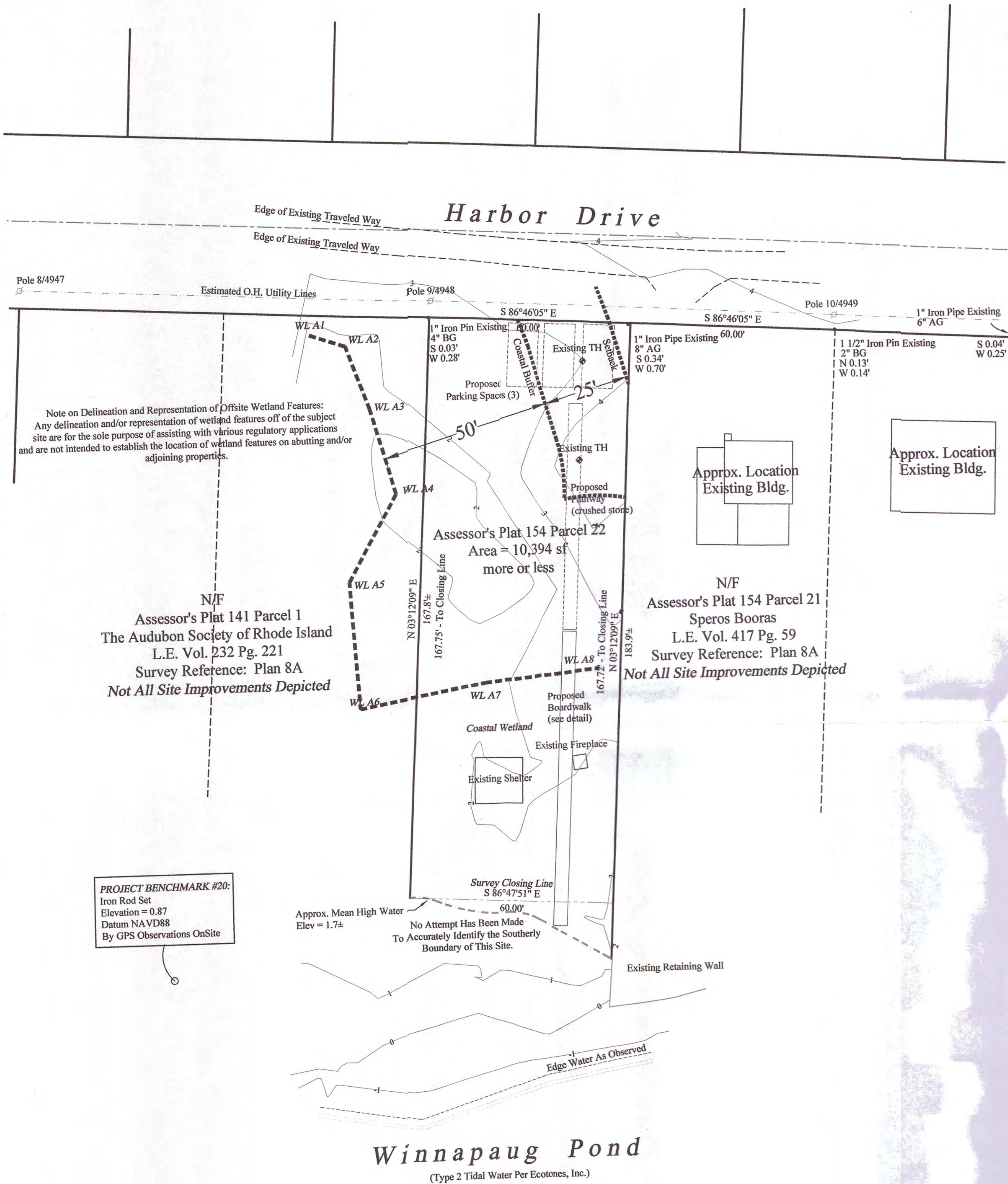




PLAN NOTES:

