637 Ocean Point Road

Boothbay, Maine



For more information, please contact:

JOHN SCRIBNER
Principal | Broker
jscribner@landvest.com
M: 207.749.5148 O: 207.774.8518
www.landvest.com

36 Danforth Street, Portland, ME 04101

www.landvest.com

LandVest

CHRISTIE'S
INTERNATIONAL REAL ESTATE

All information provided is deemed reliable but is not guaranteed and should be independently verified. BA913577

Receipt # 28613
Bk 5410 PG 239
07/26/2019 08:58:55 AM
Pages 2
DEEDS
Instr # 52021
Rebecca S. Wotton Lincoln County Registry of Deeds

TRUSTEES' DEED

DLN: 1001940065354

WALTER J. LEWIS and KATHERINE LEWIS, Trustees of the KATHERINE LEWIS LIVING TRUST, both of Nottingham, New Hampshire, by the power conferred by law, and every other power, for consideration paid, grant to **DERYL P. KIPP and MELANIE B. KIPP,** whose mailing address is 89 Commercial St., Boothbay Harbor, ME 04538, as *joint tenants,* a certain lot or parcel of land, with buildings and improvements located thereon, situated in Boothbay, Lincoln County, Maine, and being further described on Exhibit A annexed hereto.

Pursuant to Title 18-B MRSA § 1013, we, in our capacity, do hereby certify that (1) we are the Co-Trustees of the Katherine Lewis Living Trust; (2) the Trust exists as the date of this instrument; (3) we have power under said Trust to convey any trust asset in our sole discretion and need no consent from any beneficial interests; (4) we are the current sole trustees authorized to execute or otherwise authenticate any and all documents in the exercise of our powers; (5) in making this conveyance, we have in all respects acted in pursuance of the authority granted in and by said Trust; and (6) the Trust has not been revoked, modified, amended or terminated in any way that would cause the representations contained in this certificate to be incorrect.

WITNESS our hands and seals this 15th day of July, 2019.

Witness

Walter J. Lewis, Trustee of the
Katherine Lewis Living Trust

Witness

Katherine Lewis, Trustee of the
Katherine Lewis Living Trust

STATE OF MAINE
LINCOLN, ss.

Dated: July 15, 2019

Personally appeared before me the above named WALTER J. LEWIS and KATHERINE LEWIS, Trustees of the KATHERINE LEWIS LIVING TRUST, and acknowledged the foregoing instrument to be their free act and deed in their said capacities.

Notary public/Attorney at law
LIISA V. HAMILTON
Notary Public, Maine
My Commission Expires April 26, 2021

MAINE REAL ESTATE
TRANSFER TAX PAID

EXHIBIT A

A certain lot or parcel of land, with buildings and improvements located thereon, on the west side of the town road leading from East Boothbay to Ocean Point and on the east shore of Linekin Bay, in Boothbay, Lincoln County, Maine, and being further bounded and described as follows:

BEING LOT NINE (9) as shown on a plan entitled "Land of Augusta Trust Company on East Shore Linekin Bay – Boothbay, ME., Receivers: John E. Nelson – James B. Perkins, Scale 1 in. = 100 ft., J. W. Brackett, Surv'r., 1937" recorded in Lincoln County Registry of Deeds, Plan Book 2, Page 223, and reference to which is hereby made for a more complete and adequate description.

ALSO conveying all right, title and interest, if any, in and to the land lying between high water mark and low water mark of the lot conveyed above.

BEING the same premises conveyed by William C. Duncan, Sole Trustee of the Duncan Family Disclaimer Trust, dated June 28, 2010 and William C. Duncan, Sole Trustee of the Mary C. Duncan Revocable Declaration of Trust, dated October 30, 1975, as amended, to Walter J. Lewis and Katherine Lewis, Trustees of the Katherine Lewis Living Trust, by deed dated August 9, 2013, and recorded in said Registry at Book 4705, Page 310.

PROPERTY LOCATED AT: **637 Ocean Point Road, Boothbay,**

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: [X] 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	[X] No	[ ] Unknown
Quantity:		[ ] Yes	[X] No	[ ] Unknown
Quality:		[ ] Yes	[X] 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 [X] No
If Yes, Date of most recent test: _____ Are test results available? .. [ ] Yes [X] No
To your knowledge, have any test results ever been reported as unsatisfactory or satisfactory with notation? ..... [ ] Yes [X] No
If Yes, are test results available? ..... [ ] Yes [X] No
What steps were taken to remedy the problem? _____

IF PRIVATE (Strike Section if Not Applicable)
INSTALLATION: Location: _____
Installed by: _____
Date of Installation: _____
USE: Number of persons currently using system: _____
Does system supply water for more than one household? [ ] Yes [ ] No [ ] Unknown
Comments: _____

Source of Section I information: _____

LandVest, Inc., 36 Danforth Street Portland ME 04101 Phone: (207)874-2057 Fax: Ocean Point Road -
John Scribner Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201 www.lwolf.com

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: _____

☐ 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: _____ OR ☐ Unknown

Date installed: _____ Date last pumped: **NA** 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: _____ Name of company servicing tank: _____

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: _____

Source of Section II information: _____

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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	**FHW**	**Firepalce/Woodstove**		
Age of system(s) or source(s)	**2015**			
TYPE(S) of Fuel	**Oil**			
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)	**$3500**			
Name of company that services system(s) or source(s)	**Kalers**			
Date of most recent service call	**06/12/2026**			
Malfunctions per system(s) or source(s) within past 2 years	**none**			
Other pertinent information				

Are there fuel supply lines? ..... [X] Yes [ ] No [ ] Unknown
Are any buried? ..... [ ] Yes [X] No [ ] Unknown
Are all sleeved? ..... [X] Yes [ ] No [ ] Unknown
Chimney(s): ..... [X] Yes [ ] No
If Yes, are they lined: ..... [ ] Yes [ ] No [X] Unknown
Is more than one heat source vented through one flue? ..... [ ] Yes [X] No [ ] Unknown
Had a chimney fire: ..... [ ] Yes [X] No [ ] Unknown
Has chimney(s) been inspected? ..... [X] Yes [ ] No [ ] Unknown
If Yes, date: **when purchased**
Date chimney(s) last cleaned: **Unknown**
Direct and/or Power Vent(s): ..... [ ] Yes [X] No [ ] Unknown
Has vent(s) been inspected? ..... [ ] Yes [X] No [ ] Unknown
If Yes, date: _____
Comments: _____
Source of Section III information: _____

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 [X] No [ ] Unknown
If Yes, are tanks in current use? ..... [ ] Yes [X] No [ ] Unknown
If not 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: _____

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

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

Comments: _____

Source of information: _____

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: _____

C. RADON/AIR - Current or previously existing:

Has the property been tested? ..... ☒ Yes ☐ No ☐ Unknown

If Yes: Date: **2019** By: **unknown**

Results: **slightly elevated**

If applicable, what remedial steps were taken? **mitigation system installed and liner put in place**

