

Public Detail Report

MLS #: 1677423
Status: Active

County: Androscoggin
Property Type: Land

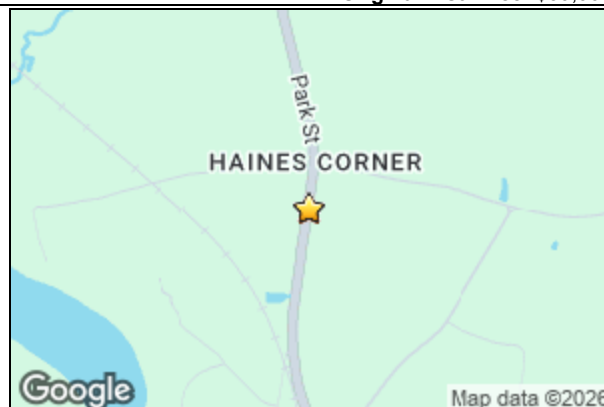
Seasonal: No

List Price: \$39,900
Original List Price: \$39,900



Lot 4 Park St. (Route
133)
Livermore Falls, ME
04254

List Price: \$39,900
MLS#: 1677423



Land Information

Lot Size Acres +/-:	2.52	Waterfront:	No	Road Frontage +/-:	200
Source of Acreage:	Survey	Water Views:	No	Source of Road Frontage:	Survey
Mobile Homes Allowed:	Yes			Zoning:	None
				Zoning Overlay:	No

Property Features

Driveway:	Gravel	Electric:	Other Electric	Roads:	Paved; Public
Parking:	Off Street	Gas:	No Gas	Site:	Level; Open; Wooded
Location:	Near Town; Rural	Water:	Well Needed on Site		
		Sewer:	Soil Test Available		

Tax/Deed Information

Book/Page/Deed:	12114/175/Partial	Full Tax Amt/Yr:	\$1/ 26	Map/Block/Lot:	7//47 (part of)
Deed/Conveyance Type	Quit Claim			Tax ID:	Lot4ParkStLivermoreFalls
Offered:	w/Covenant				

Remarks

Remarks: Very scenic 2.5 acres with 200' paved road frontage. Beautiful woods surrounding small open field area ideally set back from road. Existing driveway in place and power at the road! Great location South of downtown and not far from Lewiston/Auburn or Farmington. Surveyed, and soil tested. Possible owner financing. Quality acreage like this is the exception these days, so plan to see it soon!

LO: Swift River Properties

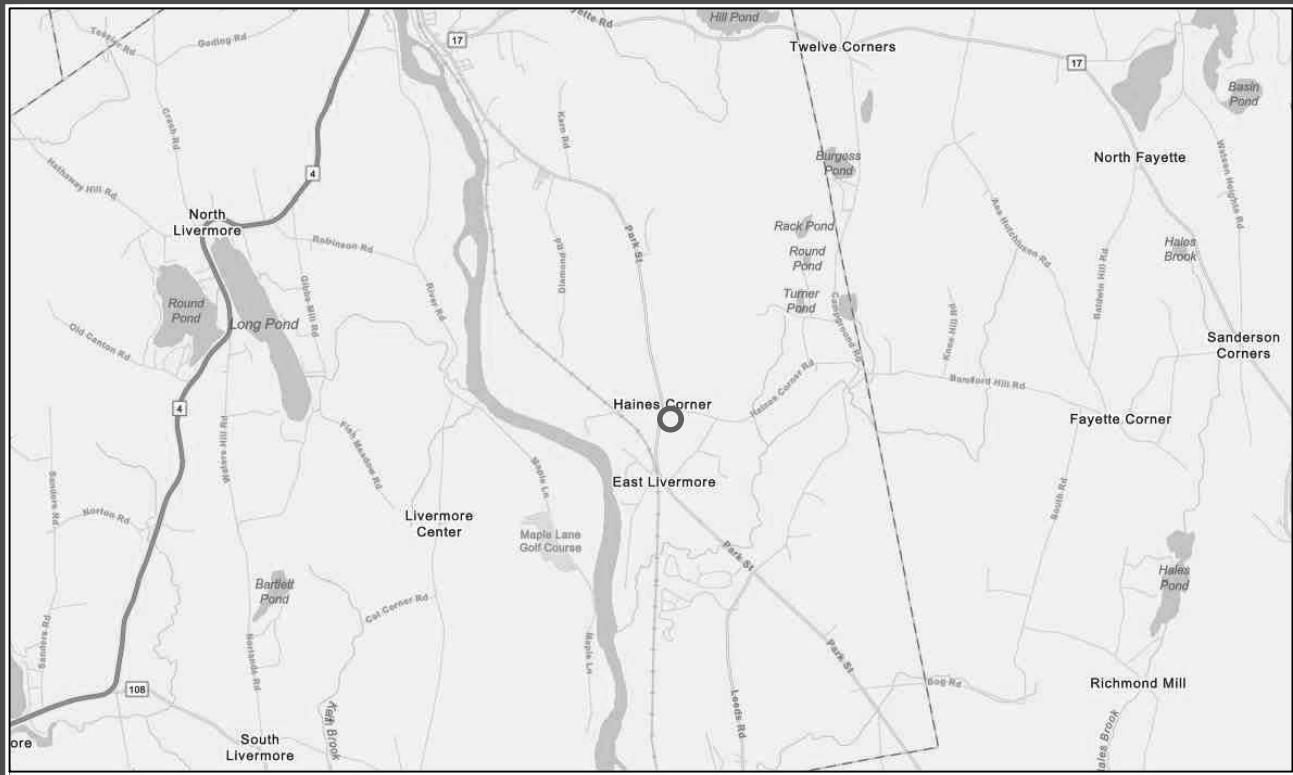
Listing provided courtesy of:

William {Brian} Rhea
Swift River Properties
26 Stewart Street
Newcastle, ME 04553
207-756-9079
brian.swiftriver@gmail.com

Prepared by William {Brian} Rhea on Monday, August 24, 2026 6:29 AM.

