

PLAN REFERENCES:

- UNRECORDED PLAN ENTITLED: "PLAN OF LAND IN JAMESTOWN, R.I. SURVEYED FOR ELWOOD E. LEONARD JR. BY BOYER ENGINEERING CO., INC. MAY, 1964.
- PLAN OF RECORD ENTITLED: "BAYVIEW THE PROPERTY OF THOMAS CONGDON WATSON" 1874 RECORDED IN BOOK 1, PAGE 36 OF THE JAMESTOWN LAND EVIDENCE RECORDS.
- UNRECORDED PLAN ENTITLED: "PLAN OF LAND AP 8 - LOTS 772, 785, 29, 827, 828, 829, 830, 831, 395, 396 IN JAMESTOWN, R.I. PREPARED FOR BARBARA LEONARD ISLAND ENGINEERING ... 8/12/88, REVISED 1/24/89"

16°±

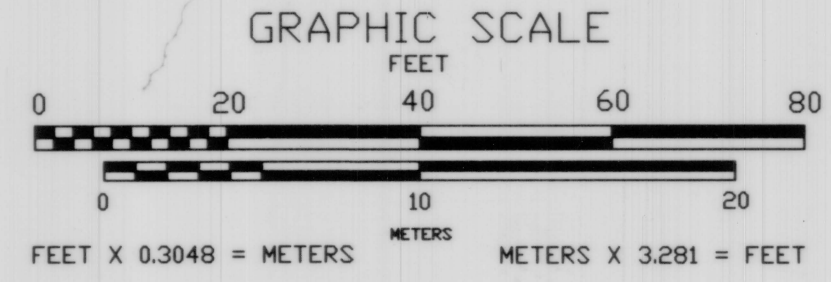
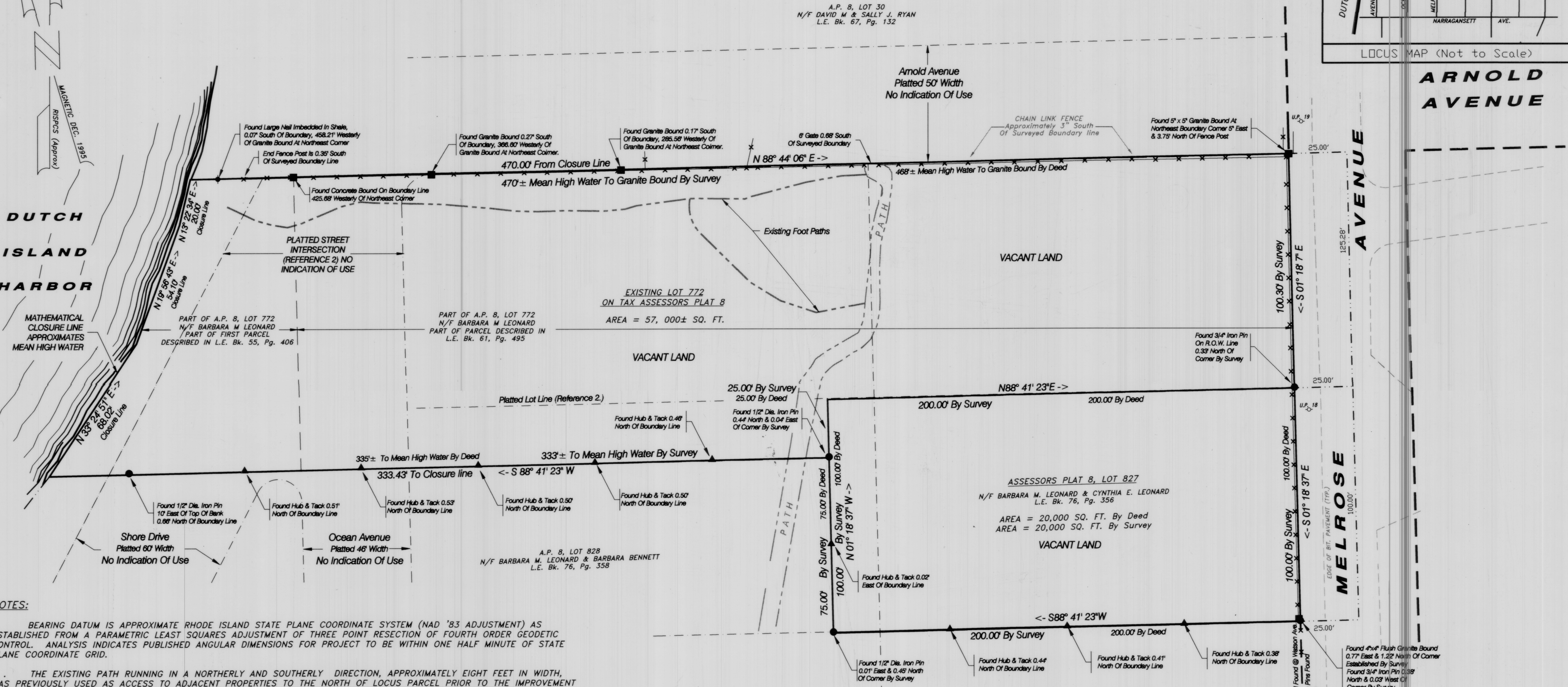
MAGNETIC DEC. 1995
RISPCS (Approx)

