

CABIN LOT

OFF-GRID | HUNTING | RECREATIONAL

Leased Land

Lot 1 Off Bear Brook Road
T25 MD, Maine

Newly Built



\$68,500

WWW.LIFESTYLEPROPERTIESOFMAINE.COM



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Scan to view the
full property details
and video!





Photography by Mayhem Media

Goin' uptah camp? Here is your spot! If you enjoy the outdoors, hunting, fishing, 4-wheeling.. or just being able to ride countless miles of dirt roads and enjoy the quiet solitude that the backwoods brings, look no further! Being able to cover miles and miles of roads winding through the woods and hundreds of acres of blueberry barrens is a Downeast tradition at its finest.

Though not on the water, this new construction, well-made camp is close to plenty of fishing spots and boasts photos of all kinds of wildlife walking past the front of the camp from the trail camera! Rocky pond is close by if you wish to swim and even being in "the woods" you are only about 45 minutes out of Machias.

This is a leased lot, camp was built in 2021, measures 16 x 24 and has a 4' wide porch across the front and an 8 x 12 screen house so you are able to enjoy the outside area without the company of the blackflies! There is a greywater system in place for the sink and shower, w/on demand hot water and an outhouse near the camp. The camp is outfitted with solar panels and an inverter & batteries, all LED lights and a 3 way refrigerator.



This is a leased lot through American Forest Management that has to be renewed every 3 years. The roads are gated off each year during mud season to protect the roads, this is roughly March 15th to May 15th. The camp has a lot of great craftsmanship evident in its woodwork! Currently the lease runs \$1320. For the 3 years and the taxes to the state for TWP 25 on the camp are \$35.50.

This is a one room camp heated with a woodstove and a propane wall heater if wanted. There is a small shower room with an on demand hot water heater. Water comes from a spring just down the hill from the camp. The camp is powered by solar panels, has the inverter and back up batteries in place. The camp does have a loft for more sleeping space if one should need it, or it would be easy to build a bunk room off the back.



**Lifestyle
Properties
of Maine**

COME SEE IT Don't miss the chance to own a piece of T25, Maine—call for more information or to schedule a showing.





This area is rich in history for years of hunting and the famous “Downeast Game War’s”, the Maine version of the “Wild West.” There are photos in the camp of about every type of Maine wildlife crossing just in front of the camp on the trail camera’s.

You can use 4 wheeler to get to many of the area streams and rivers to fish and Rocky pond is just up the road if you want to swim. You can enjoy countless miles of roads and trails over the barrens and woods.



Close enough to “pavement” to gain easy access to convince stores and larger shopping areas of Ellsworth and Bangor.

Like what you see?
Scan to subscribe
to our monthly
newsletter





LOT 1 OFF BEAR BROOK ROAD, T25 MD

PRICE	\$68,500		
TAXES	\$35.50/2024		
SQFT	384±	BUILT IN	2021

HOW FAR TO...



Shopping | Machias, 35± miles



Hospital | Downeast Community, 35± miles



Airport | Bangor, 70± miles



Interstate | Exit #182, 70± miles



City | Calais, 40± Miles



Boston | 321± miles



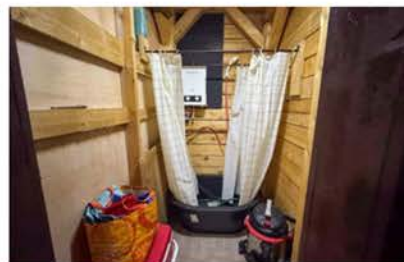
KITCHEN



LIVING ROOM



BED ROOM



BATHROOM



Janine Hawkins

BROKER | REALTOR®



207.263.9089 cell



207.794.6164 office



janine@lifestylepropertiesme.com



113 W Broadway Lincoln, ME 04457

Scan to view
Janine's bio and
other listings



Testimonial:

“Janine helped us find the perfect home. She is an expert in her field and she absolutely helped us navigate our move to Maine, and familiarized us with the area. We came to think of her as a friend. She has a genuine desire to help her clients make their new house a home. Circumstances for us have changed and we moved. Janine is now getting our listing. She is a person we feel we can trust. She is dedicated and approachable. She is professional yet friendly. No matter what your real estate need is, this is your agent. You can do no better.

