

**General Notes**

- THE PARCELS ARE LOCATED IN THE TOWN OF CUMBERLAND ON ASSESSOR'S PLAT 54 LOTS 30 & 560.
- THE OWNER OF LOT 560 PER DEED BOOK 1256 PAGE 72 IS AOL PROPERTIES, LLC & THE OWNER OF LOT 30 PER DEED BOOK 1324 PAGE 557 IS FLORENA PROPERTIES, LLC.
- THE SURVEYED AREA OF LOT 560 IS 30,041 SQUARE FEET (0.69 ACRES) & OF LOT 30 IS 263,702 SQUARE FEET (6.05 ACRES)
- THE PARCELS ARE LOCATED IN ZONE X PER FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP 44007C01776, DATED MARCH 2, 2009.
- THE PARCELS ARE ZONED R-1 PER THE ASSESSOR'S ONLINE DATABASE. PLEASE CONTACT THE ZONING DEPARTMENT FOR ANY ADDITIONAL INFORMATION OR FOR A CERTIFICATE OF ZONING.
- THERE WERE NO CEMETERIES, GRAVE SITES AND OR BURIAL GROUNDS OBSERVED WITHIN THE LIMITS OF THE SURVEY.
- THERE WERE NO VISIBLE ABOVEGROUND ENCROACHMENTS OBSERVED, OTHER THAN SHOWN ON SURVEY.
- FIELD SURVEY PERFORMED ON MARCH 12, 20 & 21, 2013.
- ALL UNDERGROUND UTILITIES SHOWN ON THIS PLAN HAVE BEEN LOCATED FROM FIELD SURVEY OBSERVATIONS ONLY TOGETHER WITH EXISTING PLANS BY OTHERS. DIPRETE ENGINEERING IS NOT RESPONSIBLE FOR MISSING UNDERGROUND UTILITIES, EITHER IN SERVICE OR ABANDONED, NOT OBSERVED AT THE TIME OF THE SURVEY. (PLEASE CONTACT DISGAGE 72 WORKING HOURS PRIOR TO ANY CONSTRUCTION AT 1-800-344-7233).
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT. DIPRETE ENGINEERING IS NOT RESPONSIBLE FOR ANY UNKNOWN OR UNRECORDED EASEMENTS THAT A TITLE REPORT WOULD DISCLOSE.

