

PROPERTY LOCATED AT: 96 Coffin Road, Hancock, ME 04640

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? (Norlens water Treatment) ☒ Yes ☐ No
 If Yes, Date of most recent test: April 2025 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, from Norlens)P ☒ Yes ☐ No
 What steps were taken to remedy the problem? No Problems

IF PRIVATE: (Strike Section if Not Applicable):

INSTALLATION: Location: Behind Home

Installed by: PL Jones and Son

Date of Installation: 1980

USE:

Number of persons currently using system: 3-5

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

Comments: There is a second dug well without a pump

Source of Section I information: Seller

Buyer Initials _____

Page 1 of 8

Seller Initials

Initial
MD

Initial
LD

PROPERTY LOCATED AT: 96 Coffin Road, Hancock, ME 04640

SECTION II - WASTE WATER DISPOSAL

TYPE OF SYSTEM: ☐ Public ☒ Private ☐ Quasi-Public ☐ Unknown

~~IF PUBLIC OR QUASI-PUBLIC (Strike Section if Not Applicable):~~

~~Have you had the sewer line inspected?..... ☐ Yes ☐ No~~

~~If Yes, what results: _____~~

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

~~What steps were taken to remedy the problem? _____~~

IF PRIVATE (Strike Section if Not Applicable):

Tank: ☒ Septic Tank ☐ Holding Tank ☐ Cesspool ☐ Other: _____

☐ Overboard Discharge (38 MRS Section 413(3) and (3-A))

Tank Size: ☐ 500 Gallon ☐ 1000 Gallon ☐ Unknown ☒ Other: 750 gal.

Tank Type: ☒ Concrete ☐ Metal ☐ Unknown ☐ Other: _____

Location: In front of Home OR ☐ Unknown

Date installed: 1980 Date last pumped: 2021 Name of pumping company: Haslam's

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: In front of Home

Date of installation of leach field: 1980 Installed by: Unknown

Date of last servicing of leach field: Unknown Company servicing leach field: Unknown

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: _____

Source of Section II information: Seller and Public Records

Buyer Initials _____

Page 2 of 8

Seller Initials Initial
MD Initial
LAD _____

PROPERTY LOCATED AT: 96 Coffin Road, Hancock, ME 04640**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	Propane Furnace	Pellet Stove	Pellet Stove	Wood Stove
Age of system(s) or source(s)	20 years	20 years	10 years	3 years
TYPE(S) of Fuel	Propane	Wood Pellets	Wood Pellets	Firewood
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)	Unknown - Furnace not used as heat source	6 Tons ←—————→		Unknown
Name of company that services system(s) or source(s)	No Frills	Evergreen	Evergreen	Owner
Date of most recent service call	Never	January 2026		None
Malfunctions per system(s) or source(s) within past 2 years	None	Igniter & Combustion Fan		None
Other pertinent information				Never Used

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: Lined with flue tile not metal ☒ 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 ☒ Unknown

If Yes, date: _____

Date chimney(s) last cleaned: 2025Direct and/or Power Vent(s): ☐ Yes ☒ No ☐ UnknownHas vent(s) been inspected? ☐ Yes ☐ No ☐ Unknown

If Yes, date: _____

Comments: **Propane Furnace is in new condition --- Home is heated with wood pellet stoves**Source of Section III information: **Seller****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 undergroundstorage 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