The information on MLS listings has been assembled from various sources of varying degrees of reliability. Any information that is critical to your buying decision should be independently verified. All dimensions are approximate and not guaranteed. Copyright Maine Listings © 2026 and FBS.





LOCATION MAP "NOT TO SCALE"

EROSION AND SEDIMENTATION CONTROL

MEASURES WILL BE TAKEN TO PREVENT UNREASONABLE EROSION OF SOIL OR SEDIMENTATION OF ANY FUTURE CONSTRUCTION SITE ON LOTS SHOWN HEREON. EROSION CONTROL MEASURES MUST BE IN PLACE BEFORE ANY CONSTRUCTION ACTIVITY BEGINS, AND MUST REMAIN IN PLACE AND FUNCTIONAL UNTIL THE SITE CONSTRUCTION IS PERMANENTLY STABILIZED. AREAS TO BE VEGETATED WILL BE RESEED AND MULCHED AS SOON AS POSSIBLE. CONTROL MEASURES WILL BE IN ACCORDANCE WITH MAINE REVISED STATUTES TITLE 38, SECTION 420-C AND MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION'S EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES MANUAL.

FEMA FLOOD INFORMATION:

PARCEL IS SHOWN ON FEMA FIRM MAP COMMUNITY-PANEL NUMBER 23001C0042E WITH AN EFFECTIVE DATE OF JULY 8, 2013, AS LYING OUTSIDE OF ANY SPECIAL FLOOD HAZARD ZONE.

SETBACKS:

FRONT = 35'
SIDE = 25'
REAR = 25'

N/F
ANTHONY ROSSI
BOOK 10135, PAGE 180
7/18/2019
TAX MAP 7, LOT 2A

- LEGEND**
- PROPERTY LINE
 - TRAVELED WAY
 - ABUTTERS LINE
 - RIGHT OF WAY
 - SETBACKS
 - MAINE DOT APPROVED DRIVE LOCATION
 - STONE WALL
 - MEGIS 2FT CONTOURS
 - TREE LINE
 - GRANITE MONUMENT FOUND
 - 5/8" REBAR PLS #2189 SET
 - CAPPED REBAR FOUND
 - POWER POLE
 - TEST PIT
 - ANGLE POINT
 - ABOVE OR BELOW GRADE
 - WETLAND

SURVEYOR NOTES:

- ALL BOOK AND PAGE REFERENCES ARE TO THE ANDROSCOGGIN COUNTY REGISTRY OF DEEDS UNLESS OTHERWISE NOTED.
- THIS PLAN IS BASED ON A FIELD SURVEY CONDUCTED USING TOPCON HR AND VR GLOBAL NAVIGATION SATELLITE SYSTEM RECEIVERS AND/OR A TOPCON GT500 TOTAL STATION. BEARINGS ARE REFERENCED TO GRID NORTH AS DEFINED BY THE STATE PLANE COORDINATE SYSTEM, MAINE WEST, NAD83(2011). DISTANCES GIVEN ARE GRID.
- THIS SURVEY CONFORMS WITH THE RULES ADOPTED BY THE MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS WITH ANY EXCEPTION THERETO NOTED HEREON.
 - NO SEPARATE WRITTEN REPORT PREPARED AT THIS TIME.
 - NO NEW LEGAL DESCRIPTION PREPARED AT THIS TIME.
- IRON PINS SET ARE 5/8 REBAR, CAPPED AND SCRIBED "EDWARD M. LAWRENCE PLS # 2189."
- ALL WOODED PROPERTY LINES PAINTED & BLAZED BLUE, MAY 2026.
- NO ORIGINAL ROAD LAYOUT OF HAINES CORNER ROAD FOUND. ROAD LIMITS SHOWN HEREON ESTABLISHED FROM CENTER LINE OF EXISTING TRAVELED WAY / OR / LOCAL MONUMENTATION WALLS ALONG TRAVELED WAY FOUND. ROAD WIDTH EQUALS 3 RODS (49.5 FEET) PER STATUTE 23 M.R.S.A. § 2103.
- FOR ROAD LAYOUT OF PARK STREET (ROUTE 133) SEE PLAN REFERENCE 2 ABOVE. PARK STREET = 100 FEET. NO ORIGINAL ROAD MONUMENTATION FOUND. ROAD LIMITS ESTABLISHED RELATIVE TO EXISTING TRAVEL WAY.
- CONTOURS SHOWN ON PLAN ARE FROM MEGIS AND HAVE NOT BEEN FIELD VERIFIED.
- WATER TO BE SUPPLIED BY PRIVATE WELLS. NO WATER WELLS SHALL BE PLACED WITHIN 100' FROM ANY SEPTIC SYSTEM.
- WETLAND AND TEST PIT INFORMATION PROVIDED BY ALBERT FRICK ASSOCIATES, INC. DATED OCTOBER 24, 2025.
- PARCEL IS SHOWN AS LOT 11 ON THE TOWN OF LIVERMORE FALLS TAX MAP 7, LOT 47.
- WETLAND DELINEATION AND TEST PIT LOCATIONS PROVIDED BY ALBERT FRICK ASSOCIATES, INC. DATED MAY 16, 2026.
- PARCEL LIES IN THE ANDROSCOGGIN RIVER WATERSHED.
- TOTAL ACREAGE OF PROPOSED SUBDIVISION IS 10.59 ACRES.

