

GB(FND) IS HELD FOR NORTHERLY LOT LINE AND IS 1.59' INTO STREET

- GENERAL NOTES:
1. THE PARCEL IS PLAT 115-SE, LOTS 145, 146 & 147.
 2. THE TOTAL PARCEL AREA IS 19,441 S.F. OR 0.4463 ACRES.
 3. THE EXISTING BUILDING ADDRESS IS 170 AQUIDNECK AVENUE.
 4. THE PARCEL IS ZONED: LBA
 5. THE PARCEL IS LOCATED WITHIN THE TOWN OF MIDDLETOWN TRAFFIC SENSITIVE OVERLAY AREA.
 6. SEE DEED BOOK 1709 AT PAGE 270 FOR TITLE REFERENCE.
 7. BY GRAPHIC PLOTTING ONLY, THE PARCEL APPEARS TO BE LOCATED WITHIN FLOOD ZONES VE (ELEV. 16), AE (ELEV. 14), AND X (0.2% ANNUAL CHANCE FLOOD HAZARD) AS SHOWN ON FEMA FLOOD MAP 44005C0181J FOR THE TOWN OF MIDDLETOWN, EFFECTIVE DATE SEPTEMBER 4, 2013.

- PLAN REFERENCES:
1. PLAN ENTITLED "PLAT OF LAND OF FIRST BEACH LAND CO., NEWPORT, R.I., SCALE: 1" = 100', SURVEYED BY J.P. COTTON, C.E., NEWPORT, R.I., JUNE 11, 1907," WHICH IS RECORDED IN THE TOWN OF MIDDLETOWN REGISTRY OF DEEDS IN PLAN BOOK 1 AT PAGES 5 AND 6.
 2. PLAN ENTITLED "LAND OF WILLIAM T. SULLIVAN, AQUIDNECK AVENUE, MIDDLETOWN, R.I., SHOWING PROPOSED CHANGES OF LOTS 137, 138 AND 140, AND ELIMINATION OF LOT 139 ON TAX PLATE 115SE, APRIL 30, 1976, SCALE: 1" = 20', DRAWN BY: F.J. O'LAUGHLIN," WHICH IS RECORDED IN THE TOWN OF MIDDLETOWN REGISTRY OF DEEDS IN PLAN BOOK 13 AT PAGE 4.
 3. RHODE ISLAND STATE HIGHWAY PLAT NO. 164.
 4. RHODE ISLAND STATE HIGHWAY PLAT NO. 1138.
 5. RHODE ISLAND STATE HIGHWAY PLAT NO. 1488.

AQUIDNECK AVENUE
(R.I. STATE HIGHWAY PLAT NO. 1138)

RIHB(FND&HELD)
30.00' RIGHT OF STA. 19+02.66

LEGEND

PL	PROPERTY LINE
IP	IRON PIPE
MAG	MAG NAIL
GB	GRANITE BOUND
RIHB	R.I. HIGHWAY BOUND
STA.	STATION
FND	FOUND
N/F	NOW OR FORMERLY
S.F.	SQUARE FEET

MICHAEL R. DARVEAU
NO. 1978
PROFESSIONAL LAND SURVEYOR
7/14/21

THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO SECTION 9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON NOVEMBER 25, 2015, AS FOLLOWS:

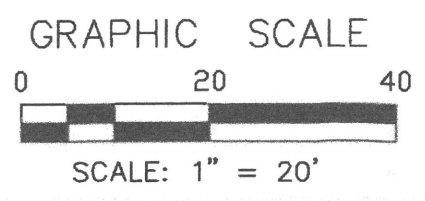
TYPE OF SURVEY: COMPREHENSIVE BOUNDARY SURVEY
DATA ACCUMULATION SURVEY

MEASUREMENT SPECIFICATION: CLASS I
CLASS III

STATEMENT OF PURPOSE:
THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS:
1) PREPARE A PROPOSED DECK ADDITION PLAN.

BY: MICHAEL R. DARVEAU, PLS #1978
PRESIDENT, DARVEAU LAND SURVEYING, INC.

DATE: 7/14/21
COA #LS-A497



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PROPOSED ADDITION
PLAN FOR
BUILDINGS OF TASTE, LLC
PLAT 115-SE, LOTS 145, 146 & 147
170 AQUIDNECK AVENUE
MIDDLETOWN, RHODE ISLAND

SCALE: 1" = 20'	DATE: 7-14-2021	SHEET: 1 OF 1	PROJECT: 2021_018
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