Buyer Initials _____

Page 3 of 8

Seller Initials

Initial
MDInitial
LAD

PROPERTY LOCATED AT: 96 Coffin Road, Hancock, ME 04640

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

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

Comments: _____

Source of information: Seller

B. ASBESTOS - Is there now or has there been asbestos:

As insulation on the heating system pipes or duct work? ☐ Yes ☒ No ☐ Unknown

In the ceilings? ☐ Yes ☒ No ☐ Unknown

In the siding? ☐ Yes ☒ No ☐ Unknown

In the roofing shingles? ☐ Yes ☒ No ☐ Unknown

In flooring tiles? ☐ Yes ☒ No ☐ Unknown

Other: N/A ☐ Yes ☐ No ☐ Unknown

Comments: _____

Source of information: Seller

C. RADON/AIR - Current or previously existing:

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

If Yes: Date: Unknown By: Unknown

Results: Unknown

If applicable, what remedial steps were taken? N/A

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

Are test results available? ☐ Yes ☐ No

Results/Comments: None

Source of information: Seller

D. RADON/WATER - Current or previously existing:

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

If Yes: Date: Unknown By: Unknown

Results: N/A

If applicable, what remedial steps were taken? N/A

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

Are test results available? ☐ Yes ☐ No

Results/Comments: None

Source of information: Seller

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

Comments: None

Source of information: Seller

Buyer Initials _____

Page 4 of 8

Seller Initials MD LD

PROPERTY LOCATED AT: 96 Coffin Road, Hancock, ME 04640

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

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

If Yes, describe location and basis for determination: _____

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

If Yes, describe: _____

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

Comments: Garage Trim

Source of information: Seller

G. OTHER HAZARDOUS MATERIALS - Current or previously existing:

TOXIC MATERIAL: ☐ Yes ☒ No ☐ Unknown

LAND FILL: ☐ Yes ☒ No ☐ Unknown

RADIOACTIVE MATERIAL: ☐ Yes ☒ No ☐ Unknown

Other: N/A

Source of information: Seller

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

SECTION V - ACCESS TO THE PROPERTY

Is the property subject to or have the benefit of any encroachments, easements, rights-of-way, leases, rights of first refusal, life estates, private ways, trails, homeowner associations (including condominiums and PUD's) or restrictive covenants? ☒ Yes ☐ No ☐ Unknown

If Yes, explain: Right of Way to abandoned dug well by neighbor

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? N/A

Road Association Name (if known): N/A

Source of information: Seller

Buyer Initials _____

Page 5 of 8

Seller Initials

Initial
MD

Initial
LD

PROPERTY LOCATED AT: 96 Coffin Road, Hancock, ME 04640

SECTION VI – FLOOD HAZARD

For the purposes of this section, Maine law defines "flood" as follows:

- (1) A general and temporary condition of partial or complete inundation of normally dry areas from:(a) The overflow of inland or tidal waters; or (b) The unusual and rapid accumulation or runoff of surface waters from any source; or
- (2) The collapse or subsidence of land along the shore of a lake or other body of water as a result of erosion or undermining caused by waves or currents of water exceeding anticipated cyclical levels or suddenly caused by an unusually high water level in a natural body of water, accompanied by a severe storm or by an unanticipated force of nature, such as a flash flood or an abnormal tidal surge, or by some similarly unusual and unforeseeable event that results in flooding as described in subparagraph (1), division (a).

For purposes of this section, Maine law defines "area of special flood hazard" as land in a floodplain having 1% or greater chance of flooding in any given year, as identified in the effective federal flood insurance study and corresponding flood insurance rate maps.

During the time the seller has owned the property:

Have any flood events affected the property? ☐ Yes ☒ No ☐ Unknown

If Yes, explain: _____

Have any flood events affected a structure on the property? ☐ Yes ☒ No ☐ Unknown

If Yes, explain: _____

Has any flood-related damage to a structure occurred on the property? ☐ Yes ☒ No ☐ Unknown

If Yes, explain: _____

Has there been any flood insurance claims filed for a structure on the property? ☐ Yes ☒ No ☐ Unknown

If Yes, indicate the dates of each claim: _____

Has there been any past disaster-related aid provided related to the property or a structure on the property from federal, state or local sources for purposes of flood recovery? ☐ Yes ☒ No ☐ Unknown

If Yes, indicate the date of each payment: _____

Is the property currently located wholly or partially within an area of special flood hazard mapped on the effective flood insurance rate map issued by the Federal Emergency Management Agency on or after March 4, 2002? ☐ Yes ☒ No ☐ Unknown

If yes, what is the federally designated flood zone for the property indicated on that flood insurance rate map? _____

Relevant Panel Number: 23009C0791D Year: 2016 (Attach a copy)

Comments: FEMA FIRMette places property in Zone X - AREA OF MINIMAL FLOOD HAZARD

Source of Section VI information: FEMA Website

Buyer Initials _____

Page 6 of 8

Seller Initials

Initial
MD

Initial
MD

National Flood Hazard Layer FIRMette

8°16'15"W 44°32'57"N



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, X99
With BFE or Depth 2016 AE, AH, VE, AR
Regulatory Floodway

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 OF FLOOD HAZARD

OTHER AREAS



NO SCREEN
Area of Minimal Flood Hazard Zone X
Area of Undetermined Flood Hazard Zone D

Channel, Culvert, or Storm Sewer
Levee, Dike, or Floodwall

GENERAL STRUCTURES



Cross Sections with 1% Annual Chance Water Surface Elevation
Coastal Transect
Base Flood Elevation Line (BFE)
Limit of Study
Jurisdiction Boundary
Coastal Transect Baseline
Profile Baseline
Hydrographic Feature

