

COASTAL PROPERTY

Ocean View

**53 Carrying Place Cove
Rd, Lubec**

Building Lot For Sale



\$179,000

WWW.LIFESTYLEPROPERTIESOFMAINE.COM



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DEED

Scan to view the
full property details
and video!



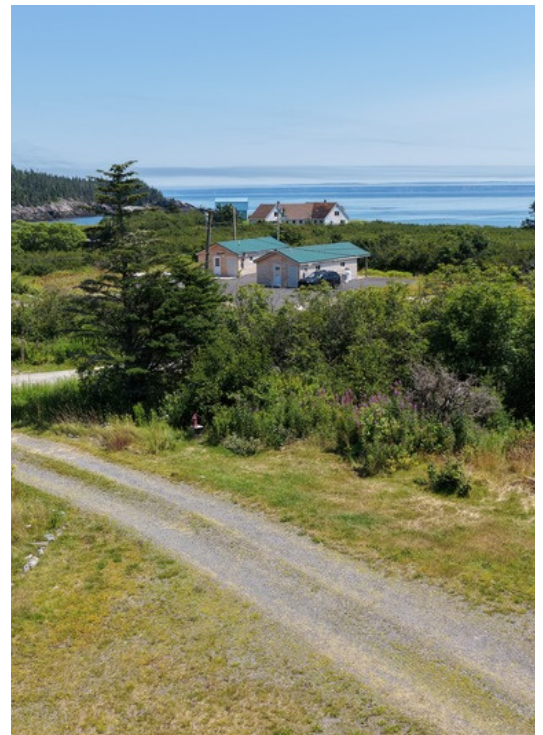


Photography by Mayhem Media

Set along the edge of Carrying Place Cove in Lubec, Maine, this rare one-acre parcel offers an exceptional combination of privacy, natural beauty, and direct access to one of the most distinctive coastal environments in the United States.

Carrying Place Cove is part of West Quoddy Head State Park — the easternmost point in the United States. Located directly across from the property, the cove provides immediate shoreline access and connects into the park's trail system. From this access point, trails lead through protected coastal land to both the West Quoddy Head Lighthouse and the park's coastal bog—a rare and unique ecosystem where plant life more commonly found in far northern climates thrives in a windswept coastal setting. This blend of oceanfront cliffs, forested trails, and bog habitat makes the area especially rich for nature exploration and birding.

The property sits in an elevated position, allowing for expansive, sweeping views spanning Lubec Channel, Carrying Place Cove, the Bay of Fundy, and Grand Manan Island. The setting offers a constant connection to the surrounding landscape, with the sound of ocean waves and frequent sightings of eagles, seabirds, and other wildlife.

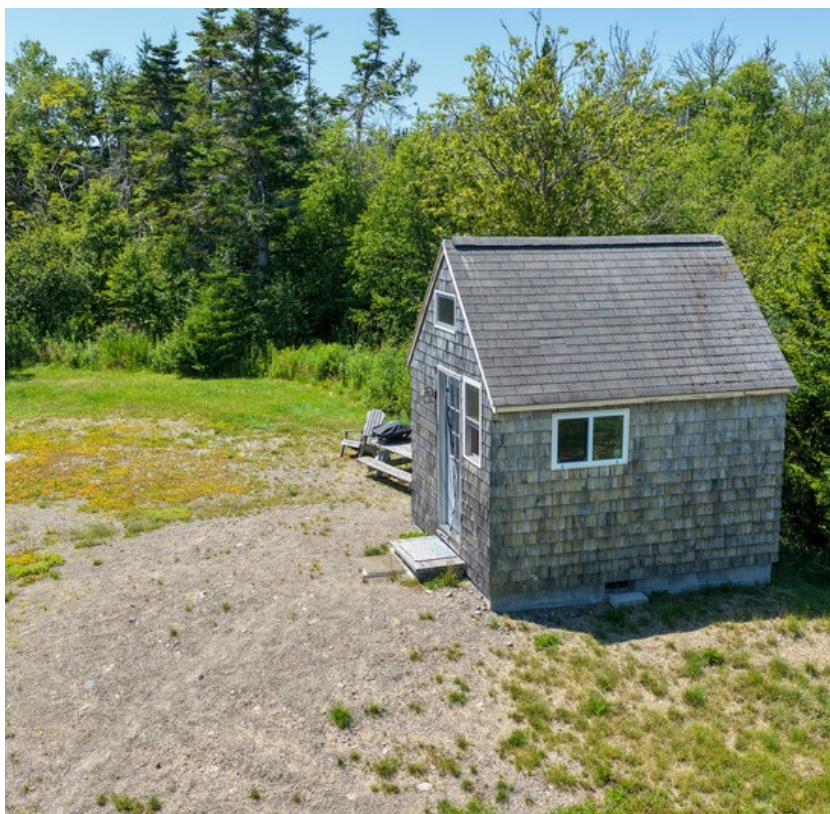


The land has been maintained with a natural approach, encouraging wildflowers, native growth, and a strong presence of local wildlife, creating a peaceful and ecologically vibrant setting.

Existing infrastructure includes a well and a newer septic system (approximately 5 years old, minimally used), providing a strong foundation for future development.

Situated on a quiet, dead-end road, this property offers both privacy and immediate access to protected coastal land, scenic trails, and one of Maine's most celebrated natural environments. This is a rare opportunity to own a build-ready parcel in a location defined by coastal beauty, ecological uniqueness, and a deep sense of tranquility.

Nestled at the easternmost point of the continental United States, Lubec, Maine, is where each new day begins. As the first community in America to greet the sunrise, this charming coastal town embodies the spirit of Maine's aptly named Sunrise County in Washington County.



**Lifestyle
Properties
of Maine**





Established in 1811 after separating from neighboring Eastport, Lubec has grown into a welcoming community of approximately 1,200 year-round residents. During the summer months, the town comes alive as visitors arrive to experience its breathtaking natural beauty, rich maritime heritage, and relaxed Downeast lifestyle.

Perhaps Lubec's most recognizable landmark is the iconic candy-striped West Quoddy Head Lighthouse, standing proudly within West Quoddy Head State Park. Perched atop dramatic cliffs overlooking the Bay of Fundy and the Atlantic Ocean, the lighthouse has become a symbol of Maine's rugged coast and offers spectacular views, scenic walking trails, and unforgettable sunrises.

Outdoor recreation is at the heart of the Lubec experience. Thousands of acres of publicly accessible conservation land invite visitors to explore miles of hiking and biking trails through forests, along rocky shorelines, and across pristine coastal landscapes. The surrounding waters provide exceptional opportunities for kayaking, canoeing, and wildlife viewing, allowing adventurers to experience the area's remarkable tides, abundant birdlife, and marine ecosystems.



