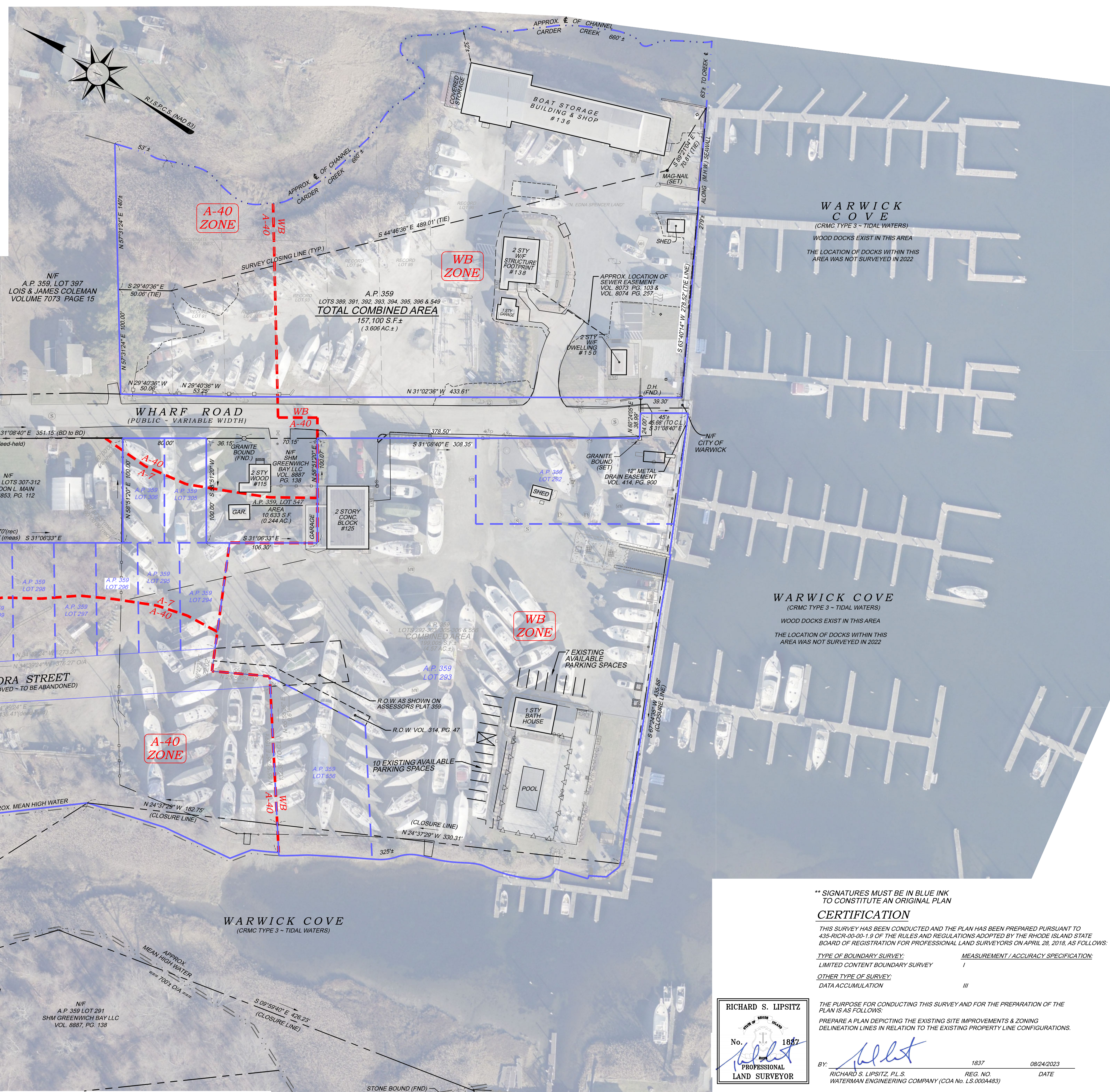


**LOCUS**

**LEGEND & ABBREVIATIONS**

NF	- NOW OR FORMERLY	---	- PROPERTY LINE
A.P.	- ASSESSORS PLAT	---	- ZONING SETBACK LINE
S.F.	- SQUARE FEET	---	- EXISTING CONTOUR
AC	- ACRES	---	- STONE WALL
±	- PLUS OR MINUS	---	- FENCE
STY	- STORY	---	- SEWER LINE
WF	- WOOD FRAMED	---	- DRAIN LINE
SHP	- STATE HIGHWAY PLAT	---	- WATER LINE
RET	- RETAINING WALL	---	- GAS LINE
FEZ	- FENCE STRIP	---	- ELECTRIC LINE
(FND)	- FOUND	---	- SANITARY SEWER MANHOLE
RHB	- RI HIGHWAY BOUND	---	- CATCH BASIN
PK MAIL	- MASONRY MAIL	---	- STORM DRAIN MANHOLE
FE	- FLARED END	---	- WATER GATE
RCP	- REINFORCED CONCRETE PIPE	---	- GAS VALVE
CLF	- CHAIN LINK FENCE	---	- ELECTRIC MANHOLE
INV	- INVERT	---	- CONCRETE BOUND
x 10.80	- SPOT GRADE	---	- DRILL HOLE
		---	- IRON PIPE



**NOTES / REFERENCES**

- REFERENCE IS MADE TO THE FOLLOWING MAPS AND PLANS OF RECORD:
  - A.) PLAN ENTITLED "THE AMENDED SMITH SHORE PLAT WARWICK R.I. LYING ON THE OLD WARWICK COVE BELONGING TO A.J. SMITH REALTY CO., AMENDED BY ROBERT W. GREENE, SCALE 50 FEET PER INCH DATED: NOV. 1909.
  - B.) PLAN ENTITLED "SMITH'S SHORE PLAT, LYING ON THE OLD WARWICK COVE BELONGING TO ANDREW J. SMITH, SURVEYED & PLATTED JAN. 1874, BY ROBERT W. GREENE, SCALE 50 FT TO AN INCH, RECORDED JAN. 21, A.D. 1878."
  - C.) PLAN ENTITLED "OAKLAND BEACH SHORE PLAT, OWNED BY OAKLAND BEACH REALTY CO., WARWICK, R.I. SCALE: 1" = 50', PREPARED BY: C. A. THAYER ENGR., DATED: SEPT. 1921."
  - D.) PLAN ENTITLED "WARWICK BEACH PLAT, WARWICK, R.I. OWNED BY H.C. MESSINGER & M. J. GUSICK, SCALE: 1" = 60', PREPARED BY: C.A. THAYER ENGR., DATED: APRIL 1923."
  - E.) PLAN ENTITLED "SITE PLAN FOR WHARF MARINA, INC., WARWICK, R.I., DATED: MAY, 1993, REVISED: DECEMBER 5, 1994, SCALE: 1 INCH EQUALS 40 FEET, PREPARED BY: R. C. COURNOYER ENTERPRISES, INC."
  - F.) PLAN ENTITLED "SITE PLAN FOR WHARF MARINA, INC., WARWICK, R.I., DATED: MAY, 1993, SCALE: 1 INCH EQUALS 40 FEET, PREPARED BY: R. C. COURNOYER ENTERPRISES, INC."
