

22 Longview Lane, Deer Isle

Discover a charming waterfront cottage on Eggemoggin Reach, boasting 208 feet of gently sloping, newly rip-rapped shoreline. This highly desirable property features two bedrooms and one and a half bathrooms. Enjoy the delightful three-season enclosed dining porch offering 180' views, an open kitchen and living area with a wood-burning fireplace, and a L-shaped outdoor deck perfect for soaking in the scenic water views. The spacious garage includes a guest suite with a half-bath, an outdoor shower, and a balcony overlooking the water. Additionally, an RV site with full hook-ups- water electricity, and sewer- along with the new landscaping, completes this exceptional package. \$850,000

PROPERTY LOCATED AT: 22 Longview Lane, Deer Isle, ME 04627

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: 2023 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? see comments

IF PRIVATE: (Strike Section if Not Applicable):

INSTALLATION: Location: Left of the entry rock to the property

Installed by: Williams and Taplin

Date of Installation: 2021

USE: Number of persons currently using system: 2

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

Comments: high iron, water softener system installed

Source of Section I information: seller

Buyer Initials _____ Page 1 of 8 Seller Initials KH _____

PROPERTY LOCATED AT: 22 Longview Lane, Deer Isle, ME 04627

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: between house and garage OR Unknown

Date installed: unknown Date last pumped: unknown 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: unknown Name of company servicing tank: _____

Leach Field: Yes No Unknown

If Yes, Location: Facing water, located to the left of garage near the dirt road

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

Date of last servicing of leach field: unknown 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: Permit was issued in 1990- date of install unknown

Source of Section II information: seller and Broker, previous disclosures

Buyer Initials _____

Seller Initials kh

PROPERTY LOCATED AT: 22 Longview Lane, Deer Isle, ME 04627

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	electric baseboard	heat pump main house	heat pump guest quarters	fireplace wood
Age of system(s) or source(s)	unknown	unknown	2022	2000
TYPE(S) of Fuel	electric	electric	electric	wood
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)	May-Oct. \$32/month	included in \$32/month	included in \$32/month	
Name of company that services system(s) or source(s)	none	none	none	
Date of most recent service call	_____	_____	_____	
Malfunctions per system(s) or source(s) within past 2 years	none	none	none	
Other pertinent information	Versant Power			

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: 2022
 Date chimney(s) last cleaned: 2022
 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, Broker, previous 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 _____ Page 3 of 8 Seller Initials kt

PROPERTY LOCATED AT: 22 Longview Lane , Deer Isle, ME 04627

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

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

Comments: To the Seller's knowledge , there are no known underground storage tanks

Source of information: Seller and previous disclosure

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

- As insulation on the heating system pipes or duct work? Yes No Unknown
- In the ceilings? Yes No Unknown
- In the siding? Yes No Unknown
- In the roofing shingles? Yes No Unknown
- In flooring tiles? Yes No Unknown
- Other: _____ 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: 2020 By: Alliance Home Inspections

Results: satisfactory

~~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 _____

Seller Initials kt _____

PROPERTY LOCATED AT: 22 Longview Lane, Deer Isle, ME 04627

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: Lead based paint was banned for residential use in 1978

Source of information: Seller and Broker

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 - 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: Bangor Hydro easement, 33'ROW (dirt road)

Source of information: 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? Road association

Road Association Name (if known): Longview Lane and Owens Rd. Yearly cost is less than \$200

Source of information: Seller

Buyer Initials _____

Seller Initials Initial
KH _____

PROPERTY LOCATED AT: 22 Longview Lane, Deer Isle, ME 04627

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?

