAINE

ANDREWS & LANE, INC.
 SURVEY BY
 BY: *John J. Andrews*
 LINCOLN, MAINE
 DECEMBER 2, 1976



SCALE: 1" = 100'

OWNED BY
 VERNER E. CRAIG
 BROOKTON, MAINE

REGISTERED IN THE
 OFFICE OF THE CLERK OF THE
 SUPREME COURT
 DECEMBER 2, 1976
 BY: *John J. Andrews*
 LINCOLN, MAINE

By: *Samuel S. Swisher, Director*
 091-15 Head 1977

PROPERTY LOCATED AT: 90 Picnic Point Rd , Brookton, ME 04413

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: 09/02/2021 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? Arsenic in well - treatment under kitchen sink

IF PRIVATE: (Strike Section if Not Applicable):

INSTALLATION: Location: North East of home near property line
Installed by: Lord Well Drilling
Date of Installation: 1996

USE: Number of persons currently using system: 1
Does system supply water for more than one household? Yes No Unknown

Comments: Arsenic in well above the Maximum Exposure Guideline of 10 µg/l. Manganese noted.

Source of Section I information: seller

Buyer Initials _____

Seller Initials 

PROPERTY LOCATED AT: 90 Picnic Point Rd , Brookton, ME 04413

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: south of house _____ OR Unknown

Date installed: 08/25/1995 Date last pumped: 2019 Name of pumping company: Cox

Have you experienced any malfunctions? Yes No

If Yes, give the date and describe the problem: _____

Date of last servicing of tank: N/A Name of company servicing tank: None

Leach Field: Yes No Unknown

If Yes, Location: South of house

Date of installation of leach field: 1995 Installed by: Unknown

Date of last servicing of leach field: N/A 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: _____

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: None

Source of Section II information: previous owner statement and HHE -200 from Maine DHHS website

Buyer Initials _____

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Seller Initials  _____

PROPERTY LOCATED AT: 90 Picnic Point Rd , Brookton, ME 04413

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	Heat Pump	Oil FHA	Electric Baseboard	Wood Furnace
Age of system(s) or source(s)	2022	1996	1996	1980's
TYPE(S) of Fuel	Electric	oil	electricity	wood
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)	\$70/ month +/- avg	unknown disconnected		3 cord +/-
Name of company that services system(s) or source(s)	None	Dead River	none	none
Date of most recent service call	N/A	2019	N/A	
Malfunctions per system(s) or source(s) within past 2 years	None		none	none
Other pertinent information	none	previous owner disclosure		does not convey

- 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: _____
 Date chimney(s) last cleaned: _____
 Direct/Power Vent(s): Yes No Unknown
 Has vent(s) been inspected? Yes No Unknown
 If Yes, date: _____

Comments: _____

Source of Section III information: **Seller and previous owner 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? _____
 If tanks are no longer in use, have tanks been abandoned according to DEP? Yes No Unknown
 Are tanks registered with DEP? Yes No Unknown
 Age of tank(s): _____ Size of tank(s): _____
 Location: _____

Buyer Initials _____

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Seller Initials  _____

PROPERTY LOCATED AT: 90 Picnic Point Rd , Brookton, ME 04413

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

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

Comments: _____

Source of information: **seller**

B. ASBESTOS — Is there now or has there been asbestos:

As insulation on the heating system pipes or duct work? Yes No Unknown

In the ceilings? Yes No Unknown

In the siding? Yes No Unknown

In the roofing shingles? Yes No Unknown

In flooring tiles? Yes No Unknown

Other: _____ Yes No Unknown

Comments: _____

Source of information: **seller**

C. RADON/AIR - Current or previously existing:

Has the property been tested? Yes No Unknown

If Yes: Date: _____ By: _____

Results: _____

If applicable, what remedial steps were taken? _____

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

Are test results available? Yes No

Results/Comments: _____

Source of information: **seller**

D. RADON/WATER - Current or previously existing:

Has the property been tested? Yes No Unknown

If Yes: Date: _____ By: _____

Results: _____

If applicable, what remedial steps were taken? _____

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

Are test results available? Yes No

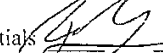
Results/Comments: _____

Source of information: **seller**

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

Comments: _____

Source of information: **seller**

Buyer Initials _____ Page 4 of 7 Seller Initials 

PROPERTY LOCATED AT: 90 Picnic Point Rd , Brookton, ME 04413

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: _____

Source of information: seller

G. OTHER HAZARDOUS MATERIALS - Current or previously existing:

TOXIC MATERIAL: Yes No Unknown

LAND FILL: Yes No Unknown

RADIOACTIVE MATERIAL: Yes No Unknown

Other: _____

Source of information: seller

Buyers are encouraged to seek information from professionals regarding any specific issue or concern.