DUTCH ISLAND HARBOR

MATHEMATICAL CLOSURE LINE APPROXIMATES MEAN HIGH WATER

NOTES:

- BEARING DATUM IS APPROXIMATE RHODE ISLAND STATE PLANE COORDINATE SYSTEM (NAD '83 ADJUSTMENT) AS ESTABLISHED FROM A PARAMETRIC LEAST SQUARES ADJUSTMENT OF THREE POINT RESECTION OF FOURTH ORDER GEODETIC CONTROL. ANALYSIS INDICATES PUBLISHED ANGULAR DIMENSIONS FOR PROJECT TO BE WITHIN ONE HALF MINUTE OF STATE PLANE COORDINATE GRID.
- THE EXISTING PATH RUNNING IN A NORTHERLY AND SOUTHERLY DIRECTION, APPROXIMATELY EIGHT FEET IN WIDTH, WAS PREVIOUSLY USED AS ACCESS TO ADJACENT PROPERTIES TO THE NORTH OF LOCUS PARCEL PRIOR TO THE IMPROVEMENT OF MELROSE AVENUE CIRCA 1954. THERE IS REPORTED THE PRESENCE OF A WATER LINE SERVICING PARCEL(S) TO THE NORTH WHICH MAY BE LOCATED BENEATH THIS PATH. REFERENCE LAND EVIDENCE BOOK 28, PAGE 34.
- FROM A REVIEW OF THE DEEDS RELATIVE TO THESE PARCELS OF LAND IT WAS APPARENT THAT AT THE TIME OF CONVEYANCE CREATING LOT 827, APRIL 17, 1981 IN LAND EVIDENCE BOOK 76, PAGE 356, THAT LOT 827 AND ALL LAND ABUTTING WAS OWNED BY ELWOOD E. AND BARBARA M. LEONARD BY VIRTUE OF CONVEYANCES IN FROM BETTY M. NEVIN, (FORMERLY BETTY M. BARTLETT) AND SARAH M. BEARDSLEY. AS THE DESCRIPTION OF LOT 827 DID NOT MENTION PHYSICAL MONUMENTS, THE DEED GEOMETRY, SPECIFICALLY THE EXACT TYS TO NORTHERLY LINE OF WATSON STREET WERE HELD TO ESTABLISH THE BOUNDARY LINES OF LOT 827. THE NORTHERLY LINE OF WATSON AVENUE, AT IT'S INTERSECTION WITH THE WESTERLY LINE OF MELROSE AVENUE, IS EVIDENCED BY A GRANITE BOUND WHICH WAS REPORTED IN THE 1964 SURVEY OF THE LEONARD PARCEL, REFERENCE 1, AND WAS FOUND AGAIN BY ME FOR THIS SURVEY.
- AFTER THE CONVEYANCE OF LOT 828 FROM BARBARA M. LEONARD TO BARBARA M. LEONARD & BARBARA BENNETT, APRIL 17, 1981 IN LAND EVIDENCE BOOK 76, PAGE 358, LOT 772 BECAME THE LAND LEFT OVER FROM PRIOR CONVEYANCES AND THEREFORE THE BOUNDARIES OF LOT 772 WERE ESTABLISHED USING THE GEOMETRY OF THE LOT 827 AND 828 DEEDS. THE NORTHERLY BOUNDARY OF LOT 772 WAS REESTABLISHED FROM REFERENCES 1 AND 2.
- ISLAND ENGINEERING PREPARED A PLAN IN 1988, REFERENCE 3, WHICH PURPORTS TO SHOW DIMENSIONS AND PHYSICAL CORNERS OF THE LOCUS PARCELS, AS WELL AS OTHER LANDS OF BARBARA M. LEONARD. IN MY PROFESSIONAL OPINION THIS PLAN APPEARS TO BE INCORRECT IN THAT IT USES THE GRANITE BOUND LOCATED AT THE NORTHEAST CORNER OF LOT 772 AS THE STARTING POINT, THEREAFTER LAYING OUT LOTS 100' IN WIDTH SOUTHERLY ALONG MELROSE AVENUE. AS THE ISLAND ENGINEERING PLAN, IN MY OPINION, IS INCORRECT, IT FOLLOWS THAT THE CORNER PINS REPORTED IN THIS PLAN, AS WELL AS LINE HUBS SET IN THE RECENT PAST, ARE NOT COINCIDENT WITH THE TRUE BOUNDARY CORNERS AND OFFSET DISTANCE TO THE TRUE CORNERS ARE REPORTED.



