

MLS #: 1642346

Status: Active

County: Knox

Property Type: Land

Public Detail Report

Seasonal: No

List Price: \$109,000

Original List Price: \$109,000



**Lot A Waldoboro Road
Washington, ME 04574**

**List Price: \$109,000
MLS#: 1642346**



Land Information

Surveyed:	Yes	Waterfront:	No	Road Frontage +/-:	649
Lot Size Acres +/-:	20	Water Views:	No	Source of Road Frontage:	Survey
Source of Acreage:	Survey			Zoning:	Rural /Farm & Forest
Mobile Homes Allowed:	Yes			Zoning Overlay:	Unknown

Property Features

Driveway:	No Driveway	Electric:	On Site	Roads:	Paved; Public
Parking:	Other Parking	Gas:	No Gas	Site:	Agricultural; Open; Pasture/Field; Wooded
Location:	Rural	Water:	Well Needed on Site		
View:	Fields; Scenic; Trees/Woods	Sewer:	Soil Test Available		

Tax/Deed Information

Book/Page/Deed:	6283/37/Partial	Full Tax Amt/Yr:	\$1/ 2026	Map/Block/Lot:	7/138 - Partial
Deed/Conveyance Type Offered:	Warranty	Tax ID:	LotAWaldoboroRd		

Remarks

Remarks: Escape to the heart of Maine with this beautiful 20-acre rural property nestled in the quiet town of Washington. A perfect mix of open fields and wooded acres offering the best of country life. Excellent farmland soils, solar exposure, and plenty of room for gardens, animals or whatever! Easy commute to Augusta, Waterville and the Midcoast! Invest in your future now... large tracts like this are hard to find! Low Farmland tax classification. Possible owner financing.

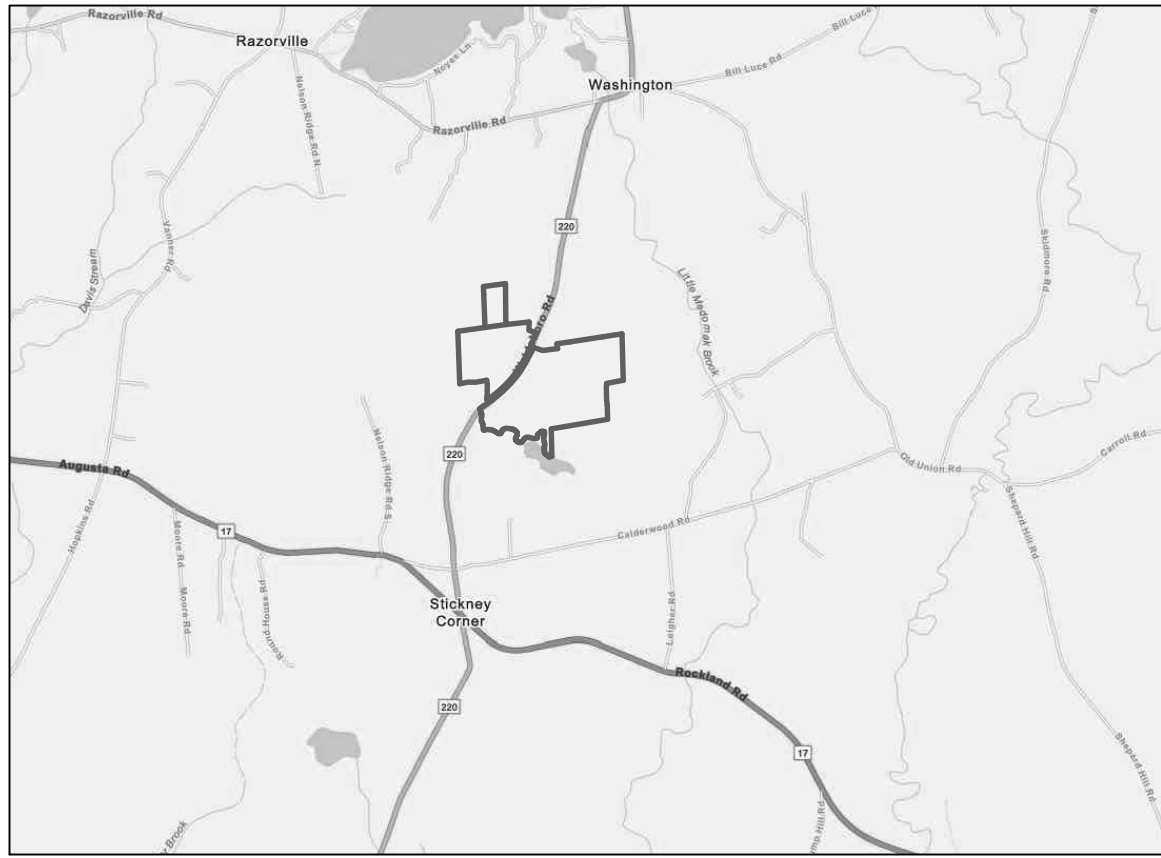
LO: Swift River Properties

Listing provided courtesy of:

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

Prepared by William {Brian} Rhea on Friday, October 31, 2025 1:15 PM.

