PLAN OF A DIVISION OF PROPERTY
BY
JOANNE R. CONTOIS
AT
380 GUINEA ROAD, BIDDEFORD, MAINE

DATE: FEBRUARY 10, 2026 SCALE: 1" = 30'

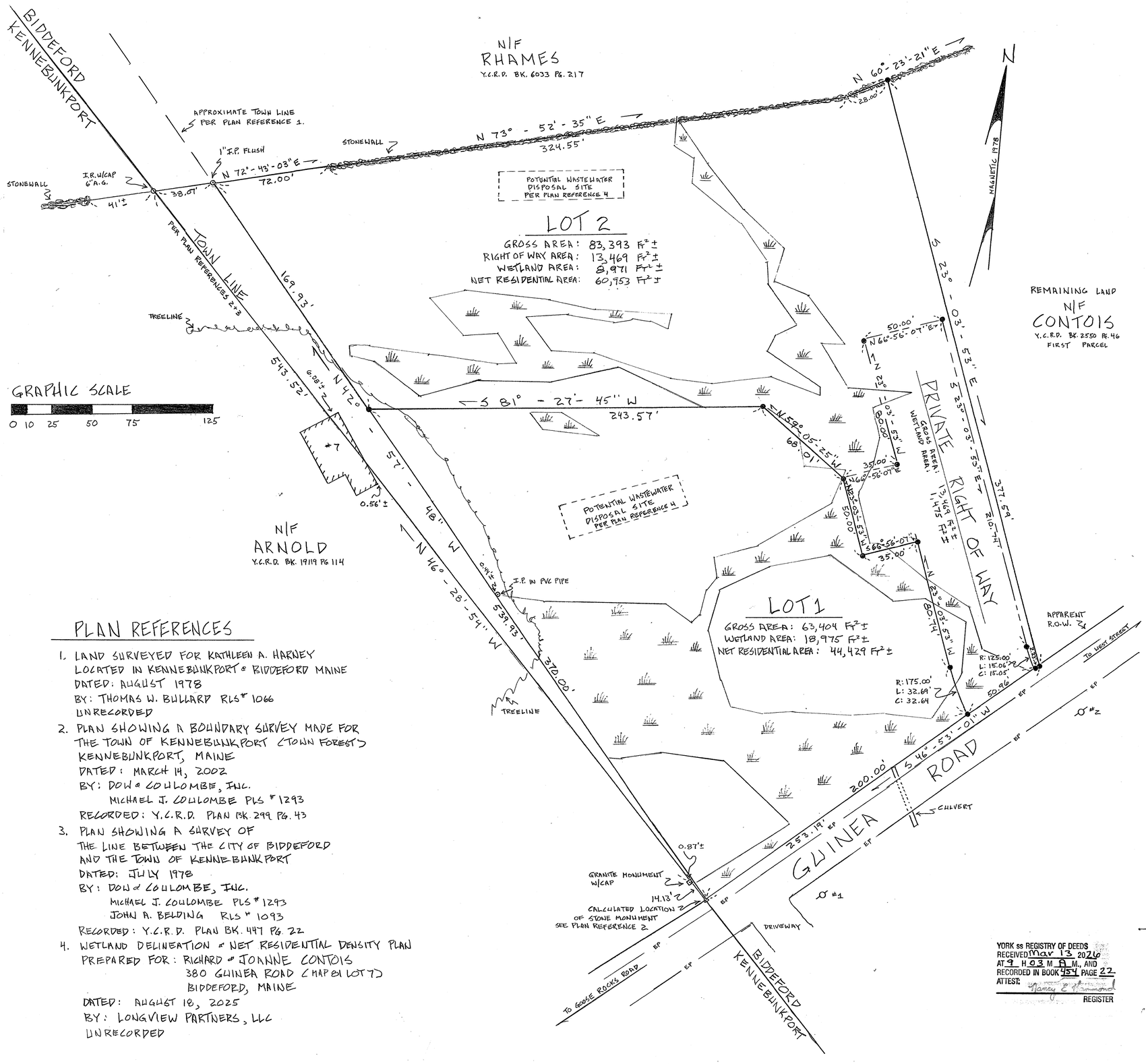
BY: GUY F. CASAVANT, PLS # 1301
23 WESTLAND AVENUE, BIDDEFORD, MAINE 04005

