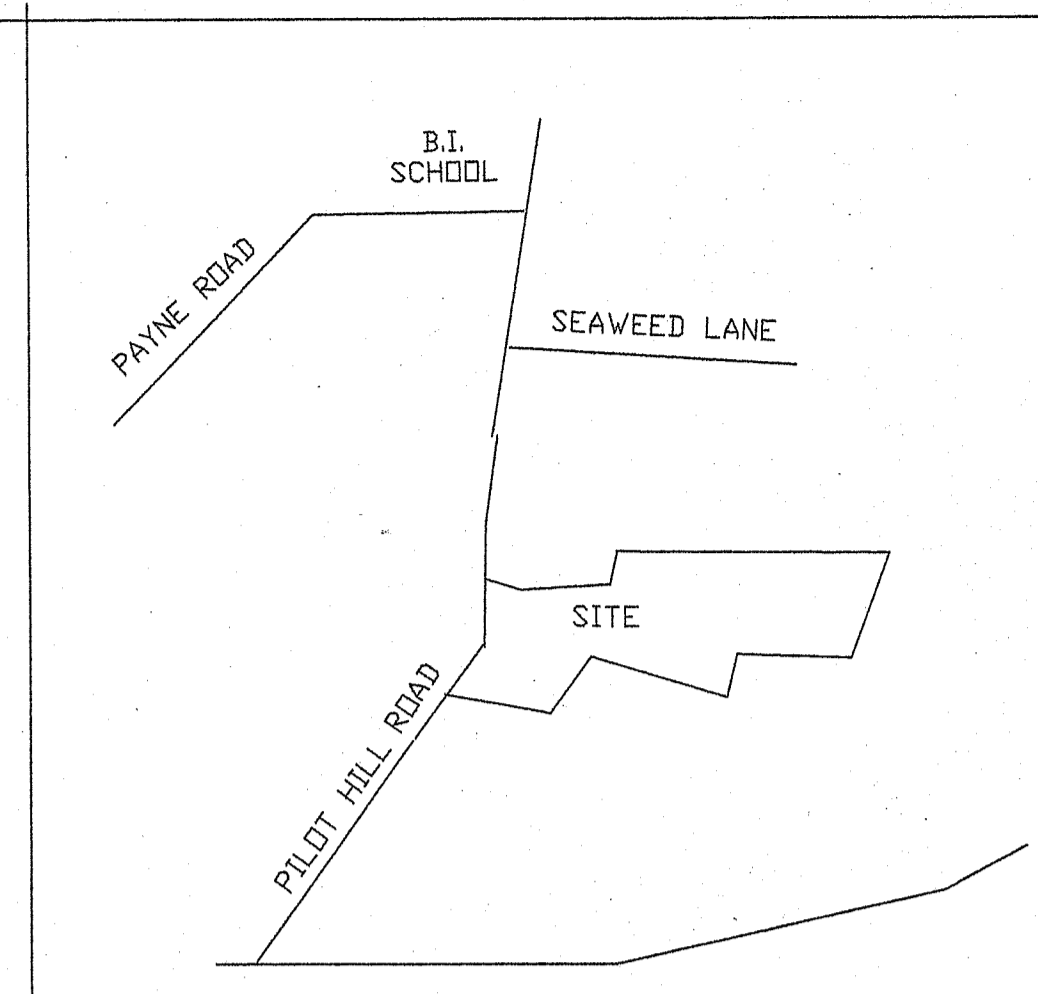


MAGNETIC NORTH 2011
TRUE NORTH

	TOTAL AREA OF LOT	TOTAL DEVELOPABLE AREA OF LOT
LOT 194-2	126,623.7 SQ. FT.	120,284.6 SQ. FT.
LOT 194-3	199,261.5 SQ. FT.	148,780.6 SQ. FT.
TOTAL	325,885.2 SQ. FT.	269,065.2 SQ. FT.

