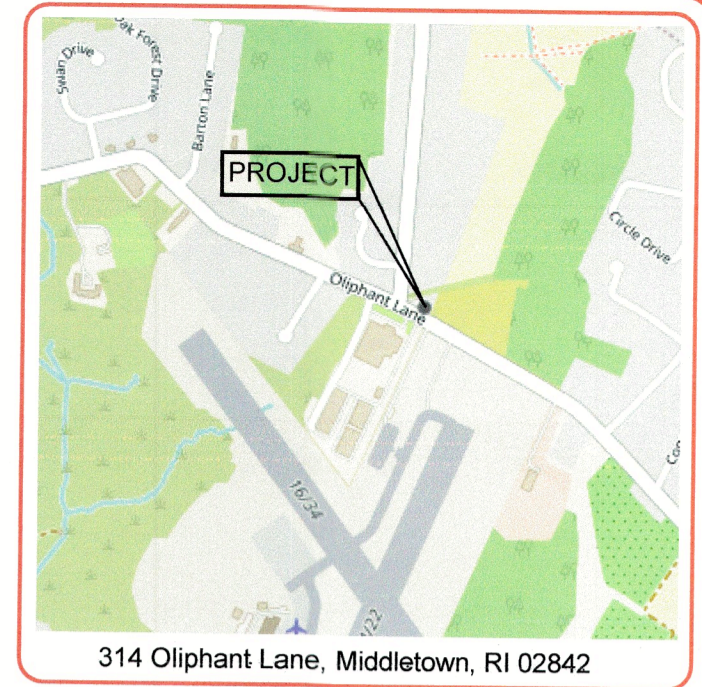


**SURVEY PLAN
LAND OF JONESLEY LLC
ASSESSOR'S PLAT 117 LOT 84C
OLIPHANT LANE AND JEPSON LANE
MIDDLETOWN, RHODE ISLAND
NOVEMBER 1, 2023**



LOCUS MAP

REFERENCES:

- 1.) PLAN: "LAND NOW OR FORMERLY OF THOMAS J. & ROSE M. RODRIGUES LOT 84 PLATE 117 JEPSON LANE MIDDLETOWN, R.I." BY ME BERRETT DATED 11-28-80 DWG#801114 REVISED 1-27-84.
- 2.) PLAN: "PLAT 117 LOT 84 CERTAIN LAND OF JOSE L. & LENA A. GOMES JEPSON LANE MMIDDLETOWN, RHODE ISLAND SCALE 1"INCH = 40 FEET ROBERT E. LYNCH, LS JUNE 1991 REVISED SEPTEMBER 1991".
- 3.) PLAN: "STATE OF RHODE ISLAND DEPARTMENT OF TRANSPORTATION DIVISION OF AIRPORTS PROPERTY MAP EXHIBIT "A"
- 4.) DEEDS: VOL/PAGE; 1806/70; 470/17; 66/543.
- 5.) MIDDLETOWN TAX ASSESSOR'S PLATS 117, 111 & 112.
- 6.) NEWPORT AIRPORT PLAT NO. AP 321. (7-24-63)

NOTES:

OWNER OF RECORD:
JONESLEY LLC
314 Oliphant Lane
Middletown, R.I. 02842

ZONING DISTRICT DIMENSIONAL REGULATIONS

ZONING DISTRICT: R30 Residence District
USE: Professional Building

MINIMUM LOT SIZE

Minimum Lot Area: 30,000 s.f.
Minimum width / Frontage: 130'

MAXIMUM LOT COVERAGE

Principal and Accessory Buildings: 20%

MAXIMUM BUILDING HEIGHT

Principal: 35'
Accessory: 20'

MINIMUM YARD DIMENSIONS

Principal Building:
Front: 40'
Side: 20'
Rear: 50'
Accessory Buildings:
Side: 20'
Rear: 15'

FLOOD ZONE: UNSHADED X (AREA OF MINIMAL FLOOD HAZARD)
F.I.R.M. COMMUNITY MAP No. 440050092H
EFFECTIVE APRIL 5, 2010.

