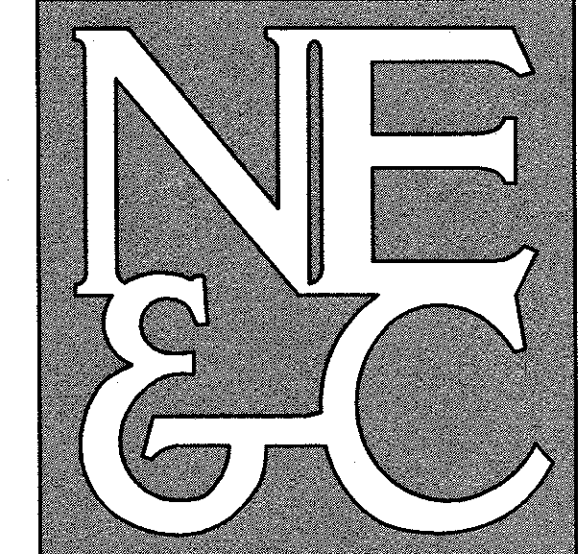


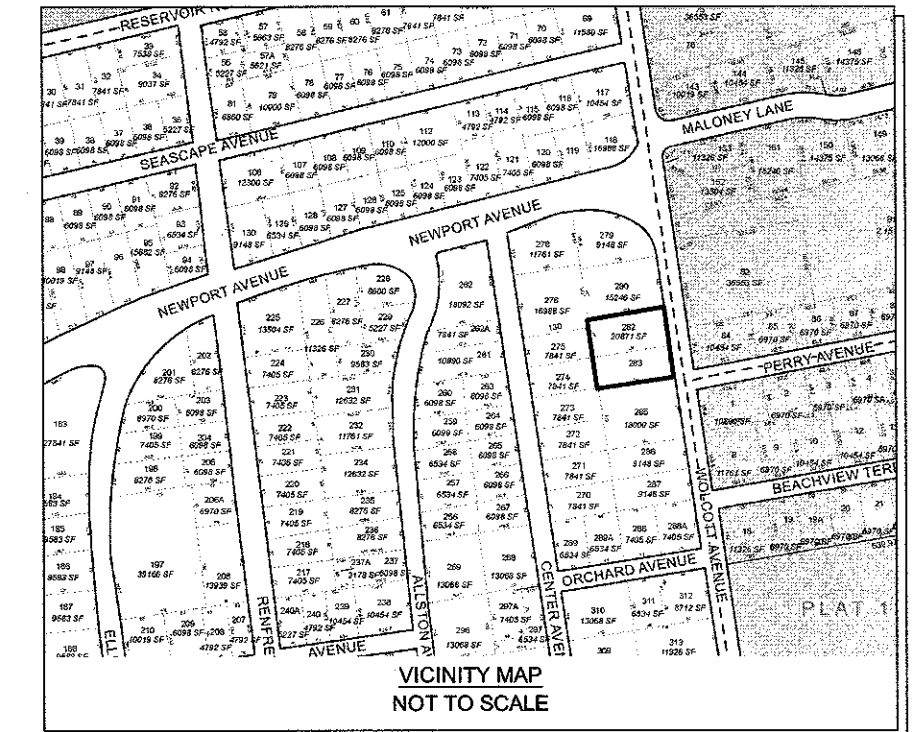
NORTHEAST ENGINEERS & CONSULTANTS, INC.



SITE/CIVIL  
LAND PLANNING  
WATERFRONT  
SURVEYING  
GEOTECHNICAL  
ENVIRONMENTAL  
TRANSPORTATION  
STRUCTURAL  
MATERIALS TESTING

A KNOWLEDGE CORPORATION®

6 VALLEY ROAD MIDDLETOWN RHODE ISLAND 02842  
PHONE (401) 849-0810 FAX (401) 846-4169  
WWW.NORTHEASTENGINEERS.COM



**LEGEND:**

	LOCUS BOUNDARY LINE
	ABUTTING BOUNDARIES AND STREETLINE
	ZONING SETBACK LINE
	EDGE OF PAVEMENT
	FENCE, TYPE AS LABELED
	ARBORVITE
	UTILITY POLE
	EDGE OF HEDGE

THE PURPOSE OF THIS PLAN IS TO TRANSFER 1,520 SF FROM A.P. 115SE, LOT 282 TO A.P. 115 SE, LOT 283.

ID	OLD AREA	NEW AREA
A.P. 115SE, LOT 282	12,266± SF	10,746± SF
A.P. 115SE, LOT 283	9,000 SF±	10,520± SF
TOTALS:	21,266 SF±	21,266 SF±

- PLAN REFERENCES**
- "REPLAT OF LAND IN MIDDLETOWN, RI OF LOTS 276, 276A, 277, 278, AP 115SE"; BY BRYER PLAN DATED AUGUST 1986; BOOK 13, MAP 302.
  - "PLAT OF 1ST BEACH LAND COMPANY"; BY COTTON, PLAN DATED JUNE 11, 1907; BOOK 1, MAP 5-6.
- NOTES**
- EXISTING CONDITIONS ARE A RESULT OF A FIELD SURVEY BY NORTHEAST ENGINEERS & CONSULTANTS, INC. IN APRIL, 2012, AND UPDATED IN SEPTEMBER 2021, AND JANUARY 2022.