She also makes good donuts.”

Joel & Lisa Purcell



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@uclifestylepropertiesme

MUNICIPAL CONTACTS

Police

911

Fire

911

Town Office

66 State House Station, Augusta

(207) 624-6250

harold.e.jones@maine.gov

M-F 7:30am to 4pm

Tax Assessor

State of Maine

Same as above

Code Enforcement

State of Maine

Same as above

PROPERTY LOCATED AT: N44 50 0.14 W67 44 42.06, TWP 25, ME 04655

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 spring

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: _____ 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? _____

IF PRIVATE: (Strike Section if Not Applicable):

INSTALLATION: Location: past camp, down the hill to the left
Installed by: owner
Date of Installation: Unknown

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

Comments: sellers cleaned spring and set a barrel in. No issues with the water supply or taste.

Source of Section I information: sellers

Buyer Initials _____ Page 1 of 8 Seller Initials MEM

PROPERTY LOCATED AT: N44 50 0.14 W67 44 42.06, TWP 25, ME 04655

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: Privey

Tank Size: 500 Gallon 1000 Gallon Unknown Other: none

Tank Type: Concrete Metal Unknown Other: none

Location: left of camp OR Unknown

Date installed: 2020 Date last pumped: 05/31/2025 Name of pumping company: none

Have you experienced any malfunctions? Yes No

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

Date of last servicing of tank: NA Name of company servicing tank: NA

Leach Field: Yes No Unknown

If Yes, Location: _____

Date of installation of leach field: _____ Installed by: _____

Date of last servicing of leach field: _____ Company servicing leach field: _____

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: seller

Buyer Initials _____

Seller Initials MEM

PROPERTY LOCATED AT: N44 50 0.14 W67 44 42.06, TWP 25, ME 04655

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	wood stove	Vented propane heart		
Age of system(s) or source(s)	unkown	new		
TYPE(S) of Fuel	wood	propane		
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)	unkown not regular use	not used		
Name of company that services system(s) or source(s)	seller	seller		
Date of most recent service call	NA	NA		
Malfunctions per system(s) or source(s) within past 2 years	none	none		
Other pertinent information				

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

Comments: **camp is new, has not had a lot of "cold weather" use**

Source of Section III information: **seller**

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 _____

Seller Initials MEM

PROPERTY LOCATED AT: N44 50 0.14 W67 44 42.06, TWP 25, ME 04655

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

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

Comments: **no tanks known to be on property**

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: **no asbestos**

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: **none**

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: **none**

Source of information: **seller**

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

Comments: **none**

Source of information: **seller**

Buyer Initials _____

Seller Initials MEM

PROPERTY LOCATED AT: N44 50 0.14 W67 44 42.06, TWP 25, ME 04655

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: none

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: none

Source of information: seller

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

SECTION V - ACCESS TO THE PROPERTY

Is the property subject to or have the benefit of any encroachments, easements, rights-of-way, leases, rights of first refusal, life estates, private ways, trails, homeowner associations (including condominiums and PUD's) or restrictive covenants? Yes No Unknown

If Yes, explain: leased lot, ROW to get to property

Source of information: seller and lease

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? lease holder

Road Association Name (if known): _____

Source of information: seller and lease

Buyer Initials _____

Seller Initials MEM

PROPERTY LOCATED AT: N44 50 0.14 W67 44 42.06, TWP 25, ME 04655

SECTION VI – FLOOD HAZARD

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

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

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

During the time the seller has owned the property:

Have any flood events affected the property? Yes No Unknown

If Yes, explain: _____

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

If Yes, explain: _____

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

If Yes, explain: _____

Has there been any flood insurance claims filed for a structure on the property? Yes No Unknown

If Yes, indicate the dates of each claim: _____

Has there been any past disaster-related aid provided related to the property or a structure on the property from federal, state or local sources for purposes of flood recovery? Yes No Unknown

If Yes, indicate the date of each payment: _____

Is the property currently located wholly or partially within an area of special flood hazard mapped on the effective flood insurance rate map issued by the Federal Emergency Management Agency on or after March 4, 2002? Yes No Unknown

If yes, what is the federally designated flood zone for the property indicated on that flood insurance rate map?

