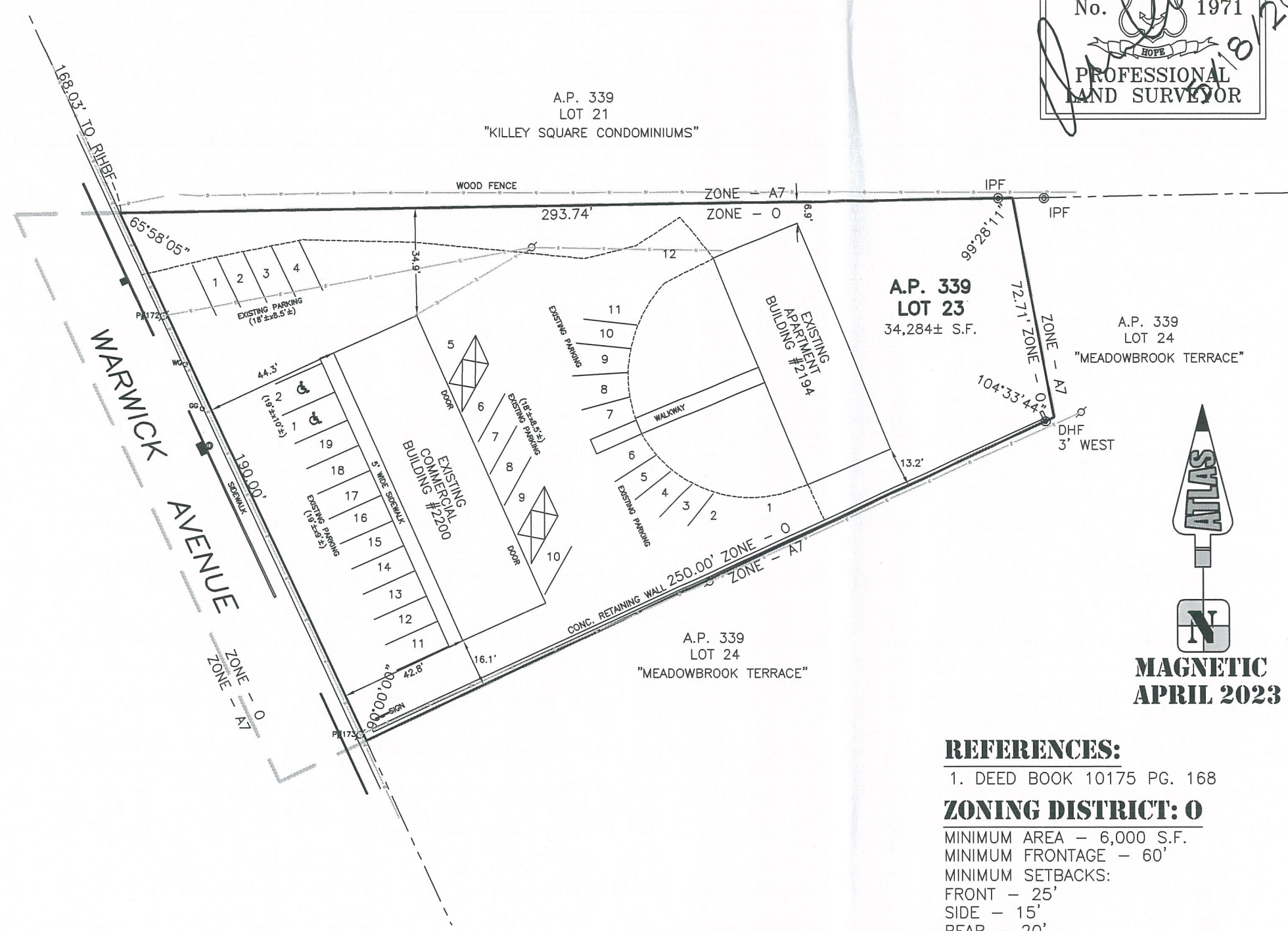


0' 40' 80' 120'

GRAPHIC SCALE

MARCUS CHANNELL
No. 1971
PROFESSIONAL
LAND SURVEYOR

Marcus Channell
5/18/2023



PROPERTY SURVEYING
CONSTRUCTION LAYOUT
MAPPING
PLOT PLANS
ATLAS
LAND SURVEYING, LLC
91 Parkway Drive, Warwick, RI 02886
www.atlaslandsurveying.com
Phone: 401-263-7353

PLAT OF SURVEY
A.P. 339 LOT 23
2194 & 2200 WARWICK AVENUE
WARWICK, RI

PREPARED FOR:
FLORIDA PROPERTIES, LLC

JOB: 23-0408 PAGE: 1 OF 1

DATE: 4/19/2023 DWG: 23-0408 ZP

REV: 5/18/2023 SCALE: 1"=40'

SURVEY CERTIFICATION:
THIS SURVEY HAS BEEN CONDUCTED & THE PLAN HAS BEEN PREPARED PURSUANT TO SECTION 435-RICR-00-00-1.9 OF THE RULES AND REGULATIONS ADOPTED BY THE RI BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON NOV. 25, 2015 AS FOLLOWS

TYPE OF BOUNDARY SURVEY:
LIMITED CONTENT BOUNDARY SURVEY
MEASUREMENT CLASSIFICATION: CLASS I

THE PURPOSE FOR THE CONDUCT OF THE SURVEY & FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS:
SURVEY THE PROPERTY FOR A ZONE CHANGE.

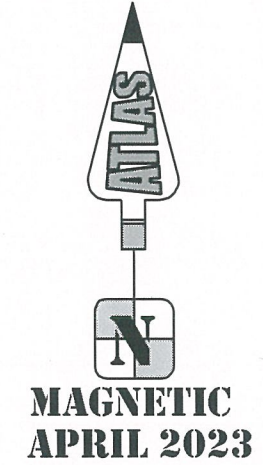
Marcus Channell 5/18/2023
MARCUS CHANNELL, P.L.S.#1971(LS-A479) DATE

RHODE ISLAND GENERAL LAWS: 11-22-1 & 11-44-11
FORBID THE REMOVAL OR DESTRUCTION OF ANY HIGHWAY MARKER OR PRIVATE SURVEY MARKER.
PENALTY IS \$500 AND/OR UP TO ONE YEAR IN JAIL.
COPYRIGHT ATLAS LAND SURVEYING, LLC 2023

#10904 - 2194 Warwick Ave.

LEGEND:
DHF - DRILL HOLE FOUND
IPF - IRON PIPE FOUND

REFERENCES:
1. DEED BOOK 10175 PG. 168
ZONING DISTRICT: O
MINIMUM AREA - 6,000 S.F.
MINIMUM FRONTAGE - 60'
MINIMUM SETBACKS:
FRONT - 25'
SIDE - 15'
REAR - 20'
NOTES:
BLDG. 2200 HAS 19 PARKING SPACES AND 2 HANDICAP SPACES.
REQUIRED 1/200 SF OF BLDG SPACE=15
BLDG. 2194 HAS 12 PARKING SPACES
REQUIRED 2/DU=12





CILING
HEIGHT
10.12 FT.

3.70'

Mech.

2.0

M.W.

SPACE

OFF.

106.05'

9.0' Ceiling Height

OVERHUNG DECK