  - G.) PLAN ENTITLED "STREET LINE, WHARF ROAD, SCALE: 1" = 40', APRIL, 1954."
  - H.) PLAN ENTITLED "HOYT PLAT, ASSESSED PLAT 359, LOT 405, WARWICK, RHODE ISLAND, DATE: 1911, SCALE: 1" = 20' BY SCOTT SURVEY DAVID S. SMALL, P.L.S."
  - I.) PLAN ENTITLED "MAJOR SUBDIVISION, CAPUANO - CHISWICK PLAT, RECORD PLAN, ASSESSORS PLAT 359, LOTS 503 & 504, WARWICK, RHODE ISLAND, PREPARED FOR: MICHAEL CAPUANO, PREPARED BY: ALPHA ASSOCIATES, LTD, SCALE: 1" = 20', DECEMBER, 2018."
  - J.) PLAN ENTITLED "EXISTING CONDITIONS PLAN, GREENWICH BAY MARINA EAST YARD PLAT A.P. 359, LOTS 292-303, 305-306 & 56, GLENCOE ROAD, FLORA STREET & WHARF ROAD, WARWICK, RHODE ISLAND PREPARED FOR: SAFE HARBOR GREENWICH BAY, 125 WHARF ROAD, WARWICK, RHODE ISLAND 02889, PROJECT # 06-033, SCALE: 1" = 40', DATED: 06/24/2020 BY WATERMAN ENGINEERING CO."
  - K.) PLAN ENTITLED "GREENLAW PLAT WARWICK, R.I. BELONGING TO ARCHIBALD C. GANTON BY ROBERT W. GREENE MAY, 1925 SCALE: 40 FT. PER INCH."
  - L.) PLAN ENTITLED "ATAIACSM LAND TITLE SURVEY OF WHARF, GLENCOE & SECOND POINT ROADS, WARWICK, R.I., OCTOBER 5, 2005, SCALE: 1" = 40', BAY COLONY GROUP, INC., PROFESSIONAL CIVIL ENGINEERS AND LAND SURVEYORS FOUR SCHOOL STREET P.O. BOX 9198, FOXBOROUGH, MA 02035"
  - M.) PLAN ENTITLED "SITE PLAN - GREENWICH BAY EAST MARINA, CRMC MARINA PERIMETER LIMIT LAYOUT PLAN, WHARF ROAD, WARWICK, RHODE ISLAND, PREPARED FOR: BREWER GREENWICH BAY MARINA, PREPARED BY: WATERMAN ENGINEERING CO., PROJECT # 06-033, SCALE: 1" = 60', DATED: JANUARY 17, 2007."
  - N.) PLAN ENTITLED "ALTA / NSPS LAND TITLE SURVEY, WHARF MARINA - WARWICK, R.I., SITE # 14004-200000 ASSESSORS PLAT 359, LOTS 389, 391, 392, 393, 394, 395, 396 & 549, 126, 135, 153 WHARF ROAD, WARWICK (KENT COUNTY), RHODE ISLAND, PREPARED FOR: BUREAU VERITAS, PREPARED BY: WATERMAN ENGINEERING COMPANY, SCALE: 1" = 50', DATED: 09/24/2020."

