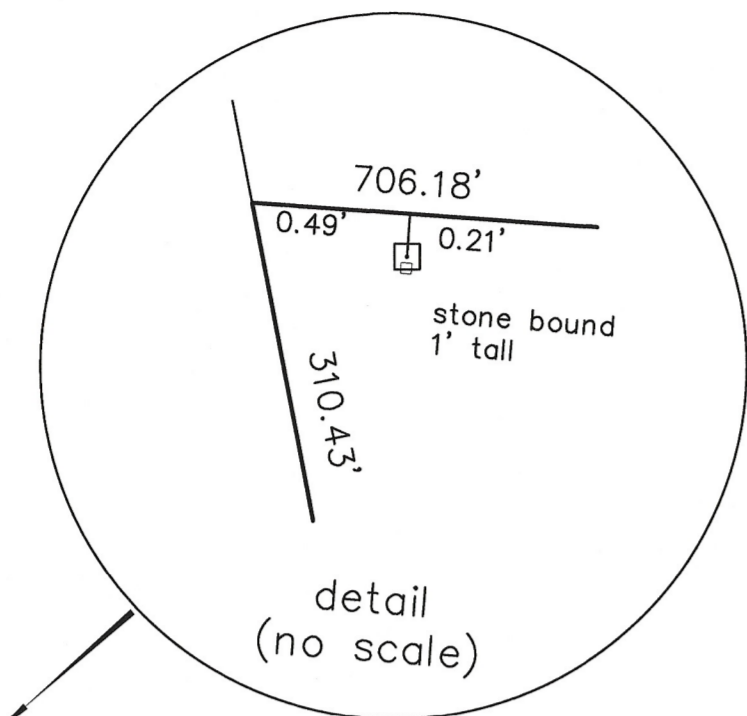


Location Map



detail (no scale)



Zoning R80

Min. Area 80,000sqft
 Min. Frontage 200'
 Min Lot Width 200'

Dimensional Setback Requirements

Front yard 50'
 Side Yard 40'
 Rear Yard 50'
 Lot Bld Coverage 20%

Lot 55 A.M. 54
 land n/f
 Lee Anne McCullough

LEGEND

- EDGE OF WOODS
- CHAIN LINK FENCE
- STOCKADE FENCE
- WATER MAIN
- GAS MAIN
- ELECTRIC
- SEWER MAIN
- STONE WALL
- EXISTING CONTOUR
- EDGE OF PAVEMENT
- UTILITY POLE
- DRAINAGE MANHOLE
- CATCHBASIN
- SANITARY SEWER MANHOLE
- HYDRANT
- GATE VALVE
- LIGHT POLE
- CONCRETE

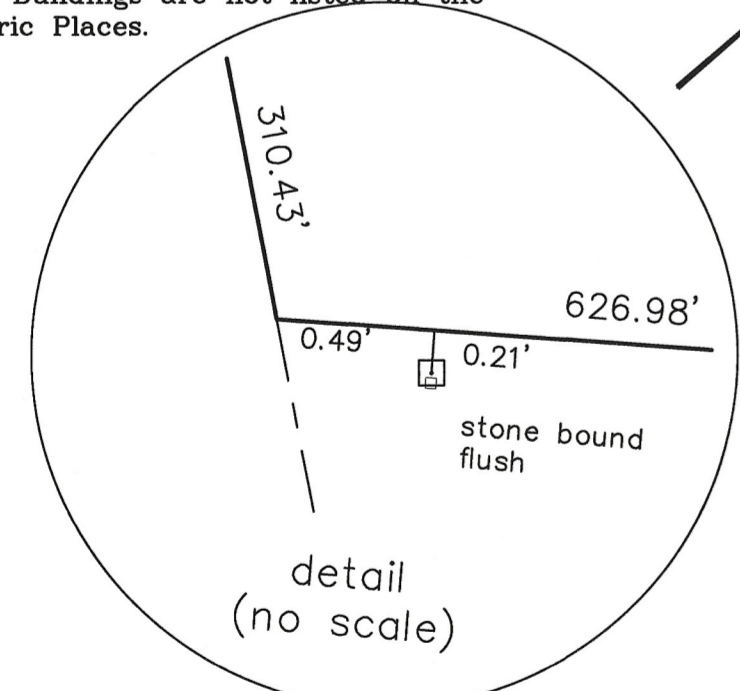
RI GL 34-13-1 INDEX
ABUTTING STREETS
Ministerial Road

A.P. 54 LOT 57
 200,046 sqft
 4.5924 Acres.