1. The parcel is substantially depicted on Town of Westerly, Rhode Island Tax Assessor's Plat Map 154 as Parcel 22.
2. The parcel is zoned MDR-20 per Parcel Summary Card, dated 02-11-2014. Use of and/or reliance upon this zoning designation shall be subject to verification of current zoning status by the Town of Westerly, 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 either a Class III or a Class IV Standard of Survey, unless expressly stated to the contrary.
5. Water Boundaries. Where applicable, the property contains 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 existence of any underground utilities, and the location of same where represented, have been ascertained from associated surface features and/or recollections of knowledgeable 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 at the direction and expense of the end user of that data.
8. Reference Documentation - Plans:
 - A. "Section No. 2, Winnapaug Beach Park, Winnapaug Hills, Westerly, R.I., April 1926, Rossi & Lewis Engrs." as recorded in Plat Book 6 Page 77.
 - B. "Land of Mary H. Damerel and Elizabeth W.D. Gongaware, Adjoining Golf Course, Property Of Chester M. Irwin, Sr., Shore Road, Westerly, R.I., Scale: 1"=200', Dec., 1958, Rossi & Lewis, Engrs." as provided to Surveyor of Record by others.
9. Regulated Wetland Features. Regulated coastal wetland features depicted hereon delineated by Ecotones, Inc. on 02-25-2014 and 09-04-2014. Locations of those delineations by Alfred W. DiOrio, RLS, Inc. on 02-25-2014 and 09-19-2014 utilizing GPS technology as outlined in Note 11 below.
10. Professional Service Agreement. Reference is hereby made to the Professional Services Agreement for this project, together with all specifications, limitations, and conditions contained therein, and dated 02-03-2014.
11. Basis for bearings and elevations are Rhode Island State Plane Coordinate System (NAD 83 and NAVD 88 respectively) as determined by data transmitted from MTS Reference Stations using the MTS RTK Reference Network via Leica 6008450 GS14 Performance Smartantenna and observations made onsite on the date(s) cited hereon.
12. Flood Zone Data. Based solely upon graphic analysis, the parcel appear to fall in a Zone VE with a BFE of 15 as per FEMA Flood Insurance Rate Map (FIRM), Washington County, Rhode Island (All Jurisdictions), Panel 258 of 368, Map Number 44009C0258J, Map Revised: 10-16-2013, as obtained from online sources 02-11-2014.
13. Existing Groundwater Testing Data. Soil test holes placed by Alfred W. DiOrio, RLS, Inc. on 01-09-1990 for a previous property owner. Reference is made to RIDEM PWTW W9036-23.
14. Previous CRMC Preliminary Determination. Reference is made to CRMC File No. 90-2-48, dated 04-23-1990.

LEGEND

Referenced Plan Measurement	Set	Survey Monumentation Placed by Alfred W. DiOrio, RLS, Inc.	M/L	More or Less
Calculated Measurement			NF	Now or Formerly
Measured Direct	Exist.	Survey Monumentation Recovered and Utilized by Alfred W. DiOrio, RLS, Inc.	100	Existing Contour
Scaled Measurement		Stone Wall	100	Proposed Contour
Referenced Deed Measurement			100	Existing Spot Location
Above Grade	AWD	Alfred W. DiOrio, RLS, Inc.	Pole 53	Existing Utility Pole Location
Below Grade	PC	Point of Curvature		Existing Overhead Utility Lines
Iron Pipe	PT	Point of Tangency		Delineated Wetland Edge (By Others)
Iron Rod	AP Parcel	Assessor's Plat & Parcel Reference		Perimeter Wetland Edge
Drill Hole	LE Vol	Land Evidence Volume		100 Foot Riverbank Wetland
Soil Evaluation/Ground Water Test Pipe	Pg	Page		200 Foot Riverbank Wetland
Wetland Flag Identification		Wetland Feature		Proposed Location Erosion Control Measures
Acres				
Square Feet		In the Context of Curves:		
		A= Central Angle		
		R= Radius		
		T= Tangent		
		L= Arc Length		
		C= Long Chord		
911		Emergency 911 Numbering		
35				

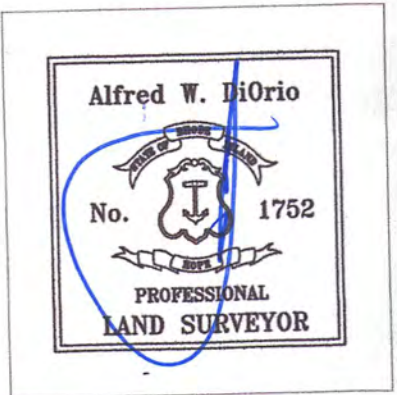
DECLARATION

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

To The Westerly Municipal Land Trust it is hereby declared that the survey information represented hereon was obtained from field observations made on-site February and September 2014 that these field observations were subsequently reduced and computations performed which resulted in the (typically) indirect information stated hereon, that said information is for the purpose of reconstructing the parcel boundaries and depicting select existing site conditions and that the information represented hereon is correct to the best of my knowledge and belief and is subject to the limitations and notations stated hereon.