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 © 2025 and [FBS](#).



LOCATION MAP "NOT TO SCALE"

LEGEND

	PROPERTY LINE
	TRAVELED WAY
	GRAVEL TRAVELED WAY
	ABUTTERS LINE
	TIE LINE
	4 ROD ROAD
	REMAINS OF WIRE FENCE
	STONE WALL
	IRON ROD FOUND
	IRON PIPE FOUND
	REBAR FOUND
	5/8" REBAR PLS #2189 SET
	POWER POLE
	ANGLE POINT
	AG / BG
	ABOVE OR BELOW GRADE
	BUILDING

LINE TABLE:

LINE	BEARING	DISTANCE
L1	S 74°16'51"E	199.82'
L2	N 80°12'12"E	160.03'
L3	N 81°57'16"E	155.02'
L4	N 11°25'45"W	106.32'
L5	S 77°15'46"W	152.58'
L6	S 75°04'47"W	202.24'
L7	S 03°11'29"W	80.56'
L8	S 10°48'53"E	115.92'
L9	S 78°35'01"W	58.92'
L10	N 52°05'26"E	222.29'
L11	N 21°42'45"E	121.88'
L12	N 00°07'53"W	190.85'
L13	N 03°53'01"W	151.51'
L14	N 09°39'57"W	70.46'
L15	S 76°45'47"W	224.28'
L16	S 87°35'20"W	182.20'
L17	S 75°01'49"W	164.28'
L18	S 00°46'37"W	177.42'
L19	S 75°24'47"E	173.44'
L20	S 21°42'45"W	195.66'
L21	S 52°05'26"W	87.29'
L22	N 04°44'14"W	166.48'
L23	S 11°57'36"E	41.02'
L24	S 00°52'41"W	9.20'
L25	S 10°57'49"E	49.91'
L26	S 81°25'56"W	125.07'
L27	S 80°21'05"W	81.47'

SURVEYOR NOTES:

- 1) ALL BOOK AND PAGE REFERENCES ARE TO THE KNOX COUNTY REGISTRY OF DEEDS UNLESS OTHERWISE NOTED.
- 2) 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 EAST, NAD83(2011). DISTANCES GIVEN ARE GRID.
- 3) THIS SURVEY CONFORMS WITH THE RULES ADOPTED BY THE MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS WITH ANY EXCEPTION THERETO NOTED HEREON.
A) NO SEPARATE WRITTEN REPORT PREPARED AT THIS TIME.
B) NO NEW LEGAL DESCRIPTION PREPARED AT THIS TIME.
- 4) IRON PINS SET ARE 5/8 REBAR, CAPPED AND SCRIBED "EDWARD M. LAWRENCE PLS # 2189."
- 5) ALL WOODED PROPERTY LINES PAINTED & BLAZED BLUE, OCTOBER, 2025.
- 6) NO ORIGINAL ROAD LAYOUT OF ROUTE 220 FOUND. ROAD LIMITS SHOWN HEREON ESTABLISHED FROM CENTER LINE OF EXISTING TRAVELED WAY / OR / STONE WALLS ALONG TRAVELED WAY FOUND AND LOCAL MONUMENTATION. ASSUMED ROAD WIDTH EQUALS 4 RODS (66 FEET).
- 7) THE 8.90 ACRE LOT SHOWN HEREON IS TAXED TO GREVIS E. GRINNELL, PORTION OF TAX MAP 7, LOT 34. HOWEVER, NO DEEDS WERE FOUND INTO GREVIS E. GRINNELL FOR THIS AREA, THUS LEAVING A GAP. THEREFORE OWNERSHIP OF THIS AREA IS UNCERTAIN AND LEGAL COUNSEL IS STRONGLY SUGGESTED, ALONG WITH BOUNDARY LINE AGREEMENT DEEDS WITH THE WESTERLY, NORTHERLY AND EASTERLY ABUTTERS. LAST RECORD OWNER WAS HARRY A. PHILLIPS (BOOK 289, PAGE 178, DATED 1/03/1946).
- 8) LINE IS TENTATIVE SUBJECT TO BOUNDARY LINE AGREEMENT AND IS NOT A FINAL BOUNDARY LINE UNTIL SUCH TIME AS DEEDS ARE RECORDED JUSTIFYING IT AS SUCH.
- 9) OPEN BOG LOCATED BY AERIAL PHOTOGRAPHS ONLY AND HAS NOT BEEN FIELD VERIFIED.

