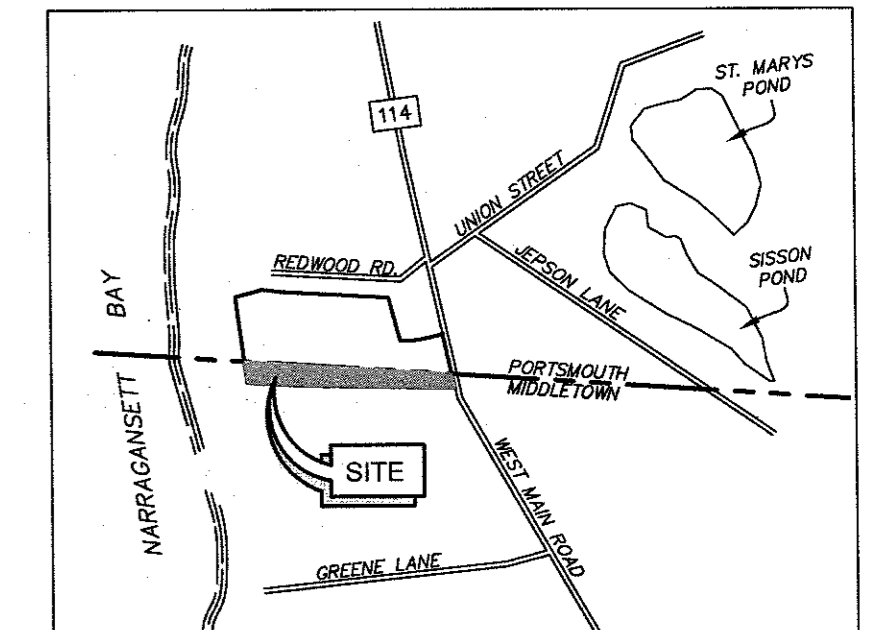
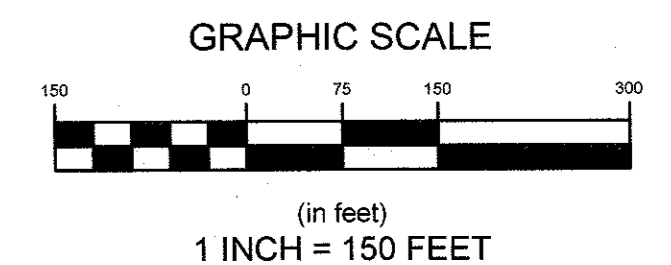


A KNOWLEDGE CORPORATION®

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



VICINITY MAP
NOT TO SCALE



No.	Revision	Date	App.

Designed By: _____ Drawn by: VAL Checked by: SML
Scale: 1"=150' Date: 30MAY2023

Project Title:
**PRESCOTT POINT
WEST MAIN ROAD**
A.P. 104, LOT 7
MIDDLETOWN, RHODE ISLAND

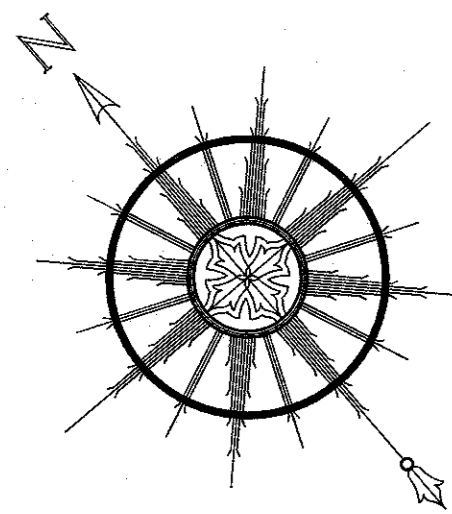
Client/Owner:
PRESCOTT POINT, LLC
C/O LANDINGS REAL ESTATE GROUP
543 THAMES STREET NEWPORT, RI 02840

Issued for:

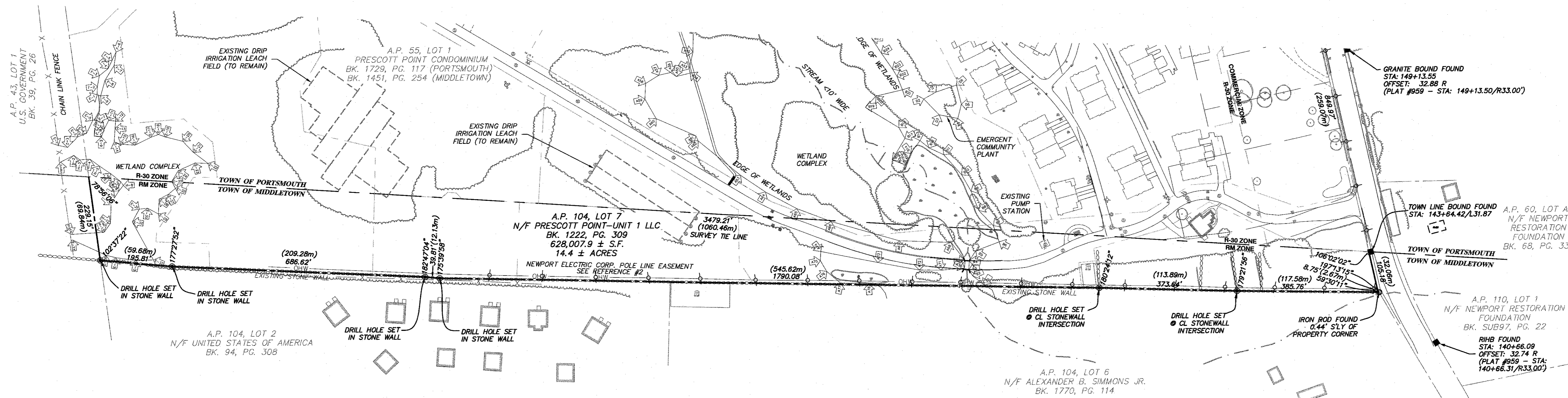
Drawing Title:
**COMPREHENSIVE
BOUNDARY SURVEY**