Lot 60 A.M. 54
 land n/f
 Kerr Christopher
 Trust-2014
 and
 Wohl Ann M.
 Trust-2014

NOTES:

- The Property shown hereon is not in a Natural Heritage Areas, as defined by RIDEM
- The Property shown hereon is not under the jurisdiction of any Special Area Management Plan (SAMP) of RI CRMC, including but not limited to the Narrow River SAMP, and the Salt Ponds Region SAMP
- The Property shown hereon is not in The Town of South Kingstown Groundwater Protection Overlay District
- The Property shown hereon is not in Areas within a TMDL watershed, as identified by RIDEM and the Town of South Kingstown
- The Property shown hereon is not in an OWTS Critical Resource Area, as defined by RIDEM
- The Property shown hereon is not in a Drinking Water Supply Watershed, as defined by RIDEM
- The Subdivision Parcel or Buildings are not listed on the National Register of Historic Places.



detail (no scale)

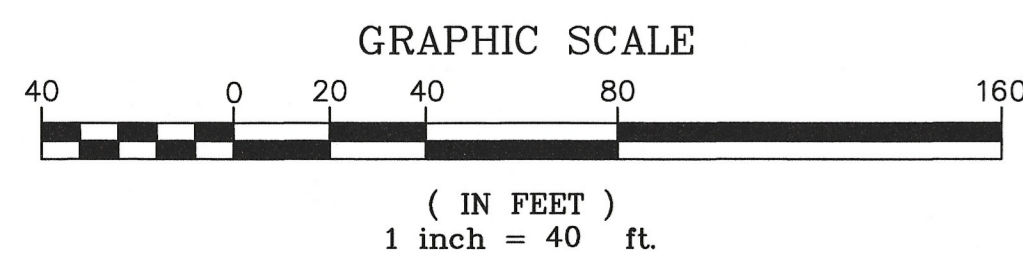
Soil Type: ChB -Canton and Charlton very stony fine sandy loams. 3to 8 percent slopes- gently sloping well drained soils

NOTES:

- The Property shown hereon is classified as zone X as identified by the Flood Insurance Rate Map for the Town of North Kingstown, Rhode Island County of Washington, Firm Panel 139 with a map number 44003C0139H, effective date September 17, 2013
- The utilities shown hereon are the result of field locations of visible structures at the time of the field survey and record plans acquired from the utility companies. We accept no responsibility for the accuracy or completeness of the distribution lines shown hereon. Call DIG-SAFE prior to start of any construction or improvements for the exact locations of the utilities servicing this property.
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- There are no known wetlands, watercourses or coastal features under the jurisdiction of RIDEM or CRMC on or within 200' of the property, to the best of my information, knowledge or belief.
- There are no known Historical Cemeteries on or adjacent to the property, to the best of my information, knowledge or belief.

References:

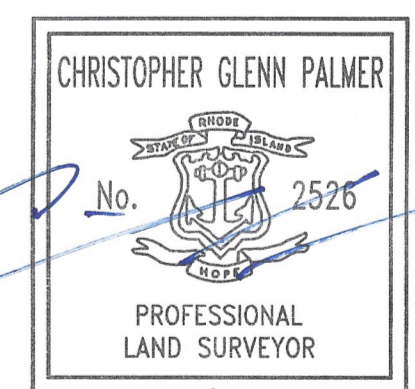
- Two Tracts of Land near Worden's Pond in the Town of South Kingstown, RI Property of the Estate of Alzadie T. Albro Surveyed and Platted December, 1964 Scale 1"=80' by A.J.Easterbrooks, Civil Engineer.
- Location Plan Lot 57 Assessor's Map 54 located at 1696 Ministerial Road owned by: Revocable Living Trust of Priscilla Archambault-2005 in the town of South Kingstown Steven M. Pinch PLS Scale 1"=50' August, 2020
- State Highway line layouts: A. Plat #445



Hosley Plat

**Existing Conditions Plan
 Comprehensive Boundary Survey**
 1696 Ministerial Road
 South Kingstown, Rhode Island
 Assessor's Plat 54 Lot No. 57

PREPARED FOR:
 Priscilla Archambault, Trustee
 78 Oak Street
 Wakefield, Rhode Island 02879



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 Board of Registration for Professional Land Surveyors on November 25, 2015, as follows:

Type of Boundary Survey Comprehensive Boundary Survey
Measurement Specification I

