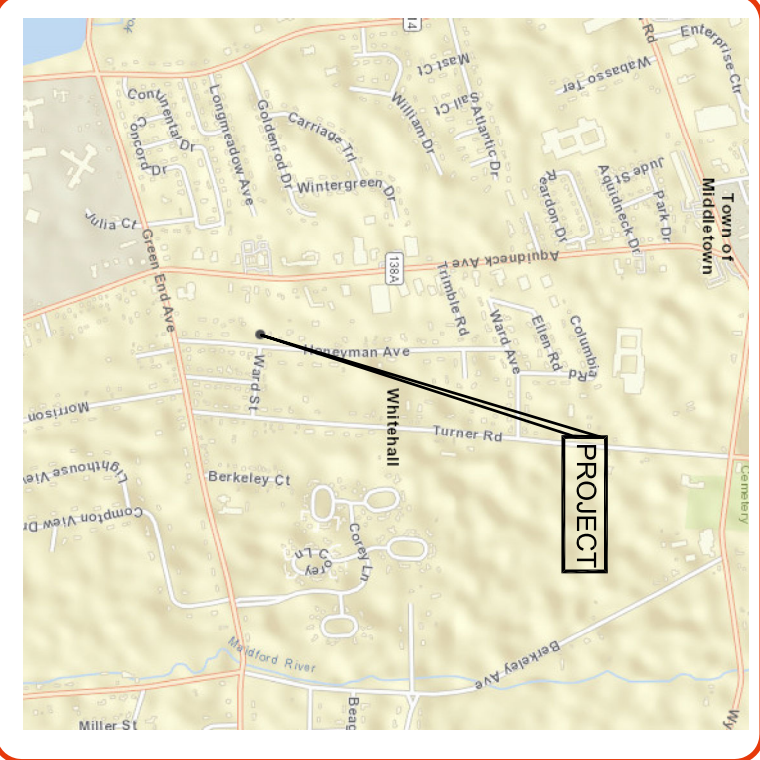


- REFERENCES:**
- 1.) PLAN: DIVISION OF LAND BY DEVISEES OF ANNIE M. WARD MIDDLETOWN, RI SURVEYED BY C.H. WARD - APRIL 1935 SCALE - 1 INCH = 80 FEET (PB#1, PG#16)
  - 2.) PLAN: PLAT NO. 1 OF LAND OF ANNIE M. WARD C.H. WARD, C.E. SEPT. 9, 1933 SCALE - 1 INCH = 50 FEET (PB#1, PG#1)
  - 3.) PLAN: REVISED PLAN OF SECTION "A" OF THE HARVEY LAND GREENEND AVE & TURNER ROAD MIDDLETOWN, R.I. (PB#3, PG#44)
  - 4.) PLAN: "A, P. 114 LOT 125 90 HONEYMAN AVENUE MIDDLETOWN, RHODE ISLAND FRANCES DE FILIPPO ... LIMITED CONCRETE BOUNDARY SURVEY 17186.0 13-114-125" BY NORTHEAST ENGINEERS (PLAN#2017-37)
  - 5.) PLAN: "PROPOSED DIVISION OF LAND IN MIDDLETOWN, R.I. FOR MRS. EDWARD KRULL ... APRIL 88 REV#D 6/88 BY ISLAND ENGINEERING 86049" (PB#13, PG#324)
  - 6.) PLAN: "MAP OF LAND IN MIDDLETOWN, R.I. SURVEYED FOR B.R.M. CO. INC. BY ISLAND ENGINEERING, JAMESTOWN, R.I. DEC. 1984 SCALE 1"=40" (PB#13, PG#200)
  - 7.) PLAN: "PROPERTY OF BARRY MCGOFF MIDDLETOWN, R.I. AP. 114 SUBDIVISION OF LOT 128 BY LEON M. SHAW, P.S. FEB. 3, 1998 SCALE 1"=40" (PLAN 998-21) - SLIDER #A-76)
  - 8.) DEEDS: VOL#PG: 745/106; 91/140; 1375/79; 129/148; 1707/216; 1440/159
  - 9.) TOWN OF MIDDLETOWN TAX ASSESSORS PLAT 114

