

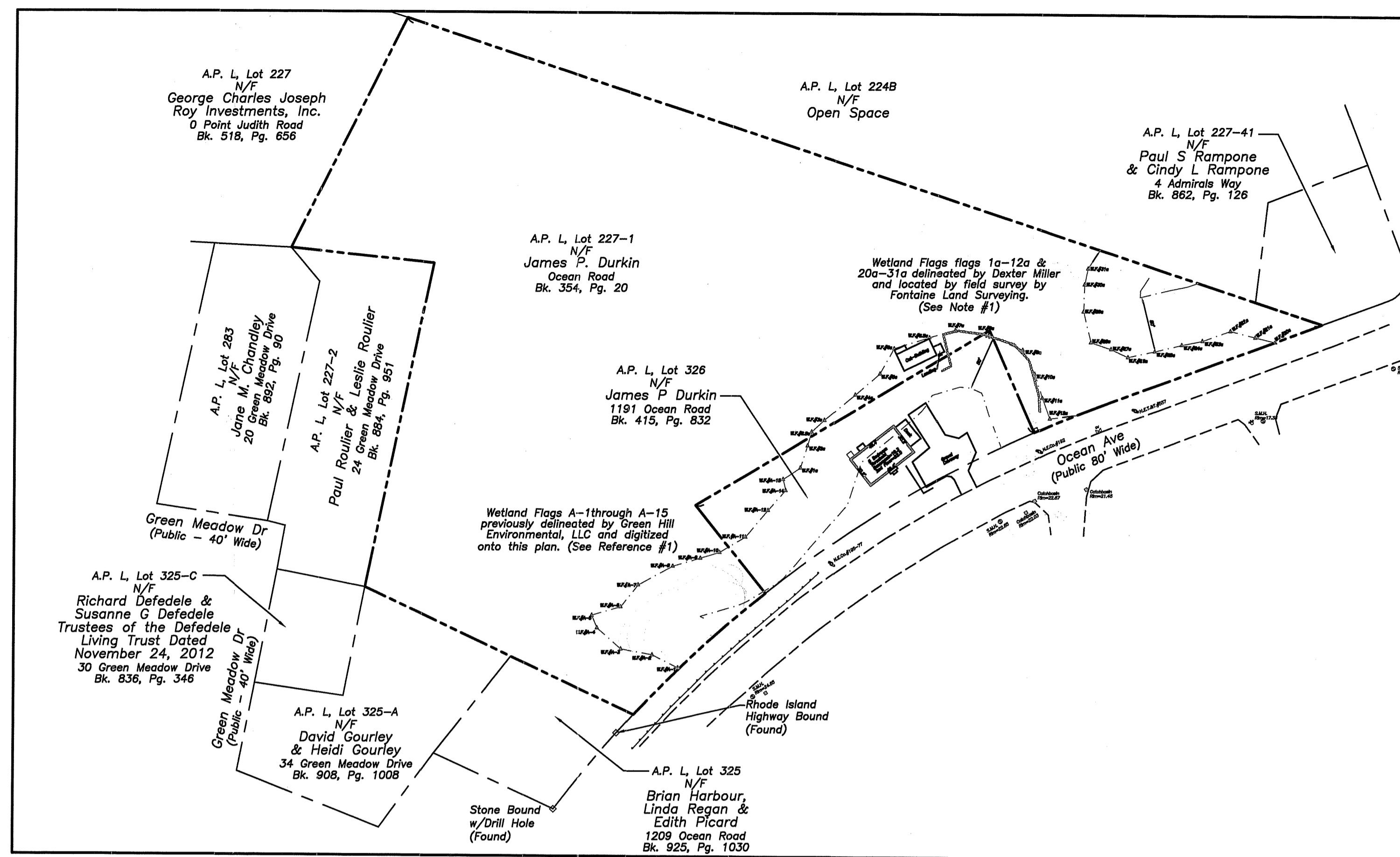
Locus
Not to Scale

References:

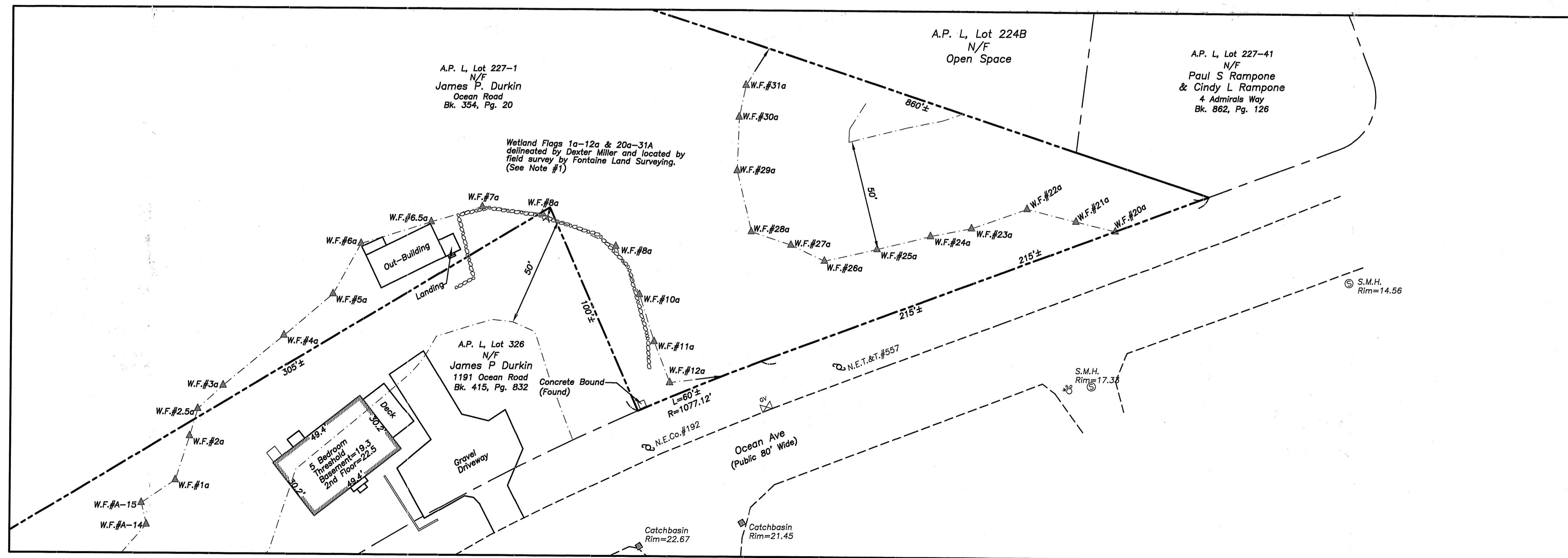
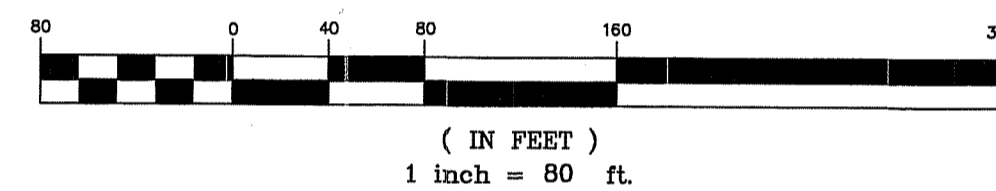
- 1.) Site Plan For R.I.D.E.M. Freshwater Wetland Preliminary Wetland Preliminary Determination For Land Belonging To James P. Durkin Land Known As Assessor's Plat "L" / Lots 227-1 & 326 Situated In The Town Of Narragansett, Rhode Island Date: May 6, 2015; Scale: 1"=20' Prepared By: Easterbrooks & Associates, LLC 2505 Boston Neck Road Saunterstown, R.I. 02874 Tel. 401.667-7770.
- 2.) Town Submission For Gerald Harbour Located At 1209 Ocean Road Narragansett, Rhode Island 02882 prepared by American Engineering, Inc. Daniel R. Cotto Professional Engineer / Profession Land Surveyor 400 South County Trail - Suite A 201 Exeter, Rhode Island 02822 Phone (401) 294-4090 / Fax (401) 294-3625.
- 3.) Definitive Plan Submission for APL, Lots 224, 224-1 & 226 "Schooner Cove" in Narragansett, Rhode Island Definitive Plan - 4 Scale 1" = 40' Sheet No. 7 of 19 Date 05/04/1998

Note:

- 1.) Wetlands shown hereon delineated by Dexter Miller on February 1, 2020 and located by field survey by Fontaine Land Surveying, LLC on February 24, 2020.



