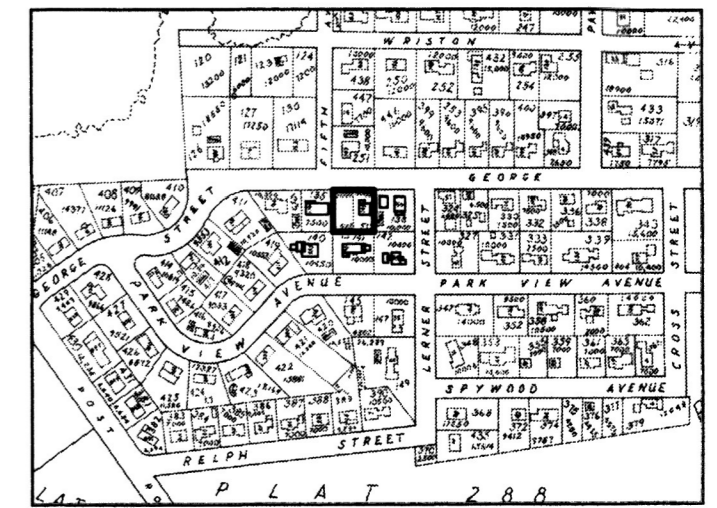


GEORGE STREET STREET INDEX



LOCUS

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%

REFERENCE:

DEED BK. 9499 / PG. 68 DESIGNATED AS LOTS 21 & 22 ON THAT PLAT ENTITLED: "MELLEN PLAT OF LOTS NEAR PAWTUXET WARWICK, R.I. PLATTED BY S.B.CUSHING & CO. SEPTEMBER 1873" PLAT CARD 35

NOTE:

FEMA MAP 44003C0018H / 10/02/2015 / ZONE X

OWNERS:

FRANCIS & DENISE T. GALLIGAN
148 GEORGE STREET
WARWICK, RHODE ISLAND

FINAL RECORD PLAT

Francis Galligan
DATE: 2/11/2021

ADMINISTRATIVE SUBDIVISION PLAN

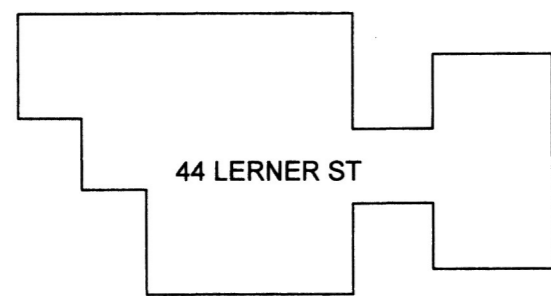
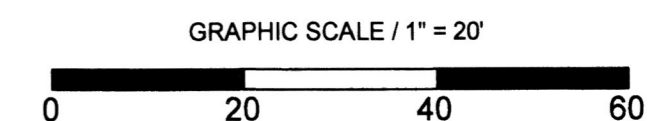
REPLAT OF MELLEN PLAT
ASSESSOR'S PLAT 295 LOTS 512 & 513

148 GEORGE STREET
WARWICK, RHODE ISLAND
SCALE: 1"=20' JANUARY 8, 2021

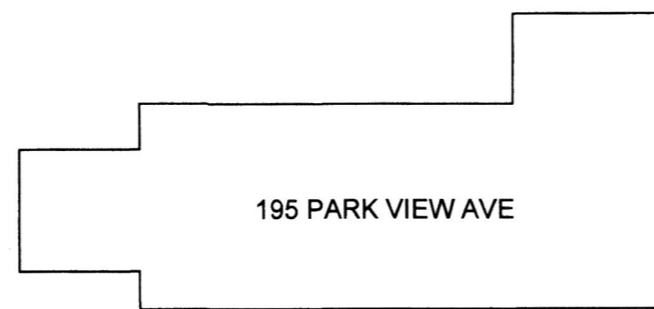
PREPARED FOR:
FRANCIS GALLIGAN
148 GEORGE STREET
WARWICK, RHODE ISLAND

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

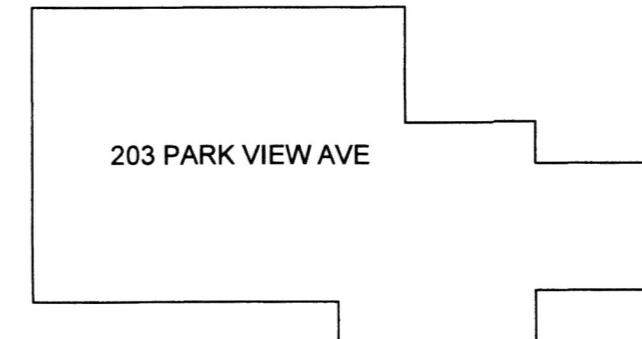
JOB NO. 6182 / DWG. NO. 6182 - (JNP)



44 LERNER ST



195 PARK VIEW AVE



203 PARK VIEW AVE

AP 295 LOT 142
N/F
SANDY & KELLIE PACHECO

AP 295 LOT 141
N/F
THOMAS S. CARTER

AP 295 LOT 140
N/F
ROBERT L. SIMPSON

AP 295 LOT 138
N/F
RAYMOND SANCHEZ TORRES

AP 295 LOT 135
N/F
RUI & JOAQUINA VIEIRA, IRREV TRUST

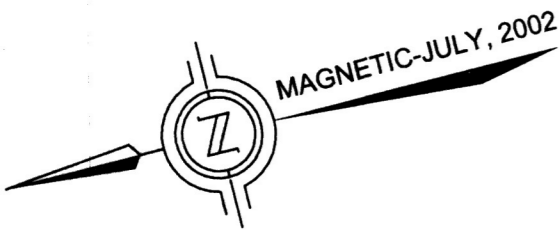
A.P. 295 / LOT 513
N/F
FRANCIS & DENISE T. GALLIGAN
5,000 S.F.
0.11 AC

A.P. 295 / LOT 512
N/F
FRANCIS & DENISE T. GALLIGAN
5,000 SF
0.11 AC

EXISTING SINGLE
FAMILY DWELLING
148 GEORGE ST

PARCEL - A
TOTAL AREA 10,000 S.F.

156 GEORGE ST



ANGLE IRON FOUND 347.84' FIELD / 350.00' RECORD
S 14°07'50" W

GEORGE STREET

(PUBLIC-50' WIDE)

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

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 AREA OF AN ABUTTING LOT.

BY: *Richard T. Bzdyra* DATE: 1/25/2021

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

LOT / PARCEL	OLD AREA	NEW AREA
LOT 512	5,000 S.F.	0
LOT 513	5,000 S.F.	0
PARCEL - A	0	10,000 S.F.

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 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.

Francis Galligan