N/T
ELDEN D. LARRY D.
AND DAVID S. BARTLETT
BOOK 5279, PAGE 193
4/26/2018
TAX MAP 7, LOT 39

N/T
ELDEN D. LARRY D.
AND DAVID S. BARTLETT
BOOK 5279, PAGE 193
4/26/2018
TAX MAP 7, LOT 39

Subject

TO BE CONVEYED BY
BUCKTAIL, LLC
BOOK 6283, PAGE 37
10/24/2025
PORTION OF TAX MAP 7, LOT 38
18.55 ACRES

N/T
WILLIAM F. O'BRIEN, JR.
BOOK 3852, PAGE 140
7/28/2006
BOOK 4343, PAGE 168
12/16/2010
TAX MAP 7, LOT 42

N/T
ALAN AND JEANETTE MACMUNN
BOOK 5107, PAGE 381
1/24/2016
TAX MAP 7, LOT 63A

OPEN BOG
SEE NOTE 9

TO BE RETAINED BY
BUCKTAIL, LLC
BOOK 6283, PAGE 37
10/24/2025
PORTION OF TAX MAP 7, LOT 63
90.5± ACRES

TO BE CONVEYED BY
BUCKTAIL, LLC
BOOK 6283, PAGE 37
10/24/2025
PORTION OF TAX MAP 7, LOT 63
5.03 ACRES

SCALE: 1 INCH = 200 FEET

STATE OF MAINE KNOX SS: REGISTRY OF DEEDS RECEIVED	DATE: 10/28/2025	REVISION:	RECORD OWNER: BUCKTAIL, LLC	TITLE: DIVISION OF LAND FOR: BUCKTAIL, LLC	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
AT RECORDED IN PLAN FILE	DATE: 10/28/2025	REVISION:	ADDRESS: 26 STEWART STREET NEWCASTLE, MAINE 04553	SITE LOCATION: ROUTE 220 WASHINGTON, KNOX COUNTY, MAINE	JOB #: 25_179_RHEA_WASHINGTON
M. AND PAGE	DATE: 10/28/2025	REVISION:	DATE: OCTOBER 28, 2025	SCALE: 1" = 200'	
REGISTER	DATE: 10/28/2025	REVISION:			

PROPERTY LOCATED AT: Waldoboro Road, Washington, ME 04574

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? _____

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): None Size of tank(s): None

Location: N/A

What materials are, or were, stored in the tank(s): N/A

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

Comments: Seller has no knowledge of underground storage tanks on the premises.

Source of information: Prior owner/visual inspection

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 material on the premises.

Source of information: Prior owner/visual inspection

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

Buyer Initials _____ Page 1 of 4 Seller Initials WR

PROPERTY LOCATED AT: Waldoboro Road, Washington, ME 04574

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: Protective 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 of Washington

Road Association Name (if known): None

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

DS
WJ

PROPERTY LOCATED AT: Waldoboro Road, Washington, ME 04574

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?
na

Relevant Panel Number: 23013c0025D Year: 7/6/2016 (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 of Washington

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

If Yes, explain: Division

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: Farmland

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: Town of Washington, Seller

Additional Information: Double Wide Mobile Homes allowed. Single wide mobile homes are not allowed.

Buyer Initials _____

Page 3 of 4

Seller Initials

^{DS}
WR

PROPERTY LOCATED AT: Waldoboro Road, Washington, ME 04574

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.

DocuSigned by:
William Rhea
10/28/2025

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

BUYER

DATE

BUYER

DATE





Protective Covenants

The premises shall be conveyed with the following protective covenants:

1. No single wide mobile homes shall be allowed on the premises.
2. No storage containers shall be allowed on the premises unless used during the construction of a dwelling.
3. No unregistered motor vehicles, junk, trash or debris shall be allowed to remain on the premises.

ERECORDED

VOL 6283 PG 37

10/27/2025 08:07:39 AM

3 Pages

Instr # 2025-8558

ATTEST Madelene F. Cole, Knox Co Registry of Deeds

Real Estate Transfer Tax Paid

(DLN): 3299220

WARRANTY DEED

GREVIS E. GRINNELL, having an address of 1771 Pristine Lane, Hope Mills, North Carolina 28348, for consideration paid, grants to **BUCKTAIL, LLC**, a Maine Limited Liability Company with an address of 26 Stewart Street, Newcastle, Maine 04553, with **WARRANTY COVENANTS**, a certain lot or parcel of land with any improvements thereon, situated in the Town of Washington, County of Knox, State of Maine, being more particularly bounded and described as follows:

Parcel 1:

Beginning at a $\frac{3}{8}$ " rebar PLS 2189 set in the southeasterly sideline of Route 220;
THENCE northeasterly along the southeasterly sideline of Route 220 to a $\frac{3}{8}$ " rebar PLS 2189 set in the corner intersection of two stone walls at land now or formerly of Nicholas A. Pease and Aili H. Pease as described in deed recorded in Book 4552, Page 337 in the Knox County Registry of Deeds;
THENCE easterly along said stone wall S 74° 16' 51" E a distance of 199.82 feet to a $\frac{3}{8}$ " rebar PLS 2189;
THENCE continuing along said stone wall N 80° 12' 12" E a distance of 160.03 feet;
THENCE continuing along said stone wall N 81° 57' 16" E a distance of 155.02 feet to a $\frac{3}{8}$ " rebar PLS 2189 set in a corner intersection of two stone walls;
THENCE N 11° 25' 45" W along a stone wall a distance of 106.32 feet to a $\frac{3}{8}$ " rebar PLS 2189 set in an intersection of 3 stone walls;
THENCE N 79° 23' 00" along a stone wall a distance of 279.74 feet;
THENCE N 78° 45' 54" E also along a stone wall a distance of 693.44 feet;
THENCE N 79° 00' 55" E a distance of 399.98 feet to a $\frac{3}{8}$ " rebar PLS 2189;
THENCE S 4° 10' 20" E a distance of 966.84 feet to a $\frac{3}{8}$ " rebar PLS 2189 and the remains of a barbed wire fence;
THENCE S 77° 15' 46" W along the remains of a barbed wire fence a distance of 152.58 feet;
THENCE S 75° 50' 24" W continuing along the remains of the barbed wire fence a distance of 203.76 feet to a $\frac{3}{8}$ " rebar PLS 2189;
THENCE S 1° 37' 07" W also along the remains of a barbed wire fence a distance of 82.70 feet;
THENCE S 3° 29' 57" E along the remains of a barbed wire fence a distance of 262.52 feet;
THENCE S 10° 48' 53" E along the remains of a barbed wire fence a distance of 115.92 feet;
THENCE S 4° 10' 20" E a distance of 285.27 feet to a $\frac{3}{8}$ " rebar PLS 2189, the last four calls being along the land now or formerly of Robert and Jessica Quinlan as described in a deed recorded in Book 6208, Page 17 in the Knox County Registry of Deeds;
THENCE S 77° 58' 53" W a distance of 1,191.72 feet along said land now or formerly of Robert and Jessica Quinlan to a $\frac{3}{8}$ " rebar PLS 2189;

THENCE S 3° 36' 40" East a distance of 578.13 feet along said land of Quinlan to a 3/8" rebar PLS 2189 at land now or formerly of Daniel Furrow and Danielle Sullivan described in a deed recorded in Book 5054, Page 252 in the Knox County Registry of Deeds;

THENCE S 78° 35' 1" W a distance of 58.92 feet to a 3/8" rebar PLS 2189 at the edge of an open bog;

Thence westerly and northerly along the edge of said bog and approximately 485 feet along the center line of a stream to the point of beginning, the tie line course and distance between the preceding 3/8" rebar PLS 2189 and the point of beginning being N 57° 42' 11" West a distance of 1,751.54 feet.

PARCEL II:

Beginning at a 3/8" rebar PLS 2189 set in the northwesterly sideline of Route 220 at land now or formerly of William P. Orrick, Jr., described in a deed recorded in Book 3652, Page 140 in the Knox County Registry of Deeds;

THENCE N 00° 07' 53" W partly along a stone wall and remains of a barbed wire fence a distance of 190.85 feet;

THENCE N 03° 53' 01" W along the remains of a barbed wire fence a distance of 151.51 feet;

THENCE N 09° 54' 47" W along the remains of a barbed wire fence a distance of 70.32 feet to a 3/8" rebar PLS 2189;

THENCE S 73° 48' 18" W along the remains of a barbed wire fence a distance of 223.95;

THENCE S 85° 14' 14" W along the remains of a barbed wire fence a distance of 181.08 feet;

THENCE S 75° 1' 49" W a distance of 164.28 feet to a 3/4" rebar found 26 inches above ground;

THENCE N 4° 32' 46" W a distance of 1,093.54 feet to a 3/4" rebar found 26 inches above ground;

THENCE N 79° 38' 57" E 573.61 feet to a 3/4" rebar found 22 inches above ground and .65 feet north of line;

THENCE N 79° 38' 10" E a distance of 435.32 feet to a 3/8" rebar with PLS 1006 found 12 inches above ground;

THENCE N 80° 48' 29" E a distance of 493.25 feet to a 3/8" iron rod found 14 inches above ground;

THENCE S 00° 28' 12" E a distance of 179.97 feet to a 3/8" iron rod found 18 inches above ground;

THENCE S 75° 55' 22" E a distance of 169.04 feet to a 3/8" iron rod found 12 inches above ground at the northwesterly sideline of Route 220;

THENCE southwesterly along the northwesterly side of Route 220 to the point of beginning.

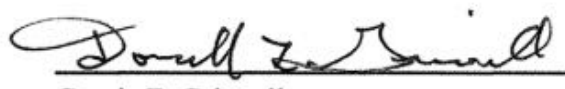
PARCEL III:

Also releasing to Grantee by quit-claim without covenant, any interest Grantor may have in a lot or parcel of land in Washington, Knox County, State of Maine being identified as Map 7, Lot 34 in the Tax Maps of the Town of Washington.

Descriptions herein being derived from a plan entitled "Boundary Survey for Swift River Properties, LLC" dated October 7, 2025, by Boynton & Associates L.L.C..

Being a portion of the premises conveyed by Leroy E. Grinnell, a/k/a Roy Grinnell and Elizabeth Grinnell to Grevis E. Grinnell dated October 1, 1984 and recorded in Book 4737, Page 111 in the Knox County Registry of Deeds.

Witness my hand and seal on this 24 day of October, 2025.

 Attorney in Fact
Grevis E. Grinnell
Donald L. Grinnell, attorney-in-fact

STATE OF Maine

COUNTY OF Lincoln

October 24, 2025

Personally appeared the above-named Grevis E. Grinnell, by Donald L. Grinnell, attorney-in-fact and acknowledged the foregoing instrument to be her free act and deed.