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

Are test results available? ..... ☐ Yes ☒ No

Results/Comments: **no issues after mitigation efforts**

Source of information: _____

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: _____

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

Comments: _____

Source of information: _____

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F. LEAD-BASED PAINT/PAINT HAZARDS - *(Note: Lead-based paint is most commonly found in homes constructed prior to 1978)*

Is there now or has there ever been lead-based paint and/or lead-based paint hazards on the property? ..... ☐ Yes ☐ No ☐ Unknown ☒ Unknown (but possible due to age)

If Yes, describe location and basis for determination: _____

Do you know of any records/reports pertaining to such lead-based paint/lead-based paint hazards: ☐ Yes ☒ No

If Yes, describe: _____

Are you aware of any cracking, peeling or flaking paint? ..... ☐ Yes ☒ No

Comments: _____

Source of information: _____

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: _____

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: _____

Source of information: _____

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? **Private driveway**

Road Association Name (if known): _____

Source of information: _____

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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: **23015C0454D** Year: **2015** (Attach a copy)

Comments: _____

Source of Section VI information: _____

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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

Is the property subject to any of the following relating to shoreland zoning ordinances: a) A notice of violation issued by a municipal official or state agency; b) A pending enforcement action; c) Litigation; d) A court judgment; or e) A settlement or consent agreement?..... ☐ 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: **Propane tanks**

Year Principal Structure Built: **1969** What year did Seller acquire property? **2019**

Roof: Year Shingles/Other Installed: **2021 and 2025**

Water, moisture or leakage: **none**

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: _____

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: _____

PROPERTY LOCATED AT: **637 Ocean Point Road, Boothbay,**

KNOWN MATERIAL DEFECTS about Physical Condition and/or value of Property, including those that may have an adverse impact on health/safety: _____

_____

Comments: _____

Source of Section VII information: _____

SECTION VIII - ADDITIONAL INFORMATION

_____

_____

_____

_____

_____

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.

SELLER DATE **Deryl P. Kipp**	SELLER DATE **Melanie B. Kipp**
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

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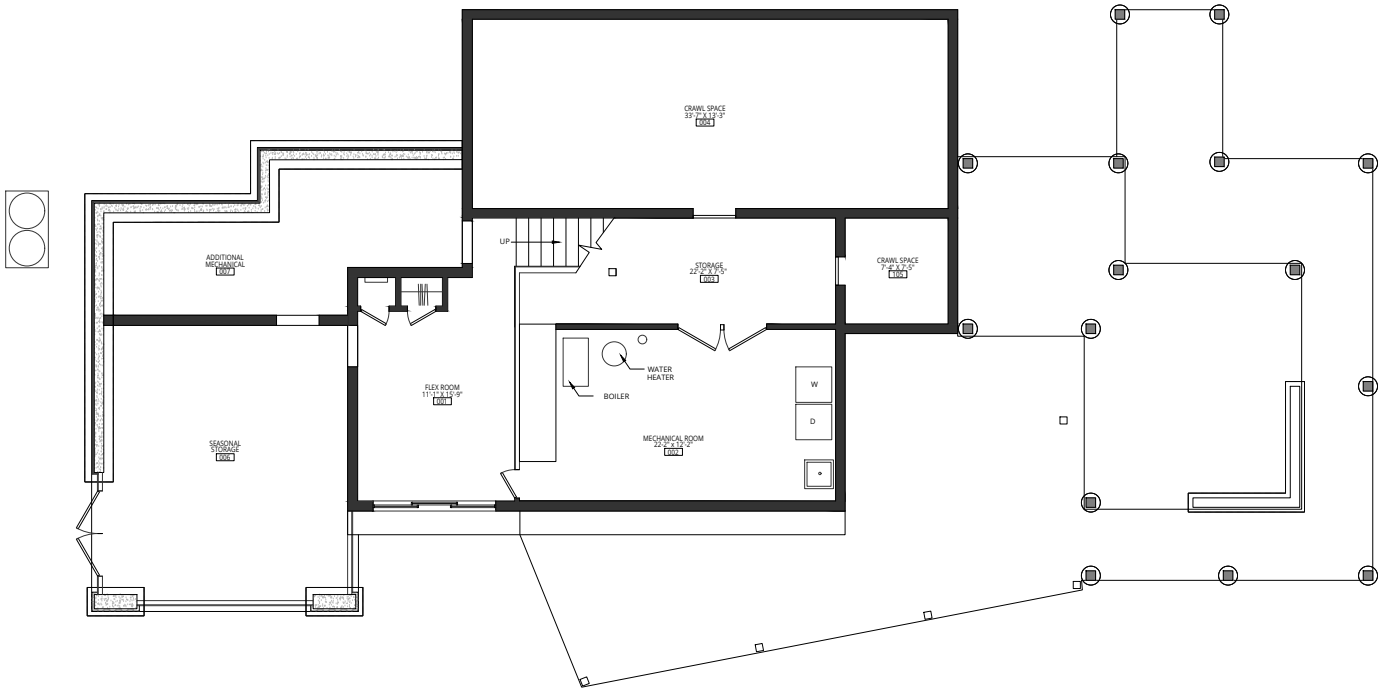