GRAPHIC SCALE



Note:

"This plan/report is substantially correct in accordance with a CLASS IV Standard as adopted by the Rhode Island Board of Registration for Professional Land Surveyors. This plan is not to be construed as an accurate boundary survey and is subject to such changes as an accurate boundary survey may disclose."

Certification:

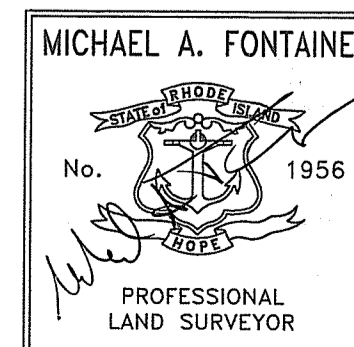
This survey has been conducted and the plan has been prepared pursuant to 435-RICR-00-00-1.9 of the Rules and Regulations adopted by the Rhode Island State Board of Registration for Professional Land Surveyors on April 28, 2018, as follows:

Survey Type:
Boundary Survey - Class IV
Data Accumulation Survey - Planimetric - Class III

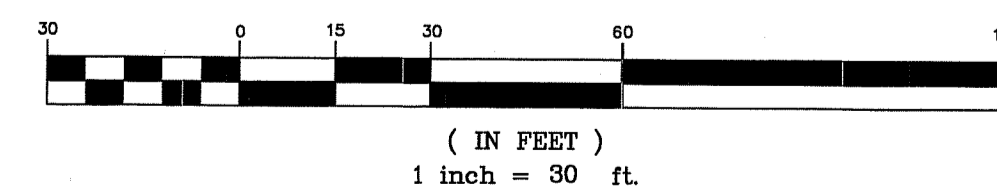
The purpose for the conduct of the survey and for the preparation of the plan is as follows:
To perform a Comprehensive Boundary Survey along with inclusion of Planimetric and Topographic Features for the purpose of preparing a "Wetland Location Plan".

By: *[Signature]* Date: 4-22-2020

Michael A. Fontaine, PLS - License No. LS-1956 - C.O.A. No. LS-A553



GRAPHIC SCALE



Street Index

Ocean Road

Owner

James P. Durkin
815 Point Judith Road
Narragansett, RI 02882

Parcel Data
A.P.L. Lot 324

Deed Book 415, Page 832

Lot Area: 27,296 s.f.±
or 0.63 Acres±

Parcel Data
A.P.L. Lot 227-1

Deed Book 354, Page 20

Lot Area (tax card): 250,470 s.f.±
or 5.75 Acres±

Zoning Data

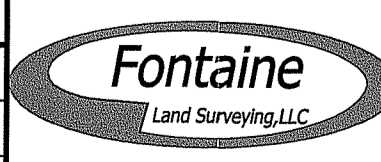
R-20 Zone
Min. Frontage/Width:
Min. Lot Size: s.f.
Max. Building Coverage: 20%
Min. Front Yard: 30'
Min. Side Yard: 30'
Min. Rear Yard: 20'
Max. Bldg. Height: 35'
* Please refer to Zoning Regs.
for additional information.

APR 27 2020

- Property Line
- Easement Line
- Butter's Line
- Building Line
- Existing Index Contour
- Proposed Contour
- Existing Intermediate Contour
- (S)
- Soil Evaluation (S.E.V.)
- Iron Rod (Found/Set)
- Drill Hole (Found/Set)
- Concrete/Stone Monument (Found/Set)
- Hub/Tack

Wetland Location Plan
on a Portion of
A.P. L. Lot 227-1 & 326
Ocean Road
Narragansett, Rhode Island
Prepared For: Mr. James P. Durkin

No.	Revision:	By:	Date:
1	Add Existing Buildings	TSB	4/21/20



Michael A. Fontaine, PLS
593 Green Hill Beach Road
South Kingstown, RI 02879
ghb593@verizon.net
(401)793-6777

Scale: As Noted	Date: 04-09-2020
Drawn By: MAF/TSB	
Checked By: MAF	
Job # 20-006	
Map # 20-006	Sheet: 1 of 1