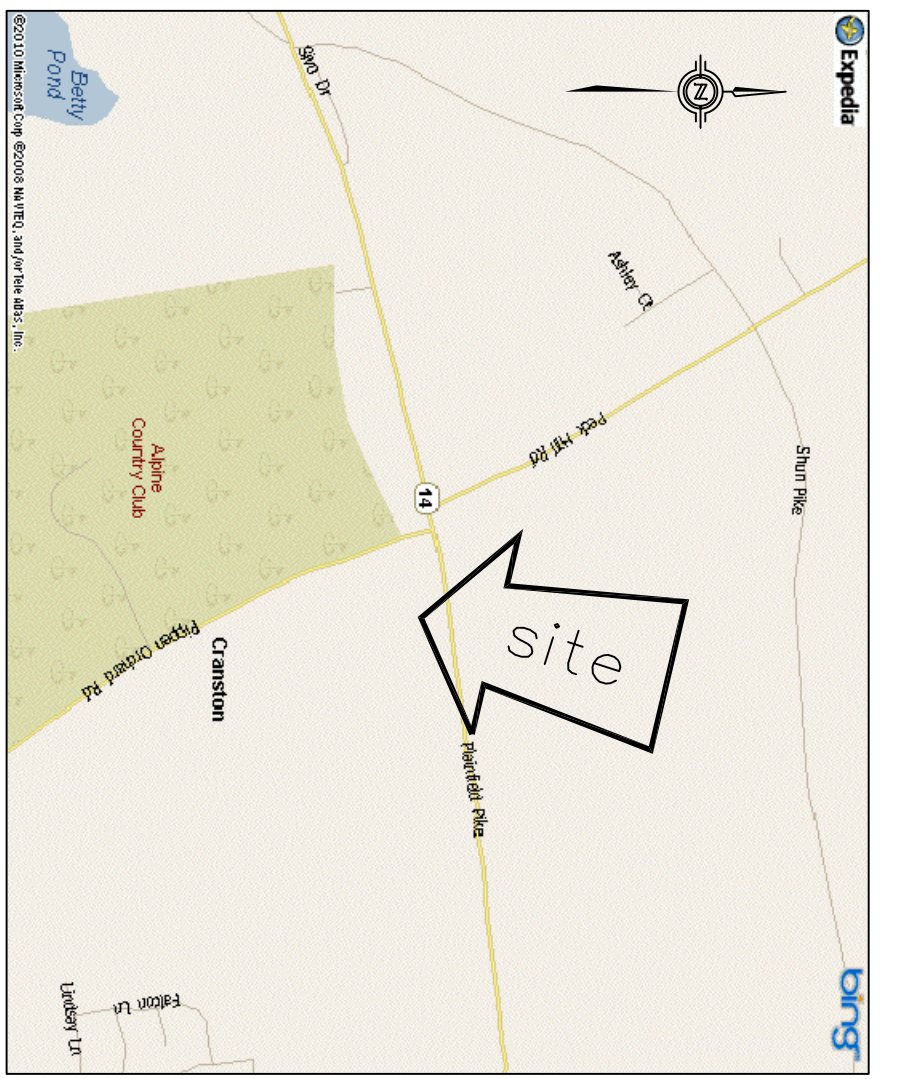


# ATLAS LAND SURVEYING LLC



## LOCUS MAP

### SURVEY CLASSIFICATION:

THIS SURVEY AND PLAN CONFORM TO THE FOLLOWING STANDARDS AS ADOPTED BY THE RHODE ISLAND BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS.  
PROPERTY LINE - CLASS "T"  
TOPOGRAPHY - CLASS "III"

BY: MARCUS CHANNELL, P.L.S. #1971  
DATE:

**OWNER / APPLICANT:**  
CLERI PROPERTY MANAGEMENT  
C/O VINCENT CLERI  
103 PECK HILL RD. ~ JOHNSTON, RI 02919  
PHONE: 401-640-3506

### LEGEND

□	CONCRETE BOUND FOUND
●	IRON ROD SET
○	STEEL PIN FOUND
⊕	UTILITY POLE
⊕	PROP. WATER SHUTOFF
⊕	DRILLHOLE SET
⊕	CESSPOOL
⊕	WELL
⊕	SOIL EVALUATION
X	PROP. SILT FENCE
—	STONE WALL
—	PROP. CONTOUR
---	EXIST. CONTOUR
~	EXIST. TREELINE
⌒	CHORD ANGLE

