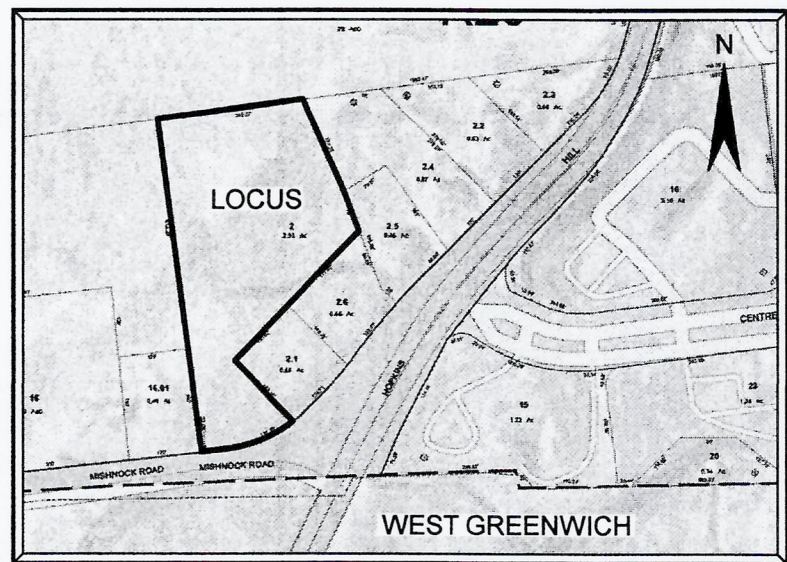


REFERENCE:

- DEED BK 2240 PG. 740
- PB. 11 PG. 63 ENVELOPE #167 ENTITLED, "DIVISION OF LAND ON HOPKINS HILL ROAD & MISHNOCK ROAD IN THE TOWN OF COVENTRY, R.I. PREPARED FOR ANDREW O. & DORIS E. POTVIN' PREPARED BY COVENTRY SURVEY COMPANY, INC., APRIL 23, 1993, SCALE 1"=100'
- MINOR SUBDIVISION RECORDED AS INST. 4300, ENV. 1, MAP 1790, ENTITLED, "C&M PLAT" BY OCEAN STATE PLANNERS INC. DATED MAY 20, 2024, A.P. 5 / LOT 2.1 JOB#10295.

NOTE:

- FEMA ZONE: X / MAP: 44003C0112H / DATED: 10-02-15
- SOIL EVALUATIONS AS COMPLETED UNDER APP. NO. 2306-0403
- SOIL EVALUATION AS COMPLETED UNDER APP. NO. IA-0000014381
- PROPERTY LINE ESTABLISHED, 07/09/2022
- EXISTING CONDITIONS UPDATED, 01/14/2026
- WETLANDS APPLICATION NO. 23-0213