1 BASEMENT PLAN
1/4" = 1'-0"

N

NOT FOR CONSTRUCTION

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EAST BOOTHBAY
ME 04544

STAMP

KEYPLAN

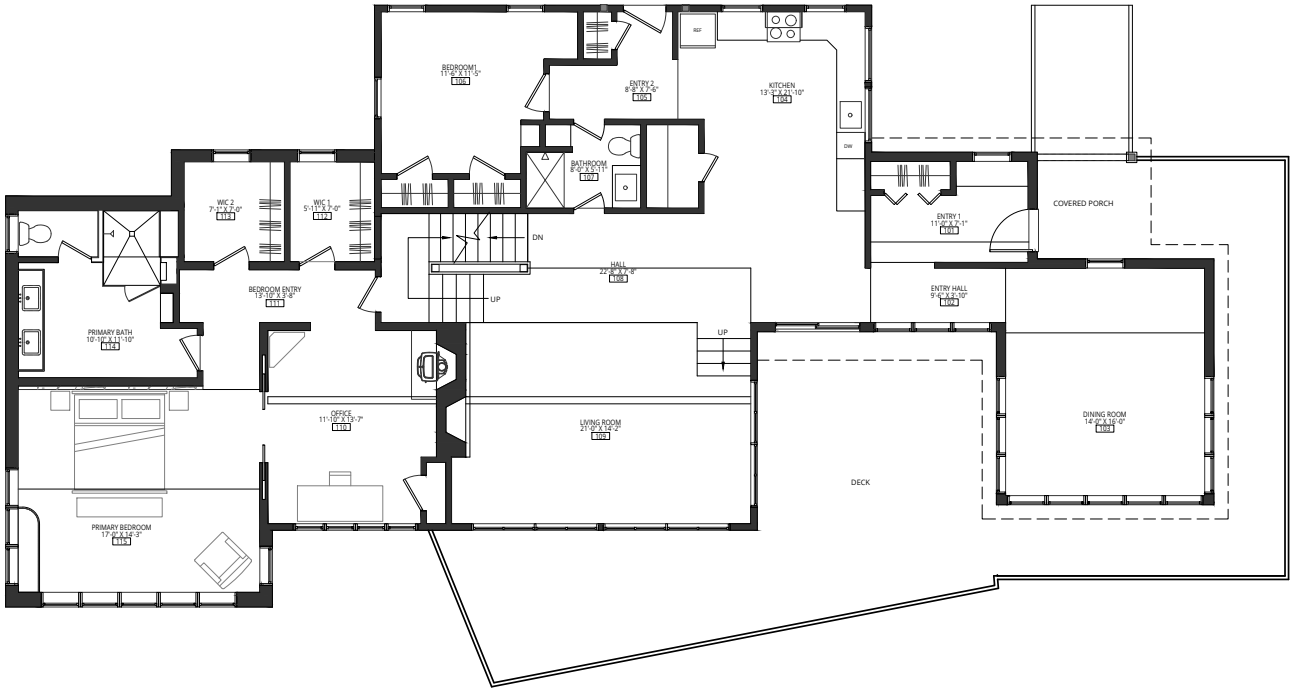
REVISION REMARKS

#	DRAWING ISSUE	DATE

JOB NO. #XXXX

BASEMENT PLAN

A1.1



1 FIRST FLOOR PLAN

1/4" = 1'-0"

N

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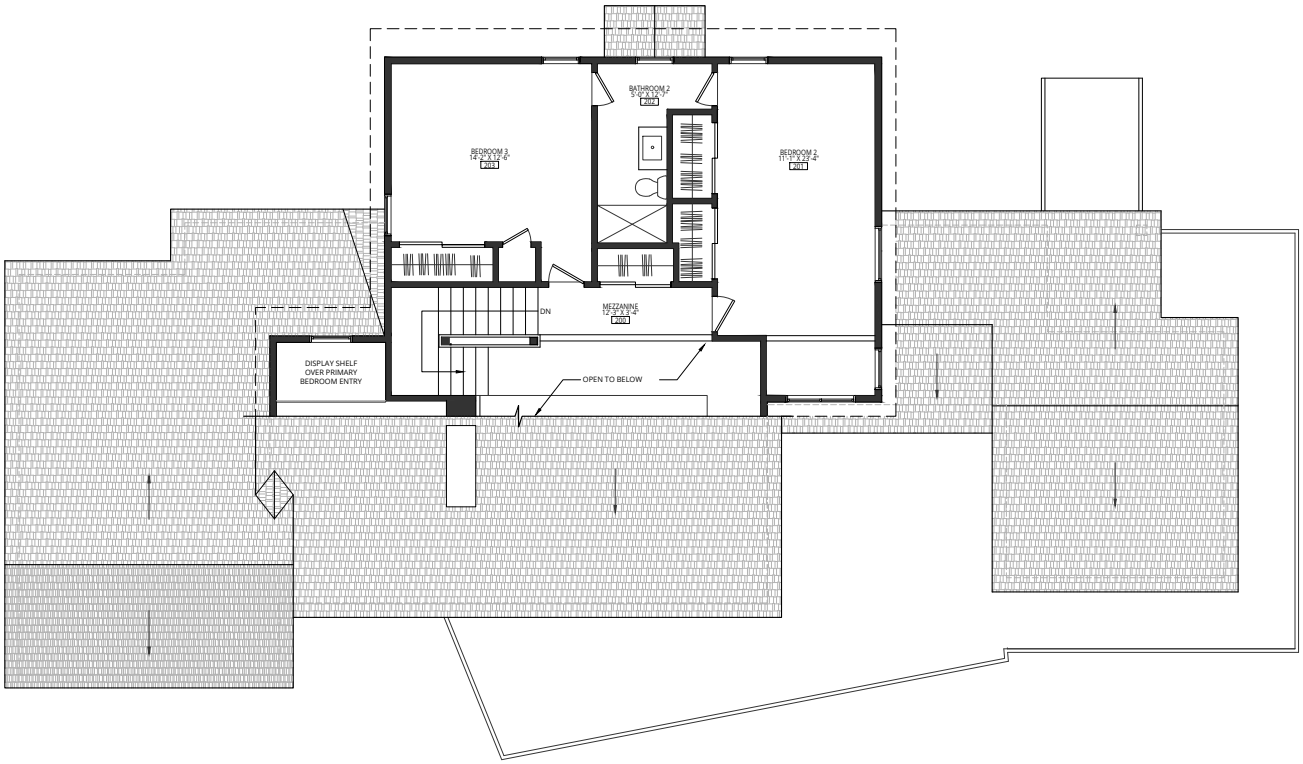
REVISION REMARKS

#	DRAWING ISSUE	DATE

JOB NO. #XXXX

FIRST FLOOR PLAN

A1.2



1 SECOND FLOOR PLAN
1/4" = 1'-0"

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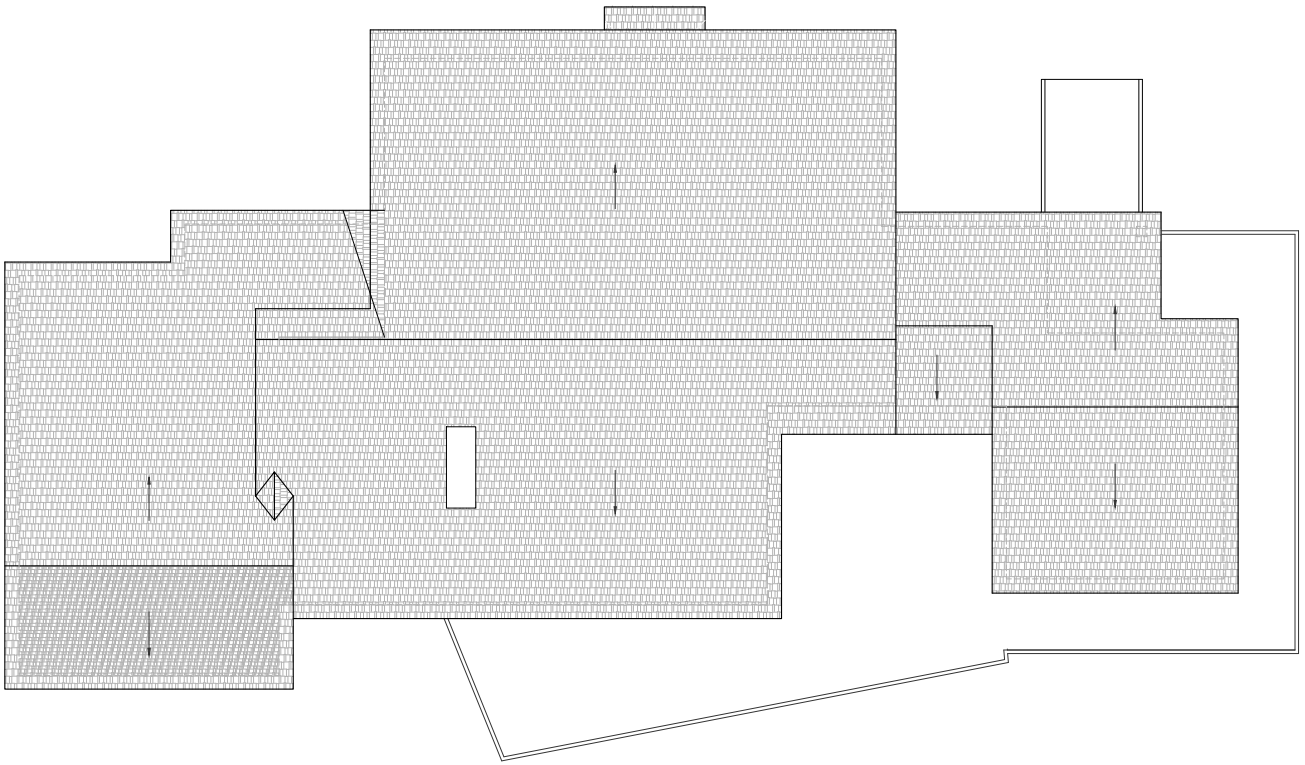
REVISION REMARKS

