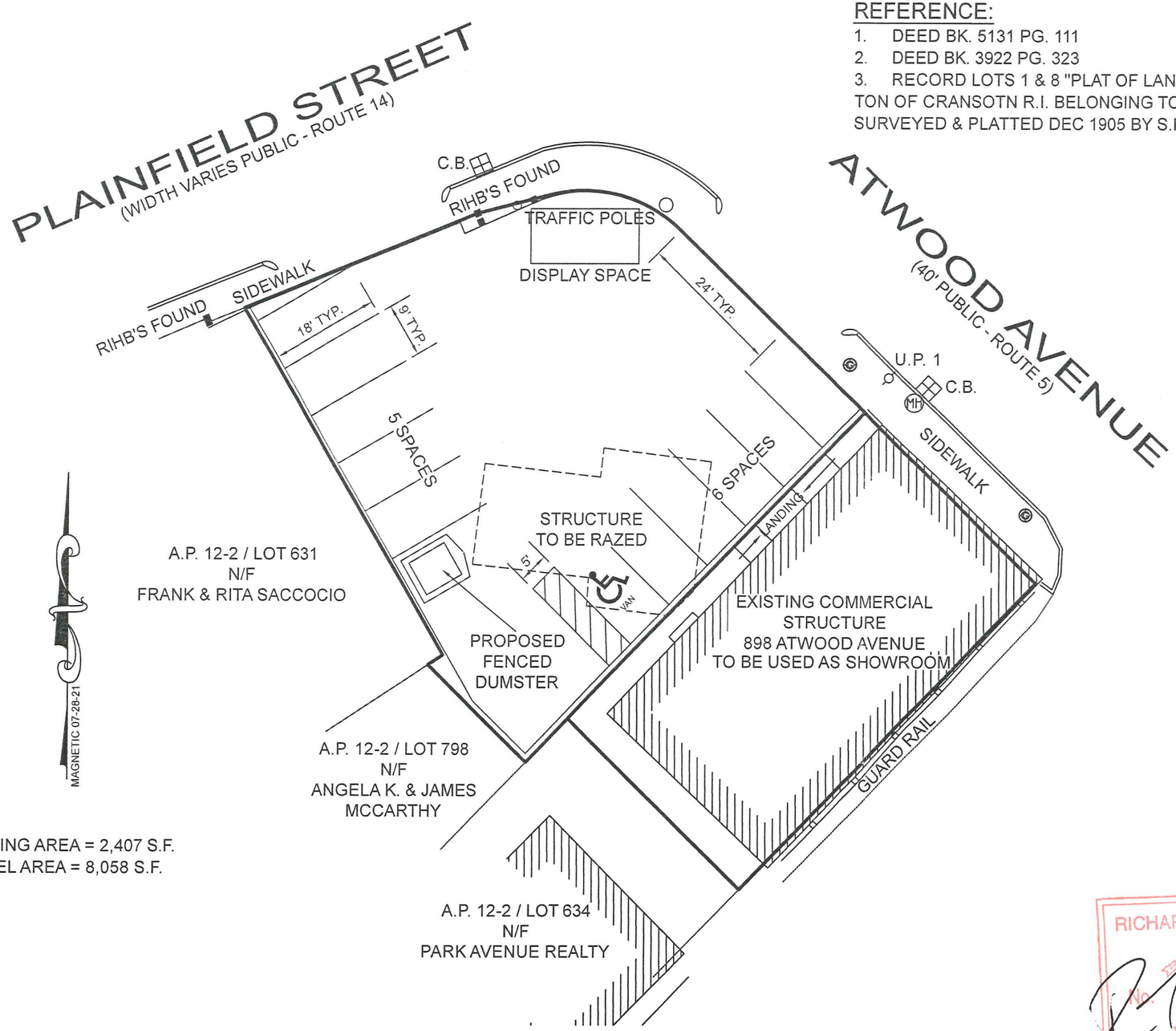
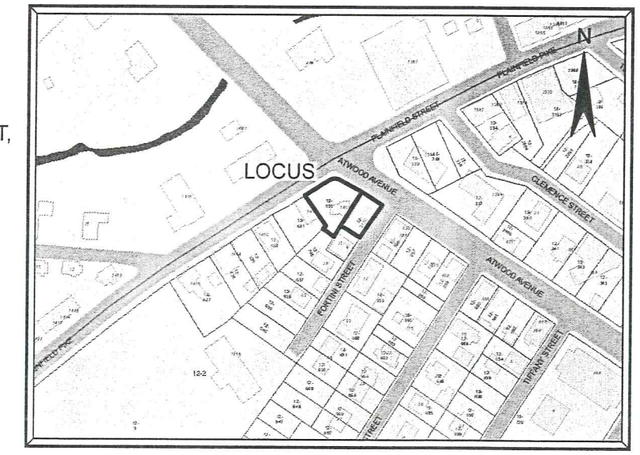
REFERENCE:

1. DEED BK. 5131 PG. 111
2. DEED BK. 3922 PG. 323
3. RECORD LOTS 1 & 8 "PLAT OF LAND LOCATED IN THE TON OF CRANSOTN R.I. BELONGING TO ELISHA WESTCOTT, SURVEYED & PLATTED DEC 1905 BY S.K. LUTHER" P.C. 167





LOCUS MAP

NOT TO SCALE

ZONING DISTRICT C-2

MINIMUM LOT AREA:		6,000 S.F.
MINIMUM LOT FRONTAGE:		60 FT.
MINIMUM SETBACKS:	FRONT:	25 FT.
	SIDE:	8 FT.
	REAR:	20 FT.
MAXIMUM STRUCTURE HEIGHT:		30 FT.
MAXIMUM LOT COVERAGE:		60%

NOTE:

1. BUILDING AREA = 2,407 S.F.
2. PARCEL AREA = 8,058 S.F.

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: DATA ACCUMULATION SURVEY

MEASUREMENT SPECIFICATION: CLASS III

THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS:
TO ESTABLISH LOCATION OF EXISTING STRUCTURES AND FEATURES ON THE SITE.

BY: _____ DATE: 8/02/21

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

RICHARD T. BZDYRA
No. 1786
PROFESSIONAL LAND SURVEYOR
8/02/21

DATA ACCUMULATION SURVEY

A.P. 12-2 / LOT 633 & 3130
1400 PLAINFIELD STREET & 898 ATWOOD AVENUE
CRANSTON, R.I. 02920

SCALE: 1"=20' DATE: JULY 29, 2021

PREPARED FOR:

ROBERT CORSI
28 ISLAND DRIVE
COVENTRY, R.I. 02816

PREPARED BY:

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

JOB NO. 10068 / DWG. NO. 10068 - C3 - (AJB)

GRAPHIC SCALE / 1" = 20'

0 20 40 60