

GORDON AVENUE
PEARL AVENUE / WATSON STREET
STREET INDEX

REFERENCE:

1. DEED BK. 9416 / PG. 283
"RECORD PLAN REPLAT OF OAKLAND HEIGHTS A.P. 361 / LOTS 725, 726, 727, 746, 747 & 748, 139 GORDON AVENUE WARWICK, R.I. SCALE: 1"=20' OCTOBER 7, 2019, SHORELINE PROPERTIES, INC. 00 SOUTH COUNTY TRAIL, SUITE A-207 EXETER, R.I. 02822, BY OCEAN STATE PLANNERS, INC. JOB NO. 9401"
2. "STREET ABANDONMENT PLAN A.P. 361, PEARL AVENUE WARWICK, R.I. SCALE: 1"=20' APRIL 8, 2021 PREPARED FOR: MONTAUK SHORES REALTY, LLC 200 METRO CENTER BLVD. SUITE 1, WARWICK, R.I. BY OCEAN STATE PLANNERS, INC. JOB NO. 9401"
3. DEED BK. 9241 / PG. 90 DESIGNATED AS LOTS 193, 194, 195, 196, 197, 198 & 199 ON THAT PLAT ENTITLED: OAKLAND HEIGHTS WARWICK, R.I. P.L. WATSON ENGR. SEPTEMBER, 1914" PLAT CARD 250
4. PEARL AVENUE ABANDONMENT PCO-30-21 / 12-21-21

NOTE:

1. FEMA MAP 44003C0134H / 09-18-13 / ZONE X.
2. SOIL / MU MERRIMAC-URBAM
3. NO WETLANDS ON PROPODED SUBDIVISION.

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:	MEASUREMENT SPECIFICATION:
LIMITED CONTENT BOUNDARY SURVEY	CLASS I
DATA ACCUMULATION SURVEY	CLASS III

