

**BUTTONWOODS AVENUE
CLARENCE COURT / ISABEL COURT**

STREET INDEX

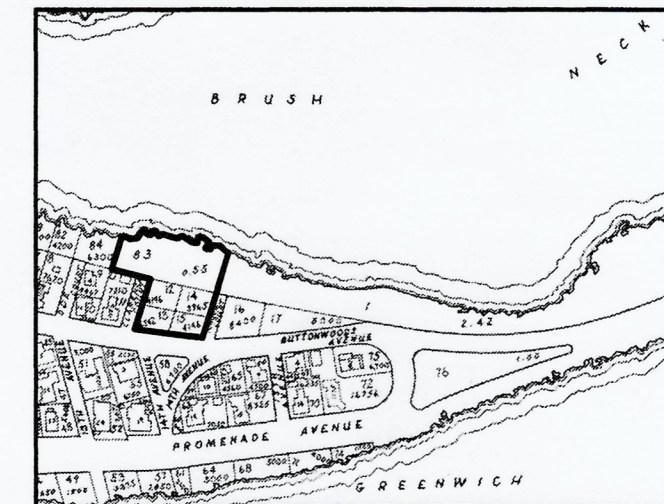
NOTE A:
BUTTONWOODS AVENUE, ISABEL COURT AND CLARENCE COURT TO BE EQUIVALENT OF PUBLIC STREETS AS DEFINED IN SUBSECTION 200.136.

NOTE:

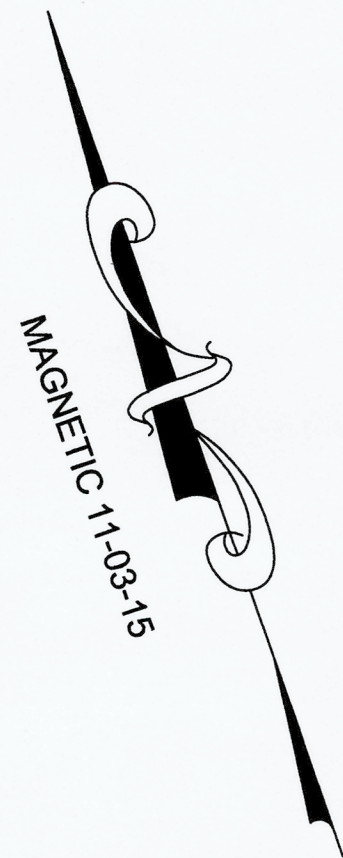
1. FEMA MAP 44003C0141H / 09/18/2013 / ZONE X.
2. THAT THE SUBDIVISION FRONTS ALONG BUTTONWOODS AVENUE, ISABEL COURT & CLARENCE COURT AND POSSESSES ADEQUATE ACCESS TO A PUBLIC STREET, WHICH READS AS FOLLOWS: FOR THE PURPOSE OF THIS SUBSECTION ONLY, AND NO OTHER PURPOSE, THE FOLLOWING NAMED PRIVATE STREETS SHALL BE CONSIDERED TO BE THE EQUIVALENT OF PUBLIC STREETS AS DEFINED IN SUBSECTION 200.136 IN ORDER TO SATISFY THE FRONTAGE REQUIREMENTS OF THIS SUBSECTION: BUTTONWOODS AVENUE, ISABEL COURT & CLARENCE COURT.
3. NO HISTORICAL CEMETERIES OR STONE WALL ON OR IMMEDIATE ADJACENT TO THE SUBDIVISION.
4. ADMINISTRATIVE SUBDIVISION PLAN REPLAT OF MAP OF THE BUTTONWOODS BEACH ASSOCIATION GROUNDS A.P. 374 / LOTS 12, 13, 14, 15 & 83 BUTTONWOODS AVENUE WARWICK, R.I. SCALE: 1"= 30' DATE: JUNE 18, 2020 PREPARED FOR: STEPHANIE SIMMERING 1800 PASS A GRILLE WAY UNIT 3 ST PETE BEACH, FL 33706 PREPARED BY: OCEAN STATE PLANNERS, INC. JOB NO. 8743

