

Rhode Island State Plane

NAD 83 (2011) (MYCS2) 2010.00

**REFERENCES:**

- 1.) "PLAT OF AUGUSTUS P. LORING LANDS SCALE 1"=50' MIDDLETOWN, R.I. SURVEYED AND PLATTED R.J. EASTON, C.E. UNDER DIRECTION OF J.P. COTTON, C.E. NEWPORT, R.I. DECEMBER 12, 1913" (PB#1, PG#23).
- 2.) DEEDS: VOL/PG; 1035/277; 369/20; 1099/195; 62/70; 1549/78.
- 3.) TAX ASSESSOR'S PLATE 121NW.

**RECORD LOT NOTATION:**

ALSO BEING DELINEATED AS LOTS NUMBERED 521 & 522 AS SHOWN ON THAT CERTAIN PLAT ENTITLED "PLAT OF AUGUSTUS P. LORING LANDS SCALE 1"=50' MIDDLETOWN, R.I. . . . DECEMBER 12, 1913" WHICH PLAN IS ON FILE IN THE OFFICE OF TOWN CLERK OF PORTSMOUTH, RHODE ISLAND FILED IN PLAN BOOK 1; PAGE 23.

**NOTES:**

**OWNER OF RECORD:**  
Paul J. & Amy E. Murphy  
John E. Murphy  
226 Reservoir Road  
Middletown, R.I. 02842

**ZONING DISTRICT DIMENSIONAL REGULATIONS**

ZONING DISTRICT: R10 Residence District  
USE: Single-family dwelling

**MINIMUM LOT SIZE**

Minimum Lot Area: 10,000 s.f. (7260.7)  
Minimum width / Frontage: 100' (90.6')

**MAXIMUM LOT COVERAGE**

Principal and Accessory Buildings: 25%  
(Existing: 24%)

**MAXIMUM BUILDING HEIGHT**

Principal: 35'  
Accessory: 15'

**MINIMUM YARD DIMENSIONS**

Principal Building:  
Front: 25'  
Side: 15'  
Rear: 30'

Accessory Buildings:  
Side: 15'  
Rear: 10'

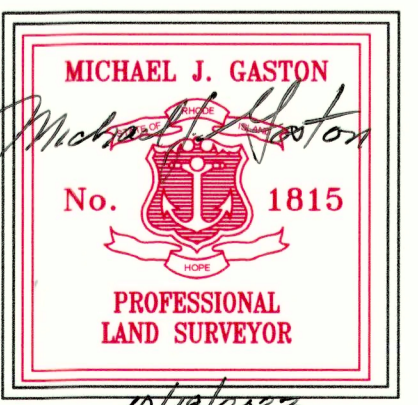
(Existing Garage: 4.2'- side)  
(Existing Garage: 7.5'- rear)  
(Existing Deck: 2.2')

**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:        | Measurement Specification: |
| Comprehensive Boundary | Class I                    |
| Data Accumulation      | Class III                  |

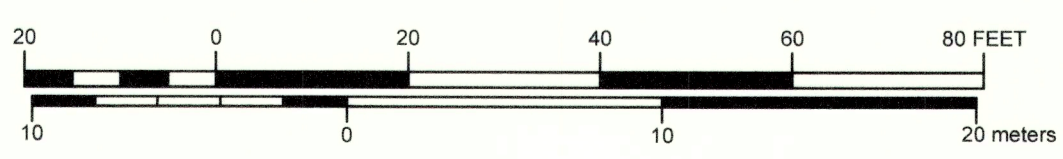
The purpose for the conduct of the survey and for preparation of the plan is as follows: To determine and delineate the boundary lines of lots 52 & 52A and combine both lots as shown on the Town of Middletown Tax Assessor's Plat No. 121NW. To show existing structures with building setbacks thereon.