Photography by Mayhem Media

Whether you're seeking outdoor adventure, peaceful coastal scenery, or the simple pleasure of watching the nation's first sunrise, Lubec offers an authentic Maine experience unlike any other. Here, where the day begins, visitors discover a place defined by natural beauty, community spirit, and a timeless connection to the sea.

One of Lubec's greatest attractions is what it doesn't have. There are no traffic lights, no shopping malls, no chain stores, and no crowded beaches. Instead, you'll find quiet roads, fresh ocean air, friendly neighbors, and a genuine sense of community.

Despite its peaceful setting, Lubec provides the essentials for everyday living, including a grocery store, restaurants, a public library, healthcare services, and a variety of local shops and businesses. The town is also connected to Campobello Island, New Brunswick, Canada, by the Franklin Delano Roosevelt International Bridge, making it easy to enjoy the unique attractions and natural beauty on both sides of the border.

While Lubec offers a welcome escape from the fast pace of city life, it's far from inaccessible. Bangor International Airport and Northern Light Eastern Maine Medical Center are just over two hours away, while Boston's Logan International Airport is approximately five and a half hours by car. Everyday shopping is available in nearby Calais, about an hour away, with additional retail options in Ellsworth. Machias, the county seat, is just 30 minutes from Lubec and offers government services, healthcare, shopping, restaurants, and other conveniences.

Whether you're searching for a year-round home, a seasonal retreat, or simply a place where life moves at a more comfortable pace, Lubec offers something increasingly rare—a welcoming coastal community where nature, history, and small-town living are still a way of life, and where every morning begins with America's first sunrise



53 CARRYING PLACE COVERD, LUBEC

PRICE

\$179,000

TAXES

\$1,115/2025

1± ACRES

ROAD FRONTAGE 165FT

HOW FAR TO...



Shopping | Machias, 30± miles



Hospital | Machias, 30± miles



Airport | Bangor, 110± miles



Interstate | I395, 107± miles



City | Calais, 49± Miles



Boston | 347± miles 5 Hours
and 47 Minutes





Debra Holmes

ASSOCIATE BROKER | REALTOR®



207.461.6473 cell



207.794.6164 office



selllubec@gmail.com



113 W Broadway Lincoln, ME 04457

**Scan to view Debra's
bio and other
listings**



Biography:

I started in the real estate business in 1996 while managing the Mom & Pop store my husband Bill and I owned. I worked my way from sales agent to associate broker to achieving my broker license in 2000. I opened Bold Coast Realty the following year and joined the United Country Real Estate family in 2006. As a native Mainer, I have been sharing my knowledge of small town coastal living for over 25 years, first in my store and then in real estate. I am committed to providing my clients and customers with individualized service; sharing with them my knowledge of the area and the processes needed to achieve their real estate goals. I received The Graduate, REALTOR® Institute (GRI) from the National Association of Realtors, this is the mark of a real estate professional who has made the commitment to provide a high level of professional services by securing a strong educational foundation. I have served in numerous capacities on the local Board of REALTORS and was voted REALTOR® of the year in 2007. I specialize in residential and vacant land sales along the Downeast Maine Coast. Within these special property types I specialize in the second home market as well as helping first time home buyers realize their dream of owning a piece of Maine.



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MUNICIPAL CONTACTS

Police

Washington County Sheriff
207-255-4422 OR 911

Fire

Lubec Fire Department
733-2341 OR 911

Town Office

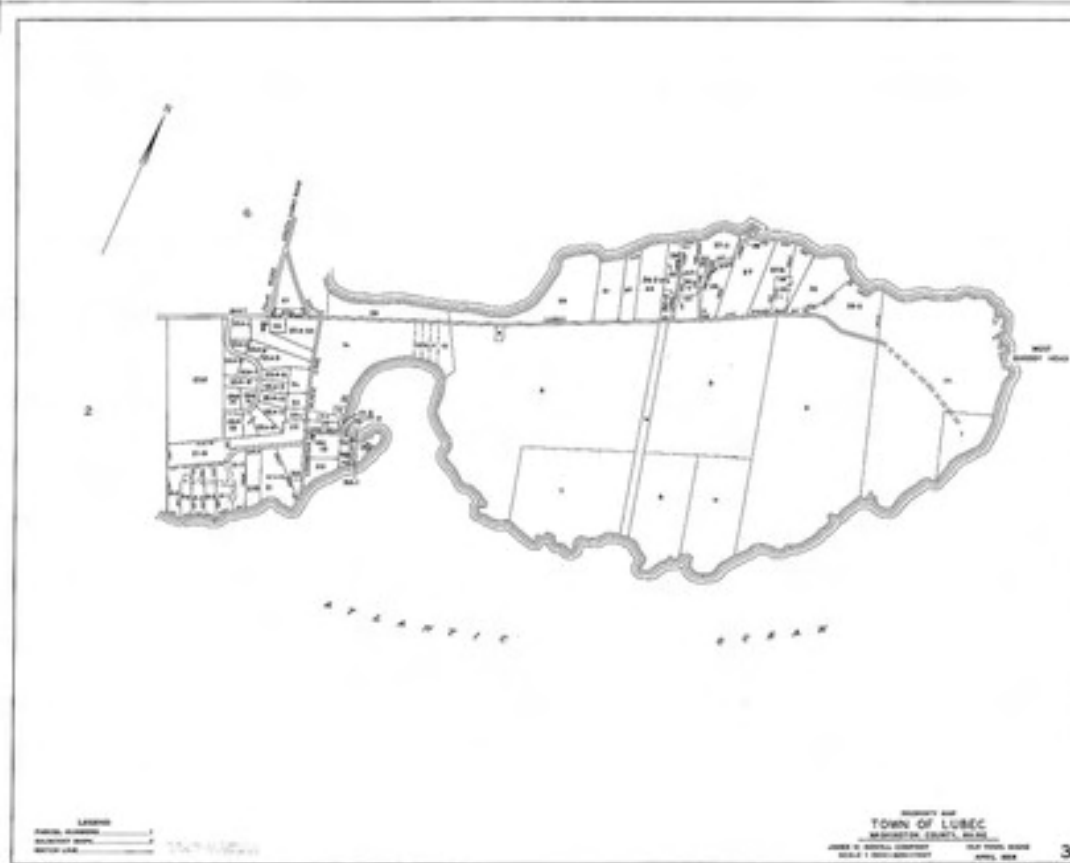
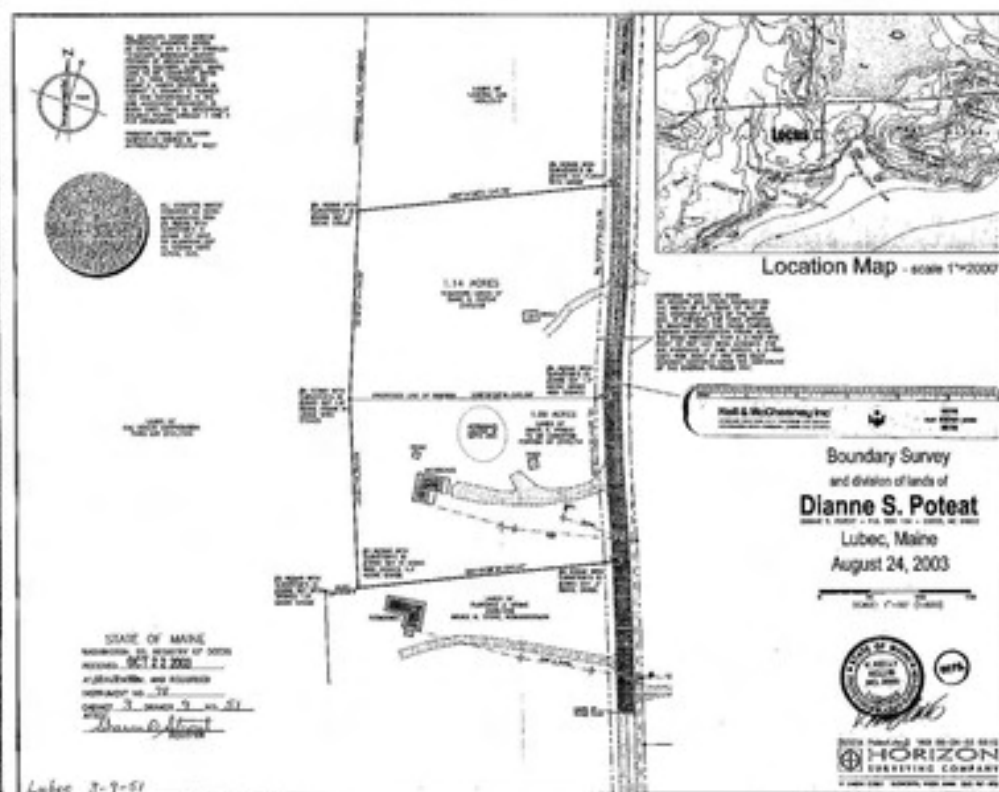
40 School Street
Lubec, Me 04652
207-733-2341
8-4
Townclerk@townoflubec.com

