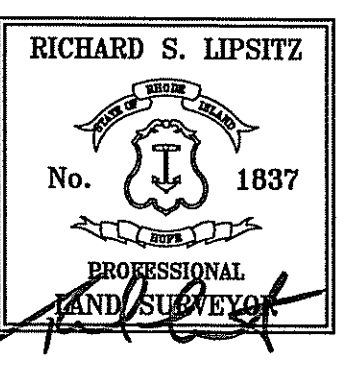
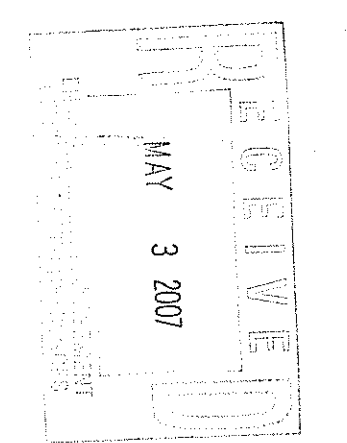


NOTES / REFERENCES

- REFERENCE IS MADE TO THE FOLLOWING MAPS AND PLANS OF RECORD:
A) REFERENCE IS MADE TO "FINAL PLAT, SITE PLAN, PROFILES AND DETAILS, ROLLING ACRES - PHASE 4, A.P. 37, LOT 851, CUMBERLAND, RHODE ISLAND, WITH REVISIONS UP TO 15 MAR 00, BY WATERMAN ENGINEERING CO."
- REFERENCE IS MADE TO THE FOLLOWING TOWN OF CUMBERLAND LAND EVIDENCE RECORDS REGARDING RECORDED TITLE TO THE PREMISES SURVEYED.
A) VOLUME 989 PAGE 305 - JAMES G. & LISA T. DUSTY, JANUARY 1, 2002.
- THESE PREMISES MAY BE SUBJECT TO THE FOLLOWING EASEMENTS, RIGHTS OF WAY OR AGREEMENTS
A) UTILITY EASEMENT SHOWN ON "FINAL PLAT, ROLLING ACRES - PHASE 4, AP 37, LOT 851, CUMBERLAND, RHODE ISLAND, BY WATERMAN ENGINEERING CO."
- THESE PREMISES ARE SITUATED IN AN "R-1 ZONE".
DIMENSIONAL REQUIREMENTS
MIN. LOT AREA = 25,000 S.F.
MIN. LOT AREA PER DWELLING UNIT = 25,000 S.F.
MIN. LOT WIDTH = 100 FT.
MIN. FRONTAGE = 100 FT.
MIN. S/B FRONT YARD = 20 FT.
MIN. S/B REAR YARD = 25 FT.
MIN. S/B SIDE YARD = 10 FT.
MAX. STRUCTURE HEIGHT = 35 FT. (2 STORY)
MAX. COVERAGE = 20%

NOTE - ZONING INFORMATION IS FROM CURRENT ZONING AND MAY NOT REFLECT THE CONDITIONS AT THE TIME OF CONSTRUCTION OR ANY VARIANCES GRANTED.
- THESE PREMISES ARE SITUATED IN A ZONE "X" (AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN) AS DESIGNATED ON "NATIONAL FLOOD INSURANCE PROGRAM, FIRM FLOOD INSURANCE RATE MAP TOWN OF CUMBERLAND, RHODE ISLAND PROVIDENCE COUNTY, PANEL 3 OF 7 COMMUNITY-PANEL NUMBER 440016 0003 B MAP REVISED: FEBRUARY 16, 1990 FEDERAL EMERGENCY MANAGEMENT AGENCY".
- ALL UNDERGROUND UTILITIES SHOWN ON THIS PLAN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING PLANS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH OR ABANDONED. THE SURVEYOR DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM ALL AVAILABLE INFORMATION. (PLEASE CONTACT DIG SAFE PRIOR TO CONSTRUCTION AT PHONE NO. 1-888-DIG-SAFE, AND/OR ALL LOCAL UTILITY COMPANIES.)
- SOIL TYPES:
Re - Ridgebury Fine Sandy Loam
WhB - Woodbridge Fine Sandy Loam
PD - Paxton-Urban Land Complex
- MINIMUM CONTIGUOUS BUILDABLE AREA FOR RESIDENTIAL-1, SEWERED:
NEW LOT REQUIRED AREA = 12,500 SF
ACTUAL AREA = 29,650 SF
TOTAL AREA OF LOT = 42,329 SF
REMAINING LOT REQUIRED AREA = 12,500 SF
ACTUAL AREA = 27,113 SF
TOTAL AREA OF LOT = 79,425 SF
- WETLAND FLAGGING PERFORMED BY:
THE GIFFORD DESIGN GROUP, INC.
LANDSCAPE ARCHITECTURE / ENVIRONMENTAL PLANNING
4056 MENDON ROAD
CUMBERLAND, RI 02864
- WETLAND FLAGGING LOCATED ON FIELD BY:
WATERMAN ENGINEERING CO.
CIVIL ENGINEERS / SURVEYORS
46 SUTTON AVENUE
EAST PROVIDENCE, RI 02914