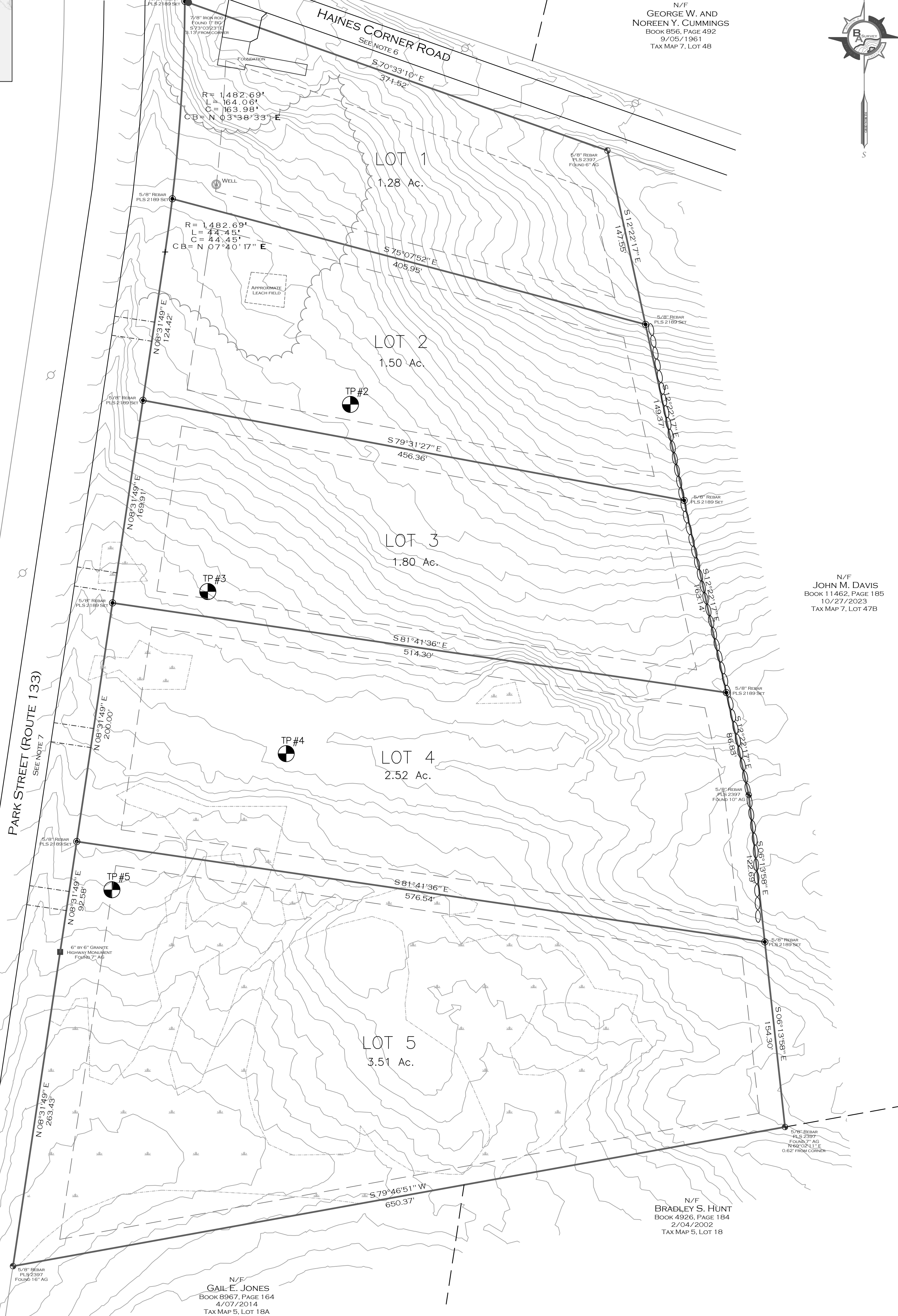
N/F
JEFFREY AND AUTUMN DUNTON
BOOK 7428, PAGE 139
5/03/2008
TAX MAP 7, LOT 45

N/F
JOHN B. FORTENBACKER
AND KIMBERLY R. BOND
BOOK 11401, PAGE 303
7/24/2023
TAX MAP 7, LOT 46

N/F
GEORGE W. AND
NOREEN Y. CUMMINGS
BOOK 856, PAGE 492
9/05/1961
TAX MAP 7, LOT 48



PARK STREET (ROUTE 133)
SEE NOTE 7



N/F
JOHN M. DAVIS
BOOK 11462, PAGE 185
10/27/2023
TAX MAP 7, LOT 47B

N/F
BRADLEY S. HUNT
BOOK 4926, PAGE 184
2/04/2002
TAX MAP 5, LOT 18

N/F
GAILE E. JONES
BOOK 8967, PAGE 164
4/07/2014
TAX MAP 5, LOT 18A

PLAN REFERENCES:

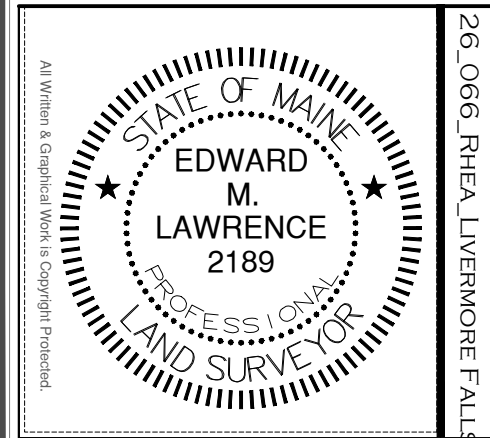
- PLAN ENTITLED "STANDARD BOUNDARY SURVEY AND LOT DIVISION FOR LAND OF DAVIS", LOCATED IN THE TOWN OF LIVERMORE FALLS, ANDROSCOGGIN COUNTY, MAINE, DATED OCTOBER 24, 2022, BY MAIN-LAND DEVELOPMENT CONSULTANTS, INC., CHARLES L. BUKER PLS 2397, UNRECORDED.
- PLAN ENTITLED "MAINE STATE HIGHWAY COMMISSION RIGHT OF WAY MAP, STATE HIGHWAY 188, LIVERMORE FALLS, ANDROSCOGGIN COUNTY, MAINE, FEDERAL AID SECONDARY PROJECT NO. S-0188(3)", DATED JUNE 1959, S.H.C. FILE NO. 1-65.

APPROVED: TOWN OF LIVERMORE FALLS PLANNING BOARD

SIGNED "CHAIRMAN":

DATE: / / 2026

50 25 0 50 100 150
SCALE: 1 INCH = 50 FEET



PLAN PREPARED BY:
BOYNTON & ASSOCIATES L.L.C.
PROFESSIONAL SURVEYORS
949 EAST RIVER ROAD
SKOWHEGAN, MAINE 04976
PHONE: (207) 474-0016
EMAIL: INFO@BASURVEY.COM
WWW.BASURVEY.COM

TITLE:
**FINAL SUBDIVISION PLAN OF
PINEGROVE SUBDIVISION**

SITE LOCATION:
PARK STREET (ROUTE 133)
LIVERMORE FALLS, ANDROSCOGGIN COUNTY, ME

SCALE:
1" = 50'

RECORD OWNER:
JOHN M. DAVIS
ACRD BOOK 11462, PAGE 185

ADDRESS:
PO Box 156
LIVERMORE FALLS, MAINE 04228

DATE:
MAY 21, 2026

REVISION:
REVISED NOTES

DATE:
6/03/26

FIELD WORK
RW/RS
CREW
EML
DRAWN
HPC
CHECKED

STATE OF MAINE
ANDROSCOGGIN SS. REGISTRY OF DEEDS
RECEIVED _____, 20____
AT _____ H. _____ M., AND
RECORDED _____
IN PLAN FILE _____, PAGE _____
ATTEST: _____
REGISTER

PROPERTY LOCATED AT: 3-5, Livermore Falls, ME 04254

PROPERTY DISCLOSURE – LAND ONLY

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 – 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 your 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? n/a

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): na Size of tank(s): na

Location: na

What materials are, or were, stored in the tank(s): na

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

Comments: **Seller has no knowledge of under tanks.**

Source of information: **Seller**

B. OTHER HAZARDOUS MATERIALS - Current or previously existing:

TOXIC MATERIAL: ☐ Yes ☐ No ☒ Unknown

LAND FILL:..... ☐ Yes ☐ No ☒ Unknown

RADIOACTIVE MATERIAL:..... ☐ Yes ☐ No ☒ Unknown

METHAMPHETAMINE:..... ☐ Yes ☐ No ☒ Unknown

Comments: **Seller has no knowledge of hazardous materials.**

Source of information: **Seller**

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

Buyer Initials _____ Page 1 of 4 Seller Initials _____

SECTION II — 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: Covenants

Source of information: Seller

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? Town/State

Road Association Name (if known): no

Source of information: Seller

SECTION III — 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: _____

Buyer Initials _____

Page 2 of 4

Seller Initials _____

PROPERTY LOCATED AT: 3-5, Livermore Falls, ME 04254

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: na

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: 23001c0042e Year: 2013 (Attach a copy)

Comments: none

Source of Section III information: FEMA

SECTION IV – GENERAL INFORMATION

Are there any shoreland zoning, resource protection or other overlay zone requirements on the property?..... ☐ Yes ☒ No ☐ Unknown

If Yes, explain: na

Source of information: Town

Is the property the result of a division within the last 5 years (i.e. subdivision)? ☒ Yes ☐ No ☐ Unknown

If Yes, explain: Subdivision

Source of information: Seller

Are there any tax exemptions or reductions for this property for any reason including but not limited to:

Tree Growth, Open Space and Farmland, Blind, Working Waterfront?..... ☐ Yes ☒ No ☐ Unknown

If Yes, explain: na

Is a Forest Management and Harvest Plan available?..... ☐ Yes ☒ No ☐ Unknown

Has all or a portion of the property been surveyed?..... ☒ Yes ☐ No ☐ Unknown

If Yes, is the survey available?..... ☒ Yes ☐ No ☐ Unknown

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

If Yes, are the results available?..... ☒ Yes ☐ No ☐ Unknown

Are mobile/manufactured homes allowed?..... ☒ Yes ☐ No ☐ Unknown

Are modular homes allowed?..... ☒ Yes ☐ No ☐ Unknown

Source of Section IV information: Seller

Additional Information: Listing agent is a member of the LLC selling the property

Buyer Initials _____

Page 3 of 4

Seller Initials _____

PROPERTY LOCATED AT: 3-5, Livermore, ME 04254

ATTACHMENTS CONTAINING ADDITIONAL INFORMATION:..... ☐ Yes ☒ No

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

SELLER	DATE	SELLER	DATE
--------	------	--------	------

SELLER	DATE	SELLER	DATE
--------	------	--------	------

I/We have read and received a copy of this disclosure and understand that I/we should seek information from qualified professionals if I/we have questions or concerns.