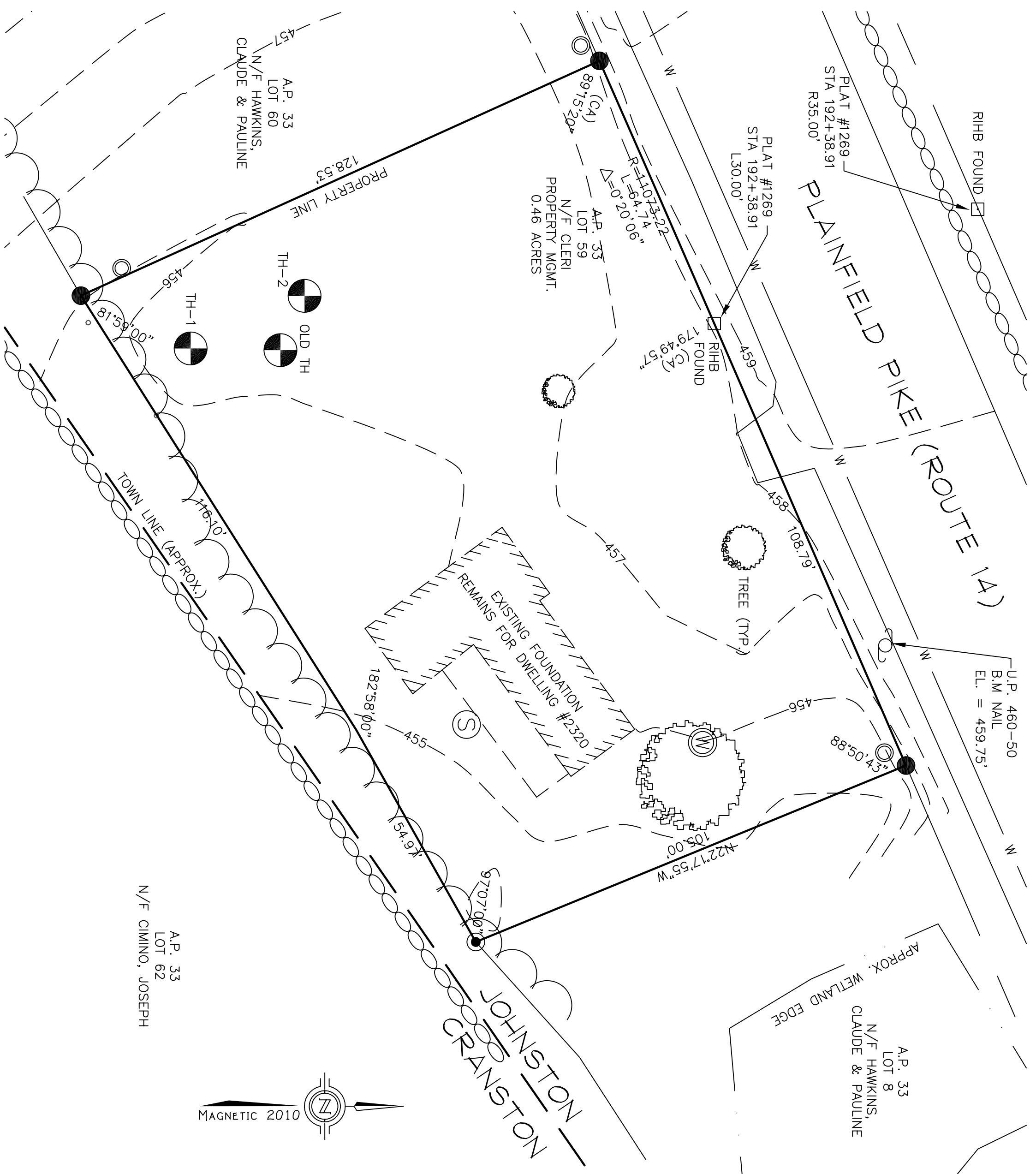
- GENERAL NOTES:**
1. REFERENCE PLAN ENTITLED "STATE OF RHODE ISLAND DEPARTMENT OF TRANSPORTATION DIVISION OF PUBLIC WORKS, PLAN, PROFILE, AND SECTIONS OF PROPOSED HIGHWAY, RRR HIGHWAY IMPROVEMENTS, PLAINFIELD PIKE FROM ATWOOD AVENUE TO EAST ROAD, SCITUATE, JOHNSTON, AND CRANSTON, RI CONTRACT # 9102, MAGUIRE GROUP, INC., PROVIDENCE, RI, AUGUST 1990, SCALE: VARIES."
  2. REFERENCE PLAN ENTITLED "PLAT SHOWING LAND IN THE CITY OF CRANSTON AND TOWN OF JOHNSTON, THE STATE OF RHODE ISLAND & PROVIDENCE PLANTATIONS BY THE DIRECTOR OF THE D.O.T. PLAT # 1646, 2/16/1971, FREDERICK WATERMAN, JR., P.E. SCALE: VARIES."
  3. REFERENCE PLAN ENTITLED " PLAT SHOWING LAND IN THE CITY OF CRANSTON AND TOWN OF JOHNSTON AND SCITUATE, THE STATE OF RHODE ISLAND & PROVIDENCE PLANTATIONS BY THE DIRECTOR OF PUBLIC WORKS, PLAT # 1269, 3/24/1965, FREDERICK WATERMAN, JR., P.E. SCALE: VARIES."
  4. REFERENCE A.P. 33.
  5. REFERENCE DEED BOOK 1650/113, 1608/299, 102/988, 1278/141, 112/200, 75/359, 32/403, 28/210, 174/230, 97/97, 59/553, 83/341, 28/241.