Relevant Panel Number: 2329C1330E Year: 2019 (Attach a copy)

Comments: none

Source of Section VI information: LUPC

Buyer Initials _____

Seller Initials MEM

PROPERTY LOCATED AT: N44 50 0.14 W67 44 42.06, TWP 25, ME 04655

SECTION VII - GENERAL INFORMATION

Are there any tax exemptions or reductions for this property for any reason including but not limited to: Tree Growth, Open Space and Farmland, Veteran's, Homestead Exemption, Blind, Working Waterfront?.....

Yes No Unknown

If Yes, explain: _____

Is a Forest Management and Harvest Plan available?.....

Yes No Unknown

Are there any actual or alleged violations of a shoreland zoning ordinance including those that are imposed by the state or municipality?

Yes No Unknown

If Yes, explain: _____

Equipment leased or not owned (including but not limited to, propane tank, hot water heater, satellite dish, water filtration system, photovoltaics, wind turbines): Type: none

Year Principal Structure Built: 2021 What year did Seller acquire property? 2020

Roof: Year Shingles/Other Installed: 2021

Water, moisture or leakage: none

Comments: new construction

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: no basement.

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

If Yes, are test results available? Yes No

Comments: none

Electrical: Fuses Circuit Breaker Other: _____ Unknown

Comments: solar

Has all or a portion of the property been surveyed? Yes No Unknown

If Yes, is the survey available? Yes No Unknown

Manufactured Housing - Is the residence a:

Mobile Home Yes No Unknown

Modular Yes No Unknown

Known defects or hazardous materials caused by insect or animal infestation inside or on the residential structure Yes No Unknown

Comments: none

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

Comments: none

Source of Section VII information: seller

Buyer Initials _____

Seller Initials MEM

PROPERTY LOCATED AT: N44 50 0.14 W67 44 42.06, TWP 25, ME 04655

SECTION VIII - ADDITIONAL INFORMATION

solar w/Inverter. Led lights. Grey water system. Property is gated off March 15th to May 15th due to mud season.

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.

Michael E. Murphy

05/31/2025

SELLER _____ DATE _____ SELLER _____ DATE _____
Michael Murphy

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 _____



SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Maine Dept. Health & Human Services
 Division of Health Engineering, 10 SHS
 (207) 287-5672 Fax: (207) 287-3165

PROPERTY LOCATION

City, Town, or Plantation	T25 MD BPP
Street or Road	NA
Subdivision, Lot #	

>> CAUTION: LPI APPROVAL REQUIRED <<

Town/City _____ Permit # _____
 Date Permit Issued ___/___/___, Fee:\$ _____ Double Fee Charged (_____
 L.P.I. # _____

OWNER/APPLICANT INFORMATION

Name (last, first, MI)	Murphy, Michael & Traci	<input checked="" type="checkbox"/> Owner <input type="checkbox"/> Applicant
Mailing Address of Owner/Applicant	1373 Port Road Machiasport, ME 04655	
Daytime Tel. #	207-259-6384	

Local Plumbing Inspector Signature _____

The Subsurface Wastewater Disposal System **shall not** be installed until a Permit is attached HERE 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.

Municipal Tax Map # WA008 Lot # Lot 1 Plan 1

OWNER OR APPLICANT STATEMENT

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.

