

MAINE REAL ESTATE
TRANSFER TAX PAID

Receipt # 253430	Bk 5922 PG 209
ERECORD	02/03/2026 08:30:53 AM
	Pages 4
	DEED
Instr # 26-1208	
Cherri L Crockett Register of Deeds	OXFORD COUNTY

WARRANTY DEED

MICHELLE C. LOEBER and JONATHAN H. OLIVER, both of Lovell, Oxford County, Maine (mailing address: P.O. Box 61, Lovell, Maine 04051), for consideration paid, grant to **MICHELLE CHRISTINE LOEBER, as Trustee of the 358 CHRISTIAN HILL ROAD TRUST** established under declaration of trust dated January 29, 2026, said Trustee having a mailing address of P.O. Box 61, Lovell, Maine 04051,

with WARRANTY COVENANTS:

Parcel One:

A certain lot or parcel of land, together with all appurtenances belonging thereto, situated in Lovell, Oxford County, State of Maine, and lying on the Easterly side of Christian Hill Road, and being more particularly bounded and described as follows:

“Beginning at a point on the easterly side of the Christian Hill Road, being the southwesterly-most corner of the larger parcel that was conveyed by Barney Berger, et al, to Thomas S. Taylor and Arlene G. Taylor by deed dated August 5, 1964, recorded in Oxford (W.D.) Registry of Deeds, Book 186, Page 338, and being the common corner with land formerly of Virginia McBain, and now believed to be owned by John R. Bachiocchi, et ux., under Deed recorded in said Registry of Deeds, Book 372, Page 515, and which point is believed to be evidenced by a stone post set in the ground thereat, bearing the mark “DM-H”; thence run generally easterly along said land of Bachiocchi, a distance of 200 feet to a point at land now or formerly of Irene Horowitz as acquired by her under deed recorded in said Registry of Deeds, Book 507, Page 362; thence run generally northerly by land of said Horowitz, and parallel with the easterly side line of Christian Hill Road, as it trends, a distance of 200 feet, to a point representing the southeasterly-most corner of land now of Samantha L. Phillipe, et al, as described in Deed of Distribution recorded in said Registry of Deeds, Book 621, Page 129; thence run generally westerly by said land of Phillipe, a distance of 200 feet to the easterly edge of Christian Hill Road; thence run southerly by Christian Hill Road, as it trends, a distance of 200 feet to the point of beginning.”

Meaning and intending to convey all and the same conveyed to by Trustee’s Warranty Deed of Darvin L. Schanley, Trustee of the Carole T. Schanley Trust to Michelle C. Loeber and

Jonathan H. Oliver dated May 5, 2021 and recorded in the Oxford County Registry of Deeds in Book 5605, Page 736, from which the quoted portion above has been copied.

Parcel Two:

A certain lot or parcel of land, situated on Christian Hill Road, so-called, in the Town of Lovell, County of Oxford, State of Maine, but not adjacent thereto, being bounded and described as follows:

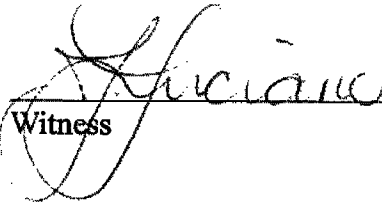
“BEGINNING at an iron pipe surrounded by stones on the southerly line of land of the Bennett McDaniels Farm, said iron pipe being 200 feet easterly from a stone post, also on line of land of said Bennett McDaniels Farm, set in the ground on the easterly sideline of the Christian Hill Road, so-called; thence south 14° east 1010 feet, more or less, to another iron pipe surrounded by stones on the northerly line of land known as the S. L. Plummer parcel, this last mentioned iron pipe being likewise 200 feet from a stone post set in the ground on the easterly sideline of said Christian Hill Road; thence by line of said S. L. Plummer parcel (the course thereof in 1921 being south 84° 50' east) to a stone post set in the ground at the southeasterly corner of the first parcel of land conveyed to Barney Berger by Gustav L. Heim by deed dated August 4, 1948, and recorded in the Oxford Western District Registry of Deeds in Book 142, Page 551, and also in Book 152, Page 2; thence northerly by the easterly line of said parcel of land conveyed to Barney Berger as aforesaid to a stone post set in the ground at the northeasterly corner of said parcel of land conveyed to Barney Berger as aforesaid; thence westerly by the northerly line of said parcel of land conveyed to Barney Berger as aforesaid to the point of beginning. Meaning and intending hereby to convey all of the first parcel of land described in said deed to Barney Berger with the exception of a strip 200 feet in width extending from said road to the first bound or line stated in this deed.”

Meaning and intending to convey all and the same conveyed by Warranty Deed of Bruce Lee London to Michelle C. Loeber and Jonathan H. Oliver dated May 5, 2021 and recorded in the Oxford County Registry of Deeds in Book 5605, Page 738, from which the quoted portion above has been copied.