VE

Relevant Panel Number: 23009C1143D Year: 2016 (Attach a copy)

Comments: _____

Source of Section VI information: **Seller and Broker**

Buyer Initials _____

Seller Initials kt

PROPERTY LOCATED AT: 22 Longview Lane, Deer Isle, ME 04627

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: _____

Year Principal Structure Built: 2000 What year did Seller acquire property? 2020

Roof: Year Shingles/Other Installed: 2015

Water, moisture or leakage: no

Comments: _____

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: previous disclosure states french drain, dehumidifier, moisture barrier in crawl space

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: _____

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: _____

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

Comments: _____

Source of Section VII information: previous disclosure and Seller

Buyer Initials _____

Seller Initials

EH

PROPERTY LOCATED AT: 22 Longview Lane, Deer Isle, ME 04627

SECTION VIII - ADDITIONAL INFORMATION

Improvements-*shoreline rip-rap and landscaping, arborvitae hedge, *guest suite above garage with half-bath and balcony, *outdoor shower, *drilled well, *RV site with full hook-ups: water, electric, sewer, (1500- gallon tank that connects to the main sewer) *underground power lines, * aluminum stairs down to the water

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.

Signed by: Kent Hendrick 11/16/2024
SELLER DATE SELLER DATE
Kent Hendrick

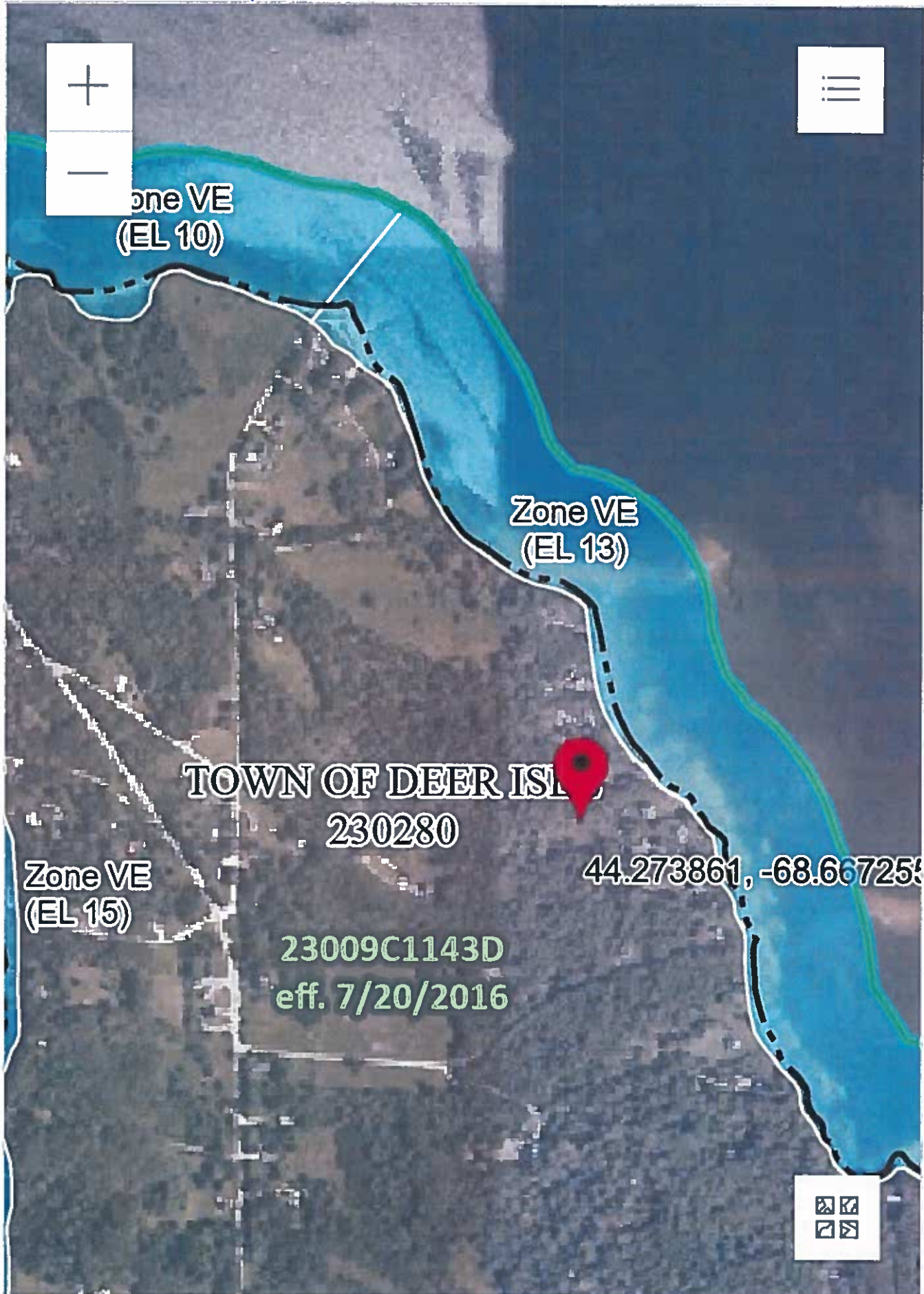
SELLER DATE SELLER DATE

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

FLOOD MAP



**PROPERTY DISCLOSURE 2024 ADDENDUM
(Shoreland Zoning Violation)**

For Residential Property Located At: 22 Longview Lane, Deer Isle, ME 04627

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. _____

