

LOCUS MAP
(NOT TO SCALE)

SURVEY REFERENCES

DEEDS

LOT 12: DEED BOOK 261, PAGE 517
 LOT 10: DEED BOOK 1351, PAGE 185
 LOT 13: DEED BOOK 3806, PAGE 188
 LOT 15: DEED BOOK 2985, PAGE 102

PLANS

PLAT ENTITLED "LAND BELONGING TO TRISTAM BURGESS IN SEEKONK MASS., BY J. HOWE, JULY 1854", WHICH PLAT IS RECORDED WITH THE RECORDS OF LAND EVIDENCE IN THE CITY OF EAST PROVIDENCE IN PLAT BOOK 1 AT PAGE 1 AND (COPY) ON PLAT CARD 1.

PLAT ENTITLED "PLAT OF LOTS IN SEEKONK BELONGING TO DR. WM. GROSVENOR & WIFE, SURVEYED & PLOTTED JUNE 28, 1848 BY ATWATER & SCHUBARTH", WHICH PLAT IS RECORDED WITH THE RECORDS OF LAND EVIDENCE IN THE CITY OF EAST PROVIDENCE IN PLAT BOOK 5 AT PAGE 10 AND (COPY) ON PLAT CARD 82.

LEGEND

- | | | | |
|-----------|--------------------------|--------|--------------------------------------|
| □ CB | CATCH BASIN | ○ WG | WATER GATE |
| ⊙ POLE #1 | UTILITY POLE | ○ GG | GAS GATE |
| ⊙ SIGN | STREET SIGN | □ HH | HAND HOLE |
| ○ SMH | SEWER MANHOLE | ○ HYD | FIRE HYDRANT |
| ○ DMH | DRAIN MANHOLE | — 10 — | EXISTING CONTOURS |
| ○ EMH | ELECT MANHOLE | ⊙ | SPOT ELEVATION |
| ○ TMH | TELEPHONE MANHOLE | ⊙ | ELEVATION LOC.(NAVD-88) |
| — OU — | OVERHEAD UTILITIES | ⊙ | TREE |
| — E — | ELECTRIC | ⊙ | PINE TREE |
| — T — | TELEPHONE | ⊙ | TREE LINE |
| — W — | WATER LINES | ⊙ | L.O.C. |
| — D — | STORM DRAIN | ⊙ | LEDGE OUT CROP |
| — S — | SANITARY LINE | ⊙ | ALTA COMMITMENT EXCEPTIONS REFERENCE |
| — G — | GAS LINE | — — — | ZONING LINE |
| — AG — | ABANDONED GAS LINE | — — — | PROPERTY LINE |
| DSYL | DOUBLE SOLID YELLOW LINE | ⊙ | LIGHT |
| SWL | SOLID WHITE LINE | ⊙ | FENCE |
| DWL | DASHED WHITE LINE | ⊙ | GRANITE BOUND W/ DRILL HOLE |
| ⊙ | | ⊙ | PROPERTY CORNER W/ MONUMENT |
| ⊙ | | ⊙ | PROPERTY CORNER / PROPOSED MONUMENT |

NOTE: SYMBOLS ARE TYPICAL AND SOME MAY NOT BE FOUND ON THIS PLAN.

SURVEYOR'S CERTIFICATE

TO:

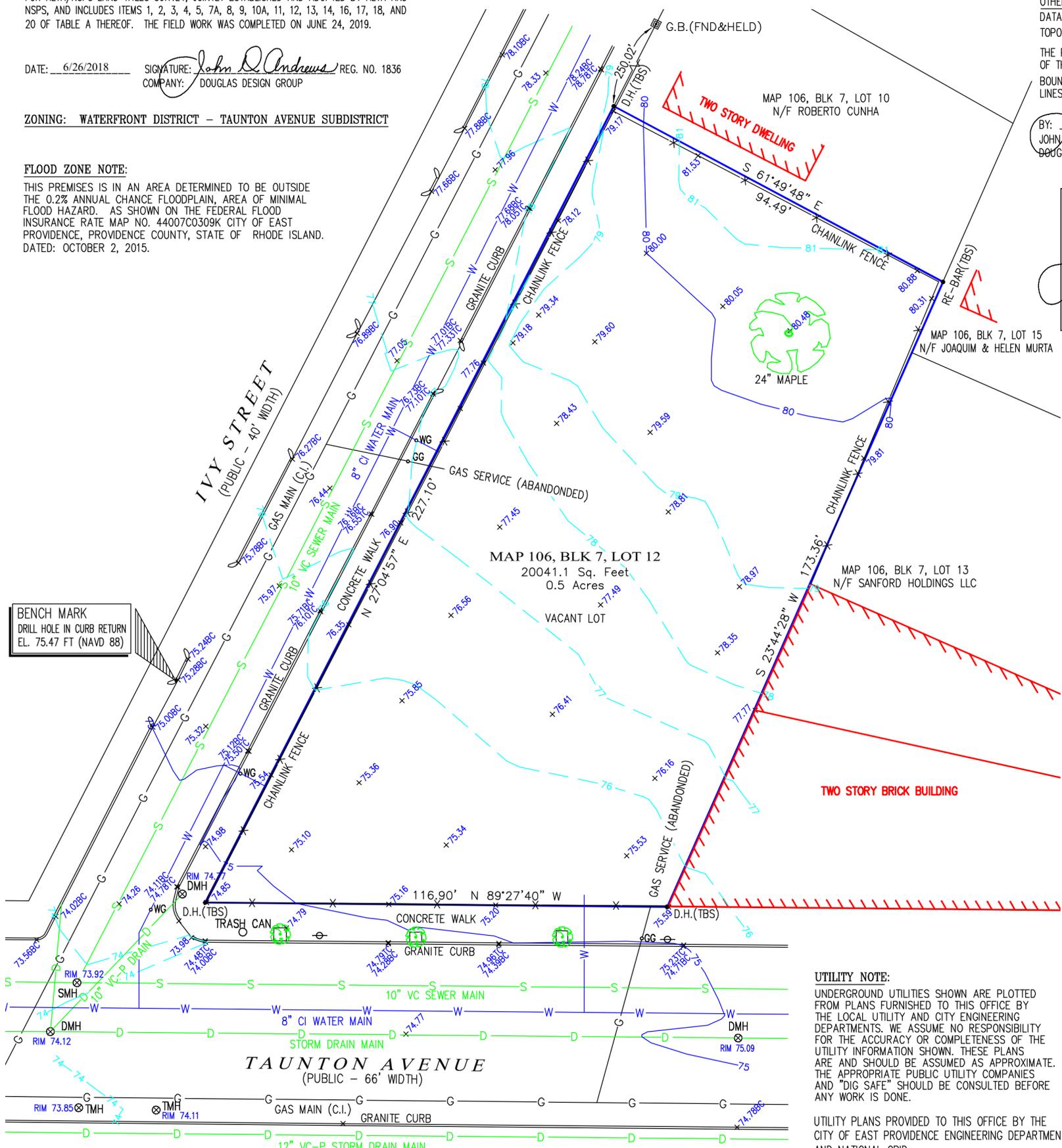
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLES SURVEY, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 7A, 8, 9, 10A, 11, 12, 13, 14, 16, 17, 18, AND 20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JUNE 24, 2019.