ENTIRE LOT IS LOCATED WITHIN THE TOWN OF
MIDDLETOWN WATER PROTECTION DISTRICT NO. 1

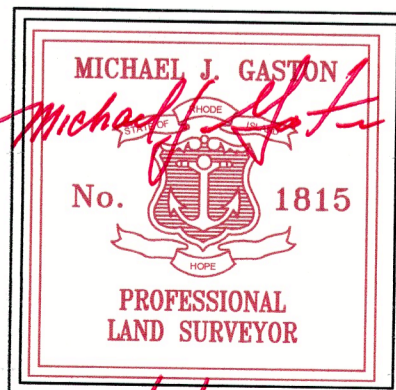
FRESHWATER WETLANDS EXIST ON THE LOT

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

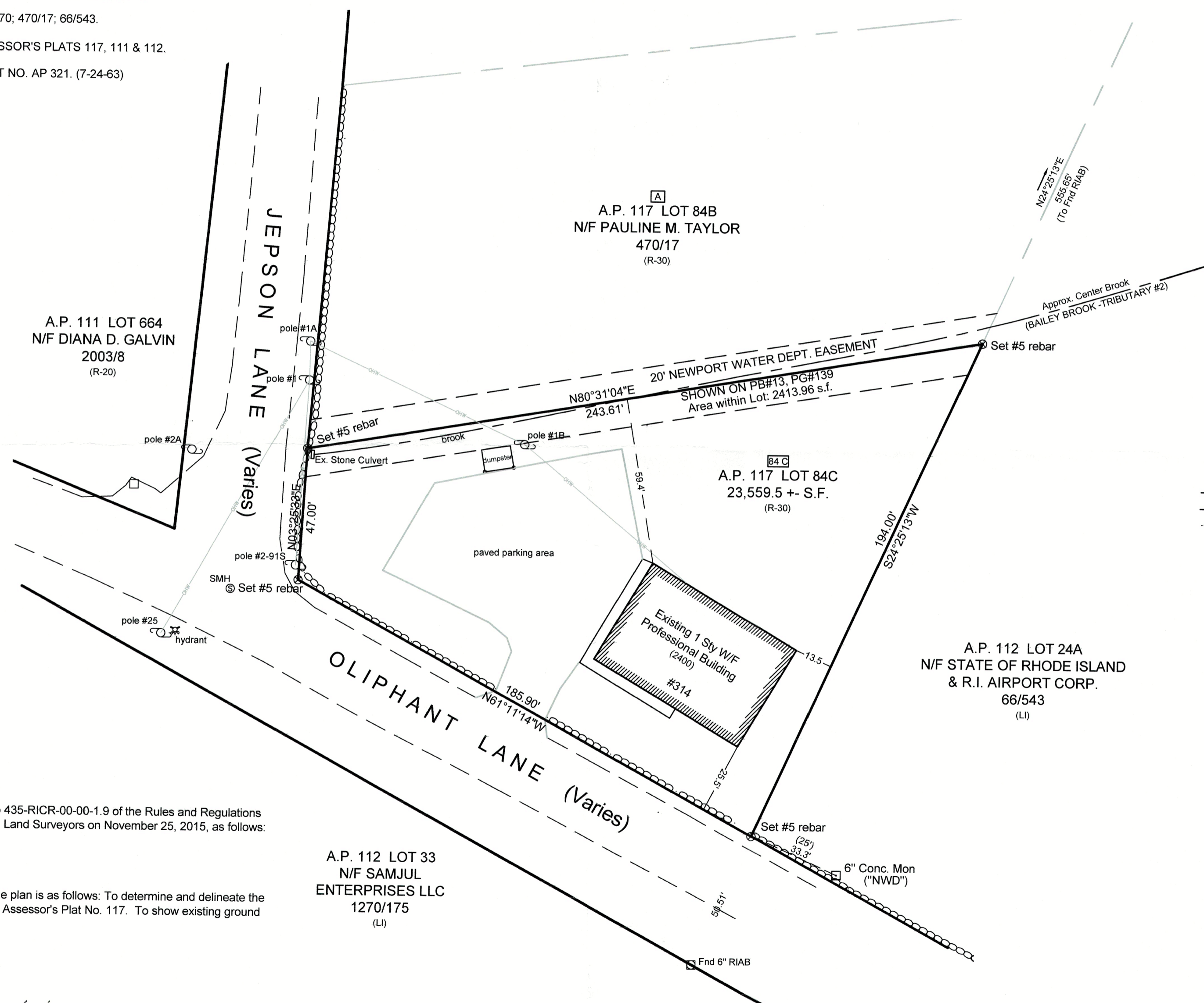
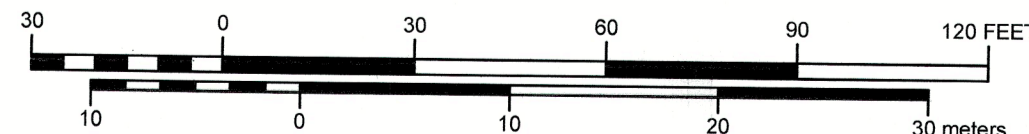
The purpose for the conduct of the survey and for preparation of the plan is as follows: To determine and delineate the boundary lines of lot 84C as shown on the Town of Middletown Tax Assessor's Plat No. 117. To show existing ground conditions and existing structure with building setbacks thereon.



By: *Michael J. Gaston 11/06/2023*

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

1"=30' (1:360)
1"=9.1440 m



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

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: November 1, 2023
SCALE: 1" = 30'	DRAWING NO: 230123-1
JOB NO.: G - 230100	SHEET: 1 OF: 1
REVISION NO.	DATE:
REVISION NO.	DATE:
FILE: Jonesley_LLC_c3d.dwg; Fb# 29, Pg.145	

STREET FILE INDEX:
Oliphant Lane (public)
Jepson Lane (public)