

CERTIFICATE OF TITLE

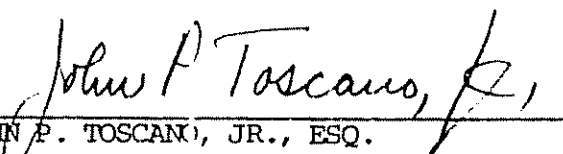
TO

STATE OF RHODE ISLAND

THIS IS TO CERTIFY TO THE STATE OF RHODE ISLAND, that after an examination of the Land Evidence Records as indexed of the Town of Jamestown, County of Washington and State of Rhode Island, that certain tract of land designated as Plat No. 1, Steamboat Street, so-called, as shown on Exhibit A attached hereto in said Town of Jamestown, County of Washington and State of Rhode Island, is a public right of way.*

Attached hereto is chain of title, plat maps, names and addresses of abutting property owners and sketch of said right of way.

THIS CERTIFICATE OF TITLE is for the sole benefit of THE STATE OF RHODE ISLAND and is NONTRANSFERABLE.



JOHN P. TOSCANO, JR., ESQ.
Attorney at Law
23 Canal Street
Westerly, Rhode Island 02891

DATED: February 19, 1982

TIME: 3:00 p.m.

*Jamestown Town Council Meeting minutes of February 25, 1974 indicated that Steamboat Street was accepted as a Town Highway from 'top 'o' The Mock to the water.

STEAMBOAT STREET IS A PUBLIC ROW

Tamworth Town Council Meeting minutes 2-25-74
Steamboat Street accepted as Town Highway from
Top 'o' the rock to water.

see Tamworth Index Plat No. 1

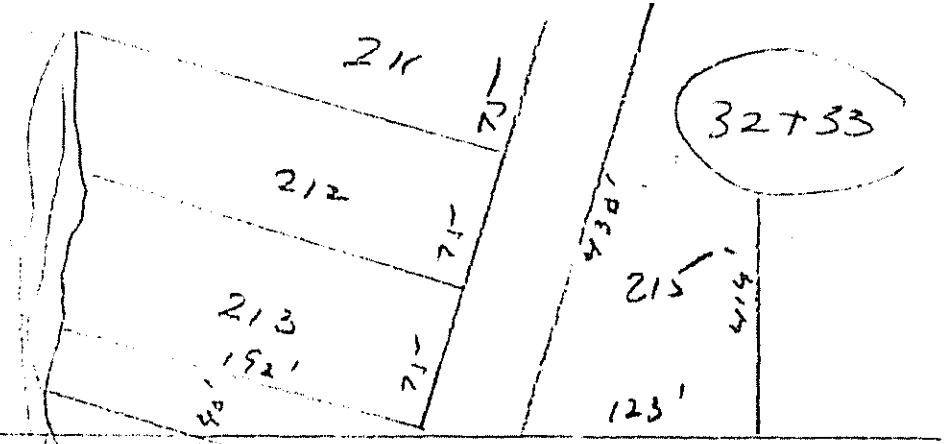
115

32753

PLAT 15

PLAT 5

MERCANTILE



SPIRKETING ST.

FERRY ST

STEAMBOAT ST.