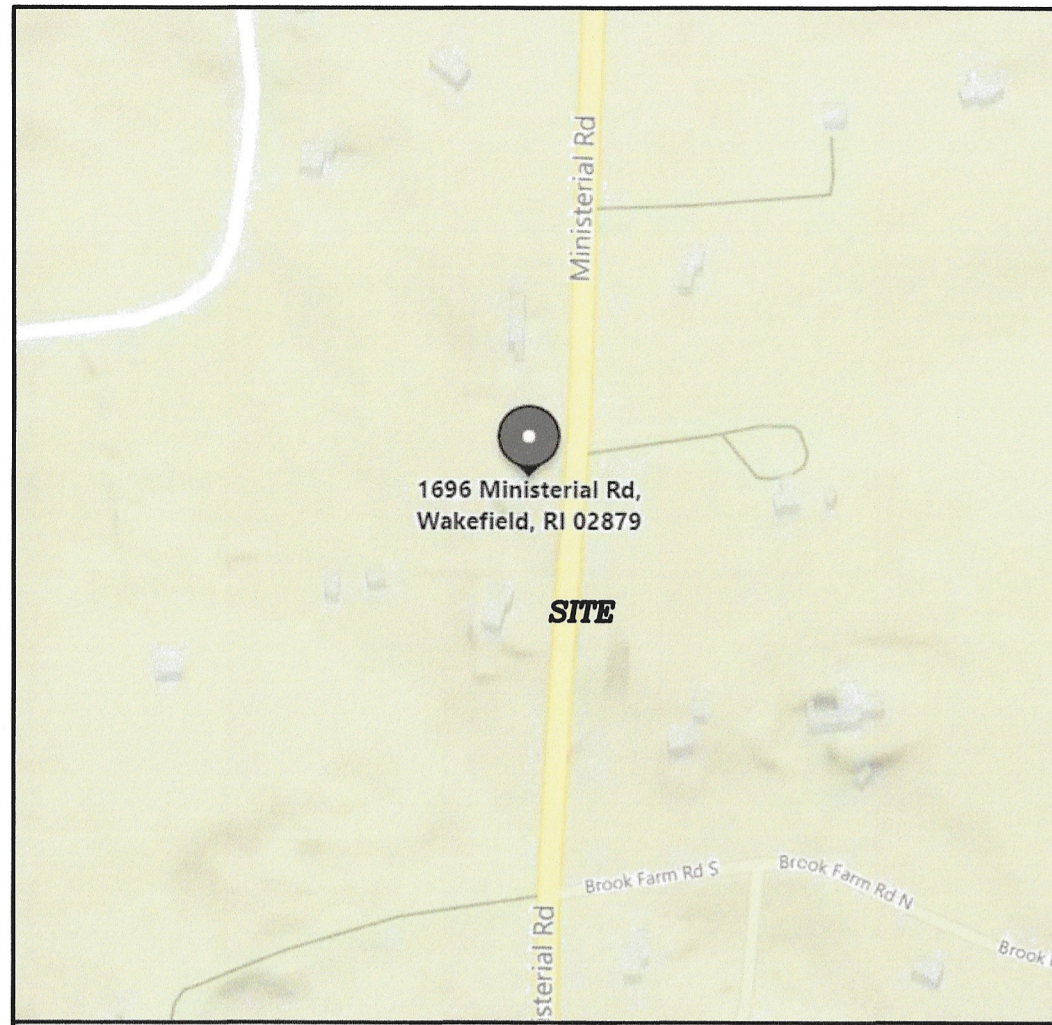
Type of Survey Data Accumulation Survey
Topography Survey III
 T-1

The purpose for the conduct of the survey and for the preparation of this plan is as follows: To prepare an existing conditions plan for the subdivision of the property into two lots.

