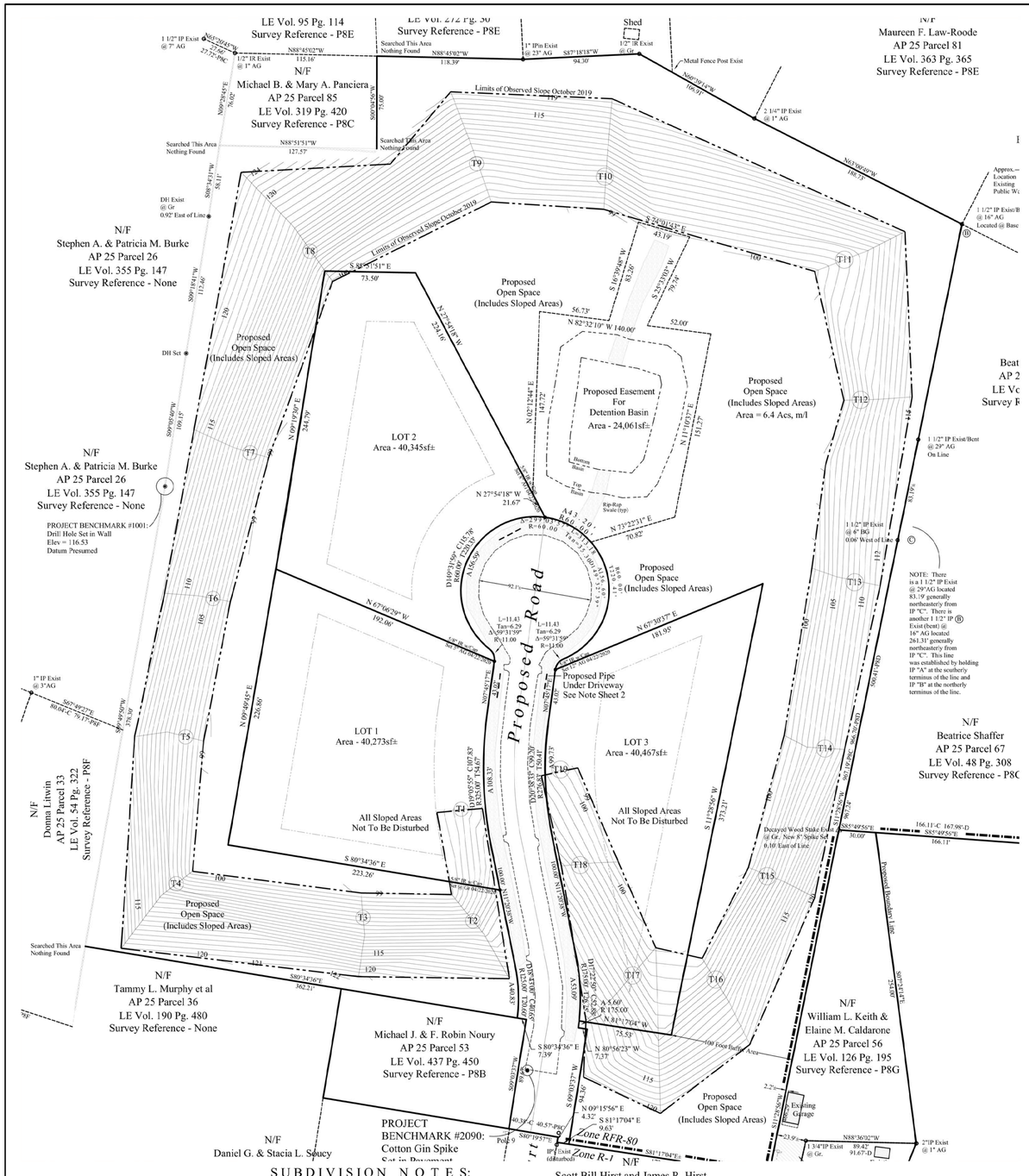
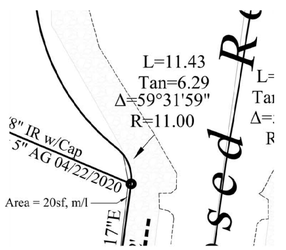


