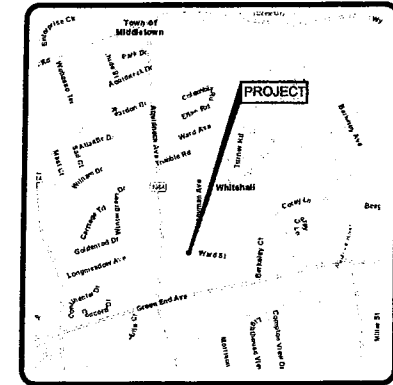


**PROPOSED
MINOR SUBDIVISION**
ROBERT A. JR. & JONNA M. REED
ASSESSOR'S PLAT 114 LOT 503
HONEYMAN AVENUE
MIDDLETOWN, RHODE ISLAND
SEPTEMBER 6, 2022



LOCUS MAP

REFERENCES:

- 1.) PLAN: "DIVISION OF LAND BY DEVISEES OF ANNIE M. WARD MIDDLETOWN, R.I. SURVEYED BY C.H. WARD - APRIL 1935 SCALE - 1 INCH = 80 FEET" (PB#1, PG#16)
- 2.) PLAN: "PLAT NO. 1 OF LAND OF ANNIE M. WARD C.H. WARD, C.E. SEPT. 9, 1933 SCALE - 1 INCH = 50 FEET" (PB# PG#_)
- 3.) PLAN: "REVISED PLAN OF SECTION 'A' OF THE HARVEY LAND GREENEND AVE & TURNER ROAD MIDDLETOWN, R.I." (PB#3, PG#64)
- 4.) PLAN: "A.P. 114 LOT 125 90 HONEYMAN AVENUE MIDDLETOWN, RHODE ISLAND FRANCES DE FILIPPO ... LIMITED CONTENT BOUNDARY SURVEY 17188.0 13-114-125" BY NORTHEAST ENGINEERS (PLAN#2017-37)
- 5.) PLAN: "PROPOSED DIVISION OF LAND IN MIDDLETOWN, R.I. FOR MRS. EDWARD KROLL ... APRIL 86 REVD 6/86 BY ISLAND ENGINEERING 86049" (PB#13, PG#324)
- 6.) PLAN: "MAP OF LAND IN MIDDLETOWN, R.I. SURVEYED FOR B.R.M. CO. INC. BY ISLAND ENGINEERING, JAMESTOWN, R.I. DEC., 1984 SCALE 1"=40" (PB#13, PG#200)
- 7.) PLAN: "PROPERTY OF BARRY MCGOFF MIDDLETOWN, R.I. A.P. 114 SUBDIVISION OF LOT 128 BY LEON M. SHAW, PLS FEB. 3, 1998 SCALE 1"=40" (PLAN #98-21) - SLIDER #A-76)
- 8.) DEEDS: VOL/PG; 745/106; 91/140; 1375/79; 129/149; 1707/216; 1440/159.
- 9.) TOWN OF MIDDLETOWN TAX ASSESSOR'S PLAT 114.

NOTES:

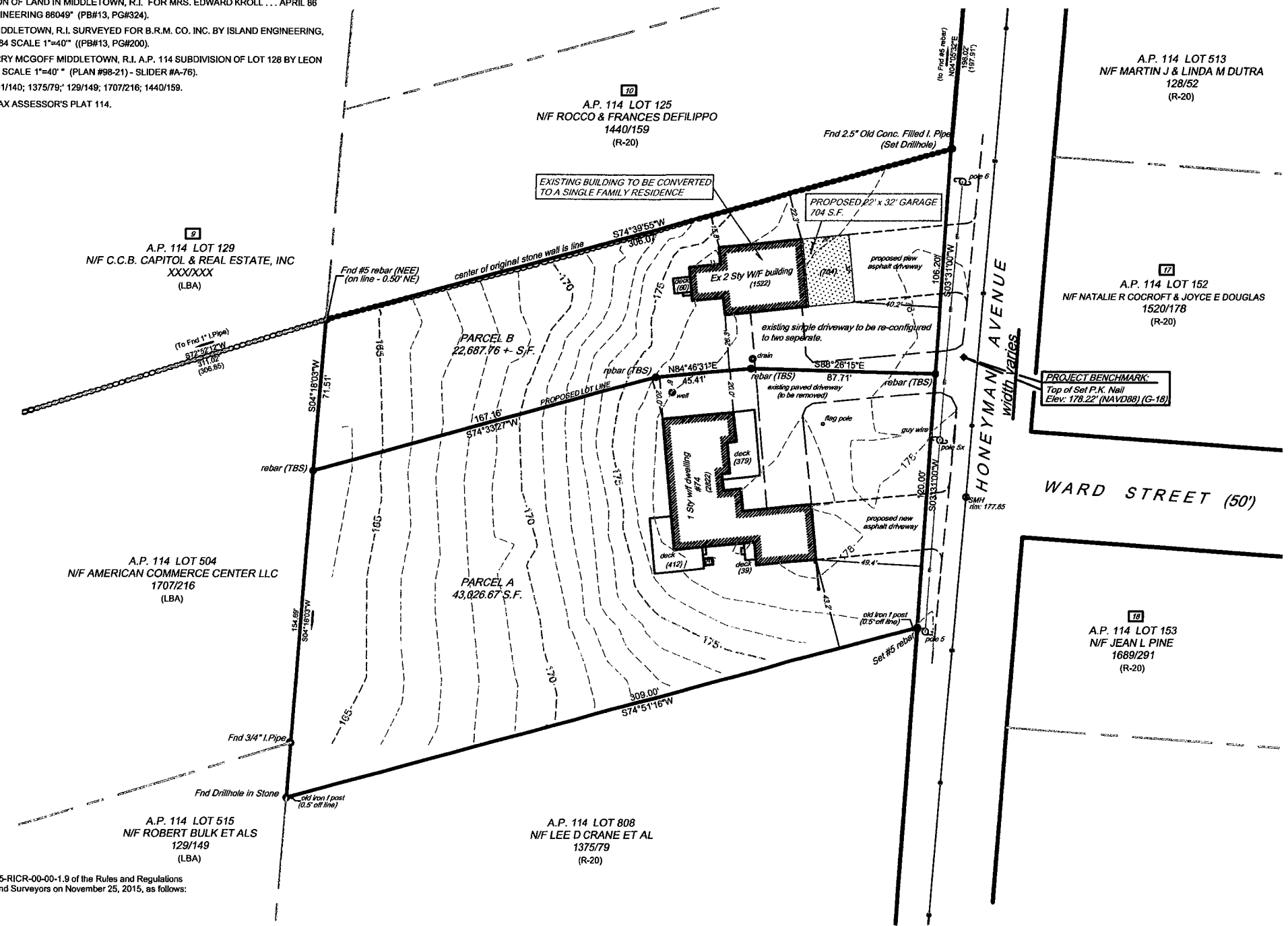
OWNER OF RECORD:
Robert A. Jr. & Jonna M. Reed
160 Honeyman Avenue
Middletown, R.I. 02842