Before me,



~~Notary Public~~/Attorney at Law

Nicholas J. Stiles
Attorney at Law #6744



20 Acres

07-38

07-37

07-61

07-62

07-63

Waldoboro Rd

Waldoboro Rd

Approximate Location of Division

Search

COPY



Maine Department of Transportation

Janet T. Mills
Governor

Driveway/Entrance Permit

Dale Doughty
Commissioner

Permit Number: 41421 - Entrance ID: 1

OWNER
Name: Grevis Grinnell
Address: 1771 Prinstine Lane
Hope Mills, NC 28348
Telephone: (207)557-0355

Date Printed: October 22, 2025

LOCATION

Route: 0220X, Waldoboro Road
Municipality: Washington
County: Knox
Tax Map: 7 Lot Number: 38
Culvert Size: 18 inches
Culvert Type: metal/plastic
Culvert Length: 40 feet
Date of Permit: October 22, 2025
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 **4153 feet North** from **Calderwood Road**, 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: 44.255880N, -69.378229W.

S - OWNER IS RESPONSIBLE FOR ANY AND ALL CULVERT(S) AND MUST DITCH TO ENSURE WATER FLOWS ADEQUATELY THRU CULVERT(S) AND AT NO TIME ALLOW WATER TO FLOW INTO OR ONTO THE HIGHWAY. PERMITTEE MUST KEEP BUSHES & ALL VEGETATION CUT BACK AND CLEARED AS GENERAL MAINTENANCE OF SIGHT DISTANCE FOR DRIVEWAYS OR ENTRANCES.

S - THIS ACCESS IS LIMITED TO THE APPROVED USE ONLY. ANY CHANGE IN THE USE AT THIS ACCESS WILL REQUIRE ADDITIONAL PERMIT APPROVAL OR MAY BE PROHIBITED.

S - ENTRANCE MUST NOT BE USED TO PROVIDE ACCESS TO ANY PORTION OF A SUBDIVISION.

Approved by: Daryl B. [Signature] Date: 10/22/2025

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 save 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.



Janet T. Mills
Governor

Maine Department of Transportation

Driveway/Entrance Permit

COPY

Dale Doughty
Commissioner

Permit Number: 41421 - Entrance ID: 2

OWNER
Name: Grevis Grinnell
Address: 1771 Prinstine Lane
Hope Mills, NC 28348
Telephone: (207)557-0355

Date Printed: October 22, 2025

LOCATION

Route: 0220X, Waldoboro Road
Municipality: Washington
County: Knox
Tax Map: 7 Lot Number: 38
Culvert Size: 18 inches
Culvert Type: metal/plastic
Culvert Length: 40 feet
Date of Permit: October 22, 2025
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 **4321 feet North** from **Calderwood Road**, 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: 44.256192N, -69.377869W.

S - OWNER IS RESPONSIBLE FOR ANY AND ALL CULVERT(S) AND MUST DITCH TO ENSURE WATER FLOWS ADEQUATELY THRU CULVERT(S) AND AT NO TIME ALLOW WATER TO FLOW INTO OR ONTO THE HIGHWAY. PERMITTEE MUST KEEP BUSHES & ALL VEGETATION CUT BACK AND CLEARED AS GENERAL MAINTENANCE OF SIGHT DISTANCE FOR DRIVEWAYS OR ENTRANCES.

S - THIS ACCESS IS LIMITED TO THE APPROVED USE ONLY. ANY CHANGE IN THE USE AT THIS ACCESS WILL REQUIRE ADDITIONAL PERMIT APPROVAL OR MAY BE PROHIBITED.

S - ENTRANCE MUST NOT BE USED TO PROVIDE ACCESS TO ANY PORTION OF A SUBDIVISION.

S - OWNER MUST RAISE GRADE OF THE DRIVE TWELVE (12) INCHES IN THE FIRST TWENTY (20) FEET FOR SIGHT DISTANCE ON TO THE RIGHT.

Approved by:

Daryl Belf

Date:

10/22/2025

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 save 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.

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Albert Frick Associates, Inc

Environmental Consultants

731 Foss Road Limerick, ME 04048
(207) 839-5563 FAX (207) 839-5564
www.albertfrick.com info@albertfrick.com

October 31, 2025

Brian Rhea
Swift River Properties
99 Bow Street
Freeport, ME 04032

Re: Preliminary Soil Testing, Waldoboro Road (Map 7/Lots 38 & 63), Washington

Dear Brian:

I performed preliminary soil testing at the above-referenced properties on September 24, 2025. The purpose of the investigation was to determine the suitability of the properties for on-site subsurface wastewater disposal.

Enclosed is a site plan illustrating the location of the test pits excavated, along with the soil profile descriptions.

The soil is suitable in the area of TP-1, TP-2, TP-3, TP-A, TP-B-, and TP-C, as defined by the State of Maine Subsurface Wastewater Disposal Rules. Based on my testing and field observations, other areas suitable for septic exist on the property.