Tax Assessor

Marc Perry
207-460-9949
downeastassessing@gmail.com

Code Enforcement

Alex Henry
207-733-2341
lubecceo@gmail.com





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 _____
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.



Maine's #1 YouTube Channel



United Country Lifestyle Properties of Maine



@lifestyleproperties · 85.5K subscribers · 1K videos

Maine Real Estate property listings | Interested in residential, land, recreational, hunting. ...more

lifestylepropertiesofmaine.com and 4 more links



Do you need to sell your Maine property?



Scan the code to learn how to get the most money for your property, with the least amount of hassle.

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

PROPERTY LOCATED AT: 53 Carrying Place Cove, Lubec, Me 0452

PROPERTY DISCLOSURE – LAND ONLY (With Improvements)

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: _____ 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? n/a

Has the water been tested for radon? _____ ☐ Yes ☐ No

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: _____

IF PRIVATE: (Strike Section if not Applicable):

INSTALLATION: Location: left of driveway looking from Carrying Place Cove Road

Installed by: Lawrence Lord & Sons Well Drilling

Date of Installation: 2003 ?

USE: Number of persons currently using system: 1

Does system supply water for more than one household? ☐ Yes ☐ No ☐ Unknown

Comments: owner called Lords and they thought it was 2003 (cap was lost when they put pump on it)

Source of Section I information: owner

Buyer Initials _____ Page 1 of 5 Seller Initials BKK A&J

PROPERTY LOCATED AT: 53 Carrying Place Cove, Lubec, Me 0452**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 malfunction?..... ☐ Yes ☒ No

What steps were taken to remedy the problem? _____

IF PRIVATE (Strike Section if not Applicable):

Tank: ☒ Septic Tank ☐ Holding Tank ☐ Cesspool ☐ Other: _____
☐ Overboard Discharge (38 MRS Section 413(3) and (3-A))Tank Size: ☐ 500 Gallon ☒ 1000 Gallon ☐ Unknown ☐ Other: _____Tank Type: ☒ Concrete ☐ Metal ☐ Unknown ☐ Other: _____Location: Right of driveway on knoll - vent pipe visible OR ☐ UnknownDate Installed: 12/18/2021 Date last pumped: not needed Name of pumping company: _____Have you experienced any malfunctions?..... ☐ Yes ☒ No

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

Date of last servicing of tank: not need Name of company servicing tank: _____Leach Field: ☒ Yes ☐ No ☐ UnknownIf Yes, Location: front of tank on right of driveDate of installation of leach field: 01/18/2021 Installed by: Danny HallDate of last servicing of leach field: notneeded 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 system was designed for? ☒ Yes ☐ NoIf Yes, are they available? ☐ Yes ☒ NoIs System located in a Shoreland Zone?..... ☐ Yes ☒ No ☐ UnknownComments: upgraded leachfield to a Presby environmental system and replaced tank installed 2019 as it was defectiveSource of Section II information: owner

Buyer Initials _____

Page 2 of 5

Seller Initials A&J BKK

PROPERTY LOCATED AT: 53 Carrying Place Cove, Lubec, Me 0452**SECTION III – 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 ☐ UnknownIf 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 ☐ UnknownAre tanks registered with the DEP?..... ☐ Yes ☒ No ☐ Unknown

Age of tank(s): _____ Size of tank(s): _____

Location: _____

What materials are, or were, stored in the tank(s): N/AHave you experienced any problems such as leakage?..... ☐ Yes ☐ No ☐ Unknown

Comments: _____

Source of information: _____

B. OTHER HAZARDOUS MATERIALS - Current or previously existing:

TOXIC MATERIAL:..... ☐ Yes ☒ No ☐ UnknownLAND FILL:..... ☐ Yes ☒ No ☐ UnknownRADIOACTIVE MATERIAL:..... ☐ Yes ☒ No ☐ UnknownMETHAMPHETAMINE:..... ☐ Yes ☒ No ☐ UnknownComments: noneSource of information: owner**Buyers are encouraged to seek information from professionals regarding any specific issue or concern.****SECTION IV – 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 ☐ UnknownIf Yes, explain: easement for town to check on septic system due to grant given runs out 10 yrs after or at conveyanceSource of information: Suzette Francis, Town Manager, registry deeds B4865/pgs 108-109, Agent talked with townIs 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? _____

