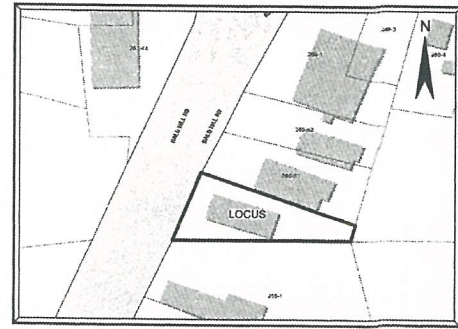


REFERENCE:

1. DEED BK.9415 / PG.261.
2. DEED BK.8011 / PG.219.
3. LOT 3 ON PC.900 ENTITLED, "REALI PLAT, ASSESSED PLAT 260 LOT 2, WARWICK R.I. BY 'SCOTT SURVEY', DAVID E. SMALL P.L.S. DATE: 1/3/91, DRAWN BY: D.L.W., SCALE 1"=20', JOB NO. 2003."
4. STATE HIGHWAY PLAT 1923 SHEET 8.
5. STATE HIGHWAY PLAT 247 SHEET 9 & 10.

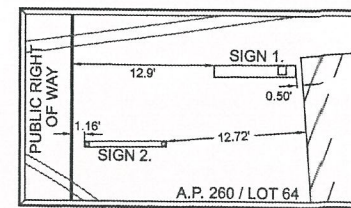


LOCUS MAP
NOT TO SCALE

ZONING DISTRICT GB
NON-RESIDENTIAL

MINIMUM LOT AREA: 6,000 S.F.
 MINIMUM LOT FRONTAGE: 60 FT.
 MINIMUM LOT WIDTH: 60 FT.
 MINIMUM SETBACKS: FRONT: 25 FT.
 SIDE: 15 FT.
 REAR: 20 FT.
 MAXIMUM STRUCTURE HEIGHT: 40 FT.
 MINIMUM LANDSCAPE: 10%

NOTE: ELECTRICAL WIRE SERVICING BILLBOARD REQUIRES AERIAL EASEMENT AS WELL. WITHOUT SUPPORTING DOCUMENTS, BILLBOARD AND WIRE CONSTITUTE AN ENCROACHMENT.

