2023-103

LEGEND

- ZONING SETBACK LINE
- EXISTING EDGE OF PAVEMENT
- EXISTING BOARD FENCE
- EXISTING CHAINLINK FENCE
- EXISTING HEDGES
- LOT LINE TO BE REMOVED
- SET IRON ROD
- EXISTING 'MAG' NAIL
- EXISTING IRON ROD
- SET 'MAG' NAIL
- UP 507 UTILITY POLE
- EXISTING DRAINAGE MANHOLE
- EXISTING SEWER MANHOLE
- EXISTING TREE

ASSESSORS PLAT 116 SE, LOT 84
N/F
THE BUSHNELL FAMILY BIRD
BECK STASZ TRUST
L.E. 1791, Pg. 287

ASSESSORS PLAT 116 SE, LOT 95
N/F
GEORGE STEELE LIFE ESTATE
L.E. 1209, Pg. 194

ASSESSORS PLAT 116 SE, LOT 85
N/F
BPD HOLDINGS, LLC
L.E. 1532, Pg. 6
REFERENCE 4
L.E. 1568, PG. 238 (CORRECTIVE DEED)

ASSESSORS PLAT 116 SE, LOT 86
N/F
EUGENE C. & LORI A. CAVANAUGH
L.E. 1591, Pg. 46
REFERENCE 3
PARCEL DOES NOT CLOSE
MATHEMATICALLY PER PLAT

ASSESSORS PLAT 116 SE, LOT 87
N/F
EDWARD P. & MARYANN SWANSON
L.E. 1628, Pg. 103
REFERENCE 5

ASSESSORS PLAT 122, LOT 76
N/F
ALICIA E. LANG & PAUL E. O'NEIL
L.E. 1476, Pg. 46

ASSESSORS PLAT 122, LOT 139
N/F
CLAMBAKE CLUB OF NEWPORT, INC.
L.E. 22, Pg. 33

EXISTING 'MAG' NAIL TOP FENCE POST S02°23'55"E, 0.14' FROM CORNER

N83°45'50"W
135.48'

EXISTING ASPHALT DRIVE

CONCRETE

GARAGE

39.8'

No. 629
EXISTING RESIDENCE

EXISTING POOL

OVERHANG

EXISTING ASPHALT DRIVE

EXISTING DECK

A.C. UNITS

ELECTRIC METER
GAS METER

LOT 96

S06°14'10"W
100.00'

100.00' (EXISTING) 120.00' (PROPOSED)

EXISTING IRON ROD S01°28'40"W, 0.15' FROM CORNER

S83°50'09"E
3.89'

131.59'

S83°45'42"E (LINE TO BE REMOVED)

20.01'

130.98'

S83°45'42"E (NEW LOT LINE)

N06°14'10"E

S04°29'53"W
100.05'

80.04'

SHED

S83°45'50"E
18.56'

LOT 97

S06°14'10"W
140.00'

203.00' (EXISTING) 183.00' (PROPOSED)

303.00'

EIR (DISTURBED) S29°46'20"E, 0.61' FROM CORNER

40.14'

N64°19'52"E

37.80'

N80°19'09"E

39.94'

EIR HELD

N88°26'22"E

TUCKERMAN AVENUE
60' PUBLIC WIDTH

WOLCOTT AVENUE
60' PUBLIC WIDTH

LOCUS NO SCALE

20 0 20 40
SCALE IN FEET

Received and entered as of record and recorded in the Town Clerk's Office of Middletown, Rhode Island September 7 A.D. 2023 at 11:59:54 o'clock A. M.
Witness, Wendy W. Marshall
Town Clerk
(20230103)

PROJECT SURVEYOR
HARRY A. MILLER, JR.
ALPHA ASSOCIATES, LTD.
35 ROCKY HOLLOW ROAD
EAST GREENWICH, RI 02818
401.884.8506

PARCEL OWNER LOT 96
OCEAN WATCH, LLC
629 WOLCOTT AVENUE
MIDDLETOWN, RI 02842

PARCEL OWNER LOT 97
KEVIN PERHAMUS &
KRISTEN LAQUATRA
629 WOLCOTT AVENUE
MIDDLETOWN, RI 02842

SUBDIVISION NOTE:
THE PURPOSE OF THIS PLAT IS TO ADD 20.00' OF LAND FROM ASSESSORS LOT 97 TO ASSESSORS LOT 96.