Complete subsurface wastewater disposal system designs (HHE-200 forms) are needed for permits to install the systems once building locations, building sizes, and site development are conceptualized. Please contact me if you have any questions or additional matters for discussion.

Respectfully,

A handwritten signature in black ink that reads "Brady A. Frick". The signature is written in a cursive, flowing style.

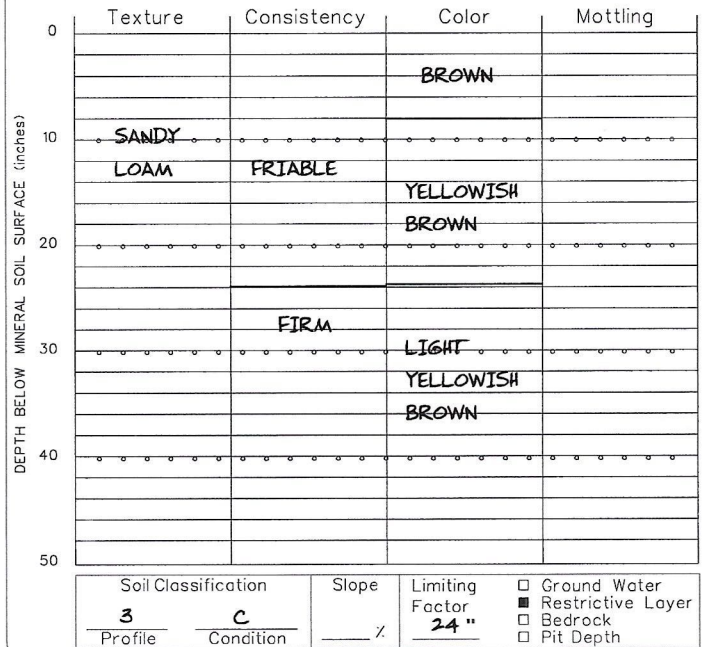
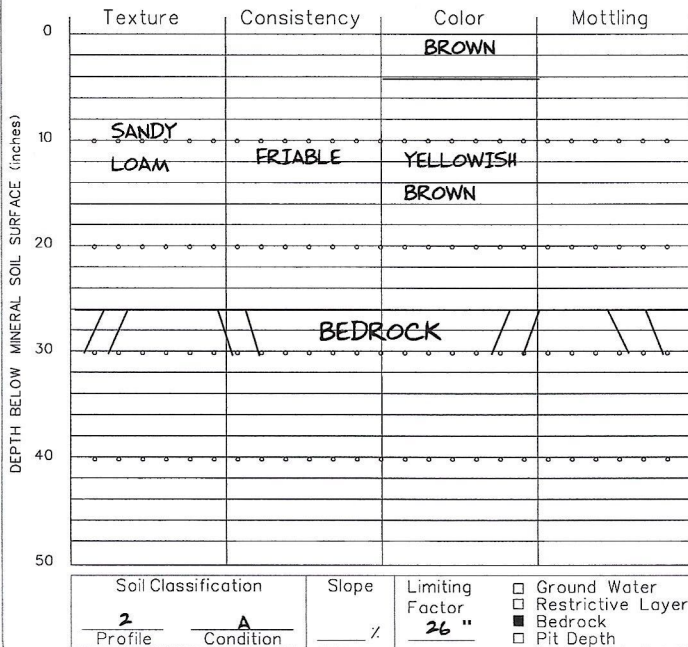
Brady A. Frick, LSE

Enc: Site Plan & Soil Profile Descriptions

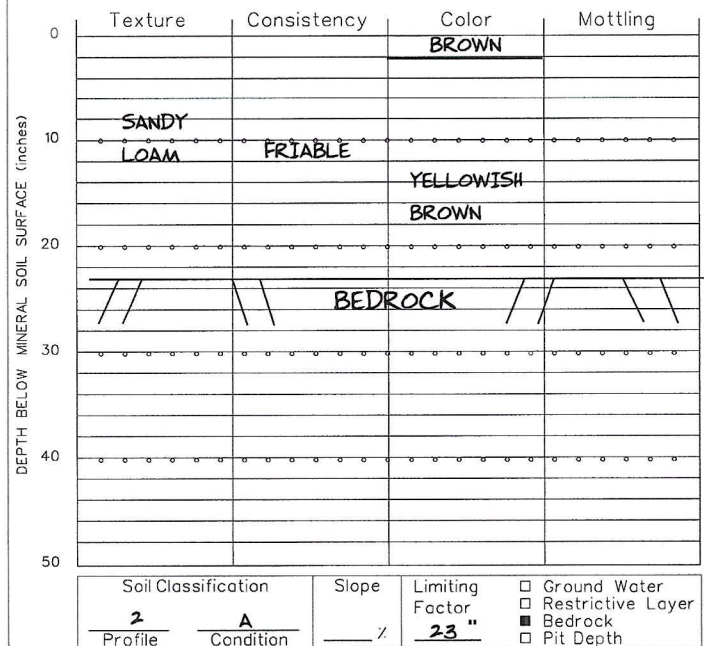
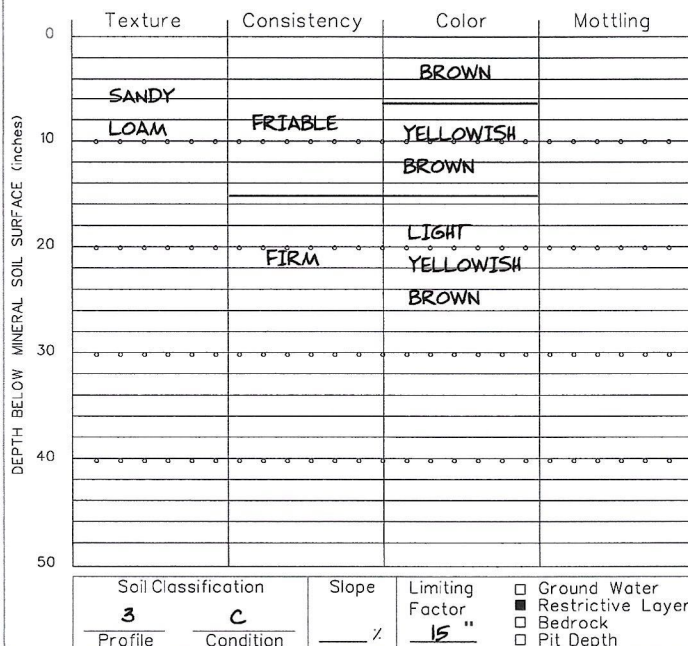
Department of Human Services
Division of Health Engineering

