

# Fontaine Land Surveying, LLC

593 Green Hill Beach Road  
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[www.fontainelandsurveying.com](http://www.fontainelandsurveying.com)

## Proposed Drainage Easement On Assessor's Plat 47-2, Proposed Lot 1

That certain drainage easement thereon situated on Lot 1 being located northerly of North Woods Way in the Town of South Kingstown, County of Washington, State of Rhode Island and situated on that parcel of land identified as Lot 1 on the below referenced plan is herein bounded and described;

Beginning at the southwesterly corner of said Lot 1 also being the northwesterly corner of Lot 2 located on the easterly property line of Lot 12;

Thence N10°06'14"W a distance of one hundred eighty eight and 00/100 (188.00') feet to the point, said point being the northwesterly corner of said easement;

Thence N79°53'46"E a distance of ten and 00/100 (10.00') feet to a point, said point being the northeasterly corner of said easement;

Thence S10°06'14"E a distance of one hundred thirty eight and 92/100 (138.92') feet to a point;

Thence S69°34'08"E a distance of thirty seven and 44/100 (37.44') feet to a point;

Thence S10°11'05"E a distance of thirty and 26/100 (30.26') feet to a point, said point being on the property line dividing said lots 1 and 2;

Thence S80°08'50"W a distance of forty two and 29/100 (42.29') feet to the point and place of beginning, said course bounded southerly by said Lot 2;

Said easement contains 3,161s.f.±;

Said Easement meaning and intending to describe that Easement identified as Drainage Easements Lots 1, 2 & 12 on that plan entitled Major Subdivision Flexible Design Residential Project, Preliminary Application Plan, North Woods Major Subdivision, Proposed Lot Geometry Plan, A.P. 47-2, Lot 120, 607 Curtis Corner Road, South Kingstown, Rhode Island Prepared for: True North Land Company, LLC Dated 1-30-2020, Revised 7-26-2022 Scale 1"=80' and prepared by Fontaine Land Surveying, LLC.

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## Proposed Drainage Easement On Assessor's Plat 47-2, Proposed Lot 2

That certain drainage easement thereon situated on Lot 2 located on the northerly side of North Woods Way in the Town of South Kingstown, County of Washington, State of Rhode Island and situated on that parcel of land identified as Lot 2 on the below referenced plan is herein bounded and described;

Beginning at the northwesterly corner of said Lot 2 also being the southwesterly west corner of Lot 1 located on the easterly property line of Lot 12;

Thence N80°08'50"E a distance of sixty two and 18/100 (62.18') feet to the point, said point being the northeasterly corner of said easement, said course bounded northerly by said Lot 1;

Thence S09°51'10"E a distance of forty and 00/100 (40.00') feet to a point being the southeasterly corner of said easement;

Thence S80°08'50"W a distance of sixty two and 00/100 (62.00') feet to a point;

Thence N10°06'14"W a distance of forty and 00/100 (40.00') feet to the point and place of beginning, said course bounded westerly by said lot 12;

Said easement contains 2,483 s.f.±;

Said Easement meaning and intending to describe that Easement identified as Drainage Easement Lots 1, 2 & 12 on that plan entitled Major Subdivision Flexible Design Residential Project, Preliminary Application Plan, North Woods Major Subdivision, Proposed Lot Geometry Plan, A.P. 47-2, Lot 120, 607 Curtis Corner Road, South Kingstown, Rhode Island Prepared for: True North Land Company, LLC Dated 1-30-2020, Revised 7-26-2022 Scale 1"=80' and prepared by Fontaine Land Surveying, LLC.

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### Proposed Drainage Easement On Assessor's Plat 47-2, Proposed Lot 12

That certain drainage easement thereon situated on Lot 12 located on the northerly side of North Woods Way in the Town of South Kingstown, County of Washington, State of Rhode Island and situated on that parcel of land identified as Lot 12 on the below referenced plan is herein bounded and described;

Starting at the southwesterly corner of said Lot 12, thence N10°06'14"W a distance of thirty four and 68/100 (34.68') to the point and place of beginning;

Thence continuing N10°06'14"W a distance of twenty two and 00/100 (22.00') feet to a point, said point being the northwesterly corner of said easement;

Thence N46°12'16"E a distance of forty two and 07/100 (42.07') to a point, said point being the northeasterly corner of said easement, said point also being on the property line dividing said lot 12 and lot 2;

Thence S10°06'14"E a distance of twenty two and 00/100 (22.00') feet to a point, said point being the southeasterly corner of said easement, said course bounded easterly by said lot 2;

Thence S46°12'16"W a distance of forty two and 07/100 (42.07') feet to the point and place of beginning;

Said easement contains 770 s.f.±;

Said Easement meaning and intending to describe that Easement identified as Drainage Easement Lots 1, 2 & 12 on that plan entitled Major Subdivision Flexible Design Residential Project, Preliminary Application Plan, North Woods Major Subdivision, Proposed Lot Geometry Plan, A.P. 47-2, Lot 120, 607 Curtis Corner Road, South Kingstown, Rhode Island Prepared for: True North Land Company, LLC Dated 1-30-2020, Revised 7-26-2022 Scale 1"=80' and prepared by Fontaine Land Surveying, LLC.

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