Alfred W. DiOrio, PLS RI #1752 for Alfred W. DiOrio, RLS, Inc.

PROPERTY OWNERS:
Westerly Municipal Land Trust
45 Broad Street
Westerly, Rhode Island 02891



This survey and plan substantially conform to a CLASS II Standard for horizontal surveys and a CLASS IV Standard for vertical surveys as adopted by the Rhode Island Board of Registration for Professional Land Surveyors.

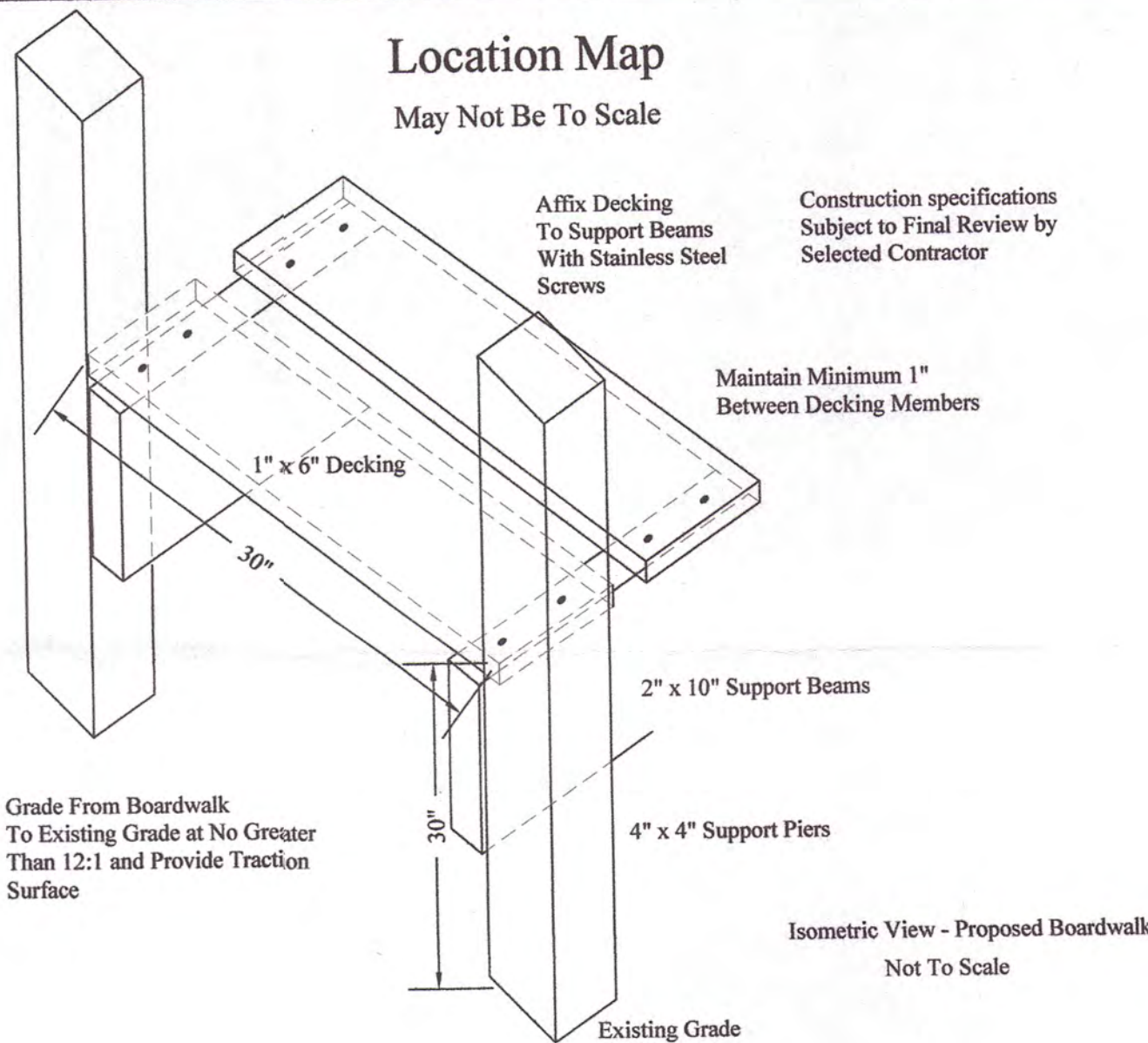
By:
Alfred W. DiOrio, PLS RI #1752
Alfred W. DiOrio, RLS, Inc.
PO Box 999, Ashaway, Rhode Island 02804
401/377-8124 800/797-8124
Cellular 401/272-1850
www.awdris.com

