

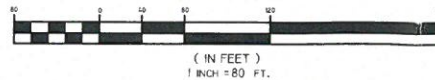
GENERAL NOTES:

1. APPLICANT/OWNER: ZUBA FAMILY TRUST
910 IRON MINE HILL ROAD
NORTH SMITHFIELD, RI 02896
2. TOTAL LOT AREA: 1966.657 SF OR 4.514 ACRES.
3. THE PURPOSE OF THIS PLAN IS TO DIVIDE ONE EXISTING LOT INTO TWO LOTS.
4. THERE ARE NO EASEMENTS OR RIGHT-OF-WAYS WITHIN OR ADJACENT TO THE SUBDIVISION PARCELS.
5. WETLAND DELINEATION BY: NATURAL RESOURCE SERVICES, INC.
6. ELECTRICAL, TELEPHONE AND CABLE SERVICES ARE AVAILABLE AT THE STREET.
7. THE PROPERTY IS TO BE SERVICED BY PRIVATE ONSITE WASTE WATER TREATMENT SYSTEMS (OWTS) AND PRIVATE WELL(S).
8. THE PROPERTY IS WITHIN THE NATURAL HERITAGE AREA.
9. THE PROPERTY IS PARTIALLY LOCATED WITHIN A NON-COMMUNITY WELLHEAD PROTECTION AREA.
10. THE PROPERTY IS NOT WITHIN A FLOOD HAZARD ZONE PER FEMA MAP NUMBER 44007C0160G DATED OF MARCH 2, 2009.
11. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO THE FINDINGS SUCH A REPORT MIGHT DISCLOSE. PROPERTY LINES SHOWN ON THIS SURVEY/PLAN REPRESENT CURRENT PHYSICAL FIELD CONDITIONS AND EVIDENCE OF APPARENT POSSIBLE POSSESSION. ANY REFERENCES TO PUBLIC RECORDS HEREON REFLECTS TO THOSE RECORDS NECESSARY TO ESTABLISH THE BOUNDARIES SHOWN HEREON AND REFERENCE TO THE SAME DOES NOT, AND IS NOT INTENDED TO CONSTITUTE A TITLE SEARCH OR TITLE OPINION.

ZONING DISTRICT: RA-65

MINIMUM LOT AREA: 65,000 SF
MINIMUM FRONTAGE: 200'
MINIMUM SETBACKS: FRONT - 40'
SIDE - 25'
REAR - 40'

GRAPHIC SCALE



PLAN REFERENCES:

1. "DIVISION OF LAND OWNED BY THE ESTATE OF WALTER A. MOWRY; NORTH SMITHFIELD, RI; JULY, 1986; SCALE: 1" = 200 FEET" BY NATIONAL ENGINEERS - LAND SURVEYORS, INC.
2. "PRELIMINARY PLAN SUBMISSION FOR 'UNION HILL' IN NORTH SMITHFIELD, RHODE ISLAND; LAYOUT KEY PLAN; SCALE: 1" = 100'; LAST REVISION 6/9/03" BY COMMONWEALTH ENGINEERS & CONSULTANTS.
3. RHODE ISLAND STATE HIGHWAY PLAT 96, PLAT 317 AND PLAT 400.

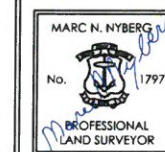
CERTIFICATION:

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:
LIMITED CONTENT BOUNDARY SURVEY: CLASS I
TOPOGRAPHIC ACCURACY: T-4

STATEMENT OF PURPOSE
THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND THE PREPARATION OF THE PLAN IS AS FOLLOWS: DIVIDE EXISTING LOT INTO TWO LOTS.

Marc N. Nyberg
MARC N. NYBERG LICENSE No. 1797 COA No. A52

**MINOR SUBDIVISION - PRELIMINARY PLAN
EXISTING CONDITIONS**



PROFESSIONAL SEAL

ZUBA IRON MINE PLAT
A.P. 15 LOT 74
IRON MINE HILL RD./GREENVILLE RD., N SMITHFIELD, RI

PREPARED FOR: ZUBA FAMILY TRUST
910 IRON MINE HILL ROAD, NORTH SMITHFIELD, RI 02896

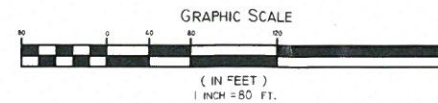
JOB # 20-017 SCALE: 1" = 100' DRAWN BY: LMB DATE: 1-24-23

REVISED:



InSite Professional Complex, Suite 1
1539 Fall River Avenue, Seekonk, MA 02771
Phone: (508) 336-4500 Fax: (508) 336-4558
501 Great Road, Unit 104
North Smithfield, RI 02896
Phone: (401) 762-2870 Fax: (401) 762-2871
Web Address: InSiteEngineers.com

SHEET
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OF 3



CERTIFICATION:

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NOT A BOUNDARY SURVEY
COMPILATION PLAN IV

THIS COMPILATION PLAN HAS BEEN PREPARED FROM SOURCES OF INFORMATION AND DATA WHOSE POSITIONAL ACCURACY AND RELIABILITY HAS NOT BEEN VERIFIED. THE PROPERTY LINES DEPICTED HEREON DO NOT REPRESENT A BOUNDARY OPINION, AND OTHER INFORMATION DEPICTED IS SUBJECT TO SUCH CHANGES AS AN AUTHORITATIVE FIELD SURVEY MAY DISCLOSE.

STATEMENT OF PURPOSE

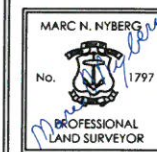
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BY: *Marc N. Nyberg*
MARC N. NYBERG

LICENSE NO. 1797

COA NO.: A52

**MINOR SUBDIVISION - PRELIMINARY PLAN
AERIAL PLAN**



PROFESSIONAL SEAL

**ZUBA IRON MINE PLAT
A.P. 15 LOT 74**

IRON MINE HILL RD./GREENVILLE RD., N SMITHFIELD, RI

PREPARED FOR: ZUBA FAMILY TRUST
910 IRON MINE HILL ROAD, NORTH SMITHFIELD, RI 02896

JOB # 20-017 SCALE: 1" = 100' DRAWN BY: LMB DATE: 1-24-23

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