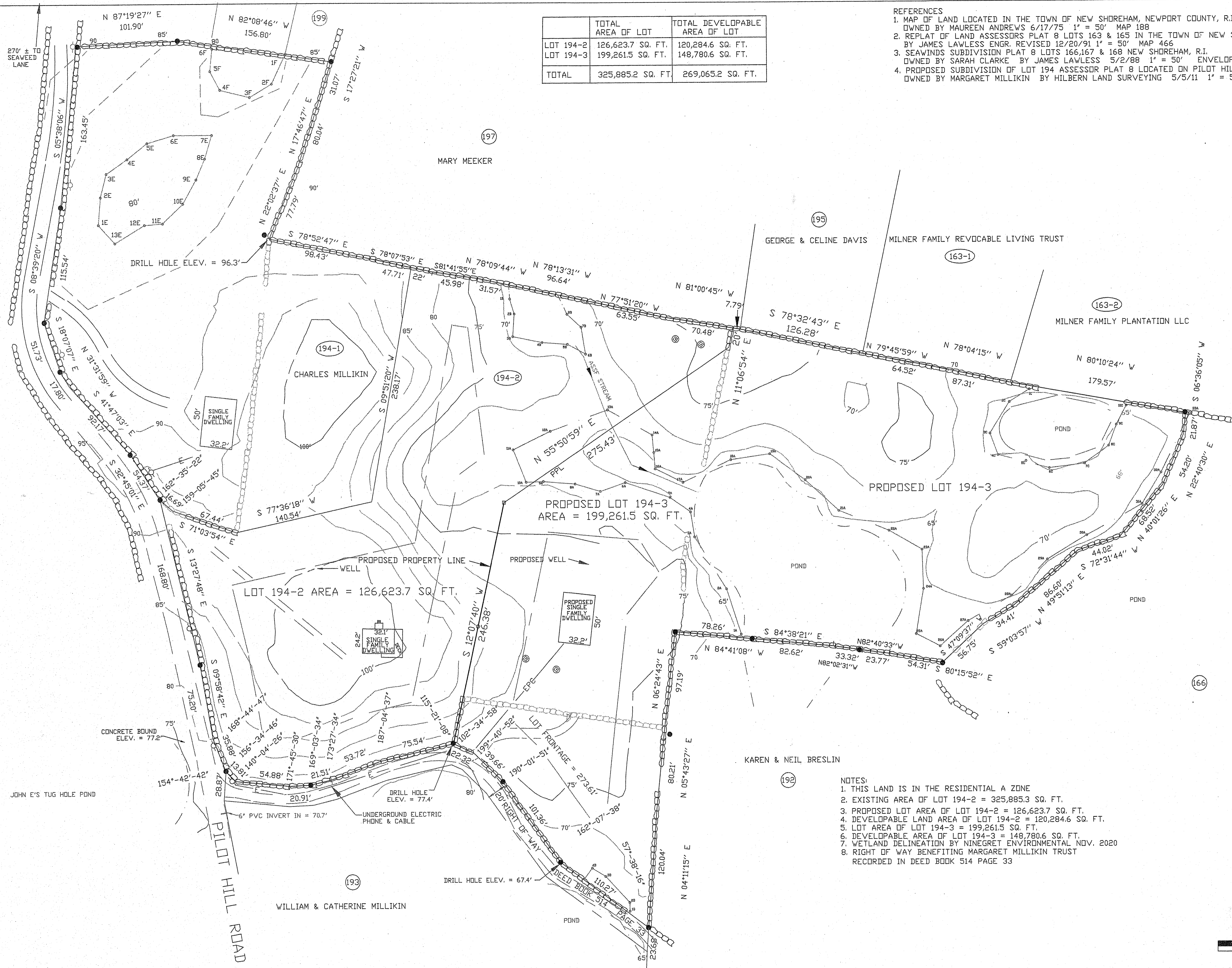
- REFERENCES
- MAP OF LAND LOCATED IN THE TOWN OF NEW SHOREHAM, NEWPORT COUNTY, R.I. OWNED BY MAUREEN ANDREWS 6/17/75 1" = 50' MAP 188
 - REPLAT OF LAND ASSESSORS PLAT 8 LOTS 163 & 165 IN THE TOWN OF NEW SHOREHAM, R.I. BY JAMES LAWLESS ENGR. REVISED 12/20/91 1" = 50' MAP 466
 - SEAWINDS SUBDIVISION PLAT 8 LOTS 166, 167 & 168 NEW SHOREHAM, R.I. OWNED BY SARAH CLARKE BY JAMES LAWLESS 5/2/88 1" = 50' ENVELOPE 334
 - PROPOSED SUBDIVISION OF LOT 194 ASSESSOR PLAT 8 LOCATED ON PILOT HILL ROAD OWNED BY MARGARET MILLIKIN BY HILBERN LAND SURVEYING 5/5/11 1" = 50'