CAUTION: INSPECTION REQUIRED

I have inspected the installation authorized above and found it to be in compliance with the Subsurface Wastewater Disposal Rules Application. _____ (1st) date approved

Signature of Owner or Applicant _____ Date _____

Local Plumbing Inspector Signature _____ (2nd) date approved _____

PERMIT INFORMATION

TYPE OF APPLICATION 1. First Time System <input checked="" type="checkbox"/> 2. Replacement System Type replaced: <u>sink drain</u> Year installed: <u>1960's</u> 3. Expanded System a. <25% Expansion b. >25% Expansion 4. Experimental System 5. Seasonal Conversion	THIS APPLICATION REQUIRES <input checked="" type="checkbox"/> 1. No Rule Variance 2. First Time System Variance a. Local Plumbing Inspector Approval b. State & Local Plumbing Inspector Approval 3. Replacement System Variance a. Local Plumbing Inspector Approval b. State & Local Plumbing Inspector Approval 4. Minimum Lot Size Variance 5. Seasonal Conversion Permit	DISPOSAL SYSTEM COMPONENTS 1. Complete Non-engineered System <input checked="" type="checkbox"/> 2. Primitive System (graywater & alt. toilet) <input checked="" type="checkbox"/> 3. Alternative Toilet, specify: <u>privy</u> 4. Non-engineered Treatment Tank (only) 5. Holding Tank, _____ gallons 6. Non-engineered Disposal Field (only) 7. Separated Laundry System 8. Complete Engineered System (2000 gpd or more) 9. Engineered Treatment Tank (only) 10. Engineered Disposal Field (only) 11. Pre-treatment, specify: _____ 12. Miscellaneous Components
SIZE OF PROPERTY 1/2 SQ. FT. <input checked="" type="checkbox"/> ACRES	DISPOSAL SYSTEM TO SERVE X1. Single Family Dwelling Unit, No. of Bedrooms: <u>2</u> 2. Multiple Family Dwelling, No. of Units: _____ 3. Other: _____ (specify) Current Use <input checked="" type="checkbox"/> Seasonal <input type="checkbox"/> Year Round <input type="checkbox"/> Undeveloped	TYPE OF WATER SUPPLY 1. Drilled Well 2. Dug Well 3. Private 4. Public <input checked="" type="checkbox"/> 5. Other hand carried
SHORELAND ZONING Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		

DESIGN DETAILS (SYSTEM LAYOUT SHOWN ON PAGE 3)

TREATMENT TANK 1. Concrete <u>none</u> a. Regular b. Low Profile 2. Plastic 3. Other: _____ CAPACITY: _____ GAL.	DISPOSAL FIELD TYPE & SIZE 1. Stone Bed 2. Stone Trench <input checked="" type="checkbox"/> 3. Proprietary Device <u>Eljen GSF</u> X a. cluster array c. Linear b. regular load d. H-20 load 4. Other: _____ SIZE: <u>6</u> sq. ft. X in. ft.	GARBAGE DISPOSAL UNIT <input checked="" type="checkbox"/> 1. No 2. Yes 3. Maybe If Yes or Maybe, specify one below: a. multi-compartment tank b. _____ tanks in series c. increase in tank capacity d. Filter on Tank Outlet	DESIGN FLOW <u>25</u> gallons per day BASED ON: <input checked="" type="checkbox"/> 1. Table 4A (dwelling unit(s)) 2. Table 4C (other facilities) SHOW CALCULATIONS for other facilities
SOIL DATA & DESIGN CLASS PROFILE CONDITION <u>3 / D</u> at Observation Hole # <u>TP-1</u> Depth <u>13</u> " of Most Limiting Soil Factor	DISPOSAL FIELD SIZING 1. Medium---2.6 sq. ft. / gpd <input checked="" type="checkbox"/> 2. Medium---Large 3.3 sq. ft. / gpd 3. Large---4.1 sq. ft. / gpd 4. Extra Large---5.0 sq. ft. / gpd	EFFLUENT/EJECTOR PUMP <input checked="" type="checkbox"/> 1. Not Required 2. May Be Required 3. Required Specify only for engineered systems: DOSE: _____ gallons	3. Section 4G (meter readings) ATTACH WATER METER DATA LATITUDE AND LONGITUDE at center of disposal area Lat. <u>44</u> d <u>49</u> m <u>59.90</u> s Lon. <u>67</u> d <u>44</u> m <u>43.55</u> s if g.p.s. state margin of error: <u>9'</u>

SITE EVALUATOR STATEMENT

I certify that on 9/4/20 (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).

