

LEGEND

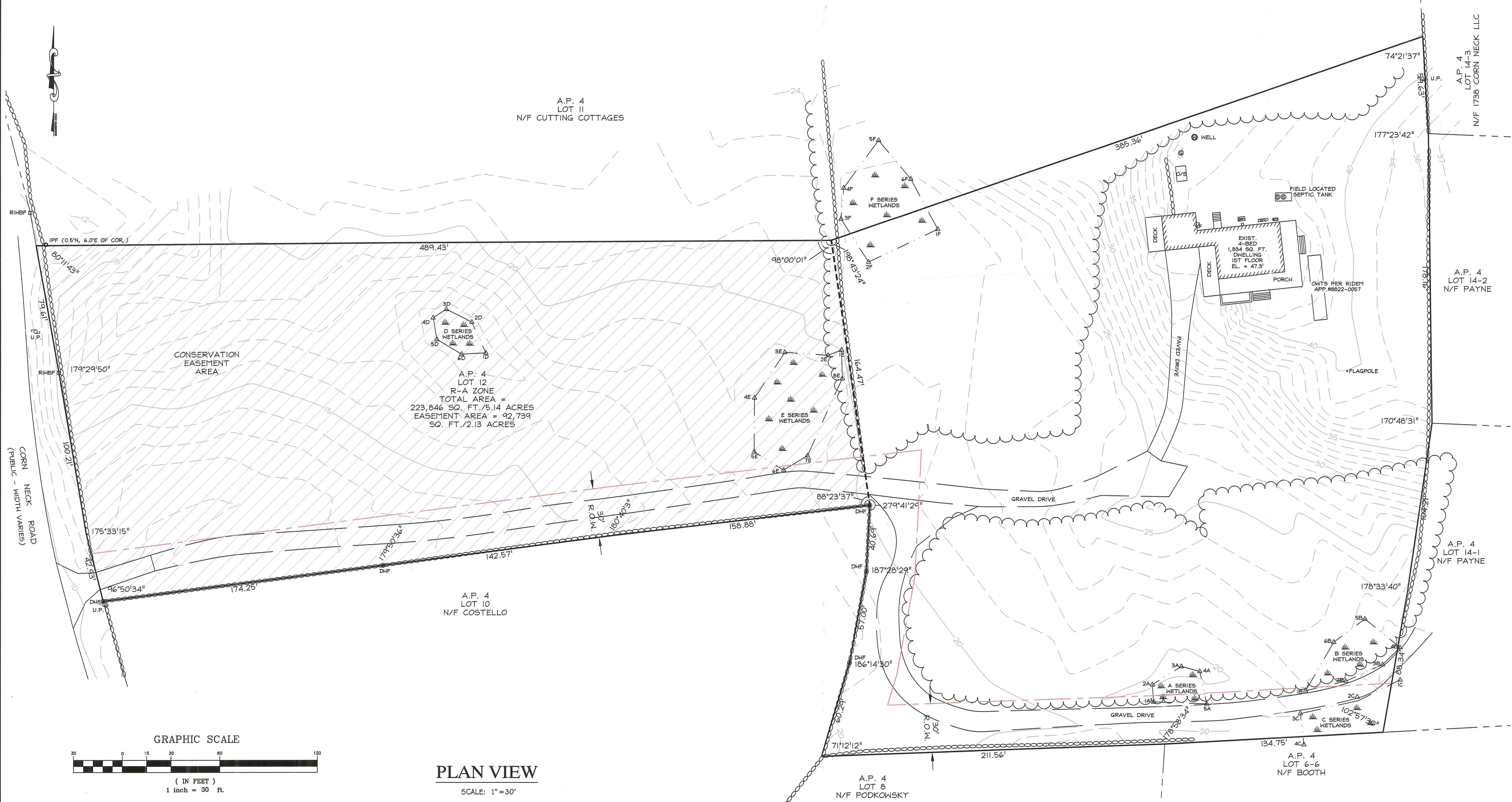
RHBF	RI HIGHWAY BOUND FOUND
SBF	STONE BOUND FOUND
SBDHF	STONE BOUND DRILLHOLE FOUND
IRF	IRON ROD FOUND
U.P.	UTILITY POLE
W.S.	WATER SHUTOFF
DHF	DRILLHOLE FOUND
C.S.	CESPOOL/SEPTIC TANK LID
W	WELL
SW	STONE WALL
PL	PROPERTY LINE
APL	APPROX. PROPERTY LINE
SF	PROP. SILT FENCE
C	CONTOUR (NAVD 1988 DATUM)
WL	EXISTING WATERLINE*
DL	EXISTING DRAINLINE*
TL	EXISTING TREELINE
TH-2	SOIL EVALUATION

