

# True Hall

REAL ESTATE



Snow's Point Road  
St. George, Maine  
MLS# 948813  
\$325,000

P.O. Box 121  
Tenants Harbor, Maine 04860  
207-372-8952  
[www.truehall.com](http://www.truehall.com)



PREPARED BY:  
 AERIAL SURVEY AND PHOTO, INC.  
 546 AIRPORT ROAD, PO BOX 659  
 NORRIDGEWOCK, MAINE 04957  
 TEL: 207 634-2006 FAX 207 634-2008

Approximate  
 Not to Scale  
 — Road  
 ~~~~~ Stream  
 Stone Wall  
 Lot 26  
 Map 231

NOTES:

- 1) THIS MAP IS FOR ASSESSMENT PURPOSES ONLY AND IS NOT INTENDED FOR PROPERTY CONVEYANCE OR LEGAL DESCRIPTION.
- 2) REC = PARCEL ACREAGE FROM RECORDED PLAN OR DEED  
 DIG = PARCEL ACREAGE CALCULATED DIGITALLY

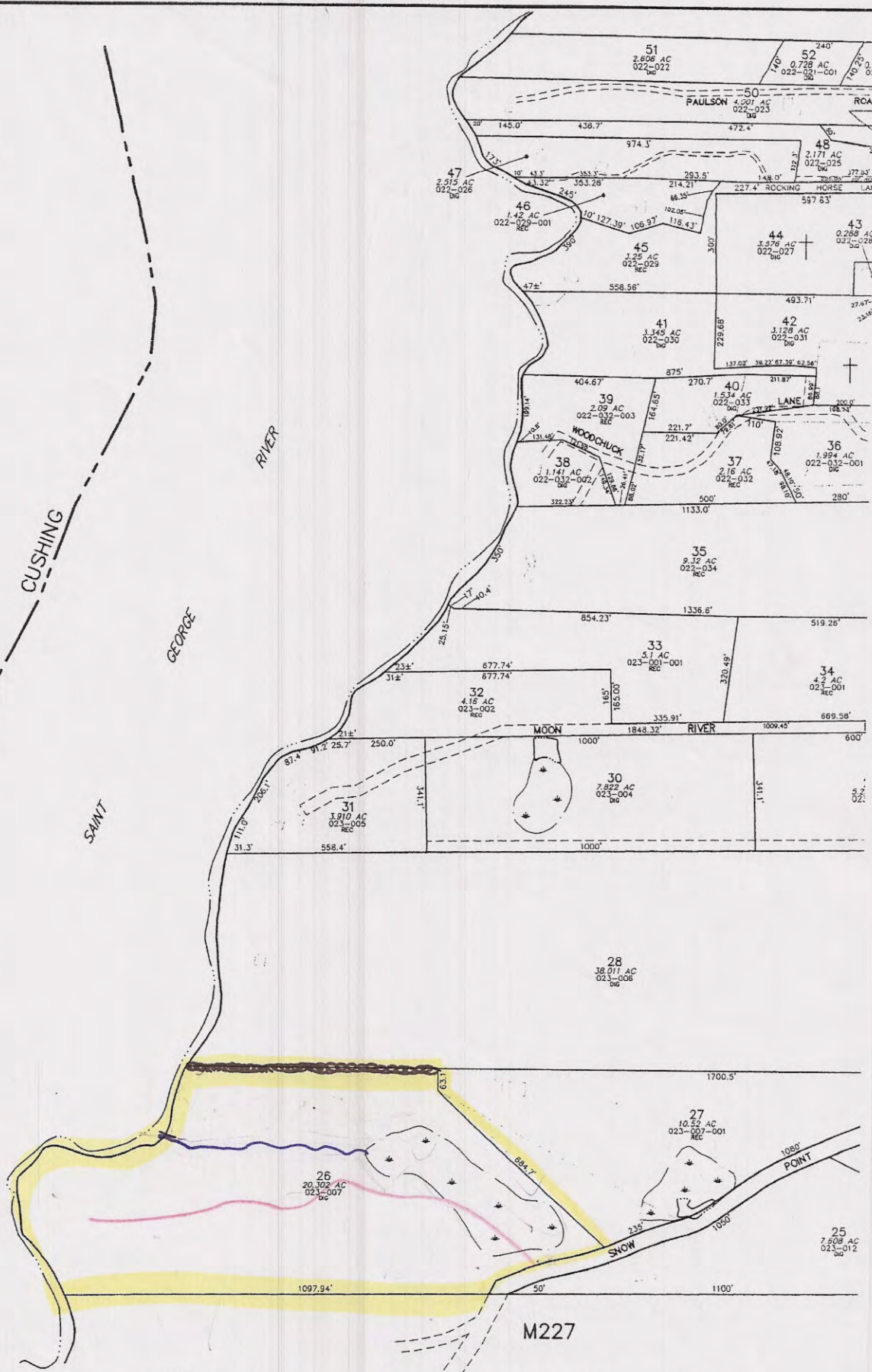


TOWN OF SAINT GEORGE  
 3 SCHOOL ST, PO BOX 131  
 TENANTS HARBOR, ME 04860

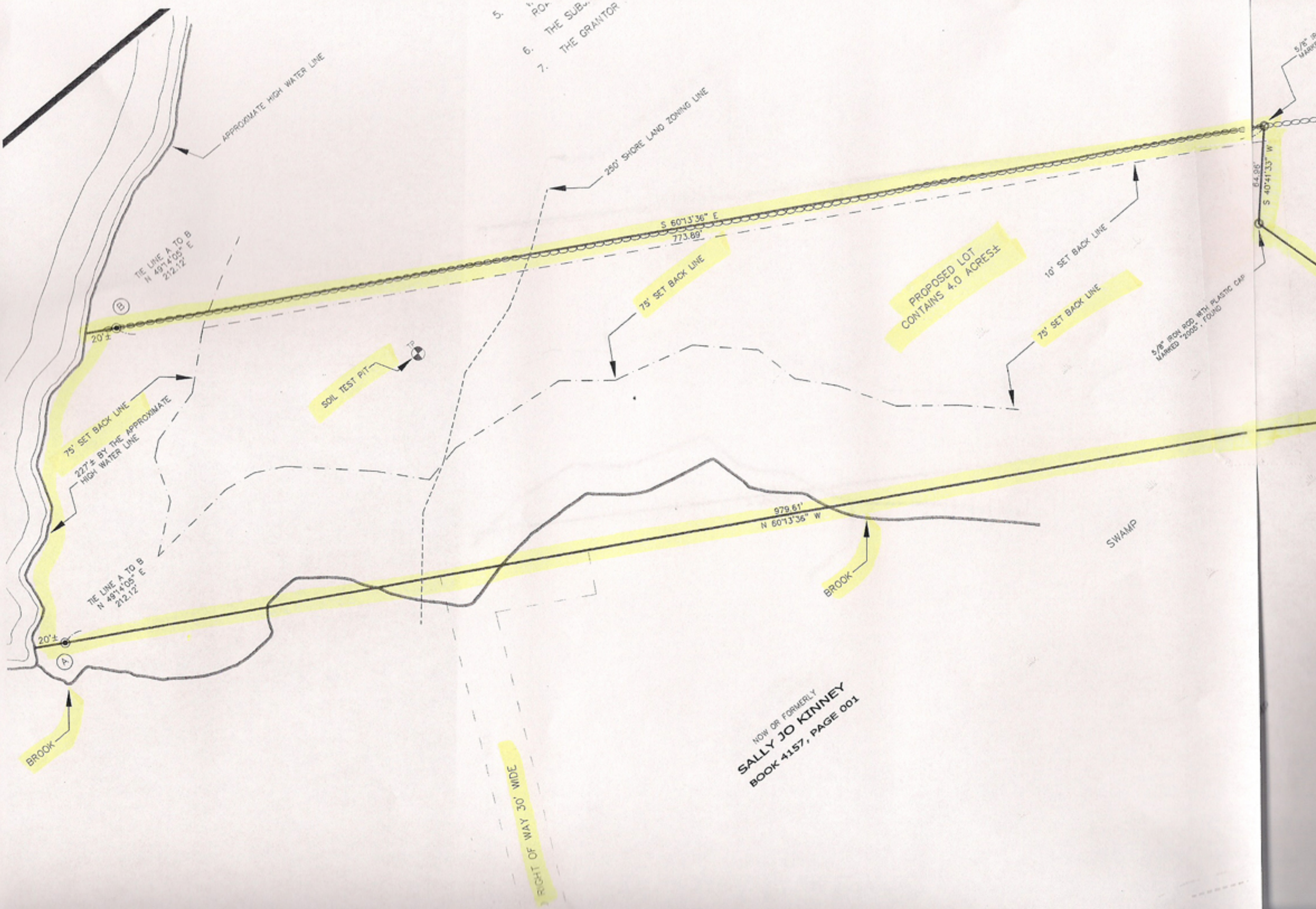
|                                |                    |
|--------------------------------|--------------------|
| PARCEL NUMBER .....            | 23                 |
| PARCEL DIMENSION .....         | 161.21'            |
| PARCEL AREA .....              | 2.456 AC           |
| MATCH LABEL .....              | P/O MAP 138 LOT 23 |
| BUILDING FOOTPRINT .....       |                    |
| RECORDED PLAN LOT NUMBER ..... | 14                 |
| OLD MAP-LOT NUMBER .....       | 013-007-00C        |

MAP LEGEND

|                            |       |
|----------------------------|-------|
| PARCEL BOUNDARY .....      | ————— |
| WATER LINE .....           | ~~~~~ |
| ROAD RIGHT OF WAY .....    | ————— |
| PAPER STREET .....         | ————— |
| EASEMENT LINE .....        | ————— |
| PRIVATE RIGHT OF WAY ..... | ————— |
| WETLAND EDGE .....         | ————— |



5. PO...
6. THE SUB...
7. THE GRANTOR



PROPOSED LOT  
CONTAINS 4.0 ACRES±

NOW OR FORMERLY  
SALLY JO KINNEY  
BOOK 4157, PAGE 001

RIGHT OF WAY 30' WIDE

SWAMP

BROOK

SOIL TEST PIT

APPROXIMATE HIGH WATER LINE

250' SHORE LAND ZONING LINE