ZONING DISTRICT A-40

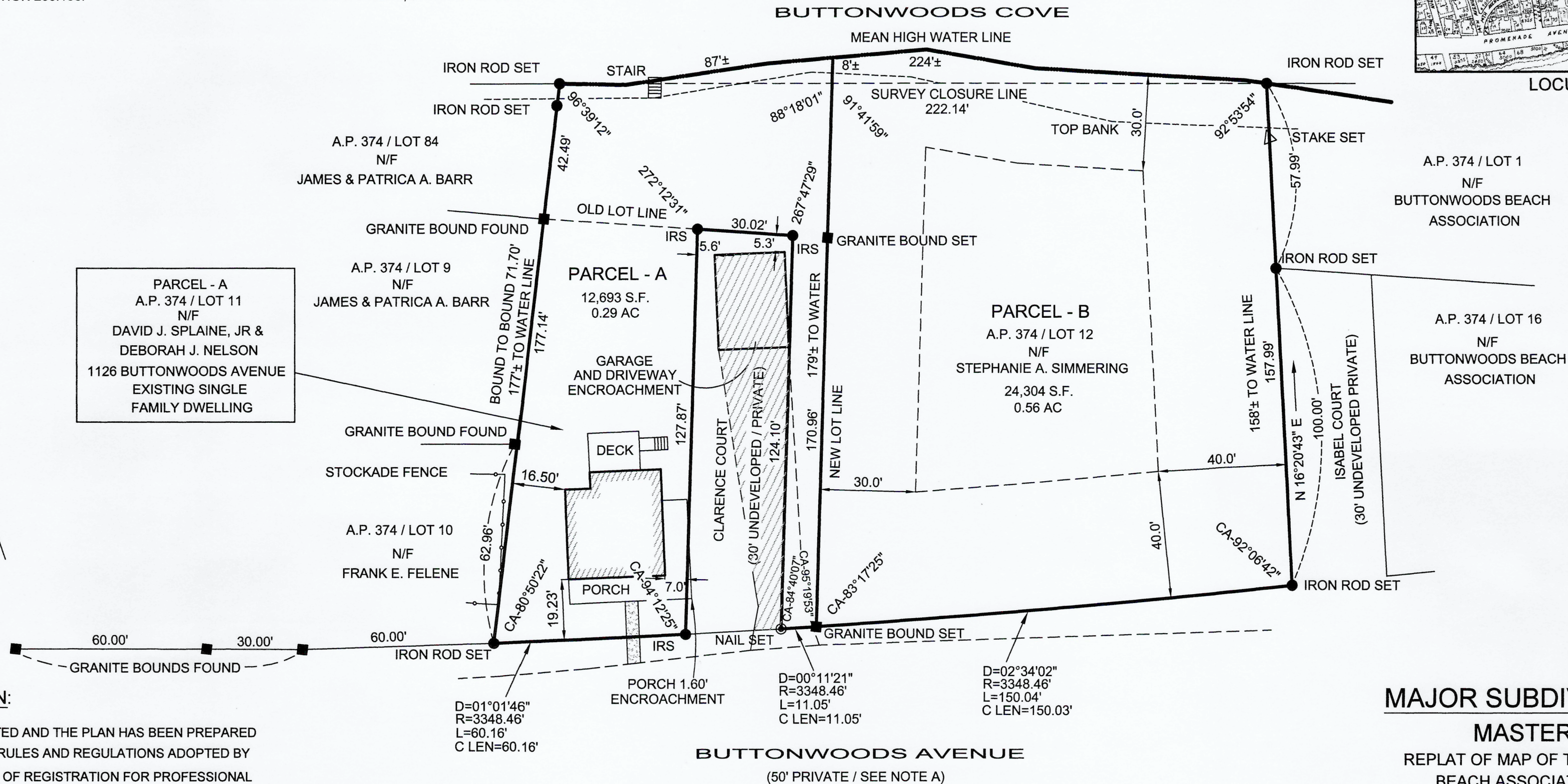
- MINIMUM LOT AREA: 40,000 S.F.
- MINIMUM LOT FRONTAGE: 150 FT.
- MINIMUM SETBACKS: FRONT: 40 FT.
- SIDE: 30 FT.
- REAR: 40 FT.
- MAXIMUM STRUCTURE HEIGHT: 35 FT.
- MINIMUM LANDSCAPE: 20%