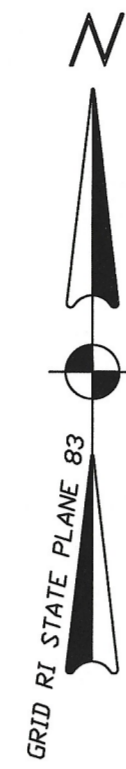
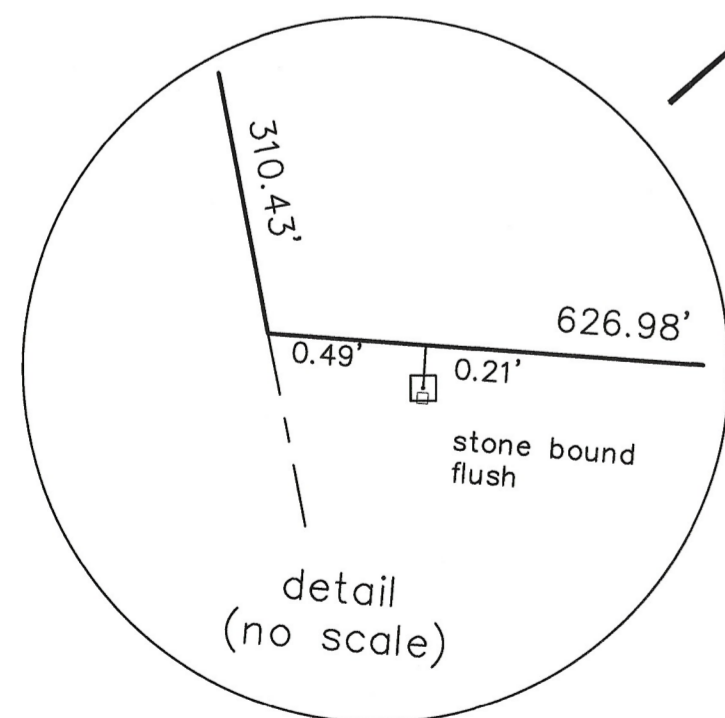
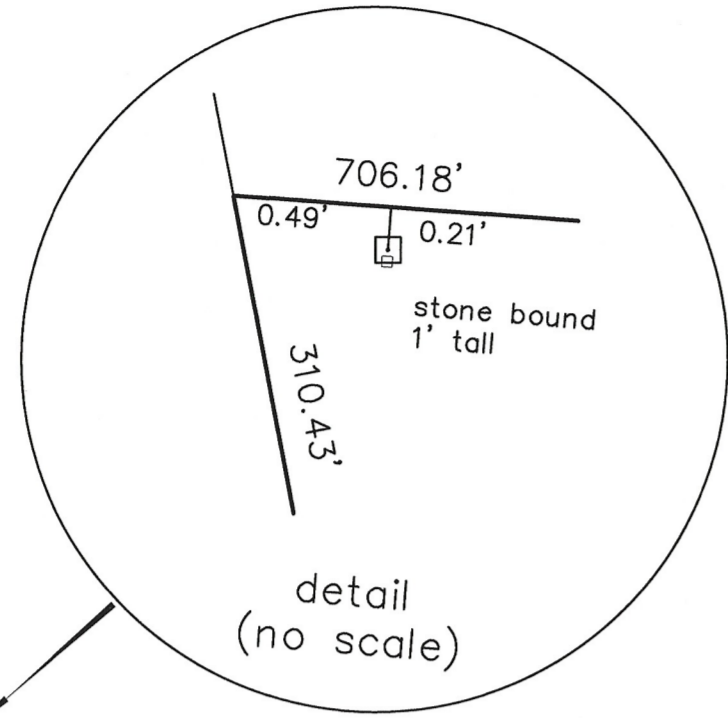
By: Christopher G. Palmer, PLS #2526
 COA# 745

DATE
1/25/23
SCALE
1"=40'
PROJECT NO:
22-012
DRAWN BY
C.G.P.
CHECKED BY:
C.G.P.
1
SHEET NO. 1 of 3

Christopher G. Palmer, PLS
 66 Falcon Ridge Drive
 Exeter, Rhode Island 02822
 PH: 401-474-5233
 Email: palmerc6@gmail.com



Location Map



Zoning R80

Min. Area 80,000sqft
 Min. Frontage 200'
 Min Lot Width 200'

Dimensional Setback Requirements

Front yard 50'
 Side Yard 40'
 Rear Yard 50'
 Lot Bld Coverage 20%

LEGEND

- EDGE OF WOODS
- CHAIN LINK FENCE
- STOCKADE FENCE
- WATER MAIN
- GAS MAIN
- ELECTRIC
- SEWER MAIN
- STONE WALL
- EXISTING CONTOUR
- EDGE OF PAVEMENT
- UTILITY POLE
- DRAINAGE MANHOLE
- CATCHBASIN
- SANITARY SEWER MANHOLE
- HYDRANT
- GATE VALVE
- LIGHT POLE
- CONCRETE

RIGL 34-13-1 INDEX
ABUTTING STREETS
Ministerial Road

Lot 55 A.M. 54
 land n/f
 Lee Anne McCullough

Lot 40 A.M. 54
 land n/f
 David & Faye Wisen

Lot 60 A.M. 54
 land n/f
 Kerr Christopher
 Trust-2014
 and
 Wohl Ann M.
 Trust-2014

LOT B
 2.29 Acres.
 99765 Sq.ft.

LOT A
 1.84 Acres.
 80000 Sq.ft.