Source of information: Permit granted from the State of Maine to stabilize the shoreline- Seller

Signed by: Kent Hendrick 11/16/2024
Seller Kent Hendrick Date _____ Seller _____ Date _____

Seller _____ Date _____ Seller _____ Date _____

The undersigned hereby acknowledge receipt of this Property Disclosure Addendum.

Buyer _____ Date _____ Buyer _____ Date _____

Buyer _____ Date _____ Buyer _____ Date _____



Maine Association of REALTORS®/Copyright © 2024.
All Rights Reserved. Published September 2024.



11/01/2019

**DEPARTMENT OF ENVIRONMENTAL PROTECTION
PERMIT BY RULE NOTIFICATION FORM**
(For use with DEP Regulation, Natural Resources Protection Act- Permit by Rule Standards, Chapter 305)
PLEASE TYPE OR PRINT IN BLACK INK ONLY

APPLICANT INFORMATION (Owner)		AGENT INFORMATION (If Applying on Behalf of Owner)	
Name:	KENT HEDRICK	Name:	
Mailing Address:	350 S. COLLIER BLVD	Mailing Address:	
Town:	MAPLE ISLAND Apt 103	Town:	
State and Zip Code:	FL 34145	State and Zip Code:	
Daytime Phone #:	239-450-8633	Daytime Phone #:	
Email Address:	KENT.HEDRICK@gmail.com	Email Address:	

PROJECT INFORMATION			
Part of a larger project? (check one):	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	After the Fact? (check one):	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Project Town:		Project Involves work below mean low water?, (check one):	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Brief Project Description:	stabilize shoreline		Name of waterbody:
Project Location & Brief Directions to Site:	22 Longview Lane, Deer Isle, Maine		Map and Lot Number:

PERMIT BY RULE (PBR) SECTIONS (Check at least one): I am filing notice of my intent to carry out work which meets the requirements for Permit By Rule (PBR) under DEP Rules, Chapter 305. I and my agents, if any, have read and will comply with all of the standards in the Sections checked below.