LOCUS MAP



PARCEL - A
A.P. 374 / LOT 11
N/F
DAVID J. SPLAINE, JR &
DEBORAH J. NELSON
1126 BUTTONWOODS AVENUE
EXISTING SINGLE
FAMILY DWELLING



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 STAKE RECORD BOUNDARY LINES AND TO INCREASE THE AREA OF A LOT BY REDUCING THE AREAS OF AN ABUTTING LOT.

BY: *[Signature]* DATE: 4/20/21

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

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.

I HERBY 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.

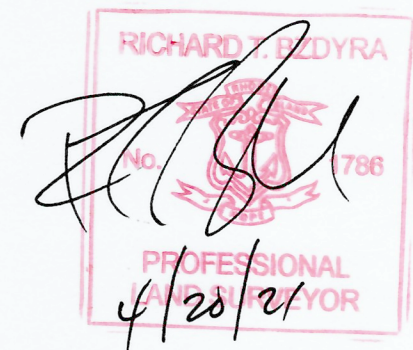
OWNERS:

DAVID J. SPLAINE, JR & DEBORAH J. NELSON
1126 BUTTONWOODS AVENUE
WARWICK, R.I. 02886

STEPHANIE SIMMERING
1800 PASS A GRILLE WAY UNIT 3
ST PETE BEACH, FL 33706

REFERENCE:

1. DEED BK. 7829 / PG. 103-107
2. DESIGNATED AS LOTS 279, 280, 281, 282, 283 & 284 ON THAT PLAT ENTITLED: "MAP No. 2 OF THE BUTTONWOODS BEACH ASSOCIATION GROUNDS REPLATTED MARCH 1882 BY N. B. SCHUBARTH" PLAT CARD 106
3. "ADMINISTRATIVE SUBDIVISION PLAN A.P. 374 / LOTS 46 & 45 BUTTONWOODS AVENUE AND 13th AVENUE WARWICK, R.I. OWNER: EVELYN L. WATKINS BY CROSSMAN ENGINEERING, INC." PLAT CARD 522
4. "PLAN OF LAND MCCARTY PLAT FOR WILLIAM J. & BARBARA M. MCCARTY BY DOUGLAS LAND SURVEYING" PLAT CARD 1439



MAJOR SUBDIVISION PLAN

MASTER PLAN

REPLAT OF MAP OF THE BUTTONWOODS BEACH ASSOCIATION GROUNDS

A.P. 374 / LOTS 11 & 12
1126 BUTTONWOODS AVENUE
WARWICK, R.I.

SCALE: 1"= 30' DATE: APRIL 20, 2021

PREPARED FOR:

STEPHANIE SIMMERING

1800 PASS A GRILLE WAY UNIT 3
ST PETE BEACH, FL 33706

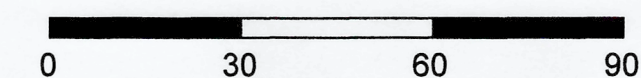
PREPARED BY:

OCEAN STATE PLANNERS, INC.

1255 OAKLAWN AVENUE, CRANSTON, RI 02920
PHONE: (401) 463-9696 FAX: (401) 463-9039

JOB NO. 8743 / DWG. NO. 8743 - (JNP)

GRAPHIC SCALE / 1" = 30'



A.P. 374 / LOT / PARCEL	OLD AREA	NEW AREA
PARCEL - A / LOT 11	7,097 S.F.	12,693 S.F.
PARCEL - B / LOT 12	29,900 S.F.	24,304 S.F.