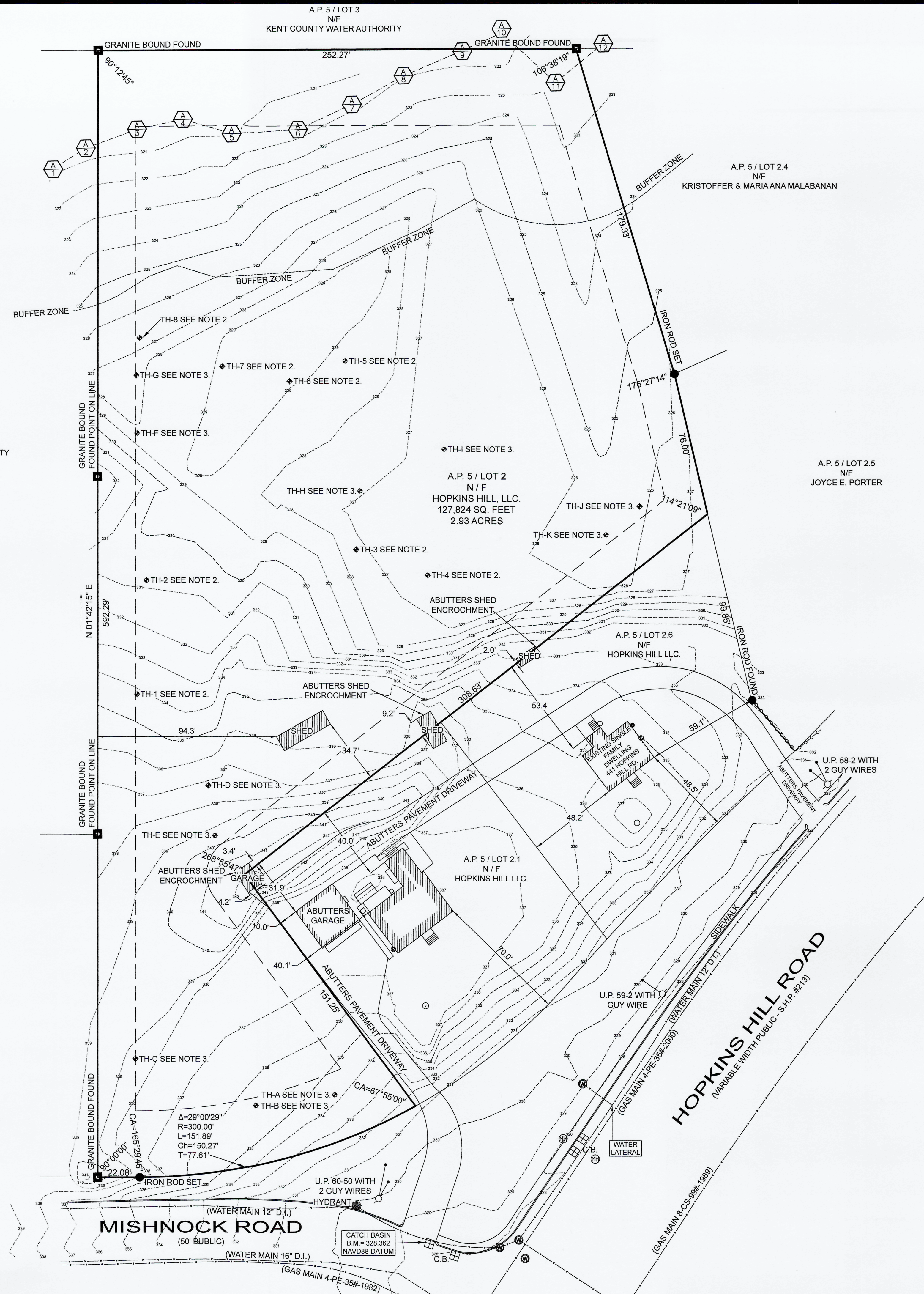


LOCUS MAP
NOT TO SCALE

ZONING DISTRICT R-20
SINGLE FAMILY W/ WATER
MINIMUM LOT AREA: 20,000 S.F.
MINIMUM LOT FRONTAGE: 120 FT.
MINIMUM SETBACKS: FRONT: 35 FT.
SIDE: 20 FT.
REAR: 40 FT.
MAXIMUM LOT COVERAGE: 20%
MAXIMUM BUILDING HEIGHT: 35 FT.
ACCESSORY SETBACK: 10 FT.

A.P. 4 / LOT 28
N/F
KENT COUNTY WATER AUTHORITY

A.P. 4 / LOT 16.1
N/F
MARY J. & JAMES E. GRIBBIN



THIS PLAN DOES NOT GUARANTEE THE EXISTENCE OR NON-EXISTENCE OF UNDERGROUND UTILITIES. THE LOCATION OF EXISTING UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE AND MAY NOT BE ACCURATE. THE CONTRACTOR SHALL VERIFY THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITIES. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO NOTIFY "DIGSAFE" AT 1-888-344-7233.

SURVEY CLASSIFICATION:

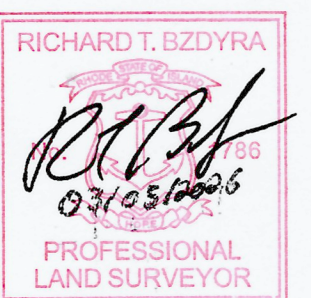
THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO SECTION 9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON NOVEMBER 25, 2015, AS FOLLOWS:

TYPE OF BOUNDARY SURVEY	MEASUREMENT SPECIFICATION
LIMITED CONTENT BOUNDARY SURVEY	CLASS I
DATA ACCUMULATION SURVEY	CLASS III

THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS:
TO ESTABLISH AND STAKE RECORD BOUNDARY LINES.

BY: *Richard T. Bzdryra* DATE: 03/05/2026
RICHARD T. BZDYRA, PLS., LICENSE #1786, COA #LS-A60

THE FOLLOWING TYPES OF EVIDENCE WERE USED TO CONSTRUCT THIS SURVEY: RECORDED FOUND MONUMENTS IF ANY, NON-RECORDED MONUMENTS, LINES OF POSSESSION, AND OTHER EVIDENCE RELATIVE TO THE DEED OR PLAT. THE BOUNDARY SOLUTION IS THE COMPILATION OF INFORMATION TO DETERMINE THE MOST PROBABLE LOCATION OF THE SURVEYED PARCEL.



EXISTING CONDITIONS PLAN

A.P. 5 / LOT 2
437 HOPKINS HILL ROAD
COVENTRY, R.I. 02816
SCALE: 1"=30' DATE: MARCH 5, 2026
PREPARED FOR:
SHORELINE PROPERTIES
400 SOUTH COUNTY TRAIL, SUITE A-207, EXETER, R.I. 02822
PHONE: (401) 735-8566

PREPARED BY:
OCEAN STATE PLANNERS, INC.
1255 OAKLAWN AVENUE, CRANSTON, R.I. 02920
PHONE: (401) 463-9696 info@osplanners.com

JOB NO. 10295 / DWG. NO. 10295 - (ZTDS)