  6. UNDERGROUND UTILITIES ARE NOT LOCATED AS PART OF THIS PROJECT.
  7. SUBMITTAL OF THIS PLAN TO RIDEM IS BEYOND THE SCOPE OF THIS PROJECT AND MUST BE PERFORMED UNDER A SEPARATE AGREEMENT.
  8. MODIFICATIONS TO THIS PLAN ARE PROHIBITED WITHOUT PERMISSION OF ATLAS LAND SURVEYING, LLC.
  9. THIS SURVEY & PLAN DOES NOT SHOW ANY PRESCRIPTIVE EASEMENTS OR SUFFICIENT EVIDENCE BY WHICH ANY DETERMINATION CAN BE MADE BY THIS SURVEYOR ABOUT THE EXISTENCE OF PRESCRIPTIVE EASEMENTS, SUCH EASEMENTS COULD EXIST ON THIS PROPERTY & NOT APPEAR ON THIS PLAN. USERS OF THIS PLAN ARE THEREFORE WARNED NOT TO BE ON THE ALERT FOR THE EXISTENCE OF PRESCRIPTIVE EASEMENTS NOT SHOWN HEREON.
  10. THIS PLAN IS GOOD FOR THE INTENT AS NOTED ONLY. THIS SURVEY WAS REPRODUCED BY REFERENCES, DEEDS, & HIGHWAY MAPS.
  11. PLAN DOES NOT STATE ANY OPINION REGARDING WHETHER THE OCCUPATION & USES NOT IN CONFORMANCE WITH THE RECORD LINE OF TITLE HAVE RIPENED TO PRESCRIPTIVE EASEMENTS OR ADVERSE TITLE.