OTHER FEATURES



Digital Data Available
No Digital Data Available
Unmapped

MAP PANELS



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 4/17/2026 at 10:34 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, FIRN panel number, and FIRN effective date. Map images for unmapped and unmapped areas cannot be used for



68°17'38"W 44°32'31"N

4.0 miles

Feet

PROPERTY LOCATED AT: 96 Coffin Road, Hancock, ME 04640**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 ☐ UnknownIf Yes, explain: Veterans & Homestead

Is a Forest Management and Harvest Plan available?.....N/A

☐ 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?.....N/A

☐ Yes ☐ No ☐ UnknownIf Yes, explain: N/AEquipment leased or not owned (including but not limited to, propane tank, hot water heater, satellite dish, water filtration system, photovoltaics, wind turbines): Type: Propane TankYear Principal Structure Built: 1980 What year did Seller acquire property? 1999Roof: Year Shingles/Other Installed: 2010Water, moisture or leakage: NoneComments: Have never seen any

Foundation/Basement:

Is there a Sump Pump? ☐ Yes ☒ No ☐ UnknownWater, moisture or leakage since you owned the property: ☐ Yes ☒ No ☐ UnknownPrior water, moisture or leakage? ☐ Yes ☒ No ☐ UnknownComments: Basement appears tightMold: Has the property ever been tested for mold? ☐ Yes ☒ No ☐ UnknownIf Yes, are test results available? N/A ☐ Yes ☐ NoComments: NoneElectrical: ☐ Fuses ☒ Circuit Breaker ☐ Other: _____ ☐ UnknownComments: NoneHas all or a portion of the property been surveyed? ☐ Yes ☒ No ☐ UnknownIf Yes, is the survey available? ☐ Yes ☒ No ☐ Unknown

Manufactured Housing - Is the residence a:

Mobile Home ☐ Yes ☒ No ☐ UnknownModular ☐ Yes ☒ No ☐ Unknown

Known defects or hazardous materials caused by insect or animal infestation inside or on the residential structure

☐ Yes ☒ No ☐ UnknownComments: None

Buyer Initials _____

Page 7 of 8

Seller Initials

Initial	Initial
MD	LD

PROPERTY LOCATED AT: 96 Coffin Road, Hancock, ME 04640

KNOWN MATERIAL DEFECTS about Physical Condition and/or value of Property, including those that may have an adverse impact on health/safety: None Known - Not that we have ever experienced

Comments: _____

Source of Section VII information: Seller

SECTION VIII - ADDITIONAL INFORMATION

ATTACHMENTS EXPLAINING CURRENT PROBLEMS, PAST REPAIRS OR ADDITIONAL INFORMATION IN ANY SECTION IN DISCLOSURE: ☐ Yes ☒ No

Seller shall be responsible and liable for any failure to provide known information regarding known material defects to the Buyer.

Neither Seller nor any Broker makes any representations as to the applicability of, or compliance with, any codes of any sort, whether state, municipal, federal or any other, including but not limited to fire, life safety, building, electrical or plumbing.

As Sellers, we have provided the above information and represent that all information is correct. To the best of our knowledge, all systems and equipment, unless otherwise noted on this form, are in operational condition.

Signed by: LeslieAnn M. Dykes 8/11/2026
19E25DAB08474F5...
 SELLER DATE
LeslieAnn M. Dykes

Signed by: Laurence A. Dykes 8/11/2026
19E25DAB08474F5...
 SELLER DATE
Laurence A. Dykes

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



LEAD PAINT DISCLOSURE/ADDENDUMAGREEMENT BETWEEN LeslieAnn M. Dykes, Laurence A. Dykes

(hereinafter "Seller")

AND _____

(hereinafter "Buyer")

FOR PROPERTY LOCATED AT 85 & 96 Coffin Road, Hancock, ME 04640

Said contract is further subject to the following terms:

Lead Warning Statement

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

Seller's Disclosure(a) Presence of lead-based paint and/or lead-based paint hazards (**check one below**):

_____ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

☒ Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and reports available to the Seller (**check one below**):

_____ Seller has provided the Buyer with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).

☒ Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Buyer's Acknowledgment

(c) Buyer has received copies of all information listed above.

(d) Buyer has received the pamphlet Protect Your Family from Lead in Your Home.

