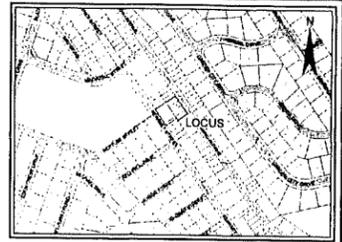


- REFERENCE:**
1. DEED BK 6571 PG 7
 2. DEED BK 4330 PG 330
 3. DEED BK 1287 PG 56
 4. RECORD LOTS 105, 106, 107, 108, 198, 199, 200 & 201 ON 'EDEN CREST CRANSTON R.I. OWNED BY J.W. WILBUR MARCH 2, 1902, A.L. ELIOT SURVEYOR, BOSTON, MASS.' P.C. 320
 5. ZONING VARIANCE APPLICATION RECORD ID: 1281698
 6. ZONING VARIANCE APPLICATION RECORD ID: 1282053

- NOTE:**
1. FEMA ZONE X1 MAP 44607C0314H / DATED 10-02-2016
 2. LOT 316, PREVIOUSLY WAS MERGED WITH LOT 317
 3. ALL ABUTTERS ARE LOCATED ON THE 'EDEN CREST' PLAT (SEE REF. #3)
 4. ALL LOTS ARE COMPRISED OF ENTIRELY BUILDABLE UPLAND
 5. NO PROPOSED EASEMENTS ON SITE
 6. NO KNOWN CEMETARIES ON NOR ABUTTING SITE
 7. SITE IS NOT WITHIN A NATURAL HERITAGE AREA
 8. NO KNOWN ENVIRONMENTAL HAZARDS ON SITE

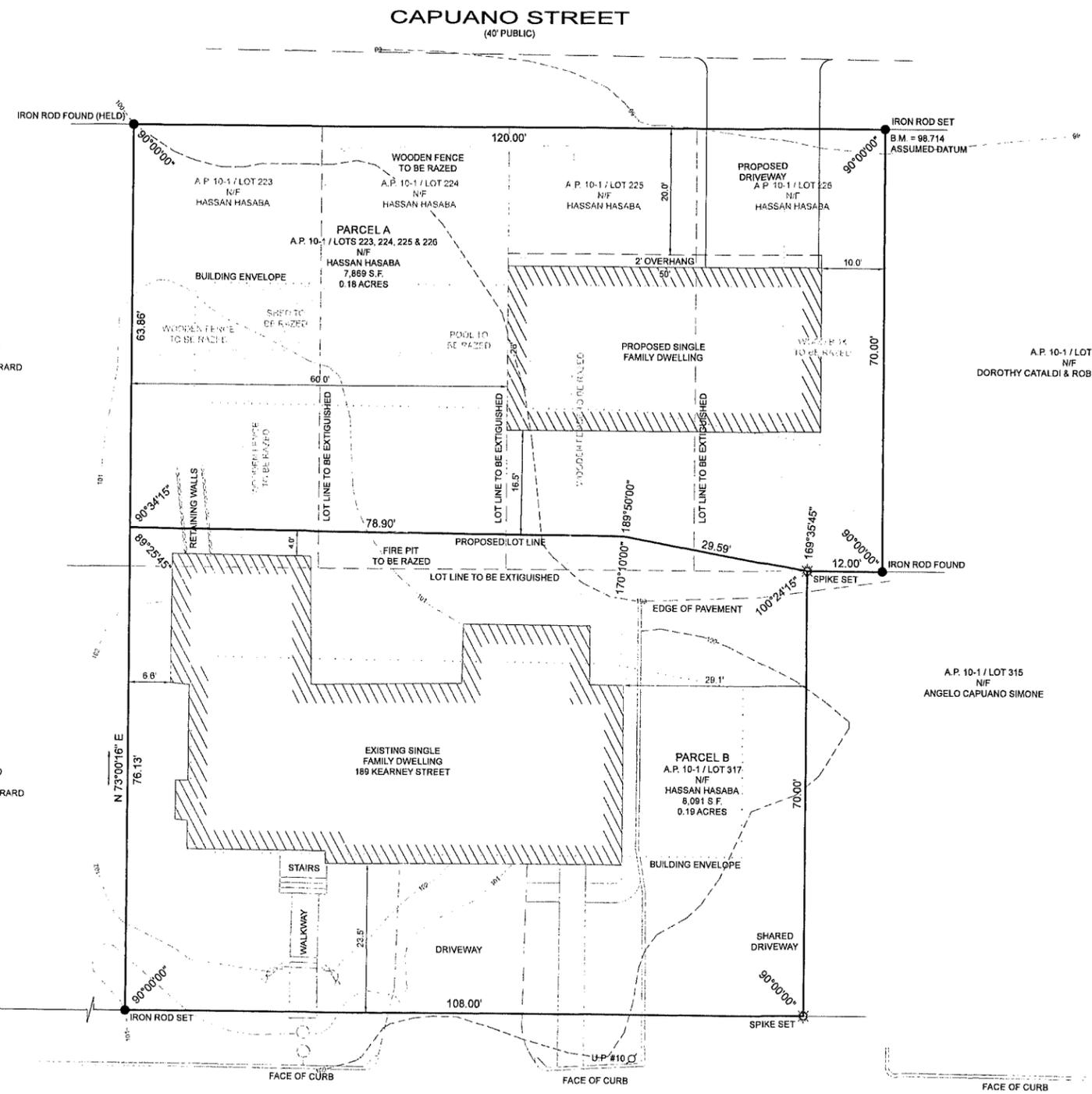
AVERAGE ALIGNMENT (PARCEL A)
 LOT 220-222: 19.70 FT
 LOT 227: 16.90 FT
 LOT 323: 21.72 FT
 AVERAGE: 19.44 FT



