



LEGEND

- LOCUS BOUNDARY LINE
- ABUTTING BOUNDARIES AND STREETLINE
- EDGE OF PAVEMENT
- FENCE, TYPE IS LABELED
- ARCHIVE
- UTILITY POLE
- EDGE OF HEDGE

THE PURPOSE OF THIS PLAN IS TO TRANSFER 1,961 SF FROM AP 115SE, LOT 282 TO AP 115SE, LOT 283.

ID	OLD AREA	NEW AREA
AP 115SE, LOT 282	12,266 SF±	10,306 SF±
AP 115SE, LOT 283	9,000 SF±	10,960 SF±
TOTALS:	21,266 SF±	21,266 SF±

PLAN REFERENCES

- "REPLAT OF LAND IN MIDDLETOWN, RI OF LOTS 276, 276A, 277, 278, AP 115SE", BY BRYER, PLAN DATED AUGUST 1988, BOOK 13, MAP 302.
- "PLAT OF 1ST BEACH LAND COMPANY" BY COTTON, PLAN DATED JUNE 11, 1907, BOOK 1, MAP 5-8.

NOTES

- EXISTING CONDITIONS ARE A RESULT OF A FIELD SURVEY BY NORTHEAST ENGINEERS & CONSULTANTS, INC. IN APRIL, 2012, AND UPDATED IN SEPTEMBER 2021.

ZONING INFORMATION
ZONE - R10 RESIDENCE DISTRICT

MIN. LOT AREA: 10,000 S.F.
MIN. LOT WIDTH: 100'

SETBACKS:

STRUCTURE	FRONT	SIDE	REAR	HEIGHT
PRIMARY STRUCTURE	25'	15'	30'	35'
ACCESSORY STRUCTURES	15'	10'	15'	

MAX. LOT COVERAGE: 25%

SURVEYOR'S CERTIFICATION

THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO SECTIONS 8 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 BOUNDARY 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. 1099W, LOT 281 FOR SUBDIVISION PURPOSES.

BY: *Sean M. Leach* (Signature)
SEAN M. LEACH
NO. 1107
PROFESSIONAL LAND SURVEYOR
SEALED

NORTHEAST ENGINEERS & CONSULTANTS, INC.

NE & C

A KNOWLEDGE CORPORATION

55 JOHN CLARKE ROAD MIDDLETOWN, RHODE ISLAND 02842
PHONE (401) 849-0810 FAX (401) 846-4169
WWW.NORTHEASTENGINEERS.COM

SITE/CIVIL
LAND PLANNING
WATERFRONT
SURVEYING
GEOTECHNICAL
ENVIRONMENTAL
TRANSPORTATION
STRUCTURAL
MATERIALS TESTING



No.	Revision	Date	App.

Designed by: [] Drawn by: GT Checked by: JC
Scale: 1"=10' Date: OCTOBER 14, 2021

Project Title:
A.P. 155SE, LOT 282 & 283
183 WOLCOTT AVENUE
MIDDLETOWN, RHODE ISLAND

Client's Owner:
BENJAMIN CONTESSA
244 MARCELLIS ROAD
MINEOLA, NY 11501

Issued for:

Drawing Title:
ADMINISTRATIVE SUBDIVISION

Drawing Number:
L-2C

Sheet 1 of 1

Project Number:
12026

Survey Index:
13 - 115SE - 282

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