Owner's Name
SWIFT RIVER PROPERTIES

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



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

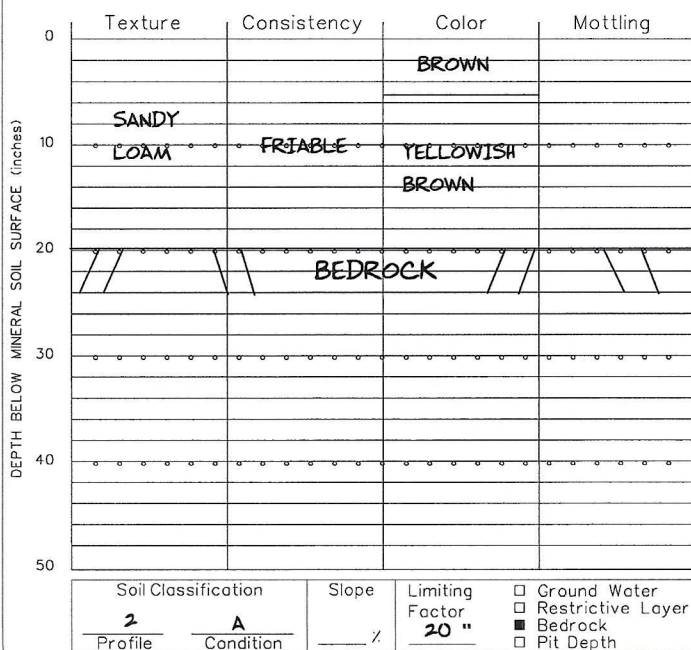


Date _____

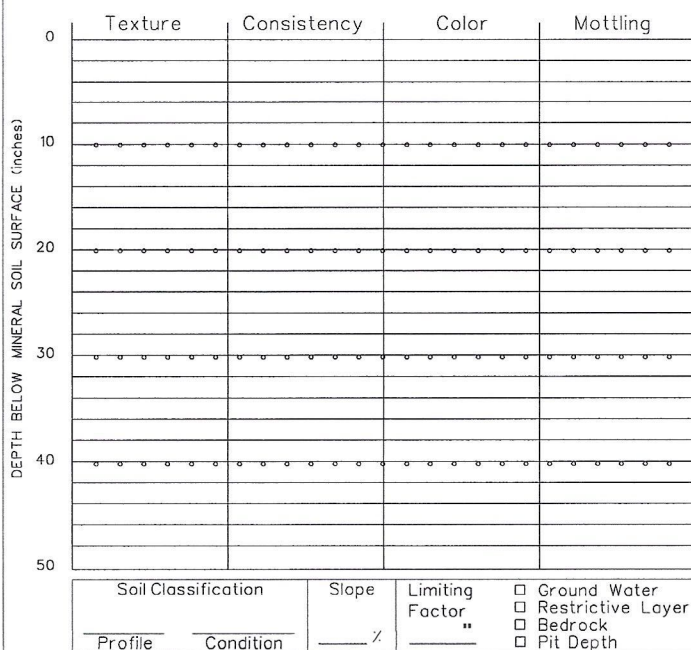
Department of Human Services
Division of Health Engineering

