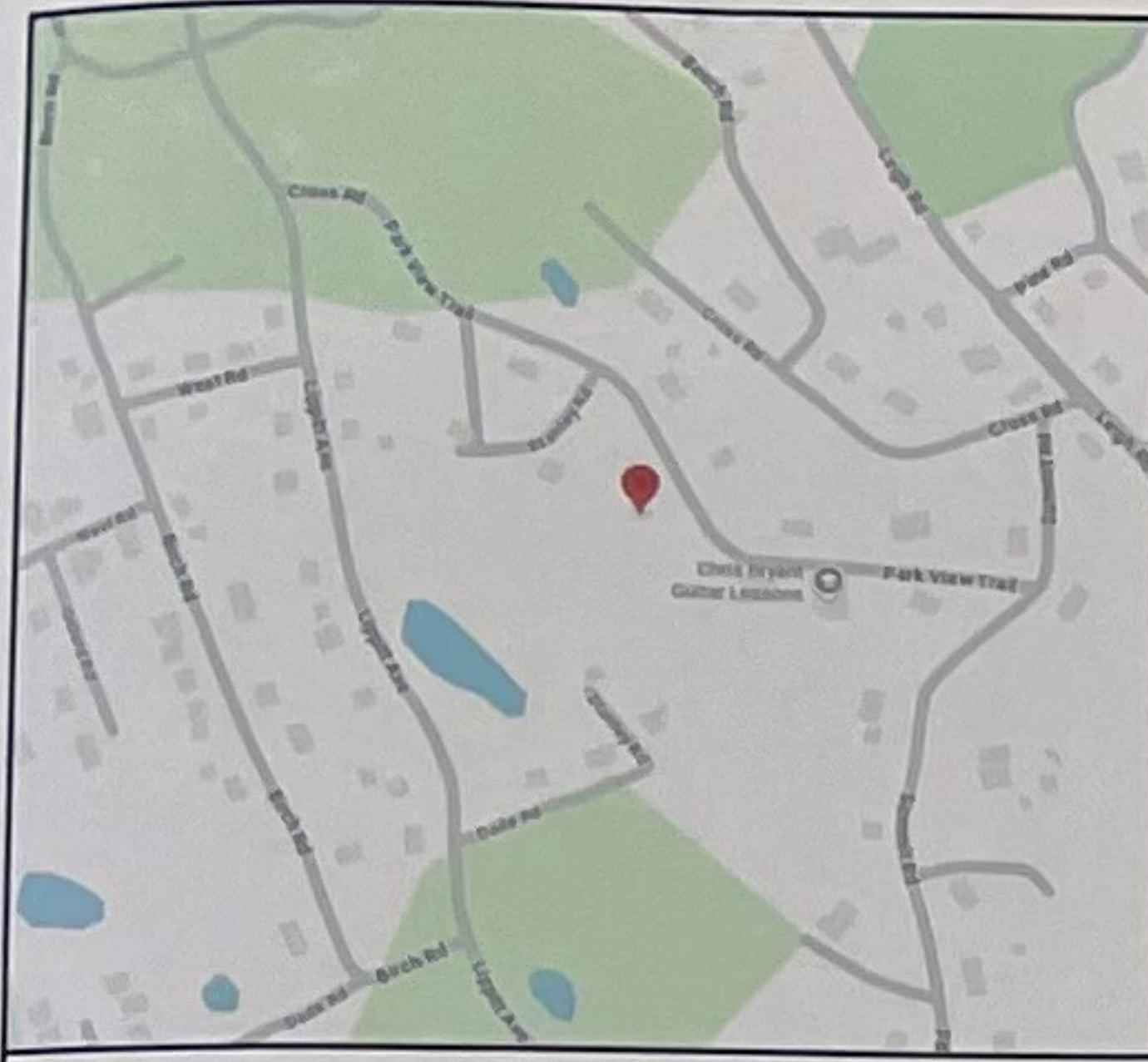


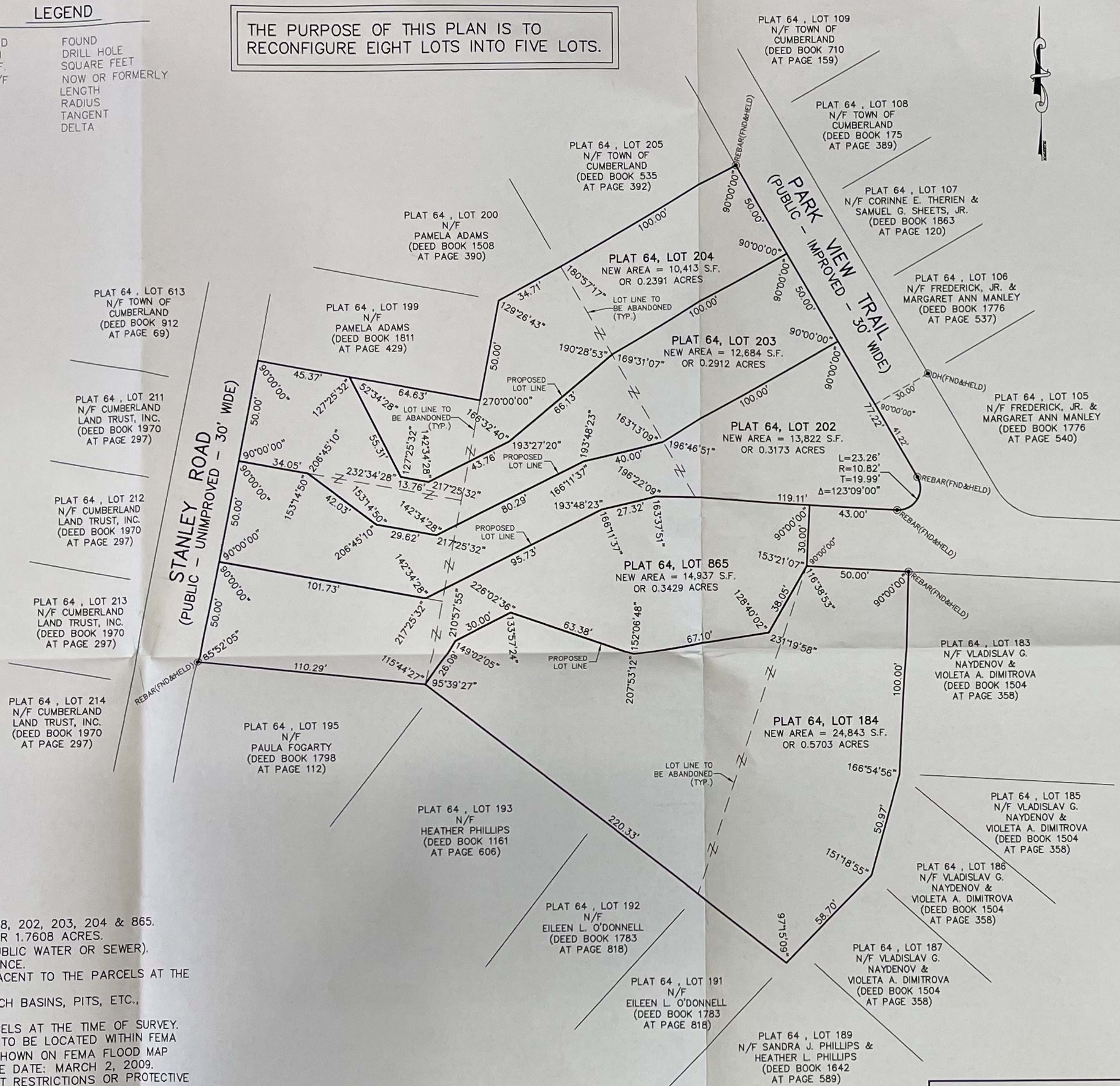


LOCUS  
NOT TO SCALE

LEGEND

|      |                 |
|------|-----------------|
| FND  | FOUND           |
| DH   | DRILL HOLE      |
| S.F. | SQUARE FEET     |
| N/F  | NOW OR FORMERLY |
| L    | LENGTH          |
| R    | RADIUS          |
| T    | TANGENT         |
| Δ    | DELTA           |

THE PURPOSE OF THIS PLAN IS TO  
RECONFIGURE EIGHT LOTS INTO FIVE LOTS.



STREET INDEX  
PARK VIEW TRAIL  
STANLEY ROAD

| LOT AREA CALCULATIONS |             |             |
|-----------------------|-------------|-------------|
| PLAT/LOT              | OLD AREA    | NEW AREA    |
| 64/184                | 12,438 S.F. | 24,843 S.F. |
| 64/196                | 5,063 S.F.  | 0 S.F.      |
| 64/197                | 5,500 S.F.  | 0 S.F.      |
| 64/198                | 5,500 S.F.  | 0 S.F.      |
| 64/202                | 6,365 S.F.  | 13,822 S.F. |
| 64/203                | 5,000 S.F.  | 12,684 S.F. |
| 64/204                | 5,000 S.F.  | 10,413 S.F. |
| 64/865                | 31,833 S.F. | 14,937 S.F. |

| LOT FRONTAGE CALCULATIONS |              |              |
|---------------------------|--------------|--------------|
| PLAT/LOT                  | OLD FRONTAGE | NEW FRONTAGE |
| 64/184                    | 50.00'       | 50.00'       |
| 64/196                    | 50.00'       | N/A          |
| 64/197                    | 50.00'       | N/A          |
| 64/198                    | 50.00'       | N/A          |
| 64/202                    | 143.48'      | 193.48'      |
| 64/203                    | 50.00'       | 100.00'      |
| 64/204                    | 50.00'       | 50.00'       |
| 64/865                    | 30.00'       | 80.00'       |