BUYER	DATE	BUYER	DATE
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BUYER	DATE	BUYER	DATE
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Protective Covenants

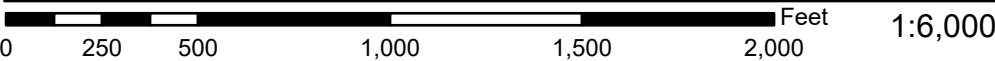
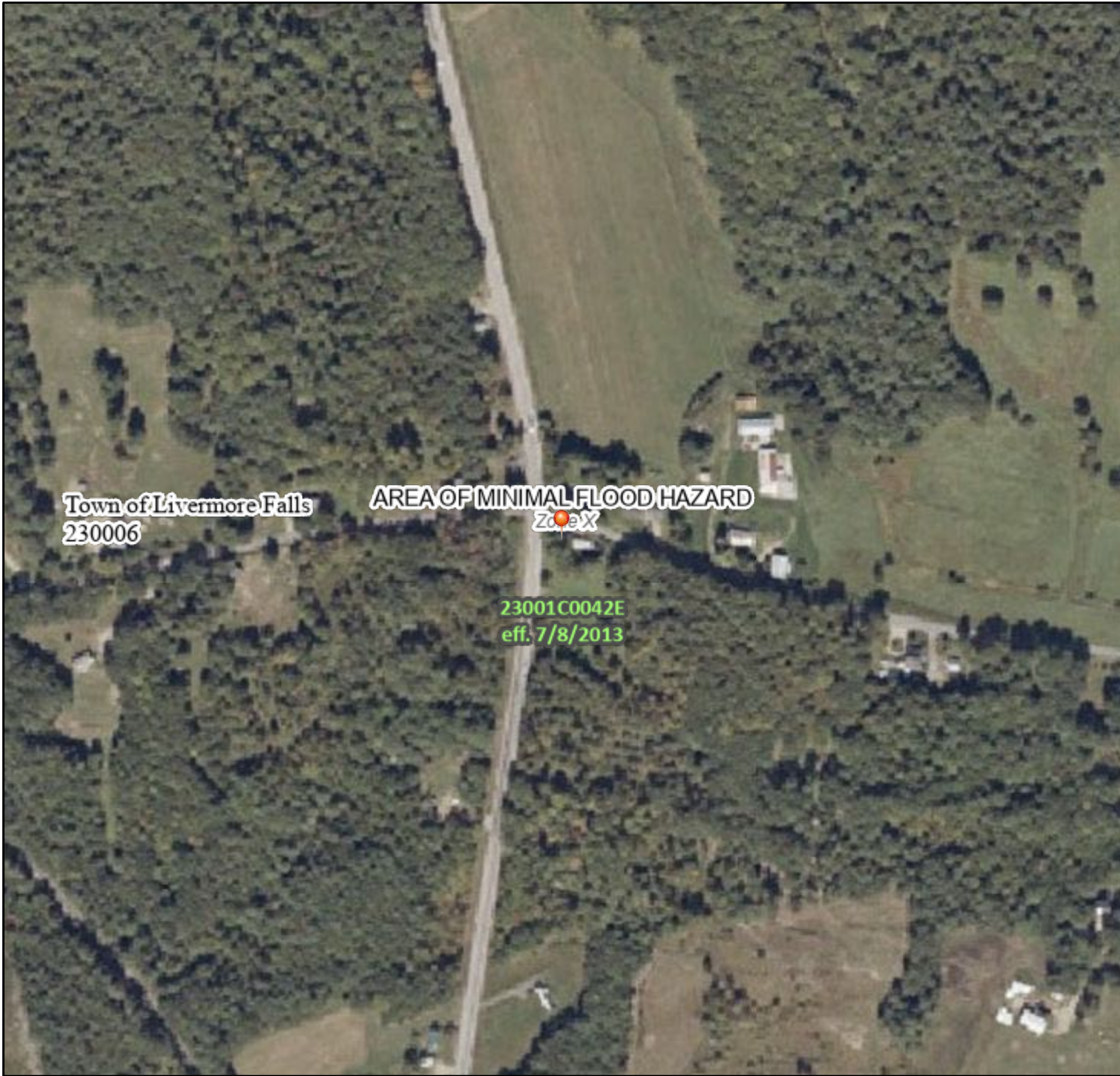
No unregistered vehicles, and no trash, junk or debris shall be allowed to remain on the premises.

Metal storage containers shall not be allowed to remain on the premises for longer than 30 consecutive days.

National Flood Hazard Layer FIRMMette



70°8'57"W 44°25'33"N



70°8'20"W 44°25'7"N

Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
		Area of Undetermined Flood Hazard Zone D
GENERAL STRUCTURES		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
		17.5 Cross Sections with 1% Annual Chance Water Surface Elevation
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
OTHER FEATURES		Coastal Transect Baseline
		Profile Baseline
		Hydrographic Feature
MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped



The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 4/10/2026 at 3:48 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Department of Human Services
Division of Health EngineeringTown, City, Plantation
LIVERMORE FALLSStreet, Road Subdivision
PARK STREET / HAINES CORNER ROADOwner's Name
SWIFT RIVER PROPERTIES

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

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

Texture	Consistency	Color	Mottling
0			
LOAMY		BROWN	
SAND	FRIABLE		
10			
FINE		LIGHT	COMMON,
SAND	SOMEWHAT	YELLOWISH	DISTINCT
20	FIRM	BROWN	
30			
40			
50			

Soil Classification: S Profile C Condition
Slope: _____ %
Limiting Factor: 15 "
☒ Ground Water
☐ Restrictive Layer
☐ Bedrock
☐ Pit Depth