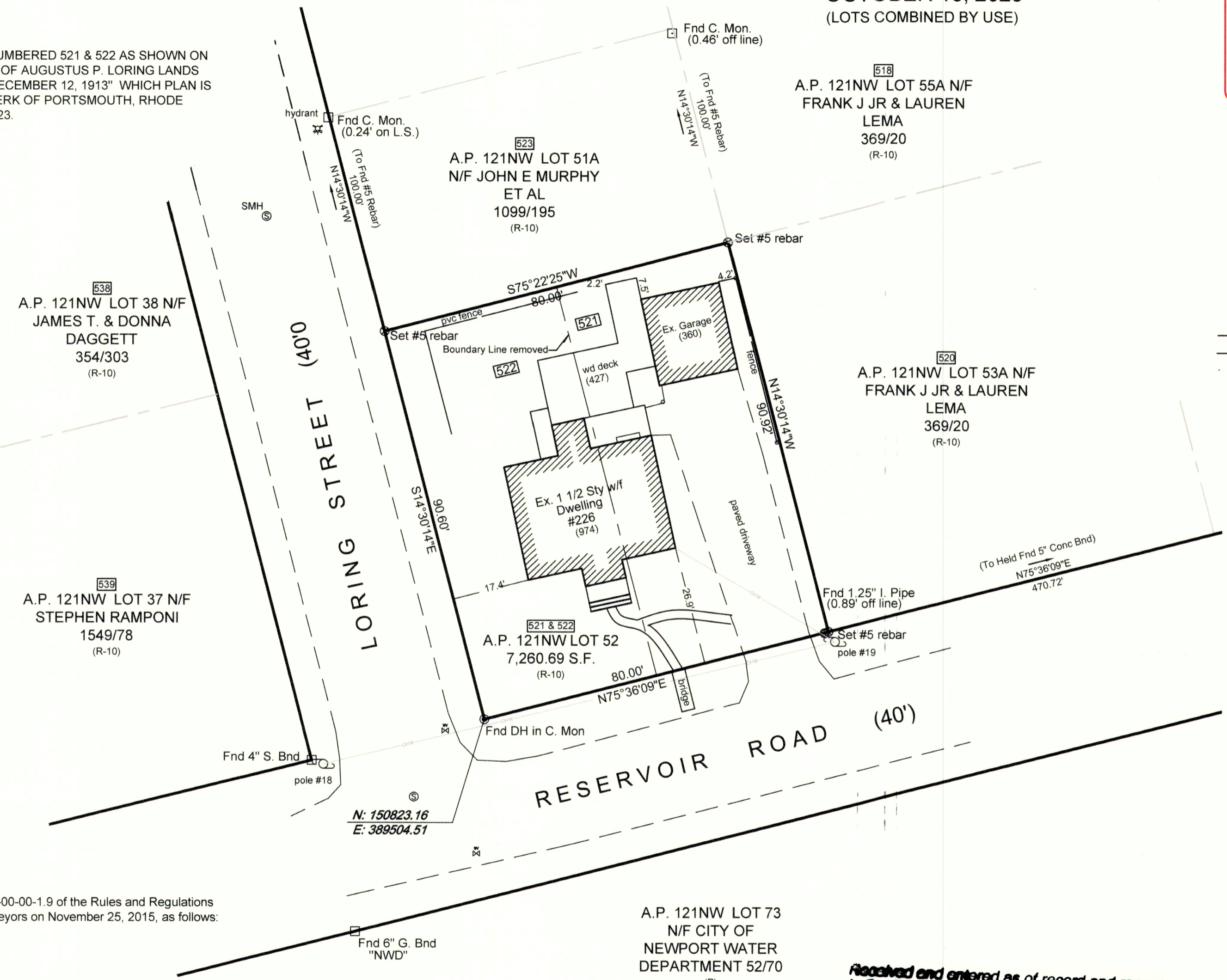
By: *Michael J. Gaston* 10/18/2023

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

1"=20' (1:240)  
1"=6.0960 m



**ADMINISTRATIVE SUBDIVISION  
LAND OF PAUL J. & AMY E. MURPHY  
AND JOHN E. MURPHY  
ASSESSOR'S PLAT 121 NW LOTS 52 & 52A  
RESERVOIR AVENUE & LORING STREET  
MIDDLETOWN, RHODE ISLAND  
OCTOBER 18, 2023  
(LOTS COMBINED BY USE)**



#226 Reservoir road, Middletown, RI 02842  
LOCUS MAP

**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
- [XX] - RECORD LOT NUMBER
- (100') - DEED / PLAN DIMENSION
- 123/456 - DEED BOOK / PAGE

FINAL APPROVAL  
MIDDLETOWN PLANNING BOARD  
Checked by: *[Signature]*  
Date: 10/23/2023

Received and entered as of record and recorded  
in the Town Clerk's Office of Middletown,  
Rhode Island October 23, A.D. 2023  
at 2:54:46 o'clock P. M.  
Witness: *Wendy G. Marshall*  
Town Clerk

**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: MJG                            | DATE: October 18, 2023 |
| SCALE: 1" = 20'                          | DRAWING NO: 230120-1A  |
| JOB NO.: G-230120                        | SHEET: 1 OF 1          |
| REVISION NO.                             | DATE:                  |
| REVISION NO.                             | DATE:                  |
| FILE: Murphy_P_c3d.dwg; Fb# 29, Pg. 133. |                        |

**STREET FILE INDEX:**  
Reservoir Road (public)  
Loring Street (public)