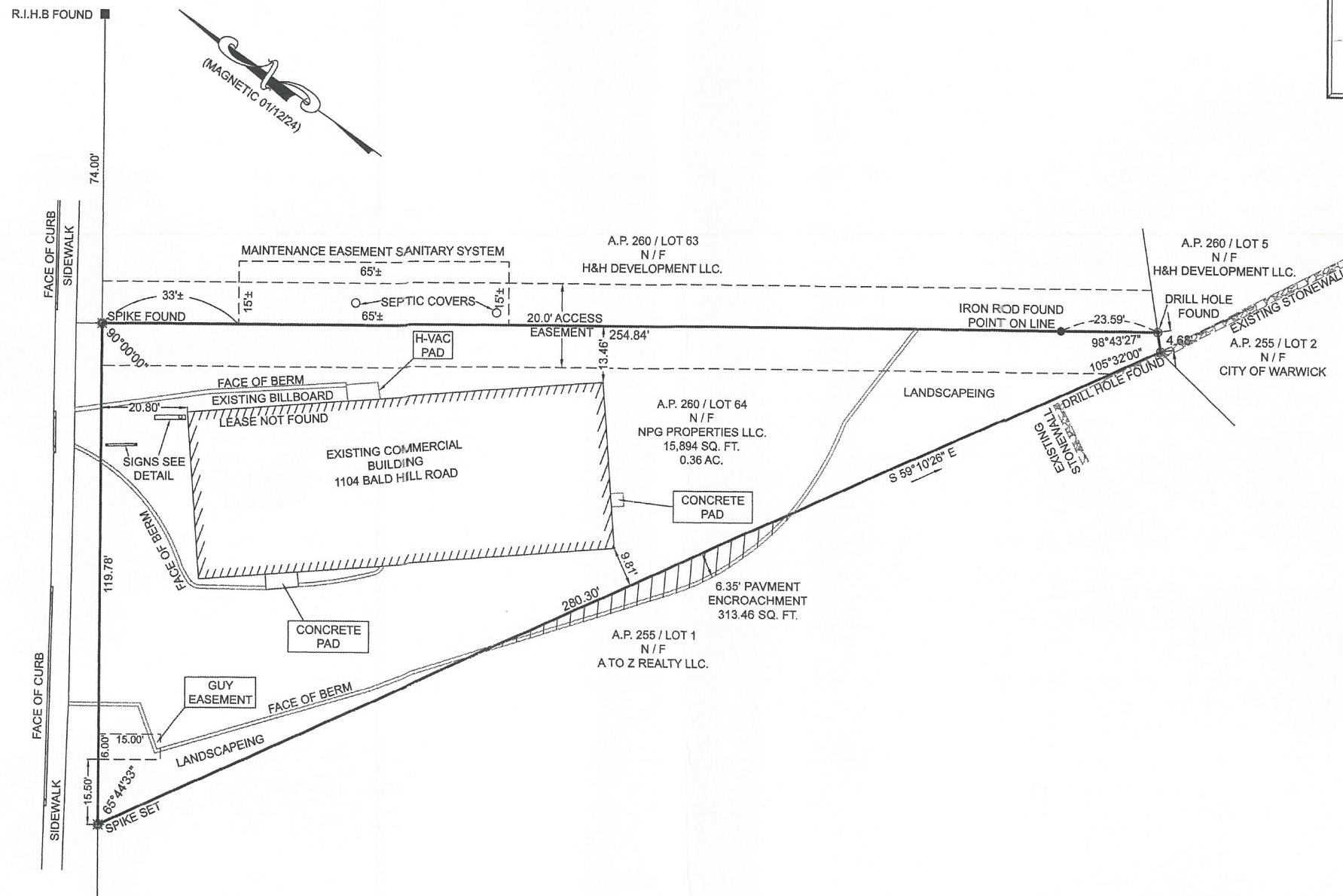


SIGN DETAIL
SCALE: 1"=10'

NOTES:

SIGN 1. HEIGHT: 18.37'
 LENGTH: 7.41'
 WIDTH: 5.21'
 AREA: 38.60'
 SIGN 2. HEIGHT: 11.47'
 LENGTH: 7.47'
 WIDTH: 7.44'
 AREA: 55.58'

BALD HILL ROAD
(STATE HIGHWAY PLAT NO. 1923)



BOUNDARY STAKE-OUT SURVEY

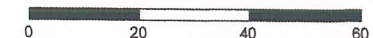
A.P. 260 / LOT 64
 1104 BALD HILL ROAD
 WARWICK, R.I. 02886
 SCALE: 1"=20' DATE: JANUARY 23, 2024
 REVISED: MARCH 7, 2024

PREPARED FOR:
NICOLE GESMONDI
 25 MICHELLE CIRCLE
 WARWICK, R.I. 02886
 PHONE: (401) 374-6992

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

JOB NO. 10697 / DWG. NO. 10697 - (ZTD'S)

GRAPHIC SCALE: 1" = 20'



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:

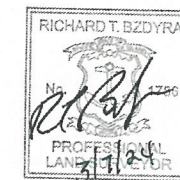
THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS:
 TO ESTABLISH AND STAKE RECORD BOUNDARY LINES.

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.

TYPE OF BOUNDARY SURVEY:
 LIMITED CONTENT BOUNDARY SURVEY

MEASUREMENT SPECIFICATION:
 CLASS I

BY: *Richard T. Bzdyra* DATE: 3/7/24
 RICHARD T. BZDYRA, PLS; LICENSE #1786; COA # LS-A60



Ref. #10973 - 1104 Bald Hill Rd

Photos of Sign 1 and 2 -- Taken March 7, 2024