AREA ANALYSIS

	EXISTING	PROPOSED
LOT 96	13,548 S.F.	16,174 S.F.
LOT 97	27,015 S.F.	24,389 S.F.

PARCEL ZONING
ZONE R-10 (SINGLE FAMILY)

MINIMUM LOT SIZE	10,000 S.F.
MINIMUM FRONTAGE	100'
FRONT YARD	25'
SIDE YARD	15'
REAR YARD	30'

FINAL APPROVAL
PLANNING BOARD
Town Planner
DATE 9/6/2023

REFERENCES:
1. L.E. 1588, Pg. 274; SUBJECT PROPERTY, LOT 96
2. L.E. 1741, Pg. 310; SUBJECT PROPERTY , LOT 97
3. RECORDED PLAT: "ADMINISTRATIVE SUBDIVISION FOR HELEN M. KUSICK...."
4. RECORDED PLAT: "ADMINISTRATIVE SUBDIVISION...PETER A. MILNE'S TRUST..."
5. RECORDED PLAT: "LIMITED CONTENT BOUNDARY SURVEY....DSM REALTY CORP.....

FLOOD NOTE:
ENTIRE PARCEL FALLS WITHIN ZONE 'X' PER FEMA MAP PANEL No. 44005C0182J, EFFECTIVE 9/4/13.

HARRY A. MILLER, JR. No. 1967
STATE OF RHODE ISLAND
No. 1967
PROFESSIONAL LAND SURVEYOR

CERTIFICATION:

THIS PLAN, AND UNDERLYING SURVEY PRODUCT, WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS, OR ENTITY NAME'S IN THIS CERTIFICATION. SAID CERTIFICATION DOES NOT EXTEND TO ANY UN-NAMED PERSON, PERSONS, OR ENTITY WITHOUT AN EXPRESS RE-CERTIFICATION BY THE SURVEYOR OF RECORD NAMING SAID PERSON, PERSONS, OR ENTITY.

TO OCEAN WATCH, LLC & KEVIN PERHAMUS, IT IS HEREBY CERTIFIED THAT THIS SURVEY AND BEEN CONDUCTED AND THIS 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 NOVEMBER 25, 2015, AS FOLLOWS:

LIMITED CONTENT BOUNDARY SURVEY	CLASS 'I'
CULTURE	CLASS 'III'

FURTHER, THE INFORMATION DEPICTED ON HEREON WAS OBTAINED FROM FIELD OBSERVATIONS MADE ON THE SITE IN JULY, 2023 FOR THE AN ADMINISTRATIVE SUBDIVISION.

HARRY A. MILLER JR., No. 1967
COA: LS-A101

THIS PLAN SHALL BE INDEXED UNDER ABUTTING STREETS:

TUCKERMAN AVENUE; WOLCOTT AVENUE

OCEAN WATCH PLAT
ADMINISTRATIVE SUBDIVISION

ASSESSORS PLAT 116 SE, LOTS 96 & 97
MIDDLETOWN, RHODE ISLAND

PREPARED FOR: OCEAN WATCH, LLC &
KEVIN PERHAMUS & KRISTEN LAQUATRA

PREPARED BY: ALPHA ASSOCIATES, LTD.
35 ROCKY HOLLOW ROAD
EAST GREENWICH, RI 02818
T.401.884.8506 / F.401.884.7747

SCALE: 1"=20' JULY, 2023 SHEET 1 OF 1