REFERENCE:

1. DEED BK. 1896 PG. 58
2. PLAT ENTITLED "FINAL SUBDIVISION FOR A DIVISION OF LAND BELONGING TO DONALD M. & VERA E. CRESSY. SOUTH KINGSTOWN, RI" PLAT BK. 24 PG. 77
3. PLAT ENTITLED "PLAN OF SURVEY SHOWING PROPOSED DIVISION OF LAND OF JOHN A. MORETTI AND GRETTA W. MORETTI, GREEN HILL BEACH ROAD, SOUTH KINGSTOWN, RHODE ISLAND. SCALE: 1" = 40', DATE: JULY 18, 1991, BY JOHN MENSINGER, REGISTERED LAND SURVEYOR" PLAT BK. 22 PG. 74
4. PLAT ENTITLED "SEASIDE VILLAGE, SECTION TWO. RESIDENTIAL SUBDIVISION AT GREEN HILL IN THE TOWN OF SOUTH KINGSTOWN, R.I., PROPERTY OF JACK FEINERMAN. MARCH. 1973, A.J. EASTERBROOKS, C.E. SCALE: 1" = 50"' PLAT BK. 16 PG. 1337
5. PLAT ENTITLED "PLAT OF NEW HIGHWAYS IN SOUTH KINGSTOWN, RI MAY 1884 G.T. LANPHEAR, SURV. SCALE 400FT TO AN INCH" PLAT BK. 1 PG. 11
6. JONATHAN ESTATES PLAT PLAT BK. 17 PG. 1497
7. EASEMENT FOUND IN BK 105 PG 516

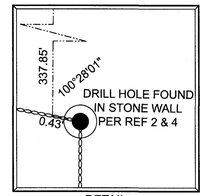
LOCUS MAP
NOT TO SCALE

ZONING DISTRICT R-30

MINIMUM LOT AREA	30,000 S.F.
MINIMUM LOT FRONTAGE	125 FT.
MINIMUM SETBACKS: FRONT	40 FT.
SIDE	20 FT.
CORNER SIDE	30 FT.
REAR	40 FT.
BUILDING COVERAGE	20%
BUILDING HEIGHT	35 FT.
ACCESSORY BUILDING HEIGHT	20 FT.
ACCESSORY BUILDING SIDE	15 FT.
ACCESSORY BUILDING REAR	10 FT.

NOTES:

1. LOT LOCATED ENTIRELY WITHIN FACTORY POND GROUNDWATER PROTECTION OVERLAY DISTRICT
2. LOT LOCATED ENTIRELY WITHIN THE BEYOND CARRYING CAPACITY AREA OF THE SALT POND SPECIAL AREA MANAGEMENT OVERLAY DISTRICT



DETAIL
NOT TO SCALE

A.P. 78-4 / LOT 23
N / F
ANN TOTTEN
WILLIAM TOTTEN

A.P. 78-4 / LOT 24
N / F
EDWARD A. & CHERYL A. KIRK
IRREVOCABLE LIVING TRUST

A.P. 84-1 / LOT 39
N / F
JOSEPH FREEZA, JR

A.P. 78-4 / LOT 26
N / F
JOSEPH A. PORCELLI
UTE S. PORCELLI

A.P. 78-4 / LOT 25
N / F
ASHWORTH INVESTMENTS, LLC
102,637 SQ. FEET
2.36 ACRES

A.P. 84-1 / LOT 79
N / F
ADAM KINCAID
JILLIAN KINCAID

IRON ROD FOUND
MAGNETIC 4/7/25
156.47'
ROUND CEMENT BOUND FOUND (REF 1, REF 3)
92°32'31"
151' ±
S 70°16'02" E
334.41'
CONCRETE BOUND FOUND REF 1, REF 3
178°40'40"
43.85'
104°28'35"
LINE OF GREEN HILL BEACH ROAD PER REF 2
LINE OF GREEN HILL BEACH ROAD PER REF 3 & 4
49.50'
ASSUMED DATUM MAG NAIL SET EL = 101.873
TEST HOLE 1
TEST HOLE 2
33' ±
72' ±
88' ±
153' ±
DILAPIDATED COOP
EXISTING COOP
PAD
APPROX. LOCATION OF EXISTING LEACH FIELD
EXISTING OWTS SYSTEM
BRICK PAD
EXISTING SINGLE FAMILY DWELLING
91 GREEN HILL BEACH ROAD
APPROXIMATE DIRT DRIVEWAY
85.9'
323'
179.3'
10' WIDE UTILITY EASEMENT SEE REF. 7
EDGE OF PAVEMENT
ASSUMED DATUM MANHOLE EL = 101.309
ASSUMED DATUM WATER GATE EL = 98.32
STONE WALL
CATCH BASIN
GREEN HILL BEACH ROAD (49.5' WIDTH)
FIELD 300.11' RECORD 300.00'
POTENTIAL OVERLAP IN TITLE
ASSUMED DATUM MAGNAIL SET EL = 104.97
106' ±
16' ±
TEST HOLE 3
TEST HOLE 4
35' ±
77.0'
APPROXIMATE AREA OF ENCROACHMENT
96°46'46"
29.9'
ROUND CEMENT BOUND FOUND (REF 1, REF 3)
180.25'
360.35'
IRON ROD SET POINT ON LINE
180.10'
SPIKE SET
THE LOCATION OF THIS CORNER WAS RESTORED BY USING GEOMETRY TO THE "CONC. BOUND W/ DRILL HOLE" ON REF 2. THIS BOUND WAS ALSO CALLED FOR IN REF 1
LINE OF GREEN HILL BEACH ROAD PER REF 2
LINE OF GREEN HILL BEACH ROAD PER REF 3 & 4
337.85'
WATER GATE
SEE DETAIL
PAVED PATH INTENDED FOR 30' EASEMENT PER REF 6
30' EASEMENT PER REF 6
℄ OF WALL CALLED AS LINE IN REF 6
FIELD 299.82' RECORD 300.00'
DEED PROPERTY LINE RUNS FROM CONC. BOUND TO CONC. BOUND
℄ OF WALL CALLED AS LINE IN REF 3
℄ OF WALL CALLED AS LINE IN REF 2

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:	MEASUREMENT SPECIFICATION:
LIMITED CONTENT BOUNDARY SURVEY	CLASS I
DATA ACCUMULATION SURVEY	CLASS III

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: 7/30/25
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.

NOTE:
PER TESTING BY ONSITE WASTEWATER INITIATIVE, LLC NO WETLANDS FOUND TO BE LOCATED ON PROPERTY

7/30/25

MINOR SUBDIVISION
GREEN HILL BEACH ROAD PLAT
EXISTING CONDITIONS
A.P. 78-4 / LOT 25
91 GREEN HILL BEACH ROAD
SOUTH KINGSTOWN, RI 02879
SCALE: 1"=20' DATE: MAY 7, 2025
REVISED: JULY 30, 2025

PREPARED FOR:
ASHWORTH INVESTMENTS, LLC.
40 MALLONE STREET
WARWICK, RI 02888

SHEET: 1 OF 4

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

JOB NO. 11034 / DWG. NO. 11034 - (AR)

GRAPHIC SCALE: 1" = 20'

0 20 40 60