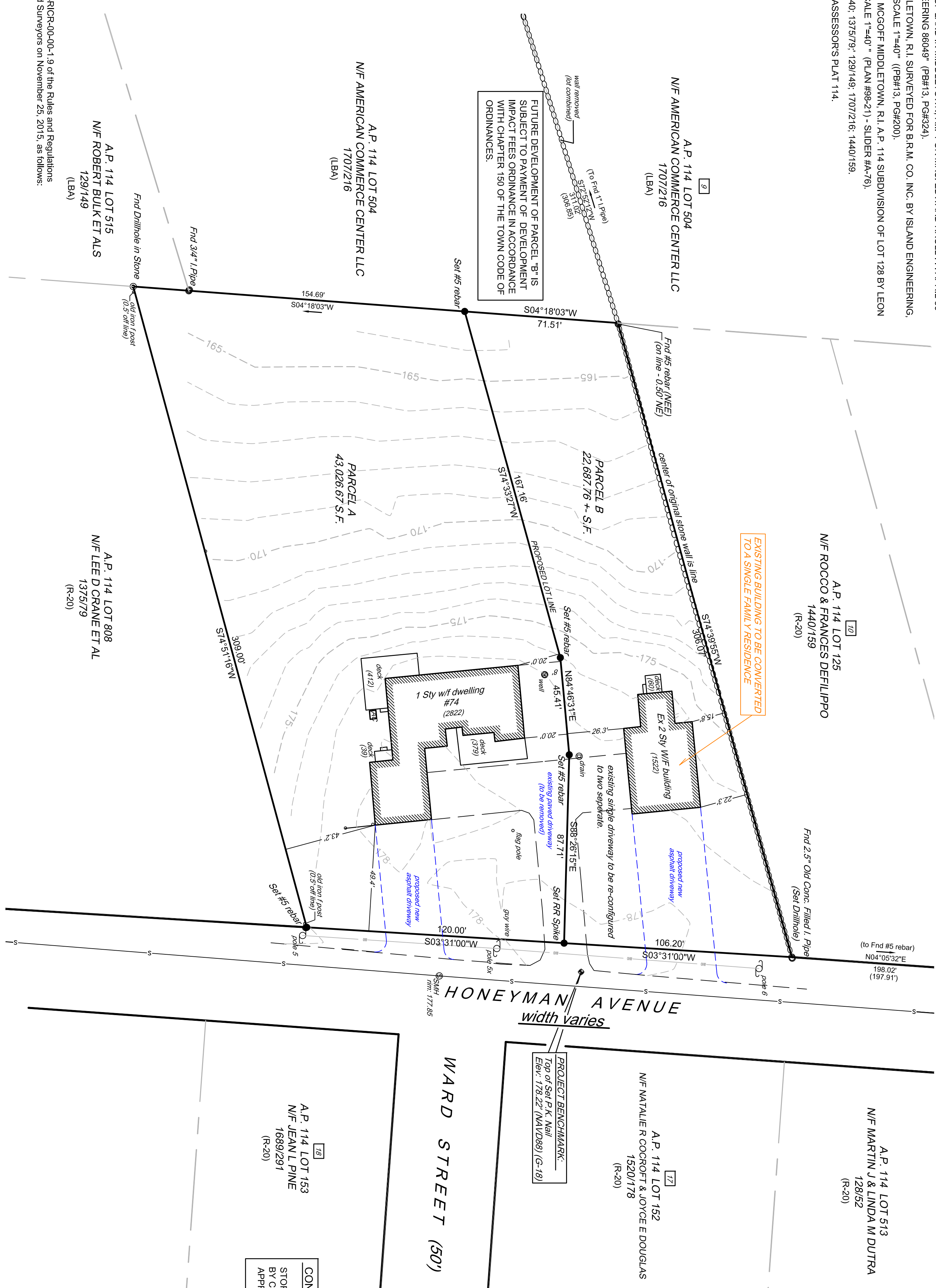
**PROPOSED**  
**MINOR SUBDIVISION**  
**ROBERT A. JR. & JONNA M. REED**  
**ASSESSOR'S PLAT 114 LOT 503**  
**HONEYMAN AVENUE**  
**MIDDLETOWN, RHODE ISLAND**  
**SEPTEMBER 6, 2022**