SECTION V – GENERAL INFORMATION

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: Benefitting and encumbering right of way for access and deed covenants

Source of information: subdivision plan and 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? Association

Road Association Name (if known): Picnic Point Road Association

Buyer Initials _____

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Seller Initials  _____

PROPERTY LOCATED AT: 90 Picnic Point Rd , Brookton, ME 04413

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

Is a Forest Management and Harvest Plan available?..... Yes No Unknown
Is house now covered by flood insurance policy (not a determination of flood zone) Yes No Unknown
Equipment leased or not owned (including but not limited to, propane tank, hot water heater, satellite dish,
water filtration system, photovoltaics, wind turbines): Type: _____

Year Principal Structure Built: 1996

What year did Seller acquire property? 2020

Roof: Year Shingles/Other Installed: 1996 metal roof

Water, moisture or leakage: none

Comments: N/A

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: _____

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

If Yes, are test results available? Yes No

Comments: _____

Electrical: Fuses Circuit Breaker Other: _____ Unknown

Comments: 200 amp

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: N/A

KNOWN MATERIAL DEFECTS about Physical Condition and/or value of Property, including those that may
have an adverse impact on health/safety: Tree fell on garage. Roofing, siding and window to be repaired
pending insurance adjusting.

Comments: N/A

Source of Section V information: seller

Buyer Initials _____

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Seller Initials  _____

PROPERTY LOCATED AT: 90 Picnic Point Rd , Brookton, ME 04413

SECTION VI – ADDITIONAL INFORMATION

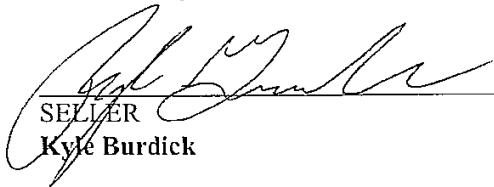
None

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.

 1/31/2024 SELLER DATE
Kyle Burdick

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



Certificate of Analysis

Attention: Kyle Burdick
PO Box 11
Brookton ME 04413

Lab ID Number: 302110419
P.O. Number: 302110419 CC
Date/Time Collected: 8/31/2021 12:00
Date/Time Received: 9/2/2021 09:00
Date Reported: 9/2/2021

Owner: Kyle Burdick
Location: 90 Picnic Pt Rd Brookton 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	✔ 1.9	250	mg/L	SM 4500Cl- E		9/1/2021 / 14:14	0.50
Fluoride	✔ 0.25	4.0	mg/L	SM 4500F E		9/1/2021 / 16:19	0.20
Nitrite-Nitrogen, Total	✔ <0.20	1	mg/L	NECi Method 1.0		9/1/2021 / 12:49	0.20
Nitrate-Nitrogen, Total	✔ <0.50	10	mg/L	NECi Method 1.0		9/1/2021 / 12:58	0.50
Arsenic, Total	✘ 10.6	10.0	µg/L	EPA 200.8	9/1/2021 / 15:00	9/2/2021 / 10:30	1.000
<p>*This sample is at or above the MCL of 10.0 µg/L of Arsenic established by the USEPA and the MEG of 10 µg/L of Arsenic established by the MECDC. This sample is out of USEPA compliance for public drinking water systems. See Notation 1 and Notation 2.</p>							
Lead Total	✔ <1.000	15.0	µg/L	EPA 200.8	9/1/2021 / 15:00	9/2/2021 / 10:30	1.000
Uranium Total	✔ 7.18	30	µg/L	EPA 200.8	9/1/2021 / 15:00	9/2/2021 / 10:30	1.000
Copper Total	✔ <0.001	1.3	mg/L	EPA 200.8	9/1/2021 / 15:00	9/2/2021 / 10:30	0.001
Iron Total	✔ <0.050	0.3	mg/L	EPA 200.8	9/1/2021 / 15:00	9/2/2021 / 10:30	0.050
Manganese Total	⚠ 0.277	.05	mg/L	EPA 200.8	9/1/2021 / 15:00	9/2/2021 / 11:43	0.002
<p>A 1/2 dilution was performed in order to bring the concentration of Manganese Total into the calibration range. The reporting limit has been adjusted accordingly.</p>							
<p>*This sample is at or above the SMCL of 0.05 mg/L of Manganese established by the USEPA and at or below the MEG of 0.3 mg/L of Manganese established by the MECDC. See Notation 1 and Notation 3.</p>							
Sodium Total	✔ 19.2		mg/L	EPA 200.8	9/1/2021 / 15:00	9/2/2021 / 10:30	0.001
Hardness by calculation	140		mg/L	SM 2340B	9/1/2021 / 15:00	9/2/2021 / 10:30	10
Calcium, Total	37.8		mg/L	EPA 200.8	9/1/2021 / 15:00	9/2/2021 / 10:30	1.000
Magnesium, Total	10.4		mg/L	EPA 200.8	9/1/2021 / 15:00	9/2/2021 / 10:30	1.000
pH Electrometric	✔ 7.62	6.5 to 8.5	stu@25C	EPA 150.1		9/1/2021 / 14:06	2.0
Total Coliform Colilert18	✔ Absent		/100mL	SM9223B	9/1/2021 / 16:37	9/2/2021 / 11:02	0
E.Coli - Colilert Presence/Absent	✔ Absent	Absent	/100mL	SM9223B	9/1/2021 / 16:37	9/2/2021 / 11:02	0