BEACH AVE

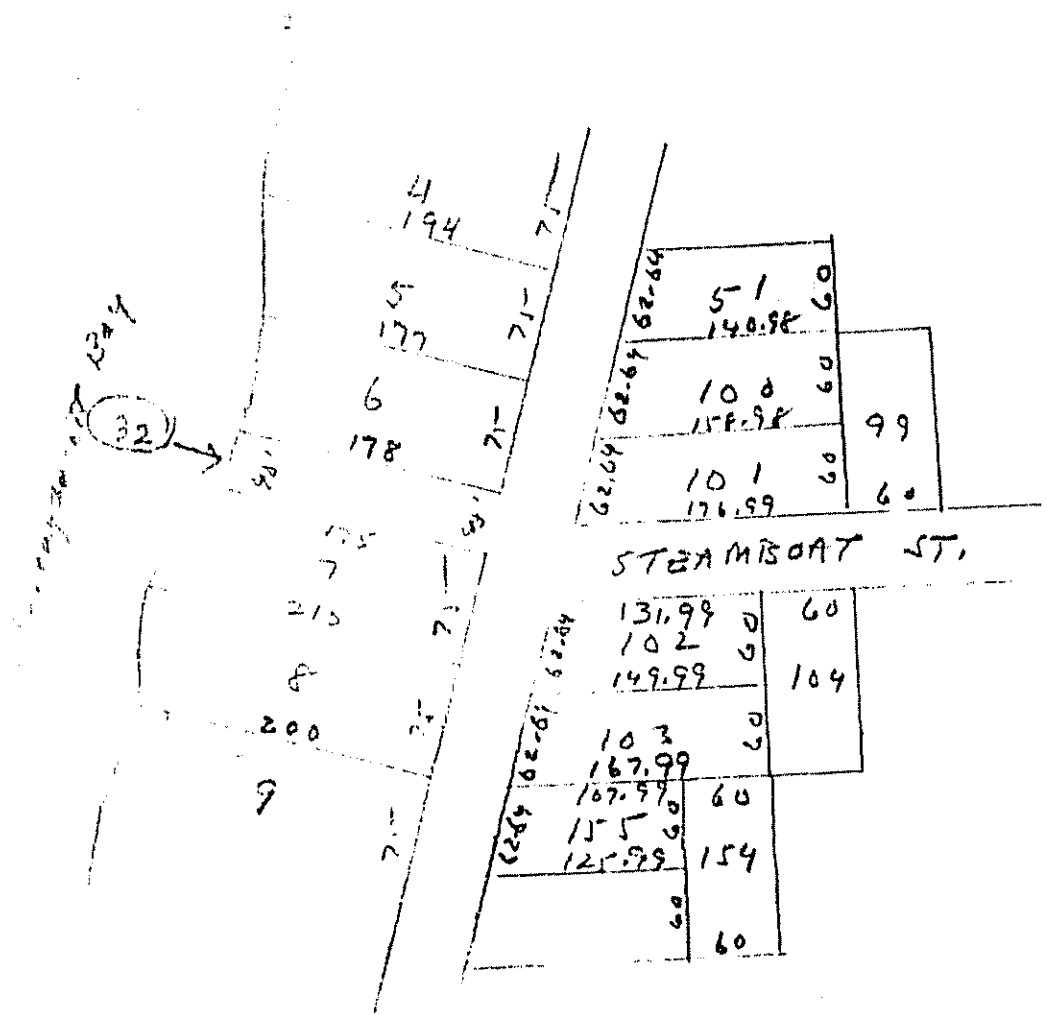


137.98	60
385	60
155.98	60
25	60
173.98	60
26	60
191.98	60
27	60
209.98	60

184.98	60
50	60
51	60
1100	60
101	60
170.98	60

131.98	60
182	60
103	184
155	60

SEA SIDE DRIVE



JAMESTOWN RECORDS PLAT No. 1
 IN JAMESTOWN, R.I.
 OWNED BY
 JAMES G. HEAD
 Scale 1" = 100' March 1947
 E. NEWMAN, ENGR.

(2)
405

STEAMBOAT STREET

- 1 Charles M + Yuki E. Takata
5129 Marathon Pkwy, Little Neck, NY
- 5 Kuzuye Takei
220-55 46th Ave., Bayside, NY 11361
- 6 Vincent + Mary Rosaki
40 St Bellevue Ave, Newport 02840
- 7 Catherine F. Marier
P.O. Box 172, Thorndike MA 01079
- 8 C + B Realty Corp
Narragansett Ave., Jamestown
- 9 Robert P. + Candice F. Caio
Box 547 F, Seaside Dr., Jamestown
- 102 David A. + Emily Louise Ciancio
342 Tastram St., Prov 02908
- 103 Arthur G. Rix + Dorothy R. Brown
North Rd., Jamestown
- 104 Minnie Lord
Box 562, Beach Ave., Jamestown
- 105 Jeffrey + Andrew Holme
Box 547, Seaside Dr., Jamestown
- 106 Alfred O. Begiu