LAND SPACE REQUIREMENTS:
ZONING DISTRICT: R-20
USE: Single-family dwelling
MIN. LOT AREA: 20,000 s.f.
Parcel A - Proposed: (43,027)
Parcel B - Proposed: (22,688)

MIN. YARD DIMENSIONS:
front: 40'
side: 20'
Parcel B - existing: 15.8'
rear: 50'

MIN. LOT FRONTAGE: 120'
Parcel B - Proposed: 106.20'
Parcel A - Proposed: 120.00'

MAX. LOT COVERAGE: 20%
Parcel A - Existing: (8.5%)
Parcel B - Proposed: (10%)



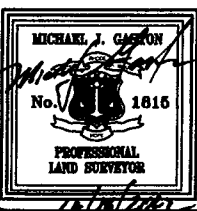
- LEGEND**
- - FOUND STONE BOUND
 - - SET #5 STEEL REBAR w/cap
 - - FOUND IRON PIPE
 - - FOUND RI HIGHWAY BOUND
 - - FOUND STEEL REBAR
 - N/F - NOW OR FORMERLY
 - - EXISTING FENCE
 - - OVERHEAD WIRES
 - - EXISTING STONE WALL
 - 100' - RECORD LOT NUMBER
 - 123456 - DEED BOOK / PAGE

CERTIFICATION:

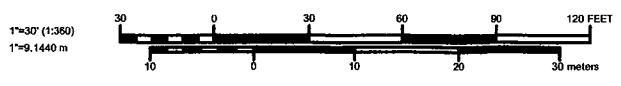
This survey has been conducted and the plan prepared pursuant to 435-RICR-00-00-1.9 of the Rules and Regulations adopted by the Rhode Island Board of Registration for Professional Land Surveyors on November 25, 2015, as follows:

Type of Survey: Comprehensive Boundary
Measurement Specification: Class I
Data Accumulation: Class III
Topographic: T-2

The purpose for the conduct of the survey and for preparation of the plan is as follows:
To determine and delineate the boundary lines of lot 503 as shown on the Town of Middletown Tax Assessor's Plat No. 114. To show existing and proposed structures with building setbacks thereon. To propose a two-lot minor subdivision.



By: *Michael J. Gaston*
Michael J. Gaston, PLS#1815
C.O.A. No: 723



MJ GASTON & ASSOCIATES, LLC
PROFESSIONAL LAND SURVEYORS
453 Turner Road
Middletown, Rhode Island 02842
Tel: 401-743-5659
michael@gastonsurveying.com
gastonsurveying.com

DRAWN BY: M/G	DATE: September 6, 2022
SCALE: 1" = 30'	DRAWING NO: 210121-C
JOB NO: G-210121A	SHEET: 1 OF 1
REVISION NO. 1 (added conversion note)	DATE: Oct. 13, 2022
REVISION NO.	DATE
FILED: Reod_R_MinorSubdivision_c3d.dwg; FIM 28, Pg.118	

STREET FILE INDEX:
Honeyman Avenue (public)
Ward Street (public)