GENERAL NOTES:  
1. THE PARCELS ARE PLAT 64, LOTS 184, 196, 197, 198, 202, 203, 204 & 865.  
2. THE TOTAL AREA OF THE PARCELS IS 76,699 S.F. OR 1.7608 ACRES.  
3. THE PARCELS ARE ZONED: R-1 (AREAS WITHOUT PUBLIC WATER OR SEWER).  
4. SEE DEED BOOK 1619 AT PAGE 3 FOR TITLE REFERENCE.  
5. THERE WERE NO CEMETERIES OBSERVED ON OR ADJACENT TO THE PARCELS AT THE TIME OF SURVEY.  
6. THERE WERE NO EXISTING UTILITIES, MANHOLES, CATCH BASINS, PITS, ETC., OBSERVED ON THE PARCELS AT THE TIME OF SURVEY.  
7. THERE WERE NO WETLANDS OBSERVED ON THE PARCELS AT THE TIME OF SURVEY.  
8. BY GRAPHIC PLOTTING ONLY, THE PARCELS APPEAR TO BE LOCATED WITHIN FEMA FLOOD ZONE X (AREA OF MINIMAL FLOOD HAZARD) AS SHOWN ON FEMA FLOOD MAP 44007C0183G FOR THE TOWN OF CUMBERLAND, EFFECTIVE DATE: MARCH 2, 2009.  
9. THERE WERE NO EXISTING EASEMENTS, DEED OR PLAT RESTRICTIONS OR PROTECTIVE COVENANTS ON THE PARCELS AT THE TIME OF SURVEY.

THE APPLICANT AND OWNER OF PLAT 64, LOTS 196, 197, 198, 202, 203, 204 & 865 IS:  
NORTHEAST BUILDING COMPANY, INC.  
125 WEST ROAD  
CUMBERLAND, RI 02864

THE OWNER OF PLAT 64, LOT 184 IS:  
MICHELE L. SILVEIRA  
5 SNEECH POND ROAD  
CUMBERLAND, RI 02864

PLAN REFERENCE:  
1. PLAN ENTITLED "REVISED PLAN OF LAND SHOWING PORTION OF SECTION B - LIPPIST ESTATES COUNTRY CLUB, CUMBERLAND, RHODE ISLAND, SCALE: 1" = 80', OCTOBER 1936, BY IRVING ROSENBLATT, C.E.," WHICH IS RECORDED IN THE TOWN OF CUMBERLAND REGISTRY OF DEEDS IN PLAT BOOK 1 AT PAGE 10.

THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO 435-RICR-00-00-1.9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON NOVEMBER 25, 2015, AS FOLLOWS:

TYPE OF SURVEY: LIMITED CONTENT BOUNDARY SURVEY  
MEASUREMENT SPECIFICATION: CLASS I

STATEMENT OF PURPOSE:  
THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS:  
1) PREPARE AN ADMINISTRATIVE SUBDIVISION PLAN.

BY: MICHAEL R. DARVEAU, PLS#1978  
PRESIDENT, DARVEAU LAND SURVEYING, INC.

DATE: COA #LS-A497

APPROVED  
ADMINISTRATIVE SUBDIVISION  
Approved in accordance with the Town of Cumberland  
Land Development and Subdivision Regulations

Administrative Officer

Date:

ADMINISTRATIVE SUBDIVISION PLAN FOR  
NORTHEAST BUILDING COMPANY, INC.  
AND MICHELE L. SILVEIRA  
PLAT 64, LOTS 184, 196, 197, 198, 202, 203, 204 & 865  
PARK VIEW TRAIL  
CUMBERLAND, RHODE ISLAND

SCALE:  
1" = 30'

DRAWN BY:  
S.A.K.

REVISION

PROJECT NO:  
2025\_019

SHEET NO:  
1 OF 1

DATE:  
SEPT. 8, 2025

DARVEAU LAND SURVEYING, INC.  
786 GREAT ROAD, SUITE 5  
NORTH SMITHFIELD, R.I. 02896  
PHONE: 401-475-5700  
E-MAIL: MIKE@DARVEAUSURVEY.COM

GRAPHIC SCALE



( IN FEET )  
1 inch = 30 ft.