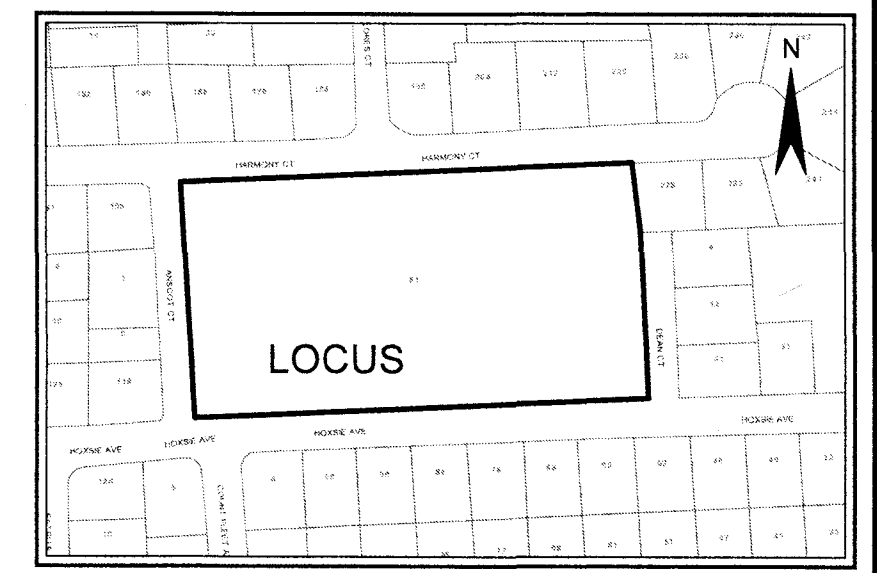
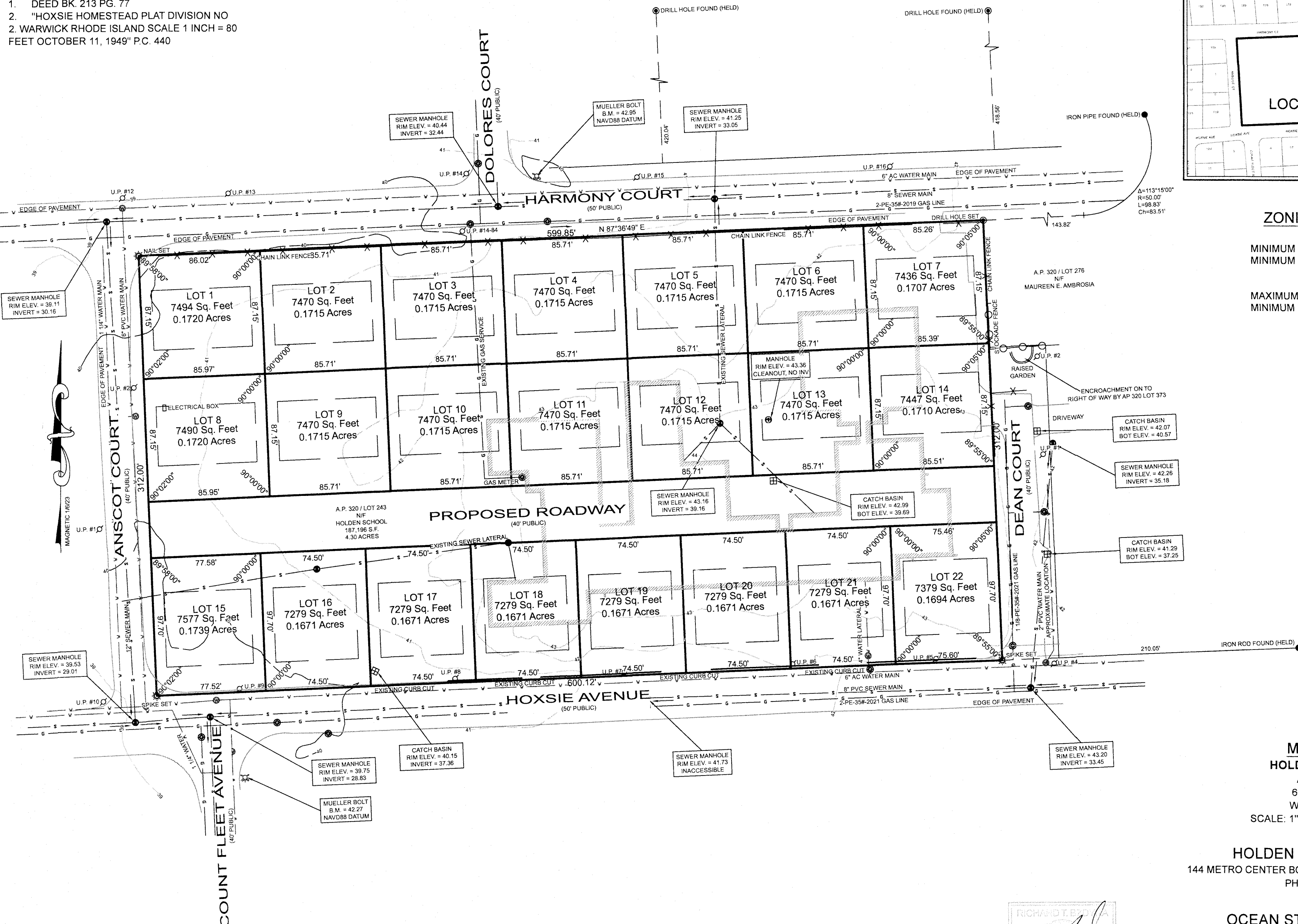


