

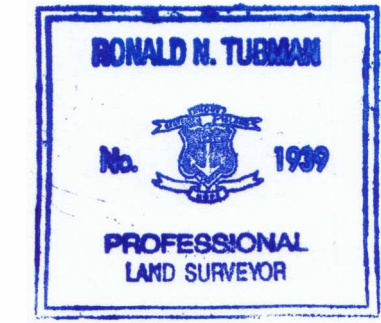
Notes:

- The purpose of this plan is to provide an Existing Conditions Boundary Survey of Lots 27 and 27X on Plat 120.
- Field survey work performed by Crossman Engineering in July & August of 2023.
- Utility note: Any utilities shown hereon are plotted from field location of visible above ground structures. Any underground utility information shown hereon must be verified in the field prior to any excavation or construction on this site. The contractor or users of this plan should contact digsafe prior to any work. Crossman Engineering assumes no responsibility for the accuracy or completeness of the information shown.
- The horizontal datum is the Rhode Island state plane coordinate system (NAD83) and the vertical datum is NAVD88 utilizing GPS rtk network control.
- Abutters information taken from the town of Middletown, RI tax assessors records in July of 2023. This information is not intended to be a certification of title or ownership for the properties shown. Parcels are subject to any easements, restrictions, or conditions of record.

Lot Zoning Information:
Lots 27 & 27X are currently zoned P-Public
There are no minimum or maximum requirements.

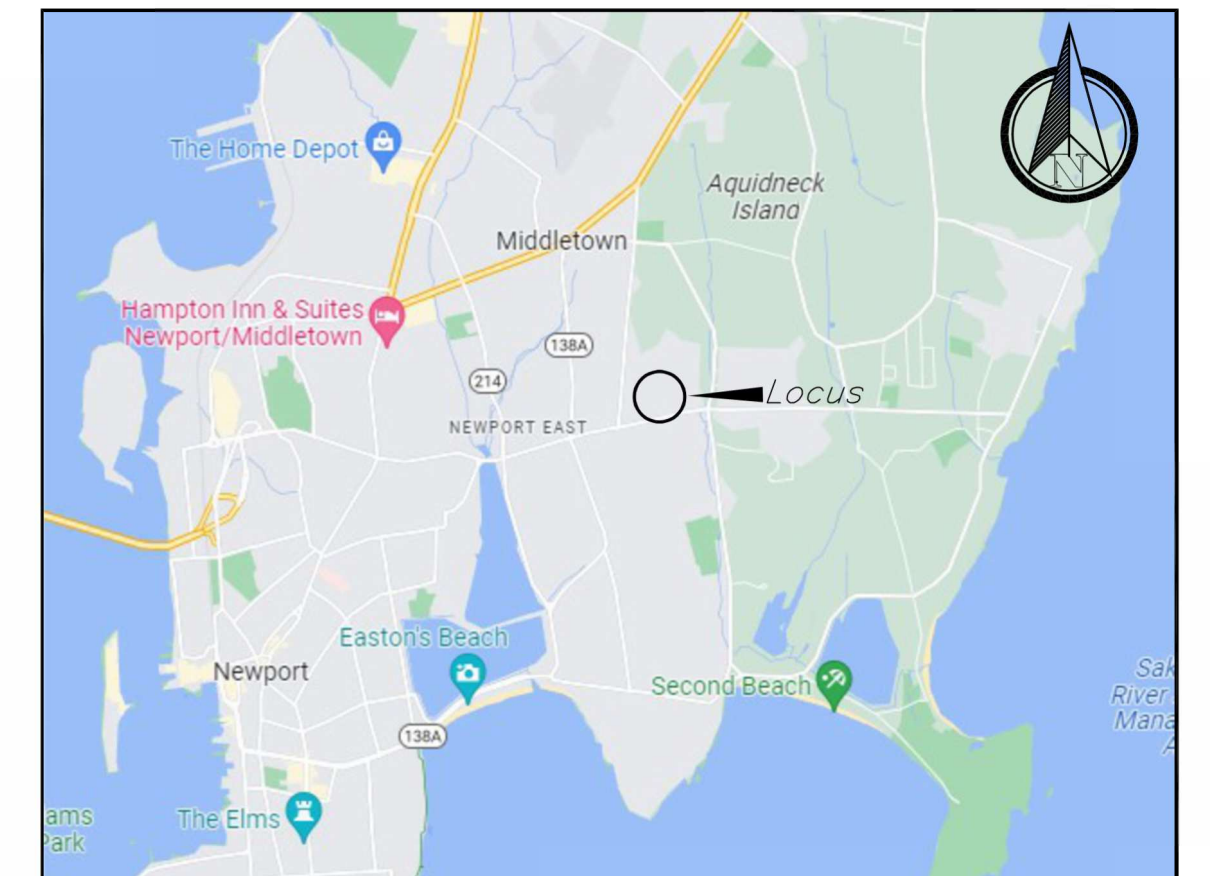
Plan references:
Plan Book 13 Plan 238 Sheets 1-6
Plan Book 13 Plans 274, 275, 334, 335 & 342
Plan Book 13 Plan 6-26
Plan Book 16 Plans 1 & 2
Plan Book 13 Pages 274-275
Deed Book 120 Page 262

