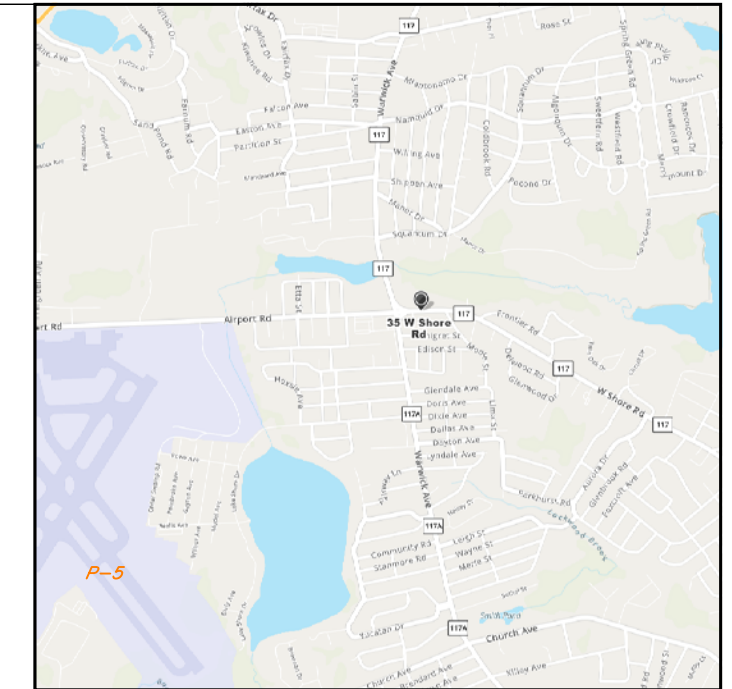


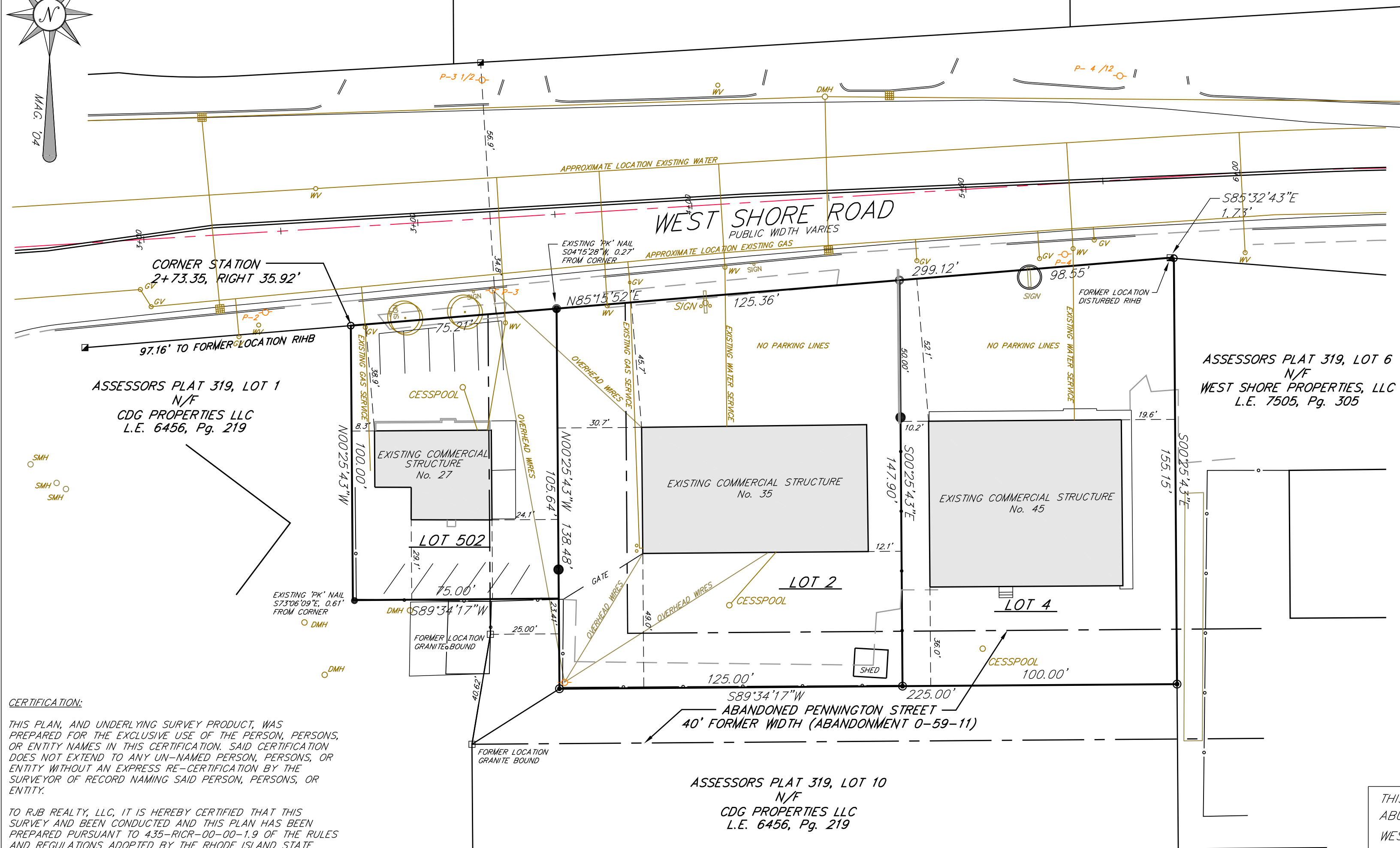
ASSESSORS PLAT 313, LOT 131
N/F
SPRING GREEN CORPORATION