Dana Altvater SE00366 9/6/20
 Site Evaluator Signature SE # Date

Dana Altvater (207)853-2462 daltvater@myfairpoint.net
 Site Evaluator Name Printed Telephone Number E-mail Address

Note: Changes to or deviations from the design should be confirmed with the Site Evaluator. HHE-200 Rev. 2/2011

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Department of Human Services
 Division of Health Engineering
 (207) 287-5672 Fax: (207) 287-3165

Town, City, Plantation
 T25 MB BPP

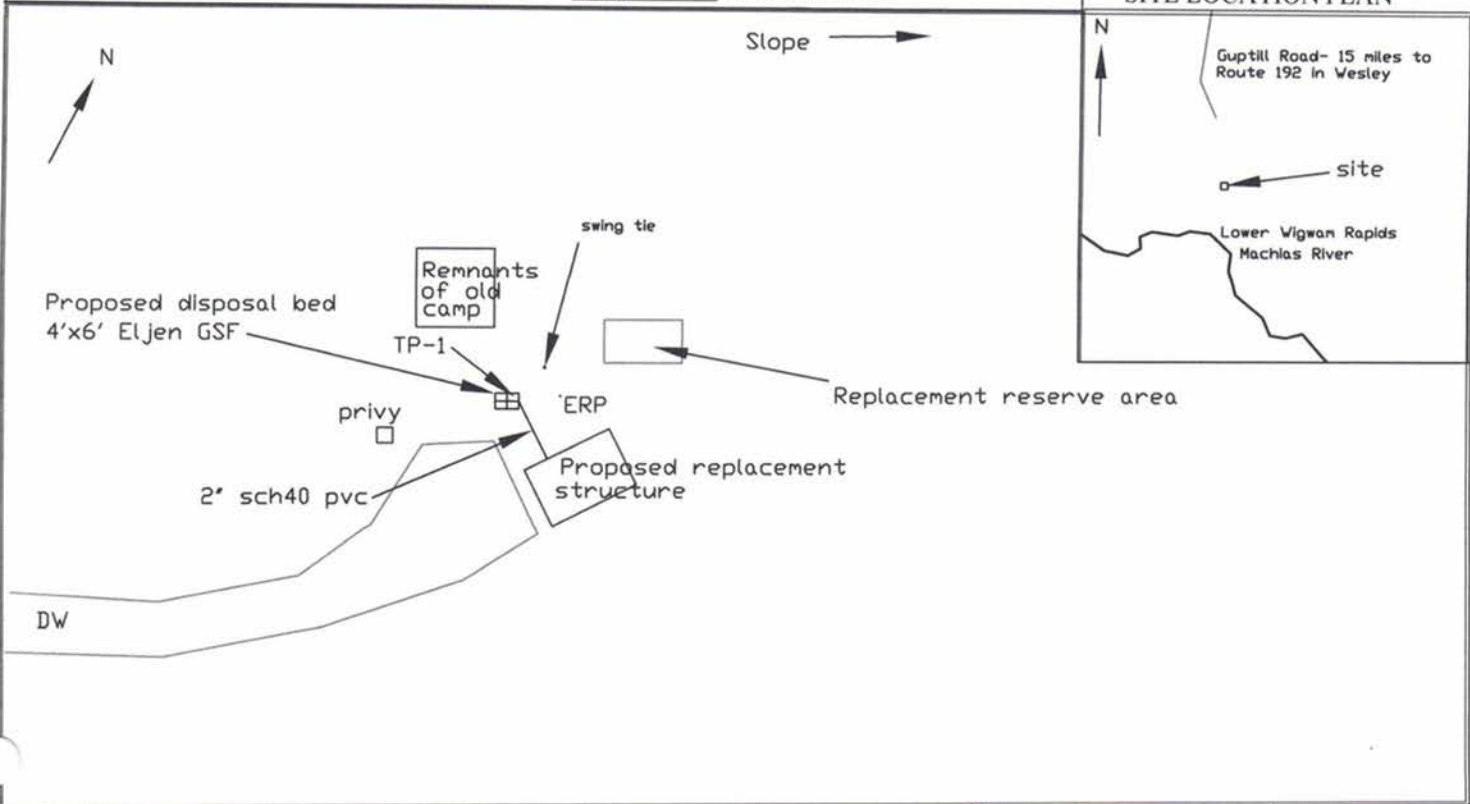
Street, Road, Subdivision
 None

Owner's Name
 Mike & Traci Murphy

SITE PLAN

Scale 1" = 50 ft. or as shown

SITE LOCATION PLAN



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

Observation Hole TP-1 Test Pit Boring
3 " Depth of Organic Horizon Above Mineral Soil

Depth Below Mineral Soil Surface (inches)	Texture	Consistency	Color	Mottling
0	Sandy Loam	Friable	Gray	none
10			Dark Ywish. Bn.	
20		Firm	Light Olive	few
30			Brown	
40				
50				

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

Depth Below Mineral Soil Surface (inches)	Texture	Consistency	Color	Mottling
0				
10				
20				
30				
40				
50				

Soil Classification <u>3 D</u> Profile Condition	Slope <u>3</u> %	Limiting Factor <u>13</u> "	<input type="checkbox"/> Ground Water <input checked="" type="checkbox"/> Restrictive Layer <input type="checkbox"/> Bedrock <input type="checkbox"/> Pit Depth
--	---------------------	--------------------------------	--

Soil Classification _____ Profile Condition	Slope _____%	Limiting Factor _____"	<input type="checkbox"/> Ground Water <input type="checkbox"/> Restrictive Layer <input type="checkbox"/> Bedrock <input type="checkbox"/> Pit Depth
---	-----------------	---------------------------	---

Dawn Altwater
 Site Evaluator Signature

SE00366
 SE #

9/6/20
 Date

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Department of Human Services
 Division of Health Engineering
 (207) 287-5672 Fax: (207) 287-3165