### ZONING DISTRICT: R-40

**REQUIRED SETBACKS:** FRONT = 40'  
SIDES = 35'  
REAR = 75'

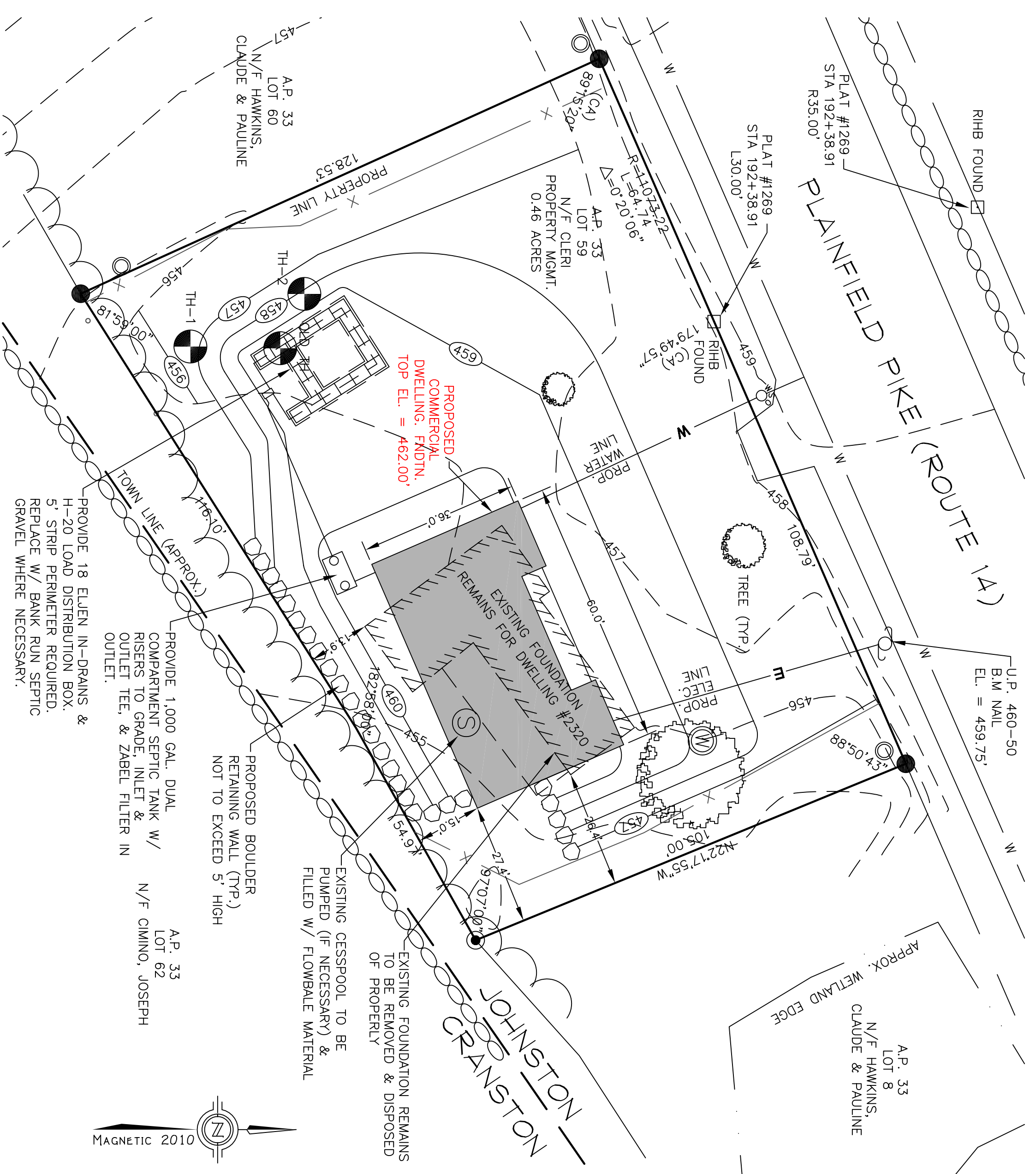
**EXISTING (CLOSEST) SETBACKS:** FRONT = 53.0'  
SIDES = 26.4'  
REAR = 13.9'

**PROPOSED (CLOSEST) SETBACKS:** FRONT = 56.7'  
SIDES = 27.4'  
REAR = 15.0'



### EXISTING CONDITIONS PLAN VIEW

SCALE: 1" = 20'

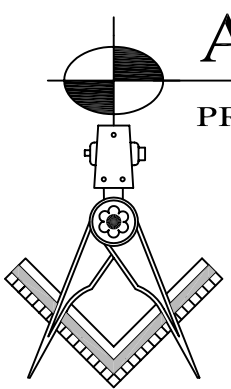


### PROPOSED SITE PLAN VIEW

SCALE: 1" = 20'

ATLAS LAND SURVEYING, LLC. COPYRIGHTED MATERIALS 2010

REVISION:	
DATE:	10 DEC. 2010
DRAWN BY:	KRC
SCALE:	AS NOTED
SHEET	1
OF 1 SHEETS	
JOB NO.	
DWG. NO.	



**ATLAS LAND SURVEYING, LLC**  
PROPERTY & CONSTRUCTION SURVEYING & MAPPING

91 Parkway Drive ~ Warwick, RI 02886  
401-737-4407

WWW.ATLASLANDSURVEYING.COM

### PROPERTY SURVEY SITE PLAN

A.P. 33, LOT 59  
2320 PLAINFIELD PIKE  
JOHNSTON, RHODE ISLAND

Prepared For:  
CLERI PROPERTY MANAGEMENT