- | | | |
|---|---|--|
| <input type="checkbox"/> Sec. (2) Act. Adj. to Protected Natural Res. | <input type="checkbox"/> Sec. (10) Stream Crossing | <input type="checkbox"/> Sec. (17) Transfers/Permit Extension |
| <input type="checkbox"/> Sec. (3) Intake Pipes | <input type="checkbox"/> Sec. (11) State Transportation Facil. | <input type="checkbox"/> Sec. (18) Maintenance Dredging |
| <input type="checkbox"/> Sec. (4) Replacement of Structures | <input type="checkbox"/> Sec. (12) Restoration of Natural Areas | <input type="checkbox"/> Sec. (19) Activities in/on/over significant vernal pool habitat |
| <input type="checkbox"/> Sec. (5) REPEALED | <input type="checkbox"/> Sec. (13) F&W Creation/Enhance/Water Quality Improvement | <input type="checkbox"/> Sec. (20) Activities located in/on/over high or moderate value inland waterfowl & wading bird habitat or shorebird feeding & roosting areas |
| <input type="checkbox"/> Sec. (6) Movement of Rocks or Vegetation | <input type="checkbox"/> Sec. (14) REPEALED | |
| <input type="checkbox"/> Sec. (7) Outfall Pipes | <input type="checkbox"/> Sec. (15) Public Boat Ramps | |
| <input type="checkbox"/> Sec. (8) Shoreline stabilization | <input type="checkbox"/> Sec. (16) Coastal Sand Dune Projects | |
| <input type="checkbox"/> Sec. (9) Utility Crossing | | |

NOTE: Municipal permits may also be required. Contact your local code enforcement office for more information. Federal permits may be required for stream crossings and for projects involving wetland fill. Contact the Army Corps of Engineers at the Maine Project Office for more information.

NOTIFICATION FORMS CANNOT BE ACCEPTED WITHOUT THE NECESSARY ATTACHMENTS

- Attach** all required submissions for the PBR Section(s) checked above. The required submissions for each PBR Section are outlined in Chapter 305 and may differ depending on the Section you are submitting under.
 - Attach** a check for the correct fee made payable to: "Treasurer, State of Maine". The current fee for NRPA PBR Notifications can be found at the Department's website: <http://www.maine.gov/dep/feeschedule.pdf>
 - Attach** a location map that clearly identifies the site (U.S.G.S. topo map, Maine Atlas & Gazetteer, or similar).
 - Attach Proof of Legal Name** if applicant is a corporation, LLC, or other legal entity. Provide a copy of Secretary of State's registration information (available at <http://lcrs.informe.org/nel-sos-lcrs/lcrs?MainPage=x>)
- Individuals and municipalities are not required to provide any proof of identity.

I authorize staff of the Departments of Environmental Protection, Inland Fisheries & Wildlife, and Marine Resources to access the project site for the purpose of determining compliance with the rules.

I also understand that this PBR becomes effective 14 calendar days after receipt by the Department *unless the Department approves or denies the PBR prior to that date.*

By signing this Notification Form, I represent that the project meets all applicability requirements and standards in the rule and that the applicant has sufficient title, right, or interest in the property where the activity takes place.

Signature of Agent or Applicant:		Date:	12-10-20
----------------------------------	--	-------	----------

Keep a copy as a record of permit. Send the form with attachments via certified mail or hand deliver to the Maine Dept. of Environmental Protection at the appropriate regional office listed below. The DEP will send a copy to the Town Office as evidence of the DEP's receipt of notification. No further authorization by DEP will be issued after receipt of notice. Permits are valid for two years. Work carried out in violation of any standard is subject to enforcement action.

AUGUSTA DEP
17 STATE HOUSE STATION
AUGUSTA, ME 04333-0017
(207)287-7688

PORTLAND DEP
312 CANCO ROAD
PORTLAND, ME 04103
(207)822-6300

BANGOR DEP
108 HOGAN ROAD
BANGOR, ME 04401
(207)941-4570

PRESQUE ISLE DEP
1235 CENTRAL DRIVE
PRESQUE ISLE, ME 04709
(207)764-0477

OFFICE USE ONLY	Ck.# CREDIT CARD	Staff	Staff
PBR # 71526	FP \$256.00	Date 12-09-2020	Accepted 12/17/2020
		Def.	After Photos