DATE: 6/26/2018 SIGNATURE: *John D. Andrews* REG. NO. 1836
 COMPANY: DOUGLAS DESIGN GROUP

ZONING: WATERFRONT DISTRICT - TAUNTON AVENUE SUBDISTRICT

FLOOD ZONE NOTE:

THIS PREMISES IS IN AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AREA OF MINIMAL FLOOD HAZARD. AS SHOWN ON THE FEDERAL FLOOD INSURANCE RATE MAP NO. 44007C0309K CITY OF EAST PROVIDENCE, PROVIDENCE COUNTY, STATE OF RHODE ISLAND. DATED: OCTOBER 2, 2015.



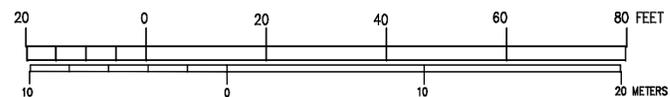
BENCH MARK
 DRILL HOLE IN CURB RETURN
 EL. 75.47 FT (NAVD 88)

UTILITY NOTE:

UNDERGROUND UTILITIES SHOWN ARE PLOTTED FROM PLANS FURNISHED TO THIS OFFICE BY THE LOCAL UTILITY AND CITY ENGINEERING DEPARTMENTS. WE ASSUME NO RESPONSIBILITY FOR THE ACCURACY OR COMPLETENESS OF THE UTILITY INFORMATION SHOWN. THESE PLANS ARE AND SHOULD BE ASSUMED AS APPROXIMATE. THE APPROPRIATE PUBLIC UTILITY COMPANIES AND "DIG SAFE" SHOULD BE CONSULTED BEFORE ANY WORK IS DONE.

UTILITY PLANS PROVIDED TO THIS OFFICE BY THE CITY OF EAST PROVIDENCE ENGINEERING DEPARTMENT AND NATIONAL GRID.

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



FEET & METERS SCALE

CERTIFICATION

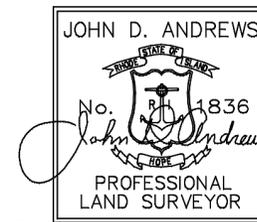
THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED TO SECTION 9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON JANUARY 1, 2016, AS FOLLOWS:

TYPE OF BOUNDARY SURVEY	MEASUREMENT / ACCURACY SPECIFICATIONS
COMPREHENSIVE BOUNDARY SURVEY	I
OTHER TYPE OF SURVEY	
DATA ACCUMULATION SURVEY	III
TOPOGRAPHIC SURVEY	N/A

THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS:

BOUNDARY SURVEY TO ESTABLISH THE LOCATION OF THE PROPERTY LINES IN RELATION TO THE EXISTING IMPROVEMENTS

BY: *John D. Andrews* 1836 06/26/2019
 JOHN D. ANDREWS, P.L.S. REG. NO. DATE
 DOUGLAS DESIGN GROUP (LS.000A354-COA)



Certification

Drawn by BSA
Checked by JDA
Revised on

Project

COMPREHENSIVE BOUNDARY
 ALTA/NSPS SURVEY
 OF LAND

PREPARED FOR

15 IVY STREET

MAP 106, BLK 7, LOT 12

EAST PROVIDENCE
 RHODE ISLAND

Date: JUNE 12, 2019

Scale: 1" = 20'

Owner:



LAND SURVEYING • CONSULTING

BAY TOWER - LOWER LEVEL SUITE C
 101 PLAIN STREET
 PROVIDENCE, RHODE ISLAND 02903
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Issued On

Sheet Contents

ALTA/NSPS SURVEY
 AND SITE PLAN

Project Number. 06.19.1520

Drawing No.

Sheet 1 of 1