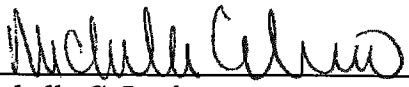
This deed was prepared based on information provided by the Grantor. Hastings Law Office, P.A. did not independently verify the accuracy of any information provided and no title search was completed by Hastings Law Office, P.A.

WITNESS our hands on the separate signature pages below.

WITNESS my hand this 29 day of January, 2026.



Witness



Michelle C. Loeber

**STATE OF MAINE
OXFORD, SS.**

January 29, 2026

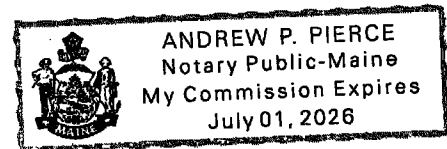
Personally appeared **Michelle C. Loeber** and acknowledged the foregoing instrument to be her free act and deed,

Before me,



Notary Public

Print/type name of Notary Public: _____
My Commission Expires: _____



WITNESS my hand this 30 day of January, 2026.

Deborah A. Tait

Witness

J. Oliver

Jonathan H. Oliver

**STATE OF MAINE
OXFORD, SS.**

January 30, 2026

Personally appeared **Jonathan H. Oliver** and acknowledged the foregoing instrument to be his free act and deed,

Before me,

Deborah A. Tait

Notary Public

Print/type name of Notary Public:
My Commission Expires:

Deborah A. Tait
NOTARY PUBLIC
My Commission Expires:
December 5, 2030

PROPERTY LOCATED AT: 358 Christian Hill Road, Lovell, ME 04051**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: 8/7/25 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? Water filtration system installed.

IF PRIVATE: (Strike Section if Not Applicable):

INSTALLATION: Location: Front yard near driveway

Installed by: Goodwin Well and Water

Date of Installation: August 9, 2022

USE: Number of persons currently using system: N/A

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

Comments: 805' well providing 15 gpm.

Source of Section I information: Maine Well Water Database

Buyer Initials _____

Page 1 of 8

Seller Initials

CHRT

PROPERTY LOCATED AT: 358 Christian Hill Road, Lovell, ME 04051

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: Upon permitting.

Have you experienced any problems such as line or other malfunctions? ☐ Yes ☒ No

What steps were taken to remedy the problem? N/A

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: Behind house OR ☐ Unknown

Date installed: 2023 Date last pumped: N/A Name of pumping company: N/A

Have you experienced any malfunctions? ☐ Yes ☒ No

If Yes, give the date and describe the problem: N/A

Date of last servicing of tank: N/A Name of company servicing tank: N/A

Leach Field: ☒ Yes ☐ No ☐ Unknown

If Yes, Location: Behind house.

Date of installation of leach field: 2023 Installed by: Drew Corp

Date of last servicing of leach field: N/A Company servicing leach field: N/A

Have you experienced any malfunctions? ☐ Yes ☒ No

If Yes, give the date and describe the problem and what steps were taken to remedy: N/A

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: 3 bedroom septic design

Source of Section II information: Septic plan and permit

Buyer Initials _____

Page 2 of 8

Seller Initials ^{Initial} CHRT _____

PROPERTY LOCATED AT: 358 Christian Hill Road, Lovell, ME 04051**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	Rinnai Furnace	Mini Split	Jotul Woodstove	
Age of system(s) or source(s)	2023	2023	Purchased pre-used	
TYPE(S) of Fuel	Propane	Electric	Wood	
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)	New construction	New Construction	Used to test when installed	
Name of company that services system(s) or source(s)	N/A	N/A	N/A	
Date of most recent service call	N/A	N/A	N/A	
Malfunctions per system(s) or source(s) within past 2 years	N/A	N/A	N/A	
Other pertinent information	Wall mounted FHW radiator	Flush Mount Cassettes		

Are there fuel supply lines? ☒ Yes ☐ No ☐ UnknownAre any buried? ☐ Yes ☐ No ☒ UnknownAre all sleeved? ☒ Yes ☐ No ☐ UnknownChimney(s): ☒ Yes ☐ NoIf Yes, are they lined: ☒ Yes ☐ No ☐ UnknownIs more than one heat source vented through one flue? ☐ Yes ☒ No ☐ UnknownHad a chimney fire: ☐ Yes ☒ No ☐ UnknownHas chimney(s) been inspected? ☐ Yes ☒ No ☐ UnknownIf Yes, date: N/ADate chimney(s) last cleaned: N/ADirect and/or Power Vent(s): ☐ Yes ☒ No ☐ UnknownHas vent(s) been inspected? ☐ Yes ☒ No ☐ UnknownIf Yes, date: N/AComments: **Energy efficient Comfort Block built.**Source of Section III information: **Seller and agent visualizing****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 ☐ UnknownIf Yes, are tanks in current use? ☐ Yes ☒ No ☐ UnknownIf no longer in use, how long have they been out of service? N/AIf tanks are no longer in use, have tanks been abandoned according to DEP? ☐ Yes ☒ No ☐ UnknownAre tanks registered with DEP? ☐ Yes ☒ No ☐ UnknownAge of tank(s): N/A Size of tank(s): N/ALocation: N/A