OR BK 6348 PGS 97 - 100
 INSTR # 2015001521
 HANCOCK COUNTY, ME

02/05/2015 00:45:55 AM
 JULIE A. CURTIS
 REGISTER OF DEEDS

WARRANTY DEED

PETER J. WHITING, having a mailing address of 27 Briar Road, Hampton, New Hampshire 03842, for consideration paid, GRANTS to JONATHAN SMITH, TRUSTEE OF THE DOGBROOK REALTY TRUST, having a mailing address of P.O. Box 630, Chelsea, Massachusetts 02150, with WARRANTY COVENANTS, a certain lot or parcel of land, together with the improvements thereon, situated in Deer Isle, Hancock County, Maine, bounded and described as follows:

Beginning at a one inch iron rod found on the northerly boundary line of land now or formerly of John E. MacTaggart and Helen R. MacTaggart as described in the deed dated June 24, 1997, recorded at the Hancock County Registry of Deeds in Book 2661, Page 488, at a point about 48.8 feet westerly of the normal high water line of Eggemoggin Reach; thence, North 74° 58' 00" West, 185.28 feet by the northerly boundary line of said land now or formerly of MacTaggart, to a 5/8 inch iron rod set with a cap marked "PLS 1125" and remaining land of Peter J. Whiting, the Grantor herein; thence, North 2° 24' 35" West, 151.05 feet by said remaining land of the Grantor herein, to a 5/8 inch iron rod set with a cap marked "PLS 1125" thence, North 87° 00' 10" East, 57.91 feet by said remaining land of the Grantor herein, to a 5/8 inch iron rod set with a cap marked "PLS 1125"; thence, South 27° 43' 01" East, 37.33 feet by said remaining land of the Grantor herein, to a 5/8 inch iron rod set with a cap marked "PLS 1125"; thence, North 81° 31' 12" East, 155.02 feet by said remaining land of the Grantor herein, to a 5/8 inch iron rod set with a cap marked "PLS 1125", a tie line from the last mentioned iron rod and the iron rod described at the point of beginning bears South 12° 42' 10" West, 196.63 feet; thence, continuing North 81° 31' 12" East, 21.1 feet, more or less, by said remaining land of the Grantor herein, to the normal high water line of Eggemoggin Reach; thence, generally Southerly, 208.5 feet, more or less, by the normal high water line of said Eggemoggin Reach, to said land now or formerly of MacTaggart; thence, North 74° 58' 00" West, 48.8 feet, more or less, by said land now or formerly of MacTaggart, to the point of beginning. Containing about 40,401 square feet, or 0.93 acre, more or less.

TOGETHER WITH the shore and flats extending to low water line of Eggemoggin Reach, according to the laws of the State of Maine.

MAINE REAL ESTATE
 TRANSFER TAX PAID

TOGETHER WITH a right of way thirty-three feet (33) in width, for all purposes of a way, including utilities as defined in 33 M.R.S.A. §458, extending from the northeasterly sideline of State Highway Route 15, to the above described premises, subject to the obligations attaching to said right of way, all as set forth under "Access Right of Way" in Warranty Deed from John J. Billings and Donna B. Billings to Peter J. Whiting, dated October 31, 1983, and recorded at the Hancock County Registry of Deeds in Book 1480, Page 222.

MEANING AND INTENDING TO CONVEY and hereby conveying a portion of the premises described in a deed from John J. Billings and Donna B. Billings to Peter J. Whiting, dated October 31, 1983, recorded at the Hancock County, Maine, Registry of Deeds in Book 1480, Page 222.

The premises are conveyed subject to an easement from Peter J. Whiting to Bangor Hydro-Electric Company, dated October 5, 1990, recorded at the Registry in Book 1839, Page 456.