CERTIFICATION

THIS SURVEY AND PLAN CONFORM TO THE FOLLOWING CLASS STANDARDS AS ADOPTED BY THE RHODE ISLAND BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS, EFFECTIVE APRIL 1, 1994.

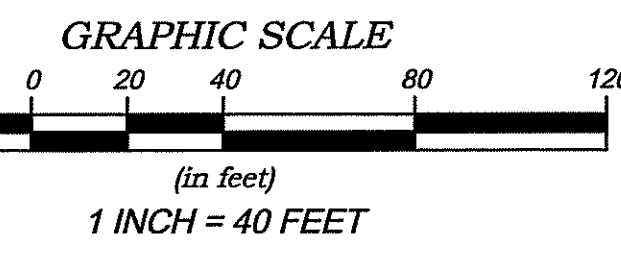
BOUNDARY SURVEY - CLASS I
TOPOGRAPHIC SURVEY - CLASS III

RSL
RICHARD S. LIPSITZ
WATERMAN ENGINEERING COMPANY

1837 4-19-07
REG. NO. DATE

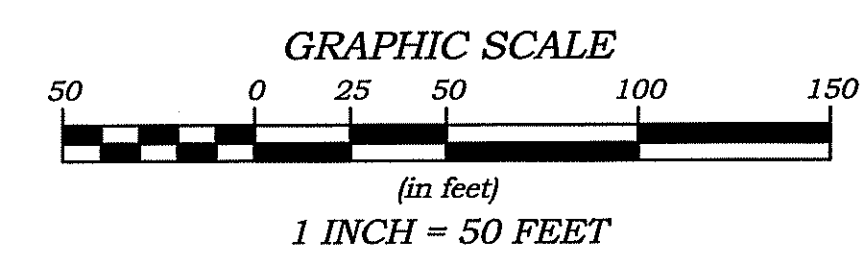
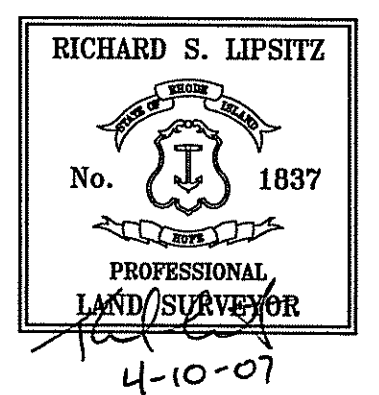
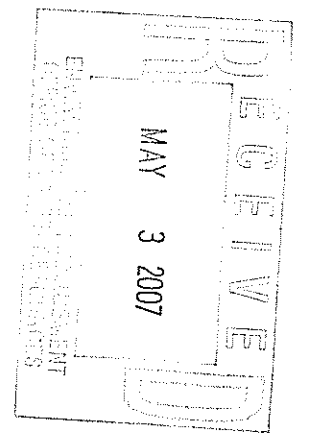
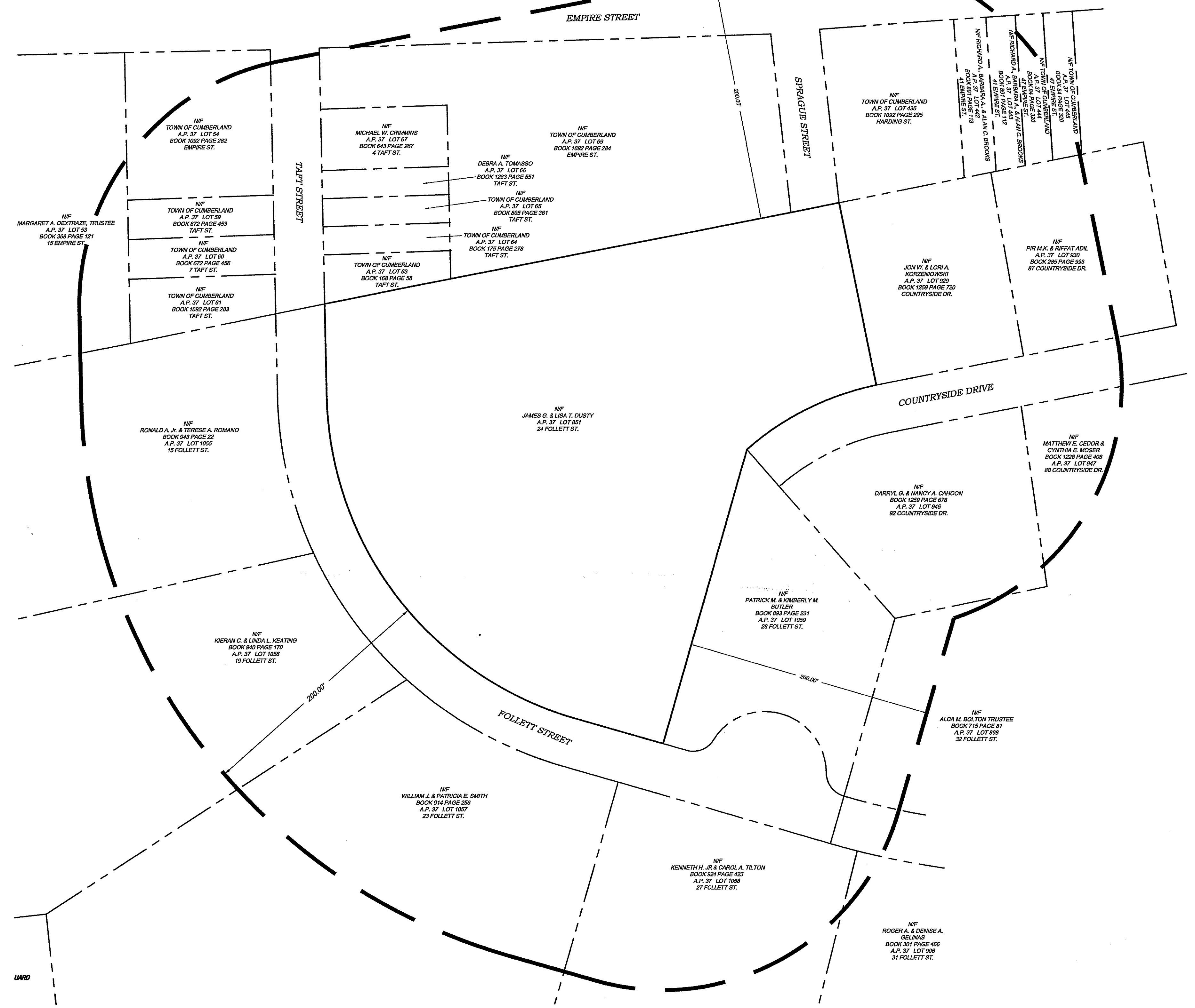
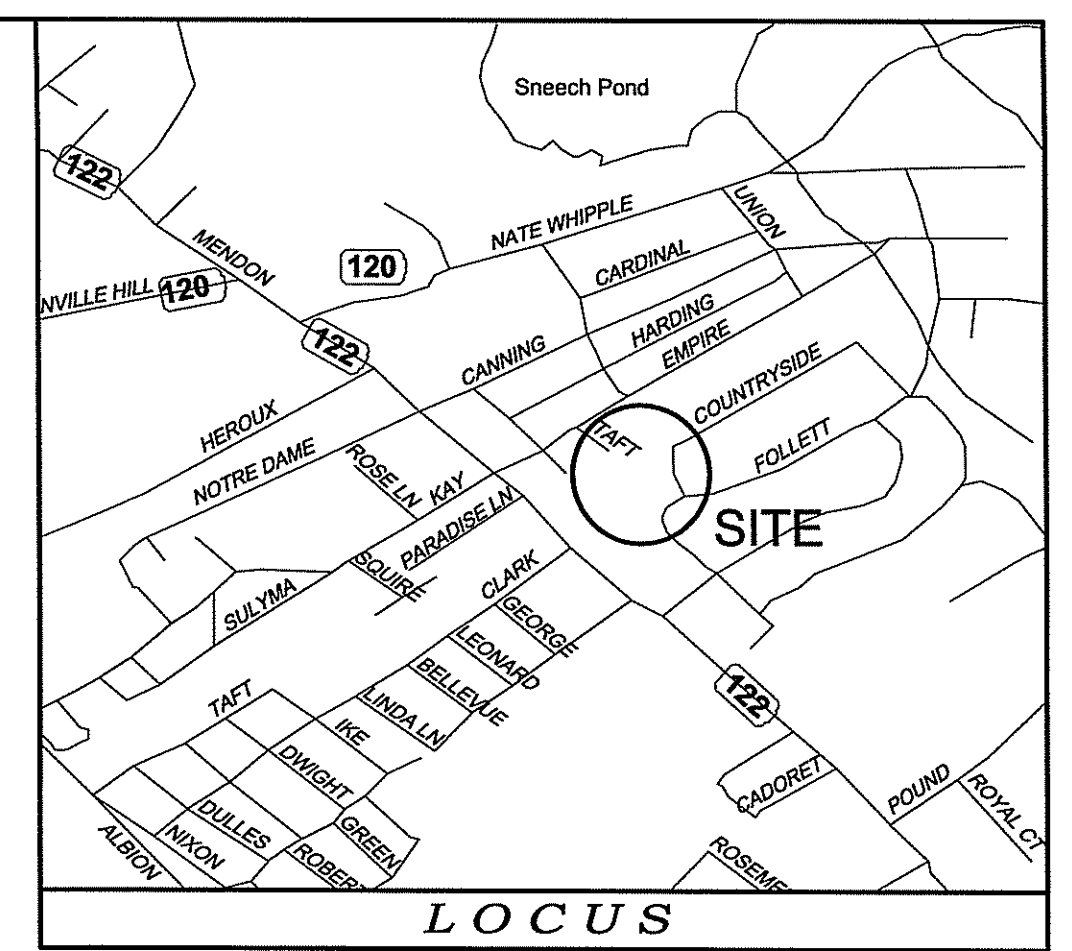
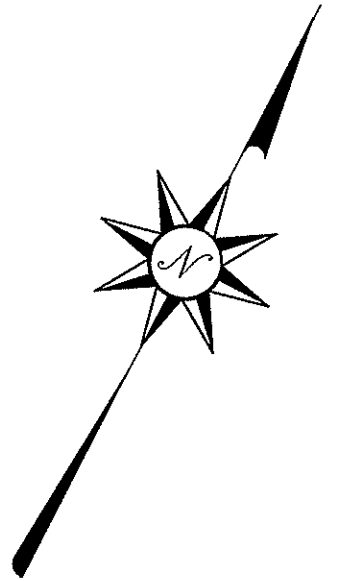
LEGEND & ABBREVIATIONS