#	DRAWING ISSUE	DATE

JOB NO. #XXXX

SECOND FLOOR PLAN

A1.3



1 ROOF PLAN
1/4" = 1'-0"

N

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REVISION REMARKS

#	DRAWING ISSUE	DATE

JOB NO. #XXXX

ROOF PLAN

A1.3

PLAN AND DEED REFERENCES: Lincoln County Registry of Deeds, Wiscasset, Maine.

Source: 4705/310

Reference: 603/30

Plans:
1. "Land of Augusta Trust Company" dated 1937 by J.W. Brackett recorded in Plan Book 2 Page 223
2. "Russell Jeppesen" dated June 22, 1994 by L.L. Brown Associates recorded in Plan Book 59 Page 48
3. "Luke Properties" dated November 19, 1992, revised through December 13, 2006 by Leighton & Associates recorded in Plan Book 86 Page 71. See also Plan Book 51 Page 79

Notes:
1. Record owners of the property are Walter J. Lewis and Katherine Lewis, Trustees of the Katherine Lewis Living Trust. For title reference see a deed from William C. Duncan, Trustee of the Duncan Family Disclaimer Trust and William C. Duncan, Trustee of the Mary C. Duncan Revocable Declaration of Trust dated August 9, 2013 and recorded in Book 4705 Page 310.
2. The width of Ocean Point Road shown hereon is two rods (33') based on a layout found in Boothbay Town Records Book A, Page 457, April 16, 1810. The location shown is based on the alignment of the traveled way.
3. Reference is made to utility easements recorded in Book 532 Page 434, Book 549 Page 48 and Book 667 Page 22.
4. The location of the property boundaries between high and low water mark has not been determined at this time.
5. The 1 ¼" iron pipes found are believed to be the original monuments shown on Plan Reference 1.

SHORELAND ZONE AREA CALCS. AT THE REQUEST OF:
Deryl Kipp

EXISTING

TOTAL LOT AREA WITHIN SHORELAND ZONE (S.Z.)	TOTAL LOT AREA *	TOTAL LOT AREA OUTSIDE OF SHORELAND ZONE (S.Z.)
51,575 Sq. Ft.	153,703 Sq. Ft.	102,127 Sq. Ft.
10,315 Sq. Ft.	20% OF TOTAL LOT AREA WITHIN SHORELAND ZONE	
TOTAL BUILDABLE AREA WITHIN S.Z.	TOTAL BUILDABLE AREA	TOTAL BUILDABLE AREA OUTSIDE OF S.Z.
Area within Building Envelope 24,272 Sq. Ft.	100,541 Sq. Ft.	Area within Building Envelope 76,270 Sq. Ft.
	50,271 Sq. Ft.	DEVELOPABLE AREA IS 50% OF THE BUILDABLE AREA

NON-VEGETATED (N-V) AREA WITHIN S.Z.	Developed Area as defined by the Town of Boothbay: Within Building Envelope	Within Setback Area	NON-VEGETATED (N-V) AREA OUTSIDE S.Z.	
Area of each Building (footprint i.e. dripedge, typ.)			Area of each Building	
House	1,595 Sq. Ft.	1,595	House	
Garage	877 Sq. Ft.	877	Garage	
Shed	207 Sq. Ft.	207	Garage	
decks	584 Sq. Ft.	584	deck and stairs	
Area of walkways & Steps	661 Sq. Ft.	47	Area of walkways & Steps	
Area driveways	8,902 Sq. Ft.	13,303	Area driveways	6,839 Sq. Ft.
Area of rip-rap	636 Sq. Ft.	587	Area of rip-rap	266 Sq. Ft.

