

LOCUS MAP  
(NOT TO SCALE)

SURVEY REFERENCES

DEEDS

LOTS 258-261 & 293: DEED BOOK 5486, PAGE 124  
 LOT 48: DEED BOOK 12059, PAGE 19  
 LOT 50: DEED BOOK 13597, PAGE 222

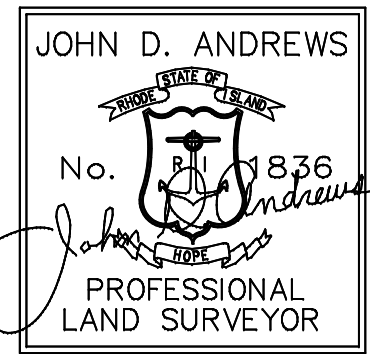
PLANS

PLAT ENTITLED "MAP OF LAND BELONGING TO THE HEIRS OF STEPHEN MATHEWSON, BY J.A. LATHAM, DEC. 1894", WHICH PLAT IS RECORDED IN THE LAND EVIDENCE RECORDS OF THE CITY OF CRANSTON IN PLAT BOOK 5 AT PAGE 26 AND (COPY) ON PLAT CARD 33.

ZONING DISTRICT: B-1

ZONING SETBACKS: (TWO-FAMILY)

Min. Lot Area: 8,000 s.f.  
 Min. Lot Width: 60 ft  
 Front Yard Setbacks: 25 ft  
 Side Yard Setback: 8 ft  
 Min. Rear Yard: 20 ft  
 Max Building Coverage: 50%  
 Max Height: 35ft



CERTIFICATION

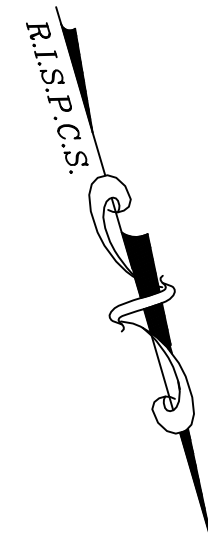
THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED TO SECTION 9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON JANUARY 1, 2016, AS FOLLOWS:

TYPE OF BOUNDARY SURVEY	MEASUREMENT / ACCURACY SPECIFICATIONS
COMPREHENSIVE BOUNDARY SURVEY	I
OTHER TYPE OF SURVEY	
DATA ACCUMULATION SURVEY	III
TOPOGRAPHIC SURVEY	N/A

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

BOUNDARY SURVEY TO ESTABLISH THE LOCATION OF THE PROPERTY LINES IN RELATION TO THE EXISTING IMPROVEMENTS

BY: *John D. Andrews* 1836 09/16/2024  
 JOHN D. ANDREWS, P.L.S. REG. NO. DATE  
 DOUGLAS DESIGN GROUP (LS.000A354-COA)



Certification

Drawn by BSA  
 Checked by JDA

Revised on

Project  
 ADMINISTRATIVE  
 SUBDIVISION RECORD PLAN  
 CLASS-I BOUNDARY SURVEY

PREPARED FOR  
 76-82  
 BATCHELLER  
 AVENUE & 75  
 URBANA ST.

CRANSTON  
 RHODE ISLAND

A.P. 8/1, LOTS 258 - 261 & 293

Date: JULY 24, 2024  
 Scale: 1" = 20'

Owner:  
 Cranston Dublexes LLC  
 84 Bay View Dr  
 Cranston, Rhode Island 02835



LAND SURVEYING • CONSULTING  
 BAY TOWER • LOWER LEVEL SUITE C  
 101 PLAIN STREET  
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Issued On

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PROPERTY SURVEY

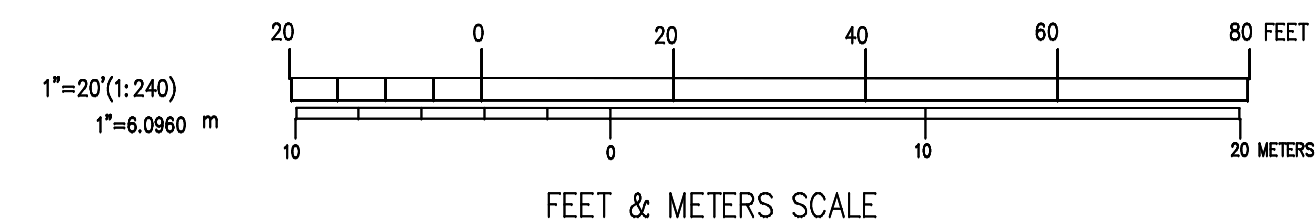
Project Number. 05.24.1961

Drawing No.

