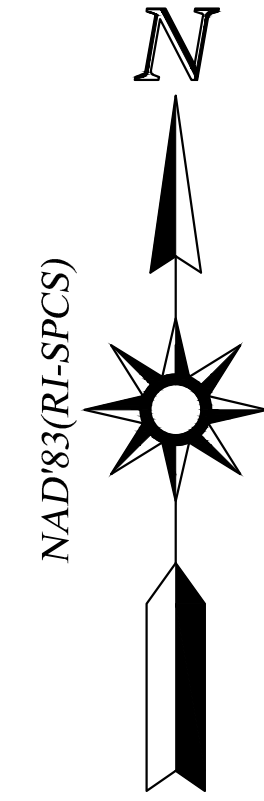
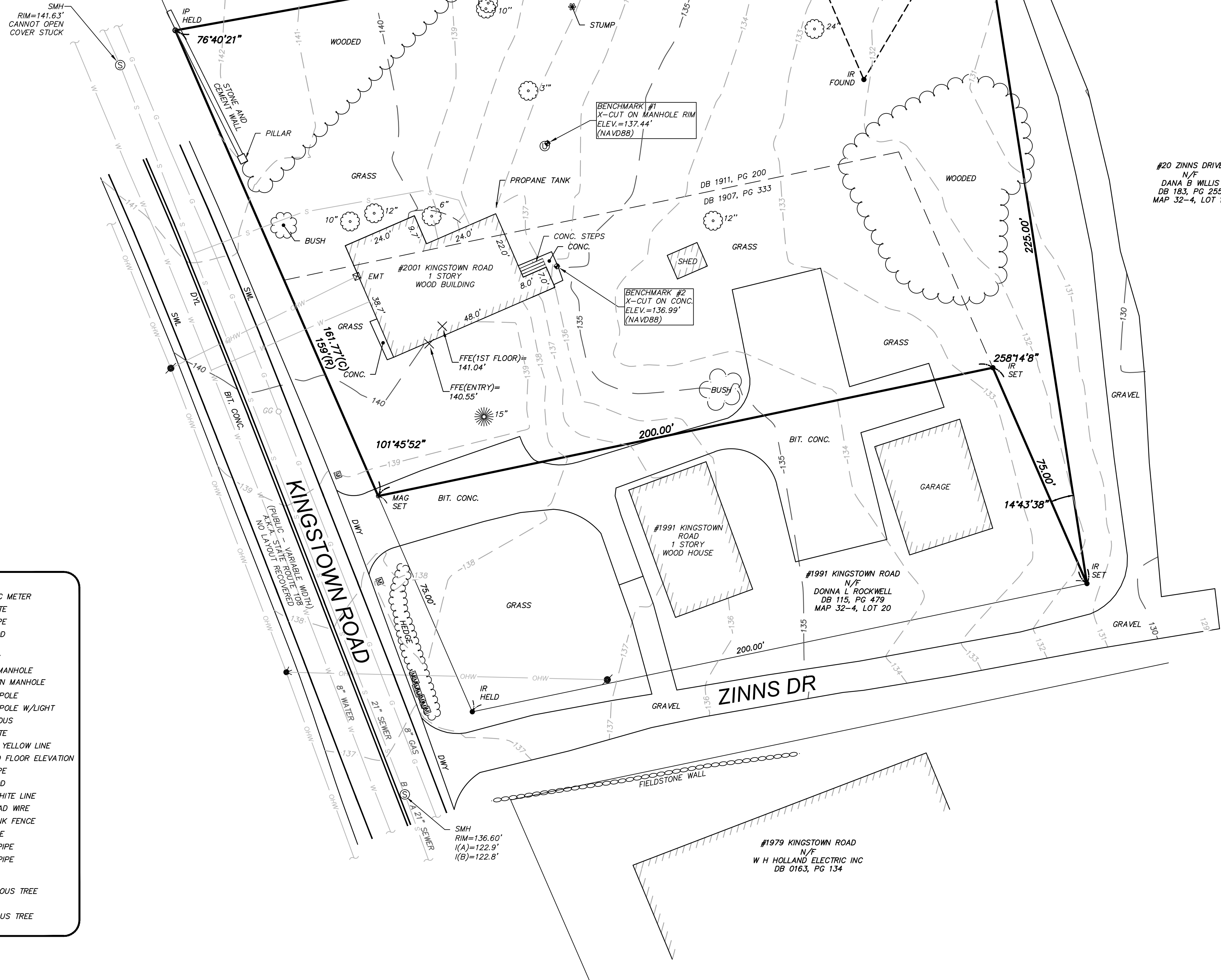


Locus Map
(NOT TO SCALE)



SMH
RIM=141.63'
CANNOT OPEN
COVER STUCK



#2015 KINGSTOWN ROAD
N/F
TYLER J TOOLAN
DB 1782, PG 221
MAP 32-4, LOT 23

#20 ZINNS DRIVE
N/F
DANA B WALLIS
DB 183, PG 255
MAP 32-4, LOT 19

BENCHMARK #1
X-CUT ON MANHOLE RIM
ELEV.=137.44'
(NAVD88)

BENCHMARK #2
X-CUT ON CONC.
ELEV.=136.99'
(NAVD88)