40

Alfred O Begin

50 Seaside Dr, Jamestown

51

William C + Martha P. Avery

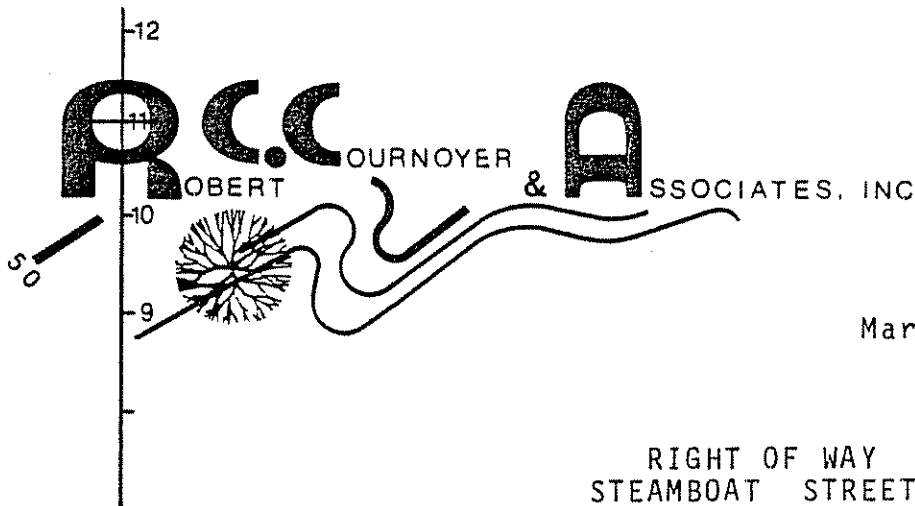
92 Cowesett Rd., Warwick 02886

10

Thomas M. + Belle Ann Lazzaris
45 Ledgecrest Terrace, Manchester, CT

101

Theresa T. Sheehan
Seaside Dr., Jamestown



March 19, 1982

RIGHT OF WAY
STEAMBOAT STREET

A certain lot or parcel of land situated on the westerly side of Sea Side Drive opposite the easterly end of Steamboat Street, in the Town of Jamestown, County of Newport State of Rhode Island, more particularly bounded and described as follows;-

Beginning at a point on said westerly line of Sea Side Drive, said point being the most southeasterly corner of land owned by Vincent and Mary Rosati, and being the most northeasterly corner of the parcel hereby described;-

thence: S 28° - 45' - 00" W, along said westerly line of Sea Side Drive, forty (40.00) feet to land of Catherine F. Marier;-

thence: N 61° - 15' 00" W, along said Marier land, one hundred and sixty four (164.0) feet ± to the mean high water line of Narragansett Bay;-

thence: Northeasterly along said mean high water line of Narragansett Bay, forty two (42.0) feet ± to land of said Vincent and Mary Rosati;-

thence: S 61° - 15' - 00" E, along said Rosati land, one hundred and fifty one and one tenth (151.1) feet ± to the point of beginning.

Containing 6,302 square feet.

Physical description: The right of way is accessible from Sea Side Drive to Narragansett Bay and is covered with thick brush with the exception of a 10' cleared opening in the middle of the easement extending from Sea Side Drive to a point 33' from the mean high water line. The most westerly end of the easement is also covered with brush and ledge.

CONSULTING ENGINEERS AND LAND SURVEYORS

11 MAIN STREET • SLATERSVILLE RHODE ISLAND 02876 • TEL (401) 762 2870

RECOMMENDATION OF RIGHT-OF-WAY SUBCOMMITTEE

TOWN OF JAMESTOWN:

A CERTAIN PARCEL OF LAND BOUNDED ON THE NORTHERLY SIDE BY PROPERTY OF VINCENT AND MARY ROSATI; ON THE EASTERLY SIDE BY SEA SIDE DRIVE AND THE INTERSECTION OF STEAMBOAT STREET; ON THE SOUTHERLY SIDE BY PROPERTY OF CATHERINE F. MARIER; AND ON THE WESTERLY SIDE BY NARRAGANSETT BAY. THIS PARCEL CONSISTS OF APPROXIMATELY 6,302 SQUARE FEET, IS APPROXIMATELY 175' LONG AND 40' WIDE.

The Right-of-Way Subcommittee held a public hearing on May 20, 1982 at the Jamestown School, Jamestown, Rhode Island wherein evidence was submitted in order that the Right-of-Way Subcommittee might make a determination as to whether this parcel is a public right-of-way. Also at this hearing, evidence was submitted into the record on behalf of the Coastal Resources Management Council by title attorney, John P. Toscano, Jr., of 23 Canal Street, Westerly, Rhode Island. Further, a legal description and survey was drawn for the Council by the engineering firm of R. C. Cournoyer and Associates of Slatersville, Rhode Island.

