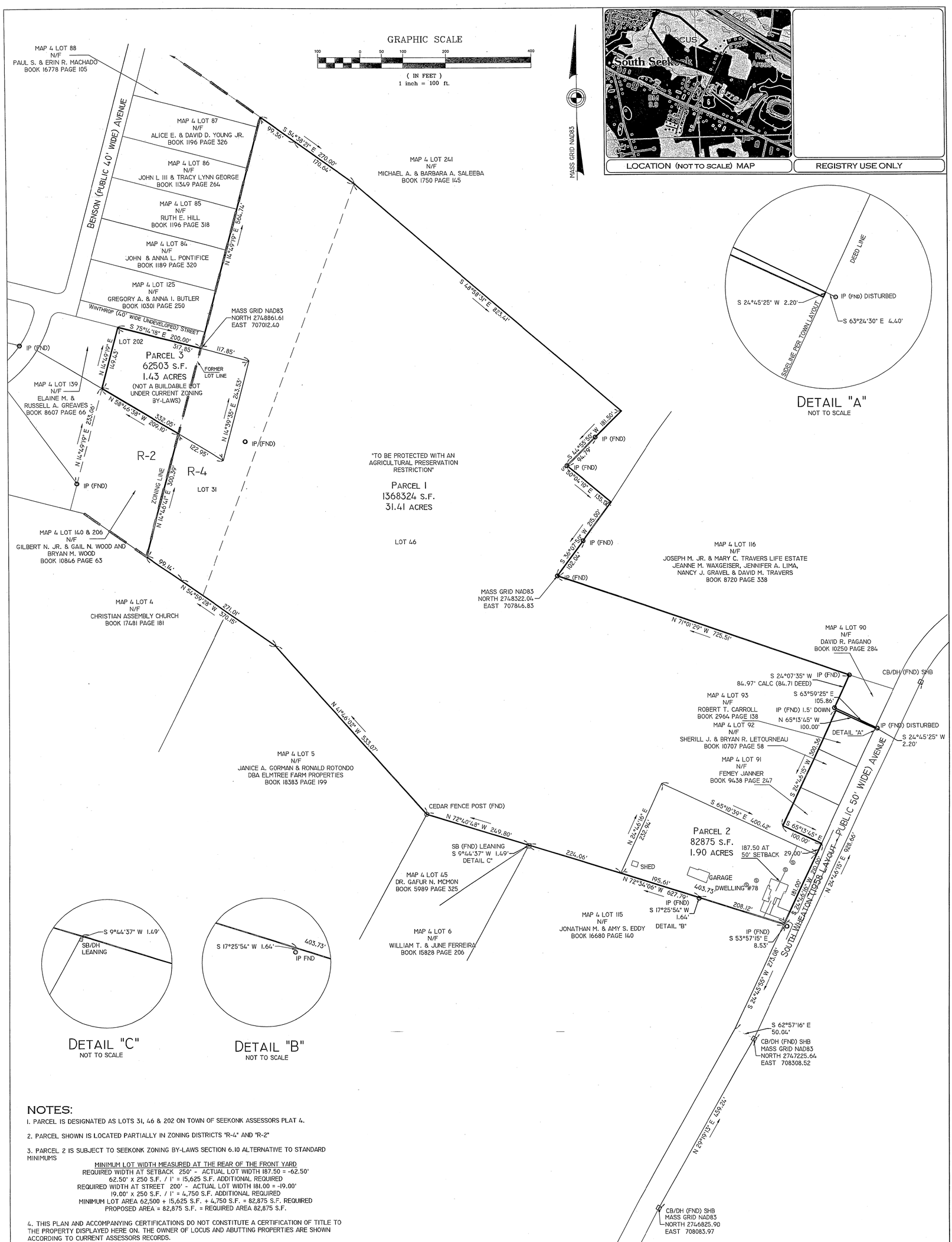

NOTES:

1. PARCEL IS DESIGNATED AS LOTS 31, 46 & 202 ON TOWN OF SEEKONK ASSESSORS PLAT 4.

2. PARCEL SHOWN IS LOCATED PARTIALLY IN ZONING DISTRICTS "R-4" AND "R-2"

3. PARCEL 2 IS SUBJECT TO SEEKONK ZONING BY-LAWS SECTION 6.10 ALTERNATIVE TO STANDARD MINIMUMS

MINIMUM LOT WIDTH MEASURED AT THE REAR OF THE FRONT YARD
REQUIRED WIDTH AT SETBACK 250' - ACTUAL LOT WIDTH 187.50 = -62.50'
62.50' x 250 S.F. / 1' = 15,625 S.F. ADDITIONAL REQUIRED
REQUIRED WIDTH AT STREET 200' - ACTUAL LOT WIDTH 181.00 = -19.00'
19.00' x 250 S.F. / 1' = 4,750 S.F. ADDITIONAL REQUIRED
MINIMUM LOT AREA 62,500 + 15,625 S.F. + 4,750 S.F. = 82,875 S.F. REQUIRED
PROPOSED AREA = 82,875 S.F. = REQUIRED AREA 82,875 S.F.

4. THIS PLAN AND ACCOMPANYING CERTIFICATIONS DO NOT CONSTITUTE A CERTIFICATION OF TITLE TO THE PROPERTY DISPLAYED HERE ON. THE OWNER OF LOCUS AND ABUTTING PROPERTIES ARE SHOWN ACCORDING TO CURRENT ASSESSORS RECORDS.

5. OWNER OF RECORD: MARILYN A. PALIN, LINDA G. DUFFELL, RONALD A. YAGHJIAN
AND ARTHUR D.YAGHJIAN
9 CAMERON CIRCLE, REHOBOTH MA. 02769
LOT 31 BOOK 6959 PAGE 252
LOT 46 BOOK 4647 PAGE 62
LOT 202 BOOK 6959 PAGE 255

6. REFERENCE PLANS: BRISTOL COUNTY REGISTRY OF DEEDS NORTHERN DISTRICT -
BOOK 66 PAGE 58, BOOK 166 PAGE 15, BOOK 177 PAGE 52, BOOK 55 PAGE 68
BOOK 64 PAGE 45, BOOK 309 PAGE 53, BOOK 160 PAGE 10, BOOK 63 PAGE 10
BOOK 61 PAGE 51, BOOK 173 PAGE 46.

UNRECORDED PLANS FROM TOWN OF SEEKONK RECORDS -
1. 1958 WHEATON AVENUE LAYOUT,
2. MAP OF LAND BELONGING TO GAFUR N. MEMON
BY CAPUTO & WICK DATED JUNE 2002,
3. MAP OF LAND BELONGING TO NEAL ABELSON
BY CAPUTO & WICK DATED MAY 19, 1994
4. MAP OF LAND BELONGING TO FRANK J. & MARY D. SANTOS
BY WATERMAN ENGINEERING CO. DATED NOVEMBER 1976
5. MAP OF LAND SURVEYED FOR ERNEST CLEMENT
BY WATERMAN ENGINEERING CO. DATED JULY 1946

MASS HIGHWAY PLANS -
1. ROUTE 195 LAYOUT DECEMBER 8, 1959 PLAT #4920

CERTIFICATIONS:

I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS

PREPARER — 11 May 16, 2012 — DATE

SEEKONK PLANNING BOARD

APPROVAL UNDER SUBDIVISION CONTROL LAW NOT REQUIRED

CLERK_____ DATE_____

APPROVAL NOT REQUIRED PLAN

COMMONWEALTH OF MASSACHUSETTS
NORMAN L. LIPSITZ
No. 8846
5/16/12
PROFESSIONAL SEAL

"YAGHJIAN PROPERTY"
78 So. WHEATON AVENUE SEEKONK MA. 02771
ASSESSORS MAP 4 LOTS 31, 46 & 202

Prepared for: ARTHUR YAGHJIAN
78 SOUTH WHEATON AVENUE, SEEKONK MA. 02771

JOB #	SCALE:	DRAWN BY:	DATE:
07-029	1"= 100'	SCA	APRIL 27, 2012

REVISED:

INSITE Engineering Services, LLC
ROADWAY GPS SITE SURVEY
PROFESSIONAL ENGINEERS AND LAND SURVEYORS
INSITE PROFESSIONAL COMPLEX, SUITE 1
1539 FALL RIVER AVENUE
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SHEET 1 OF 1