Comments:

✘ For the above tests only, this water does not meet EPA Limits. See specific comments above.



Certificate of Analysis

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/eohp/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 Bushovar, Laboratory Technical Director

9/2/2021

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.



SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Division of Health Engineering
(207)289-3826

PROPERTY ADDRESS	
Town Or Plantation	<u>Brockton</u>
Street	<u>Jackson Brook Lake Subdivision</u>
Subdivision Lot #	<u>Lot 11 Picnic Point Rd</u>
PROPERTY OWNERS NAME	
Last: <u>Albert</u>	First: <u>Robert L</u>
Applicant Name:	
Mailing Address of Owner/Applicant (If Different)	<u>52 Vesta Dr Caribou Me 04736</u>
Owner/Applicant Statement	
I certify that the information submitted is correct to the best of my knowledge and understand that any falsification is reason for the Local Plumbing Inspector to deny a Permit.	
Signature of Owner/Applicant	Date

Date Permit Issued: <u>8-23-95</u>	FEE: <u>160</u>	Scale Fee Charged
Local Plumbing Inspector Signature: <u>[Signature]</u>		L.P.I. # <u>2264</u>

Caution: Inspection Required
I have inspected the installation authorized above and found it to be in compliance with the Subsurface Wastewater Disposal Rules

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PERMIT INFORMATION

<p>THIS APPLICATION IS FOR:</p> <ol style="list-style-type: none"> <input checked="" type="checkbox"/> NEW SYSTEM <input type="checkbox"/> REPLACEMENT SYSTEM <input type="checkbox"/> EXPANDED SYSTEM <input type="checkbox"/> EXPERIMENTAL SYSTEM <p>SEASONAL CONVERSION to be completed by the LPI</p> <ol style="list-style-type: none"> <input type="checkbox"/> SYSTEM COMPLIES WITH RULES <input type="checkbox"/> CONNECTED TO SANITARY SEWER <input type="checkbox"/> SYSTEM INSTALLED - P# _____ <input type="checkbox"/> SYSTEM DESIGN RECORDED AND ATTACHED <p>IF REPLACEMENT SYSTEM: YEAR FAILING SYSTEM INSTALLED _____</p> <p>THE FAILING SYSTEM IS:</p> <ol style="list-style-type: none"> <input type="checkbox"/> BED <input type="checkbox"/> CHAMBER <input type="checkbox"/> TRENCH <input type="checkbox"/> OTHER _____ <p>SIZE OF PROPERTY: <u>1.0A</u> ZONING: <u>Shoreland</u></p>	<p>THIS APPLICATION REQUIRES:</p> <ol style="list-style-type: none"> <input checked="" type="checkbox"/> NO RULE VARIANCE <input type="checkbox"/> NEW SYSTEM VARIANCE Attach New System Variance Form <input type="checkbox"/> REPLACEMENT SYSTEM VARIANCE Attach Replacement System Variance Form <ol style="list-style-type: none"> <input type="checkbox"/> Requiring Local Plumbing Inspector Approval <input type="checkbox"/> Requires State and Local Plumbing Inspector Approval <input type="checkbox"/> MINIMUM LOT SIZE VARIANCE <p>DISPOSAL SYSTEM TO SERVE:</p> <ol style="list-style-type: none"> <input checked="" type="checkbox"/> SINGLE FAMILY DWELLING <input type="checkbox"/> MODULAR OR MOBILE HOME <input type="checkbox"/> MULTIPLE FAMILY DWELLING <input type="checkbox"/> OTHER _____ SPECIFY _____ 	<p>INSTALLATION IS:</p> <p>COMPLETE SYSTEM</p> <ol style="list-style-type: none"> <input checked="" type="checkbox"/> NON-ENGINEERED SYSTEM <input type="checkbox"/> PRIMITIVE SYSTEM (Includes Alternative Toilet) <input type="checkbox"/> ENGINEERED (+ 2000 gpd) <p>INDIVIDUALLY INSTALLED COMPONENTS:</p> <ol style="list-style-type: none"> <input type="checkbox"/> TREATMENT TANK (ONLY) <input type="checkbox"/> HOLDING TANK _____ GAL <input type="checkbox"/> ALTERNATIVE TOILET (ONLY) <input type="checkbox"/> NON-ENGINEERED DISPOSAL AREA (ONLY) <input type="checkbox"/> ENGINEERED DISPOSAL AREA (ONLY) <input type="checkbox"/> SEPARATED LAUNDRY SYSTEM <p>TYPE OF WATER SUPPLY <u>Drilled Well</u></p>
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DESIGN DETAILS (SYSTEM LAYOUT SHOWN ON PAGE 3)

