1 OF 2

MATCH LINE SEE SHEET 2 OF 12

211-34-13

211-34-15

CONSERVATION EASEMENT

LOT 7
AREA= 604,040 ☐±

LOT C
AREA= 72,335 ☐±

LOT 5

20' DRAINAGE EASEMENT

5' PEDESTRIAN EASEMENT (FOR THE BENEFIT OF JAMESTOWN ESTATES LOT OWNERS)

LOT 8
AREA= 41,002 ☐±

30' ROW

1' BUFFER STRIP

⚠ 1' Buffer Strip to be dedicated to the Town of Jamestown subject to the below described "Buffer Strip Fence Easement".

N/F DONALD & CAROLYN DEMINGTON
LOT 2-60/4P8

N/F MICHAEL SYLVIA & MARY PUTKA
LOT 68/4P8

⚠ 6'x8' ELECTRIC EASEMENT

(HEREBY OFFERED FOR DEDICATION TO THE TOWN OF JAMESTOWN)

AREA = 2.16 ACRES

LOT 9
AREA= 46,507 ☐

LOT 10
AREA= 40,600 ☐

LOT 11
AREA= 40,360 ☐

LOT 12
AREA= 40,340 ☐

LOT 13
AREA= 40,000 ☐

LOT 14
AREA= 42,699 ☐

PERRY STREET (UNIMPROVED)

WESTWIND AVENUE

N/F JEFFREY & DONNA SISSON
LOT 862/4P8

N/F TOWN OF JAMESTOWN LOT 62/4P8

BUFFER STRIP FENCE EASEMENT

The 1'Buffer Strip is hereby offered for dedication to the Town of Jamestown subject to a perpetual right and easement over such 1' Buffer Strip which Jamestown Estates, Inc. hereby reserves unto itself and its sucessors and assigns to erect a fence or wall thereon. Such easement shall be subject to the further condition that if at any time the Town of Jamestown shall approve the connection of an intersecting street to Westwind Drive across said 1' Buffer Strip, the Town of Jamestown, or its designee, shall have the right to remove such portion(s) of such fence or wall as is reasonably required in order to permit the connection of such intersecting street.

NOTE:

⚠ 6) The land lying within the 1' Buffer Strip, as delineated hereon, is hereby offered for dedication to the Town of Jamestown upon the recording of this Plat (two sheets) in the Land Evidence Records of the Town of Jamestown subject to the "Buffer Strip Fence Easement" set forth hereon.

N/F MICHAEL SYLVIA & MARY PUTKA
LOT 68/4P8

NOTES:

1) THE STREET AS DELINEATED HEREON IS HEREBY OFFERED FOR DEDICATION TO THE TOWN OF JAMESTOWN UPON RECORDING OF THIS PLAT (2 SHEETS) IN THE LAND EVIDENCE RECORDS OF THE TOWN OF JAMESTOWN.

2) THE LAND LYING NORTHERLY OF THE CONSERVATION EASEMENT LINE AS DELINEATED HEREON IS SUBJECT TO A CONSERVATION EASEMENT AGREEMENT WHICH IMPOSES RESTRICTIONS ON THE SUBJECT AREA. THE EASEMENT IS DEDICATED TO CONNECTICUT ISLAND LAND TRUST CORPORATION

3) REFERENCE IS HEREBY MADE TO CRMC & DEM BUFFER ZONES AS DELINEATED ON TWO SEPARATE PLANS FILED AS SUPPORTING MATERIAL FOR THIS PLAT. ANY BUILDING OR CONSTRUCTION ACTIVITY WITHIN THESE BUFFER ZONES IS PROHIBITED WITHOUT PRIOR CRMC & DEM APPROVAL.

4) REFERENCE IS HEREBY MADE TO A SEPARATE UTILITY AND EROSION/SEDIMENT CONTROL PLAN IS FILED AS SUPPORTING MATERIAL FOR THIS PLAT.

5) THIS PLAT IS TO BE CONSIDERED A REPLAT OF PORTIONS OF THE JAMESTOWN SHORES PLAT C & THE BAYVIEW PLAT.

⚠ (a) SEE ABOVE.

LEGEND

- N/F = NOW OR FORMERLY OF
- ☐ = SQUARE FEET
- A/P = ASSESSORS PLAT
- ■ = MONUMENT
- ——— CONSERVATION EASEMENT

NOTE: FOR UTILITY INFORMATION SEE PLAN & PROFILE, SHEETS 3 THROUGH 8 OF 13

REVISION:
- ⚠ ELECTRIC EASEMENT 2/29/88
- ⚠ FENCE & LANDSCAPING EASEMENT, 4/20/88 (ENTRANCE EASEMENTS 2 & 3)
- ⚠ CORRECT CONSERVATION EASEMENT 9/21/88
- ⚠ NOTE 6, BUFFER STRIP NOTES 4/25/88

5/4/88 Bertram W. Baker, Chairman

FINAL PLAT

JAMESTOWN ESTATES SECTION II

A/P 8 / LOTS 60, 661-688, 700, 720, 831, 848, 852, 853, 854, 856

DATE FILED: 7/1/88

OWNED BY: JAMESTOWN ESTATES, INC
C/O MATTHEW MARCELLO, PRES.
1122 FIRST NATIONAL BANK BLDG.
PROVIDENCE, R.I. 02903

DESIGNED BY: ISLAND ENGINEERING
13 SOUTHWEST AVENUE
JAMESTOWN, R.I. 02835

PETER L. RYAN, P.E.
SWINGLER & ELLSWORTH, INC.

SHEET 1 OF 2

ENTRANCE EASEMENT #2

ENTRANCE EASEMENT #3

HPF 248 (BRC 16)