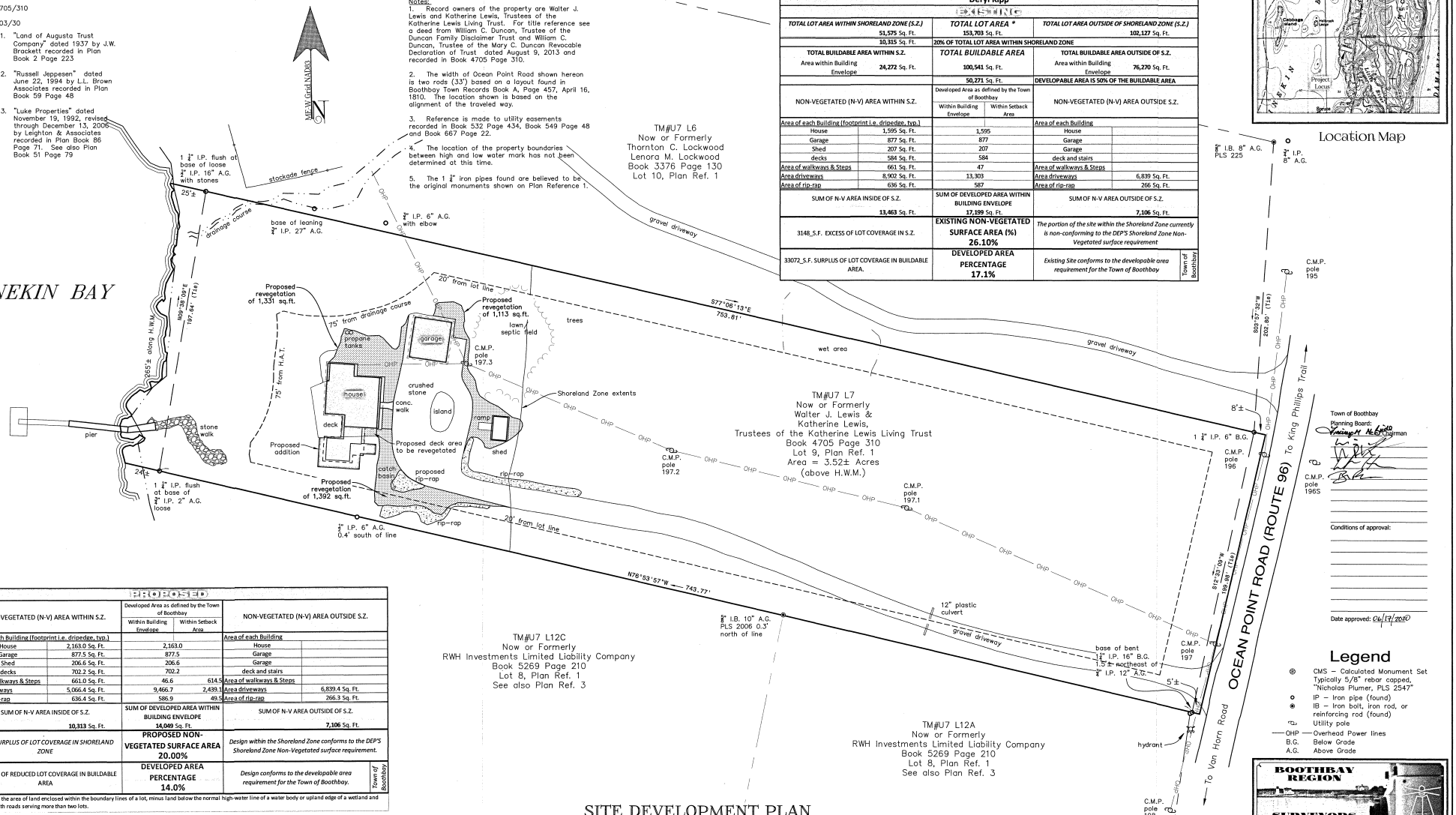
SUM OF N-V AREA INSIDE OF S.Z. 13,463 Sq. Ft.	SUM OF DEVELOPED AREA WITHIN BUILDING ENVELOPE 17,199 Sq. Ft.	SUM OF N-V AREA OUTSIDE OF S.Z. 7,106 Sq. Ft.
3148_S.F. EXCESS OF LOT COVERAGE IN S.Z.	EXISTING NON-VEGETATED SURFACE AREA (%) 26.10%	*The portion of the site within the Shoreland Zone currently is non-conforming to the DEP'S Shoreland Zone Non-Vegetated surface requirement*
33072_S.F. SURPLUS OF LOT COVERAGE IN BUILDABLE AREA.	DEVELOPED AREA PERCENTAGE 17.1%	*Existing Site conforms to the developable area requirement for the Town of Boothbay* — Town of Boothbay

PROPOSED

NON-VEGETATED (N-V) AREA WITHIN S.Z.	Developed Area as defined by the Town of Boothbay: Within Building Envelope	Within Setback Area	NON-VEGETATED (N-V) AREA OUTSIDE S.Z.	
Area of each Building (footprint i.e. dripedge, typ.)			Area of each Building	
House	2,163.0 Sq. Ft.	2,163.0	House	
Garage	877.5 Sq. Ft.	877.5	Garage	
Shed	206.6 Sq. Ft.	206.6	Garage	
decks	702.2 Sq. Ft.	702.2	deck and stairs	
Area of walkways & Steps	661.0 Sq. Ft.	46.6	614.5 Area of walkways & Steps	
Area driveways	5,066.4 Sq. Ft.	9,466.7	2,439.1 Area driveways	6,839.4 Sq. Ft.
Area of rip-rap	636.4 Sq. Ft.	586.9	49.5 Area of rip-rap	266.3 Sq. Ft.

SUM OF N-V AREA INSIDE OF S.Z. 10,313 Sq. Ft.	SUM OF DEVELOPED AREA WITHIN BUILDING ENVELOPE 14,049 Sq. Ft.	SUM OF N-V AREA OUTSIDE OF S.Z. 7,106 Sq. Ft.
2_S.F. SURPLUS OF LOT COVERAGE IN SHORELAND ZONE	PROPOSED NON-VEGETATED SURFACE AREA 20.00%	*Design within the Shoreland Zone conforms to the DEP'S Shoreland Zone Non-Vegetated surface requirement.*
3150_S.F. OF REDUCED LOT COVERAGE IN BUILDABLE AREA	DEVELOPED AREA PERCENTAGE 14.0%	*Design conforms to the developable area requirement for the Town of Boothbay.* — Town of Boothbay

* lot area is the area of land enclosed within the boundary lines of a lot, minus land below the normal high-water line of a water body or upland edge of a wetland and areas beneath roads serving more than two lots.



Town of Boothbay
Planning Board:
Vincent H. Lynch Chairman

Conditions of approval:

Date approved: 6/17/2020

Legend
- ⊕ CMS – Calculated Monument Set Typically 5/8" rebar capped, "Nicholas Plumer, PLS 2547"
- ○ IP – Iron pipe (found)
- ◉ IB – Iron bolt, iron rod, or reinforcing rod (found)
- "C" Utility pole
- OHP — Overhead Power lines
- B.G. Below Grade
- A.G. Above Grade

SITE DEVELOPMENT PLAN
FOR
DERYL P. KIPP & MELANIE B. KIPP
637 OCEAN POINT ROAD
BOOTHBAY, MAINE

State of Maine
Lincoln ss Registry of Deeds
Received July 8, 2020 at 11 h 46M A.M. and recorded in Plan Book 115 Page 6.
Attest: Carolyn M Cook Deputy Register

Graphic Scale
30 0 15 30 60 120
(in feet)
1 inch = 30 ft.

To the best of my knowledge, information and belief this survey has been completed in accordance with the Maine Board of Licensure for Professional Land Surveyors Technical Standards (adopted April 1, 2006).

