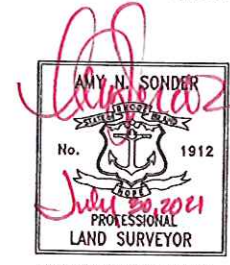


**LOCATION MAP**  
(Not To Scale)

**ZONING DISTRICT= R-30**  
**TOTAL PARCEL AREA=1.858±ACRES**  
 (TOTAL AREA = 80,946±Sq.Ft.)  
**MIN. PARCEL AREA =30,000.Sq.Ft.**  
**MIN. PARCEL AREA =45,000.Sq.Ft./DUPLEX UNIT**  
**MINIMUM PRIMARY BUILDING SETBACKS:**  
 FRONT YARD.....40 FEET  
 SIDE YARD.....20 FEET (CORNER SIDE = 30 FT.)  
 REAR YARD.....40 FEET  
**MINIMUM LOT FRONTAGE/WIDTH = 125 FEET**  
 SUBJECT PARCEL IS NOT SITUATED IN THE  
 COASTAL POND CRITICAL RESOURCE AREA (RIDEM-ISDS)  
 NATURAL HERITAGE AREA (R.I.D.E.M.)  
 SALT POND SPECIAL AREA MANAGEMENT PLAN (RICRMC)  
 NARROW RIVER SPECIAL AREA MANAGEMENT PLAN (RICRMC)  
 GROUNDWATER PROTECTION OVERLAY DISTRICT (TOWN)  
 SUBJECT PARCEL IS SITUATED IN THE  
 KINGSTOWN ROAD SPECIAL MANAGEMENT DISTRICT (TOWN)

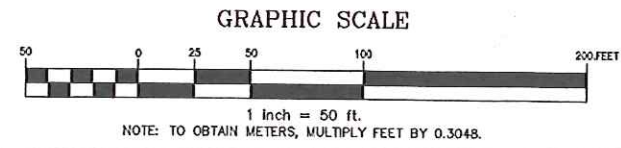


**SURVEYOR'S CERTIFICATION:**  
 THIS SURVEY HAS BEEN CONDUCTED & THE PLAN HAS BEEN PREPARED PURSUANT TO 435-ROR-00-00-1.9 OF THE RULES & REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON NOV. 25, 2015. THE HEREON PLAN CURRENTLY CONFORMS TO:  
**SURVEY TYPE:** COMPREHENSIVE BOUNDARY SURVEY W/ LIMITED CONTENT  
**MEASUREMENT CLASS:** CLASS I  
 DATA ACCUMULATION SURVEY, EXISTING STRUCTURES = CLASS II  
 THE PURPOSE OF THIS SURVEY IS TO SHOW A (2) LOT SUBDIVISION FOR AN APPLICATION TO THE SOUTH KINGSTOWN PLANNING BOARD.  
 BY: *[Signature]* DATE: 7/30/2021  
 AMY N. SONDER, P.L.S. 1912

THIS PLAN SHALL BE INDEXED BY: SAUGATUCKET ROAD & KINGSTOWN ROAD

**COMBINED MASTER & PRELIMINARY PLAN FOR "OWL ACRE"**  
**A (2) LOT MAJOR SUBDIVISION OF LAND BELONGING TO CHARLES BOWSE**  
 LAND KNOWN AS **ASSESSOR'S PLAT 40-2 / LOT 19**  
 SITUATED IN THE TOWN OF **SOUTH KINGSTOWN, RHODE ISLAND**  
 DATE: JULY 30, 2021; SCALE: 1"=50'  
 PREPARED BY: **EASTERBROOKS & ASSOCIATES, LLC**  
 2497 BOSTON NECK ROAD SAUNDERSTOWN, R.I. 02874 TEL.401.667-7770

**REFERENCES:**  
 1. PLAN ENTITLED: "FINAL PLAT KERWIN HIGHLAND 1789 KINGSTOWN ROAD PEACEDALE, R.I. 02879, MINOR SUBDIVISION A.P. 40-2, LOT 9 SOUTH KINGSTOWN, RI, RAYMOND W. SCHWAB ASSOCIATES, INC., 25 OCT. 1993." RECORDED IN THE TOWN OF SOUTH KINGSTOWN LAND EVIDENCE RECORDS AT PLAT BOOK 23, PAGE 85.



**OWNERS & APPLICANTS:**  
 CHARLES BOWSE of BOWSE BUILDERS LLC  
 130 KERSEY ROAD  
 WAKEFIELD, RHODE ISLAND 02979