RESERVING to the Grantor herein, Peter J. Whiting, his heirs and assigns, a right of way appurtenant to the remaining land of Peter J. Whiting, thirty-three (33) feet in width, for all purposes of a way, including utilities as defined in 33 M.R.S.A. §458, over and across the above described premises, bounded and described as follows:

Beginning at a point on the northerly boundary line of land now or formerly of John E. MacTaggart and Helen R. MacTaggart as described in the deed dated June 24, 1997, recorded at the Hancock County Registry of Deeds in Book 2661, Page 488, said point of beginning being situated 25.49 feet, South 74° 58' 00" East of the 5/8 inch iron rod with a cap marked "PLS 1125" set at the southwesterly corner of the above described premises; thence, North 5° 29' 10" West, 28.74 feet; thence, North 15° 49' 47" West, 98.13 feet to said remaining land of the Grantor herein; thence, North 2° 24' 35" West, 34.55 feet by said remaining land of the Grantor herein, to a 5/8 inch iron rod set with a cap marked "PLS 1125" set at the northwesterly corner of the above described premises; thence, North 87° 00' 10" East, 33.00 feet by said remaining land of the Grantor herein; thence, South 2° 24' 35" East, 31.01 feet; thence, South 15° 49' 47" East, 97.23 feet; thence, South 5° 29' 10" East, 44.07 feet to said land now or formerly of MacTaggart; thence, North 74° 58' 00" West, 35.24 feet by said land now or formerly of MacTaggart, to the point of beginning.

Reference is made to the plan entitled "Plan Showing A Standard Boundary Survey For Peter J. Whiting" dated February 7, 2005, by Rodney E. Chadbourne, Professional Land Surveyor 1125, Deer Isle, Maine.

WITNESS my hand and seal this 29 day of December, 2014.

Peter Whiting
Peter J. Whiting

STATE OF Maine
COUNTY OF Hancock

December 29, 2014

Then personally appeared the above named PETER J. WHITING and acknowledged the foregoing instrument to be his free act and deed.

