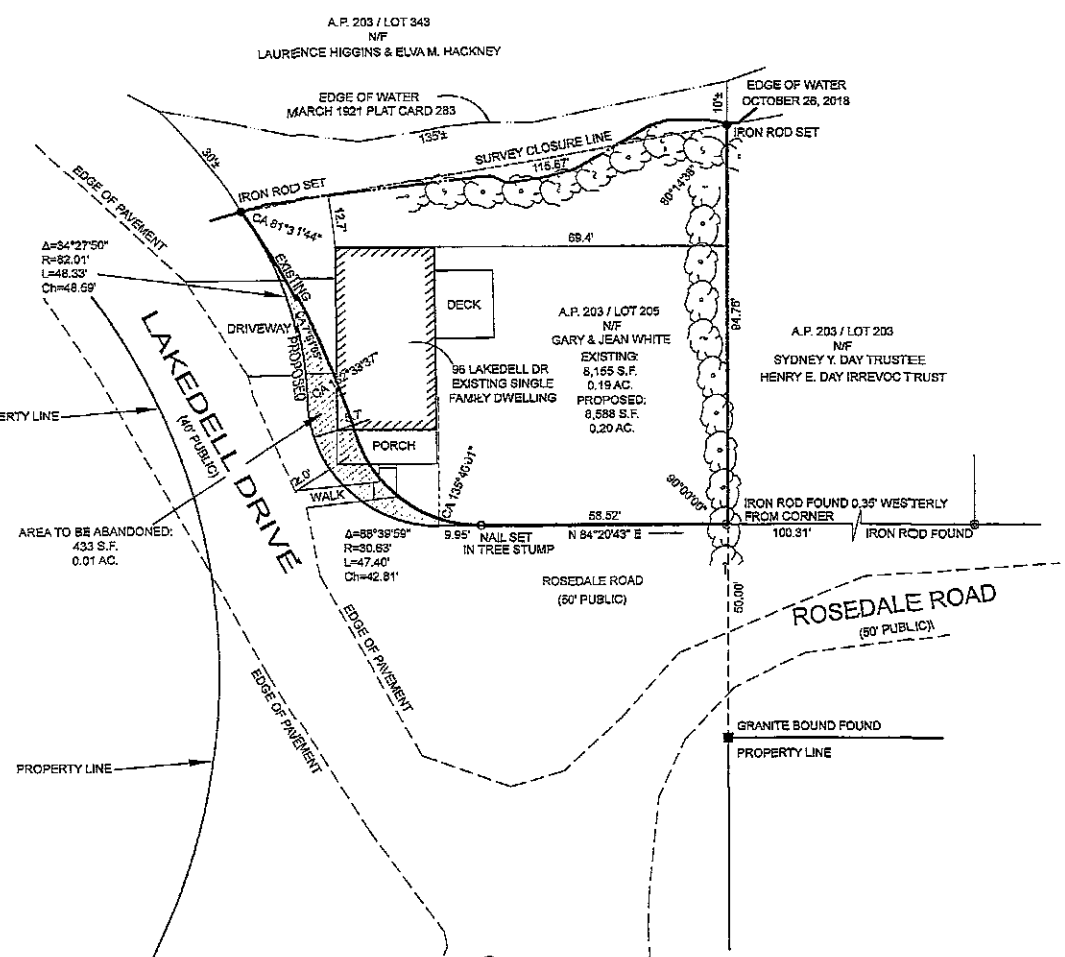

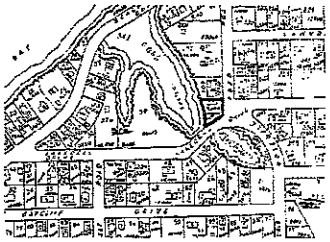

LOCUS MAP

ZONING DISTRICT A-15

MINIMUM LOT AREA		15,000 S.F.
MINIMUM LOT FRONTAGE		125 FT.
MINIMUM SETBACKS:	FRONT	30 FT
	SIDE	20 FT.
	REAR	30 FT.
MAXIMUM STRUCTURE HEIGHT:		35 FT
MINIMUM LANDSCAPE		15%

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 MAKE RECORD BOUNDARY LINES

BY _____ DATE: 1/31/24

BY: RICHARD T. BZDYRA, PLS. LICENSE #1795, 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

REFERENCE:

DEED BK. 8889 / PG. 180 DESIGNATED AS LOT 271 ON THAT PLAT ENTITLED: "BAY RIDGE BELONGING TO JAMES E. FREEMAN COMPANY POTOWOMUT, WARWICK, R.I. BY FRANK E. WATERMAN CO. MARCH 1921" PLAT CARD 283

ROAD ABANDONMENT PLAN

A.P. 203 / LOT 205
96 LAKEDELL DRIVE
WARWICK, R.I.

SCALE: 1"= 20' DATE: JANUARY 31, 2024

PREPARED FOR:

GARY WHITE
96 LAKEDELL DRIVE, WARWICK, R.I. 02818
PHONE: (401)640-4189

PREPARED BY:

OCEAN STATE PLANNERS, INC.
1255 OAKLAWN AVENUE, CRANSTON, RI 02920
PHONE: (401) 463-9596 info@osplanners.com

JOB NO. 9304 / DWG. NO. 9304 - (JNP)
SHEET: 1 OF 2

GRAPHIC SCALE / 1" = 20'

0 20 40 60