Lot 39 A.M. 54
 land n/f
 James & Lisa
 Johnson

Soil Type: ChB -Canton and Charlton very stony fine sandy loams, 3to 8 percent slopes- gently sloping well drained soils

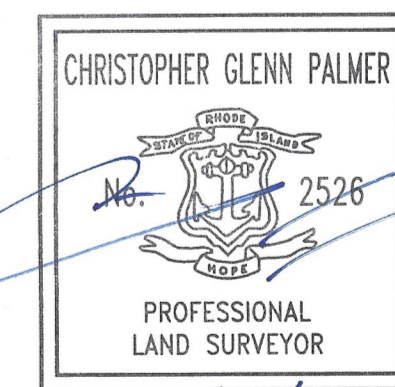
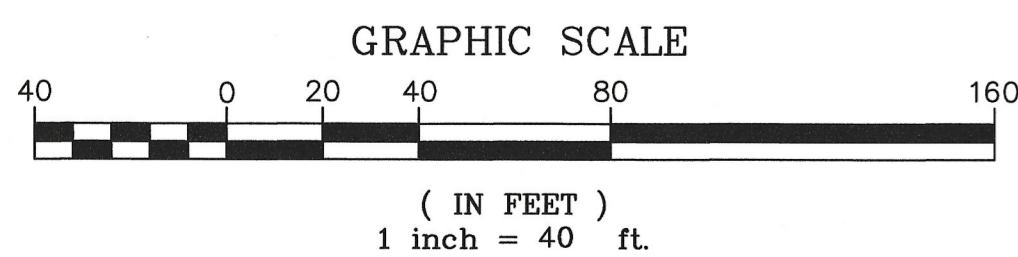
Lot 59 A.M. 54
 land n/f
 Pamela Jeffrey

NOTES:

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References:

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- Location Plan Lot 57 Assessor's Map 54 located at 1696 Ministerial Road owned by: Revocable Living Trust of Priscilla Archambault-2005 in the town of South Kingstown Steven M. Pinch PLS Scale 1"=50' August, 2020
- State Highway line layouts:
A. Plat #445



1/25/23

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 Board of Registration for Professional Land Surveyors on November 25, 2015, as follows:

Type of Boundary Survey Comprehensive Boundary Survey
Measurement Specification: I

Type of Survey Data Accumulation Survey
 Topography Survey
III
T-1

The purpose for the conduct of the survey and for the preparation of this plan is as follows: To prepare an existing conditions plan for the subdivision of the property into two lots.

By: Christopher G. Palmer, PLS #2526
 COA# 745

Hosley Plat

Yield Plan
Comprehensive Boundary Survey
 1696 Ministerial Road
 South Kingstown, Rhode Island
 Assessor's Plat 54 Lot No. 57

PREPARED FOR:
 Priscilla Archambault, Trustee
 78 Oak Street
 Wakefield, Rhode Island 02879
 REVISIONS

DATE
 1/25/23

SCALE
 1"=40'

PROJECT NO:
 22-012

DRAWN BY

C.G.P.

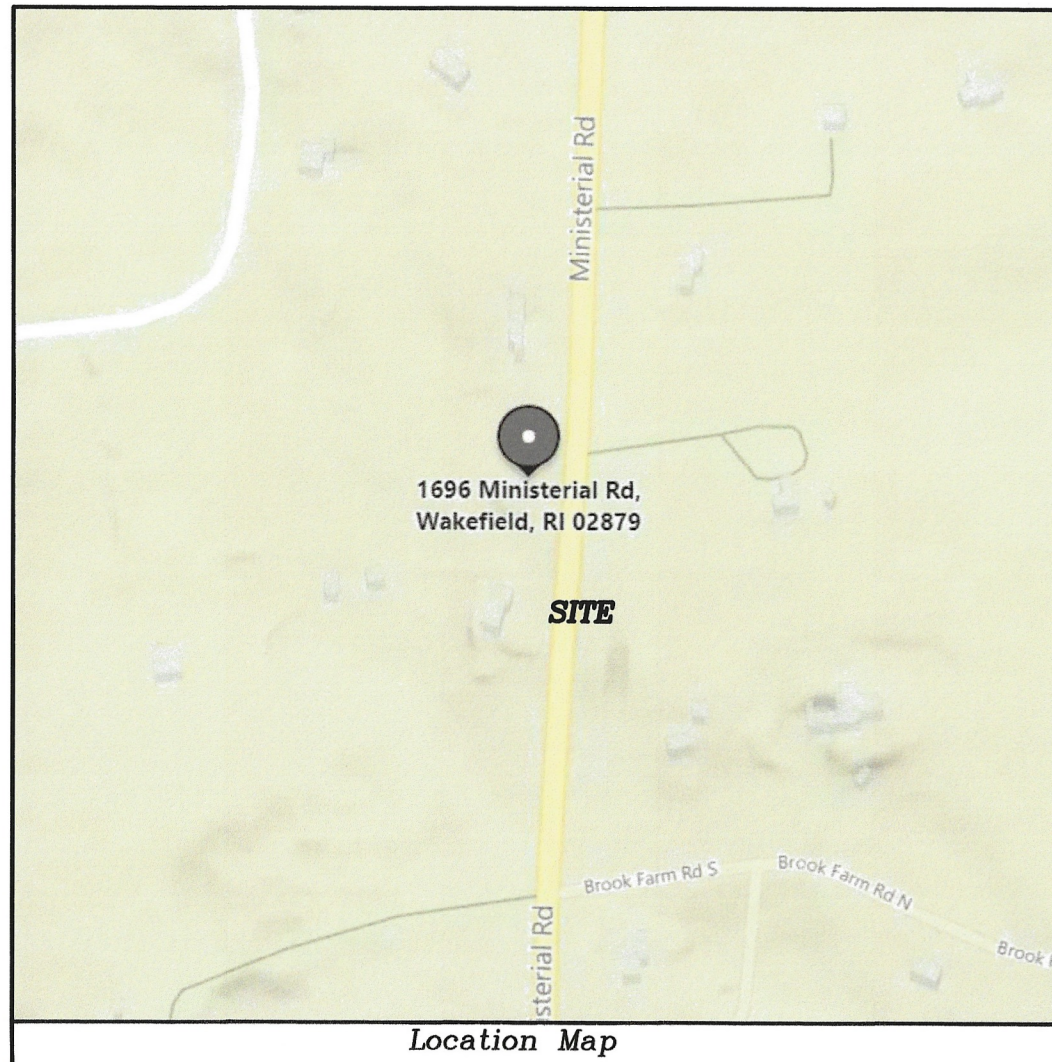
CHECKED BY:

C.G.P.

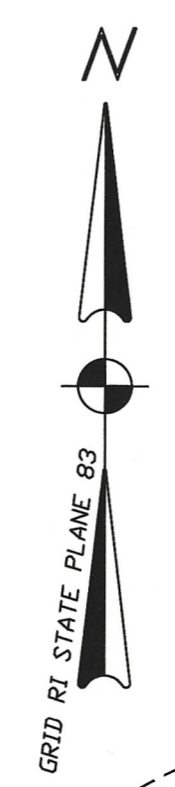
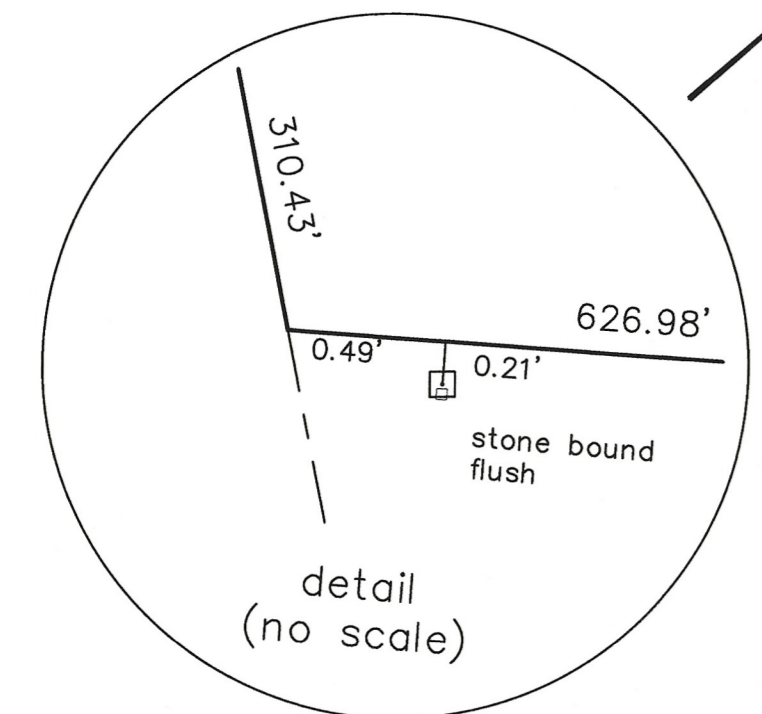
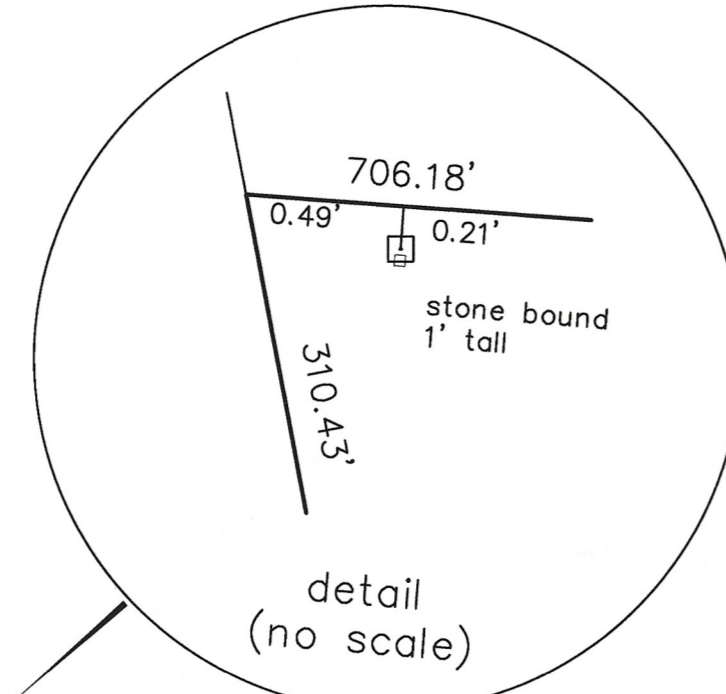
2