Deed references:
Deed Book 44 Page 115 (Locus)
Deed Book 41 Page 17
Deed Book 120 Page 260
Deed Book 1597 Page 216
Deed Book 1585 Page 111
Deed Book 1571 Page 243
Deed Book 91 Page 360
Deed Book 1234 Page 181

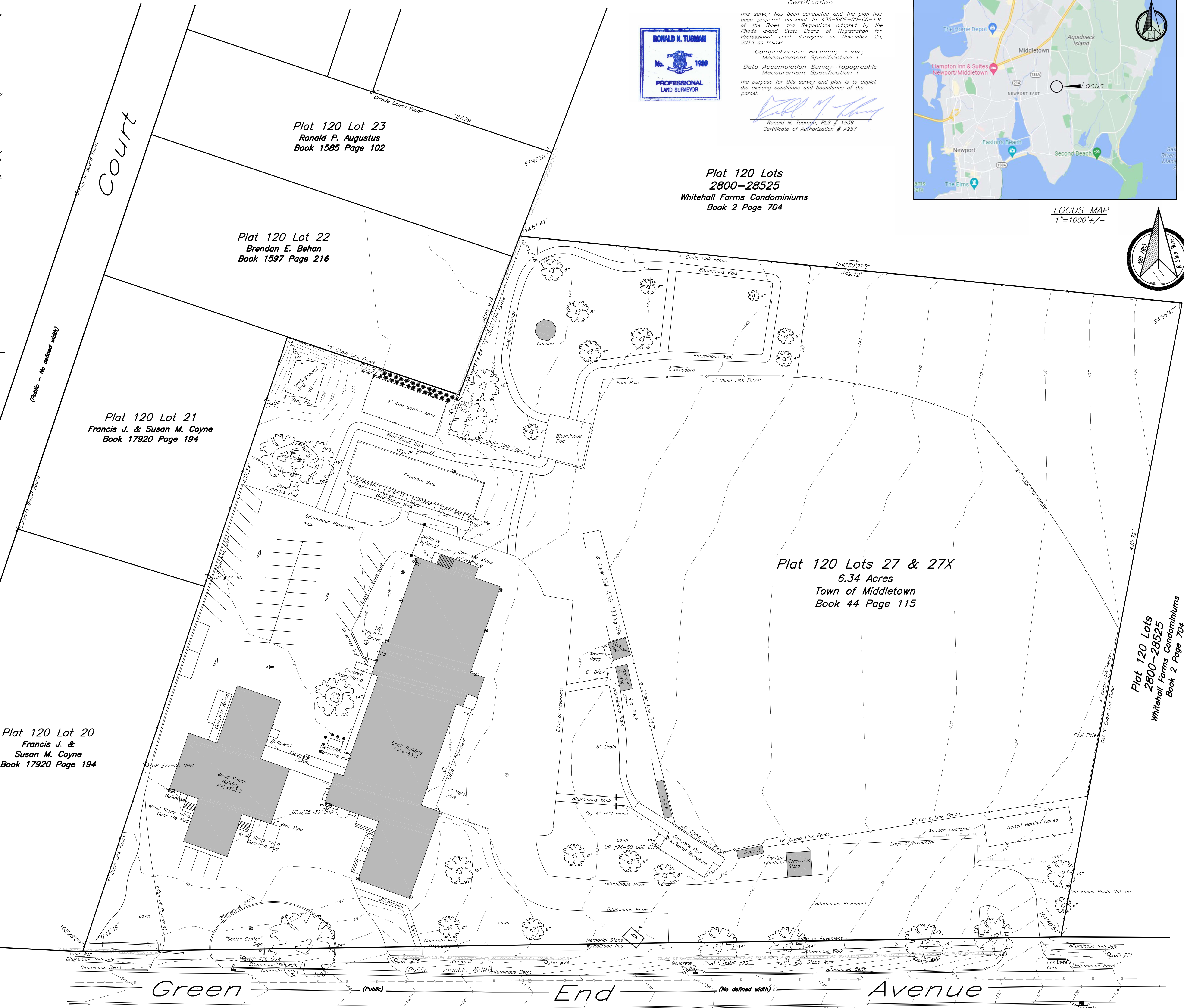
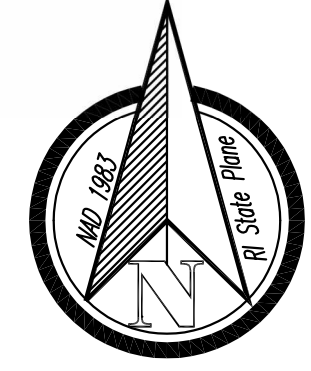