<p>TREATMENT TANK</p> <ol style="list-style-type: none"> <input checked="" type="checkbox"/> SEPTIC <input checked="" type="checkbox"/> Regular <input type="checkbox"/> Low Profile <input type="checkbox"/> AEROBIC <p>SIZE: <u>1000</u> GALS</p>	<p>WATER CONSERVATION</p> <ol style="list-style-type: none"> <input checked="" type="checkbox"/> NONE <input type="checkbox"/> LOW VOLUME TOILET <input type="checkbox"/> SEPARATED LAUNDRY SYSTEM <input type="checkbox"/> ALTERNATIVE TOILET SPECIFY _____ 	<p>PUMPING</p> <ol style="list-style-type: none"> <input type="checkbox"/> NOT REQUIRED <input checked="" type="checkbox"/> MAY BE REQUIRED (DEPENDENT ON TREATMENT TANK LOCATION AND ELEVATION) <input type="checkbox"/> REQUIRED <p>DOSE: _____ GALS</p>	<p>CRITERIA USED FOR DESIGN FLOW (BEDROOMS, SEATING, EMPLOYEES, WATER RECORDS, ETC.)</p> <p style="font-size: 2em; text-align: center;"><u>2 Bedroom</u></p>		
<p>SOIL CONDITIONS USED FOR DESIGN PURPOSES</p> <table style="width: 100%;"> <tr> <td>PROFILE: <u>3</u></td> <td>CONDITION: <u>C</u></td> </tr> </table> <p>DEPTH TO LIMITING FACTOR: <u>30</u></p>	PROFILE: <u>3</u>	CONDITION: <u>C</u>		<p>SIZE RATINGS USED FOR DESIGN PURPOSES</p> <ol style="list-style-type: none"> <input type="checkbox"/> SMALL <input type="checkbox"/> MEDIUM <input type="checkbox"/> MEDIUM-LARGE <input checked="" type="checkbox"/> LARGE <input type="checkbox"/> EXTRA LARGE 	<p>DISPOSAL AREA TYPE/SIZE</p> <ol style="list-style-type: none"> <input checked="" type="checkbox"/> BED <u>800</u> Sq Ft <input type="checkbox"/> CHAMBER _____ Sq Ft (REGULAR) H 20 <input type="checkbox"/> TRENCH _____ Linear Ft <input type="checkbox"/> OTHER _____
PROFILE: <u>3</u>	CONDITION: <u>C</u>				

SITE EVALUATOR STATEMENT

On 7-1-95 (date) I conducted a site evaluation for this project and certify that the data reported is accurate. The system I propose is in accordance with the Subsurface Wastewater Disposal Rules.

