

LINDY AVENUE STREET INDEX

A.P. 340 / LOTS 214 N/F NANCY B RAINONE

A.P. 340 / LOTS 213 N/F NICHOLAS S. VARRAS

A.P. 340 / LOTS 212 N/F CLIFFORD A. & NANCY L. YVETNER

REFERENCE:

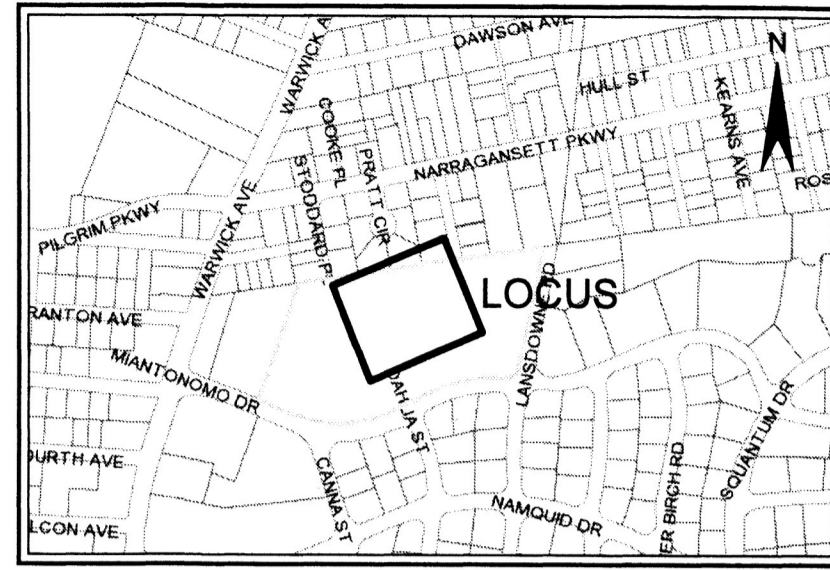
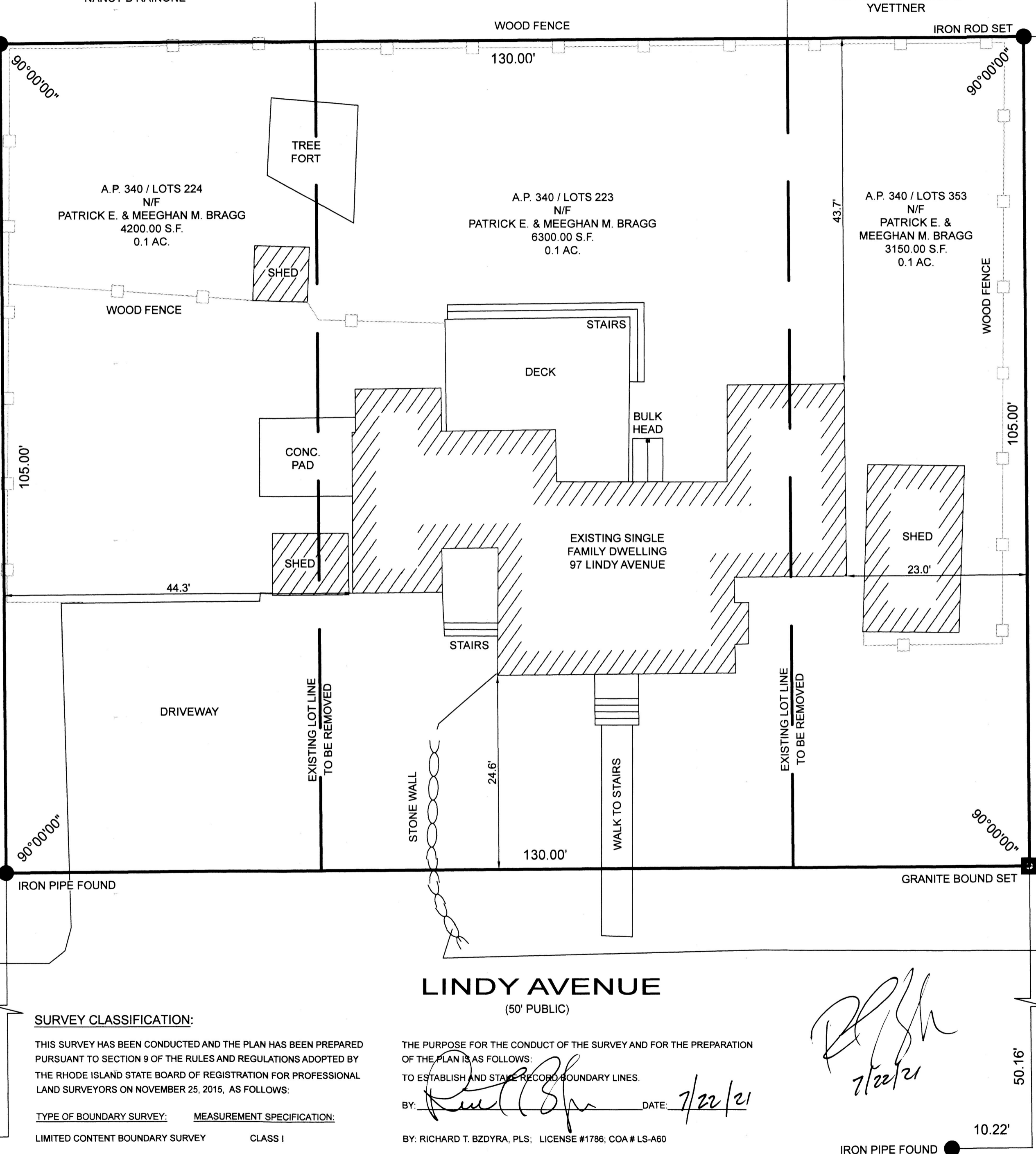
- 1. DEED BK. 5336 PG. 129
- 2. REC. LOTS 277, 278 & 279 "GREY LAWN EXTENSION NO. 2. APRIL 1928" P.C. 351