(e) Buyer has (**check one below**):

_____ Received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or

_____ Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Agent's Acknowledgment

(f) Agent has informed the Seller of the Seller's obligations under 42 U.S.C. 4852(d) and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

Buyer _____ Date _____

Buyer _____ Date _____

Buyer _____ Date _____

Buyer _____ Date _____

Agent _____ Date _____

Signed by:

LeslieAnn M. Dykes

8/11/2026

Seller LeslieAnn M. Dykes

Date 8/11/2026

Seller Laurence A. Dykes

Date

Seller _____

Date

DocuSigned by:

Carl Lusby

Date 8/11/2026

Agent Carl Lusby

Date



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QUITCLAIM DEED

Know All Men By These Presents That I, Linda M. Jorgenson
 of Coffin Road, Hancock,
 County of Hancock and State of Maine,
 for consideration paid, grant to Laurence A. Dykes and Leslieann M. Dykes
 of Between the Mills Road, Exeter,
 County of Penobscot and State of Maine
 as Joint Tenants))
 with **QUITCLAIM COVENANTS:**

A certain lot or parcel of land together with any buildings thereon situated in
 Hancock County of Hancock
 and State of Maine, more particularly described in Exhibit A attached hereto and
 incorporated herein by reference.

In Witness Whereof, I have hereunto set my hand(s) this 12th day of
 July, 1999.

Witness

Linda M. Jorgenson

State of Maine
 County of Penobscot

ss.

On this 12th day of July, 1999
 above named Linda M. Jorgenson

, personally appeared before me the

and acknowledged the foregoing to be his/her/their free act and deed.

Notary Public, Attorney at Law

TODD C. NOTES-ESQ.

Return to: NORTHEAST LAND TITLE INC.
 1 Merchant Plaza
 Bangor, ME 04401

MAINE REAL ESTATE
 TRANSFER TAX PAID

File No: 99060466

Exhibit A - Deed

A certain lot or parcel of land, together with any buildings and improvements thereon, situated in the Town of Hancock, County of Hancock, and State of Maine, bounded and described as follows:

Commencing at the west corner of land of Josiah Cline, said land of Cline recorded in the Hancock Registry of Deeds in Book 148, Page 218, said corner is also the southwest corner of the hereindescribed parcel of land, thence running N 27° W a distance of 526 feet, more or less, to the southeasterly corner of land of Robert W. LaForge and Sharon L. LaForge, whose land is recorded in Book 1387, Page 182 in said Registry; thence running N 22° W, by and along the easterly line of land of LaForge and the easterly line of land of John Williams, whose land is recorded in Book 1231, Page 275, in said Registry, a distance of 1080.8 feet, to the northeasterly corner of John Williams land; thence running N 67° E by and along the southerly line of land of Deborah Hastings, whose land is recorded at said Registry in Book 1783, Page 647, a distance of 1,503 feet, more or less; thence running S 4° W a distance of 115.5 feet, to Josiah Cline's west line of land; thence running S 21° W by and along said Josiah Cline's westerly line a distance of 2,062 feet to the point of beginning.

Information for the above description was obtained from old recorded deeds.

Meaning and intending to convey and (hereby) conveying the same premises described in a deed from Frederick D. Smith dated June 30, 1987 to Linda M. Jorgenson and recorded in the Hancock County Registry of Deeds in Book 1645, Page 383.