2. REFERENCE IS MADE TO THE FOLLOWING CITY OF WARWICK LAND EVIDENCE RECORDS REGARDING RECORDED TITLE TO THE PREMISES SURVEYED:

- A.) A.P. 359, LOTS 292-303, 305-306, 555 & 556 SHM GREENWICH BAY LLC - VOLUME 8887, PAGE 138.
  - B.) A.P. 359, LOTS 389, 391-394, 396, 549 SHM GREENWICH BAY LLC C/O - VOLUME 9619, PAGE 187
  - C.) A.P. 359, LOT 395 - SHM GREENWICH BAY LLC - VOLUME 9629, PAGE 306
3. THESE PREMISES MAY BE SUBJECT TO THE FOLLOWING EASEMENTS, RIGHTS OF WAY OR AGREEMENTS OF RECORD:
- A.) DRAINAGE EASEMENT AS DESCRIBED IN VOLUME 414, PAGE 900.
  - B.) R.O.W. AS DESCRIBED IN VOLUME 314, PAGE 47.
  - C.) R.O.W. REGARDING THE EXTENSION OF FLORA ST. AS SHOWN ON THE CITY OF WARWICK ASSESSOR'S PLAT (NO RECORDS FOUND)
  - D.) EASEMENT AGREEMENTS AS DESCRIBED IN VOLUME 8073, PAGE 103 & VOLUME 8074 PAGE 257.

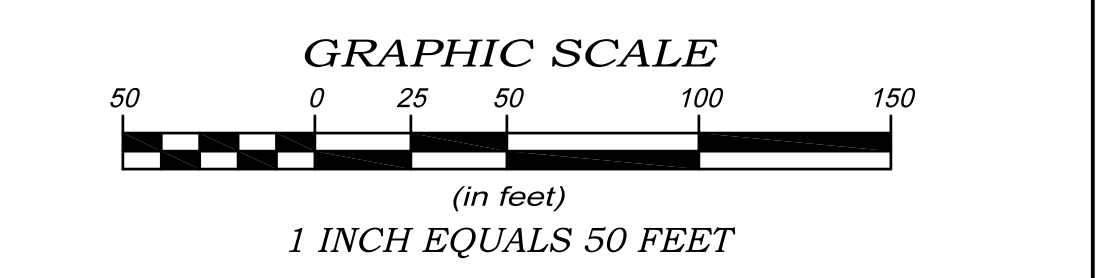
4. THESE PREMISES ARE SITUATED IN 'A-40', 'WB' & 'A-7' RESIDENTIAL ZONES.