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Page 3 of 8

Seller Initials Initial CHRT _____

PROPERTY LOCATED AT: 358 Christian Hill Road, Lovell, ME 04051What materials are, or were, stored in the tank(s)? N/AHave you experienced any problems such as leakage: ☐ Yes ☒ No ☐ UnknownComments: **Seller has no knowledge of any underground tanks.**Source of information: **Seller cleared lot before building.****B. ASBESTOS** - Is there now or has there been asbestos:As insulation on the heating system pipes or duct work? ☐ Yes ☒ No ☐ UnknownIn the ceilings? ☐ Yes ☒ No ☐ UnknownIn the siding? ☐ Yes ☒ No ☐ UnknownIn the roofing shingles? ☐ Yes ☒ No ☐ UnknownIn flooring tiles? ☐ Yes ☒ No ☐ UnknownOther: N/A ☐ Yes ☒ No ☐ UnknownComments: **New construction**Source of information: **New building materials.****C. RADON/AIR** - Current or previously existing:Has the property been tested? ☐ Yes ☒ No ☐ UnknownIf Yes: Date: N/A By: N/AResults: **N/A**If applicable, what remedial steps were taken? N/AHas the property been tested since remedial steps? ☐ Yes ☒ No ☐ UnknownAre test results available? ☐ Yes ☒ NoResults/Comments: **N/A**Source of information: **N/A****D. RADON/WATER** - Current or previously existing:Has the property been tested? ☒ Yes ☐ No ☐ UnknownIf Yes: Date: **August 7, 2025** By: **Chanalytical Labratories, Inc**Results: **Above limit for radon and uranium.**If applicable, what remedial steps were taken? **Water filtration system installed.**Has the property been tested since remedial steps? ☒ Yes ☐ No ☐ UnknownAre test results available? ☒ Yes ☐ NoResults/Comments: **Filtration system reduced levels.**Source of information: **Water test results****E. METHAMPHETAMINE** - Current or previously existing: ☐ Yes ☒ No ☐ UnknownComments: **Seller has no knowledge of any methamphetamine on the property.**Source of information: **Seller**

Buyer Initials _____

Page 4 of 8

Seller Initials

Initial
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PROPERTY LOCATED AT: 358 Christian Hill Road, Lovell, ME 04051**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: New constructionDo you know of any records/reports pertaining to such lead-based paint/lead-based paint hazards: ☐ Yes ☒ NoIf Yes, describe: N/AAre you aware of any cracking, peeling or flaking paint? ☐ Yes ☒ NoComments: N/ASource of information: Age of property.**G. OTHER HAZARDOUS MATERIALS** - Current or previously existing:TOXIC MATERIAL: ☐ Yes ☒ No ☐ UnknownLAND FILL: ☐ Yes ☒ No ☐ UnknownRADIOACTIVE MATERIAL: ☐ Yes ☒ No ☐ UnknownOther: N/ASource of information: Seller has no knowledge of any hazardous materials.**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 ☐ UnknownIf Yes, explain: N/ASource of information: DeedIs 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 ☐ UnknownIf No, who is responsible for maintenance? Public paved road.Road Association Name (if known): N/ASource of information: Public

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Page 5 of 8

Seller Initials

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PROPERTY LOCATED AT: 358 Christian Hill Road, Lovell, ME 04051**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: N/A

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: 23017C1170D Year: 7/7/09 (Attach a copy)Comments: N/ASource of Section VI information: FEMA

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Page 6 of 8

Seller Initials

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PROPERTY LOCATED AT: 358 Christian Hill Road, Lovell, ME 04051**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: N/A

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: N/A

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: 2022-2026 What year did Seller acquire property? _____

Roof: Year Shingles/Other Installed: Standing Seem Metal Roof

Water, moisture or leakage: No water, moisture or leaks.

Comments: Construction started in 2022 and finished construction in 2026

Foundation/Basement:

Is there a Sump Pump? ☐ Yes ☒ No ☐ Unknown

Water, moisture or leakage since you owned the property: ☐ Yes ☒ No ☐ Unknown

Prior water, moisture or leakage? ☐ Yes ☒ No ☐ Unknown

Comments: No moisture in the basement.

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

If Yes, are test results available? ☐ Yes ☒ No

Comments: N/A

Electrical: ☐ Fuses ☒ Circuit Breaker ☒ Other: Solar Battery Backup ☐ Unknown

Comments: 200 Amp service

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: No signs of insect or animal infestation.

Buyer Initials _____

Page 7 of 8

Seller Initials Initial
CHRT

PROPERTY LOCATED AT: 358 Christian Hill Road, Lovell, ME 04051

KNOWN MATERIAL DEFECTS about Physical Condition and/or value of Property, including those that may have an adverse impact on health/safety: No known material defects.