SHEET NO. 2 of 3

Christopher G. Palmer, PLS
 66 Falcon Ridge Drive
 Exeter, Rhode Island 02822
 PH: 401-474-5233
 Email: palmerc6@gmail.com



Location Map



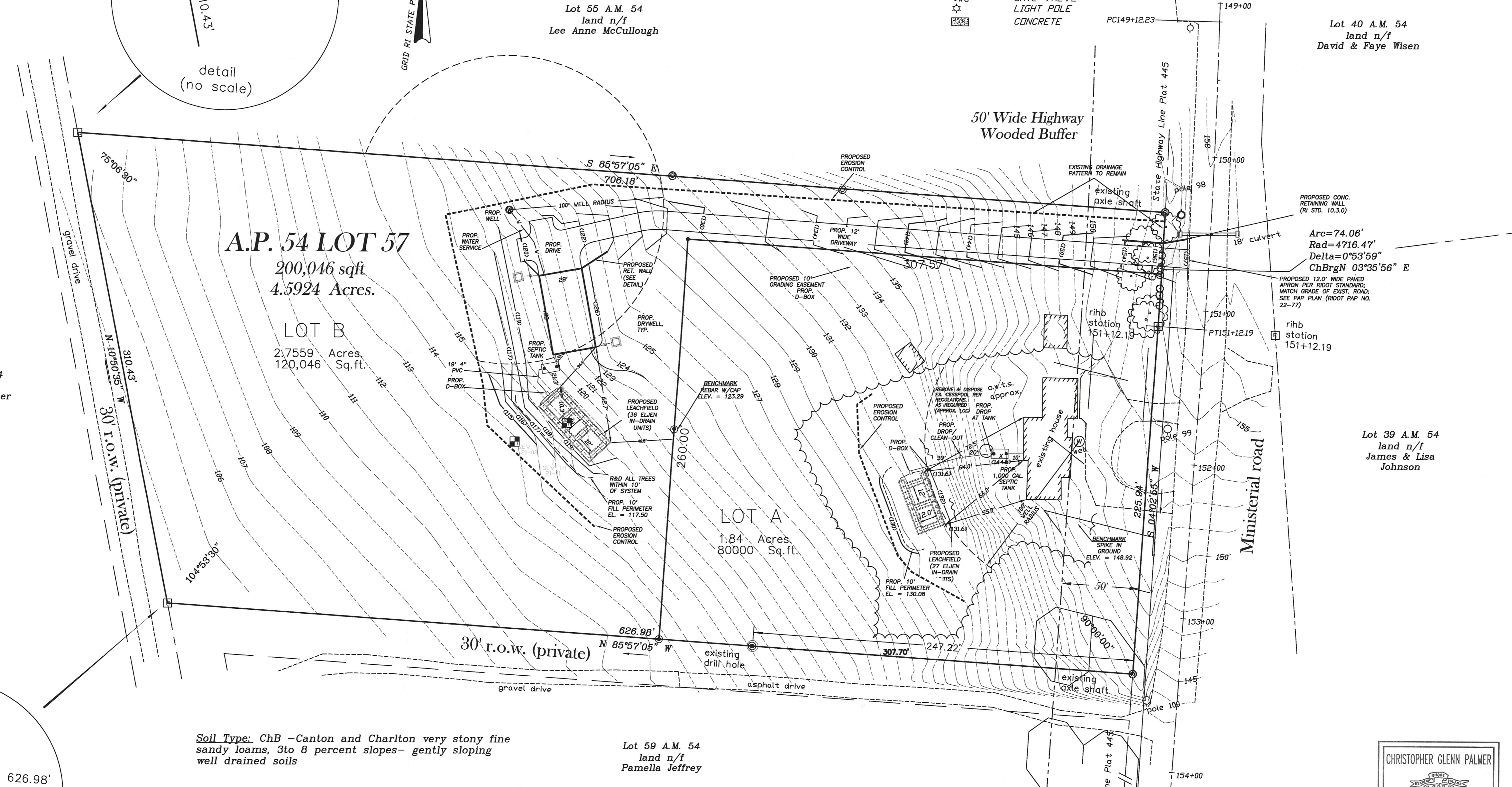
Zoning R80
 Min. Area 80,000sqft
 Min. Frontage 200'
 Min Lot Width 200'

