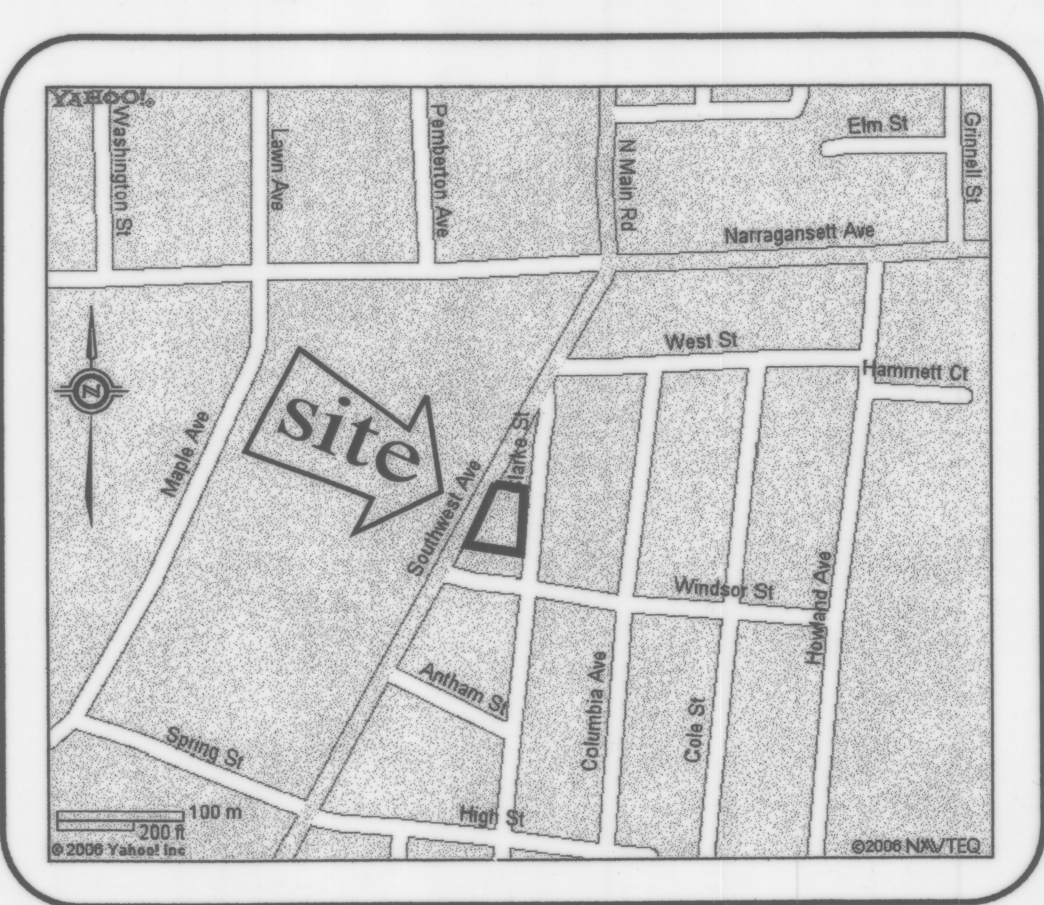


ATLAS LAND SURVEYING, LLC.