Observation Hole TP-2 ☒ Test Pit ☐ Boring
" Depth of Organic Horizon Above Mineral Soil

Texture	Consistency	Color	Mottling
0			
LOAMY			
SAND	FRIABLE	BROWN	
10			
FINE		LIGHT	COMMON,
SAND	FIRM	YELLOWISH	DISTINCT
20		BROWN	
30			
40			
50			

Soil Classification: S Profile D Condition
Slope: _____ %
Limiting Factor: 14 "
☒ Ground Water
☐ Restrictive Layer
☐ Bedrock
☐ Pit Depth

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

Observation Hole TP-3 ☒ Test Pit ☐ Boring
" Depth of Organic Horizon Above Mineral Soil

Texture	Consistency	Color	Mottling
0			
LOAMY		BROWN	
SAND	FRIABLE		
10			
FINE		LIGHT	FEW, FAINT
SAND		YELLOWISH	
20		BROWN	
30			
FIRM			
40			
50			

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

Observation Hole TP-4 ☒ Test Pit ☐ Boring
" Depth of Organic Horizon Above Mineral Soil

Texture	Consistency	Color	Mottling
0			
LOAMY		BROWN	
SAND	FRIABLE	YELLOWISH	
10		BROWN	
FINE			FEW,
SAND	FIRM		DISTINCT
20			
30			
40			
50			

Soil Classification: S Profile C Condition
Slope: _____ %
Limiting Factor: 15 "
☒ Ground Water
☐ Restrictive Layer
☐ Bedrock
☐ Pit Depth

Brady A. Frick
Site Evaluator Signature352
SE *5/16/26
Date

Department of Human Services
Division of Health Engineering

Owner's Name
SWIFT RIVER PROPERTIES

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

Figure 1 is a blank soil profile form. The vertical axis is labeled "DEPTH BELOW MINERAL SOIL SURFACE (inches)" and ranges from 0 to 50 in increments of 10. The horizontal axis is divided into four columns: "Texture", "Consistency", "Color", and "Mottling". Below these columns are sections for "Soil Classification" (with sub-sections "Profile" and "Condition"), "Slope" (in %), "Limiting Factor", and a legend for symbols: Ground Water (square), Restrictive Layer (square), Bedrock (square), and Pit Depth (square).

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

Return to:
Bucktail, LLC
26 Stewart Street
Newcastle, ME 04553

**WARRANTY DEED
(DLN): 4059810**

KNOW ALL PERSONS BY THESE PRESENTS: That **John M. Davis**, of 39 Haines Corner Rd., Livermore Falls, ME 04254, for consideration paid grants to **Bucktail, LLC, a Maine Limited Liability Company**, with a mailing address of 26 Stewart Street, Newcastle, ME 04553, with **WARRANTY COVENANTS**:

A certain lot or parcel of land, with buildings thereon, situated on the easterly side of Park Street, so-called, also known as State Route 133, so-called, and the southerly side of Haines Corner Road in the Town of Livermore Falls, County of Androscoggin, and State of Maine, being more particularly bounded and described as follows, to wit:

Beginning at a 5/8-inch rebar, capped "Buker 2397", on the easterly side of Park Street at the northwesterly corner of land now or formerly of Gail E. Jones (Book 8967, Page 164);

Thence, from the Point of Beginning, North 08° 19' 56" East, along the said easterly side of Park Street, a distance of 857.49 feet to a point;

Thence, in a general northerly direction, along the said easterly side of Park Street and a curve to the left, a distance of 202.40 feet to a point at the intersection of the said easterly side of Park Street and the southerly side of Haines Corner Road, said curve having a radius of 1,482.69 feet;

Thence, South 70° 29' 58" East, along the said southerly side of Haines Corner Road, a distance of 374.09 feet to a point;

Thence, South 12° 21' 52" East, along remaining land now or formerly of John M. Davis and partially along or near a stonewall, a distance of 546.72 feet to a point;

Thence, South 06° 19' 03" East, along said remaining land now or formerly of John M. Davis and partially along or near said stonewall, a distance of 277.15 feet to a point on the northerly side of land now or formerly of Bradley Hunt (Book 4926, Page 184);

Thence, South 79° 45' 11" West, along said land now or formerly of Hunt, said land now or formerly of Jones, and partially along or near a wire fence, a distance of 650.38 feet to the Point of Beginning.

The above-described parcel of land contains 10.63 acres, more or less.

Red Door Title ☐ **100 International Drive, Suite 365, Portsmouth, NH 03801** ☐ **(207) 358-7500**

All bearings are referenced to Maine State Grid, West Zone, NAD 83 and based on a plan entitled, "Plan showing a Standard Boundary Survey & Lot Division Land of Davis", dated October 24, 2022, made for John M. Davis, surveyed by Main-Land Development Consultants, Inc., and to be recorded.

All Book and Pages refer to the Androscoggin County Registry of Deeds.

The Grantor herein, John M. Davis, also hereby releases all right, title, and interest in a right and easement from Francis G. Davis and Ethel M. Davis to John M. Davis and Pamela J. Davis as joint tenants dated September 28, 1979 and recorded in the Androscoggin County Registry of Deeds at Book 1430 Page 203. John M. Davis is the surviving joint tenant of Pamela J. Davis

Meaning and intending to describe and convey the same premises conveyed to John M. Davis by virtue of a Warranty Deed of Catherine D. Arnold dated October 27, 2023, and recorded in the Androscoggin County Registry of Deeds at Book 11462, Page 185.