Road Association Name (if known): _____

Source of information: town and owner

Buyer Initials _____

Page 3 of 5

Seller Initials A&JBKK

PROPERTY LOCATED AT: 53 Carrying Place Cove, Lubec, Me 0452**SECTION V — 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: _____ Year: _____ (Attach a copy)

Comments: _____

Source of Section V information: _____

Buyer Initials _____

Page 4 of 5

Seller Initials _____ *BXX* *AET*

PROPERTY LOCATED AT: 53 Carrying Place Cove, Lubec, Me 0452**SECTION VI – GENERAL INFORMATION**

Are there any shoreland zoning, resource protection or other overlay zone

requirements on the property?..... ☐ Yes ☐ No ☒ Unknown

If Yes, explain: _____

Source of information: _____

Is the property the result of a division within the last 5 years (i.e. subdivision)?

☐ Yes ☒ No ☐ Unknown

If Yes, explain: _____

Source of 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, Blind, Working Waterfront?..... ☐ Yes ☒ No ☐ Unknown

If Yes, explain: _____

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

☐ Yes ☒ No ☐ Unknown

Has all or a portion of the property been surveyed?.....

☒ Yes ☐ No ☐ Unknown

If Yes, is the survey available?.....

☒ Yes ☐ No ☐ Unknown

Has the property ever been soil tested?.....

☒ Yes ☐ No ☐ Unknown

If Yes, are the results available?.....

☒ Yes ☐ No ☐ Unknown

Are mobile/manufactured homes allowed?.....

☒ Yes ☐ No ☐ Unknown

Are modular homes allowed?.....

☒ Yes ☐ No ☐ UnknownSource of Section VI information: deed owner town recordsAdditional information: noneATTACHMENTS CONTAINING ADDITIONAL INFORMATION:..... ☐ Yes ☐ No

Seller shall be responsible and liable for any failure to provide known information about property defects to Buyer. As Seller, I/we have provided the above information and represent that all information is correct.

Barbara Kathleen Kelly07/16/2026

SELLER _____ DATE

Barbara Kathleen KellyAnne Elizabeth Jackson07/16/2026

SELLER _____ DATE

Anne Elizabeth Jackson

SELLER _____ DATE

SELLER _____ DATE

I/We have read and received a copy of this disclosure 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



DUN: 10020400686002

Doc# 1060
Bk# 4632 Pg# 63**WARRANTY DEED**

KNOW ALL PERSONS BY THESE PRESENTS, that Bruce T. Kirman and M. Richelle Kirman, of Harrisburg, County of Dauphin, State of Pennsylvania,

for consideration paid,

grant to Anne Elizabeth Jackson and Barbara Kathleen Kelly, of Lubec, County of Washington, State of Maine whose mailing address is 268 South Lubec Road, Lubec, ME 04652,

with WARRANTY COVENANTS, as Joint Tenants,

A certain lot or parcel of land, together with all buildings and improvements thereon, situated in the Town of Lubec, Washington County, Maine and being more particularly described as follows:

TRANSFER TAX PAID

Beginning at a #6 rebar with surveyor's identification #2099 set .2' above grade along the westerly sideline of the Carrying Place Cove Road marking the northeast corner of land owned now or formerly by Florence J. Stone (Life Estate) and Bruce R. Stone (Remainderman) as described in the deed recorded in Book 2406, Page 348;

Thence S 84° 16' 58" W along the land owned by Stone a distance of 247.47' to a #6 rebar with surveyor's identification #2099 set in ledge with stones 1.3' above grade, said rebar marking a corner of land owned by CMJ Realty Corporation as described in the deed recorded in Book 2731, Page 310;

Thence, N 02° 09' 55" W along the land owned by CMJ Realty Corporation a distance of 190.01' to a #6 rebar with surveyor's identification #2099 set in ledge with stones 1.0' above grade;

Thence, S 89° 59' 26" E along the line of division (August 2003) and the remaining land owned by Dianne S. Poteat as described in the deed recorded in Book 2569, Page 58 a distance of 245.66' to a #6 rebar with surveyor's identification #2099 set with stones 1.5' above grade along the westerly sideline of the Carrying Place Cove Road;

Thence, in a generally southerly direction along the westerly sideline of Carrying Place Cove Road to the point of beginning bearing S 02° 41' 22" E a distance of 165.38' from the previously defined rebar.

The above-described premises contains 1.00 acre and is based upon a plan entitled "Boundary Survey and division of lands of Dianne S. Poteat" dated August 24, 2003 prepared by Horizon Surveying

Warranty Deed

20193363

Doc#: 1060
Bk: 4632 Pg: 64Received
Recorded Register of Deeds
Jan 30, 2020 02:18:26P
Washington County
Sharon D. Strout

Company, Inc., V. Kelly Bellis, PLS recorded in Cabinet 3, Drawer 9, No. 51 of the Washington County Registry of Deeds, to which further reference is expressly given.

Also conveying all of the grantors' right, title and interest within the area formed by an easterly extension of the northerly and southerly sidelines of the above described premises to the centerline of the Carrying Place Cove Road subject to the rights of the public therein and thereon.

Granting also to the Grantees herein, their heirs and assigns forever, all rights, privileges, appurtenances and easements belonging to the granted estate as intended by Title 33 M.R.S. § 773.

For source of title, reference may be had to a Deed from Judith M. Ashley Sandor Kovacs and David J. Kovacs to Bruce T. Kirman and M. Richelle Kirman, dated August 29, 2007 and recorded in the Washington County Registry of Deeds in Book 3328, Page 223.

Witness our hands and seals this 27 day of JANUARY, 2020.

[Signature]
Witness

Bruce T. Kirman
Bruce T. Kirman

[Signature]
Witness

M. Richelle Kirman
M. Richelle Kirman

STATE OF PENNSYLVANIA

County of DAUPHIN

Then personally appeared this 27 day of JANUARY, 2020 the above named Bruce T. Kirman and M. Richelle Kirman and acknowledged the foregoing instrument to be their free acts and deeds.

