

IMPORTANT NOTICE TO ALL PERSONS SUBDIVIDING LAND

PURSUANT TO RIGL 34-13-1 INSTRUMENTS ELIGIBLE FOR RECORDING

ALL ORIGINAL LINEN AND/OR ORIGINAL MYLAR MAPS, PLATS, SURVEYS, AND DRAWINGS, WHETHER OR NOT ATTACHED TO OR A PART OF, ANOTHER RECORDABLE INSTRUMENT, PROVIDED, HOWEVER, THAT THOSE REQUIRING THE APPROVAL OF ANY COUNCIL; COMMISSION, OFFICER, OR OTHER BODY BY LAW SHALL NOT BE RECORDED WITHOUT SUCH APPROVAL.

The Town of North Providence through its Subdivision Regulations has adopted the following standards for approving a subdivision of land. Failure to comply with the guidelines will result in a denial of approval and prevent your documents from being recorded in the Land Evidence records.

- 1) All plans and surveys must conform to a Class I Standard as adopted by the Rhode Island Board of Registration for Professional Land Surveyors.
- 2) All plans are to be submitted on an 18" x 24" for Administrative and Subdivisions. All Major Subdivisions must be submitted on 24" x 36."
- 3) Applicants must submit 10 copies for review 3 weeks prior to a Planning Board Meeting (2nd Monday of every month).
- 4) Once plans have been approved as to final form, the Tax Assessor will assign new lot numbers for the new/replatted lots. These numbers can be placed on the Mylar and 5 blue line copies that must be submitted to the Planning Department for signature. New deed descriptions must be prepared as well. In the case of changing a lot line or deeding land to a neighboring property, 3 deeds will be required, one for the new description of the grantor's property that was subdivided, one for the portion of land that is being transferred, and one merging the transferred property with the grantee's property.
- 5) All plans must be appropriately labeled as an Administrative, Minor or Major Subdivision and also noted if it is replat of an existing Recorded Plat and the name of that plat.
- 6) All plans must include a Title Block indicating the name of the old subdivision plat and the lot numbers and portions thereof, all minor subdivisions shall be given a new plat name in the Title Block, new lots that are created shall be designated by numbers, not letters.
- 7) The Planning Board requires that a minimum of two granite monuments be established in the subdivision for future reference. Certification from the surveyor that the monuments have been set is also required.