After deliberation upon all the evidence, the Subcommittee hereby recommends to the entire Council to find as a matter of fact:

1. This tract of land is designated as Plat No. 1, Steamboat Street, so-called, as recorded in the Land Evidence Records in the Town of Jamestown.
2. Evidence presented at the Subcommittee hearing by the title attorney indicated that this parcel is a public right-of-way and was accepted by the Jamestown Town Council on February 25, 1974 as a Town Highway. The Town Council meetings indicate that this was designated as Steamboat Street and was accepted as a Town Highway from Top 'o' The Mock to the water at the February 25, 1974 meeting.
3. The Assessor's maps as recorded in the Town Hall in the Town of Jamestown indicated that this is a public way and show the way extending to the shore.
4. There was testimony at the public hearing that in 1946 an individual by the name of Head who purchased the Jamestown Shores area recorded certain parcels thereof as streets, including the subject parcel and subsequently, the platted area was accepted by the Town of Jamestown.
5. A representation was made by counsel for the objectors that the Town of Jamestown had declared that the area that is not paved is no longer a public street or highway. However, there was no evidence to that effect presented.
6. There was evidence presented at the public hearing of public usage of this parcel.

Therefore, the Subcommittee recommends that this parcel be designated as a public right-of-way.

By the Subcommittee,

Dated:

JOSEPH TURCO, CHAIRMAN

DECISION

TOWN OF JAMESTOWN:

A CERTAIN PARCEL OF LAND BOUNDED ON THE NORTHERLY SIDE BY PROPERTY OF VINCENT AND MARY ROSATI; ON THE EASTERLY SIDE BY SEA SIDE DRIVE AND THE INTERSECTION OF STEAMBOAT STREET; ON THE SOUTHERLY SIDE BY PROPERTY OF CATHERINE F. MARIER; AND ON THE WESTERLY SIDE BY NARRAGANSETT BAY. THIS PARCEL CONSISTS OF APPROXIMATELY 6,302 SQUARE FEET, IS APPROXIMATELY 175' LONG AND 40' WIDE.

A duly appointed Subcommittee of the Coastal Resources Management Council held a public hearing pursuant to the Administrative Procedures Act on May 20, 1982 at the Jamestown School, Jamestown, Rhode Island. At that time, evidence was submitted and comments were received from interested parties. In addition, the Coastal Resources Management Council received a title report from title attorney John P. Toscano, Jr. of 23 Canal Street, Westerly, Rhode Island. Further, a legal description and survey was drawn for the Council by the engineering firm of R. C. Cournoyer and Associates of Slatersville, Rhode Island.

After deliberation upon all the evidence, testimony and the entire record pending before it, the Subcommittee recommended to the entire Council that this parcel be designated as a public right-of-way.

Thereafter, the entire Council at a meeting held on October 28, 1982 in the Jamestown School, Jamestown, Rhode Island took under consideration the record, the evidence therein and recommendations of the Subcommittee and after careful deliberation upon the same and after a roll call vote that all the evidence, record and recommendation of the Subcommittee so submitted were read by the members of the Council, the entire Council hereby finds:

FINDINGS OF FACT:

1. This tract of land is designated as Plat No. 1, Steamboat Street, so-called, as recorded in the Land Evidence Records in the Town of Jamestown.
2. Evidence presented at the Subcommittee hearing by the title attorney indicated that this parcel is a public right-of-way and was accepted by the Jamestown Town Council on February 25, 1974 as a Town Highway. The Town Council meetings indicate that this was designated as Steamboat Street and was accepted as a Town Highway from Top 'o' The Mock to the water at the February 25, 1974 meeting.
3. The Assessor's maps as recorded in the Town Hall in the Town of Jamestown indicated that this is a public way and show the way extending to the shore.
4. There was testimony at the public hearing that in 1946 an individual by the name of Head who purchased the Jamestown Shores area recorded certain parcels thereof as streets, including the subject parcel and subsequently, the platted area was accepted by the Town of Jamestown.
5. A representation was made by counsel for the objectors that the Town of Jamestown had declared that the area that is not paved is no longer a public street or highway. However, there was no evidence to that effect presented.

6. There was evidence presented at the public hearing of public usage of this parcel.

CONCLUSIONS OF LAW:

1. The Coastal Resources Management Council has been granted jurisdiction to designate public right-of-ways by reason of Title 46, Chapter 23 of the General Laws of the State of Rhode Island, as amended.

2. In accordance with the Rhode Island Supreme Court case of Robidoux vs. Pelletier, 391 A2d 1150, there has been an incipient dedication by the original owner of the parcel and an acceptance by the public establishing that this parcel is a public right-of-way.

