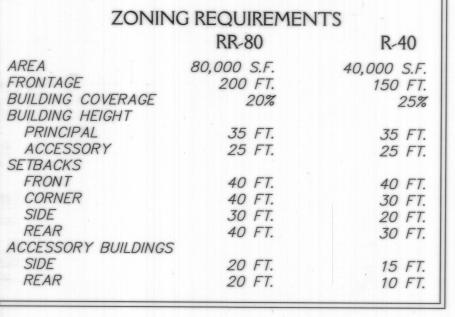


LOT 206, EXISTING AREA TOTAL AREA TO MHW = 534,500 S.F.± TOTAL AREA TO TIE LINE = 523,786 S.F.± TOTAL AREA TO BE TAKEN FROM LOT 206

REFERENCES:

- 1. SUBDIVISION PLAN ENTITLED, PARTITION PLAT OF HULL COVE FARM, JAMESTOWN, PREPARED BY COTTON, DATED 1903, RECORDED AS PLAT 68-A.
- 2. STATE HIGHWWAY LAYOUT OF BEAVER TAIL ROAD, RECORDED AS PLAT 245.
- 3. SUBDIVISION PLAN ENTITLED, BEAVER TAIL SHORES, JAMESTOWN, PREPARED BY SCHWAB, DATED OCTOBER 1964, RECORDED AS PLAN 253B.
- 4. SUBDIVISION PLAN ENTITLED, BEAVER TAIL SHORES, SECTION 2, JAMESTOWN, PREPARED BY SCHWAB, DATED APRIL, 1967, RECORDED AS PLAN 254A.
- 5. PLAN OF LAND, PREPARED FOR THE WRIGHT FAMILY, PREPARED BY SAI SURVEYING, DATED MARCH, 1990.



LEGEND — — — — — PROPERTY LINE TO BE ABANDONED NEW PROPERTY LINE __ ABUTTERS - TOP OF BANK MEAN HIGH WATER LINE RIGHT OF WAY

6. PLAN OF LAND, PREPARED FOR REDWOOD WRIGHT, PREPARED BY SAI SURVEYING, DATED NOVEMBER, 1993. AREA TO MHW = $28,100 \text{ S.f.} \pm$ 179.27 DRILL HOLE FND. DRIVE VIEW IN STONE BND. (HELD FOR LINE 0.28' NORTHERLY (PUBLIC - 50' RIGHT OF WAY WIDTH) REBAR FND. OF CORNER). N STONE BND. -L=100.608' -L=99.817° R=170.00' A=33°54'30" R=130.00'ROD & CAP FND. R = 1/70.00'A=29°55'35" -L=144.00'A=33°38'30" ABUTTERS CHORD=67.132' CHORD=99.146' R=195.00'CHORD=98.389' A=42°18'41" ROD & CAP FND. CHORD=140.75 WHALE ROCK ROAD (PUBLIC - 40' RIGHT OF WAY WIDTH) 200°59'39" 14°45'39" A.P.12 LOT 198 N/F OLAFUR & KATHERINE A.P.12 LOT 184 A.P.12 LOT 199 N/F GUY & JEANE ARCHAMBAULT N/F VAN LIEW TRUST CO. A.P.12 LOT 194 F CLIFFORD & JACQUELINE A.P.12 LOT 197 N/F FRANCELE BOYER A.P.12 LOT 196
N/F FRANCIS & LINDA DEINERT N/F FRANCIS SCAVITTO 0 BK. 62 PG. 150 BK. 175 PG. 71 BK. 144 PG. 324 A=16,954 S.F.± OR 0,389 ACRES± BK. 62 PG. 706 A=19,996 S.F.± A=19,996 S.F.± SULLIVAN BK. 367 PG. 261 A=19,996 S.F.± AREA TO MHW 57,500 S.F. ± OR 1.277 AC. ± A=20,065 S.F.± OR 0,459 ACRES± AREA TO TIE LINE 55,616 S.F. + OR 1.32 AC. + OR 0,461 ACRES± OR 0,459 ACRES± OR 0,459 ACRES± PROPERTY LINE IS ZONING DIVISION 945.54 DRILL HOLE SET PROPERTY LINE, PLAN REFERENCE #1 25.70' RT. 1.47' OFF PROPERTY LINE A.P. 12 LOT 206A NEW PROPERTY N/F LINE GEORGE T. BOYER PER JAMESTOWN PLANNING COMMISSION: BK. 144 PG. 327 THERE SHALL BE ONE DRIVEWAY ENTRANCE ON AREA TO MHW 250,200 S.F. + OR 5.74 AC.+ BEAVERTAIL ROAD SERVING BOTH LOTS [206A AREA TO TIE LINE 245,672 S.F. ± OR 5.640 AC. ± & 206B], AND AN EASEMENT FOR RIGHT OF DRILL HOLE SET
IN GRANITE BND.
ON SUBDIVISION LINE PASSAGE SHALL BE GRANTED AS REQUIRED TO GIVE EFFECT TO THIS RESTRICTION. THE DIMENSIONS OF SAID EASEMENT SHALL COMPLY WITH PLANNING COMMISSION CONDITIONS OF APPROVAL, TOP OF BANK, RECORDED IN BOOK AT PAGE DIST. GRANITE BND. TO GRANITE BND= 1235.67' DIST. GRANITE BND. TO MHW = 1294.52' ± GRANITE BND. SET ON SUBDIVISION LINE 0.35' INTO PROPERTY A.P. 12 LOT 206B AREA TO MHW 256,200 S.F. ± OR 5.88 AC. ± AREA TO TIE LINE 251,422 S.F. + OR 5.772 AC.+ DRILL HOLE FND. IN IN STONE BND. 0.04' INTO PROPERTY DIST. STONE BND. TO CONCRETE BND= 398.93' 1231'± TO MEAN HIGH WATER LINE (DEED DISTANCE HELD) DIST. STONE BND TO TIE LINE = 1217.70'