HPF 48A



LOCUS MAP

STREET INDEX
SOUTHWEST AVENUE
CLARKE STREET

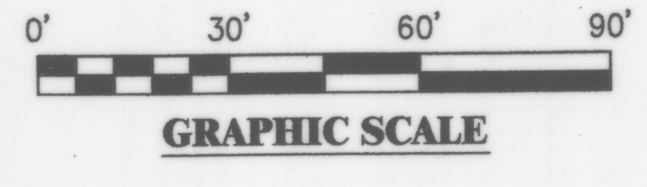
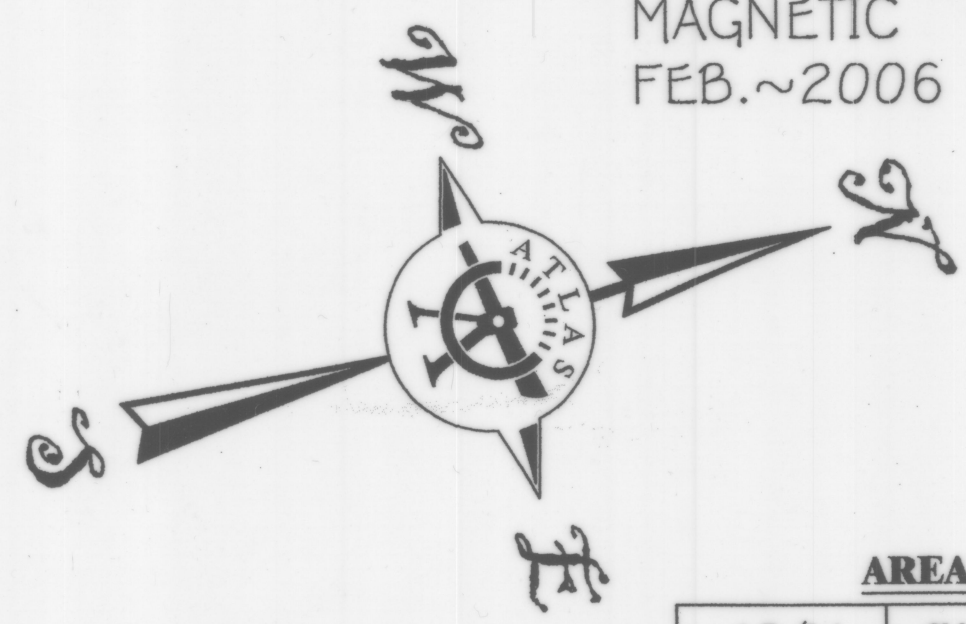
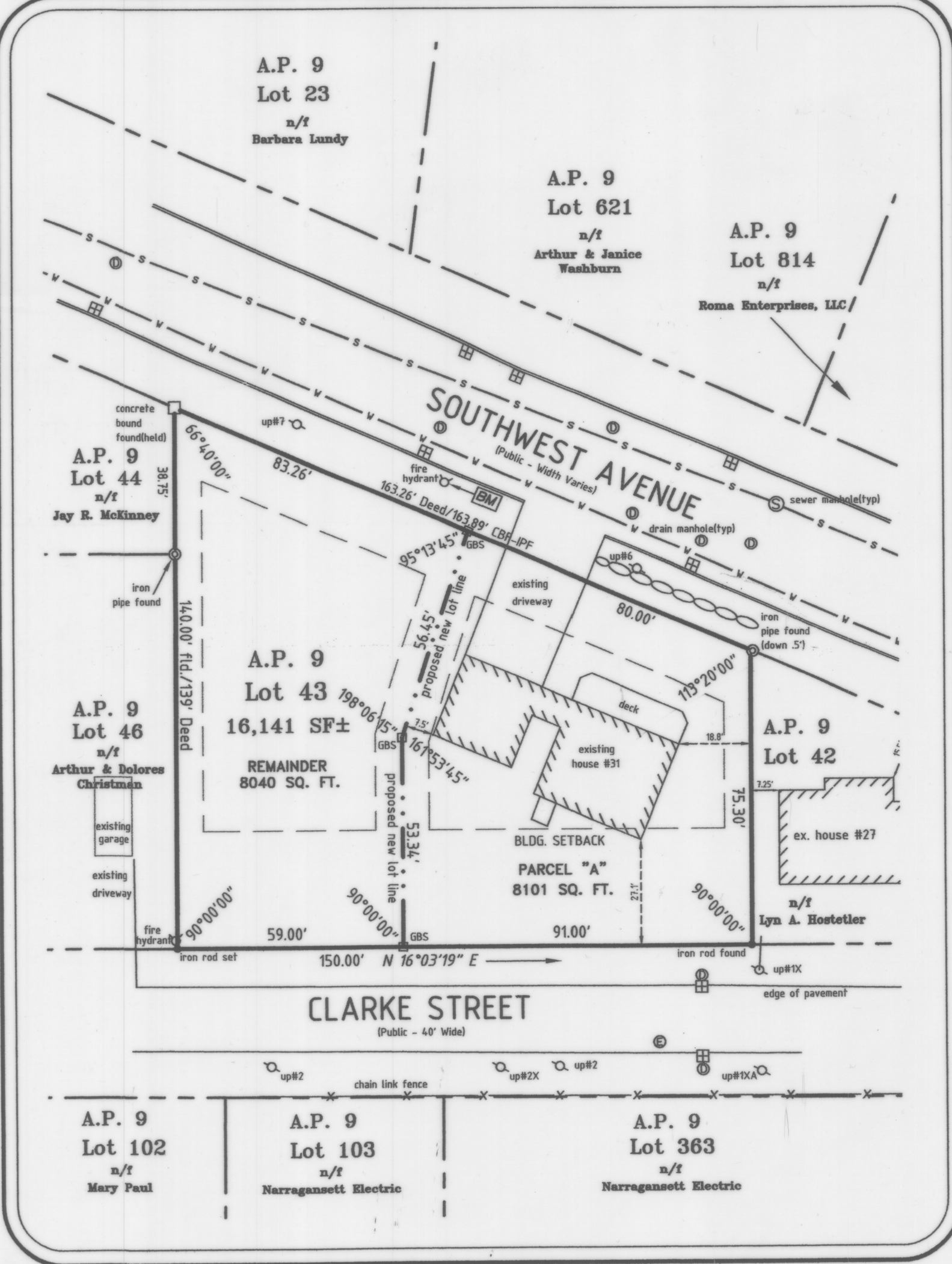
OWNER / APPLICANT:
MIKE EVANS
 31 SOUTHWEST AVE. ~ JAMESTOWN, RI 02835
 PHONE: 413-2831