ASSESSORS PLAT 313, LOT 123
N/F
SPRING GREEN CORPORATION

ASSESSORS PLAT 313, LOT 127
N/F
SPRING GREEN CORPORATION



LOCUS NO SCALE



ASSESSORS PLAT 319, LOT 1
N/F
CDG PROPERTIES LLC
L.E. 6456, Pg. 219

ASSESSORS PLAT 319, LOT 6
N/F
WEST SHORE PROPERTIES, LLC
L.E. 7505, Pg. 305

ASSESSORS PLAT 319, LOT 10
N/F
CDG PROPERTIES LLC
L.E. 6456, Pg. 219

PARCEL OWNER LOT 2
RJB REALTY LLC
75 TIPPING ROCK DRIVE
EAST GREENWICH, RI 02818

PARCEL OWNER LOTS 4 & 502
E&J WEST SHORE REALTY, LLC
75 TIPPING ROCK DRIVE
EAST GREENWICH, RI 02818

PROJECT SURVEYOR
HARRY A. MILLER, JR.
ALPHA ASSOCIATES, LTD.
35 ROCKY HOLLOW ROAD
EAST GREENWICH, RI 02818
T.401.884.8506 / F.401.884.7747
ALPHASURV@AOL.COM

PARCEL ZONING
ZONE "O"
MIN. AREA 6,000 S.F. FRONT YARD 25'
MIN. FRONTAGE 70' SIDE YARD 8'
MIN. WIDTH 70' REAR YARD 20'

FLOOD NOTE:
THE PARCEL FALLS WITHIN ZONES X PER FEMA MAP
NUMBER 44003C0132H, REVISED: 9/18/13.

- REFERENCES**
1. L.E. 9168, Pg. 344; LOT 2
 2. L.E. 9457, Pg. 295; LOT 4
 3. L.E. 9260, Pg. 119; LOT 502
 4. RECORDED PLAT 377: "REPLAT OF LOTS 8-16 & 38, 39, AND 40 AND A PORTION OF PENNINGTON STREET..."
 5. STATE HIGHWAY PLAT No. 659

AREA ANALYSIS
LOT 2 17,899 S.F.
LOT 4 15,166 S.F.
LOT 502 7,711 S.F.
NEW PARCEL A 40,776 S.F.