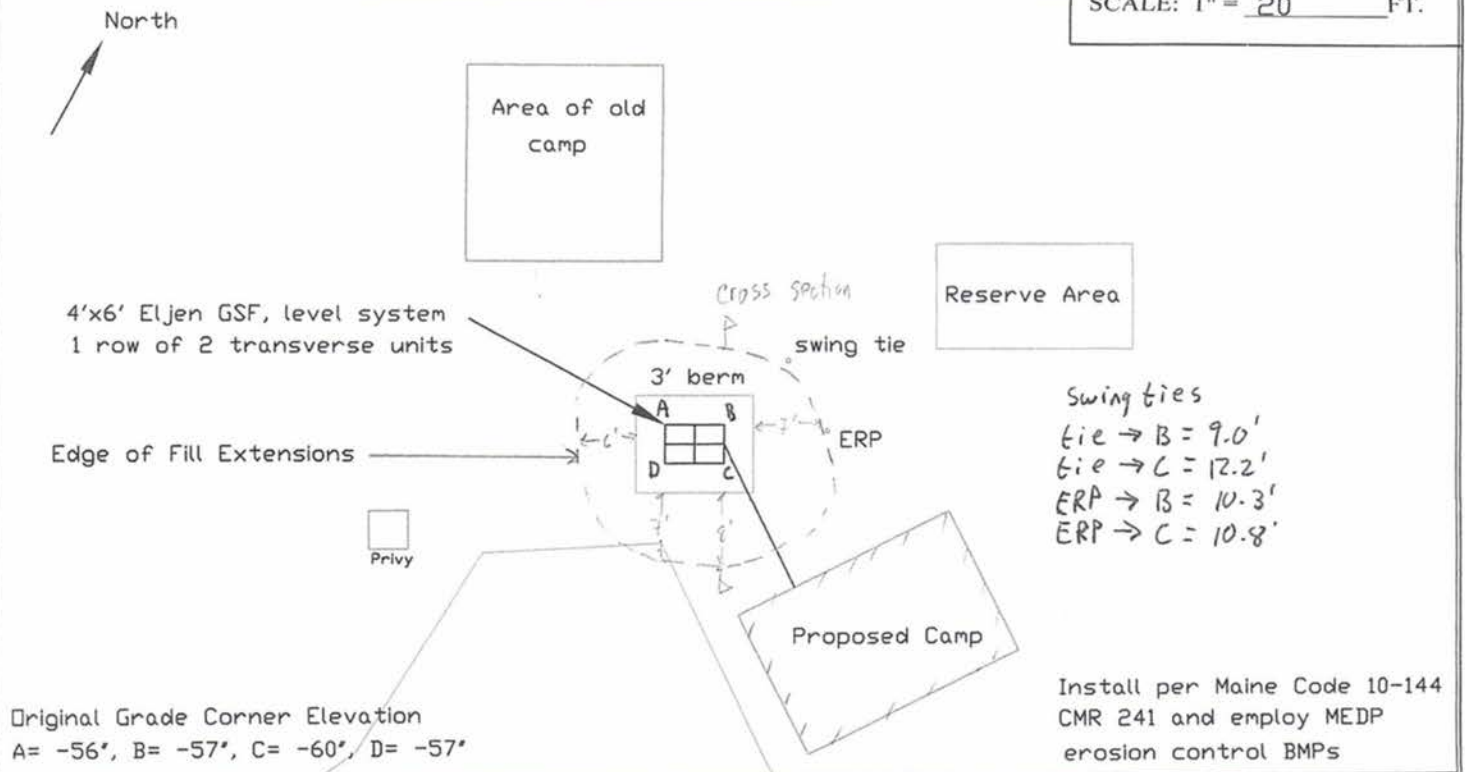
Town, City, Plantation
 T25 MD BPP

Street, Road, Subdivision
 None

Owner's Name
 Mike & Traci Murphy

SUBSURFACE WASTEWATER DISPOSAL PLAN

SCALE: 1" = 20 FT.



FILL REQUIREMENTS	CONSTRUCTION ELEVATIONS	ELEVATION REFERENCE POINT
Depth of Fill (Upslope) <u>21"/22"</u>	Finished Grade Elevation <u>-35'</u>	Location & Description: <u>Flagged nail in 7" spruce 56' up</u>
Depth of Fill (Downslope) <u>22"/25"</u>	Top of Disposal Area or Proprietary Device <u>-47'</u>	Reference Elevation: <u>0.0'</u>
	Bottom of Disposal Area <u>-54'</u>	

DISPOSAL AREA CROSS SECTION

Scale Vertical and Horizontal
 1"=5'

See page 4 of 4 for cross section. Bed is 4'x6', 2 transvers Eljen GSF (In-drains), level system. Install per manufacturers installation instructions and Maine Plumbing Code. Use 4" perf. SDR 35 pipe over units and solid 2" sch40 pvc from camp to field. Cap end(s) of 4" pipe.

Remove vegetation/organic layer & large rocks under bed and fill extensions, scarify and loosen this area to receive system sand and code backfill.

Employ MDEP erosion control measures during field construction. Loam, seed and mulch all disturbed areas to establish good grass growth.