Drawing Number:
L-1
Sheet **1** of **1**
Project Number:
15129.0
Survey Index:
13 - 104 - 7

OWNERSHIP AND USE OF DOCUMENTS: DRAWINGS AND SPECIFICATIONS, AS INSTRUMENTS OF PROFESSIONAL SERVICE, ARE AND SHALL REMAIN THE PROPERTY OF THE ENGINEER. THESE DOCUMENTS ARE NOT TO BE USED, IN WHOLE OR PART, FOR ANY OTHER PROJECTS OR PURPOSES, OR BY ANY OTHER PARTIES, THAN THOSE PROPERLY AUTHORIZED BY CONTRACT, WITHOUT THE EXPRESS AUTHORIZATION OF THE ENGINEER.



SEE GENERAL NOTES #4



SURVEYOR'S CERTIFICATION:
THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO 435-RICR-00-00-1.9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON APRIL 28, 2018, AS FOLLOWS:

TYPE OF SURVEY: COMPREHENSIVE BOUNDARY SURVEY
MEASUREMENT SPECIFICATION: CLASS 1

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. 104, LOT 7.

SEAN M. LEACH
No. 1907
PROFESSIONAL LAND SURVEYOR
DATE: 5/20/23
COA NO. A358

- PLAN REFERENCES:**
- PLAN ENTITLED "ALTA/ACSM PLAN PORTSMOUTH A.P. 55, LOTS 1A, MIDDLETOWN A.P. 104, LOT 7, WEST MAIN ROAD, PORTSMOUTH/MIDDLETOWN, RI" PREPARED BY NORTHEAST ENGINEERS & CONSULTANTS, INC., SCALE: 1"=150', DATED SEPTEMBER 11, 2000, REVISED JANUARY 2004.
 - PLAN ENTITLED "NEWPORT ELECTRIC CORPORATION SUBJECT: PROPOSED POLE LINE EASEMENT ON PROPERTY OF OUR LADY OF HOPE NOVITIATE OFF WEST MAIN ROAD, MIDDLETOWN, RI.", DATE: JULY 12, 1961 PLAN BOOK 5, PAGE 2-1.
 - STATE HIGHWAY PLAT NO.'S 952 & 959.
 - PLAN ENTITLED "CONDOMINIUM PLAN PREPARED FOR FREEDOM BAY CONDOMINIUM WEST MAIN ROAD (RTE 114) PORTSMOUTH/MIDDLETOWN, RHODE ISLAND", PREPARED BY FUSSELL & O'NEILL, INC. CONSULTING ENGINEERS, SCALE: 1"=150', DATED OCTOBER 31, 2005.

- GENERAL NOTES:**
- PROPERTY LINES TAKEN FROM PLAN ENTITLED "ALTA/ACSM PLAN, PORTSMOUTH A.P. 44 LOT 1A, MIDDLETOWN A.P. 104 LOT 7, WEST MAIN ROAD, PORTSMOUTH/MIDDLETOWN, RHODE ISLAND", A CLASS 1 SURVEY PREPARED BY NORTHEAST ENGINEERS & CONSULTANTS, INC. DATED JANUARY 5, 2004.
 - ELEVATIONS REFER TO THE NATIONAL GEODETIC DATUM OF 1929 (NGVD).
 - ORIGINAL TOPOGRAPHY AND SITE FEATURES TAKEN FROM AERIAL SURVEY CONTROL BY NORTHEAST ENGINEERS & CONSULTANTS, INC. ADDITIONAL TOPOGRAPHY AND PHASE I IMPROVEMENTS SURVEYED BY NE&C IN 2007 THROUGH 2015, AND AS-BUILT CONDITIONS SURVEYED BY NE&C APRIL 2023. PROPERTY LINES AND SITE FEATURES OUTSIDE OF THE SUBJECT PROPERTY ARE APPROXIMATE AND ARE INCLUDED FOR REFERENCE ONLY.
 - NORTH ARROW SCALED FROM TAX ASSESSOR'S MAP AND SHOULD BE CONSIDERED APPROXIMATE.

LEGEND

	PROPERTY LINE
	WETLAND BOUNDARY
	WETLAND FLAG
	OVERHEAD WIRES
	WATER GATE VALVE
	HYDRANT
	CATCH BASIN
	DRAIN MANHOLE
	SEWER MANHOLE
	CONCRETE BOUND
	DRILL HOLE
	BRUSH / TREE LINE
	CONDOMINIUM UNIT LINE (TAKEN FROM PLAN REF. #4)

ALL UNDERGROUND UTILITIES SHOWN ON THIS PLAN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING PLANS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM ALL AVAILABLE INFORMATION. (PLEASE CONTACT DISSAFE PRIOR TO CONSTRUCTION AT 1-888-344-7233, AND/OR ALL LOCAL UTILITY COMPANIES)