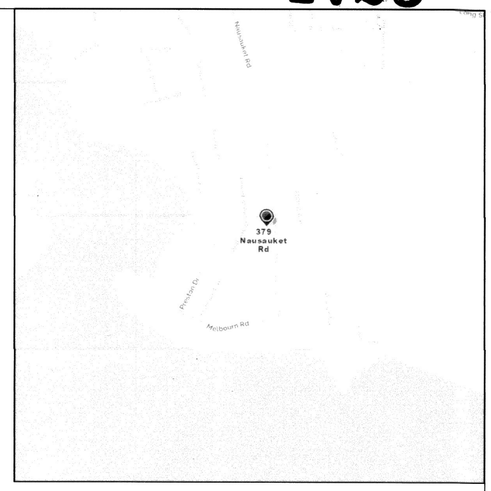
1723

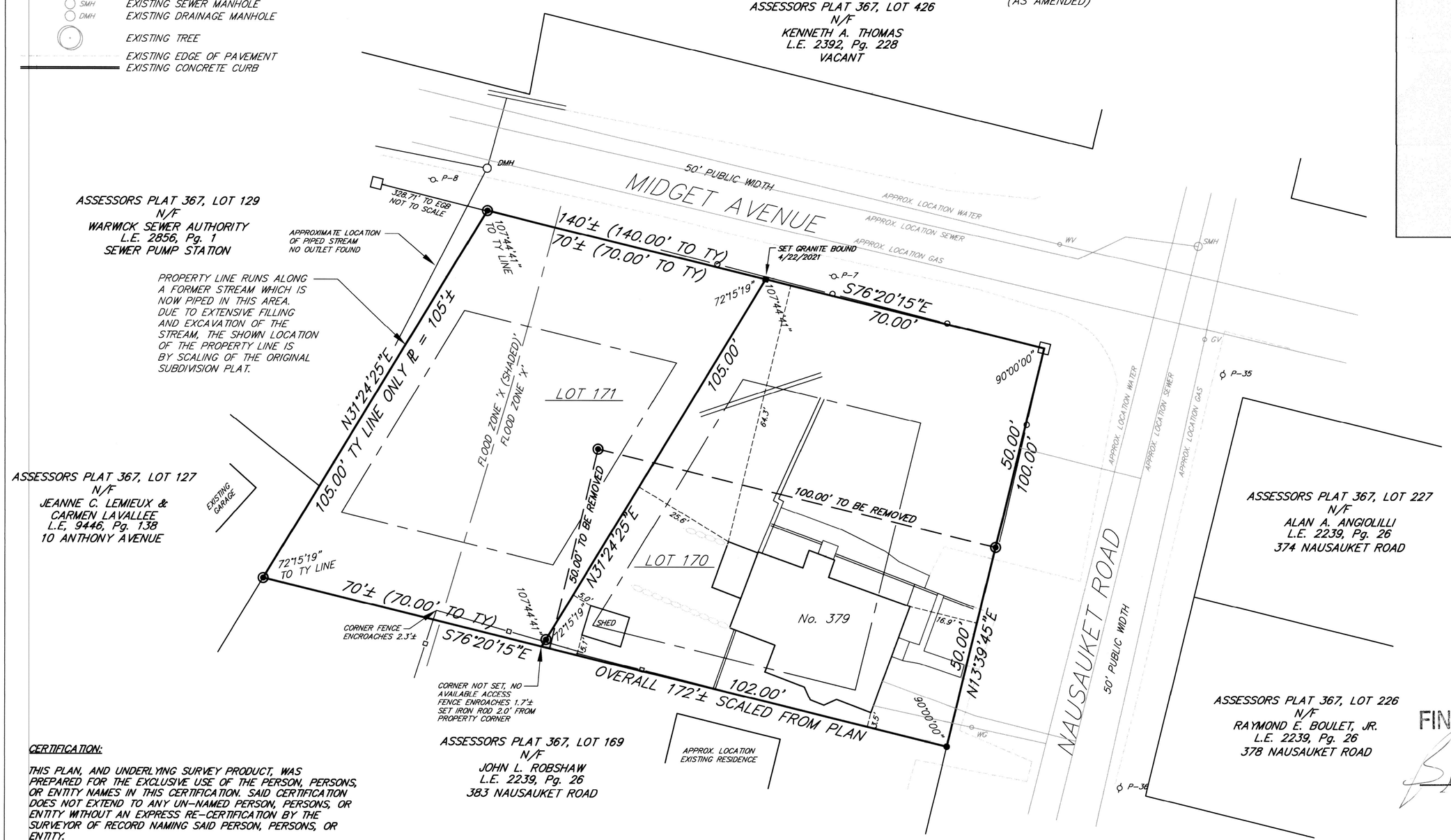
LEGEND

- EXISTING GRANITE BOUND
- SET GRANITE BOUND
- SET IRON ROD
- 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)



LOCUS NO SCALE



FINAL RECORD PLAT

7/26/2021
DATE

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 THOMAS S. SABETTA, IT IS HEREBY CERTIFIED THAT THIS SURVEY AND BEEN CONDUCTED AND THIS PLAN HAS BEEN PREPARED PURSUANT TO 435-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 'I'
CULTURE — CLASS 'III'

FURTHER, THE INFORMATION DEPICTED ON HEREON WAS OBTAINED FROM FIELD OBSERVATIONS MADE ON THE SITE IN DECEMBER, 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

HARRY A. MILLER, JR.
STATE OF RHODE ISLAND
No. 1967
PROFESSIONAL LAND SURVEYOR
6/4/21

PARCEL OWNER / APPLICANT
THOMAS S. SABETTA
70 TIERNAN AVENUE
WARWICK, RI 02886
T.401.556.4264

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	A-7		
MIN. AREA	7,000 S.F.	FRONT YARD	25'
MIN. FRONTAGE	70'	SIDE YARD	8'
MIN. WIDTH	70'	REAR YARD	20'
		ACCESSORY	5'

FLOOD NOTE:
THE PROPERTY FALLS WITHIN ZONES 'X' & 'X' (SHADED) PER MAP PANEL NUMBER 44003C0129J, REVISED 10/2/15

REFERENCES
RECORDED PLAT 197: "NAUSAUKET PLAT...."
RECORDED PLAT 203: "NAUSAUKET PLAT ANNEX No. 2...."
RECORDED PLAT 220: CEDAR TREE POINT PLAT...."
L.E. 8910, Pg. 1; SUBJECT PROPERTY

AREA ANALYSIS

	EXISTING AREA	PROPOSED AREA
LOT 170	5,000 S.F.	8,600 S.F.
LOT 171	10,600± S.F.	7,000± S.F.

20 0 20 40
SCALE IN FEET

THIS PLAN SHALL BE INDEXED UNDER ABUTTING STREETS:
NAUSAUKET ROAD, MIDGET AVENUE

SABETTA – NAUSAUKET ROAD PLAT
ADMINISTRATIVE SUBDIVISION

ASSESSORS PLAT 367, LOTS 170 & 171
WARWICK, RHODE ISLAND

PREPARED FOR: THOMAS SABETTA

PREPARED BY: ALPHA ASSOCIATES, LTD.
35 ROCKY HOLLOW ROAD
EAST GREENWICH, RI 02818
T.401.884.8506 F.401.884.7747

SCALE: 1"=20' JANUARY, 2021 SHEET 1 OF 1

REV: 4/23/2021

1723