R20 ZONING DISTRICT
MINIMUM YARD DIMENSIONS

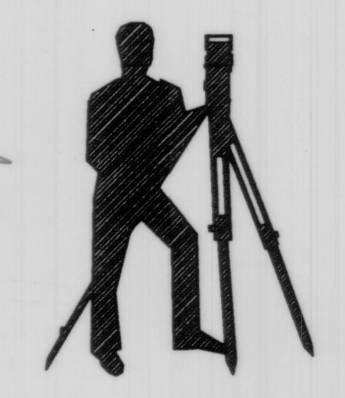
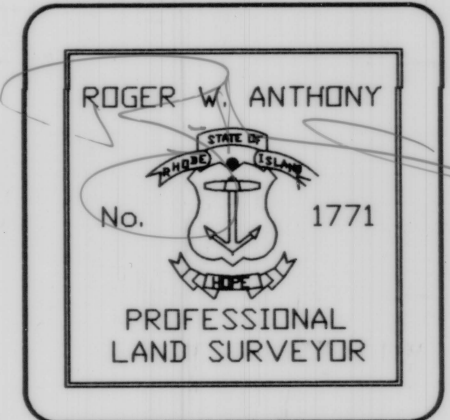
FRONT	30'
SIDE	10'
REAR	30'

THIS PLAN IS SUBSTANTIALLY CORRECT
IN ACCORDANCE WITH A CLASS 1 STANDARD
AS ADOPTED BY THE RHODE ISLAND BOARD OF REGISTRATION
FOR PROFESSIONAL LAND SURVEYORS.

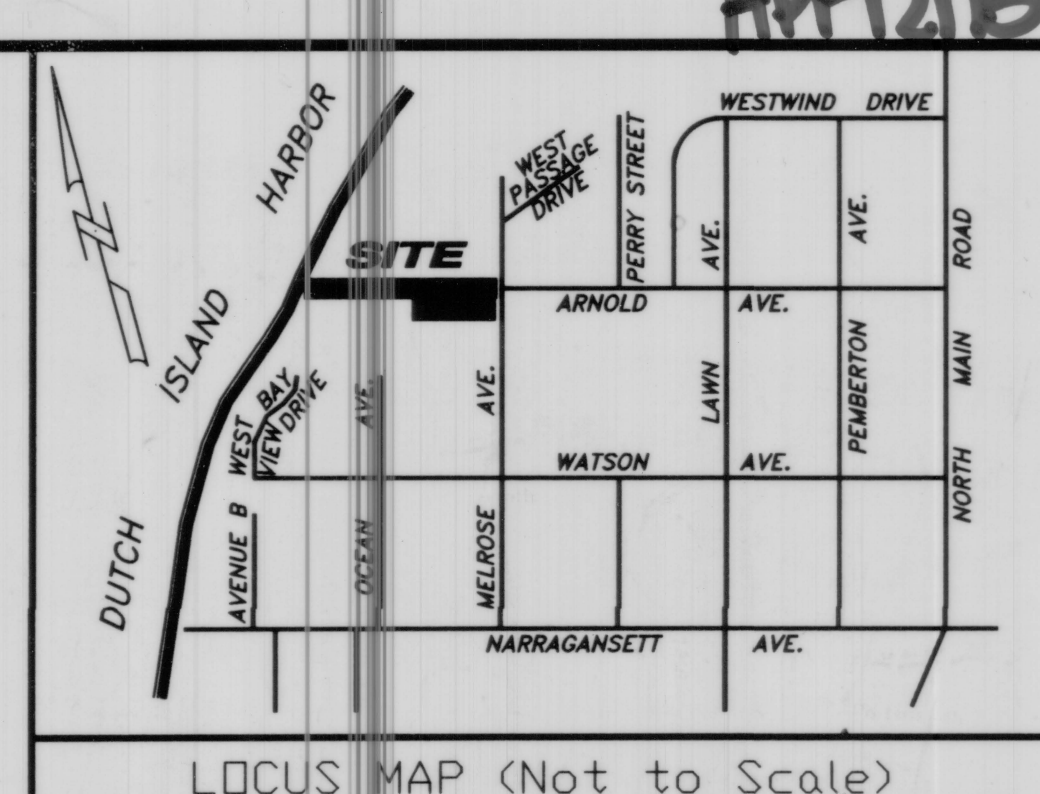
ROGER W. ANTHONY P.L.S. 1771 DATE 1-16-96

Prepared by:
Land Use Specialists, Inc.

865 OLD BAPTIST ROAD
NORTH KINGSTOWN, RHODE ISLAND



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ARNOLD AVENUE

MELROSE AVENUE

PLAN OF LAND SURVEY

PREPARED FOR:
MR. & MRS. IRVING JENNINGS

SITUATED AT:
ASSESSORS PLAT 8, LOTS 772 & 827
MELROSE AVENUE, JAMESTOWN, RHODE ISLAND

DATE: 1/15/96	SCALE: 1" = 20'	DRAWING FILE No.: 8-236
JOB FILE No.: JA951102	DRAWN BY: RWA	SHEET 1 OF 1

RECEIVED FOR RECORD IN JAMESTOWN, R.I.
March 25, 1996
Town Clerk