Comments: N/A

Source of Section VII information: Seller

SECTION VIII - ADDITIONAL INFORMATION

See Attachment for features.

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: 358 Christian Hill Road Trust 8/5/2026

SELLER DATE SELLER DATE

358 Christian Hill Road Trust

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

358 Christian Hill Road Features

- Mahogany front entry door
- European style wall mounted radiators
- Whole house air exchange system
- Marble tiles and vanity tops in both bathrooms
- Air bubble bathtub in Primary Bath
- Radiant heat in floor of kitchen/living/dinning area
- Huston & Co custom (Kennebunk, ME) Quarter sawn Sapele kitchen cabinets with Blum hardware and push-to-open doors
- Pine beams in living area milled from the property
- Zline Range, Refrigerator, Microwave and Dishwasher
- Thor Beverage refrigerator
- Logik Tilt and Turn Windows
- Taj Mahal Quartzite window sills on the first floor
- Leathered Black Pyrite peninsula and Vincent Black Granite kitchen countertops
- White Oak flooring on the first floor
- Douglas Fir flooring on the second floor
- White Oak beams and window sills on the second floor and staircase milled from the property
- Underground power lines
- Sol-Ark Solar Battery backup system
- Puck ceiling lights with night light feature
- Limestone flooring in foyer and garage entry
- Jotul woodstove featuring a granite stone hearth and mantle
- Laundry door is an antique teak louver door
- Antique stained glass door in Primary Bedroom
- Pond with granite bench
- Standing seam metal roof
- Comfort Block construction with stucco finish
- Water filtration system
- Mitsubishi flushmount Ceiling Cassette mini splits for back up heat and Air Conditioning
- Murphy closet and bookshelf in first floor front bedroom

OXFORD, SS

Registry of Deeds

Received: _____

at _____ h. _____ m. _____ M.

