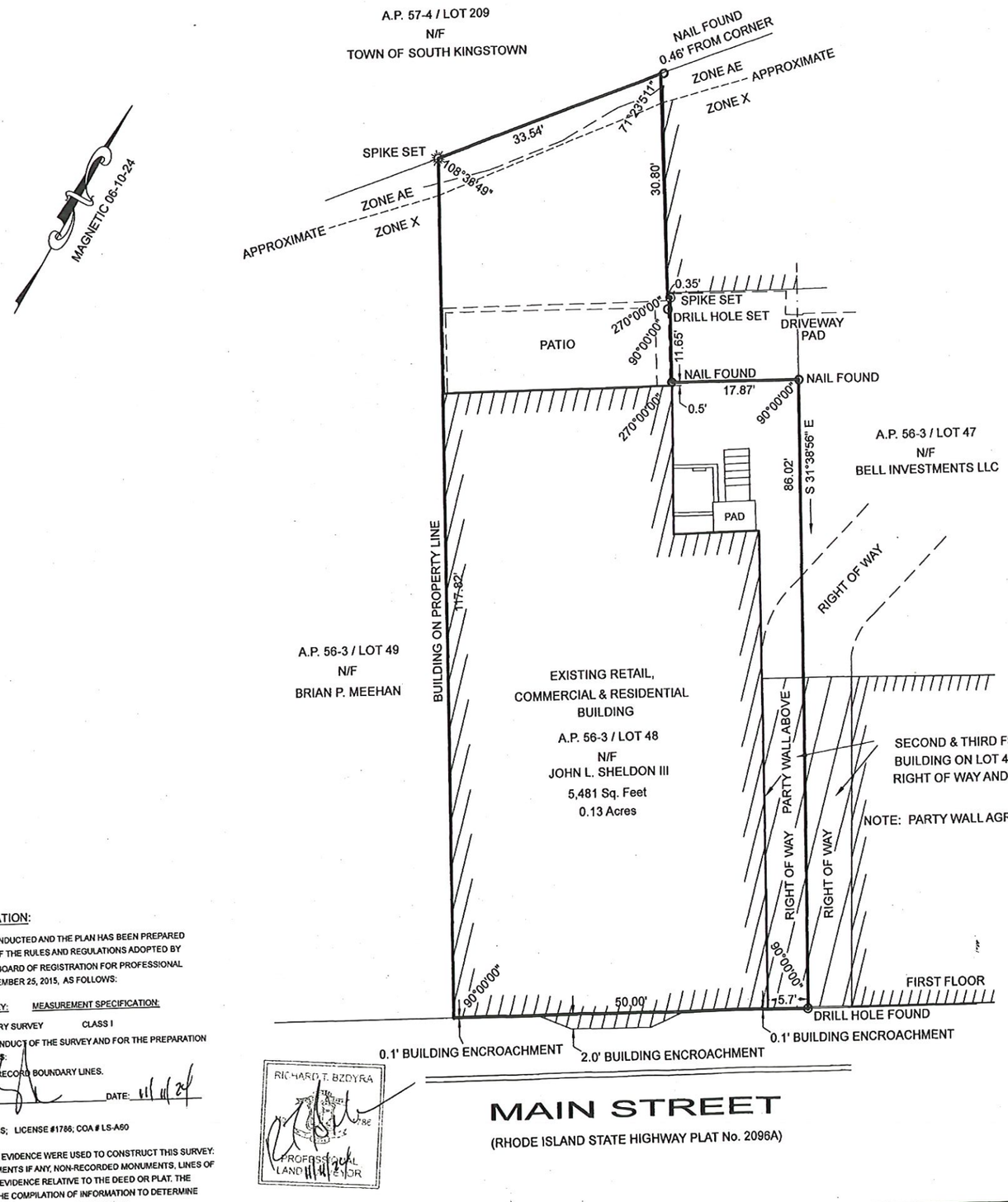

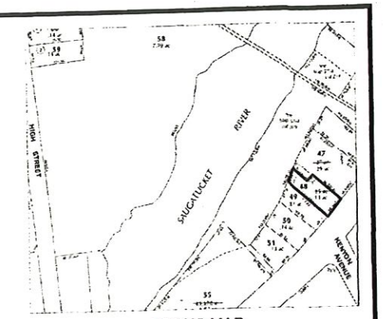

LOCUS MAP

ZONING DISTRICT CD

MINIMUM LOT AREA	5,000 S.F.
MINIMUM LOT FRONTAGE	50 FT.
MINIMUM SETBACKS: FRONT	0 FT.
SIDE	0 FT.
CORNER SIDE	0 FT.
REAR	0 FT.
BUILDING COVERAGE	50%
BUILDING HEIGHT	40 FT.
ACCESSORY BUILDING HEIGHT	15 FT.
ACCESSORY BUILDING SIDE	0 FT.
ACCESSORY BUILDING REAR	0 FT.

REFERENCE:

1. DEED BK. 1265 / PG. 115
2. "ADMINISTRATIVE SUBDIVISION SOUTH KINGSTOWN , R.I. A.P. 56-3 / LOT 47 OWNED BY BELL REVOCABLE TRUST, MARCH 2014, PINCH LAND SURVEYING" PLAT BOOK 2014
3. "PLAN OF LAND EXCHANGE SOUTH KINGSTOWN, R.I. D&D REALTY MAIN STREET, WAKEFIELD, 10-26-98" PLAT BK. 99 / PG. 6
4. "SURVEY PLAN FOR TOWN OF SOUTH KINGSTOWN, MAIN STREET PARKING AREA A.P. 57-4 / LOT 209 SOUTHKINGSTOWN, R.I. 7-31-95 ENVIRONMENTAL PLANNING & SURVEYING, INC." PLAT BK. 96 / PG. 89
5. RHODE ISLAND STATE HIGHWAY PLAT No. 2096A

NOTE:

FEMA 44009C0203K / 4/3/2020 / ZONE X & AE

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:

TYPE OF BOUNDARY SURVEY: LIMITED CONTENT BOUNDARY SURVEY

MEASUREMENT SPECIFICATION: CLASS I

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.

BY: _____ DATE: 11/11/24

BY: RICHARD T. BZDYRA, PLS; LICENSE #1786; COA # LS-A60

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.

RICHARD T. BZDYRA
1786
PROFESSIONAL LAND SURVEYOR
11/11/24

BOUNDARY STAKE-OUT SURVEY

A.P. 56-3 / LOT 48
349 MAIN STREET
SOUTH KINGSTOWN, R.I.

SCALE: 1"=10' DATE: JULY 16, 2024

PREPARED FOR:

GASPEE COMPANIES
333 MAIN STREET, SUITE 200
EAST GREENWICH, R.I. 02818

PREPARED BY:

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

JOB NO. 10815 / DWG. NO. 10815 - (JNP)

GRAPHIC SCALE / 1" = 10'
0 10 20 30

RECEIVED IN PLANNING DEPARTMENT
NOV 25 2024
TOWN OF SOUTH KINGSTOWN