NF	- NOW OR FORMERLY	---	- PROPERTY LINE
A.P.	- ASSESSORS PLAT	- - -	- ZONING SETBACK LINE
S.F.	- SQUARE FEET	- - - 15	- EXISTING CONTOUR
AC.	- ACRES	⊖	- STONE WALL
±	- PLUS OR MINUS	X	- FENCE
STY	- STORY	S	- SEWER LINE
WF	- WOOD FRAMED	D	- DRAIN LINE
SHP	- STATE HIGHWAY PLAT	W	- WATER LINE
RET.	- RETAINING WALL	G	- GAS LINE
PED.	- PEDESTRIAN	E	- ELECTRIC LINE
(FND.)	- FOUND	⊙	- SANITARY SEWER MANHOLE
RIBB	- RI HIGHWAY BOUND	⊖	- CATCH BASIN
PK MAIL	- MASONRY MAIL	⊖	- STORM DRAIN MANHOLE
FE	- FLARED END	⊖	- WATER GATE
RCP	- REINFORCED CONCRETE PIPE	⊖	- GAS VALVE
CLF	- CHAIN LINK FENCE	⊖	- ELECTRIC MANHOLE
INV.	- INVERT	⊖	- CONCRETE BOUND
x 10.80	- SPOT GRADE	⊖	- DRILL HOLE
		⊖	- IRON PIPE