RECEIVED FOR RECORD
 Sep 28 2010 03:36:23P
 JAMESTOWN TOWN CLERK
 CHERYL A. FERNSTROM, CMC

FINAL MINOR SUBDIVISION
 A.P. 9 LOT 43
 31 Southwest Avenue
 JAMESTOWN, RHODE ISLAND



ATLAS LAND SURVEYING, LLC
 Property & Construction Surveying
 91 Parkway Drive ~ Warwick, RI 02886
 401-737-4407
 PREPARED FOR:
MIKE EVANS



AREA TABLE

| A.P./Lot | Old Area | New Area |
|------------|-----------|----------|
| 9/43 | 16,141 SF | 8,040 SF |
| Parcel "A" | 0 SF | 8,101 SF |

ZONING DISTRICT: R-8
 MINIMUM LOT AREA 8,000 sq. ft.
 MINIMUM LOT WIDTH & FRONTAGE 80 ft.
 MINIMUM YARDS: FRONT 15 ft., SIDE 7 ft., REAR 30 ft.
 MAXIMUM LOT COVERAGE 30 %

- REFERENCES:**
- Deed Book 577 Page 247
 - "The Howland Plat - Aug. 1873" (H7-261)
 - RI State Highway Plat #245

FLOOD ZONE: "C"
 FIRM Community Panel #145399-0002-C

- LEGEND:**
- Concrete Bound Found
 - ▣ Granite Bound Set (GBS)
 - Iron Rod Set
 - Iron Pipe Found
 - Utility Pole
 - Fire Hydrant
 - ▣ Catch Basin
 - Drain Manhole
 - Sewer Manhole

- NOTES:**
- The exact house design has yet to be determined.
 - No change in grade is expected.
 - Hook up to town sewer and water is proposed.
 - Contours established from USGS Narr. Pier Quad (NAD 27)
 - Benchmark: Top Spindle of fire hydrant located on Southwest Ave. elev. = 36.9 (NAD27)
 - There are no freshwater wetlands on or within 200' of this property.
 - PAP #070621-A approved 21 June 2007.
 - Preliminary Plan approval granted March 7, 2007

SUBDIVISION APPROVED AS SUBMITTED
 DATE 9/20/2010
 PLANNING COMMISSION CHAIR
 TOWN OF JAMESTOWN RI

SURVEY CLASSIFICATION:
 THIS SURVEY AND PLAN CONFORM TO THE FOLLOWING STANDARDS AS ADOPTED BY THE RHODE ISLAND BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS.
 PROPERTY LINE - CLASS "T"
 BY: *Marcus Channell* 9/20/2010
 MARCUS CHANNELL, P.L.S. #1971 DATE