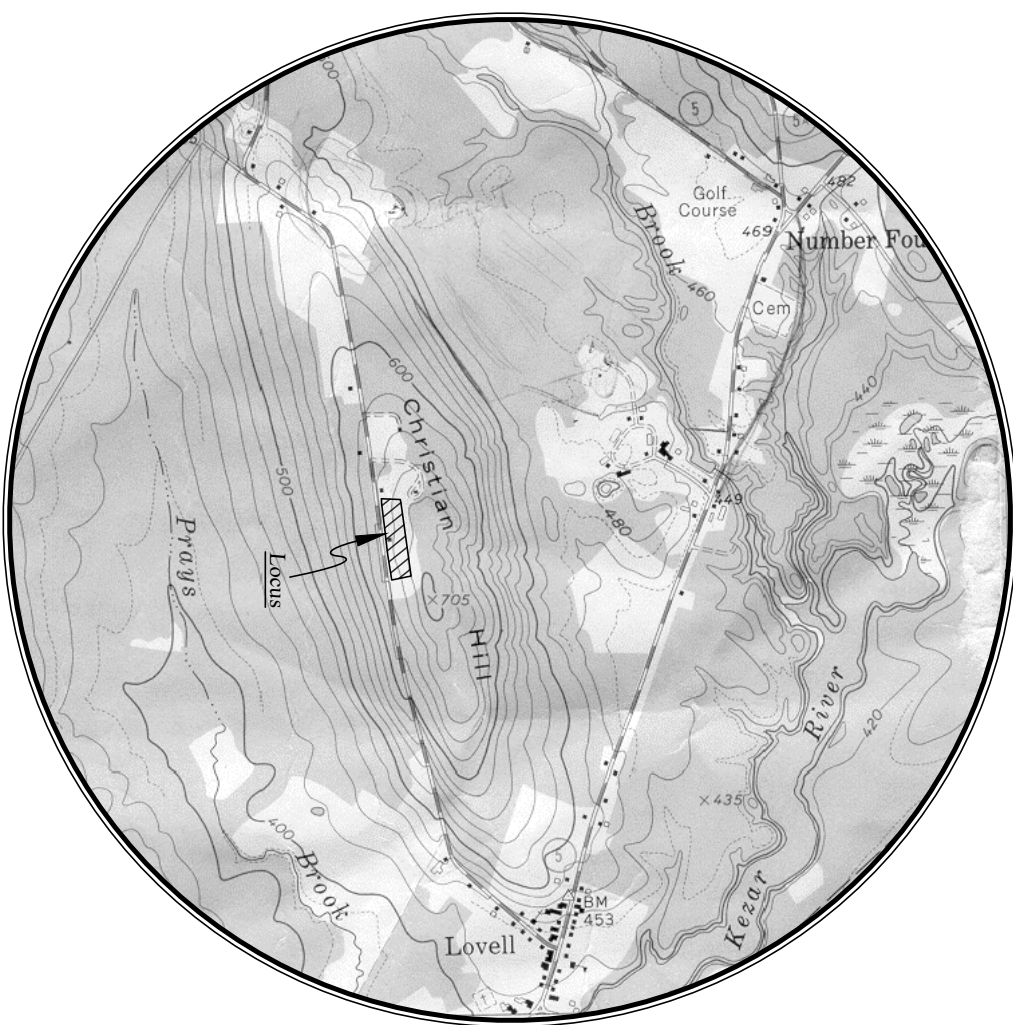
Vol. _____ Page _____

Attest _____

REGISTER

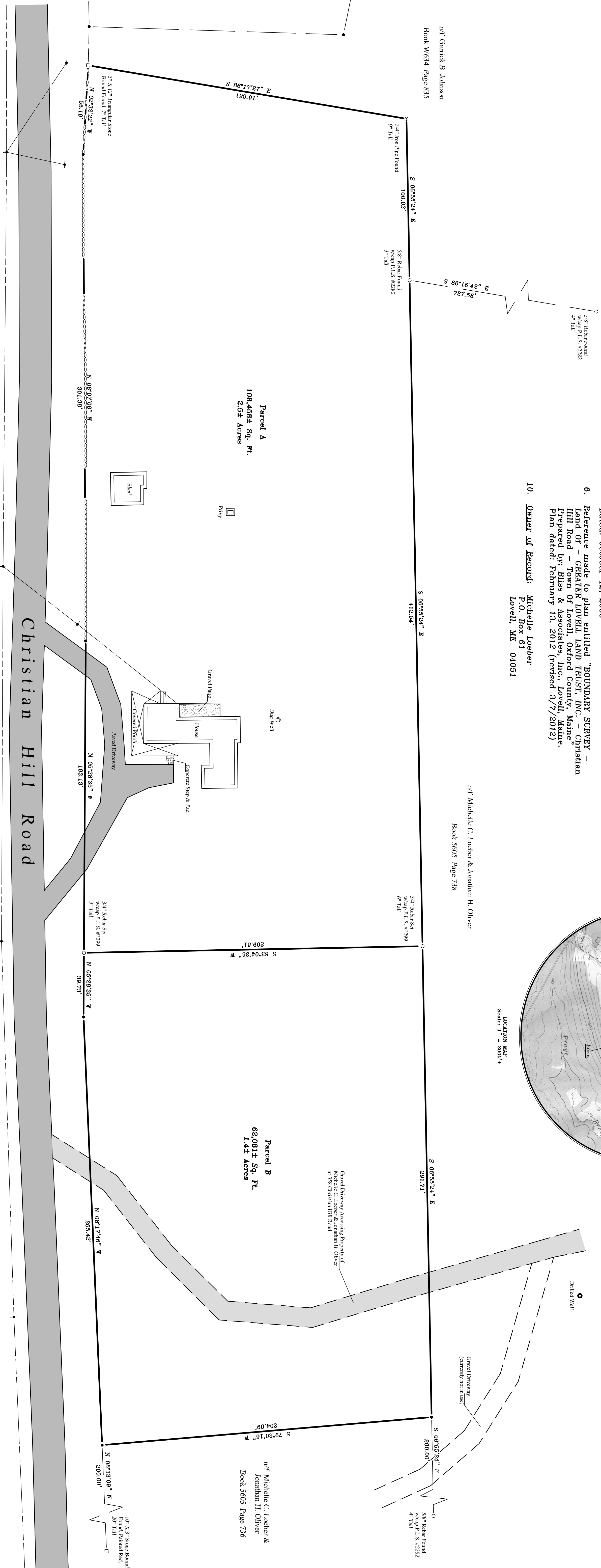
Notes:

1. Basis of Bearings: Grid North Maine West Zone NAD83.
2. All deed and plan references refer to the Oxford County Registry of Deeds.
3. Field information collected using Leica GS 16 Base & Rover units. Data post processed using Leica Capivate v6.60 software. Average error of observations was 0.10". Field information collected using a 5 second Total Station, was less than 1 : 10,000.
4. Source of Title: Book 5725 Page 506
5. Reference made to plan entitled "STANDARD BOUNDARY SURVEY - FOR - KEYBANK NATIONAL ASSOCIATION - OF - CHRISTIAN HILL PROPERTY - LOVELL, MAINE" Prepared by: Professional Land Surveying, Westbrook, ME Dated: October 12, 2000
6. Reference made to plan entitled "BOUNDARY SURVEY - LAND OF - GREATER LOVELL LAND TRUST, INC. - CHRISTIAN HILL ROAD - Town of Lovell, Oxford County, Maine Prepared by: Bliss & Associates, Inc., 1/7/2012. Plan dated: February 19, 2012 (revised 3/7/2012)
10. Owner of Record: Michelle Loeber
P.O. Box 61
Lovell, ME 04051



n/f Michelle C. Loeber & Jonathan H. Oliver
Book 5605 Page 738

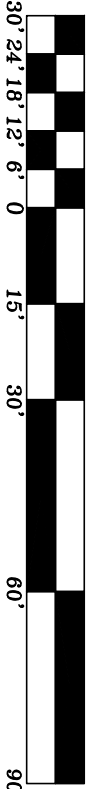
n/f Garrick B. Johnson
Book W634 Page 835



