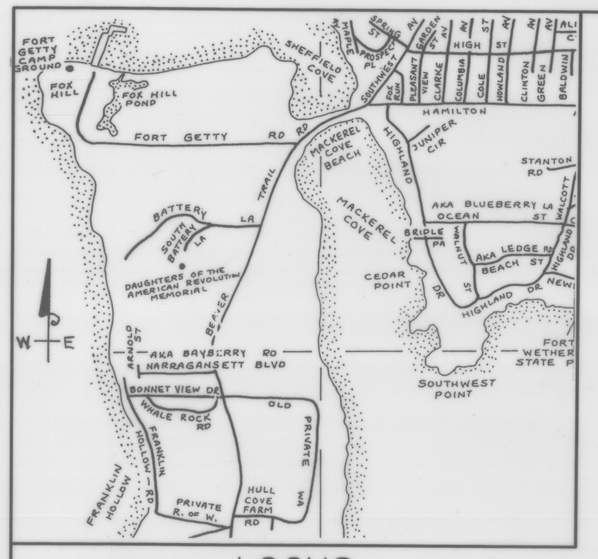
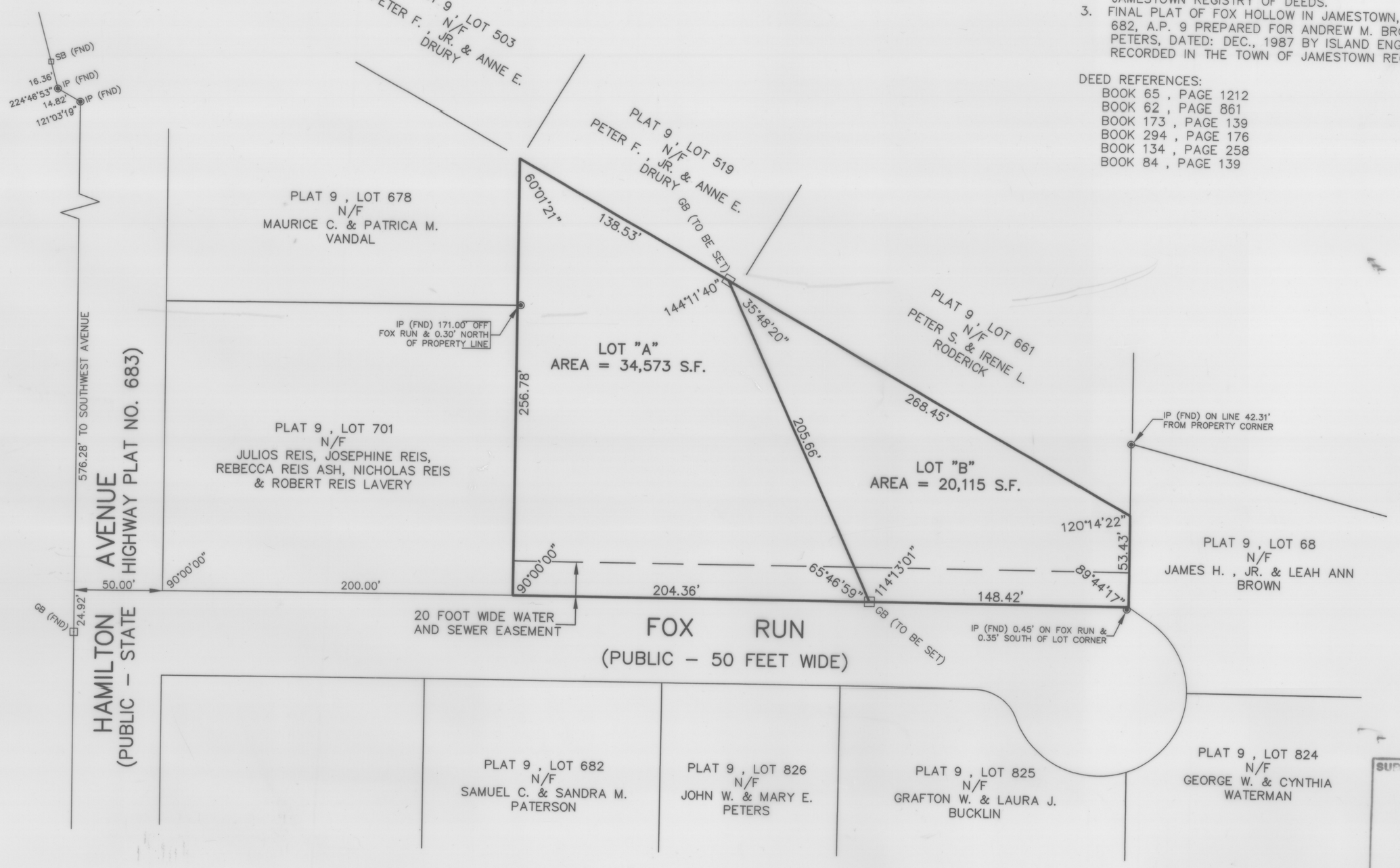
HPF 156 B



