

NOTES AND REFERENCES:

- THIS SURVEY AND PLAN DOES NOT SHOW ANY PRESCRIPTIVE EASEMENTS OR SUFFICIENT EVIDENCE BY WHICH ANY DETERMINATION CAN BE MADE BY THIS SURVEYOR OR OTHERS ABOUT THE EXISTENCE OF PRESCRIPTIVE EASEMENTS ON THIS PROPERTY. SUCH EASEMENTS COULD EXIST ON THIS PROPERTY AND NOT APPEAR ON THIS PLAN. USERS OF THIS PLAN ARE THEREFORE WARNED TO BE ON THE ALERT FOR THE EXISTENCE OF PRESCRIPTIVE EASEMENTS NOT SHOWN HEREON.
- ANY USE, APPROPRIATION, COPYING, DUPLICATION, ADAPTATION, OR MODIFICATION OF THIS PLAN WITHOUT THE PRIOR WRITTEN CONSENT OF LOUIS FEDERICI, P.S. OR LOUIS FEDERICI ASSOCIATES IS STRICTLY PROHIBITED, AND THE SAME SHALL CONSTITUTE A COPYRIGHT INFRINGEMENT. THIS PLAN HAS BEEN PREPARED FOR EXCLUSIVE USE BY THIS CLIENT AND FOR A SINGLE USE AND A SINGLE PURPOSE ONLY.
- THIS SURVEY DOES NOT INTEND TO ASSURE THE USER OF THIS PLAN THE EXISTENCE OR NONEXISTENCE OF ANY UNDERGROUND UTILITIES OR APPURTENANCES ON THIS PROPERTY, ON SITE, OR WITHIN THE PUBLIC/PRIVATE WAYS. ANY DATA SHOWN HEREON WAS COMPILED FROM THE BEST AVAILABLE SOURCES. MORE EFFORT MAY BE NEEDED TO SHOW SUCH UTILITIES AND APPURTENANCES THAT MAY EXIST. SUCH EFFORT IS BEYOND THE SCOPE OF THIS SURVEY. UTILITIES THAT WERE SCALED FROM OTHER PLANS SHALL BE VERIFIED BY OTHERS. ABOVE GROUND UTILITIES ARE LOCATED AS OBSERVED IN THE FIELD.
- ADDITIONAL INFORMATION WAS TAKEN FROM THE LATEST TAX ASSESSOR RECORDS AND IS NOT A DETERMINATION OF TITLE.
- THE LOCATION OF ALL INFRASTRUCTURE ELEMENTS AND APPURTENANCES ARE MEASURED TO A CLASS III HORIZONTAL STANDARD.
- RHODE ISLAND GENERAL LAWS: 11-22-1, 11-44-11 & 11-44-12 FORBIDS THE REMOVAL OR DESTRUCTION OF ANY HIGHWAY SURVEY MARKER OR PRIVATE SURVEY MARKER.
- BEARING REFERENCE RELATIVE TO NORTH ARROW SHOWN HEREON.
- RHODE ISLAND DEPARTMENT OF PUBLIC WORKS DIVISION OF ROADS AND BRIDGES:
 - PLAT NO. 81: TOWN JOHNSTON-CRANSTON ROAD PLAINFIELD PIKE LOCALITY FROM ATWOOD AVE., THORNTON TO SCITUATE TOWN LINE SURVEYED 1924 SEC. IN 17 SHEETS.
 - PLAT NO. 1289: CRANSTON - JOHNSTON - SCITUATE PLAINFIELD PIKE FROM: ATWOOD AVE. R.I. ROUTE #5 TO: EAST ROAD R.I. ROUTE #116, IN 23 SHEETS.
 - PLAT NO. 1648: CRANSTON - JOHNSTON PIPPIN ORCHARD ROAD FROM: SCITUATE AVE. RT. NO. 12 TO: PLAINFIELD PIKE RT. NO. 14, IN 9 SHEETS.
 - PLAT NO. 2161: CRANSTON - JOHNSTON PLAINFIELD PIKE - ATWOOD AVENUE TO EAST ROAD, SCITUATE, IN 9 SHEETS.
- RECORD PLATS:
 - REPLAT OF CRANSTON COMMONS SECTIONS 3, 4, 5, & 6 AN ADMINISTRATIVE SUBDIVISION IN CRANSTON, R.I. ASSESSORS PLAT 33 LOTS 15 & 78 & ASSESSORS PLAT 35 LOT 296, PREPARED BY DIPRETE ENGINEERING ASSOCIATES, INC., DATED MAY 14, 1999, REVISION 1, DATED 6-29-99, PLAT CARD 639.
 - REVISED SECTION 3B CRANSTON COMMONS A RESIDENTIAL SUBDIVISION IN CRANSTON, R.I. ASSESSORS PLAT LOT 78, PREPARED BY DIPRETE ENGINEERING ASSOCIATES, INC., DATED NOVEMBER 6, 1998, REVISION 6, DATED 3-2 5-02, PLAT CARD 677.
 - REVISED SECTION 3C CRANSTON COMMONS A RESIDENTIAL SUBDIVISION IN CRANSTON, R.I. ASSESSORS PLAT LOT 78, PREPARED BY DIPRETE ENGINEERING ASSOCIATES, INC., DATED NOVEMBER 6, 1998, REVISION 8, DATED 12-30-02, PLAT CARD 686.
- ACCORDING TO THE FIRM INSURANCE RATE MAP NO. 44007C0295G, EFFECTIVE ON 03-02-2009, THIS PROPERTY IS LOCATED IN ZONE X.
- DETERMINATION AS FOLLOWS: RECORDED PLATS WHERE PLACED ON AN EXISTING GRANITE MONUMENT LOCATED ON THE EASTERLY LINE OF BLUEBIRD LAND ON THE POINT OF CURVATURE ON RECORD LOT NO. 198. ALSO, HELD AN EXISTING GRANITE MONUMENT LOCATED ON THE SOUTHEASTERLY INTERSECTION OF ALPINE ESTATES DRIVE AND WEST BLUEBIRD LANE.
- CONTOURS TAKEN FROM RHODE ISLAND GEOGRAPHIC INFORMATION SYSTEM.