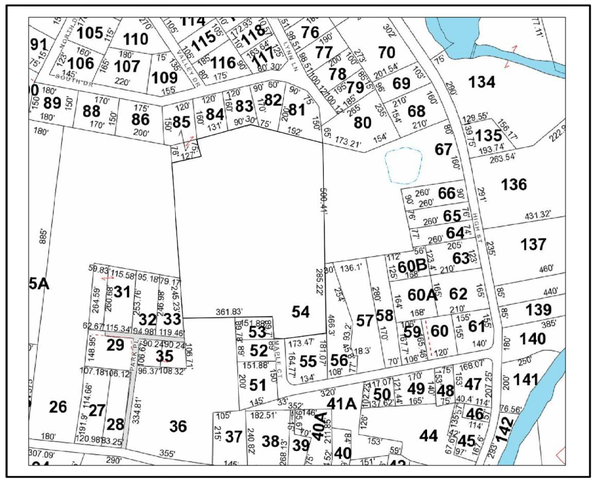
PLAN NOTES:

1. The parcel is substantially depicted on Hopkinton Tax Assessor's Plat Map 25 as Parcel 54.
2. The parcel is zoned Residential (RFR-80) per Hopkinton Zoning Mapping, dated 06-22-2004. Use of and/or reliance upon this zoning designation shall be subject to verification of current zoning status by the Town of Hopkinton, Rhode Island.
3. Stone Walls. The line of any stone wall(s) depicted hereon may vary slightly from the geometric centerline represented on the mapping. While reasonable efforts have been made to monument and/or delineate the centerline of the wall(s), these minor variations are typical of wall construction in the locale.
4. Associated Locations. The geometric points and/or monumentation associated with the boundary(s) of the parcel(s) represented hereon are consistent with the Class of Survey specified in the surveyor's certification. The location of all other associated site features as may be depicted hereon are consistent with a Class IV Standard of Survey, unless expressly stated to the contrary.
5. Water Boundaries. Where applicable, the property may contain natural water boundaries which are subject to change due to natural and artificial causes and may or may not represent the actual location of the limits of title.
6. Buildings. Buildings as depicted hereon have been located at the foundation or structure face, unless expressly stated to the contrary. Overhangs and protrusions at elevations above the foundation are not necessarily represented.
7. Utilities. Utility lines and locations that are apparent at the time of the survey are depicted hereon. The existance of any underground utilities, and the location of same where represented, have been ascertained from associated surface features and/or recollections of knowedgeable parties, unless expressly stated hereon. Use of and/or reliance upon these locations shall be subject to verification of the actual location by the appropriate regulatory authority.
8. Reference Documentation - Plans:
   - A. "Plan of Property of George R. and Claire Harvey, West Street, Ashaway, Hopkinton, R.I., Scale: 1 inch = 40 feet, Sept. 25, 1972, Horace A. Emerson, Civil Engineer". Also a review of Mr. Emerson's file for this survey.
   - B. "Plan Showing Property of Bertha L. Killam, Maple Court, Ashaway, Hopkinton, R.I., Scale: 1 inch = 100 feet, July 16, 1957, H.A. Emerson, Civil Engineer, Revised to July 26, 1962". Also a review of Mr. Emerson's file for this survey.
   - C. "Administrative Subdivision, Conveyance of a portion of lot 54 to lot 85, Survey of Land, Assessor's Map 25, Lots 54 & 85, Maple Court, Ashaway, Hopkinton, RI, Prepared for Mike Panciera, 9 South Drive, Hopkinton" as recorded in PB 10 Pg 17.
   - D. "Land of John Crider, Town of Hopkinton, R.I., Drawn By: M.V. Murphy, Engineer, Scale: 1"=100', 25 Jan. 1953" recorded in PB 2 Pg. 16.
   - E. "Subdivision Plan #3, Property of Walter G. & Marjorie M. Eccleston, High Street - Bethel,, Hopkinton, R.I., Scale: 1 inch=80 feet, Jan. 20, 1969, H.A. Emerson, Civil Engineer".
   - F. "Subdivision Plan, Pearl I. Pratt, West Street, Ashaway, Hopkinton, R.I., Scale: 1 inch=40 feet, Oct. 20, 1966, H.A. Emerson, Civil Engineer".
   - G. "Plan To Accompany Administrative Subdivision, Prepared For William L. Keith and Elaine M. Caldarone and Kay Key Properties, LLC, Assessor's Plat 25 Parcel 56 and 57, Maple Court, Ashaway, Hopkinton, Rhode Island, Scale: 1"=40', September 19, 2005, Sheet 1 of 1, Alfred W. DiOrio, RLS, Inc."
   - H. "Preliminary Submission, Plan To Accompany Minor Subdivision, Prepared For Sarah Land Company, LLC, Assessor's Plat 25 Parcel 54, Maple Court, Ashaway, Hopkinton, Rhode Island, Scale: 1"=50', March 20, 2007, Sheets 1-6, Alfred W. DiOrio, RLS, Inc."
   - I. "RIDEM Subdivision Suitability Determination, Plan To Accompany Minor Subdivision, Prepared For Sarah Land Company, LLC, Assessor's Plat 25 Parcel 54, Maple Court, Ashaway, Hopkinton, Rhode Island, Scale: 1"=50', January 26, 2007, Sheets 1-5, Alfred W. DiOrio, RLS, Inc."
9. Slope Topography. Slope topography depicted hereon is solely to represent the general slope conditions in the Open Space Area. This topographic model is not intended to be a precise illustration of the slope's topography. See the transverse data on Sheet 2.