**DIMENSIONAL REQUIREMENTS**

	A-40	A-7	WB
MIN LOT AREA	= 40,000 SF	= 7,000 SF	= 6,000 SQ.FT.
MIN. FRONTAGE / WIDTH	= 150'	= 70'	= 60 FT.
FRONT & C. SIDE S/B	= 40'	= 25'	= 25 FT.
SIDE S/B	= 30'	= 18'	= 20 FT.
REAR S/B	= 40'	= 20'	= 15 FT.
MAX. HEIGHT	= 35'	= 35'	= 35 FT.
LANDSCAPED OPEN SPACE	= 20%	= 10%	= 10%

NOTE - ZONING INFORMATION IS FROM CURRENT ZONING AND MAY NOT REFLECT THE CONDITIONS AT THE TIME OF CONSTRUCTION OR ANY VARIANCES GRANTED.

- THESE PREMISES ARE SITUATED IN A ZONE 'AE' (EL. 12) AS DESIGNATED ON THE "NATIONAL FLOOD INSURANCE PROGRAM, FIRM FLOOD INSURANCE RATE MAP - KENT COUNTY, RHODE ISLAND (ALL JURISDICTIONS) PANEL 134 OF 251 CITY OF WARWICK MAP NUMBER 440030134H MAP REVISED: SEPTEMBER 18, 2013, FEDERAL EMERGENCY MANAGEMENT AGENCY."
- ANY UTILITIES SHOWN ON THIS PLAN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING PLANS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL SUCH OR ABANDONED. THE SURVEYOR DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM ALL AVAILABLE INFORMATION. PLEASE CONTACT DIG SAFE 72 HOURS PRIOR TO CONSTRUCTION AT PHONE NO. 1-888-DIG-SAFE AND/OR ALL LOCAL UTILITY COMPANIES.)



\*\* SIGNATURES MUST BE IN BLUE INK TO CONSTITUTE AN ORIGINAL PLAN

**CERTIFICATION**

THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO 435-RICR-00-00-1.9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON APRIL 28, 2018, AS FOLLOWS:

TYPE OF BOUNDARY SURVEY:	MEASUREMENT / ACCURACY SPECIFICATION:
LIMITED CONTENT BOUNDARY SURVEY	I
OTHER TYPE OF SURVEY:	
DATA ACCUMULATION	III

THE PURPOSE FOR CONDUCTING THIS SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS:  
 PREPARE A PLAN DEPICTING THE EXISTING SITE IMPROVEMENTS & ZONING DELINEATION LINES IN RELATION TO THE EXISTING PROPERTY LINE CONFIGURATIONS.



BY: *[Signature]* 1837 08/24/2023  
 RICHARD S. LIPSITZ, P.L.S. REG. NO. DATE  
 WATERMAN ENGINEERING COMPANY (COA No. LS.0004483)

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 THESE DRAWINGS ARE THE PROPERTY OF THE ENGINEER/SURVEYOR AND HAVE BEEN PREPARED FOR THE OWNER FOR THIS PROJECT AT THIS SITE AND ARE NOT TO BE USED FOR ANY OTHER PURPOSE. LOCATION OR OWNER WITHOUT WRITTEN CONSENT OF THIS OWNER OR ONE OF ITS DIRECTORS

NO.	DATE	REVISION	CHECKED BY
EXISTING CONDITIONS PLAN WITH AERIAL A.P. 359, LOTS 292-303, 305, 306, 389, 391-396, 549, 555 & 556 GLENCOE ROAD, FLORA STREET & WHARF ROAD WARWICK, RHODE ISLAND			PROJECT NO. 06-033 SCALE: 1" = 50' DATE: 10/27/2022 DRAWN BY: EBP / BJT CHECKED BY: BJT / RSL FILENAME: 06033_2022_EX-PR S of 8 SHTS DRAWING # EX1
SHM GREENWICH BAY, LLC 14785 PRESTON ROAD, SUITE 975 DALLAS, TEXAS 75254			

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