LOCUS MAP

- LEGEND**
- ▣ FOUND STONE BOUND
  - SET #5 STEEL REBAR W/CRIP
  - ◻ FOUND IRON PIPE
  - ◻ FOUND RI HIGHWAY BOUND
  - ◻ FOUND STEEL REBAR
  - ◻ NOW OR FORMERLY
  - EXISTING FENCE
  - OVERHEAD WIRES
  - EXISTING STONE WALL
  - [X] - RECORD LOT NUMBER
  - (100) - DEED / PLAN DIMENSION
  - 123456 - DEED BOOK / PAGE

**CONSTRUCTION NOTICE:**  
STORM WATER DRAINAGE CONTROL PROVISIONS AND PLANS REQUIRED BY CHAPTERS 151 & 153 OF THE TOWN CODE MUST BE PROVIDED AND APPROVED AT THE TIME OF CONSTRUCTION.



**OWNER OF RECORD:**  
Robert A. Jr. & Jonna M. Reed  
160 Honeyman Avenue  
Middletown, RI 02842

**LAND SPACE REQUIREMENTS:**  
ZONING DISTRICT: R-20  
USE: Single-family dwelling  
MIN. LOT AREA: 20,000 s.f.  
Parcel A - Proposed: (43,027)  
Parcel B - Proposed: (22,888)

**MIN. YARD DIMENSIONS:**  
front: 40'  
side: 20'  
Parcel B - existing: 15.8'  
rear: 50'

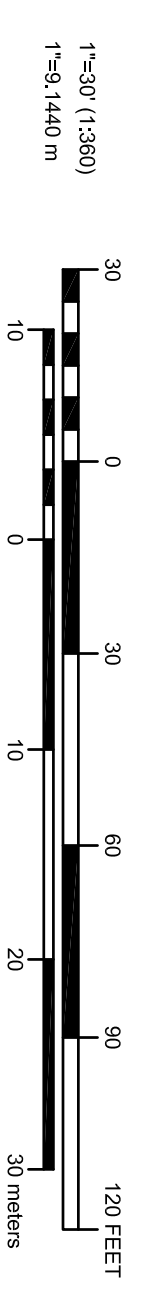
**MIN. LOT FRONTAGE:** 120'  
Parcel B - Proposed: 106.20'  
Parcel A - Proposed: 120.00'

**MAX. LOT COVERAGE:** 20%  
Parcel A - Existing: (8.5%)  
Parcel B - Proposed: (7%)

**CERTIFICATION:**  
This survey has been conducted and the plan prepared pursuant to 435-RICR-00-00-1.9 of the Rules and Regulations adopted by the Rhode Island Board of Registration for Professional Land Surveyors on November 25, 2015, as follows:  
Type of Survey: Measurement Specification  
Comprehensive Boundary  
Class II  
Topographic  
1:2

The purpose for the conduct of the survey and for preparation of the plan is as follows:  
To determine and delineate the boundary lines of lot 503 as shown on the Town of Middletown Tax Assessor's Plat No. 114. To show existing and proposed structures with building setbacks thereon, to propose a two-lot minor subdivision.

**DIGITAL COPY**  
By: Michael G. Gaston, PLS#1515  
CLOCK NO. 7725  
SURVEYORS STAMP



**MU GASTON & ASSOCIATES, LLC**  
PROFESSIONAL LAND SURVEYORS  
453 Turner Road  
Middletown, RI 02842  
Tel: 401.242.6569  
mugaston@mgaston.com  
mgastonsurveying.com

DATE: September 6, 2022  
SCALE: 1" = 30'  
JOB NO.: G-2101214  
SHEET: 1 OF 1  
RESPONSE NO.: 1  
DATE: Oct 13, 2022  
APPROVED FOR DEVELOPMENT (REVISED)

DATE: Mar 23, 2023  
FILE: 2023-09-06-114-503

STREET FILE INDEX:  
Honeyman Avenue (public)  
Ward Street (public)

PLS: Reed, R. Minor Subdivision, C&D Map, PW 28, Pg 118