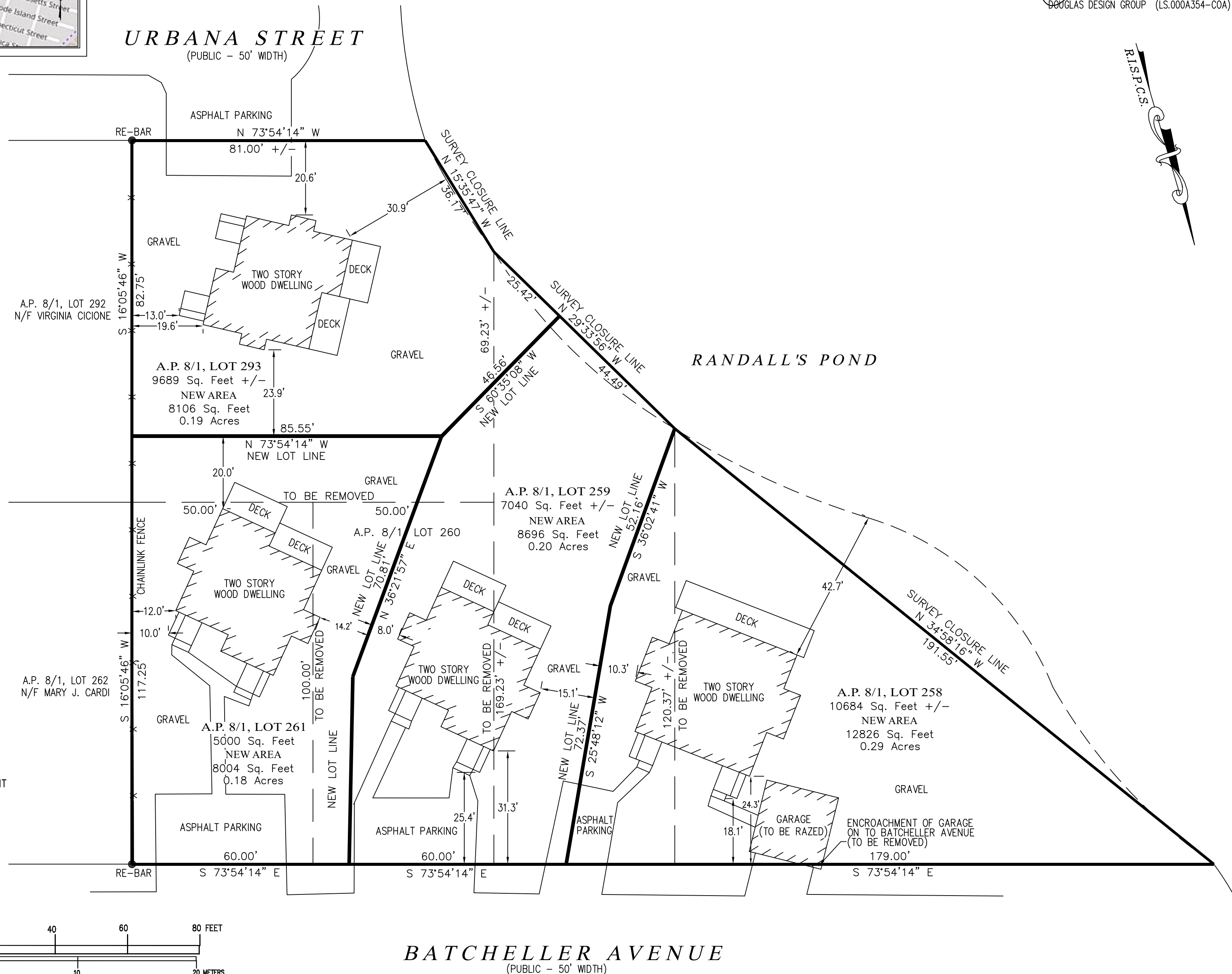
Sheet 1 of 1

- LEGEND**
- UTILITY POLE
  - FENCE
  - STONEWALL
  - PROPERTY LINE (NEW)
  - PROPERTY LINE (EXISTING)
  - GRANITE BOUND W/ DRILL HOLE
  - PROPERTY CORNER W/ MONUMENT
  - PROPERTY CORNER / PROPOSED MONUMENT
  - TREE
  - PINE TREE

NOTE: SYMBOLS ARE TYPICAL AND SOME MAY NOT BE FOUND ON THIS PLAN.



FEET & METERS SCALE



BATCHELLER AVENUE  
(PUBLIC - 50' WIDTH)