LEGEND:

- iron pipe
- stone bound
- angle point along property line
- edge of gravel road
- edge of paved road
- utility pole
- overhead utilities
- stonewall
- n/f now or formerly
- dug well
- drilled well

Scale: 1" = 30'



BOUNDARY SURVEY

Land of

MICHELLE LOEBER

348 Christian Hill Road

Town of Lovell, Oxford County, Maine

Mailing Address: P.O. Box 61, Lovell, Maine 04051

Date: January 21, 2026

Scale: 1" = 30'

Field Book: DC

Disk No. 2025-2-25-059

Sheet 1 of 1

Revisions: Rebars changed to set NRM 1/29/2026

Surveyed By: NRM

Drawn By: NRM

Checked By: F.J. Bliss P.L.S. #1299

BLISS

&

ASSOCIATES, INC.

P.O. BOX 113

LOVELL, MAINE 04051

Phone: 207-925-1468

bliss57@gmail.com

Project No. 25-059

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Maine Dept. Health & Human Services
Div. of Environmental Health, 11 SHS
(207) 287-5672 Fax: (207) 287-3165

Job No: 22-039 SDS

PROPERTY LOCATION		>> CAUTION: LPI APPROVAL REQUIRED <<	
City, Town, or Plantation	Lovell, Maine	Town/City	<u>Lovell</u> Permit # <u>1576</u>
Street or Road	358 Christian Hill Road	Date Permit	<u>6/9/22</u> Fee \$ <u>265.00</u> Double Fee Charged ☐
Subdivision, Lot #		Local Plumbing Inspection Signature	<u>[Signature]</u> LPI # <u>2221</u>
OWNER/APPLICANT INFORMATION		CAUTION: INSPECTION REQUIRED	
Name (last, first, MI)	Oliver, Jon	I have inspected the installation authorized above and found it to be in compliance with the Subsurface Wastewater Disposal Rules Application.	
Mailing Address of Owner/Applicant	P.O. Box 61 Lovell, Maine 04051	(1st) date approved	
Daytime Tel. #	207-776-1573 jon@oliverstringinstruments.com	Municipal Tax Map #	R1 Lot # 38A & 88
OWNER OR APPLICANT STATEMENT		(2nd) date approved	
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.			
Signature of Owner or Applicant <u>[Signature]</u> Date <u>Jun 9, 2022</u>		Local Plumbing Inspector Signature _____	

PERMIT INFORMATION		
TYPE OF APPLICATION ☐ 1. First Time System ☐ 2. Replacement System Type replaced: _____ Year installed: _____ ☐ 3. Expanded System a. <25% Expansion b. 25% Expansion ☐ 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 Permit	DISPOSAL SYSTEM COMPONENTS ☐ 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 <u>14±</u> SQ. FT. ACRES	DISPOSAL SYSTEM TO SERVE ☐ 1. Single Family Dwelling Unit, No. of Bedrooms: <u>3</u> ☐ 2. Multiple Family Dwelling, No. of Units: _____ ☐ 3. Other: _____ (specify) Current Use: Seasonal ☐ Year Round ☐ Undeveloped	TYPE OF WATER SUPPLY ☐ 1. Drilled Well ☐ 2. Dug Well ☐ 3. Private ☐ 4. Public ☐ Other

DESIGN DETAILS (SYSTEM LAYOUT SHOWN ON PAGE 3)			
TREATMENT TANK ☐ 1. Concrete a. Regular b. Low Profile ☐ 2. Plastic ☐ 3. Other: _____ CAPACITY: <u>1000</u> GAL.	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: <u>900</u> sq. ft. lin. ft.	GARBAGE DISPOSAL UNIT ☐ 1. No ☐ 2. Yes ☐ 3. Maybe If Yes or Maybe, specify one below: ☐ a. multi-compartment tank ☐ b. tanks in series ☐ c. increase in tank capacity ☐ d. Filter on Tank Outlet	DESIGN FLOW <u>270</u> gallons per day BASED ON: ☐ 1. Table 4A (dwelling unit(s)) ☐ 2. Table 4C (other facilities) SHOW CALCULATIONS for other facilities
SOIL DATA & DESIGN CLASS PROFILE <u>3</u> CONDITION <u>C</u> at Observation Hole # <u>1</u> Depth <u>30</u> " to Most Limiting Soil Factor	DISPOSAL FIELD SIZING ☐ 1. Medium---2.6 sq. ft. / gpd ☐ 2. Medium---Large 3.3 sq. ft. / gpd ☐ 3. Large---4.1 sq. ft. / gpd ☐ 4. Extra Large---5.0 sq. ft. / gpd	EFFLUENT/EJECTOR PUMP ☐ 1. Not Required ☐ 2. May Be Required ☐ 3. Required Specify only for engineered systems: DOSE: _____ gallons	3. Section 4G (meter readings) ATTACH WATER METER DATA LATITUDE AND LONGITUDE at center of disposal area Lat. <u>44</u> d <u>08</u> m <u>14.6</u> s Lon. <u>70</u> d <u>53</u> m <u>47.3</u> s if g.p.s, state margin of error: <u>50'</u> ±