75' SET BACK LINE

10' SET BACK LINE

75' SET BACK LINE

75' SET BACK LINE  
227± BY THE APPROXIMATE  
HIGH WATER LINE

TIE LINE A TO B  
N 49°14'05± E  
212.12'

TIE LINE A TO B  
N 49°14'05± E  
212.12'

S 60°13'36" E  
773.89'

979.61'  
N 60°13'36" W

84.98'  
S 40°41'33" W

5/8" IRON ROD WITH PLASTIC CAP  
MARKED "2005" FOUND

5/8" IRON  
MARKED

BROOK

20'±

20'±

(B)

(A)



0 0.5 Mi  
0 2000 Ft

Map provided by MyTopo.com

# SELLER'S PROPERTY DISCLOSURE - LAND ONLY

PROPERTY LOCATED AT: Snow Point Road St George Maine

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 the Seller and any buyer. The Seller authorizes the Listing Broker in this transaction to disclose the information in this statement to other real estate licensees and to prospective buyers of this property. The Seller agrees to notify the Listing Broker promptly of any changes in the information and this form will be appropriately changed with an amendment date. Inspections are highly recommended.

**NOTE: DO NOT LEAVE ANY QUESTIONS BLANK. WRITE N/A (NOT APPLICABLE) OR UNKNOWN IF NEEDED.**

## SECTION I. HAZARDOUS MATERIAL

The Seller makes the following representations regarding known hazardous materials that are currently or previously existing in or on the real estate:

- A. UNDERGROUND STORAGE TANKS - Current or previously existing:  
Are there now, or have there ever been, any underground storage tanks on your property?  Yes  No  Unknown  
IF YES: Are tanks in current use?  Yes  No  
IF NO above: How long have tank(s) been out of service? \_\_\_\_\_  
What materials are, or were, stored in the tank(s)? \_\_\_\_\_  
Age of tank(s): \_\_\_\_\_ Size of tank(s): \_\_\_\_\_  
Location: \_\_\_\_\_  
Have you experienced any problems such as leakage? \_\_\_\_\_  
Are tanks registered with the Dept. of Environmental Protection?  Yes  No  Unknown  
If tanks are no longer in use, have tanks been abandoned according to D.E.P.?  Yes  No  Unknown  
