



LOCUS MAP
NOT TO SCALE

BEING A.P. 22-4 LOT 75
AREA OF LOT = 33,842 SF

REFERENCES:

1. REFERENCE IS HEREBY MADE TO THAT PLAN ENTITLED "FINAL PLAN FOR CONVERSION OF 3471 KINGSTOWN ROAD FROM A 1.511 ACRES PARCEL TO 2 LOTS OF 1.511 ACRES AND 1.511 ACRES PARCEL TO 2 LOTS OF 1.511 ACRES AND 1.511 ACRES PARCEL TO 2 LOTS OF 1.511 ACRES" DATED 05/11/2017 BY MATTHEW J. COTTA, P.E., PROFESSIONAL LAND SURVEYOR.
2. REFERENCE IS MADE TO THAT PLAN ENTITLED "FINAL PLAN FOR CONVERSION OF 3471 KINGSTOWN ROAD FROM A 1.511 ACRES PARCEL TO 2 LOTS OF 1.511 ACRES AND 1.511 ACRES PARCEL TO 2 LOTS OF 1.511 ACRES" DATED 05/11/2017 BY MATTHEW J. COTTA, P.E., PROFESSIONAL LAND SURVEYOR.
3. REFERENCE IS MADE TO THAT PLAN ENTITLED "FINAL PLAN FOR CONVERSION OF 3471 KINGSTOWN ROAD FROM A 1.511 ACRES PARCEL TO 2 LOTS OF 1.511 ACRES AND 1.511 ACRES PARCEL TO 2 LOTS OF 1.511 ACRES" DATED 05/11/2017 BY MATTHEW J. COTTA, P.E., PROFESSIONAL LAND SURVEYOR.

NOTES:

1. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT THAT MAY REVEAL UNDISCOVERED ENCUMBRANCES, EASEMENTS, OR OTHER INTERESTS THAT MAY AFFECT THE PROPERTY.
2. UNDERGROUND UTILITIES HAVE NOT BEEN LOCATED. A REASONABLE EFFORT WAS MADE TO LOCATE ANY EXISTING UTILITIES.
3. SUBJECT SITE LIES WITHIN THE TOWN OF SOUTH KINGSTOWN, PROVIDING PROTECTION OVERLAY DISTRICT.
4. EXISTING BUILDING ON LOT 47 AND EXISTING DWELLING ON LOT 48 WERE LOCATED USING 2023 AERIAL PHOTOGRAPHY. EXISTING GARAGE ON LOT 48 WAS LOCATED USING FIELD SURVEYING METHODS.
5. SEWER, WATER AND WELL SHOWN PER REFERENCE #1.

LEGEND

- UTILITY POLE FOUND
- ⊕ GRANITE/STONE BOUND FOUND
- ⊖ IRON ROD/PIPE FOUND
- ⊗ METAL FENCE FOUND
- WOODEN FENCE FOUND
- CHAIN FENCE FOUND

CERTIFICATION:

THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON NOVEMBER 23, 2014, AND 2015.