If the surveyor's seal is not embossed and the surveyor's signature in blue ink, the plan and its limitations are copies and should be assumed to have been altered, incomplete, or fraudulent.

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



Location Map
May Not Be To Scale



RIGL 34-13-1 INDEX
ABUTTING STREETS
Harbor Drive

Plan of Boundary Survey and
Select Existing Site Conditions
Prepared For
The Westerly Municipal Land Trust
Assessor's Plat 154 Parcel 22 (Subdiv. #31)
32 Harbor Drive
Westerly, Rhode Island
Scale: 1" = 20'
April 30, 2014 Sheet 1 of 1

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

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Plan No. 5745
File: WMLT_1.dwg

Plan Scale:

1 inch = 20 feet



This mapping was developed and intended to be viewed at a scale of 1"=20' on a 24"X36" sheet. Reduced versions may not be legible.

MDR-20 Zone Criteria	
Minimum Lot Size	20,000 sf
Minimum Lot Frontage	100 feet
Max. Percent Imper. Surface	32.5%
Max. Height Princ. Bldg.	35 feet
Max. Height Acc. Bldg.	20 feet
Minimum Front Yard	30 feet
Minimum Side Yard	20 feet
Minimum Rear Yard	35 feet
Minimum Side Yard (Acc.)	15 feet
Minimum Rear Yard (Acc.)	20 feet

RECEIVED FOR RECORD
WESTERLY, RI 02891
AT O'CLOCK M, AND
RECORDED IN BOOK NO
PAGE OF THE LAND EVIDENCE RECORDS

Donna L. Giordano
WITNESS TOWN CLERK

Note on Delineation and Representation of Offsite Wetland Features:
Any delineation and/or representation of wetland features off of the
subject site are for the sole purpose of assisting with various
regulatory applications and are not intended to establish the location
of wetland features on abutting and/or adjoining properties

Assessor's Plat 141 Parcel 1
The Audubon Society of Rhode Island
L.E. Book 232 Page 221
Survey Reference: Plan 8A
Not All Site Improvements Depicted

Assessor's Plat 154 Parcel 22
Area = 10,394 sf
more or less

Assessor's Plat 154 Parcel 21
60 Halsey Street LLC
L.E. Book 2024 Page 2929
Survey Reference: Plan 8A
Not All Site Improvements Depicted

Plan Reference Notes:

The site features shown on this drawing were identified on the following:

Plan of Boundary Survey and Select Existing Site Conditions
Prepared For The Westerly Municipal Land Trust
Assessor's Plat 154 Parcel 22 (Subdiv. #31)
32 Harbor Drive
Westerly, Rhode Island
Scale: 1" = 20'
April 30, 2014
Sheet 1 of 1
Alfred W. DiOrio, RLS, Inc.

Received
7/9/2026
Coastal Resources
Management Council

SCALE
0 30 FEET



32 HARBOR DRIVE, WESTERLY, RI

SITE PLAN

TOWN OF WESTERLY ENGINEERING DIVISION

WESTERLY, RI 02891

DATE: 7/8/2026

DRAWN: KTZ

CHECKED:

APPROVED: SML

REVISIONS	Date		Approved
	Description		
File No.			32HARBOR.DWG
Drawing No.			C-1
Sheet 1 of 1			