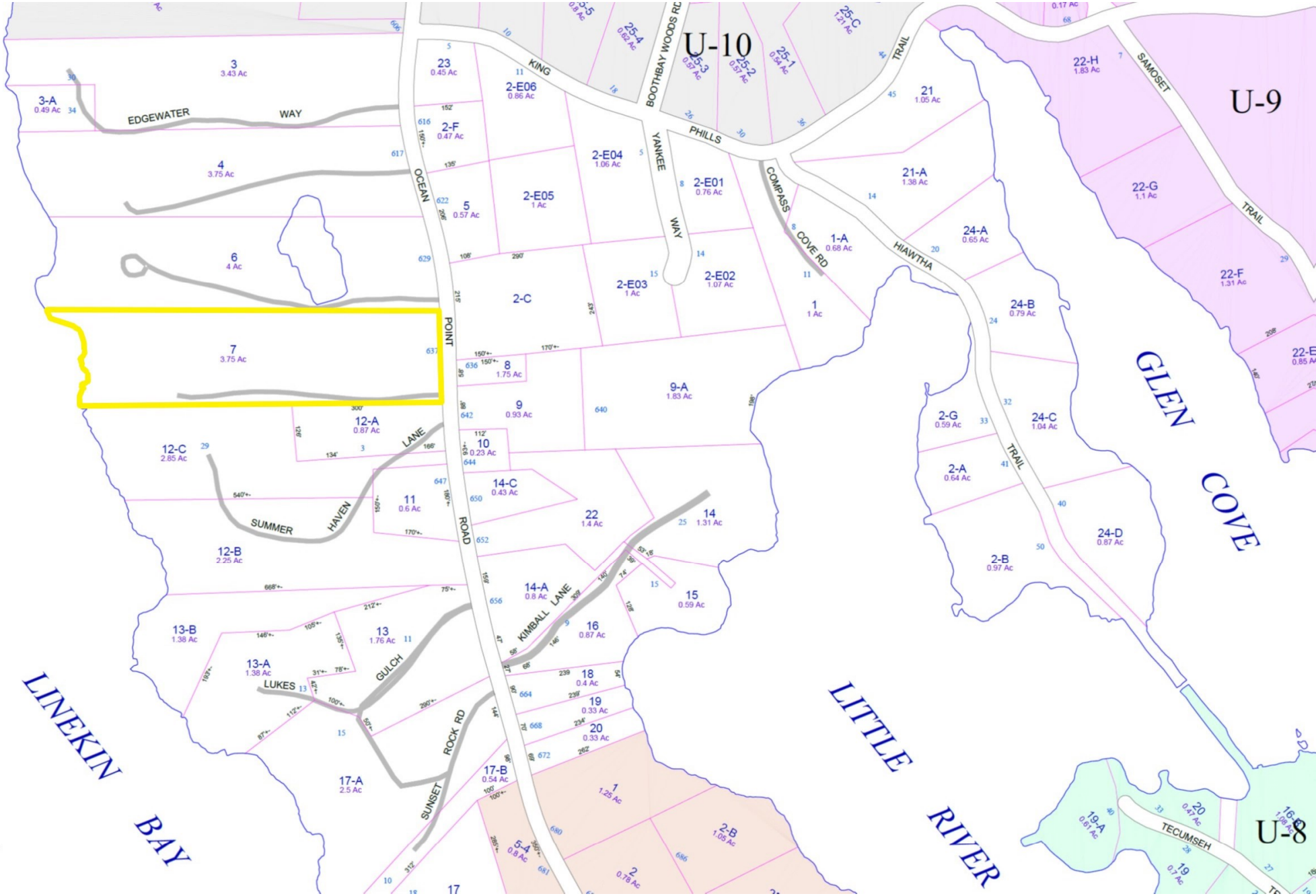
Nicholas W. Plumer
Professional Land Surveyor #2547

BOOTHBAY REGION SURVEYORS

837 Wiscasset Road (207) 633-4445
Boothbay Maine N.Plumer@BRSMaine.com

Property Owner:	Deryl P. Kipp & Melanie B. Kipp		
Owner Address:	89 Commercial St. BBH. ME 04538		
Crew Chief:	SDG	Field Date:	May 12, 2020
Drawn By:	DCT	Job No:	20-164-B
Checked by:	NWP	Plot date:	May 21, 2020
File Name:	20-164 Kipp 637 Ocean Pt Rd BB SSP	Sheet:	1 of 1

115-6



Boothbay
Tax Map U-7
Lot 7

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Maine Department of Human Service
Division of Health Engineering, Statio
(207) 287-5672 FAX (207) 287-41

PROPERTY LOCATION

City, Town, or Plantation	East Boothbay
Street or Road	Route 96
Subdivision, Lot #	

>> Caution: Permit Required -- Attach in Space Below <<

07-1979

BOOTHBAY Date Permit Issued: 5/23/00 — 1746 TOWN COPY — $ 10.00 — ☐ If Double Fee Charged FEE

David Taylor — Local Plumbing Inspector Signature — L.P.I. # 408

OWNER/APPLICANT INFORMATION

Name (last, first, MI): Duncan, Roger (Owner / Applicant)

Mailing Address of ☒ Owner ☐ Applicant: P.O. Box 66, East Boothbay, Me 04544

Daytime Tel. #: 633-4780

Municipal Tax Map # _____ Lot # _____

Owner or Applicant Statement

I state 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.

Roger Duncan — Signature of Owner or Applicant — 5/23/00 — Date

Caution: Inspections Required

I have inspected the installation authorized above and found it to be in compliance with the Subsurface Wastewater Disposal Rules Application — 6-22-00 (1st) Date Approved

DT — Local Plumbing Inspector Signature — (2nd) Date Approved

PERMIT INFORMATION

TYPE OF APPLICATION

1. ☐ First Time System
2. ☒ Replacement System
   Type Replaced: Bed
   Year Installed: 1959
3. ☐ Expanded System
   a. ☐ One-time exempted
   b. ☐ Non-exempted
4. ☐ Experimental System
5. ☐ Seasonal Conversion

THIS APPLICATION REQUIRES

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 Approval

DISPOSAL SYSTEM COMPONENT(S)

1. ☒ Complete Non-engineered System
2. ☐ Primitive System (graywater & alt toilet)
3. ☐ Alternative Toilet, specify: _____
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

4 ± ☐ sq. ft. ☒ acres

SHORELAND ZONING

☒ Yes ☐ No

DISPOSAL SYSTEM TO SERVE

1. ☒ Single Family Dwelling Unit, No. of Bedrooms: 3
2. ☐ Multiple Family Dwelling, No. of Units: _____
3. ☐ Other: _____ SPECIFY

TYPE OF WATER SUPPLY

1. ☐ Drilled Well 2. ☐ Dug Well 3. ☐ Private
4. ☒ Public 5. ☐ Other

DESIGN DETAILS (SYSTEM LAYOUT SHOWN ON PAGE 3)

TREATMENT TANK

1. ☒ Concrete
   a. ☒ Regular
   b. ☐ Low Profile
2. ☐ Plastic
3. ☐ Other: _____

CAPACITY 1000 gallons
Existing

DISPOSAL FIELD TYPE & SIZE

1. ☒ Stone Bed 2. ☐ Stone Trench
3. ☐ Proprietary Device
   a. ☐ Cluster array c. ☐ Linear
   b. ☐ Regular load d. ☐ H-20 load
4. ☐ Other: _____

SIZE 900 ☒ sq. ft. ☐ lin. ft.