Comments: \_\_\_\_\_
- B. OTHER HAZARDOUS MATERIALS - Current or previously existing (such as Toxic Material, Land Fill, Radioactive Material, etc.):  
 Yes  No  Unknown  
Attachment explaining current problems, past repairs or additional information to any of the above hazardous materials?  Yes  No

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

## SECTION II. GENERAL INFORMATION

- Is the property subject to or have the benefits of any encroachments, easements, rights-of-way, leases, rights of first refusal, life estates or restrictive covenants on the property?  Yes  No  Unknown  
IF YES: Explain: TBD  
What is your source of information: \_\_\_\_\_
- Are there any shoreland zoning, resource protection or other overlay zone requirements on the property?  Yes  No  Unknown  
IF YES: Explain: Shoreland Zoning  
What is your source of information: \_\_\_\_\_
- Is the subject property the result of a division of property within the last five years (for example, subdivision)?  Yes  No  Unknown  
IF YES: Explain: Single lot  
What is your source of information: \_\_\_\_\_
- Are you receiving a tax exemption or reduction 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: \_\_\_\_\_
- Has property ever been soil tested?  Yes  No  Unknown If YES, are the results available?  Yes  No  
Are mobile/manufactured homes allowed?  Yes  No  Unknown Are modular homes allowed?  Yes  No  
Has the property been surveyed?  Yes  No  Unknown If YES, is the survey available?  Yes  No
- ATTACHMENTS: \_\_\_\_\_  
Additional Information: To be surveyed

Seller shall be responsible and liable for any failure to provide known information about property defects to Buyer.

Sally Jo Kinney SELLER DATE SELLER DATE

Sally Jo Kinney

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

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Diane L. Hall

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