**Datum Note:**

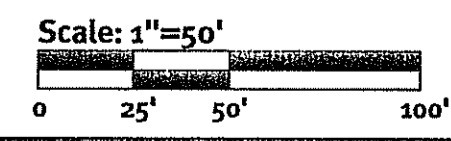
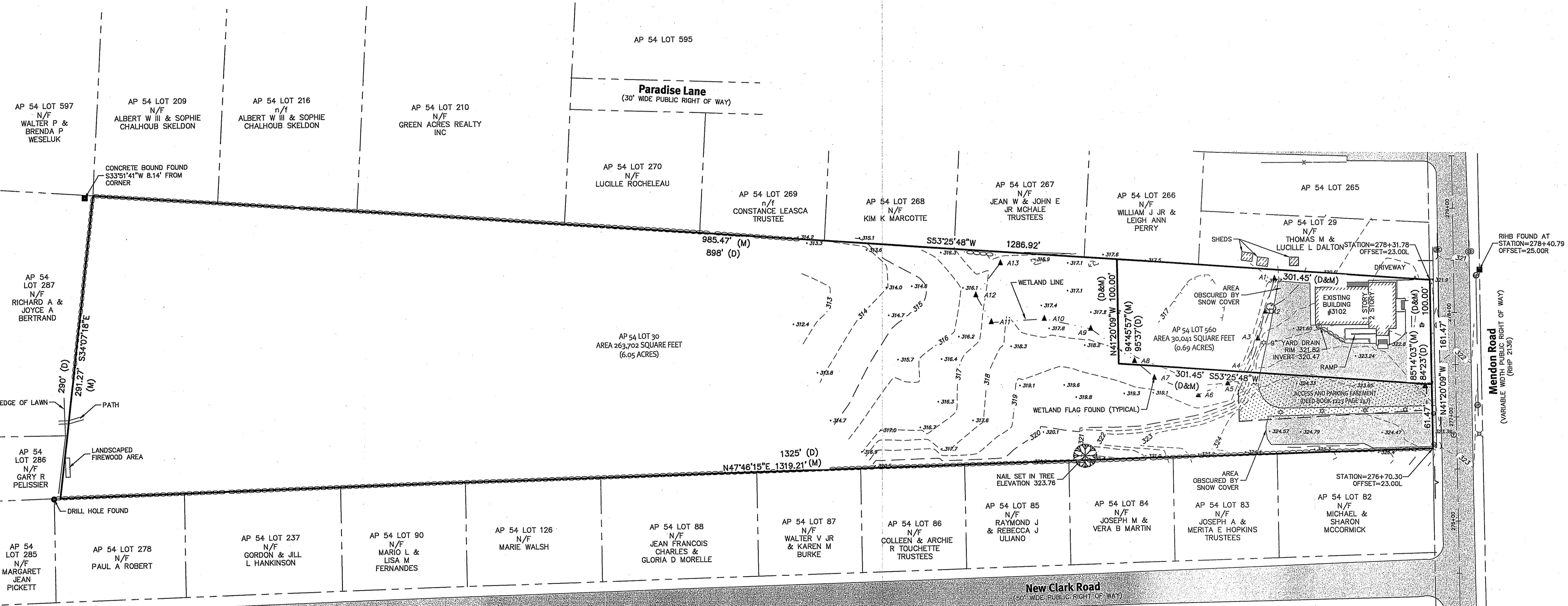
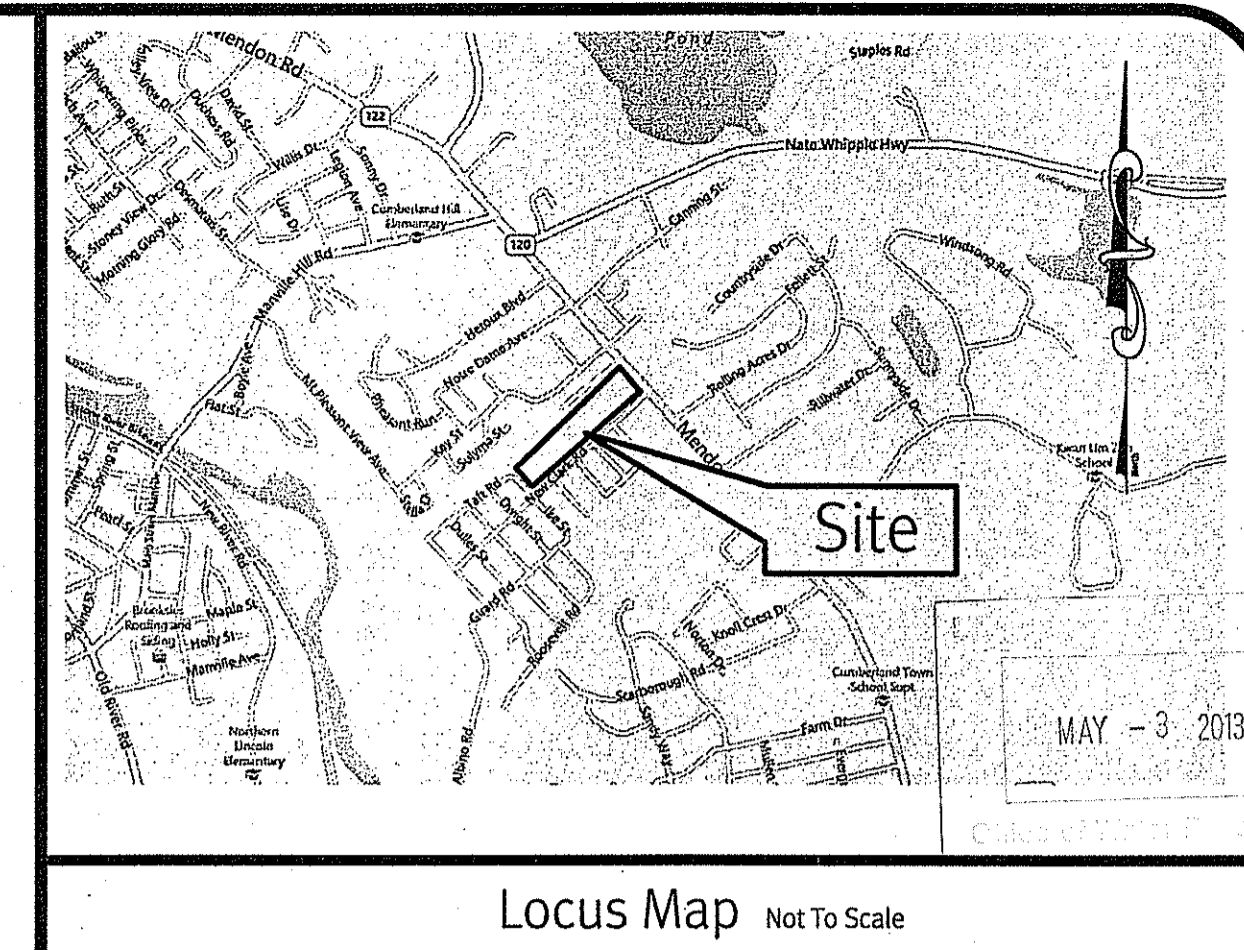
- ELEVATIONS SHOWN HEREON, IN U.S. SURVEY FEET, ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88), AS DETERMINED BY DIPRETE ENGINEERING USING REAL TIME KINEMATIC G.P.S. OBSERVATIONS.