A.P. 340 / LOTS 225 N/F DIANE & ERIC LONG

N 09°40'05" E

I HEREBY CERTIFY THAT HIS 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. 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.



LOCUS MAP

ZONING DISTRICT A-7

- MINIMUM LOT AREA 7,000 S.F.
- MINIMUM LOT FRONTAGE 70 FT.
- MINIMUM SETBACKS: FRONT 25 FT.
- SIDE 8 FT.
- REAR 20 FT.
- MAXIMUM STRUCTURE HEIGHT: 35 FT.
- MINIMUM LANDSCAPE 10%

A.P. 340 / LOTS 221 N/F JOSEPH C. FLAMAND REVOC. LIV. TRUST

FINAL RECORD PLAT

[Signature] 7/28/21
DATE

NOTE:

- 1. FEMA MAP 44003C0134H / 09-18-13 / ZONE X
- 2. ALL PARCELS HAVE ACCESS TO SEWERS
- 3. NO WELLS OR ISDS ON LOT

LOT / PARCEL	OLD AREA	NEW AREA
LOT 224	4200 S.F.	0 S.F.
LOT 223	6300 S.F.	0 S.F.
LOT 353	3150 S.F.	0 S.F.
TOTAL PARCEL	0 S.F.	13650 S.F.

BRAGG PLAT ADMINISTRATIVE SUBDIVISION

A.P. 340 / LOTS 223, 224 & 353 97 LINDY AVENUE WARWICK, R.I. 02889

SCALE: 1"=10' DATE: JULY 24, 2020

PREPARED FOR:

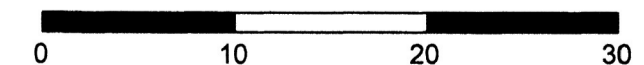
PATRICK BRAGG 97 LINDY AVENUE WARWICK, R.I. 02889 PHONE: (401) 741-6847

PREPARED BY:

OCEAN STATE PLANNERS, INC. 1255 OAKLAWN AVENUE, CRANSTON, RI 02920 PHONE: (401) 463-9696 info@osplanners.com

JOB NO. 9707 / DWG. NO. 9707 - (AJB)

GRAPHIC SCALE 1" = 10'



LINDY AVENUE (50' PUBLIC)

SURVEY CLASSIFICATION:

THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO SECTION 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:

TYPE OF BOUNDARY SURVEY: LIMITED CONTENT BOUNDARY SURVEY
MEASUREMENT SPECIFICATION: CLASS I

THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS:
TO ESTABLISH AND STATE RECORD BOUNDARY LINES.

BY: *[Signature]* DATE: 7/22/21

BY: RICHARD T. BZDYRA, PLS; LICENSE #1786; COA # LS-A60

[Signature]
7/22/21

IRON PIPE FOUND

IRON ROD FOUND

80.36'

319.64'

50.80'

IRON PIPE FOUND

130.00'

GRANITE BOUND SET

90°00'00"

50.16'

10.22'

IRON PIPE FOUND