GARBAGE DISPOSAL UNIT

1. ☒ No 3. ☐ Maybe
2. ☐ Yes >> Specify one below
   a. ☐ Multi-compartment Tank
   b. ☐ Tanks in Series
   c. ☐ Increase in Tank Capacity
   d. ☐ Filter on Tank Outlet

DESIGN FLOW

270 gallons per day

BASED ON:

1. ☒ Table 501.1 (dwelling unit(s)
2. ☐ Table 501.2 (other facilities)

SHOW CALCULATIONS -- for other facilities --

SOIL DATA & DESIGN CLASS

PROFILE CONDITION DESIGN
4 / Alll / C

at Observation Hole # A

Depth 22 Elevation -66

OF MOST LIMITING SOIL FACTOR

DISPOSAL FIELD SIZING

1. ☐ Small -- 2.0 sq. ft./gpd
2. ☒ Medium -- 2.6 sq. ft./gpd
3. ☐ Medium-Large -- 3.3 sq. ft./gpd
4. ☐ Large -- 4.1 sq. ft./gpd
5. ☐ Extra Large -- 5.0 sq. ft./gpd

PUMPING

1. ☐ Not Required
2. ☒ May Be Required
3. ☐ Required >> Specify only for engineered or experimental systems

DOSE: 75-100 gallons

3. ☐ Section 503.0 (meter readings) ATTACH WATER-METER DATA

SITE EVALUATOR STATEMENT

I Certify that on 4/3/00 (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).

Daniel P. Colby — Site Evaluator Signature — 286 SE # — 4/16/00 Date

Daniel P. Colby — Site Evaluator Name Printed — (207)882-9742 Telephone #

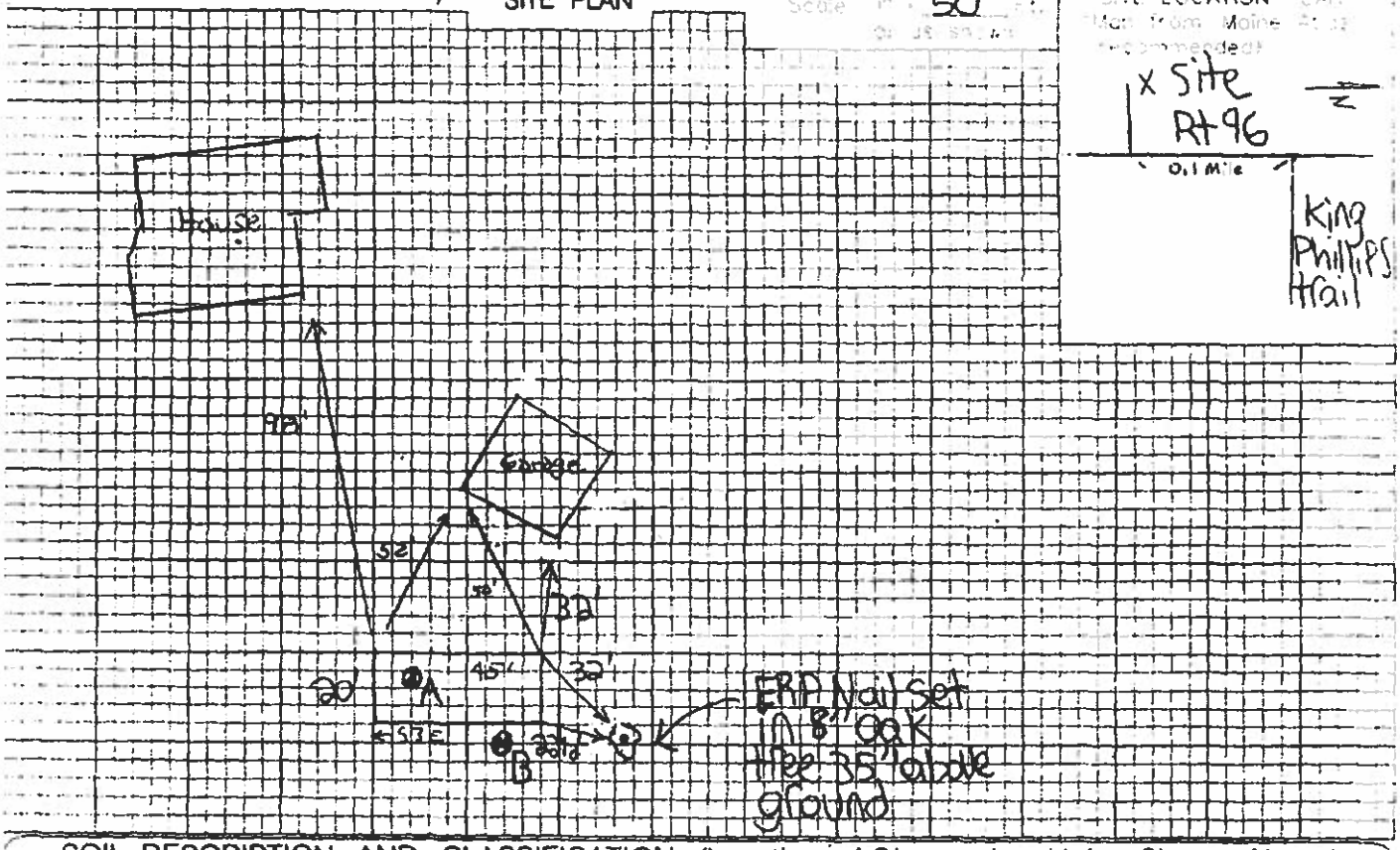
SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

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

Town, City, Plantation: East Boothbay
Street, Road Subdivision: Route 96
Owner's Name: Roger Duncan

SITE PLAN

Scale 1" = 50 Ft. or as shown



SITE LOCATION PLAN (Map from Maine Atlas recommended)

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

Observation Hole A ☑ Test Pit ☐ Boring
2 Depth of Organic Horizon Above Mineral Soil

Depth Below Mineral Soil Surface (inches)	Texture	Consistency	Color	Mottling
0–10	Loam	Friable	Dk Brown	
10–20	Sandy Loam		Red Brown	
20–30	Gravelly Loamy Sand			Evident
30–50		Bedrock		

Soil Classification: Profile 4 / Condition A111/C
Slope: 3 %
Limiting Factor: 22"
☒ Ground Water ☐ Restrictive Layer ☐ Bedrock ☐ Pit Depth

Observation Hole B ☑ Test Pit ☐ Boring
2 Depth of Organic Horizon Above Mineral Soil

Depth Below Mineral Soil Surface (inches)	Texture	Consistency	Color	Mottling
0–10	Loam	Friable	Dk Brown	
10–20	Sandy Loam		Red Brown	
20–30	Gravelly Loamy Sand			Evident
30–50		Bedrock		

Soil Classification: Profile 4 / Condition A111/C
Slope: 3
Limiting Factor: 23"
☒ Ground Water ☐ Restrictive Layer ☐ Bedrock ☐ Pit Depth