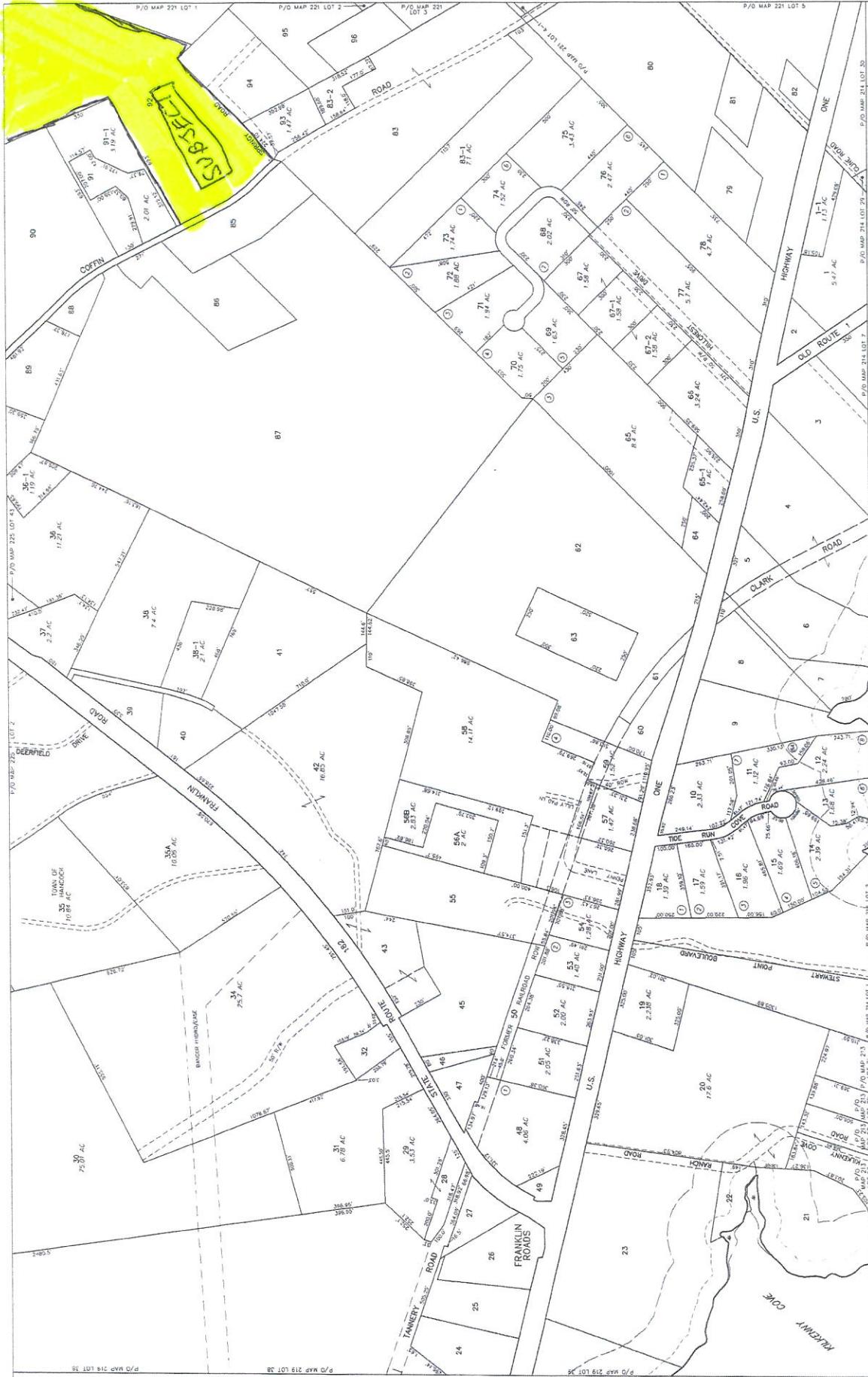
99 JUL 13 PM 12:49

REGISTER OF DEEDS
HANCOCK COUNTY SS.*Margaret Blomquist*

REGISTER

#3

PREPARED BY:
AERIAL SURVEY AND PHOTO, INC.
548 HANCOCK ROAD, P.O. BOX 659
HARRISBURG, MAINE 04957
TEL: 207 634-2006 FAX 207 634-2008



NOTES:

- 1) THIS MAP IS FOR INFORMATION ONLY AND IS NOT A SUBSTITUTE FOR A LEGAL DESCRIPTION.
- 2) ARE = PARCEL AREA FROM RECORDED PLAN OR DEED.
- 3) DIS = PARCEL AREA CALCULATED DIGITALLY.

INDEX DIAGRAM

224	225	226
219	220	221
213	214	215

APRIL 1, 2025

SCALE 1 INCH = 200 FEET

MAINE STATE PLANNING COMMISSION, 100 EAST 2ND ST., SUITE 100, PORTLAND, ME 04101-1001
PARCEL MAP COMPILED BY JACQUELINE B. HARRIS, INC.

MAP LEGEND

74	PARCEL BOUNDARY
75	INTERNAL LOT LINE
76	CONSERVATION EASEMENT
77	PRIVATE RIGHT OF WAY
78	WETLAND
79	SHORELAND ZONE/75' SETBACK
80	CONSERVATION EASEMENT

TOWN OF HANCOCK
18 POINT ROAD, P.O. BOX 68
HANCOCK, ME 04940

PROPERTY MAP
TOWN OF HANCOCK
HANCOCK COUNTY, MAINE

220