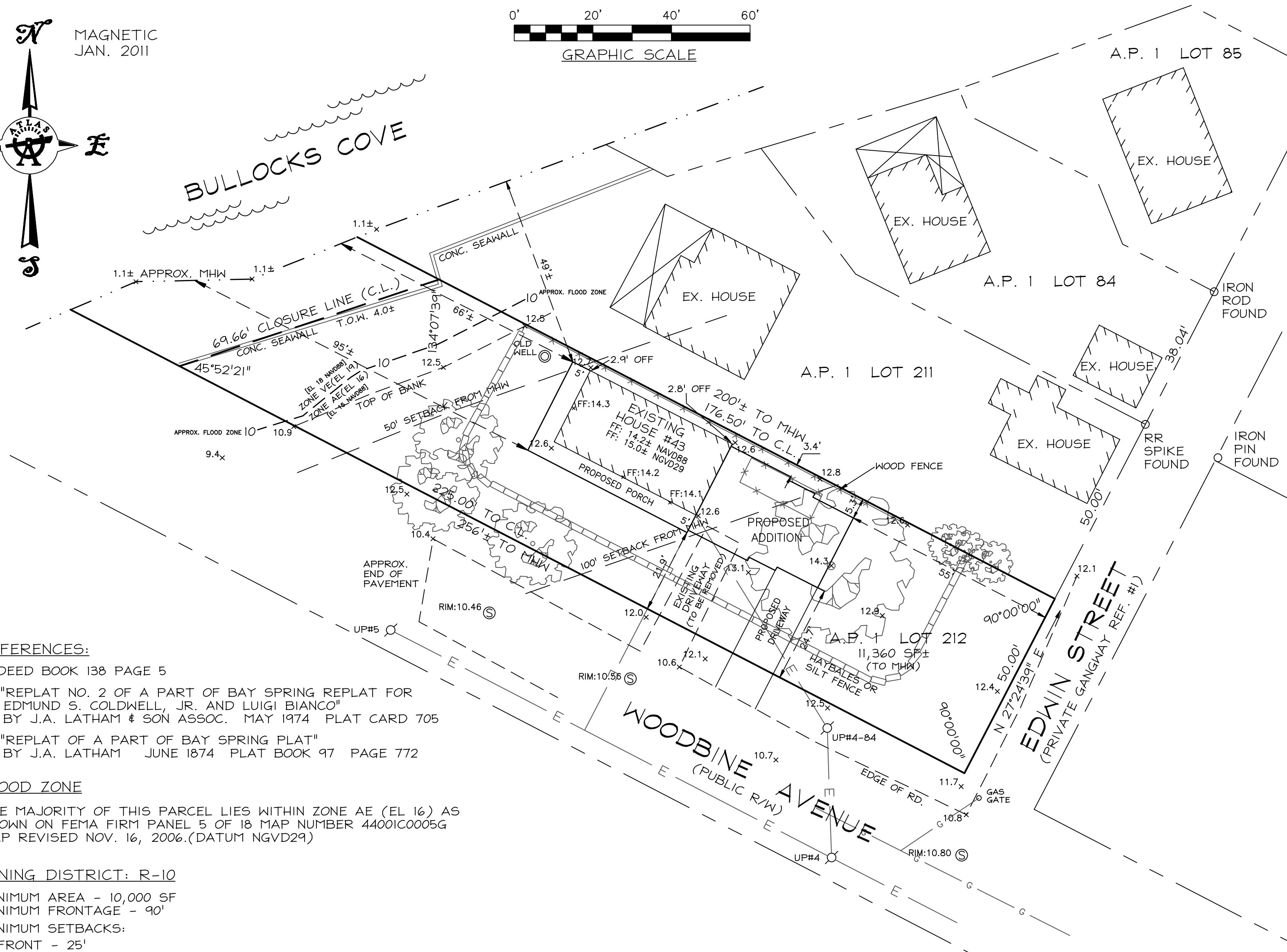


BULLOCKS COVE



REFERENCES:

1. DEED BOOK 138 PAGE 5
2. "REPLAT NO. 2 OF A PART OF BAY SPRING REPLAT FOR EDMUND S. COLDWELL, JR. AND LUIGI BIANCO" BY J.A. LATHAM & SON ASSOC. MAY 1974 PLAT CARD 705
3. "REPLAT OF A PART OF BAY SPRING PLAT" BY J.A. LATHAM JUNE 1874 PLAT BOOK 97 PAGE 772

FLOOD ZONE

THE MAJORITY OF THIS PARCEL LIES WITHIN ZONE AE (EL 16) AS SHOWN ON FEMA FIRM PANEL 5 OF 18 MAP NUMBER 44001C0005G MAP REVISED NOV. 16, 2006.(DATUM NGVD29)

ZONING DISTRICT: R-10

- MINIMUM AREA - 10,000 SF
- MINIMUM FRONTAGE - 90'
- MINIMUM SETBACKS:
 - FRONT - 25'
 - SIDE - 25' (SEE ZONING REGS FOR LOTS ON 2 STREETS)
 - REAR - 20'

NOTES:

1. THIS IS A PRE-EXISTING NON-CONFORMING LOT OF RECORD.
2. DATUM & CONTOURS FOR THIS PLAN IS BASED ON NAVD88 DATUM. TO CONVERT FROM NAVD88 TO NGVD29 ADD 0.85'±
3. EXISTING SNOW COVER AT TIME OF FIELD WORK(1-15-2011) MAY HAVE COVERED SOME GROUND FEATURES.
4. ANY UTILITIES SHOWN ON THIS PLAN HAVE BEEN LOCATED FROM FIELD SURVEY AND EXISTING PLANS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL SUCH OR ABANDONED. THE SURVEYOR DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION PROVIDED. CONTACT ALL LOCAL UTILITY COMPANIES AND DIG SAFE (1-800-DIG-SAFE) PRIOR TO ANY CONSTRUCTION.

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 "I"
TOPOGRAPHY - CLASS "III"

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

SURVEY SITE PLAN

A.P. 1 LOT 212

ATLAS LAND SURVEYING, LLC

Property & Construction Surveying & Mapping
91 Parkway Drive ~ Warwick, RI 02886
www.atlaslandsurveying.com
401-737-4407

PREPARED FOR:

REVISION:

21 JAN. 2011
25 APR. 2011

DATE: 20 JAN. 2011
DRAWN BY: MC
SCALE: 1" = 20'
SHEET 1 OF 1 SHEETS
JOB NO.: 11-001
DWG. 11-001 PL/Site