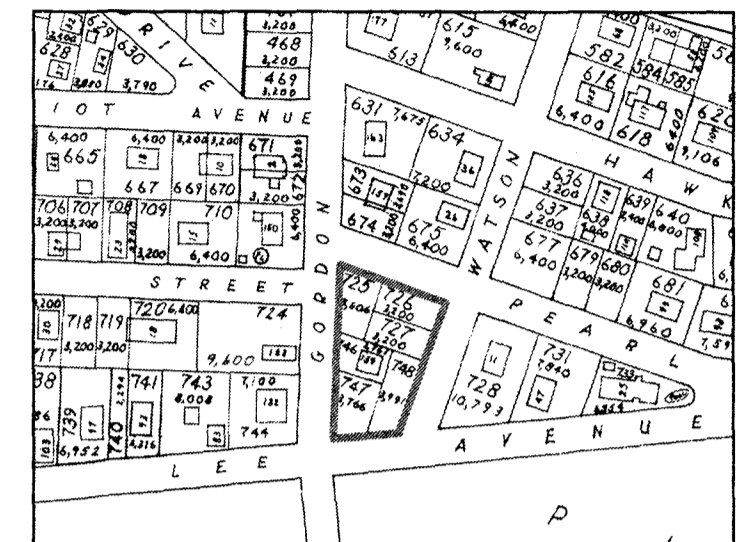
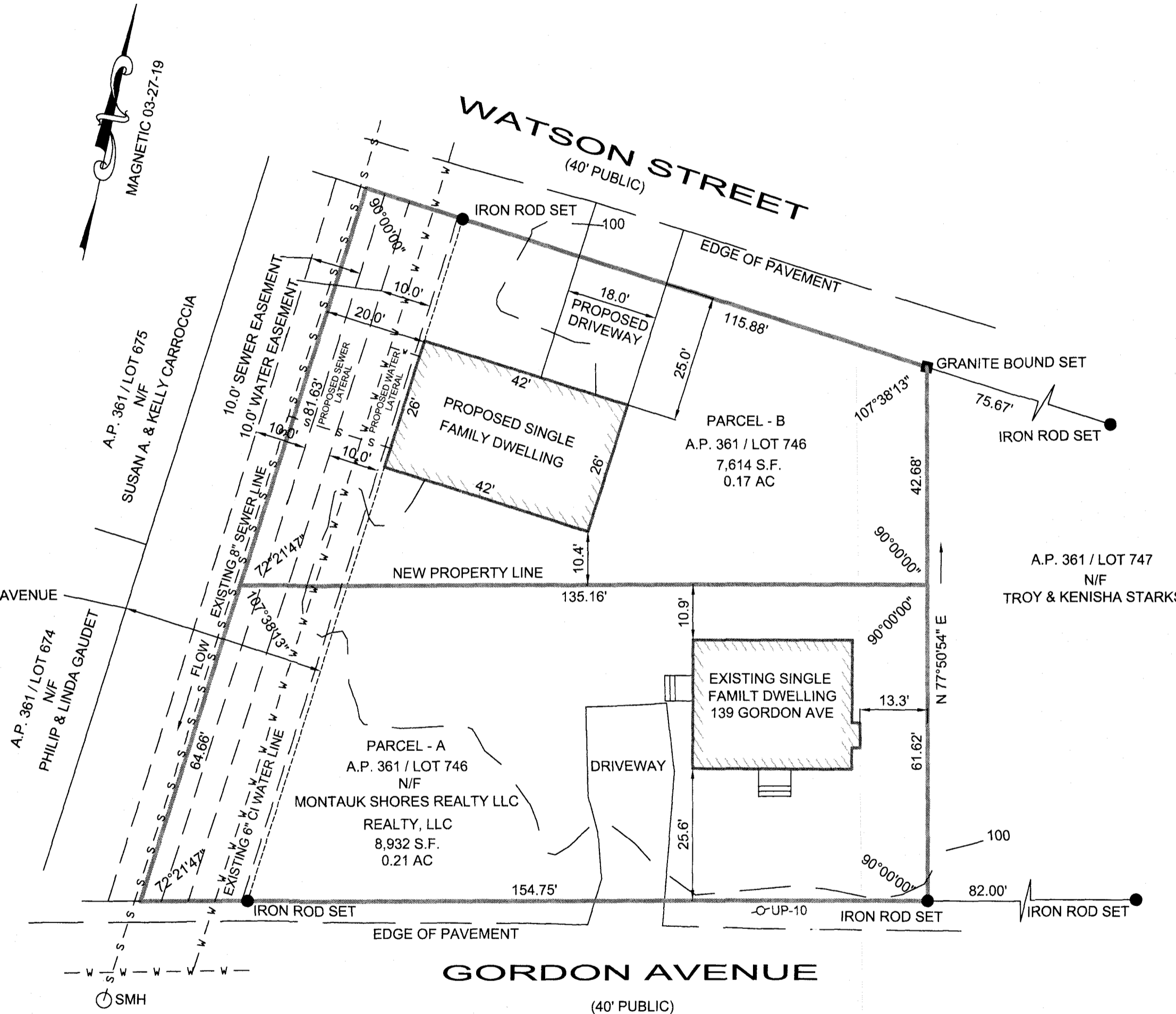
THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS:
TO ESTABLISH AND STATE RECORD BOUNDARY LINES.

BY: *[Signature]* DATE: 5/24/22

BY: 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.

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.



ZONING DISTRICT A-7

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

MAJOR SUBDIVISION PLAN

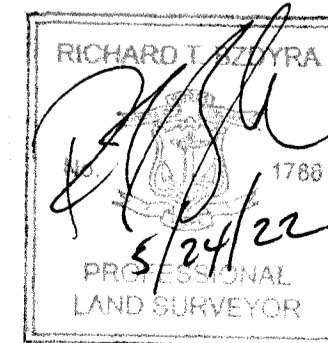
MASTER PLAN
PEARL AVENUE PLAT

A.P. 361 / LOT 746
139 GORDON AVENUE & WATSON STREET
& PEARL AVENUE
WARWICK, R.I. 02889

SCALE: 1"=20' DATE: MAY 16, 2022

PREPARED FOR:
SHORELINE PROPERTIES, INC
400 SOUTH COUNTY TRAIL
SUITE A-207
EXETER, R.I. 02822

PREPARED BY:
OCEAN STATE PLANNERS, INC.
1255 OAKLAWN AVENUE, CRANSTON, RI 02920
PHONE: (401) 463-9696 info@osplanners.com
JOB NO. 9401 / DWG. NO. 9401 - (JNP)



PARCEL	OLD AREA	NEW AREA
PARCEL - A	0	8,932 S.F.
PARCEL - B	0	7,614 S.F.

INCLUDES 1/2 OF PEARL AVENUE (ABANDONED)

OWNER:
SHORELINE PROPERTIES, INC
400 SOUTH COUNTY TRAIL SUITE A-207
EXETER, R.I. 02822

GRAPHIC SCALE / 1" = 20'