RECORD OWNER

JOANNE R. CONTOIS
360 GUINEA ROAD
BIDDEFORD, MAINE 04005

LOCUS DEED REFERENCE

RICHARD CONTOIS TO
JOANNE R. CONTOIS
DATED: AUGUST 8, 1979
RECORDED: Y.C.R.D. BK. 2550 PG. 46
SECOND PARCEL



PLAN REFERENCES

1. LAND SURVEYED FOR KATHLEEN A. HARNEY
   LOCATED IN KENNEBUNKPORT & BIDDEFORD MAINE
   DATED: AUGUST 1978
   BY: THOMAS W. BULLARD RLS # 1066
   UNRECORDED
2. PLAN SHOWING A BOUNDARY SURVEY MADE FOR
   THE TOWN OF KENNEBUNKPORT (TOWN FOREST)
   KENNEBUNKPORT, MAINE
   DATED: MARCH 14, 2002
   BY: DOW & COULOMBE, INC.
   MICHAEL J. COULOMBE PLS # 1293
   RECORDED: Y.C.R.D. PLAN BK. 299 PG. 43
3. PLAN SHOWING A SURVEY OF
   THE LINE BETWEEN THE CITY OF BIDDEFORD
   AND THE TOWN OF KENNEBUNKPORT
   DATED: JULY 1978
   BY: DOW & COULOMBE, INC.
   MICHAEL J. COULOMBE PLS # 1293
   JOHN A. BELDING RLS # 1093
   RECORDED: Y.C.R.D. PLAN BK. 447 PG. 22
4. WETLAND DELINEATION & NET RESIDENTIAL DENSITY PLAN
   PREPARED FOR: RICHARD & JOANNE CONTOIS
   380 GUINEA ROAD (MAP 81 LOT 7)
   BIDDEFORD, MAINE
   DATED: AUGUST 18, 2025
   BY: LONGVIEW PARTNERS, LLC
   UNRECORDED

NOTES

1. PARCEL IDENTIFIED AS TAX MAP 81 LOT 7
2. EXISTING ZONING: RF
   MIN. LOT SIZE: 40,000 Ft²
   FRONTAGE: 200.00'
   MIN. SETBACKS:
   FROM MAJOR R.O.W. 40'
   FROM OTHER R.O.W. 25'
   FROM SIDE + REAR 25'
3. NO PUBLIC SEWER OR WATER
4. PRIVATE RIGHT OF WAY IS FOR THE EXCLUSIVE USE OF LOT 2
5. GUINEA ROAD IS A PUBLIC WAY

LEGEND

●	#5 REBAR W/CAP TO BE SET
I.P.	IRON PIPE
I.R.	IRON ROD
W/CAP	WITH SURVEYORS CAP
A.G.	ABOVE GRADE
N/F	NOW OR FORMERLY
Y.C.R.D.	YORK COUNTY REGISTRY OF DEEDS
BK. PG.	BOOK PAGE
Ft²	SQUARE FEET
MIN.	MINIMUM
R.O.W.	RIGHT OF WAY
RLS	REGISTERED LAND SURVEYOR
PLS	PROFESSIONAL LAND SURVEYOR
—O—	UTILITY POLE
—EP—	EDGE OF PAVEMENT
	WETLAND AREAS PER PLAN REFERENCE 4

YORK ss REGISTRY OF DEEDS
RECEIVED Mar 13 2026
AT 9 H 03 M A M., AND
RECORDED IN BOOK 454 PAGE 22
ATTEST: Nancy E. Richmond
REGISTER

SURVEYOR'S CERTIFICATION:

THIS SURVEY CONFORMS TO THE MAINE STATE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS RULES EFFECTIVE JANUARY 13, 2026, CHAPTER 90, STANDARDS OF PRACTICE

Guy F. Casavant 2/10/26

GUY F. CASAVANT, PLS # 1301 DATE

Seal