Before me,

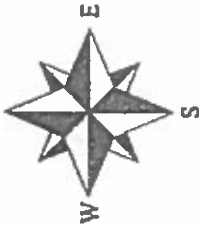
Ellen S. Best
Notary Public

Print name of Notary

Ellen S. Best, Notary Public
State of Maine
My Commission Expires 5/8/2021

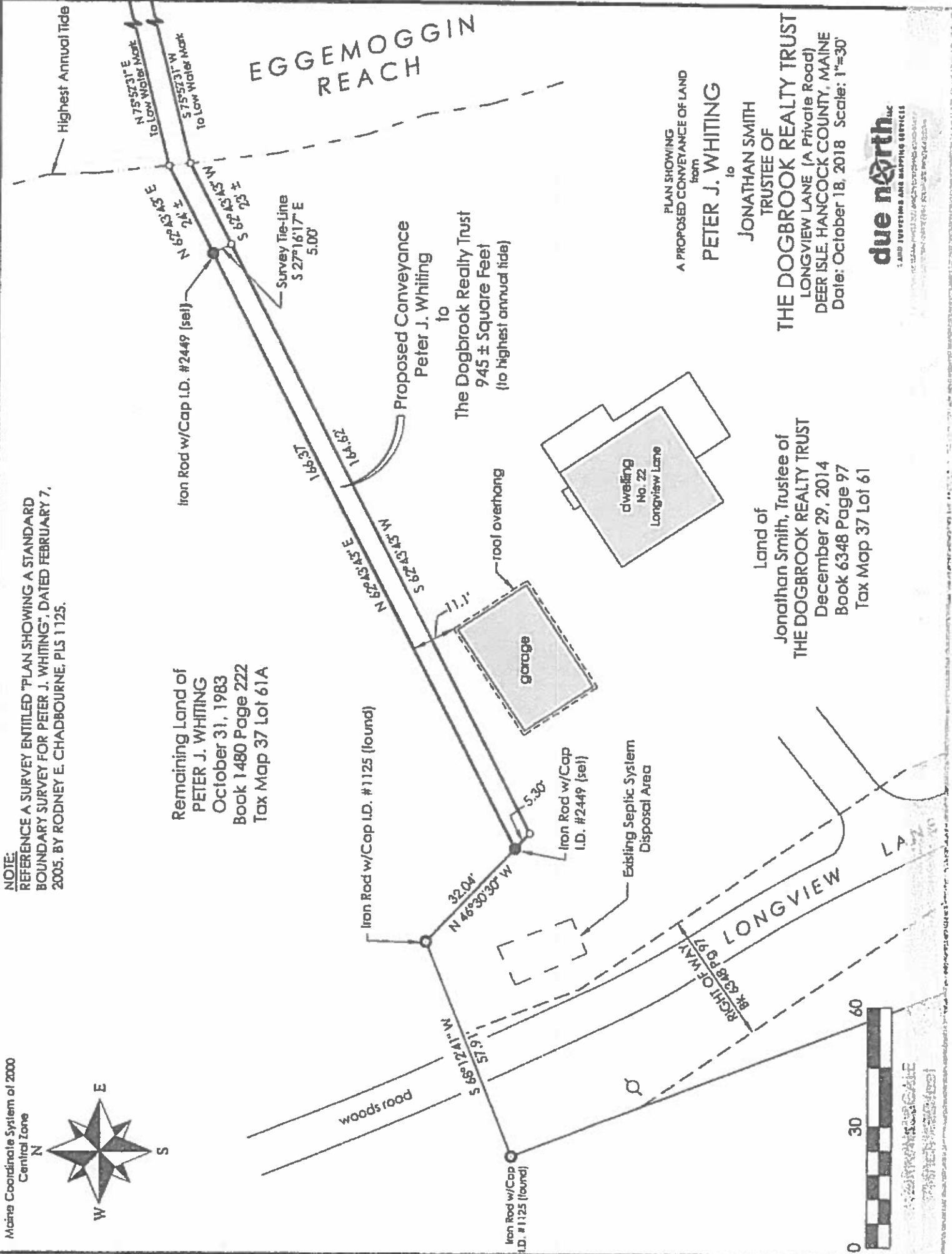
SEAL

Maine Coordinate System of 2000
Central Zone



NOTE:
REFERENCE A SURVEY ENTITLED "PLAN SHOWING A STANDARD
BOUNDARY SURVEY FOR PETER J. WHITING", DATED FEBRUARY 7,
2005, BY RODNEY E. CHADBOURNE, PLS 1125.

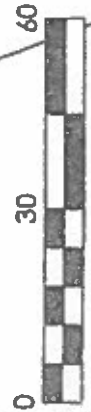
Remaining Land of
PETER J. WHITING
October 31, 1983
Book 1480 Page 222
Tax Map 37 Lot 61A



PLAN SHOWING
A PROPOSED CONVEYANCE OF LAND
from
PETER J. WHITING
to
JONATHAN SMITH
TRUSTEE OF

THE DOGBROOK REALTY TRUST
LONGVIEW LANE (A Private Road)
DEER ISLE, HANCOCK COUNTY, MAINE
Date: October 18, 2018 Scale: 1"=30'

Land of
Jonathan Smith, Trustee of
THE DOGBROOK REALTY TRUST
December 29, 2014
Book 6348 Page 97
Tax Map 37 Lot 61



due north
LAND SURVEYING AND MAPPING SERVICES

4400
1000
500
0

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Department of Human Services
Division of Health Engineering
(207)289-3828

PROPERTY ADDRESS

Town Or Plantation: DEER ISLE

Street Subdivision Lot #: RT. 15

PROPERTY OWNERS NAME

Last: WHITING First: PETER

Applicant Name: VANICE GRAY

Mailing Address of Owner/Applicant (if Different): P.O. BOX 102
BLUE HILL, ME 01621

DEER ISLE

Date Permit Issued: 10/30/90 \$ 1410.00 TOWN COPY FEE Double Fee Charged

Perry H. Brown L.P.I. # 12054
Local Plumbing Inspector Signature

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.