3. The records reflect the evidentiary burdens of proof, as set forth by the Right-of-Way Subcommittee Regulations have in fact been met for the designation of this parcel as a public right-of-way.

4. Evidence as submitted by the title attorney and as reviewed by the Coastal Resources Management Council's legal counsel established that this parcel is a public right-of-way.

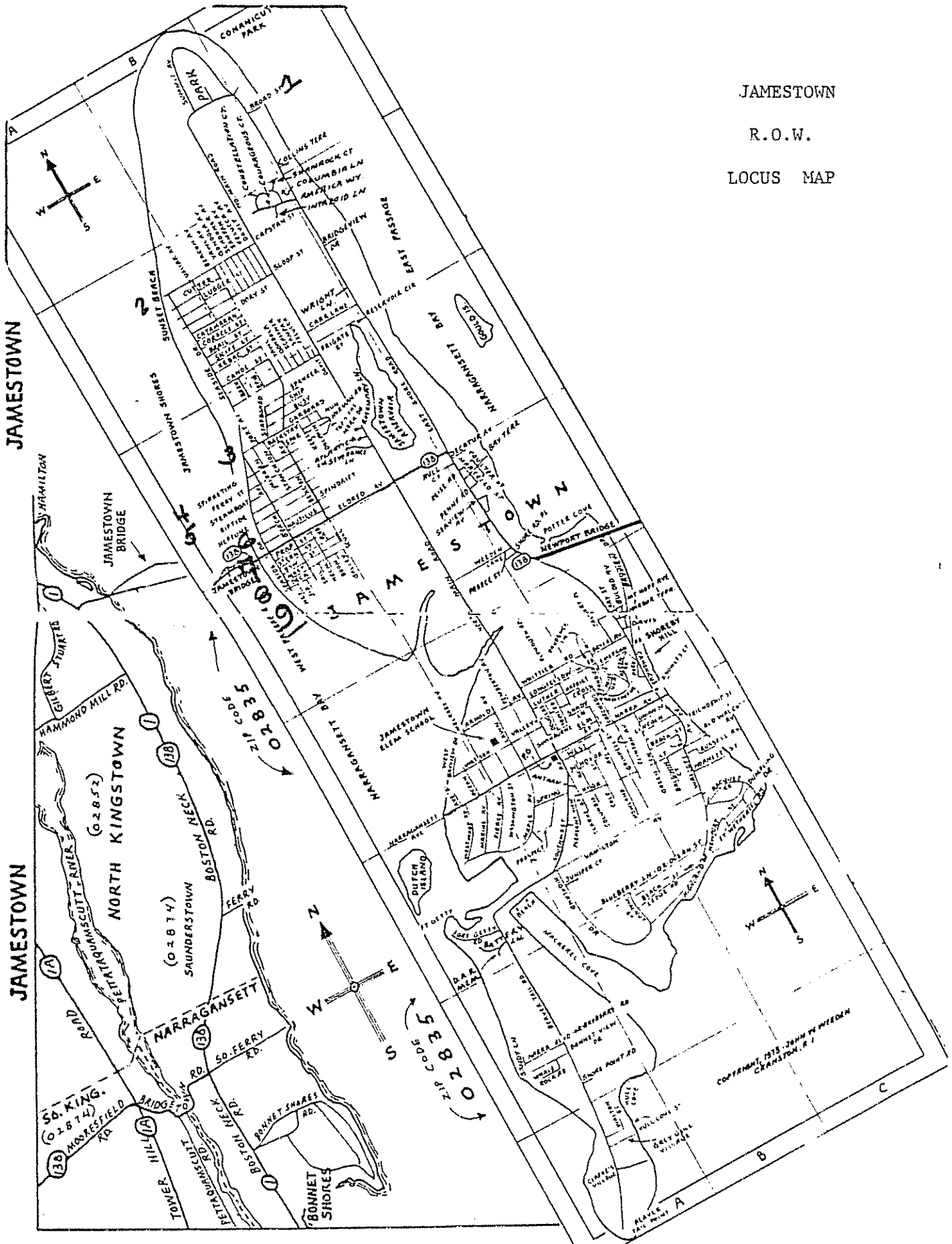
As a result of these Findings of Fact and Conclusions of Law, the Coastal Resources Management Council hereby designates this parcel as a public right-of-way and assigns the following Coastal Resources Management Council right-of-way designation number "G-3".

by the Council,

DATED:

John A. Lyons
Chairman

JAMESTOWN
R.O.W.
LOCUS MAP



COPYRIGHT 1978 JOHN W. WHELAN
CRANFORD, R.I.