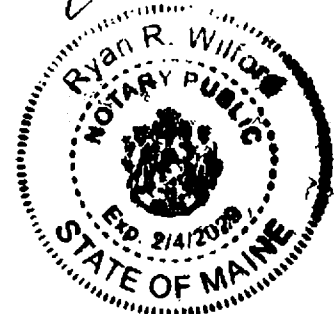
Executed this 5 day of June, 2026.

John M. Davis
John M. Davis

State of Maine
County of Franklin

Then personally appeared before me on this 5 day of June, 2026 the said John M. Davis and acknowledged the foregoing to be his voluntary act and deed.

Ryan Wilford
Notary Public
Commission expiration:



Red Door Title ☐ 100 International Drive, Suite 365, Portsmouth, NH 03801 ☐ (207) 358-7500



Janet T. Mills
Governor

Maine Department of Transportation

Driveway/Entrance Permit

Dale Doughty
Commissioner

Permit Number: 42011 - Entrance ID: 4

OWNER
Name: John M Davis
Address: 39 Haines Corner Rd
Livermore Falls, ME 04254
Telephone: (207)756-9079

Date Printed: April 23, 2026

LOCATION

Route: 0133X, Park Street
Municipality: Livermore Falls
County: Androscoggin
Tax Map: 7 Lot Number: 47
Culvert Size: 18 inches
Culvert Type: metal/plastic
Culvert Length: 40 feet
Date of Permit: April 23, 2026
Approved Entrance Width: 22 feet

In accordance with rules promulgated under 23 M.R.S.A., Chapter 13, Subchapter I, Section 704, the Maine Department of Transportation (MaineDOT) approves a permit and grants permission to perform the necessary grading to construct, in accordance with sketch or attached plan, **a Driveway to Single Family Dwelling** at a point **616 feet South** from **Haines Corner & Park St.**, subject to the Chapter 299 Highway Driveway and Entrance Rules, standard conditions and special conditions (if any) listed below.

Conditions of Approval:

This Permittee acknowledges and agrees to comply with the Standard Conditions and Approval attached hereto and to any Specific Conditions of Approval shown here.

(G = GPS Location; W = Waiver; S = Special Condition)

G - THE ENTRANCE SHALL BE LOCATED AT GPS COORDINATES: 44.420770N, -70.144490W.

S - Applicant must construct the driveway such that the first 25 feet is level with the shoulder of the roadway.

S - The driveway width, excluding radii, measured parallel to the highway, will be 22 feet.

S - The driveway shall be graded and maintained to prevent drainage onto the highway.

S - The property owner shall keep trees, limbs, brush, and grass trimmed in both directions of the driveway to maintain the required sight distances.

S - All pipes, ditches, swales, or other means of passing water toward the MaineDOT ditches and drainage systems shall be constructed and maintained with stable material and have appropriate erosion control measures such as permanent vegetation or stone.

Approved by:  Date: 4-23-2026

STANDARD CONDITIONS AND APPROVAL

1. Provide, erect and maintain all necessary barricades, lights, warning signs and other devices as directed by MaineDOT to properly safeguard traffic while the construction is in progress.
2. At no time cause the highway to be closed to traffic
3. Where the driveway is located within a curb, curb and gutter, and/or sidewalk section, completely remove the existing curb, curb and gutter, and/or sidewalk as may be required to create the driveway and restore drainage. All driveways abutting sidewalk sections shall meet the requirements set forth in the Americans with Disabilities Act of 1990, 42 U.S.C. Sec. 12131 et seq.
4. Obtain, have delivered to the site, and install any culverts and/or drainage structures which may be necessary for drainage, the size, type and length as called for in the permit pursuant to 23 M.R.S.A. Sec. 705. All culverts and/or drainage structures shall be new.
5. Start construction of the proposed driveway within twenty-four (24) months of the date of permit issuance and substantially complete construction of the proposed driveway within twelve months of commencement of construction.
6. Comply with all applicable federal, state and municipal regulations and ordinances.
7. Do not alter, without the express written consent of the MaineDOT, any culverts or drainage swales within the MaineDOT right of way.
8. File a copy of the approved driveway permit with the affected municipality or LUPC, as appropriate within 5 business days of receiving the MaineDOT approval.
9. Construct and maintain the driveway side slopes to be no steeper than the adjacent roadway side slopes, but in no case to be steeper than 3 horizontal to 1 vertical, unless the side slope is behind existing roadway guardrail, in which case it shall be no steeper than 2 horizontal to 1 vertical.
10. Notify the MaineDOT of a proposed change of use served by the driveway when increase in traffic flow is expected to occur. This does not exempt the need for obtaining a Traffic Movement Permit (TMP) if trip generation meets or exceeds 100 passenger car equivalents (PCE) during the peak hour of the day.
11. Construct or implement and maintain erosion and sedimentation measures sufficient to protect MaineDOT facilities.
12. Driveways shall be designed such that all maneuvering and parking of any vehicles will take place outside the highway right-of-way and where vehicles will exit the premises without backing onto the highway traveled way or shoulders. All driveways will have a turnaround area to accommodate vehicles using the premises.
13. Closing any portion of a highway or roadway including lanes, shoulders, sidewalks, bike lanes, or ATV access routes is not permitted without MaineDOT approval.

FURTHER CONDITION OF THE PERMIT

The owner shall assume, the defense of, and pay all damages, fines, and penalties for which he/she shall become liable, and shall indemnify and safe harmless said Department, its representatives, agents and employees from liability, actions against all suits, claims, damages for wrongful death, personal injuries or property damage suffered by any person or association which results from the willful or negligent action or inaction of the owner/applicant (agent) and in proceedings of every kind arising out of the construction and maintenance of said entrance(s), including snow removal.

