



A.P. 12 / LOT 59

101.25' TO I.P.I.P.E. FND. @ FNC. COR. (SEE REF. No.7)

NOT ORIGINAL COPY

AMV N. SONDER
PROFESSIONAL LAND SURVEYOR

HEREBY CERTIFY THIS SURVEY AND PLAN SUBSTANTIALLY CONFORMS TO A CLASS I SURVEY STANDARD AS ADOPTED BY THE RHODE ISLAND BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS.

BY: AMV N. SONDER, P.L.S. 1912 DATE: _____

SURVEY PLAN OF LAND SHOWING RIPARIAN LINES FOR LAND NOW OR FORMERLY BELONGING TO THE ANNE P. REYNOLDS TRUST

LAND KNOWN AS
ASSESSOR'S PLAT 12, LOT 46
SITUATED ON WASHINGTON STREET IN THE CITY OF
NEWPORT, RHODE ISLAND

PREPARED BY:
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2505 BOSTON NECK ROAD SAUNDERSTOWN, R.I. 02874 TEL.401.667-7770

SURVEY NOTE:
THE ORIGINAL PARCEL DEEDS REFER TO CHERRY STREET, WASHINGTON STREET AND CHESTNUT STREET. EACH STREET HAS BEEN SUBSTANTIALLY DEVELOPED WITH A SPECIFIED ROAD WIDTH. THEREFORE THE LOCATION OF THE DEVELOPED ROADS AND THE HISTORIC OCCUPATION ON THE STREET RIGHT OF WAY LINES WERE LOCATED. THE FIELD LOCATIONS SUBSTANTIALLY CONCURRED WITH THE ESTABLISHED RIGHT OF WAY WIDTHS AS NOTED ON THE PLAN VIEW. THE SUBJECT PARCELS DESCRIBES THE NORTHERLY PROPERTY LINE AS BEING PARALLEL TO AND NINETY-SIX (96) FEET SOUTHERLY FROM CHERRY STREET, WHICH WAS HELD FROM THE ESTABLISHED SOUTHERLY LINE OF CHERRY STREET.

REFERENCES:
1. PLAN ENTITLED: "PROPERTY OF MRS. GEORGE DRAPER, SCALE 1"=10', NEWPORT, R.I. R.I. ESTON & SON, C.E. NEWPORT, R.I. JUNE 4, 1931, REVISED JUNE 11, 1931." ON FILE WITH THE CITY OF NEWPORT.
2. FIELD NOTES FOR MRS. GEO. DRAPER, DATED: 5/13/31, BY R. ESTON & SON, C.E. BOOK 188, PG. 79 & 85-86, ON FILE WITH THE CITY OF NEWPORT.
3. PLAN ENTITLED: "PLAN OF PROPOSED BULKHEADS & FILL IN NEWPORT, R.I. COUNTY OF NEWPORT, STATE OF R.I., APPLICATION OF JOHN D. FELTHAM NEWPORT, R.I. NOV. 1980."
4. PLAN ENTITLED: "PLAT OF REAL ESTATE OF TERESA JOHNSON AND RHODE ISLAND HOSPITAL TRUST, TRUSTEES UNDER THE WILL OF ELISE WATERMAN, 94 WASHINGTON STREET, NEWPORT R.I., LEON M. SHAW, 1/13/95 SCALE: 1"=20" FILED IN THE CITY OF NEWPORT."
5. PLAN ENTITLED: "NEWPORT HARBOR, RHODE ISLAND U.S. HARBOR LINES IN 1 SHEET, SCALE 1:5000, U.S. ENGINEER OFFICE PROVIDENCE, R.I. DEC. 9, 1939 - FILE NO. 167" OBTAINED FROM THE ARMY CORP OF ENGINEERS - SURVEY DEPT.
6. CITY OF NEWPORT TAX ASSESSOR'S PLAT 12, DATED: 1892 (APPROX.)
7. CITY OF NEWPORT AERIAL PHOTOGRAPHY - MARCH 1973, SCALE: 1"=40'