Detail Showing Area of Rip-Rap Swale on Lot 1 and Lot 2

Scale: 1"=20'



Location Map - Schematic Representation Only

May Not Be To Scale

Revision Schedule	
Revision Date	Revision Description

RIGL 34-13-1 INDEX
ABUTTING STREETS
Maple Court

- L E G E N D -

P	Referenced Plan Measurement	Set	Survey Monumentation Placed by Alfred W. DiOrio, RLS, Inc.	M/L	More or Less
C	Calculated Measurement			N/F	Now or Formerly
M	Measured Direct	Exist.	Survey Monumentation Recovered and Utilized by Alfred W. DiOrio, RLS, Inc.	110	Existing Contour
S	Scaled Measurement			Pole 9	Existing Utility Pole Location
D	Referenced Deed Measurement		Stone Wall		Limits of Observed Slope October 2019
AG	Above Grade	AWD	Alfred W. DiOrio, RLS, Inc.	T1	Topographic Transverse Section Line
BG	Below Grade	PC	Point of Curvature		Rip-Rap Swale
IP	Iron Pipe	PT	Point of Tangency		Parcel Zone Setback Lines
IR	Iron Rod	AP Parcel	Assessor's Plat & Parcel Reference		
DH	Drill Hole	LE Vol	Land Evidence Volume		
	Soil Evaluation/Ground Water Test Pipe	Pg	Page		
WL 15A	Wetland Flag identification	In the Context of Curves:			
acs.	Acres	A=	Central Angle		
sf	Square Feet	R=	Radius		
911/35	Emergency 911 Numbering	T=	Tangent		
		L=	Arc Length		
		C=	Long Chord		

SURVEYOR'S DECLARATION

This plan, and underlying survey product, was prepared for the exclusive use of the person, persons, or entity named in this Declaration. Said Declaration does not extend to any unnamed person, persons, or entity without an express Re-Declaration by the Surveyor of Record naming said person, persons, or entity.

To Sarah Land Company, it is hereby declared that this survey has been conducted and this 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:

The TYPE of survey is Limited Content Boundary Survey with field observations performed in accordance with the horizontal measurement specification of CLASS I.

In addition, associated mapping elements are identified as a Data Accumulation Survey with field observations performed in accordance with the horizontal measurement specification of CLASS III.