NOTES:

1. REFERENCE LAND EVIDENCE BOOK/PAGE: 100/229-235, 331/24, 412/157, 99/178-184, 114/32-34, 511/194, 545/304
2. THIS SURVEY HAS BEEN CONDUCTED & THE PLAN HAS BEEN PREPARED PURSUANT TO SECTION 9 OF THE RULES & REGULATIONS ADOPTED BY THE RI STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON 11/25/2015 AS FOLLOWS: CLASS II MEASUREMENT SPECIFICATION BOUNDARY SURVEY. CLASS III TOPOGRAPHY. THIS PLAN WAS CONDUCTED AT THE REQUEST OF THE OWNER TO PRODUCE AN EXISTING CONDITIONS PLAN FOR FUTURE PERMITTING.
3. SITE DOES NOT RESIDE WITHIN A FLOOD ZONE ACCORDING TO NFIP WASHINGTON COUNTY, RI FIRM MAP # 44009C0354J DATED 10/16/2013.
4. STREET INDEX (PER RI GL 34-13-1): CORN NECK ROAD
5. SUBJECT TO EASEMENTS OF RECORD. CONSERVATION EASEMENT RECORDED IN LAND EVIDENCE BOOK 100, PAGES 229-235 IS MISSING AN EXHIBIT "A" LAND DESCRIPTION OF CONSERVATION EASEMENT. THIS PLAN ATTEMPTS TO CORRECTLY IDENTIFY THIS CONSERVATION EASEMENT
6. RI GENERAL LAWS 11-22-1 & 11-44-11 FORBID THE REMOVAL OR DESTRUCTION OF ANY HIGHWAY OR PRIVATE SURVEY MARKER. PENALTY IS \$500 &/OR UP TO 1 YEAR IN JAIL.
7. REFERENCE PLAN ENTITLED "DIVISION OF LAND FOR CUTTING COTTAGES INC. IN THE TOWN OF NEW SHOREHAM, RI, OWNER: JANET & WALTER NELSON B.I., ENGINEER: JAMES P. LAWLESS, P.E., SCALE: 1"=50', DECEMBER 1986, REVISED DEC. 1, 1987." THIS REFERENCED PLAN LACKED SUFFICIENT GEOMETRY & PROVIDED INCORRECT GEOMETRY TO ESTABLISH PERIMETER ON LOTS 11 & 12. THEREFORE THIS BOUNDARY OPINION WAS BASED ENTIRELY ON KNOWN RECORD MONUMENTS, LINES OF POSSESSION, JUDGEMENT OF THE RECORD PLAT, & OTHER EVIDENCE WHICH COULD RENDER THE LOCATIONS OF THE BOUNDARIES UNCERTAIN.
8. REFERENCE " RI STATE HIGHWAY PLAT #1368, SHEET # 5 OF 14, NEW SHOREHAM, RI CORN NECK ROAD FROM CRESCENT BEACH TO SETTLERS ROCK, SCALE: 1"=40' " FOR MORE INFO.
9. WETLAND EDGES DELINEATED BY NINIGRET ENVIRONMENTAL, LLC & LOCATED BY ATLAS LAND SURVEYING ON 1/10/2023.
10. REFERENCE RIDEM OWT5 APP.# 8822-0057 FOR MORE INFO.

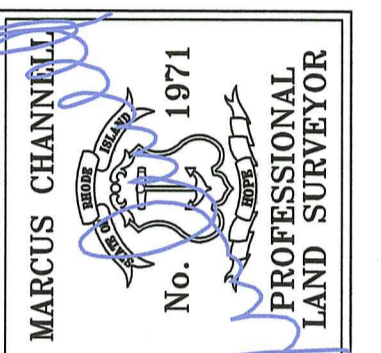


LOCUS MAP



**EXISTING CONDITIONS
SITE SURVEY PLAN**

A.P. 4, LOT 12
1708 CORN NECK ROAD
NEW SHOREHAM, RHODE ISLAND
Prepared For:
1708 CORN NECK RD LLC



ATLAS LAND SURVEYING, LLC
PROPERTY & CONSTRUCTION SURVEYING & MAPPING
91 Parkway Drive ~ Warwick, RI 02886
401-737-4407
WWW.ATLASLANDSURVEYING.COM

REVISION:	
DATE:	MARCH 2023
DRAWN BY:	KRC
SCALE:	1"=30' RI Environmental Management APR 11 2023 Office of Water Resources
SHEET	1
OF 1 SHEETS	1
JOB NO.	KURYLA
DWG. NO.	KURYLA-PL

ATLAS LAND SURVEYING, LLC. COPYRIGHTED MATERIALS 2023