SITE EVALUATOR STATEMENT		
I certify that on <u>5-5-22</u> (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).		
Site Evaluator Signature <u>[Signature]</u>	225 SE #	<u>5/6/22</u> Date
F. Jonathan Bliss Site Evaluator Name Printed	207-925-1468 Telephone Number	blissinc@fairpoint.net E-mail Address

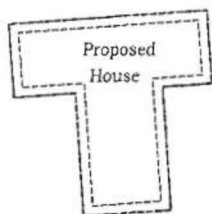
Note : Changes to or deviations from the design should be confirmed with the Site Evaluator.
HHE-

Department of Human Services
Division of Health Engineering
(207) 287-5689 Fax: (207) 287-3165

Owner's or Applicant Name

Jon Oliver

Scale 1" = 60 ft. or as shown



Nail at Base
of 8" Oak
[E.R.P.]

0' →

TP#1

6" → 12" Oak
[Tie Point]



Dwg No 22-039 SDS a

Observation Hole 1 ☒ Test Pit ☐ Boring
1 " Depth of Organic Horizon Above Mineral Soil

Depth Below Mineral Soil Surface (inches)	Texture	Consistency	Color	Mottling
0	Loam		Dark Brown	
10	Sandy Loam		Yellowish Red	
20		Friable		
30			Reddish Yellow	Faint And Few @ 30"
40	Loamy Sand	Slightly Firm	Grey	
50				Common Distinct @ 36"

Soil Classification	
3	C
Profile	Condition

Slope
0-6 %

Limiting
Factor
30 "

☐ 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

Site Evaluator Signature _____

225
SE #

Date _____

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Department of Human Services
Division of Health Engineering
(207) 287-5689 Fax: (207) 287-3165

Town, City, Plantation

Street, Road, Subdivision

Owner's Name

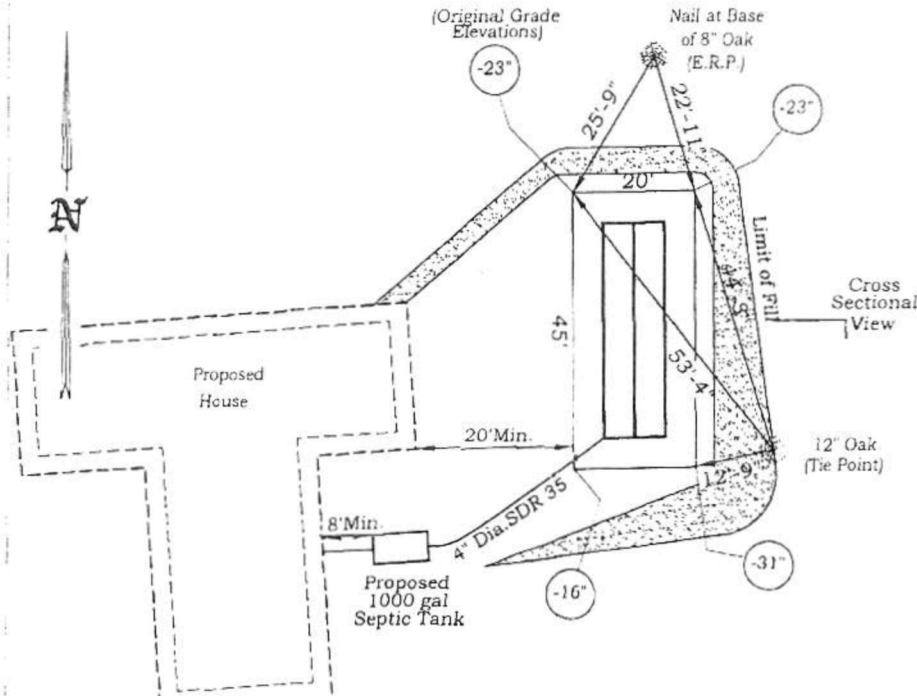
Lovell, Maine

358 Christian Hill Road

Jon Oliver

SUBSURFACE WASTEWATER DISPOSAL PLAN

SCALE: 1" = 30 FT.



NOTE: It is the responsibility of the property owner to verify/ establish property lines and setback requirements prior to installation of proposed septic system.

NOTE: the water supply for this lot shall be located in excess of 50' from the proposed septic tank and 100' from leach area.

Septic tank shall be placed at an elevation which will allow for a minimum pipe slope of $\frac{1}{4}$ " per foot between septic tank outlet and leachfield. Otherwise, pumping shall be required.