This record was acknowledged before me

on JANUARY 27, 2020

by BRUCE T. and M. RICHELLE KIRMAN

~~ACKNOWLEDGED~~

Before me,

Karen M. Surrels
Notary Public

KAREN M. SURRELS
Typed/printed name of Notary Public
My Commission expires: JUNE 27, 2021



SEAL

Warranty Deed

Commonwealth of Pennsylvania - Notary Seal
Karen M. Surrels, Notary Public
Dauphin County
My commission expires June 27, 2021
Commission number 1157297
Member, Pennsylvania Association of Notaries

20193365

SMALL COMMUNITY GRANT EASEMENT

KNOW ALL PERSONS BY THESE PRESENTS, That Anne E. Jackson and Barbara K. Kelly in the County of Washington and State of Maine, in consideration of one dollar (\$1.00) and other valuable consideration paid by Lubec a municipal corporation duly organized and existing under the laws of the State of Maine, in the County of Washington, the receipt whereof is hereby acknowledged, do hereby grant to the said Municipality, its successors and assigns, an easement and right to enter upon property of the Grantor situated in the Town of Lubec and to thereon construct and install a waste water treatment system on said property, with all fixtures and appurtenances necessary thereto, and to do such things on the property as are necessary for any of the above purposes. Upon completion of the installation, the Municipality is granted the right to enter the property and inspect the waste water treatment system. Should such inspection reveal that the system is not being properly maintained or is malfunctioning, and the system is not remedied within a reasonable established timeframe after the property owner has been given due notice, the Municipality shall take whatever action is required to properly maintain the system or correct the malfunction and shall assess a lien against the property until the cost of the corrective action is recovered. Said property being the same property described in Book 4632 Page 63 of Washington County Registry of Deeds.

Entry onto the Grantor(s) property for the purposes as aforesaid shall be only after such reasonable notice to the Grantor(s), his/their heirs or assigns, as is practicable, and ingress and egress is limited to the area so designated on said plan. Reserving to the Grantor(s), his/their heirs, successors and assigns, the use and enjoyment of said property for such purposes as will not interfere with this easement and right, nor the function and use of the said line or system.

The work done under this easement was partially funded by a grant from the Department of Environmental Protection. If the property is sold within four years of the date that this easement is recorded at the Registry of Deeds, the Grantor(s) shall repay a proportionate share of the grant as follows:

Term	Percent of Repayment
First Year	100%
Second Year	75%
Third Year	50%
Fourth Year	25%

Repayment shall be made to the municipality which originally received the grant.

This easement will terminate ten (10) years from the date that this easement is recorded at the Registry of Deeds.

IN WITNESS WHEREOF, the said Anne E. Jackson and Barbara K. Kelly have hereunto set Their hand and _____ seal this 18th day of Nov in the year of our Lord two thousand and twenty-one

Doc# 13152
Ek: 4865 Pg: 109

Signed, Sealed, and Delivered:

In the Presence of:

Anne Jackson
Anne Jackson
Barbara Kelly
Barbara Kelly

Renie Gray

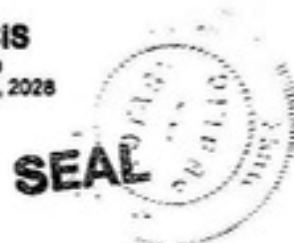
STATE OF Maine
November, 18, 2021

Personally appeared the above named Anne Jackson + Barbara Kelly
and acknowledged the foregoing instrument to be their free act and deed.

Before me,

Suzette Francis
Justice of the Peace/Notary Public

SUZETTE E. FRANCIS
Notary Public, State of Maine
My Commission Expires August 28, 2028



Received
Recorded Register of Deeds
Dec 16, 2021 03:44:58P
Washington County
Tanya C. Goy

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Maine Dept. Health & Human Services
Div. Environmental Health, 118HS
(207) 287-2070 Fax: (207) 287-4172

PROPERTY LOCATION		>> CAUTION: LPI APPROVAL REQUIRED <<	
City, Town, or Plantation	LUBEC	Town/City	Lubec
Street or Road	53 CARRYING PLACE COVE RD	Permit #	901
Subdivision, Lot #	N/A	Date Permit Issued	4/18/21
OWNER/APPLICANT INFORMATION		Fee: \$ 170.00	Double Fee Charged ☐
Name (last, first, MI)	Kelly, BARBARA; JACKSON, ANNE	Local Plumbing Inspector Signature	L.P.I. # 1200
Mailing Address of	53 CARRYING PLACE COVE RD	Fee: \$ state own fee: \$ Locally adopted fee	
Owner/Applicant	LUBEC, MAINE 04652	Copy: ☐ Owner ☐ Town ☐ State	
Daytime Tel. #	207-244-9181	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.	
OWNER/APPLICANT STATEMENT		CAUTION: INSPECTION REQUIRED	
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.		I have inspected the installation authorized above and found it to be in compliance with the Subsurface Wastewater Disposal Rules Application.	
Signature of Owner or Applicant: <u>[Signature]</u> Date: <u>11-22-21</u>		Local Plumbing Inspector Signature: <u>[Signature]</u> (1st) date approved: <u>12/16/21</u>	
		(2nd) date approved: <u>12/15/21</u>	

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>SED</u>	a. Local Plumbing Inspector Approval	3. Alternative Toilet, specify _____
Year installed: <u>200</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. 50% Expansion	Xp. 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)
1 ± SQ. FT. XACRES	1. Single Family Dwelling Unit, No. of Bedrooms: <u>2</u>	11. Pre-treatment, specify _____
SHORELAND ZONING	2. Multiple Family Dwelling, No. of Units: _____	12. Miscellaneous Components
Yes ☐ No ☒	3. Other: _____ (specify)	TYPE OF WATER SUPPLY
	Current Use Seasonal ☒ Year Round ☐ Undeveloped ☐	☒ Existing 1. Drilled Well 2. Dug Well 3. Private {
		4. Public 5. Other

DESIGN DETAILS (SYSTEM LAYOUT SHOWN ON PAGE 3)