**Plan References:**

- "SECTION 2 GIRARD PLAT LOTS FOR SALE BY GEORGE N. GIRARD CUMBERLAND HILL, RI" DATED APRIL 1953. RECORDED IN THE TOWN OF CUMBERLAND'S LAND EVIDENCE RECORDS ON PLAT CARD 78.
- "REPLAT GIRARD PLAT LOTS FOR SALE BY GEORGE N. GIRARD CUMBERLAND HILL, RI" DATED SEPTEMBER, 1945. RECORDED IN THE TOWN OF CUMBERLAND'S LAND EVIDENCE RECORDS ON PLAT CARD 75
- "29 LOTS ON CUMBERLAND HILL OWNED BY JOHN P. MCLAUGHLIN." PLAN BY ROSCOE W. BAKER - SURVEYOR. DATED JUNE 1924. RECORDED IN THE TOWN OF CUMBERLAND'S LAND EVIDENCE RECORDS ON PAGES A02-7A
- RHODE ISLAND HIGHWAY PLAT 2136

**Legend**

BUILDING		▲/△	NAIL FOUND/SET
ASPHALT		●/○	DRILL HOLE FOUND/SET
AP	ASSESSOR'S PLAT	■/□	IRON ROD/PIPE FOUND/SET
N/F	NOW OR FORMERLY	○	BOUND FOUND/SET
(D)	DEED	○	SIGN
(M)	MEASURED	○	BOLLARD
(C)	CALCULATED	○	SOIL EVALUATION
(CA)	CHORD ANGLE	○	CATCH BASIN
HC	HANDICAPPED	○	DOUBLE CATCH BASIN
PROPERTY LINE		○	DRAINAGE MANHOLE
ASSESSORS LINE		○	FLARED END SECTION
TREELINE		○	GUY POLE
GUARDRAIL		○	ELECTRIC MANHOLE/HANDHOLE
RETAINING WALL		○	UTILITY/POWER POLE
STONE WALL		○	LIGHTPOST
MINOR CONTOUR LINE		○	SEWER/SEPTIC MANHOLE
MAJOR CONTOUR LINE		○	SEWER VALVE
W	WATER LINE	○	CLEANOUT
S	SEWER LINE	○	HYDRANT
SFM	SEWER FORCE MAIN	○	IRRIGATION VALVE
G	GAS LINE	○	WATER VALVE
E	ELECTRIC LINE	○	WELL
OHW	OVERHEAD WIRES	○	MONITORING WELL
D	DRAINAGE LINE	○	UNKNOWN MANHOLE
		○	GAS VALVE
		○	WETLAND FLAG
		○	BENCH MARK
		○	BUSH
		○	TREE



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Engineers • Planners • Surveyors

MICHAEL E. GAVITT  
 1981  
 PROFESSIONAL  
 LAND SURVEYOR

**CERTIFICATION:**  
 THIS SURVEY AND PLAN CONFORMS 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

NO.	DATE	DESCRIPTION	BY
0	02/13	Existing Conditions Plan	MTI
1	02/13	Final	MTI

Drawn By: MTI

**Existing Conditions Plan**  
**3102 Mendon Road**  
 Cumberland, Rhode Island

Client:  
**O'Neill Funeral Home**  
 3102 Mendon Road, Cumberland, Rhode Island 02864  
 Tel. 401-658-1155

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