Dimensional Setback Requirements
 Front yard 50'
 Side Yard 40'
 Rear Yard 50'
 Lot Bld Coverage 20%

LEGEND

	EDGE OF WOODS
	CHAIN LINK FENCE
	STOCKADE FENCE
	WATER MAIN
	GAS MAIN
	ELECTRIC
	SEWER MAIN
	STONE WALL
	EXISTING CONTOUR
	EDGE OF PAVEMENT
	UTILITY POLE
	DRAINAGE MANHOLE
	CATCHBASIN
	SANITARY SEWER MANHOLE
	HYDRANT
	GATE VALVE
	LIGHT POLE
	CONCRETE

RI GL 34-13-1 INDEX
ABUTTING STREETS
Ministerial Road



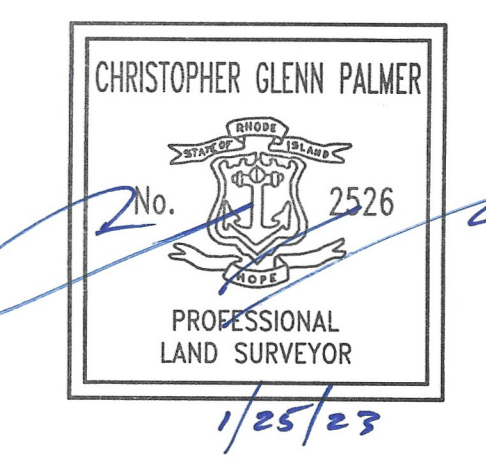
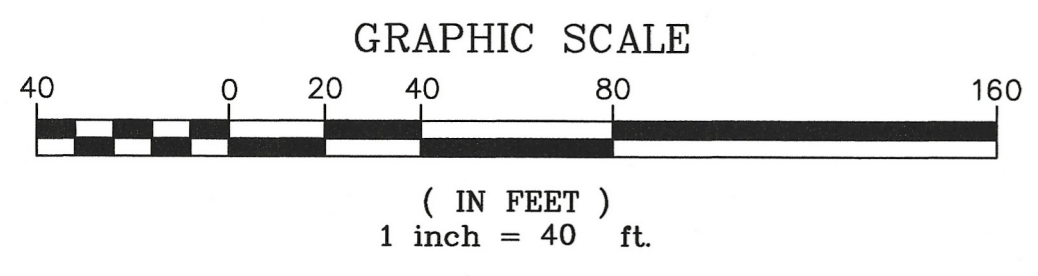
Soil Type: ChB -Canton and Charlton very stony fine sandy loams, 3to 8 percent slopes- gently sloping well drained soils

Proposed Site Improvements were taken from plans Drawn by Susan B. Capasso PE
 see State RIDEM OWTS Approvals 2132-149 & 2232-0824
 See State RIDOT Approval 22-77

References:

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- State Highway line layouts: A. Plat #445

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Type of Boundary Survey	Measurement Specification:
Comprehensive Boundary Survey	I
Type of Survey	
Data Accumulation Survey	III
Topography Survey	T-3

The purpose for the conduct of the survey and for the preparation of this plan is as follows: To prepare an existing conditions plan for the subdivision of the property into two lots.

By Christopher G. Palmer, PLS #2526
 COA# 745

Hosley Plat

Major Subdivision Plan
Comprehensive Boundary Survey
 1696 Ministerial Road
 South Kingstown, Rhode Island
 Assessor's Plat 54 Lot No. 57

PREPARED FOR:
 Priscilla Archambault, Trustee
 76 Oak Street
 Wakefield, Rhode Island 02879
 REVISIONS

DATE	1/25/23
SCALE	1"=40'
PROJECT NO:	22-012
DRAWN BY	C.G.P.
CHECKED BY:	C.G.P.
3	
SHEET NO. 3 of 3	

Christopher G. Palmer, PLS
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