TREATMENT TANK	DISPOSAL FIELD TYPE & SIZE	GARBAGE DISPOSAL UNIT	DESIGN FLOW
☒ 1. Concrete	1. Stone Bed 2. Stone Trench	☒ 1. No 2. Yes 3. Maybe	<u>180</u> gallons per day
Xa. Regular <u>EXISTING</u>	☒ 3. Proprietary Device	If Yes or Maybe, specify one below:	BASED ON:
b. Low Profile <u>TANK</u>	Xa. cluster array c. Linear	a. multi-compartment tank	1. Table 4A (dwelling unit(s))
2. Plastic	Xb. 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>900</u> X sq. ft. ln. ft.	d. Filter on Tank Outlet	3. Section 4G (meter readings)
SOIL DATA & DESIGN CLASS	DISPOSAL FIELD SIZING	EFFLUENT/JECTOR PUMP	ATTACH WATER METER DATA
PROFILE <u>1/C</u>	1. Medium--2.6 sq. ft. / gpd	1. Not Required	LATITUDE AND LONGITUDE
CONDITION <u>JP-1</u>	2. Medium--Large 3.3 sq. ft. / gpd	2. May Be Required	at center of disposal area
at Observation Hole # <u>JP-1</u>	☒ 3. Large--4.1 sq. ft. / gpd	☒ 3. Required	Lat. <u>44</u> d. <u>48</u> m. <u>24.1</u> s
Depth <u>2.0</u> ft	4. Extra Large--5.0 sq. ft. / gpd	Specify only for engineered systems	Lon. <u>69</u> d. <u>59</u> m. <u>1.5</u> s
of Most Limiting Soil Factor		DOSE _____ gallons	if g.p.s. state margin of error

SITE EVALUATOR STATEMENT

I certify that on 10/13/21 (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).

Dean L. Bradshaw #159 11/17/21
Site Evaluator Signature SE # Date
DEAN L. BRADSHAW 207-454-1262
Site Evaluator Name Printed Telephone Number E-mail Address

Note: Changes to or deviations from the design should be confirmed with the Site Evaluator.

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Department of Human Services
Division of Health Engineering
(207) 287-5672 FAX (207) 287-4172

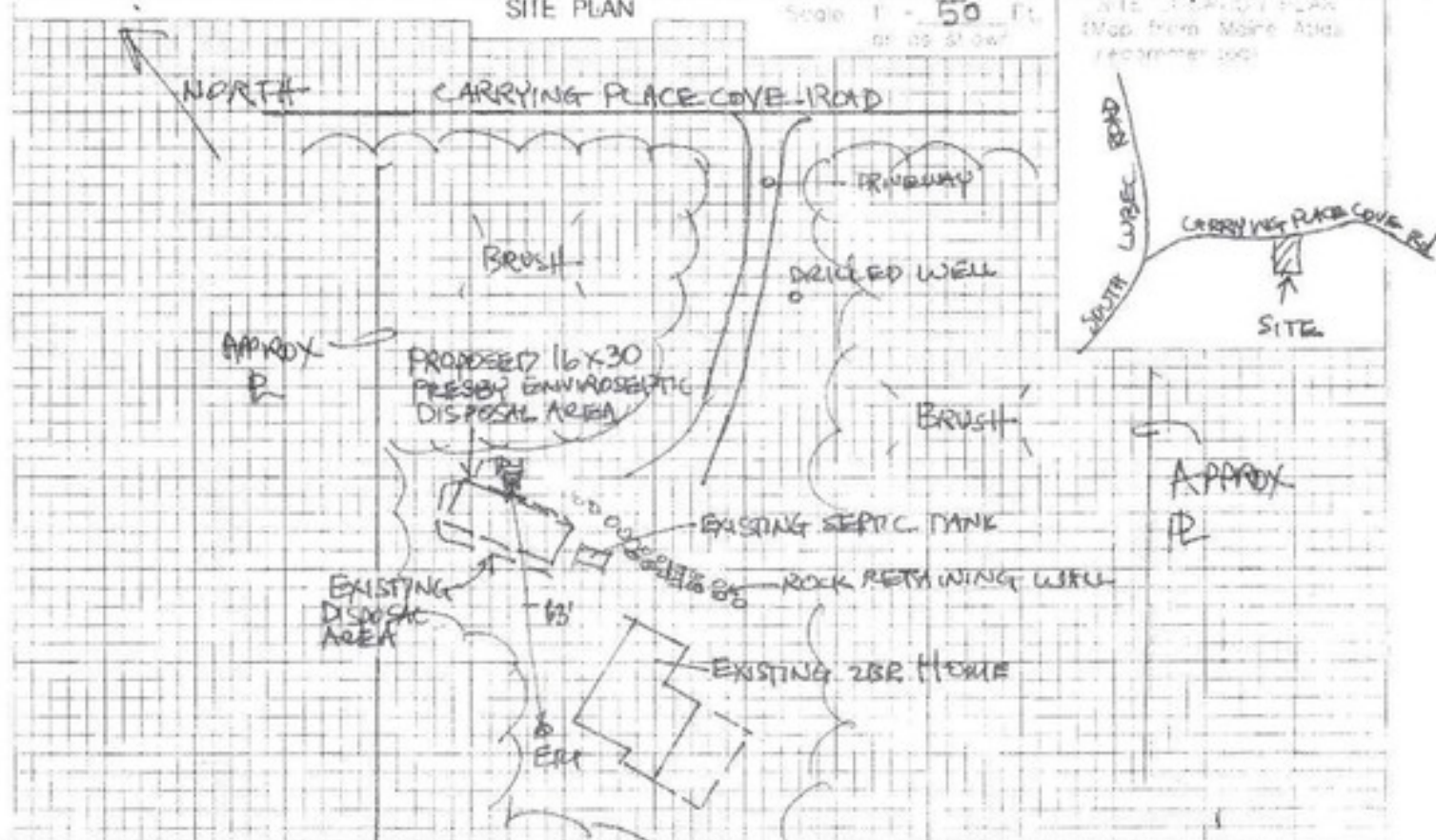
Town, City, Plantation
LUBEC

Street, Road, Subdivision
53 CARRYING PLACE COVE ROAD
SITE PLAN

Owner's Name
BARBARA KELLY

Scale 1" = 50'
or as shown

SITE LOCATION PLAN
(Map from Maine Atlas
February 2001)



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

Observation Hole TP-1 ☒ Test Pit ☐ Boring
NONE " Depth of Organic Horizon Above Mineral Soil

Texture	Consistency	Color	Mottling
0 FINE SANDY LOAM	FRIABLE	BROWN 7.5YR 4/4	NONE
10			
20		YELLOW BROWN 10YR 5/4	
30 FINE SAND, SOMEWHAT STONY	FIRMER		MOTTLED
40			
50			

Soil Classification: L C
Profile Condition: 8% 20"
Limiting Factor: 20"
☒ Ground Water
☐ Restrictive Layer
☐ Bedrock
☐ Pit Depth

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

Texture	Consistency	Color	Mottling
0			
10			
20			
30			
40			
50			

Soil Classification: _____
Profile Condition: _____
Limiting Factor: _____
☐ Ground Water
☐ Restrictive Layer
☐ Bedrock
☐ Pit Depth