VICINITY MAP

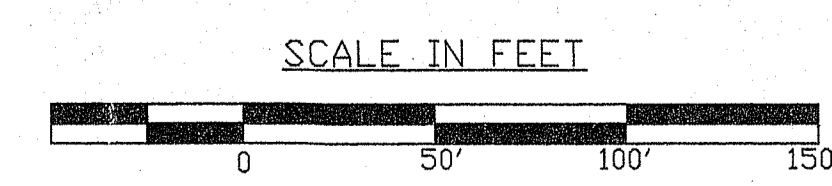
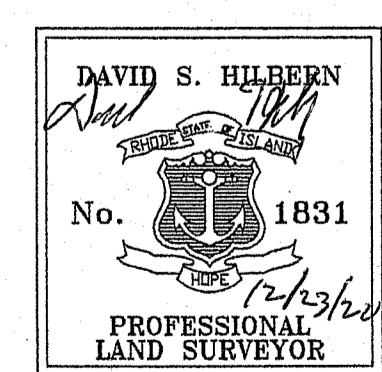
LEGEND

- DRILL HOLE SET
- STONE WALL
- ① ASSESSOR'S PLAT LOT #
- ELECTRIC POLE
- ⊙ WATER TABLE TEST PIT
- PPL PROPOSED PROPERTY LINE
- R.O.W. RIGHT OF WAY
- D.B. DEED BOOK
- PG. PAGE
- IRON PIPE SET
- E UNDERGROUND ELECTRIC
- GRANITE BOUND TO BE SET
- DH DRILL HOLE
- BUILDING SETBACK LINE
- EPC PROPOSED UNDERGROUND ELECTRIC, PHONE & CABLE



- NOTES:
- THIS LAND IS IN THE RESIDENTIAL A ZONE
 - EXISTING AREA OF LOT 194-2 = 325,885.3 SQ. FT.
 - PROPOSED LOT AREA OF LOT 194-2 = 126,623.7 SQ. FT.
 - DEVELOPABLE LAND AREA OF LOT 194-2 = 120,284.6 SQ. FT.
 - LOT AREA OF LOT 194-3 = 199,261.5 SQ. FT.
 - DEVELOPABLE AREA OF LOT 194-3 = 148,780.6 SQ. FT.
 - WETLAND DELINEATION BY NINEGRET ENVIRONMENTAL NOV. 2020
 - RIGHT OF WAY BENEFITING MARGARET MILLIKIN TRUST RECORDED IN DEED BOOK 514 PAGE 33

Environmental Management
FEB - 1 2021



DATE: 7/9/17

SCALE: 1" = 50'

PRELIMINARY PLAN
MINOR SUBDIVISION OF LOT 194-2
ASSESSOR PLAT 8 LOCATED ON
PILOT HILL ROAD
IN THE TOWN OF NEW SHOREHAM
OWNED BY THE MARGARET MILLIKIN TRUST
P.O. BOX 856 NEW SHOREHAM, R.I. 02807

THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN 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 SURVEY: COMPREHENSIVE BOUNDARY SURVEY
MEASUREMENT SPECIFICATION = CLASS 1
PURPOSE OF SURVEY: SUBDIVISION OF LOT 194-2
BY *David Hilbern*
DAVID HILBERN, PROFESSIONAL LAND SURVEYOR
C.O.A. # A-12 LICENSE # 1831

NO.	DATE	REVISIONS
1	8/20/2017	ADDED LOT 194-1 & RIGHT OF WAY
2	4/15/2018	CHANGED TO A PRELIMINARY PLAN
3	11/27/20	UPDATED WETLAND FLAGGING, RECALCED AREAS

HILBERN
Land Surveying
Land Surveyors and Planners
225 B SHADY LEA RD. NORTH KINGSTOWN, RI 02852 (401)294-4080

THE SUBJECT PROPERTY ABUTS THE FOLLOWING STREETS:
PILOT HILL ROAD