In addition, any topographic elements depicted hereon have been performed in accordance with the vertical measurement specification of T-2.

Further, the information depicted hereon was obtained (a) from field observations made on the site between August 1999 and April 2020, (b) that these field observations were subsequently reduced and computations performed that resulted in the (typically) indirect geometric information depicted hereon, (c) that at the time of the field observations associated with this project, the survey specifications for what is now known as "CLASS I" had not been established. However, the field observation methodology that was utilized at that time is consistent with the survey specifications for the Class of survey identified hereon; (d) that the client has not requested that any additional monumentation be placed as a result of this survey; (e) no additonal deed research has been conducted since the time of the initial survey in 1999, and (f) that the purpose of the conduct of the survey and for the preparation of the plan was solely for the representation of select asbuilt conditions for a final submission to the Town of Hopkinton, Rhode Island, and (f) that this information is correct to the best of my knowledge and belief and is subject to all limitation, notations, and qualification stated hereon.

Alfred W. DiOrio, PLS, CPESC, [RI PLS #1752]
Principal Surveyor and President, Alfred W. DiOrio, RLS, Inc.
RI Certificate of Authorization No. A37

If the Surveyor of Record's seal is not embossed and the Surveyor of Record's signature in blue ink, the plan shall be considered unauthorized and not properly issued by the Surveyor of Record.

A valid reproduction of this plan contains BOTH an inked stamp impression and a live embossed seal impression of RI Professional Land Surveyor #1752

Alfred W. DiOrio
No. 1752
PROFESSIONAL LAND SURVEYOR

PDF VERSIONS NOT EMBOSSED

Plan of Select AsBuilt Conditions
Prepared For Sarah Land Company
Assessor's Plat 25 Parcel 54
Maple Court Ashaway
Hopkinton, Rhode Island
Scale: 1"=50'
July 22, 2020 Sheet 1 of 2

Alfred W. DiOrio, RLS, Inc.
Professional Land Surveyors ● Land Use Consultants
Certified Professional Erosion Control Specialists
Licensed OWTS Designers ● Installers ● Inspectors ● Soil Evaluators
Hopkinton, Rhode Island

Alfred W. DiOrio, RLS, Inc.
PO Box 999, Ashaway, Rhode Island 02804
401:377-8124 800:797-8124
Cellular 401:742-1850
www.awdrls.com Email: al@awdrls.com

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Plan No.
File: WK_1.dwg

Plan Scale:

1 inch = 50 feet

0 25 50

This mapping was developed and intended to be viewed at a scale of 1"=50' on a 24"X36" sheet. Reduced versions may not be legible.

SUBDIVISION NOTES:

1. The parcel is NOT located within any (a) Natural Heritage Areas and/or (b) Zoning Overlay Districts.
2. The parcel is located in ZONE C on Flood Insurance Rate Map (FIRM) 440028-0007 B, dated 03-16-1981.
3. Zoning Requirements for the site are:

Cluster Zone Criteria	
Minimum Lot Size	40,000 sf
Minimum Lot Width	120 feet @ Front Setback
Max. Percent Imper. Surface	40.0%
Max. Height Princ. Bldg.	35 feet
Minimum Front Yard	40 feet
Minimum Side Yard	20 feet
Minimum Rear Yard	40 feet

4. Existing condition is a gravel bank. Ground cover is various recovering vegetation.

RECEIVED FOR RECORD
HOPKINTON, RHODE ISLAND _____20_____
AT _____O'CLOCK ___M, AND
RECORDED IN BOOK NO _____
PAGE _____ OF THE LAND EVIDENCE RECORDS

Elizabeth Cook-Martin
WITNESS TOWN CLERK

Hopkinton Planning Board
Approved
Planning Board Chair: _____
Date: _____

S:\Al\ACAD Work\Files_2020\Carlson Projects\AWD Projects\Keith_William\dwg\WK_1.dwg, 7/27/2020 12:16:06 PM, 1:1