Dana A. [Signature]

Site Evaluator Signature

SE00366

SE #

9/6/20

Date

TOWN CITY PLANTATION T25 MB BPP

STREET, ROAD, SUBDIVISION

OWNERS NAME Mike & Traci Murphy

SCALE: VERT: 1"=5' HORIZ: 1"=5'

NOTES:

1. FILL REQUIREMENTS VARY GREATLY BECAUSE OF BED LOCATION. CONTRACTOR SHALL FIELD CHECK ALL SLOPES BEFORE DETERMINING ACTUAL FILL REQUIREMENTS.
2. NOTES ON PAGE 3 OF 4 ARE HEREBY MADE PART OF THIS H&E-200 FORM.
3. THE FIRST 6" DIRECTLY BENEATH THE IN-DRAINS SHALL BE MEDIUM TO COARSE TEXTURED SAND, WITH AN EFFECTIVE SIZE OF 0.25 TO 2.0 MM, NO GREATER THAN 5% PASSING A #200 SIEVE, AND NO PARTICLES LARGER THAN 3/4 INCH OR MATERIALS MEETING THE ASTM C-33 SPECIFICATION. CONCRETE OR WASHED SAND IS A RELIABLE CHOICE. SUITABILITY OF BANK RUN SAND OR SITE DISPOSAL AREA SOIL MUST BE VERIFIED.
4. ROTO-TILL ORIGINAL SURFACE THOROUGHLY IN ALL AREAS OF THE SYSTEM INCLUDING FILL EXTENSIONS BEFORE PLACING FILL. REMOVE ALL ORGANIC LAYER IN AREA OF SYSTEM.
5. ROWS SHOULD BE LEVEL WITH A TOLERANCE OF 1/100FT.
6. SECTION SHOWN IS BASED ON AN AVERAGE EXISTING GROUND SLOPE OF 3%.

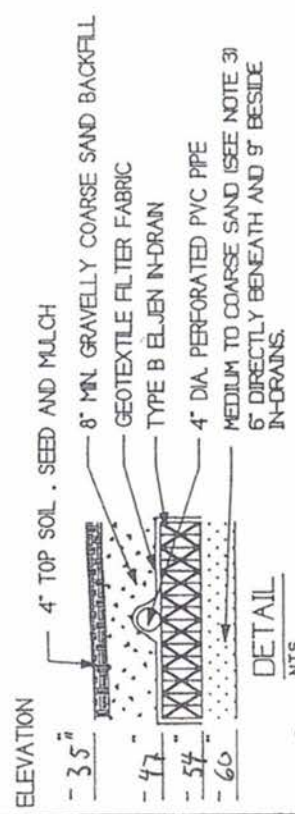
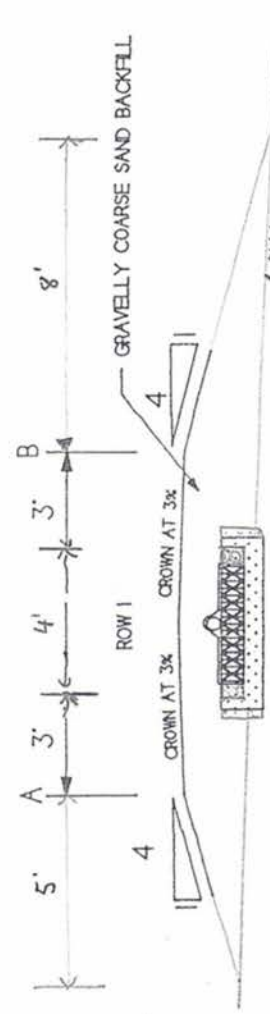
FILL REQUIREMENTS AT SECTION:
 DEPTH OF FILL (UPSLOPE) 22"
 DEPTH OF FILL (DOWNSLOPE) 25"

CONSTRUCTION ELEVATIONS:

E.R.P. REFERENCE ELEVATION IS 0"

ROW	/
FINISH GRADE	-3.5"
TOP OF DISTRIBUTION PIPE	-4.3"
BOTTOM OF IN-DRAINS	-5.4"

2 - TYPE B IN-DRAINS



Q. *[Signature]*
 SITE EVALUATOR SIGNATURE

SE00366

9-6-20 DATE



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:

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 _____
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.



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Testimonial

“We are extremely pleased with the service that we received from United Country Lifestyle Properties of Maine in marketing our farm property. They produced a very high quality video of our farm that got 63K views on their YouTube Channel that resulted in dozens of contacts from potential buyers and the eventual sale of our farm.”

Allen LeBrun, *Previous Client*