Leachfield shall be a minimum of 15' from floating slab foundations, 20' minimum from full foundations, posts or frostwalls.

Dwg No 22-039 SDS b

BACKFILL REQUIREMENTS
Depth of Fill (Upslope) 10"
Depth of Fill (Downslope) 18"
Depths at cross-section (shown below)

CONSTRUCTION ELEVATIONS
Finished Grade Elevation -8"
Top of Distribution Pipe or Proprietary Device -23"
Bottom of Disposal Area -34"

ELEVATION REFERENCE POINT (E.R.P.)
Location & Description: Nail at Base of 8" Oak (9" T.G.)
Reference Elevation: 0"

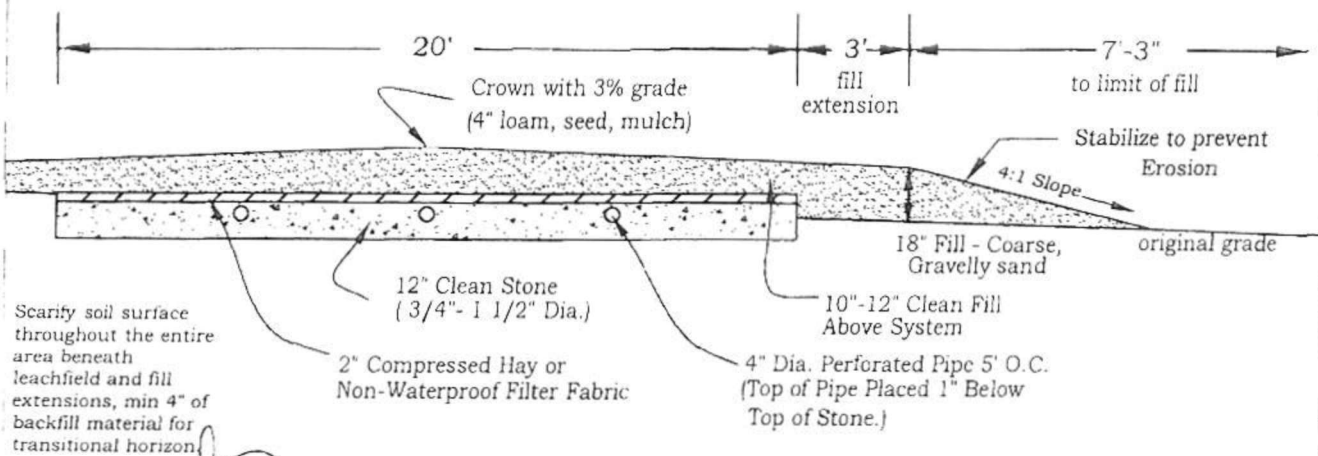
DISPOSAL AREA CROSS SECTION

STONE & PIPE LEACH FIELD: 20' x 45'

Scales:

Vertical: 1" = 5 ft.

Horizontal: 1" = 5 ft.



Site Evaluator Signature

225

SE #

5/6/22

Date

Page 3 of 3
HHE-200 Rev. 02/11

GENERAL NOTES

1. The most recent revision of the State of Maine Subsurface Wastewater Disposal Rules (Code) is hereby made part of this HHE-200 form and shall be consulted by the disposal system installer for further construction details, material specifications, cautions and other related details pertinent to the installation of this disposal system.
2. The HHE-200 form is intended to represent facts pertinent to the Code only. The owner and/or applicant must check both local and state ordinances regarding other building regulations (zoning, building codes, minimum lot sizes, etc.) before considering this an approvable site. All information shown on this form relating to the property lines and subsurface structures (such as, but not limited to water lines, septic tanks, cesspools, cellar drains, utility lines, etc.) are noted, plotted or left off as not affecting the system based on information provided by the owner or his agent. It is the responsibility of the owner or his agent to confirm, before construction begins, the above and/or any other features which may affect (or be adversely affected by) the installation of this system.
3. Contact DIG-SAFE prior to construction.
4. It is the responsibility of the owner and/or contractor to verify property lines prior to construction.

Oliver HHE-200- 5-06-22

Final Audit Report

2022-06-09

Created:	2022-06-09
By:	Alan Broyer (ceo@lovellmaine.org)
Status:	Signed
Transaction ID:	CBJCHBCAABAAN_EkTEcLcUK6Y1FI3utVgmqze_f0mkpp

"Oliver HHE-200- 5-06-22" History

-  Document created by Alan Broyer (ceo@lovellmaine.org)
2022-06-09 - 12:06:22 PM GMT- IP address: 24.169.111.86
-  Document emailed to Jon Oliver (jon@oliverstringinstruments.com) for signature
2022-06-09 - 12:07:33 PM GMT
-  Email viewed by Jon Oliver (jon@oliverstringinstruments.com)
2022-06-09 - 2:16:45 PM GMT- IP address: 174.196.192.206
-  Document e-signed by Jon Oliver (jon@oliverstringinstruments.com)
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