Right of Way : Steamboat Street
 Assessor's Plat: 5
 Area : 6,302 Sq.Ft. *

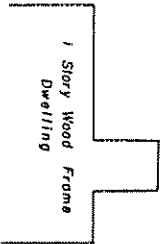
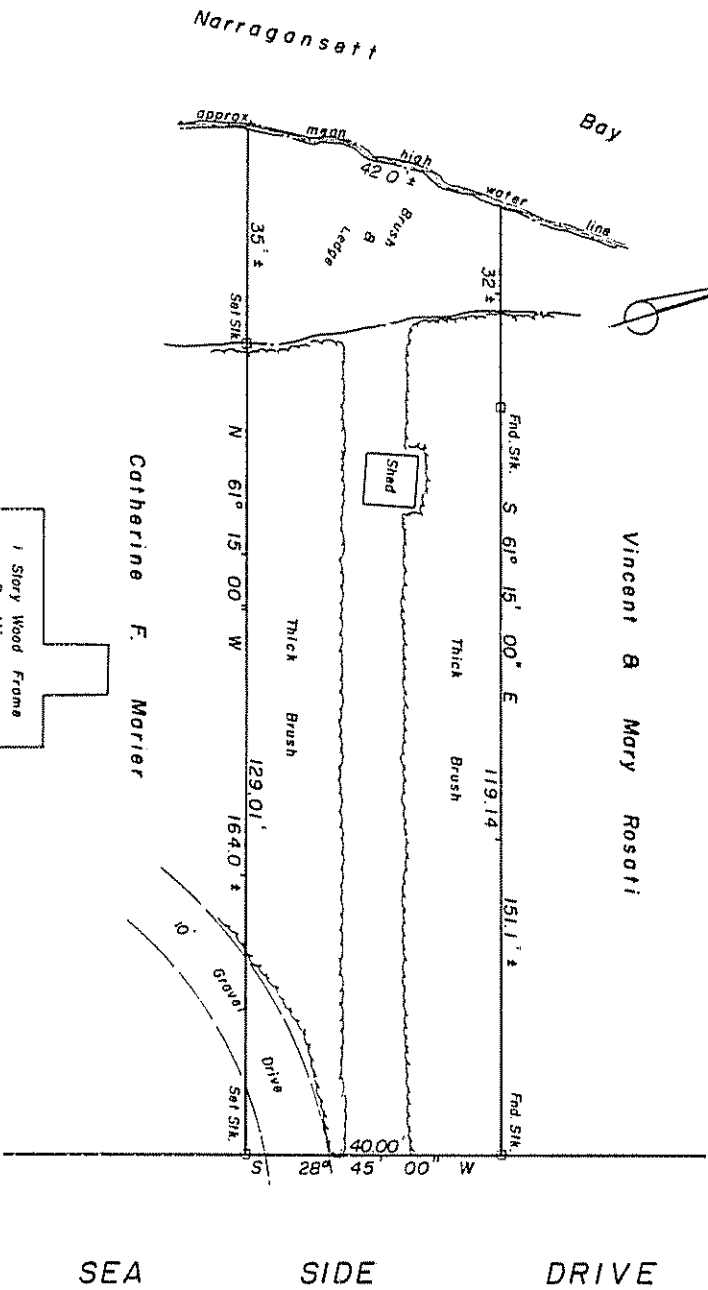
STEAMBOAT STREET

Public Right of Way
 Prepared for

The Coastal Resource
 Management Council
 Sub-Committee on Rights of Way
 Jamestown, Rhode Island
 March, 1982

Scale : 1 Inch Equals 20 Feet

ROBERT C. COURNOYER & ASSOCIATES, INC.
 CONSULTING ENGINEERS AND LAND SURVEYORS
 11 MAIN STREET
 SLATERSVILLE, RHODE ISLAND 02876



Catherine F. Morier

Vincent & Mary Rosati

SEA SIDE DRIVE

Narragansett

Bay

N
E

(10)
STEAMBOAT STREET IS A PUBLIC ROAD

Tamertown Town Council Meeting minutes 2-25-74
Steamboat Street accepted as Town Highway from
Top 'o' the mark to water.

see Tamertown Index Plat No. 1