Site Evaluator Signature: [signature]
SE #: 286
Date: 4/18/00

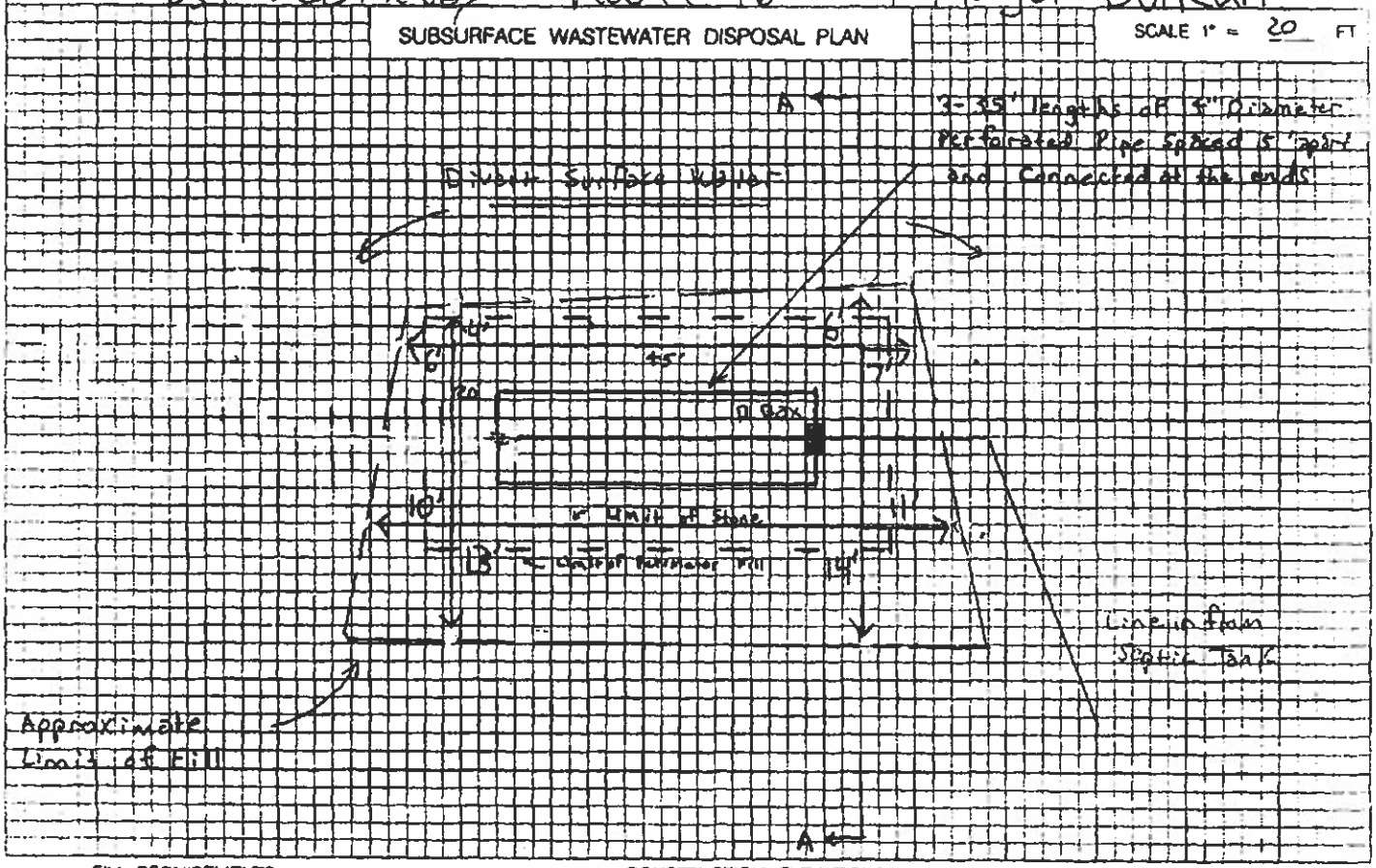
SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

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

Town, City, Plantation	Street, Road, Subdivision	Owner's Name
East Boothbay	Route 96	Roger Duncan

SUBSURFACE WASTEWATER DISPOSAL PLAN

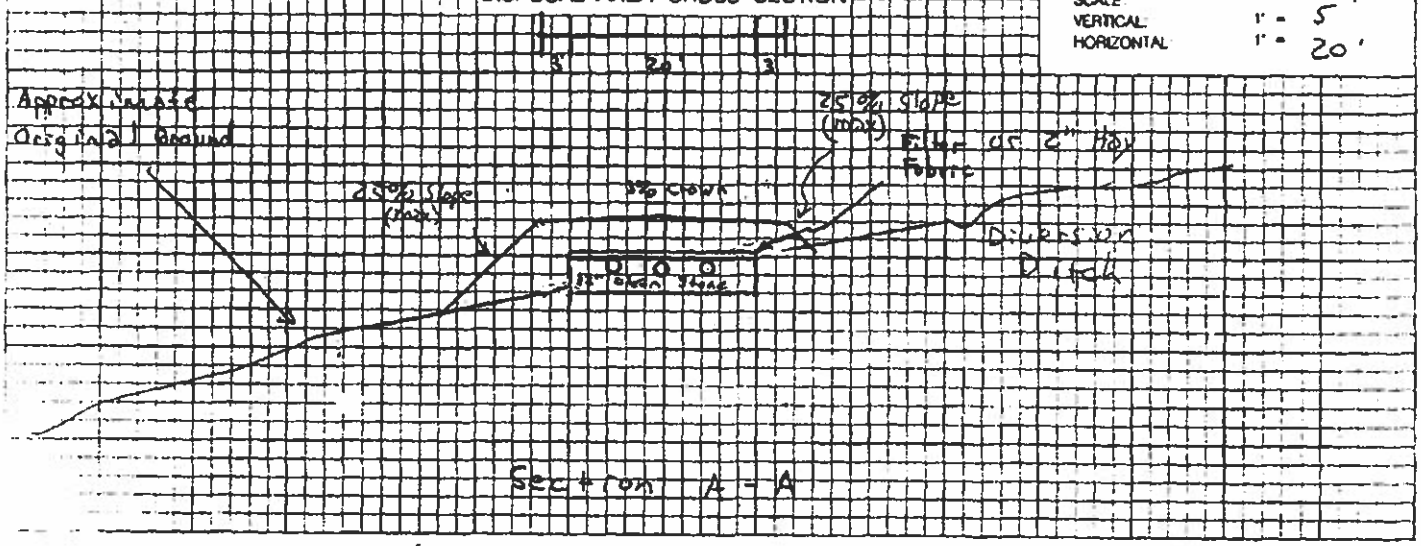
SCALE 1" = 20 FT



FILL REQUIREMENTS		CONSTRUCTION ELEVATIONS		ELEVATION REFERENCE POINT
Depth of Fill (Upslope)	12"	Finished Grade Elevation	-26'	Location & Description Nail Set in 8" Oak Tree 35" Above Ground
Depth of Fill (Downslope)	23"	Top of Distribution Pipe or Proprietary Device	-39"	Reference Elevation 0'0"
		Bottom of Disposal Area	-50"	

DISPOSAL AREA CROSS SECTION

SCALE
VERTICAL 1" = 5'
HORIZONTAL 1" = 20'



Daniel B. Colby
Site Evaluator Signature

286
SE #

4/18/00
Date