

## **Exhibit B**

### **RIHousing Class I Survey Standards as of July 1, 2021**

All surveys shall include a certification that all data conforms to applicable standards of the Rhode Island State Board of Registration for Professional Land Surveyors. The following information must be detailed on the survey delivered to RIHousing:

1. \_\_\_\_ Class I boundary survey, conforming to all applicable and most recently adopted standards of the Rhode Island State Board of Registration for Professional Land Surveyors.
2. \_\_\_\_ Plan title block with proposed name of the development; date prepared; revision box to identify all changes from previous surveys; and the stamp and signature of the Professional Land Surveyor who prepared it.
3. \_\_\_\_ Zoning criteria for the applicable district (e.g. minimum square foot lot size, front/side/rear yard setbacks, frontage, building coverage and height), and show any improvements that may be in violation of existing zoning laws.
4. \_\_\_\_ Site boundary, north arrow, plat and lot number(s), calculated area of property, zoning district(s), and the plat and lot numbers and zoning districts of abutting lots; scale of drawings, including graphic scale.
5. \_\_\_\_ Existing location of structures, wells, driveways, etc, including setback lines and distances.
6. \_\_\_\_ Existing drainage, wetlands, streams, ponds, groundwater recharge areas, groundwater reservoirs, wellhead protection areas, stone walls, historic features, and any water and flood plain boundaries, if applicable.
7. \_\_\_\_ Streets, roads, easements of record and/or usage (e.g. public, private or right-of-way), names and route numbers of streets and ways within the plan area, and any references to state highway plats, and stationing and offset ties.
8. \_\_\_\_ A legal description of the property that matches the metes and bounds on the survey plan.
9. \_\_\_\_ Disputed boundaries or encroachments. (If the buildings, projections or cornices thereof or signs affixed thereto, fences or other indications of occupancy encroach upon adjoining properties or the like encroach upon surveyed premises, specify all such):
10. \_\_\_\_ Depict all above ground and below ground utilities in roadway and servicing property.

1. The following statement must be printed on the survey:

"To: Rhode Island Housing and Mortgage Finance Corporation, its successors and assigns, as their interest may appear, and Title Insurance Company:

This is to certify that (i) the information shown hereon has been obtained by actual transit and tape survey on the ground, that it is correct, that there are no improvements except those as shown, and that there are no encroachments either way across the property except as shown; and (ii) this map or plat and the survey on which it is based were made in accordance The Rhode Island Housing and Mortgage Finance Corporation Class I Survey Standards dated as of July 1, 2021. The fieldwork was completed on \_\_\_\_\_ [date]. I certify that in my professional opinion, as a land surveyor registered in the State of Rhode Island, the Relative Positional Accuracy of the survey does not exceed that which is specified therein."

[Affix Surveyor's Stamp here] By: \_\_\_\_\_  
Print Name: \_\_\_\_\_  
Title: \_\_\_\_\_

2. A Rhode Island Housing and Mortgage Finance Corporation Class I survey for closing must be prepared by a registered Surveyor or Engineer in U. S. Standard of Measurements and must be a "Transit" survey showing current conditions and not a "Compass" survey. Preference will always be given to surveys showing bearings referencing to true north but all surveys which show bearings must designate the meridian referred to whether true, magnetic or arbitrary and if true meridian is not used approximate deflection must be noted on the plat. Plat must show arrow pointing North and give scale of distances. A title block shall contain the type of survey, the location of the parcel surveyed, the month/day/year, scale, graphic scale and name and address of the firm or surveyor responsible for the survey. Revisions shall be noted near the title block with date and description.

**BOUNDARIES** The survey must indicate the boundary lines by course and dimension and their physical character whether fence, wall, water course, highway, etc. and if no physical evidence of boundaries exists, such fact must be noted. All stakes or other monumentation utilized in conducting the survey shall be indicated. Any material variations from the record lines by fences walls or structures, whether on the property surveyed or adjoining, must be shown, with the extent of such variation. If any of the boundaries or lines of record coincide with lot or property lines on any filed map, or are adopted from previous Surveys, whether by the same surveyors or otherwise, such facts should be shown on the plat. The surveyor is required to check the descriptions of adjoining properties, when

furnished to him, and to show the extent of any variations between the boundaries as stated therein and those of the property surveyed.

**STREETS AND ALLEYS** Names of streets, highways, alleys or other public or private way abutting the property must be shown with the distance from the nearest corner to the beginning point of the property surveyed together with the width of the traveled way and location of each edge of the traveled way including on divided streets and highways. Curbs and pavements must be shown.

**EASEMENTS** The Surveyor must indicate any of the following on or across the property: easements of record, public utilities, utility service lines, utility locate markings (including the source of the markings), water courses, ditches, drains, sewers, roads, drives, sidewalks, paths, telephone lines, fiber optic lines, electric lines, oil pipelines, gas pipelines, rights of way, and trails.

**PARTY WALLS** The nature, character, location and width of all walls on or within the boundary lines must be shown. Show all projections beyond face of the wall and indicate the portion of the wall on the property and any portions on adjoining property. The thickness of walls throughout the entire length must be shown. If building on premises uses any wall of adjoining premises, this condition must also be shown. The same requirements apply where the conditions are reversed.

**ADJOINING OWNERS & LOT NUMBERS** Indicate on the survey the names of adjoining owners on all sides of the property surveyed. Lot and Block numbers or the property surveyed and of adjoining lots must be shown.

**ENCROACHMENTS** Encroachments of buildings and of structural appurtenances, such as fire escapes, bay windows, windows and doors that open out, flue pipes, stoops, eaves, cornices, areaways, steps, trim, etc. by or onto adjoining property, or onto rights of way, easements, setback lines, driveways, alleys, or abutting streets, must be indicated with the extent of such encroachments.

**BUILDING AND LOT LINES** All buildings, fences and other improvements on property or within five feet of each side of the boundary lines must be shown with dimensions and relation to lot and building lines. If conditions in chain of title or zoning ordinances require buildings to be set back specified distances from street or property line, the required setback lines must be shown and the survey must show measured distances from said building to said line.

**AREA CONTIGUITY** Show area of the property in square feet and acres. If the survey comprises several parcels, show interior lines and facts sufficient to insure contiguity. Furnish a consolidated description. All strips or gores must be shown with dimensions.

**CERTIFICATES** All maps must show City or Town and State where premises located with such other notations as will accurately locate and identify property surveyed. The certificate thereon must be dated as of date the survey was made, signed by the Surveyor, and be to the effect that the survey was actually made on the ground as per record description and indicate that there are no encroachments either way across the property lines except as shown.

Revised July 1, 2021