DIST. CONCRETE BND. TO CONCRETE BND= 399.96' DRILL HOLE FND. IN STONE BND. (HELD) SUBDIVISION APPROVED AS SUBMITTED DRILL HOLE FND. IN DIST. CONCRETE BND. TO CONCRETE BND= 395.09' RECORD MEAN HIGH WATER LINE CONCRETE BND. 398.93' ALONG LOT LINE, (NOT BY ELEVATION) DRILL HOLE FND. IN 0.21' INTO PROPERTY LOT AREAS SHOWN HERE ON HAVE BEEN CONCRETE BND. 798.89' ALONG LOT LINE, RI HWY. BND. FND. A.P.12 LOT 207 STA. 116+50 CALCULATED TO THIS M.H.W. LINE. DRILL HOLE FND. IN N/F 0.62' INTO PROPERTY 22.19' RT. CONCRETE BND. 1193.98' ALONG LOT LINE, VIVIAN PALMEIRI BK. 155 PG. 305 0.94' INTO PROPERTY Planning Co., mission Chair Town of Jamestown, RI

> THE PURPOSE OF THIS PLAN IS TO TRANSFER PORTIONS OF LOT 206 TO LOTS 179, 184, 194, 196, 197, 198 AND 199, AND TO CREATE TWO NEW LOTS, 206A AND 206B FROM THE REMAINDER OF LOT 206.

NOTES: SEPARATE DEEDS ARE ON FILE IN THE JAMESTOWN LAND EVIDENCE FOR EACH OF THE EIGHT LAND TRANSFERS SHOWN ON THIS PLAT.

GRAPHIC SCALE (in feet) 1" = 60'

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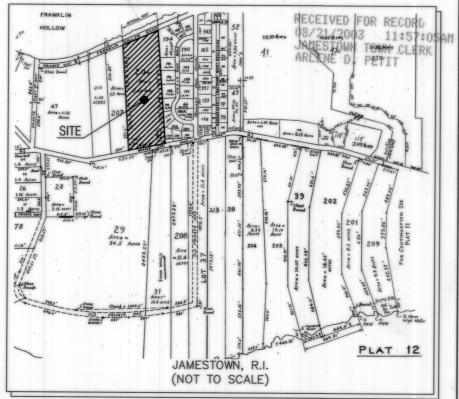
BK: 494 PG: 297 INST: 21377

CIVIL

SURVEYING

STRUCTURAL

42 VALLEY ROAD MIDDLETOWN RHODE ISLAND 02842 401.849.0810 PHONE 401.846.4169 FAX WWW.NORTHEASTENGINEERS.COM



THIS SURVEY AND PLAN CONFORM TO A ROBER F. LIZOTTE CLASS I STANDARD AS ADOPTED BY THE RHODE ISLAND BOARD No. (No.) OF REGISTRATION FOR PROFESSIONAL PROFESSIONAL LAND SURVEYORS. LAND SURVEYOR DATE: BY: REGISTERED PROFESSIONAL LAND SURVEYOR

4	FINAL REVISIONS PER P. BOARD				7.21.03	
3	REVISED AREAS, REFERENCES				7.03.03	
2	CHANGED TO MINOR SUBDIVISION				6.10.03	
1	ADDED NOTE PER TOWN OFFICIAL				5.27.03	
No.	Revision			Date	App.	
Designed By:		Drawn by: DPP		Checked by:		
Scale:		1"= 60'	Date:		13 FEB. 03	
Projec	ct Title:					

PLAN OF LAND A.P. 12 LOT 206 BEAVERTAIL ROAD JAMESTOWN, RHODE ISLAND

Client/Owner:

GEORGE T. BOYER c/o ATTY. JOHN MURPHY 77 NARRAGANSETT AVENUE JAMESTOWN, R.I. 02835

Issued for:

Drawing Title:

ADMINISTRATIVE AND MINOR SUBDIVISION A.P. 12 LOT 206 **JAMESTOWN** RHODE ISLAND

> Drawing Number: 01290 L2 Sheet of Project Number: 01290.0 Survey Index: 15 - 012 - 206

P: \Projects\2001\01290_BOYER\DWG\01290_L2.dwg