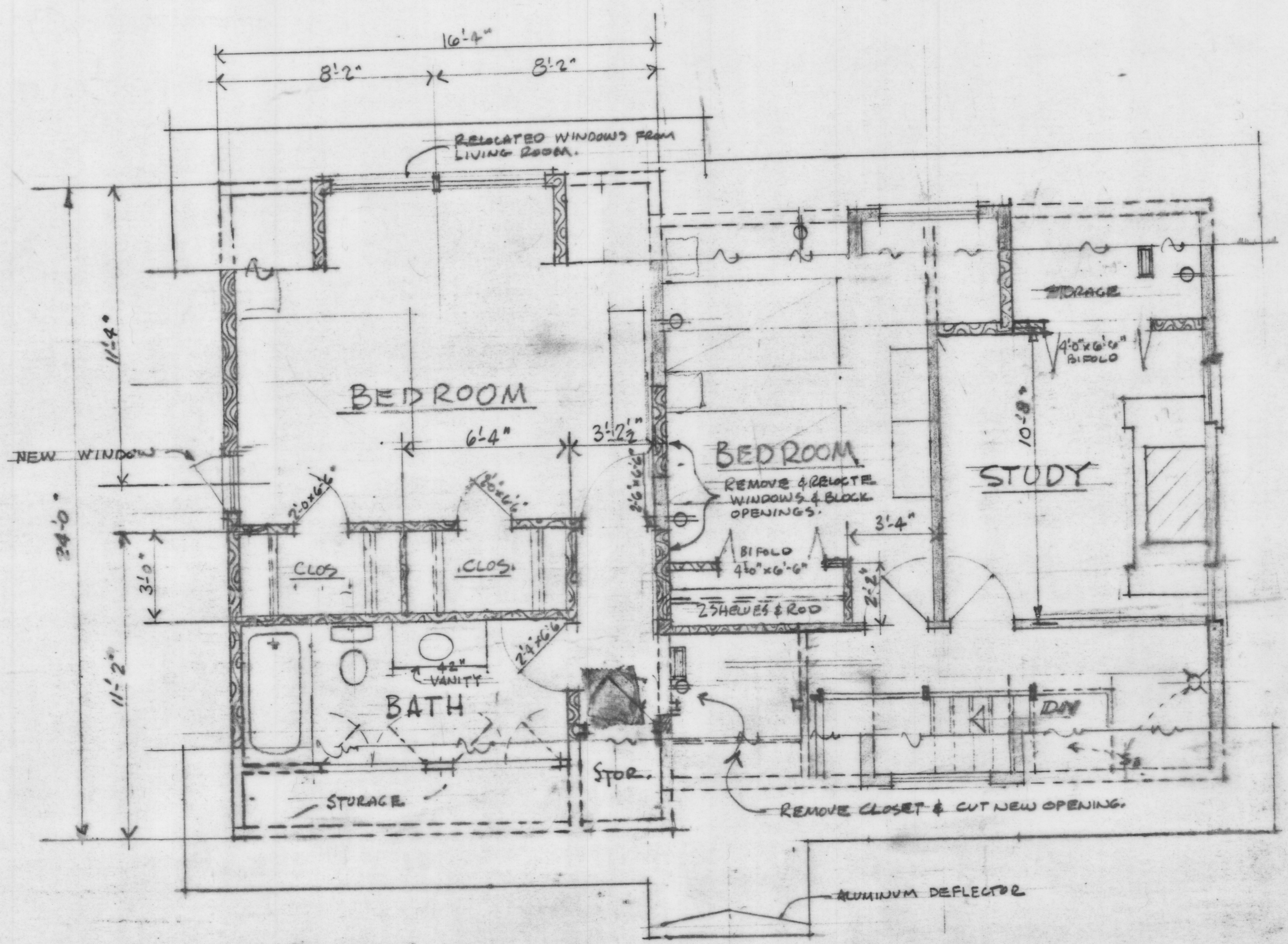
REVISION:

DATE: 8 NOV. 2007
 DRAWN BY: MC
 SCALE: 1" = 30'
 SHEET 1 OF 1 SHEETS
 JOB NO.: 06-192
 DWG. 06-192 Final

EAST PASSAGE CONDOMINIUM
 11-13 WALCOTT AVENUE
 JAMESTOWN, RHODE ISLAND
 UNIT "B"
 13 WALCOTT AVENUE
 "SECOND FLOOR"

DECLARANTS
 NORMAN R. BERETTA
 JOYCE A. BERETTA
 DAVID BERETTA, JR.
 SERENA BERETTA

RECORDING BLOCK



SECOND FLOOR
 SCALE 1/4" = 1'-0"

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 Sep 28 2010 14:57
 JAMES E. COVATY, TOWN CLERK
 \$30.00

HPF 48A (BRC5)