Deane L Bradshaw #159

11/17/21

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Department of Human Services
Division of Health Engineering
(207) 287-5672 FAX (207) 287-4372

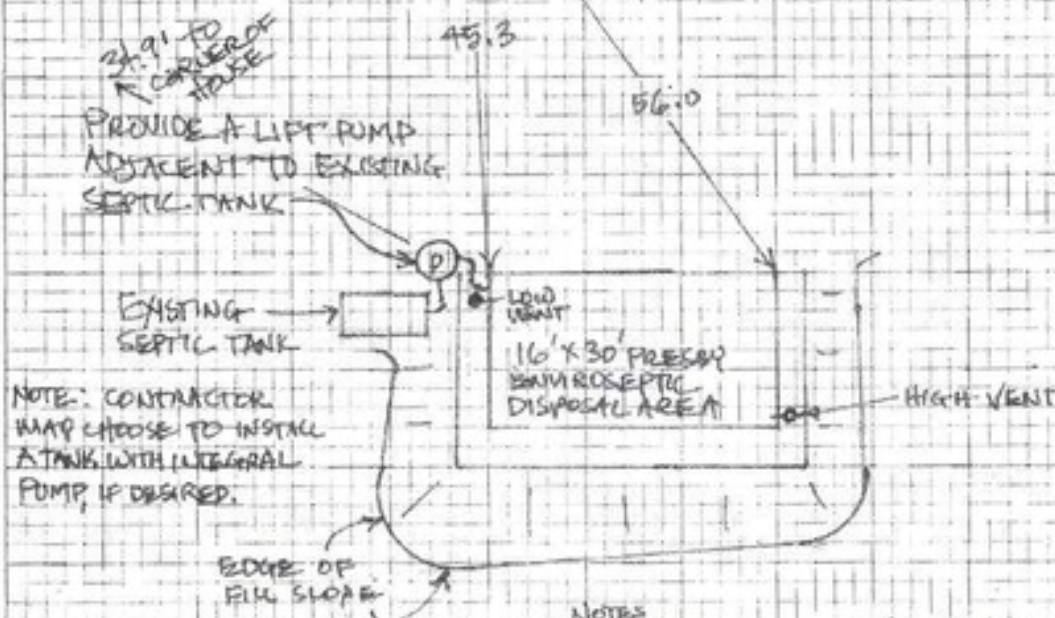
Town/City/Plantation
LUBEC

Street/Road/Section
CARRYING PLACE COVERED

Owner's Name
BARBARA KELLY, ANNE JACKSON

SUBSURFACE WASTEWATER DISPOSAL PLAN

SCALE 1" = 20 FT



NOTES

SYSTEM IS 16' x 30', 6 ROWS OF 3 UNITS PER ROW
ROWS ARE SPACED 3' CENTER TO CENTER
EACH ROW DROPS 3" SERIAL Dosing
PROVIDE A LOW AND A HIGH VENT

→ REMOVE EXISTING DISPOSAL AREA AND BACKFILL IN 12" LAYERS WITH MODERATE COMPACTION. USE SAND FILL

FILL REQUIREMENTS

Depth of Fill (Upslope)	16"
Depth of Fill (Downslope)	19"

CONSTRUCTION ELEVATIONS

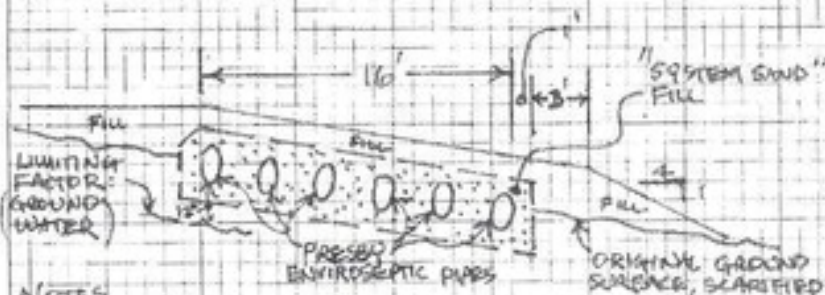
Finished Grade Elevation
Top of Distribution Pipe or Proprietary Device
Bottom of Disposal Area

ELEVATION REFERENCE POINT

SEE BELOW	Location & Description	FLAGGED NAIL ON BIRCH TREE, 16" UP
	Reference Elevation	00"

CROSS SECTION:

DISPOSAL AREA CROSS SECTION



NOTES

FILL TO BE CLEAN COARSE SAND
SCARIFY UNDER DISPOSAL AREA AND FILL SLOPE
DIVERTE SURFACE WATER AWAY FROM DISPOSAL AREA
PLANT FINISHED SURFACE TO GRASS
REFER TO PRESSURIZED MANUAL OR WEBSITE FOR SYSTEM SAND SPECIFICATION

SCALE
VERTICAL 1" = 5'
HORIZONTAL 1" = 10'

ELEVATIONS

ROW	BOTTOM	IDP	FIN GRADE
1:	-56"	-44"	-32"
2:	-59"	-47"	-35"
3:	-62"	-50"	-38"
4:	-65"	-53"	-41"
5:	-68"	-56"	-44"
6:	-71"	-59"	-47"

Deane L Bradshaw
Site Engineer Signature

#159

11/17/24
DATE



**Maine Center for Disease
Control and Prevention**
An Office of the
Department of Health and Human Services

Department of Health and Human Services
Maine Center for Disease Control and Prevention
286 Water Street
11 State House Station
Augusta, Maine 04333-0011
Tel: (207) 287-5672
Fax: (207) 287-4172; TTY: 1-800-606-0215

SUBSURFACE WASTEWATER DISPOSAL SYSTEM VARIANCE REQUEST

This form must accompany an application (HHE-200 Form) for any subsurface wastewater disposal system which requires a variance to provisions of the Subsurface Wastewater Disposal Rules. The Local Plumbing Inspector must not issue a permit for the installation of a subsurface wastewater disposal system requiring a variance from the Department of Health and Human Services until approval has been received from the Department.

GENERAL INFORMATION		Town of <u>LOBEC</u>
Property Owner's Name: <u>BARBARA KELLY, ANNE JACKSON</u>	Tel. No.: <u>207-214-9181</u>	
System's Location: <u>53 CARRYING PLACE COVE ROAD, LOBEC 04652</u>		
Property Owner's Address: <u>SAME</u>	Zip Code <u>04652</u>	
e-mail address: _____		

The subsurface wastewater disposal system design for the subject property requires a ☐ replacement system variance ☐ first time system variance to the Subsurface Wastewater Disposal Rules. This variance requires ☐ local approval ☐ local and state approval.