[Signature] 145 7-17-95
 Site Evaluator Signature SE# Date

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

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

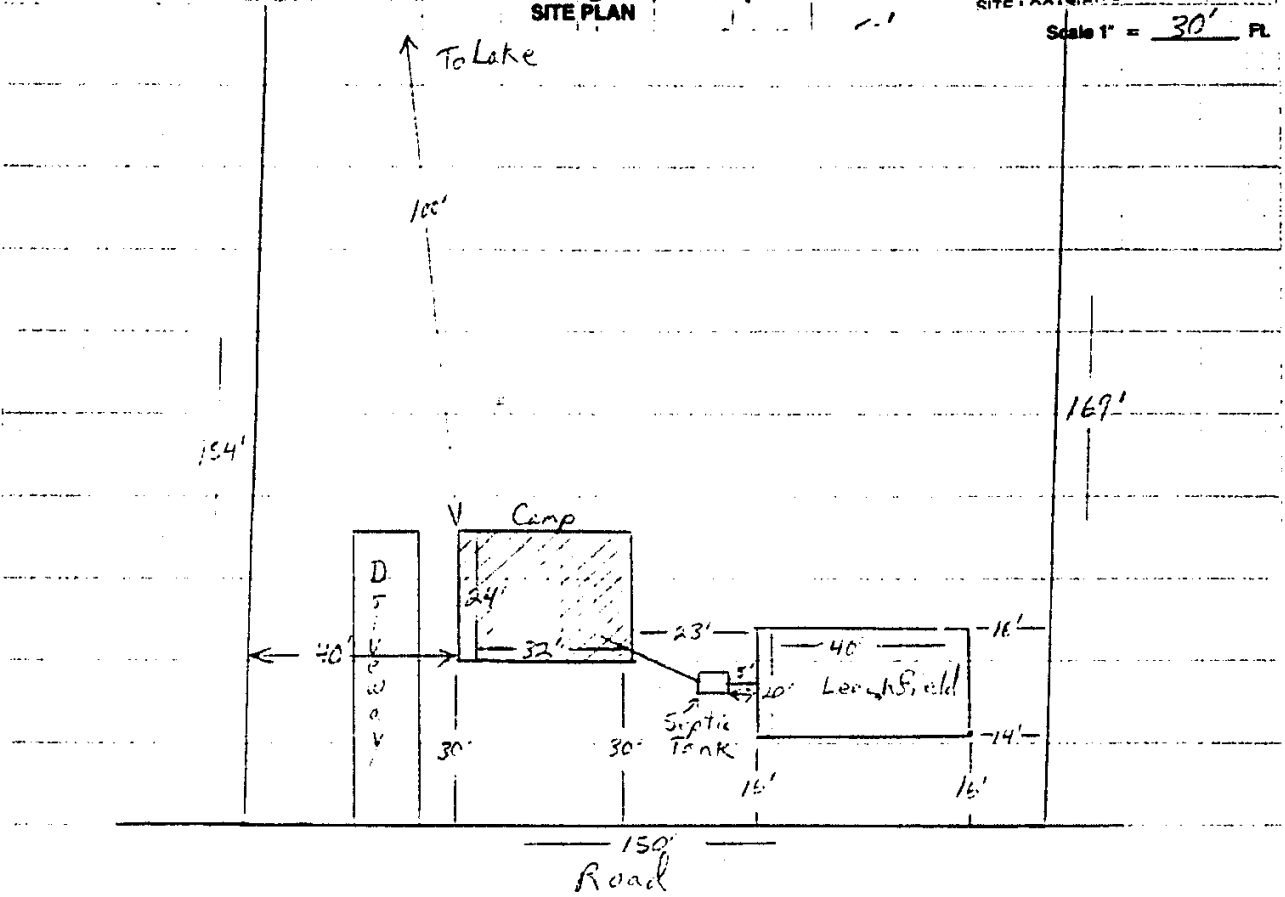
Department of Human Services
Division of Health Engineering

Town, City, Plantation
Bronkton

Street, Road, Subdivision
Picnic Point Rd
SITE PLAN

Owners Name
Robert L. Albest

Scale 1" = 30' FL



SOIL DESCRIPTION AND CLASSIFICATION

Observation Hole 2 Test Pit Boring
 * Depth of Organic Horizon Above Mineral Soil _____

DEPTH BELOW MINERAL SOIL SURFACE (Inches)	Texture	Consistency	Color	Mottling
0			Dark Brown	
6	Sandy Loam	friable	Brown	
10			Yellow	
15			Brown	
28				
30	gravelly Loam	very Firm	Light Olive Gray	Few Faint
40			Dark Gray	
50			Brown	

Soil Classification: C Condition: 6 % Slope: 30 Limiting Factor: 30

Ground Water
 Restrictive Layer
 Bedrock

Observation Hole _____ Test Pit Boring
 * Depth of Organic Horizon Above Mineral Soil _____

DEPTH BELOW MINERAL SOIL SURFACE (Inches)	Texture	Consistency	Color	Mottling
0				
6				
10				
15				
20				
25				
30				
35				
40				
45				
50				

Soil Classification: _____ Condition: _____ % Slope: _____ Limiting Factor: _____

Ground Water
 Restrictive Layer
 Bedrock

Dana Chyan
Site Evaluator Signature

145
SE#

7-17-95
Date

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Department of Human Services
Division of Health Engineering