Peter Whiting 10/27/90
Signature of Owner/Applicant Date

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

Perry H. Brown 9/25/90
Local Plumbing Inspector Signature Date Approved

PERMIT INFORMATION

THIS APPLICATION IS FOR:

- NEW SYSTEM
- REPLACEMENT SYSTEM
- EXPANDED SYSTEM
- EXPERIMENTAL SYSTEM

SEASONAL CONVERSION
to be completed by the LPI

- SYSTEM COMPLIES WITH RULES
- CONNECTED TO SANITARY SEWER
- SYSTEM INSTALLED - P# _____
- SYSTEM DESIGN RECORDED AND ATTACHED

THIS APPLICATION REQUIRES:

- NO RULE VARIANCE
- NEW SYSTEM VARIANCE
Attach New System Variance Form
- REPLACEMENT SYSTEM VARIANCE
Attach Replacement System Variance Form
 - Requiring Local Plumbing Inspector Approval
 - Requires State and Local Plumbing Inspector Approval
- MINIMUM LOT SIZE VARIANCE

INSTALLATION IS:

COMPLETE SYSTEM

- NON-ENGINEERED SYSTEM
- PRIMITIVE SYSTEM
(Includes Alternative Toilet)
- ENGINEERED (+ 2000 gpd)

INDIVIDUALLY INSTALLED COMPONENTS:

- TREATMENT TANK (ONLY)
- HOLDING TANK _____ GAL
- ALTERNATIVE TOILET (ONLY)
- NON-ENGINEERED DISPOSAL AREA (ONLY)
- ENGINEERED DISPOSAL AREA (ONLY)
- SEPARATED LAUNDRY SYSTEM

IF REPLACEMENT SYSTEM:
YEAR FAILING SYSTEM INSTALLED _____

THE FAILING SYSTEM IS:

- BED
- CHAMBER
- TRENCH
- OTHER: N/A

DISPOSAL SYSTEM TO SERVE:

- SINGLE FAMILY DWELLING
- MODULAR OR MOBILE HOME
- MULTIPLE FAMILY DWELLING
- OTHER _____
SPECIFY _____

SIZE OF PROPERTY **ZONING**

2.0 ± ACRES SHORELAND

TYPE OF WATER SUPPLY
PROPOSED DRILLED WELL

DESIGN DETAILS (SYSTEM LAYOUT SHOWN ON PAGE 3)

TREATMENT TANK

- SEPTIC: Regular
 Low Profile
- AEROBIC

SIZE: 1000 GALS.

WATER CONSERVATION

- NONE
- LOW VOLUME TOILET
- SEPARATED LAUNDRY SYSTEM
- ALTERNATIVE TOILET
SPECIFY: _____

PUMPING

- NOT REQUIRED
- MAY BE REQUIRED
(DEPENDENT ON TREATMENT TANK LOCATION AND ELEVATION)
- REQUIRED

DOSE: _____ GALS.

CRITERIA USED FOR DESIGN FLOW (BEDROOMS, SEATING, EMPLOYEES, WATER RECORDS, ETC.)

3 BEDROOM

DESIGN FLOW: 270
(GALLONS/DAY)

SOIL CONDITIONS USED FOR DESIGN PURPOSES

PROFILE	CONDITION
<u>2</u>	<u>AIII</u>

DEPTH TO LIMITING FACTOR: 15

SIZE RATINGS USED FOR DESIGN PURPOSES

- SMALL
- MEDIUM
- MEDIUM-LARGE
- LARGE
- EXTRA LARGE

DISPOSAL AREA TYPE/SIZE

- BED _____ Sq. Ft.
- CHAMBER _____ Sq. Ft.
 REGULAR H-20
- TRENCH _____ Linear Ft.
- OTHER: INFILTRATOR
18 - 450 Sq. Ft.

SITE EVALUATOR STATEMENT

On 7-20-88 (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.

Gregory H. Perkins 96 8/29/88
Site Evaluator Signature SE# Date

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

Page 1 of 3
HHE 200 Rev. 11/86