**REFERENCE:**

- DEED BK. 213 PG. 77
- "HOXSIE HOMESTEAD PLAT DIVISION NO 2. WARWICK RHODE ISLAND SCALE 1 INCH = 80 FEET OCTOBER 11, 1949" P.C. 440



**LOCUS MAP**  
**ZONING DISTRICT A-7**

- 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%

**MASTER PLAN**  
**HOLDEN SCHOOL PLAT**

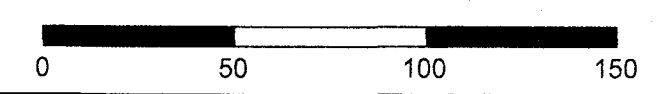
A.P. 320 / LOT 243  
61 HOXSIE AVENUE  
WARWICK, R.I. 02888  
SCALE: 1"=30' DATE: APRIL 27, 2023

PREPARED FOR:  
**HOLDEN DEVELOPMENT, LLC**  
144 METRO CENTER BOULEVARD, UNIT F, WARWICK, R.I. 02886  
PHONE: (401) 640-5757

PREPARED BY:  
**OCEAN STATE PLANNERS, INC.**  
1255 OAKLAWN AVENUE, CRANSTON, R.I. 02920  
PHONE: (401) 463-9696 info@osplanners.com

JOB NO. 10451 / DWG. NO. 10451 - M1 - (BMB)

GRAPHIC SCALE: 1" = 50'



**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  
DATA ACCUMULATION SURVEY

MEASUREMENT SPECIFICATION:  
CLASS I  
CLASS III

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, EXISTING TOPOGRAPHY AND UTILITY LOCATIONS.

BY: *Richard T. Bzdyra* DATE: 5/09/23  
RICHARD T. BZDYRA, PLS; LICENSE #1786; COA # LS-A60

THE FOLLOWING TYPES OF EVIDENCE WERE USED TO CONSTRUCT THIS SURVEY: RECORDED FOUND MONUMENTS IF ANY, NON-RECORDED MONUMENTS, LINES OF POSSESSION, AND OTHER EVIDENCE RELATIVE TO THE DEED OR PLAT. THE BOUNDARY SOLUTION IS THE COMPILATION OF INFORMATION TO DETERMINE THE MOST PROBABLE LOCATION OF THE SURVEYED PARCEL.

*Richard T. Bzdyra*  
5/09/23