Owner's Name
SWIFT RIVER PROPERTIES

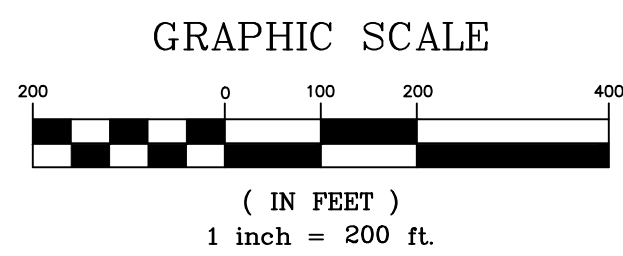
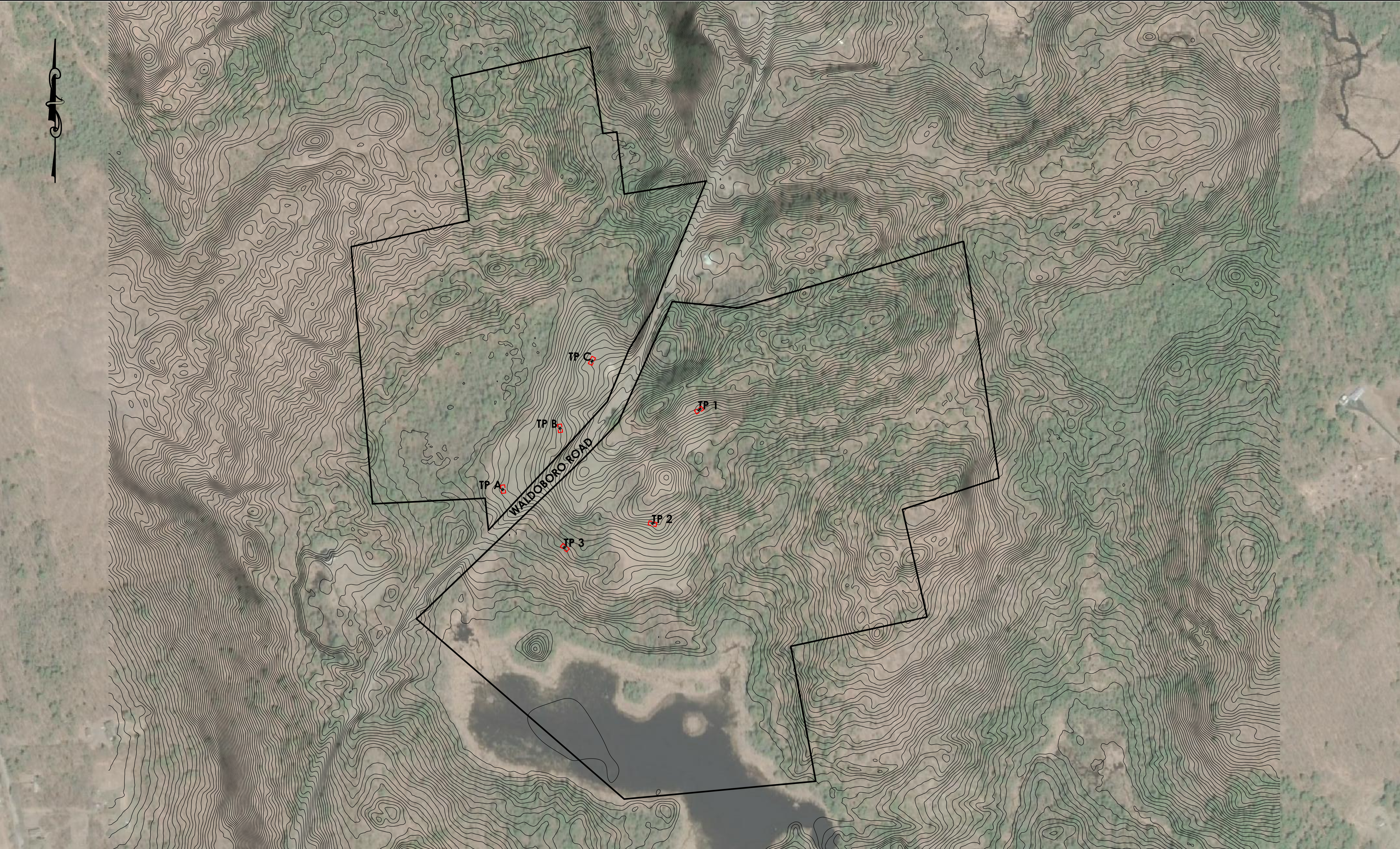
Observation Hole TP C ☒ Test Pit ☐ Boring
" Depth of Organic Horizon Above Mineral Soil



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



Date _____



MAP COMPILED FROM:

- *SKETCH PLAN PROVIDED BY SWIFT RIVER PROPERTIES
- *AERIAL PHOTOGRAPH FROM GOOGLE EARTH
- *2' TOPOGRAPHIC CONTOURS FROM THE NOAA
- *ON SITE LOCATIONS UTILIZING TRIMBLE GEO7X HANDHELD UNIT

- LEGEND
- SOIL TEST PIT
 - POTENTIAL SUBSURFACE WASTEWATER DISPOSAL AREA

DATE:	REVISIONS:

TEST PIT LOCATION PLAN

PREPARED FOR
SWIFT RIVER PROPERTIES
WALDOBORO ROAD

WASHINGTON, MAINE

 **Albert Frick Associates, Inc.**
Environmental Consultants
Limerick, Maine

Drawn By: B.J.	Checked By: B.F.
Date: 9/15/25	Scale: 1" = 200'