PLAN NOTE:
THE PURPOSE OF THIS PLAN IS TO COMBINE LOTS 2, 4,
& 502 INTO A SINGLE CONTINUOUS PARCEL.

THIS PLAN SHALL BE INDEXED UNDER
ABUTTING STREETS:
WEST SHORE ROAD

CERTIFICATION:

THIS PLAN, AND UNDERLYING SURVEY PRODUCT, WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS, OR ENTITY NAMES IN THIS CERTIFICATION. SAID CERTIFICATION DOES NOT EXTEND TO ANY UN-NAMED PERSON, PERSONS, OR ENTITY WITHOUT AN EXPRESS RE-CERTIFICATION BY THE SURVEYOR OF RECORD NAMING SAID PERSON, PERSONS, OR ENTITY.

TO RJB REALTY, LLC, IT IS HEREBY CERTIFIED THAT THIS SURVEY AND BEEN CONDUCTED AND THIS PLAN HAS BEEN PREPARED PURSUANT TO 4.35-RICR-00-00-1.9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON NOVEMBER 25, 2015, AS FOLLOWS:

LIMITED CONTENT BOUNDARY SURVEY CLASS '1'
CULTURE CLASS 'III'

FURTHER, THE INFORMATION DEPICTED ON HEREON WAS OBTAINED FROM FIELD OBSERVATIONS MADE ON THE SITE IN MAY, 2020 FOR THE PURPOSE OF THE CONDUCT OF A SURVEY FOR THE PREPARATION OF AN ADMINISTRATIVE SUBDIVISION.

I HEREBY CERTIFY THAT THIS SURVEY WAS ACTUALLY MADE ON THE GROUND AS PER RECORD DESCRIPTION AND IS CORRECT. THERE ARE NO ENCROACHMENTS EITHER WAY ACROSS PROPERTY LINES EXCEPT AS SHOWN.

HARRY A. MILLER JR., No. 1967
COA: LS-A101

LEGEND

- ▣ RHODE ISLAND HIGHWAY BOUND
- ▣ FORMER LOCATION EXISTING GRANITE BOUND
- ▣ PROPOSED GRANITE BOUND
- SET 'MAG' NAIL
- SET IRON ROD
- EXISTING 'PK' NAIL
- EXISTING UTILITY POLE
- WV EXISTING WATER GATE
- GV EXISTING GAS GATE
- SMH EXISTING SEWER MANHOLE
- DMH EXISTING DRAINAGE MANHOLE
- EXISTING TREE
- EXISTING EDGE OF PAVEMENT
- EXISTING CONCRETE CURB



LOTS DEPICTED ON THIS PLAT SHALL NOT BE ALTERED DIMENSIONALLY OR IN FORM, INCLUDING THE ENLARGEMENT OF LOTS OR MOVING OF ANY LOT LINE FOR ANY PURPOSE WHATSOEVER, WITHOUT FIRST FILING A NEW SUBDIVISION APPLICATION IN ACCORDANCE WITH THE CITY OF WARWICK DEVELOPMENT REVIEW REGULATIONS OF DECEMBER 31, 1995. (AS AMENDED)



RJB REALTY PLAT
ADMINISTRATIVE SUBDIVISION

ASSESSORS PLAT 319, LOTS 2, 4, & 502
WARWICK, RHODE ISLAND

PREPARED FOR: RJB REALTY, LLC

PREPARED BY: ALPHA ASSOCIATES, LTD.

35 ROCKY HOLLOW ROAD
EAST GREENWICH, RI 02818
T.401.884.8506 F.401.884.7747

SCALE: 1"=30' MAY, 2020 SHEET 1 OF 1