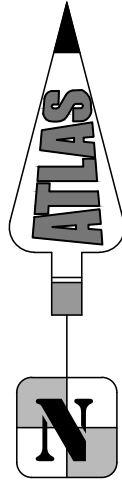


MAGNETIC
FEB 2020



0' 20' 40' 60'

GRAPHIC SCALE

STREET INDEX:

PER R.I.G.L. 34-13-1

DUKE STREET
QUEEN STREET
EXCHANGE STREET



LOCUS - NOT TO SCALE

REFERENCES:

- DEED BOOK 1430 PAGE 347
- "UCCI PLAT"
BY ALPHA ASSOC.
OCT. 1985 PLAT CARD 385
- "MAP OF THE VILLAGE OF E.G."
BY BENONI LOCKWOOD
1836 PLAT CARD 5

ZONING DISTRICT: R-6

MULTI-FAMILY
MINIMUM AREA - 4,000 SF/ D.U.
MINIMUM FRONTAGE - 100'
MINIMUM SETBACKS:
FRONT - 10'
SIDE - 10'
REAR - 20'

SURVEY CERTIFICATION:

THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO SECTION 9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON NOV. 25, 2015, AS FOLLOWS:

TYPE OF BOUNDARY SURVEY LIMITED CONTENT BOUNDARY SURVEY MEASUREMENT SPECIFICATION CLASS 1

THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS:
ESTABLISH THE PROPERTY CORNERS AT THE REQUEST OF THE OWNER.

BY: *Marcus Channell* 2/17/20
MARCUS CHANNELL, P.L.S. #1971 (LS-A479) DATE

DATE:	17 FEB 2020			
DRAWN BY:	MC			
SCALE:	1" = 20'			
SHEET	1 OF 1 SHEETS			
JOB NO.:	20-0204			
DWG.	20-0204 PLAN	NO.	DATE	REVISION
				BY

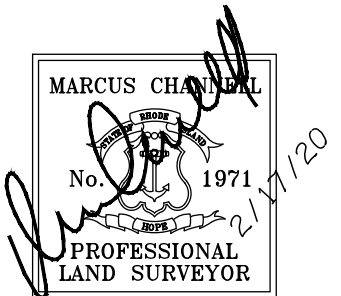
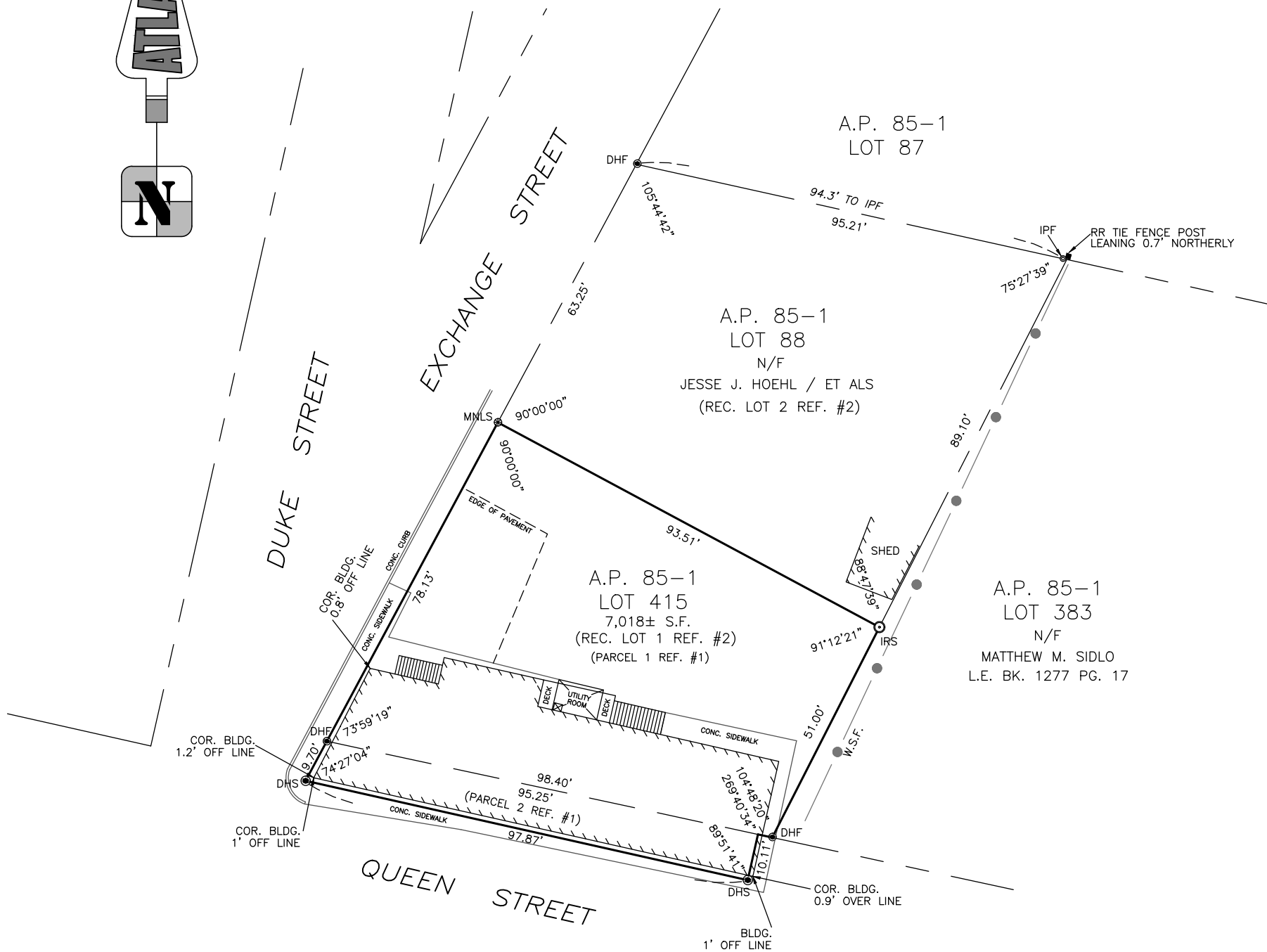
PLAN OF SURVEY

ASSESSOR'S PLAT 85/1 - LOT 415
104 DUKE STREET ~ EAST GREENWICH, RI
PREPARED FOR:
BLUESTAR REALTY

ATLAS LAND SURVEYING, LLC. COPYRIGHTED MATERIALS 2020



12 Chapmans Avenue ~ Warwick, RI 02886
www.atlaslandsurveying.com
401-737-4407



LEGEND:

- DHF - DRILL HOLE FOUND
- DHS - DRILL HOLE SET
- IPF - IRON PIPE FOUND
- W.S.F. - WOOD STOCKADE FENCE
- IRS - IRON ROD SET
- MNLS - MAG. NAIL SET

RHODE ISLAND GENERAL LAWS: 11-22-1 & 11-44-11 FORBID THE REMOVAL OR DESTRUCTION OF ANY HIGHWAY MARKER OR PRIVATE SURVEY MARKER. PENALTY IS \$500 AND/OR UP TO ONE YEAR IN JAIL.