Town, City, Plantation

Street, Road, Subdivision

Owner's Name

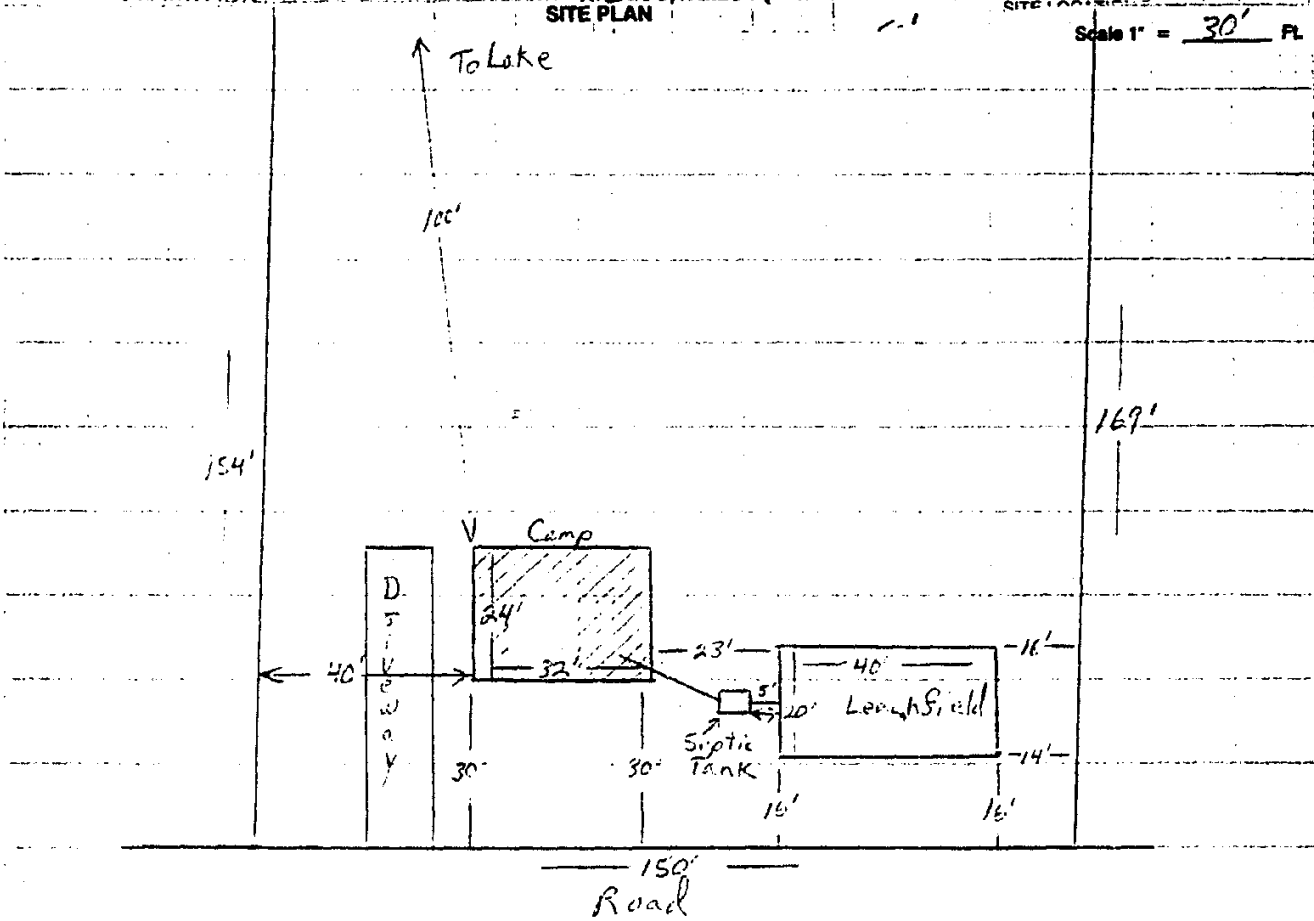
Bronkton

Picnic Point Rd

Robert L. Albest

SITE PLAN

Scale 1" = 30' Pl.