**ZONING INFORMATION**  
ZONE - R10 RESIDENCE DISTRICT

MIN. LOT AREA: 10,000 S.F.  
MIN. LOT WIDTH: 100'

**SETBACKS:**

<b>PRIMARY STRUCTURE</b>	
FRONT	25'
SIDE	15'
REAR	30'
HEIGHT	35'
<b>ACCESSORY STRUCTURES</b>	
SIDE	15'
REAR	10'
HEIGHT	15'

MAX. LOT COVERAGE 25%

**SURVEYOR'S CERTIFICATION:**

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 APRIL 28, 2018, AS FOLLOWS:

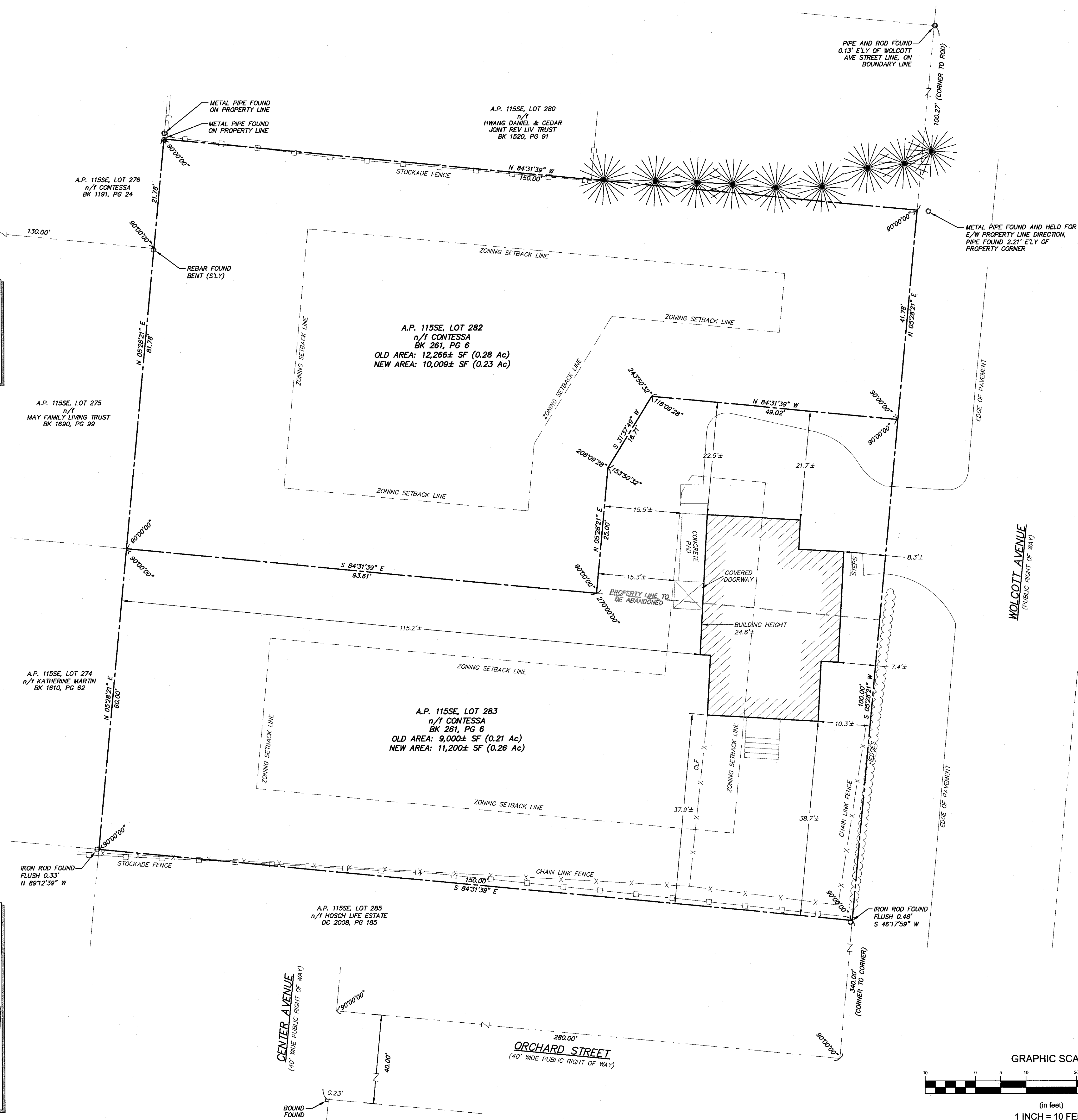
<b>TYPE OF BOUNDARY SURVEY:</b>	<b>MEASUREMENT SPECIFICATION:</b>
COMPREHENSIVE BOUNDARY SURVEY	CLASS I

**STATEMENT OF PURPOSE:**

THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS:

TO DETERMINE AND MONUMENT THE LOCATION OF THE PROPERTY BOUNDARIES OF A.P. 115SE, LOTS 282, AND 283 FOR SUBDIVISION PURPOSES.

BY: SEAN M. LEACH  
COA NO. A356



1	REVISED PROPERTY LINES	19NOV22	
No.	Revision	Date	App.
Designed By:	Drawn by: GT/VAL	Checked by: JC	
Scale:	1"=10'	Date:	OCTOBER 14, 2021
Project Title:			
<b>A.P. 155SE, LOT 282 &amp; 283</b> 183 WOLCOTT AVENUE MIDDLETOWN, RHODE ISLAND			
Client/Owner:			
BENJAMIN CONTESSA 244 MARCELLIS ROAD MINEOLA, NY 11501			
Issued for:			
Drawing Title:			
<b>ADMINISTRATIVE SUBDIVISION</b>			
Drawing Number:		L-2C	
Sheet		1 of 1	
Project Number:		12026	
Survey Index:		13 - 115SE - 282	
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