LOCUS MAP
NOT TO SCALE

ZONING DISTRICT A-8
 MINIMUM LOT AREA: 8,000 S.F.
 MINIMUM LOT FRONTAGE: 60 FT.
 MINIMUM SETBACKS: FRONT: 25 FT.
 SIDE: 10 FT.
 REAR: 20 FT.
 MAXIMUM STRUCTURE HEIGHT: 35 FT.
 MAXIMUM LOT COVERAGE: 30%

- LEGEND**
- AP ASSESSOR'S PLAT
 - N/F NOW OR FORMERLY
 - IRON ROD
 - DRILL HOLE
 - ⊙ GIN SPIKE / MAG NAIL
 - GRANITE BOUND
 - UTILITY POLE



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 22, 2014, AS FOLLOWS:

TYPE OF BOUNDARY SURVEY: LIMITED CONTENT BOUNDARY SURVEY / MAP COMPILED SURVEY
MEASUREMENT SPECIFICATION: CLASS I / CLASS IV

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 AND TO MOVE PROPERTY LINE BETWEEN LOTS 317 AND 315

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.

BY: *Richard T. Bzdyma* DATE: 10/9/23
 RICHARD T. BZDYMA PLS LICENSE #1766, COA #LS-450

**CAPUANO STREET
 KEARNEY STREET
 STREET INDEX**

PROPOSED PLAN
 REPLAT OF LOTS 105, 106, 107, 108, 198, 199, 200 & 201 ON 'EDEN CREST' PLAT
 MINOR SUBDIVISION
 PRELIMINARY PLAN

A.P. 10-1 / LOT 223, 224, 225, 226 & 317
 189 KEARNEY STREET
 CRANSTON, R.I. 02920
 SCALE: 1"=10' DATE: DECEMBER 28, 2022

PREPARED FOR:
HASSAN HASABA
 189 KEARNEY STREET
 CRANSTON, R.I. 02920

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

JOB NO. 10394 / DWG. NO. 10394 - Prelim - (AJB)
 SHEET 2 OF 2
 GRAPHIC SCALE: 1"=10'

0 10 20 30