SOIL DESCRIPTION AND CLASSIFICATION

Observation Hole 2 Test Pit Boring
 Depth of Organic Horizon Above Mineral Soil _____

DEPTH BELOW MINERAL SOIL SURFACE (Inches)	Texture	Consistency	Color	Mottling
0			Dark Brown	
0-10	Sandy Loam	friable	Dark Brown	
10-20			Yellow Brown	
20-30	gravelly Loam	Very Firm	Light Olive Gray	Few faint
30-40			Dark Gray Brown	
40-50			Brown	
50-60				
60-70				
70-80				
80-90				
90-100				

Soil Classification: L C Condition
 Slope: 6%
 Limiting Factor: 30'
 Ground Water
 Restrictive Layer
 Bedrock

SOIL DESCRIPTION AND CLASSIFICATION

Observation Hole _____ Test Pit Boring
 Depth of Organic Horizon Above Mineral Soil _____

DEPTH BELOW MINERAL SOIL SURFACE (Inches)	Texture	Consistency	Color	Mottling
0				
0-10				
10-20				
20-30				
30-40				
40-50				
50-60				
60-70				
70-80				
80-90				
90-100				

Soil Classification: _____ Condition
 Slope: _____ %
 Limiting Factor: _____
 Ground Water
 Restrictive Layer
 Bedrock

D. M.

115

7-17-05

MAINE REAL ESTATE TAX-Paid

DLN: 1002040110398

WARRANTY DEED

(Maine Statutory Short Form)

KNOW ALL PERSONS BY THESE PRESENTS that **Julie A. Albert**, of Brookton, County of Washington, State of Maine for consideration paid, grants to **Kyle Burdick**, whose mailing address is P. O. Box 84, Brookton, ME 04413, with **WARRANTY COVENANTS**, the land with any buildings thereon, situated at 90 Picnic Point Road, Brookton, Maine, described as follows:

Parcel 1: A certain lot or parcel of land situated in Brookton, formerly known as Plantation Number 10, Range Number 3, in the County of Washington, State of Maine, bounded and described as follows:

Lot Number 11 of that certain subdivision plat of Jackson Brook Lake Subdivision by Andrews & Lane, Inc., of Lincoln, Maine, recorded in said Registry of Deeds in Book 959 at Page 20, which subdivision is addressed in the Land Use Regulation Commission Subdivision Permit No. 3007 September 30, 1976.

It is understood and agreed and made a part of this instrument that the following covenants will be observed strictly:

1. All camps or buildings with piped water plumbing facilities of any kind must have a septic tank not less than 500-gallon capacity, installed as recommended in the Maine Health and Welfare Brochure "Private Sewage Disposal", and all waste liquor released or disposed of in the building must be directed to the septic tank.
2. No septic tank shall be located less than 60 feet for the high-water mark of any lake, river or stream, or less amount of feet as required by any applicable law.
3. All septic tanks must have a drainage absorption trench of not less than 35 feet, and no part of this trench shall be less than sixty feet away from any lake, river or stream.
4. Any building constructed hereon must be a frame building on a solid foundation, and not less than 20' by 24'.
5. Any and all buildings served with water must have approved plumbing.
6. At no time can the property be utilized for anything other than private occupation, and the use thereof shall be compatible with private enjoyment and therefore no building or buildings erected hereon shall be in any manner commercialized or converted so as to embrace any aspect of public use.
7. It is understood and agreed that the private road referred to in the descriptions must be maintained and the Grantees herein, their heirs and assigns, assume their proportionate part of the upkeep of said road, but not to the exclusion of the contribution of other lot owners. It is understood, therefore, by the Grantors and the Grantees that on each subsequent sale, provision will be made for contribution by other lot owners as they may be for the upkeep and maintenance of said private road.
8. It is also understood and agreed Grantees shall pay the amount required by the Eastern Maine Electric Cooperative, Inc. for electrical power connection.
9. All of the foregoing shall be binding upon the heirs and assigns of the Grantees herein.

Parcel 2: A certain lot or parcel of land, with the buildings thereon, situate in Brockton Plantation, County of Washington, State of Maine, bounded and described as follows:

Being Lot No. 10 of the Subdivision Plat of Jackson Brook Lake Subdivision by Andrews & Lane, Inc., of Lincoln, Maine, recorded in the Washington County Registry of Deeds in Book 959, Page 20, which Subdivision is addressed in the Land Use Regulation Commission Subdivision Permit #3307 dated September 30, 1976.

This conveyance is made expressly subject to the covenants as set forth in the deed of Vurnyer Craig to George D. Craig et al dated March 21, 1977 and recorded in said Registry of Deeds in Book 965 Page 259, the terms and conditions of which are specifically incorporated herein by reference.

Being the same premises described in a deed from Erroll Stubbs and Inez C. Stubbs to Julie A. Albert and Robert L. Albert dated June 21, 1995 and recorded in the Washington County Registry of Deeds in Book 2010, Page 001, AND the same premises described in a deed from Brian Y. Craig and Jill M. Craig to Julie A. Albert and Robert L. Albert dated August 23, 1999 and recorded in the Washington County Registry of Deeds in Book 2369, Page 272. Grantor is the surviving joint tenant, Robert L. Albert having died on March 16, 2009.