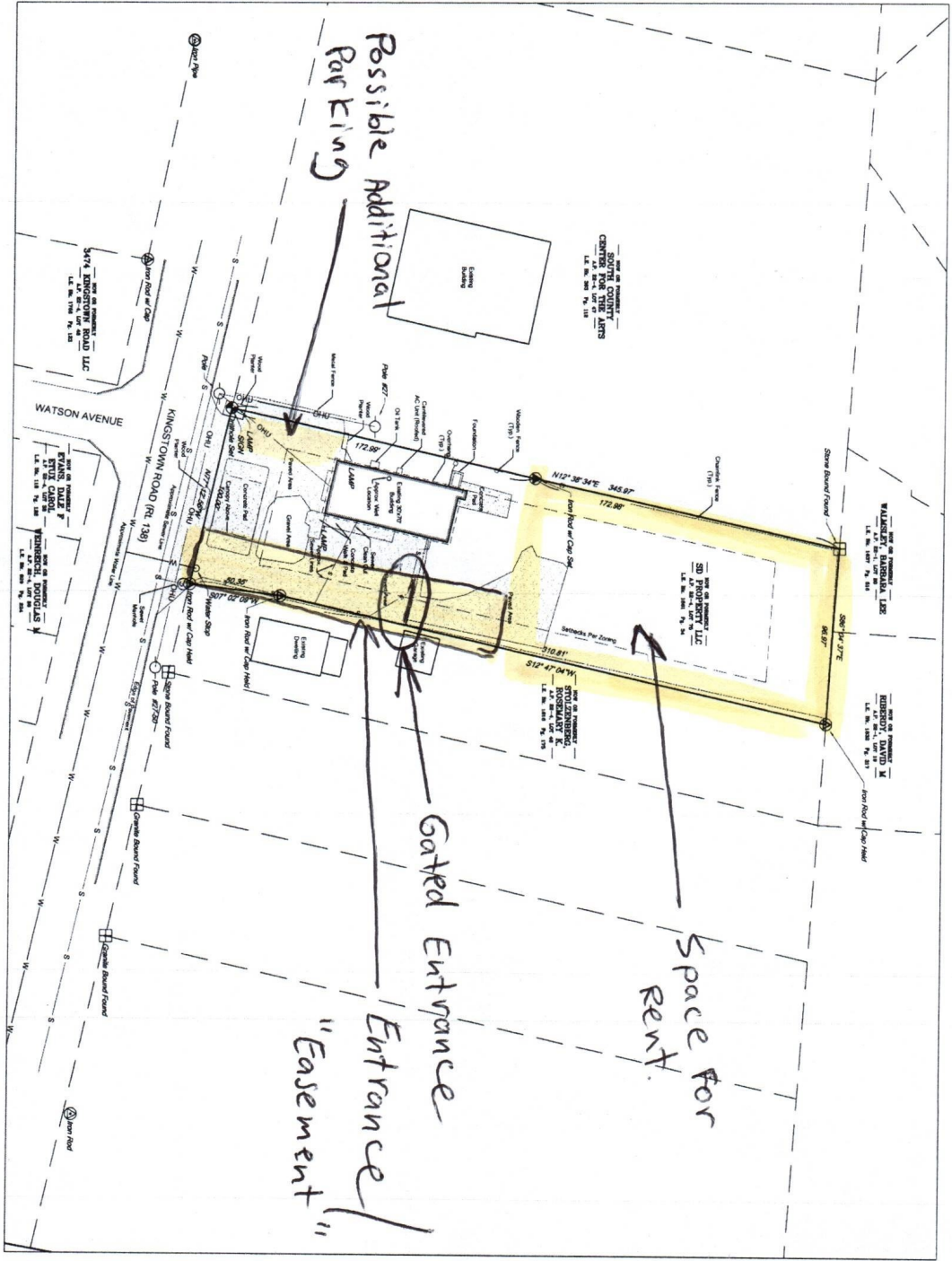
TYPE OF SURVEY: MEASUREMENT/DETERMINATION
COMPREHENSIVE BOUNDARY SURVEY CLASS 1

STATEMENT OF PURPOSE:
THE PURPOSE OF THIS SURVEY PLAN IS TO DEFINE THE BOUNDARY OF ASSessor'S PLAT 22-4 LOT 75 AND THE EXISTING STRUCTURES, EASEMENTS, FENCES AND OTHER SIGNIFICANT SITE FEATURES.

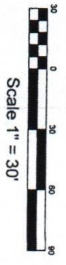
BY: MATTHEW J. COTTA, P.E., PLS
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PARCEL ZONING R20
MINIMUM LOT AREA = 20,000 SF
MINIMUM FRONTAGE = 100'
FRONT SETBACK = 35'
SIDE SETBACK = 15'
REAR SETBACK = 35'

PROPERTY OWNER
SD PROPERTY, LLC
2544 SOUTH COUNTY TRAIL
WEST KINGSTOWN, RI 02892



FEMA DETERMINATION
THIS PROPERTY IS NOT IN A SPECIAL FLOOD HAZARD AREA
EFFECTIVE: APRIL 3, 2020



THIS PLAN IS TO BE INDEXED
1 KINGSTOWN ROAD

Sheet
of 1 sheets
1
Drawing No. 123182

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MATTHEW J. COTTA
NO. 1877
PROFESSIONAL
LAND SURVEYOR

NO.	REVISION	BY	DATE

Drawn By: KLG
Checked By: MJC
Scale: 1" = 30'
Date: 10/10/2023

SURVEY PLAN
FOR
SD PROPERTY, LLC.
LOCATED AT
ASSESSOR'S PLAT 22-4, LOT 75
3471 KINGSTOWN ROAD
WEST KINGSTOWN, R.I.