SPECIFIC VARIANCE REQUESTED (To be filled in by Site Evaluator. Use additional sheets if needed.)		SECTION OF RULE
1. <u>DISPOSAL AREA 92 TO EXISTING DRAINED WELL</u>	<u>B. B</u>	
2. _____	_____	
3. _____	_____	
SITE EVALUATOR		
When a property is found to be unsuitable for subsurface wastewater disposal by a licensed Site Evaluator, the Evaluator shall so inform the property owner. If the property owner, after exploring all other alternatives, wishes to request a variance to the Rules, and the Evaluator in his professional opinion feels the variance request is justified and the site limitations can be overcome, he shall document the soil and site conditions on the Application. The Evaluator shall list the specific variances necessary plus describe below the proposed system design and function. The Evaluator shall further describe how the specific site limitations are to be overcome, and provide any other support documentation as required prior to consideration by the Department. Attach a separate sheet if necessary. <u>THE RELOCATED DISPOSAL AREA IS IN THE OPTIMAL LOCATION</u>		
I, <u>DEAN L BRADSHAW</u>, S.E., certify that a variance to the Rules is necessary since a system cannot be installed which will completely satisfy all the Rule requirements. In my judgment, the proposed system design on the attached Application is the best alternative available, enhances the potential of the site for subsurface wastewater disposal; and that the system should function properly. <u>Dean L Bradshaw</u>		DATE
SIGNATURE OF SITE EVALUATOR		

PROPERTY OWNER	
I, <u>Barbara K. Kelly</u>, am the owner / agent for the owner of the subject property. I understand that the installation on the Application is not in total compliance with the Rules. Should the proposed system malfunction, I release all concerned provided they have performed their duties in a reasonable and proper manner, and I will promptly notify the Local Plumbing Inspector and make any corrections required by the Rules. By signing the variance request form, I acknowledge permission for representatives of the Department to enter onto the property to perform such duties as may be necessary to evaluate the variance request. <u>BK</u>	
☒ SIGNATURE OF OWNER ☐ AGENT FOR THE OWNER	DATE <u>11-22-21</u>

LOCAL PLUMBING INSPECTOR - Approval at local level

The local plumbing inspector shall review all variance requests prior to rendering a decision.

I, Brian Greene, the undersigned, have visited the above property and find that the variance request submitted by the applicant does not conform with certain provisions of the wastewater disposal rules. The variance request submitted by the applicant is the best alternative for a subsurface wastewater disposal system on this property. The proposed system (☐ does ☒ does not) conflict with any provisions controlling subsurface wastewater disposal in the shoreland zone. Therefore, I (☒ do ☐ do not) approve the requested variance. I (☒ will ☐ will not) issue a permit for the system's installation as proposed by the application.

Brian Greene
LPI Signature

11/22/21
Date

LOCAL PLUMBING INSPECTOR - Referral to the Department

The local plumbing inspector shall review all variance requests prior to forwarding to the Division of Environmental Health.

I, _____, the undersigned, have visited the above property and find that the variance request submitted by the applicant does not conform with certain provisions of the wastewater disposal rules. The variance request submitted by the applicant is the best alternative for a subsurface wastewater disposal system on this property. The proposed system (☐ does ☐ does not) conflict with any provisions controlling subsurface wastewater disposal in the shoreland zone. Therefore, I (☐ do ☐ do not) recommend the issuance of a permit for the system's installation as proposed by the application.

LPI Signature

Date

FOR USE BY THE DEPARTMENT ONLY

The Department has reviewed the variance(s) and (☐ does ☐ does not) give its approval. Any additional requirements, recommendations, or reasons for the Variance denial, are given in the attached letter.

SIGNATURE OF THE DEPARTMENT

DATE

Notes: 1. Variances for soil conditions may be approved at the local level as long as the total point assessment is at least the minimum allowed. (See Section 7.B.4 of the Subsurface Wastewater Disposal Rules for Municipal Review.)

2. Variances for other than soil conditions or soil conditions beyond the limit of the LPI's authority are to be submitted to the Department for review. (See Section 7.B.3 for Department Review.) The LPI's signature is required on these variance requests prior to sending them to the Department.

**SOIL, SITE AND ENGINEERING FACTORS FOR FIRST TIME SYSTEM VARIANCE ASSESSMENT
WITH LIMITING SOIL DRAINAGE CONDITIONS (SEE TABLES 7C THROUGH 7M).**

	CHARACTERISTIC	POINT ASSESSMENT
Soil Profile		
Depth to Groundwater/Restrictive Layer		
Terrain		
Size of Property		
Waterbody Setback		
Water Supply		
Type of Development		
Disposal Area Adjustment		
Vertical Separation Distance		
Additional Treatment		
TOTAL POINT ASSESSMENT:		

Minimum Points (Check One): ☐ Outside Shoreland Zone-50 ☐ Inside Shoreland Zone-65 ☐ Subdivision-65

Division of Environmental Health
Subsurface Wastewater Program

AFFIDAVIT OF SITE PREPARATION

This affidavit is to be completed by a certified system installer and submitted to the Local Plumbing Inspector to document compliance with Section 111.5.1 of the Maine Subsurface Wastewater Disposal Rules, 144 CMR 241. *Permission to utilize this document in lieu of a site preparation inspection by the Local Plumbing Inspector must be verified when the permit is issued. This affidavit is not to be utilized in place of the system inspection described in Section 111.5.2 of the Rules.*

INSTALLER NAME:

DAN HALL

Please Print,

CERTIFICATION NUMBER:

120

SSWD PERMIT NUMBER:

901

PERMIT ISSUE DATE:

11/23/21

PROPERTY OWNER NAME:

ANN JACKSON BARBARA KELLEY

PROPERTY ADDRESS:

53 CARRY PLACE COVE

MUNICIPALITY:

LUBEC ME

By signing and submitting this document to the Local Plumbing Inspector, I certify that all construction activities noted in Section 111.5.1 including removal of all vegetation from the disposal field area and fill extensions as specified in Section 801.3; roughening of the ground surface as specified in Section 801.4; establishment of a transitional horizon as specified in Section 801.5; and placement of erosion control devices as specified in Section 801.2 have been completed in full compliance with the Maine Subsurface Wastewater Disposal Rules, 144 CMR 241 for the referenced SSWD permit.

INSTALLER SIGNATURE:



DATE SUBMITTED:

12-16-21

By signing and accepting this document from the Certified Installer, I acknowledge that a site preparation inspection was not conducted for the referenced SSWD permit.

LPI SIGNATURE:



ACCEPTANCE DATE:

12/16/21