- GENERAL NOTES**
- THIS PLAN IS BASED UPON AN ON-THE-GROUND SURVEY PERFORMED BY NORTHEAST GEOSPATIAL CONSULTANTS, LLC IN JULY 2025.
 - THE PURPOSE OF THIS PLAN IS TO DEPICT SITE TOPOGRAPHY, PLANIMETRIC FEATURES, FIXED STRUCTURES, AND COMPLETE BOUNDARY LINES FOR USE IN ENGINEERING DESIGN.
 - HORIZONTAL DATUM IS BASED UPON NAD'83 (RHODE ISLAND) AS DERIVED VIA RTK GNSS OBSERVATIONS PERFORMED BY NORTHEAST GEOSPATIAL CONSULTANTS, LLC, IN JULY 2025.
 - VERTICAL DATUM IS BASED UPON NAVD'88 (GEOID18) AS DERIVED VIA RTK GNSS OBSERVATIONS PERFORMED BY NORTHEAST GEOSPATIAL CONSULTANTS, LLC, IN JULY 2025. TWO TEMPORARY BENCHMARKS WERE SET NEAR THE SITE AND ARE GRAPHICALLY DEPICTED ON THE PLAN.
 - THE STATUS OF STREETS AND WAYS NOTED IS BASED UPON RECORDS REFERENCED AND WAS NOT DETERMINED AS PART OF THIS SURVEY.
 - THIS SURVEY WAS PERFORMED WITHOUT A TITLE EXAMINATION. MATTERS SHOWN RELATIVE TO RECORD AND OCCUPATION BOUNDARIES AND DO NOT REPRESENT ANY OPINION REGARDING TITLE OR MATTERS THAT MAY BE UNCOVERED BY A FULL TITLE EXAMINATION.
 - LOCUS IS LOCATED WITHIN ZONE X - UNSHADED AS GRAPHICALLY DEPICTED ON FLOOD INSURANCE RATE MAP NUMBER 4409C0184K, WITH AN EFFECTIVE DATE OF APRIL 3, 2020.
 - MONUMENTS FOUND AND A PRIVATE SURVEY UNDATED AND UNSTAMPED WAS PROVIDED TO THE FIELD SURVEYOR INDICATING A POTENTIAL OVERLAP WITH #20 ZINNS DRIVE.

PARCEL REFERENCE

RECORD OWNER:	ASHWORTH INVESTMENTS, LLC
ADDRESS:	#2001 KINGSTOWN ROAD
DEED REFERENCE:	DB 1911, PG 200 (PORTION) DB 1907, PG 333 (PORTION)
PARCEL ID:	32-4-21
LOT AREA:	37,736±SQ.FT.(0.866±AC.)(32-4-21)

UTILITY NOTE

EXISTING UTILITIES, SHOWN HEREON, ARE APPROXIMATE. DIG-SAFE SHALL BE NOTIFIED PER RHODE ISLAND GENERAL LAW (RIGL) §39-1.2 "EXCAVATION NEAR UNDERGROUND UTILITY FACILITIES". NO GUARANTEE IS IMPLIED OR INTENDED AS TO THE ACCURACY, LOCATION OR THAT ALL UTILITIES AND/OR SUBSURFACE STRUCTURES ARE SHOWN. THE CONTRACTOR SHALL VERIFY UTILITIES AND STRUCTURES AS REQUIRED PRIOR TO THE START OF CONSTRUCTION.

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 NOVEMBER 25, 2015, AS FOLLOWS:

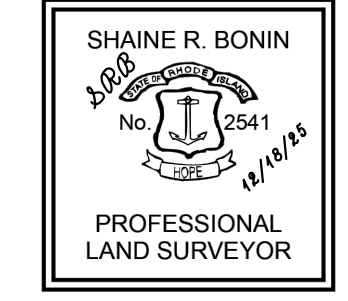
TYPE OF BOUNDARY SURVEY: MEASUREMENT/ ACCURACY SPECIFICATION:
COMPREHENSIVE BOUNDARY SURVEY CLASS I

OTHER TYPE OF SURVEY: CLASS III
DATA ACCUMULATION SURVEY

THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS:

DESIGN AND PERMIT PURPOSES

BY: *Shaine Bonin*
SHAINA R. BONIN, PLS
NORTHEAST GEOSPATIAL CONSULTANTS, LLC (COA NO. 781)

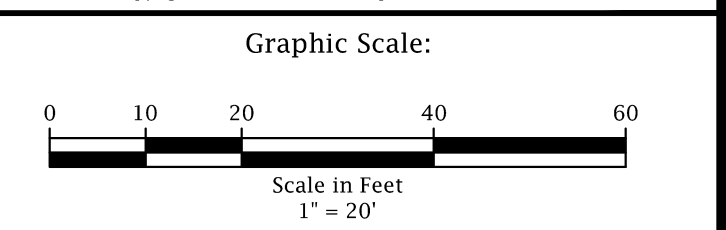
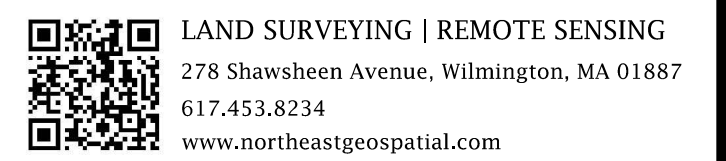


REG. NO. 2541
DATE 12/18/2025

EXISTING CONDITIONS
PLAN

2001 KINGSTOWN ROAD
IN
SOUTH KINGSTOWN
RHODE ISLAND
(WASHINGTON COUNTY)

DECEMBER 18, 2025
MAP 32-4, LOT 21



Project No.:	1-5158,00
File Name:	1515800EC
Prepared By:	D. Benson, J. Tran, S. Bonin
Checked By:	S. Bonin
Approved By:	S. Bonin

File: C:\N\Northeast Geospatial Consultants\Projects\1515800-2001 Kingstown Rd_South Kingstown_EC_COA\1515800EC.dwg