Nothing herein shall, nor is intended to, waive any defense, immunity or limitation of liability which may be available to the MaineDOT, their officers, agents or employees under the Maine Tort Claims Act or any other privileges and/or immunities provided by law. It is a further condition that the owner will agree to keep the right of way inviolate for public highway purposes and no signs (other than traffic signs and signals), posters, billboards, roadside stands, culvert end walls or private installations shall be permitted within Right of Way limits.

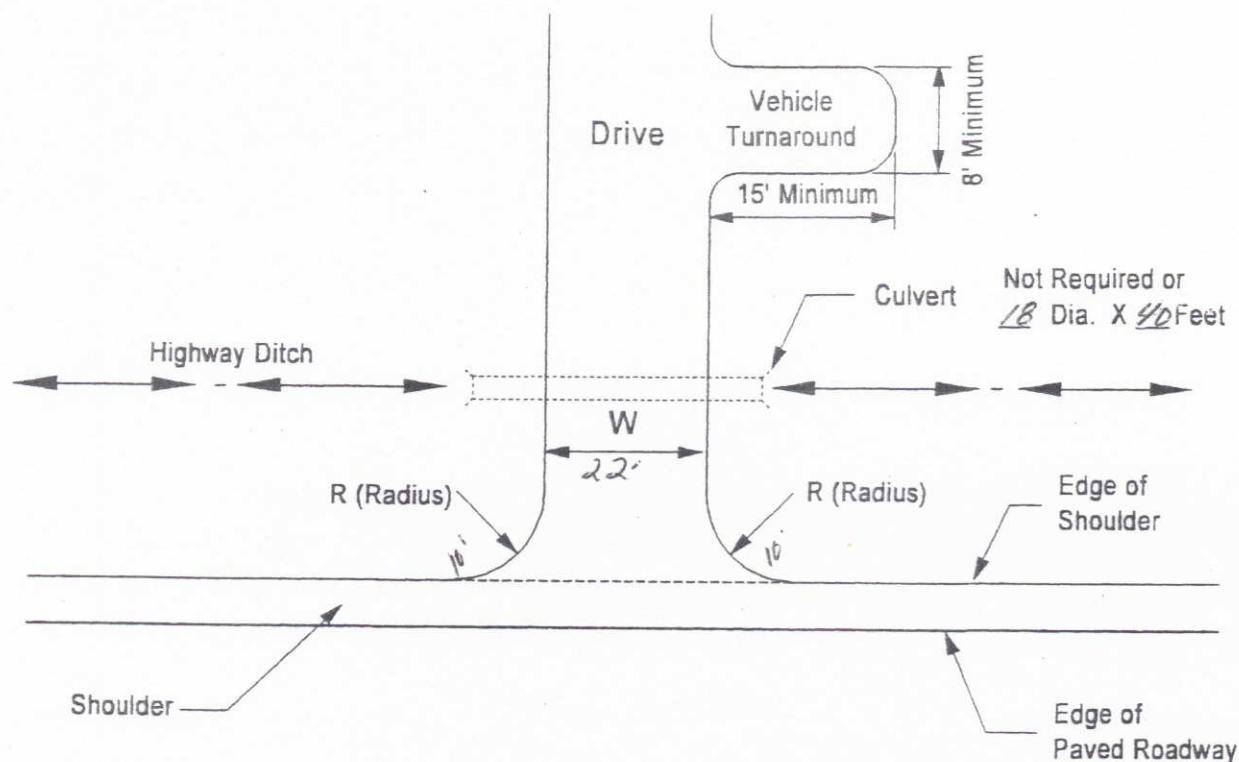


MaineDOT

State of Maine
Department of Transportation

Entrance / Driveway Details

PLAN



GENERAL NOTES -

1. ALL RESIDENTAL OR COMMERCIAL DRIVES WITH 10% GRADE OR MORE SLOPING DOWN TOWARDS THE HIGHWAY SHALL BE PAVED TO THE RIGHT OF WAY LINE, AS A MINIMUM, INCLUDING SHOULDER, IF GRAVEL AND HAVE DITCHES TO CONTROL RUNOFF.
2. DRIVES SLOPING TO THE HIGHWAY SHALL BE CROWNED (1/2" PER FT. MINIMUM).
3. TO THE MAXIMUM EXTENT PRACTICAL, THE ENTRANCE MUST BE CONSTRUCTED PERPENDICULAR TO THE HIGHWAY AT THE POINT OF ACCESS. EXCEPT WHERE CURBING EXISTS OR IS PROPOSED, THE MINIMUM RADIUS ON THE EDGES OF THE ENTRANCE MUST BE 10 FEET OR AS OTHERWISE REQUIRED AS SHOWN.
4. ENTRANCES/DRIVEWAYS WILL BE BUILT WITH AN ADEQUATE TURN-AROUND AREA ON SITE TO ALLOW ALL VEHICLES TO MANUEVER AND PARK WITHOUT BACKING ONTO THE HIGHWAY. THIS TURN-AROUND SHALL BE AT LEAST 8 FEET WIDE BY 15 FEET LONG.
5. ENTRANCES/DRIVEWAYS AND OTHER ASSOCIATED SITE WORK WHICH DIRECTS WATER (RUNOFF) TOWARD THE HIGHWAY MUST BE CONSTRUCTED, CROWNED STABILIZED AND MAINTAINED WITH MATERIALS AND APPROPRIATE TEMPORARY/PERMANENT EROSION CONTROL MATERIALS IN ACCORDANCE WITH MDOT BEST MANAGEMENT PRACTICES.
6. THE PROFILE OF THE ENTRANCES MUST COMPLY WITH THE DETAILS SHOWN ON PAGE 2.