Certification
This survey has been conducted and the plan has been prepared pursuant to 435-RICR-00-00-1.9 of the Rules and Regulations adopted by the Rhode Island State Board of Registration for Professional Land Surveyors on November 25, 2015 as follows:
Comprehensive Boundary Survey
Measurement Specification I
Data Accumulation Survey-Topographic
Measurement Specification I
The purpose for this survey and plan is to depict the existing conditions and boundaries of the parcel.

Ronald N. Tubman
Ronald N. Tubman, PLS # 1939
Certificate of Authorization # A257



LOCUS MAP
1"=1000'+/-



Crossman Engineering
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Email: cel@crossmaneng.com

These drawings are the property of Crossman Engineering and have been prepared for their client for a specific site and project. These drawings are not to be modified, copied or used for any other purpose without the written consent of Crossman Engineering.

Legend

- Sign
- MB Mailbox
- LP Light Pole
- Catch Basin
- Catch Basin with Curb Inlet
- Drain Line
- Drain Manhole
- Utility Pole
- Guy Wire
- Overhead lines
- Electric Handhole
- Electric Lines (underground)
- Electric Manhole
- Electric Meter
- Gas Gate
- Gas Line
- Gas Manhole
- Gas Meter
- Sewer Line
- Sewer Manhole
- Fire Hydrant
- Water Line
- Water Gate
- Barbed Wire Fence
- Chain Link Fence
- Stockade Fence
- Post and Rail Fence
- Stone Wall
- Retaining Wall
- Tree / Hedge Line
- Deciduous Tree
- Evergreen Tree

Existing Conditions Boundary Survey
Assessor's Plat 120
Lots 27 & 27X

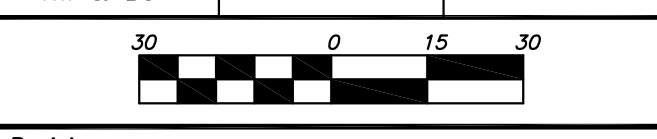
Lot Owners:
Town of Middletown

350 East Main Road
Middletown, RI 02842

Prepared for:
Town of Middletown
350 East Main Road
Middletown, RI 02842

Date: September 14, 2023 Scale: 1" = 30'

File Name: 209344 Working 20230914
Field: NW & BC Drawn By: TH & RT Checked By: RT



Revisions:

Number	Remarks	Date

Project Number: **2093.44** Sheet **1** of **1**