LEGEND

—	PROPERTY LINE	■	CATCH BASIN
—	STONE WALL	⊙	DRAIN MANHOLE
—	EDGE OF PAVEMENT	⊙	GAS GATE
—	EDGE OF CURB	⊙	HYDRANT
—	DRAIN SCALED LINE	⊙	SEWER MANHOLE
—	GAS PAINT LINE	⊙	WATER GATE
—	GAS SCALED LINE	⊙	SIGN DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
—	SEWER SCALE LINE	⊙	ASSESSOR PLAT LOT NUMBER
—	WATER SCALED LINE	⊙	RECORD LOT NUMBER
—	EDGE OF PAVEMENT	⊙	EMN = EXISTING MAGNETIC NAIL
—	MINOR CONTOUR (RIGIS)	⊙	EGM = EXISTING GRANITE MONUMENT
—	MAJOR CONTOUR (RIGIS)	⊙	EIR = EXISTING IRON ROD
—	WETLAND EDGE LINE	⊙	EDH = EXISTING DRILL HOLE
—	WETLAND FLAG AND NUMBER	⊙	SIR = SET IRON ROD
		⊙	SDH = SET DRILL HOLE

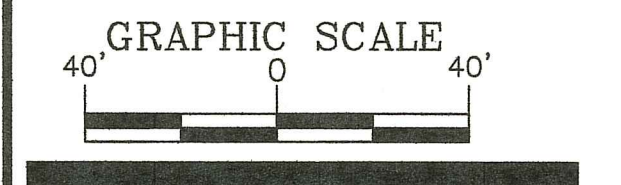
LIST OF ABUTTERS

AP	LOT	NOW OR FORMERLY OF	DEED	PAGE
33	81	DAVID & LISA BETH MALIN	2074	29
33	82	PUBLICAN CAPITAL LLC & LOBUONO CORP. LLC	5445	85
33	83	CRANSTON COMMONS LLC & CITY OF CRANSTON	4107	269
33	101	CRANSTON COMMONS LLC & MIKAELLE M. EXILAS	4757	289
33	102	JAY P. RIESSEN	5116	210
33	107	CARMELLA PONTARELLI	4659	109
33	116	JANET A. FROMM	4751	194
33	117	STEPHEN M. & KRISTEN M. PETERS	5283	102
33	118	LIANG ZHANG & QUINLU CHU	5336	241
33	122	CHRISTINE A. & MICHAEL S. MONAHAN	4655	295
33	123	EDWARD R. PALOMBO	103	250

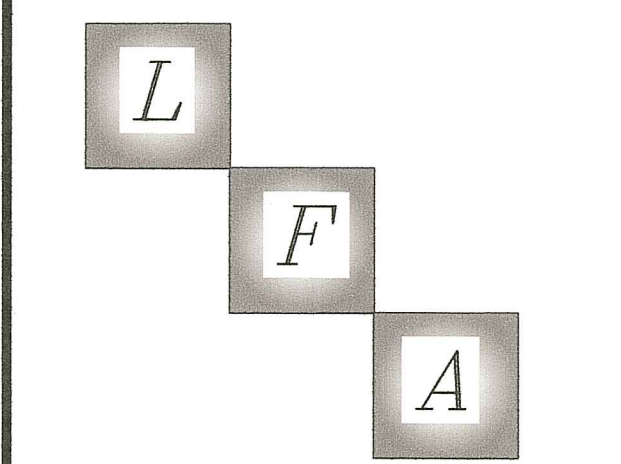
APPLICANT:
ROSE F. CIMINO AND DEBORAH CIMINO TRUSTEES
455 MESHANTICUT VLY PKWY #106
CRANSTON, RI 02920-5626

CURRENT OWNER OF RECORD:
A.P. 33 LOT 79
ROSE F. CIMINO ESTATE
C/O DEBORAH CIMINO

Drawn By:	LA
Checked By:	LF
Approved By:	LF
Survey Date:	04/19/19
Plan Date:	06/11/19
REVISIONS	



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Land Surveyors • Consultants
Biologists • Planners • Mappers



TYPE:
WETLAND VERIFICATION

TITLE:
Bluebird Plat at West Bluebird Lane and Bluebird Lane in Cranston, RI for Joseph Cimino & Deborah Cimino

PROPERTY DESIGNATION:
Tax Assessor's Plat 33, Lot 79

DRAWING NO.:
20190203-05

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 November 25, 2015, as follows:

TYPE OF BOUNDARY SURVEY: Comprehensive Boundary Survey Class I
MEASUREMENT SPECIFICATION: Data Accumulation Survey Class III Topographic Survey Accuracy T-4

The purpose for the conduct of the survey and for the preparation of the plan is as follows: To render a professional opinion as to the location of the subject property's boundaries and to subdivide the property.

REGISTRATION SEAL
VALID ONLY WHEN EMBOSSED
LOUIS FEDERICI
No. 1646
PROFESSIONAL LAND SURVEYOR
By: *Louis Federici*
Louis Federici, June 11, 2019
RI Reg. No. 1646, COA No. LS-111