COPYRIGHT © THESE DRAWINGS ARE THE PROPERTY OF THE ENGINEER/SURVEYOR AND HAVE BEEN PREPARED FOR THE OWNER, FOR THIS PROJECT AT THIS SITE AND ARE NOT TO BE USED FOR ANY OTHER PURPOSE, LOCATION OR OWNER WITHOUT WRITTEN CONSENT OF THIS OWNER OR ONE OF ITS DIRECTORS.
WATERMAN ENGINEERING CO.
CIVIL ENGINEERS & SURVEYORS
46 SUTTON AVENUE
EAST PROVIDENCE, RI 02914-2096

NO.	DATE	REVISION	CHECKED BY
EXISTING CONDITIONS PLAN A.P. 37 - LOT 851 #24 FOLLETT STREET CUMBERLAND, RHODE ISLAND			PROJECT NO. R06102 SCALE: 1"=40' DATE: FEBRUARY 20, 2007 DRAWN BY: NP/RDJ/MS
JAMES G. & LISA T. DUSTY SIX BLACKSTONE VALLEY PLACE BUILDING 4, UNIT 401 LINCOLN, RI 02802			CHECKED BY: RSL FILENAME: 06102s1-FINAL PLAN 1 of 1 SHTS DRAWING # EX-1
WATERMAN ENGINEERING CO. CIVIL ENGINEERS / SURVEYORS - EST. 1894 46 SUTTON AVENUE EAST PROVIDENCE, RHODE ISLAND 02914 PH. (401) 438-5775 FAX (401) 438-5773			



COPYRIGHT
 THESE DRAWINGS ARE THE PROPERTY OF THE ENGINEER/SURVEYOR AND HAVE BEEN PREPARED FOR THE OWNER. FOR THIS PROJECT AT THIS SITE AND ARE NOT TO BE USED FOR ANY OTHER PURPOSE, LOCATION OR OWNER WITHOUT WRITTEN CONSENT OF THIS OWNER OR ONE OF ITS DIRECTORS.
 WATERMAN ENGINEERING CO.
 CIVIL ENGINEERS & SURVEYORS
 46 SUTTON AVENUE
 EAST PROVIDENCE, RI 02914-2096

NO.	DATE	REVISION	CHECKED BY
200' RADIUS MAP A.P. 37 - LOT 851 #24 FOLLETT STREET CUMBERLAND, RHODE ISLAND			PROJECT NO. R06102 SCALE 1"=50' DATE MARCH 29, 2007 DRAWN BY: RDJ CHECKED BY: RSL
JAMES G. & LISA T. DUSTY SIX BLACKSTONE VALLEY PLACE BUILDING 4, UNIT 401 LINCOLN, RI 02802			TOWN: 06 TRACED: 02-200' RADIUS MAP 1 of 1 SHEETS DRAWING # RAD-1
WATERMAN ENGINEERING CO. CIVIL ENGINEERS / SURVEYORS - EST. 1894 46 SUTTON AVENUE EAST PROVIDENCE, RHODE ISLAND 02914 PH. - (401) 438-5775 FAX - (401) 438-5773			