Witness my hand and seal this 10 day of ^{September}~~August~~, 2020.

Witness

Julie A. Albert
Julie A. Albert

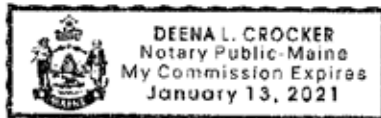
STATE OF MAINE

COUNTY OF Penobscot

September 10, 2020

Then personally appeared before me the above-named Julie A. Albert who acknowledged the foregoing instrument to be her free act and deed.

Before me,



Deena L. Crocker
Notary Public/ Attorney at Law

Printed Name
My Comm. Exp: _____



Dept. of Professional & Financial Regulation
Office of Professional & Occupational Regulation
MAINE REAL ESTATE COMMISSION

35 State House Station Augusta ME 04333-0035



REAL ESTATE BROKERAGE RELATIONSHIPS FORM

Right Now You Are A Customer

Are you interested in buying or selling residential real estate in Maine? Before you begin working with a real estate licensee it is important for you to understand that Maine Law provides for different levels of brokerage service to buyers and sellers. You should decide whether you want to be represented in a transaction (as a client) or not (as a customer). To assist you in deciding which option is in your best interest, please review the following information about real estate brokerage relationships:

Maine law requires all real estate brokerage companies and their affiliated licensees ("licensee") to perform certain basic duties when dealing with a buyer or seller. You can expect a real estate licensee you deal with to provide the following **customer-level services**:

- ✓ To disclose all material defects pertaining to the physical condition of the real estate that are known by the licensee;
- ✓ To treat both the buyer and seller honestly and not knowingly give false information;
- ✓ To account for all money and property received from or on behalf of the buyer or seller; and
- ✓ To comply with all state and federal laws related to real estate brokerage activity.

Until you enter into a written brokerage agreement with the licensee for client-level representation you are considered a "customer" and the licensee is not your agent. **As a customer, you should not expect the licensee to promote your best interest, or to keep any information you give to the licensee confidential, including your bargaining position.**

You May Become A Client

If you want a licensee to represent you, you will need to enter into a written listing agreement or a written buyer representation agreement. These agreements **create a client-agent relationship** between you and the licensee. As a client you can expect the licensee to provide the following services, **in addition to** the basic services required of all licensees listed above:

- ✓ To perform the terms of the written agreement with skill and care;
- ✓ To promote your best interests;
 - For seller clients this means the agent will put the seller's interests first and negotiate the best price and terms for the seller;
 - For buyer clients this means the agent will put the buyer's interests first and negotiate for the best prices and terms for the buyer; and
- ✓ To maintain the confidentiality of specific client information, including bargaining information.

COMPANY POLICY ON CLIENT-LEVEL SERVICES — WHAT YOU NEED TO KNOW

The real estate brokerage company's policy on client-level services determines which of the three types of agent-client relationships permitted in Maine may be offered to you. The agent-client relationships permitted in Maine are as follows:

- ✓ The company and all of its affiliated licensees represent you as a client (called "**single agency**");
- ✓ The company appoints, with your written consent, one or more of the affiliated licensees to represent you as an agent(s) (called "**appointed agency**");
- ✓ The company may offer limited agent level services as a **disclosed dual agent**.

WHAT IS A DISCLOSED DUAL AGENT?

In certain situations a licensee may act as an agent for and represent both the buyer and the seller in the same transaction. This is called **disclosed dual agency**. *Both the buyer and the seller must consent to this type of representation in writing.*

Working with a dual agent is not the same as having your own exclusive agent as a single or appointed agent. For instance, when representing both a buyer and a seller, the dual agent must not disclose to one party any confidential information obtained from the other party.

Remember!

Unless you enter into a written agreement for agency representation, you are a customer—not a client.

THIS IS NOT A CONTRACT

It is important for you to know that this form is not a contract. The licensee's completion of the statement below acknowledges that you have been given the information required by Maine law regarding brokerage relationships so that you may make an informed decision as to the relationship you wish to establish with the licensee/company.

To Be Completed By Licensee

This form was presented on (date) _____

To _____
Name of Buyer(s) or Seller(s)

by _____
Licensee's Name

on behalf of United Country Lifestyle Properties of Maine
Company/Agency

MREC Form#3 Revised 07/2006
Office Title Changed 09/2011

To check on the license status of the real estate brokerage company or affiliated licensee go to www.maine.gov/professionallicensing. Inactive licensees may not practice real estate brokerage.