LOCUS
NOT TO SCALE

LEGEND

GB	GRANITE BOUND
SB	STONE BOUND
FND	FOUND
I.P.	IRON PIPE
N/F	NOW OR FORMERLY
S.F.	SQUARE FEET



NOTES:
1. AREA BEING ASSESSOR'S PLAT 9 , LOT 316.
2. PROPERTY OWNED BY: BARBARA SYLVIA
   4293 HEARTHSTONE DRIVE
   SARASOTA, FL. 34238
3. AREA ZONED: R–20
   MINIMUM AREA = 20,000 S.F.
   MINIMUM FRONTAGE = 100'
   MINIMUM SETBACKS:
   FRONT = 30'
   SIDE = 10'
   REAR = 30'

PLAN REFERENCES:
1. STATE OF RHODE ISLAND HIGHWAY PLAT NO. 245 & 683.
2. PLAN OF LAND, LOT 351, A.P. 9, JAMESTOWN, R.I. PREPARED FOR VICTOR & CHARLOTTE RICHARDSON, DATED: 10–9–90 BY SAI SURVEYING, CO. AND RECORDED IN THE TOWN OF JAMESTOWN REGISTRY OF DEEDS.
3. FINAL PLAT OF FOX HOLLOW IN JAMESTOWN, R.I., LOTS 68 & 682, A.P. 9 PREPARED FOR ANDREW M. BROWN & JOHN & MARY PETERS, DATED: DEC., 1987 BY ISLAND ENGINEERING AND RECORDED IN THE TOWN OF JAMESTOWN REGISTRY OF DEEDS.

DEED REFERENCES:
BOOK 65 , PAGE 1212
BOOK 62 , PAGE 861
BOOK 173 , PAGE 139
BOOK 294 , PAGE 176
BOOK 134 , PAGE 258
BOOK 84 , PAGE 139

NOTES:
1. NO WETLANDS, WATERCOURCES, OR COASTAL FEATURES ARE LOCATED ON OR WITHIN 200 FEET OF SAID PROPERTY.
2. DRIVEWAYS SHOULD BE CONSTRUCTED TO PREVENT ANY RUNOFF FROM FOX RUN TO ENTER THE DRIVEWAY. A BERM IS TO BE PLACED AT THE ENTRANCE.
3. ROOF LEADERS AND DRIVEWAY DRAINS FOR LOT "A" IS TO BE CONNECTED INTO EXISTING CATCH BASIN ON FOX RUN.
4. ROOF LEADERS AND DRIVEWAY DRAINS FOR LOT "B" IS TO BE CONNECTED INTO 2 INFILTRATOR CHAMBERS INSTALLED AS PER MANUFACTURER'S SPECIFICATIONS.
5. PROPOSED 5' WIDE BY 12" HIGH BERM IS TO BE CONSTRUCTED ALONG THE WESTERLY LIMIT OF CONSTRUCTION.
6. PAYMENT OF A FEE IN–LIEU–OF LAND DEDICATION SHALL BE REQUIRED FOR THIS PLAT IN THE AMOUNT REQUIRED BY ARTICLE IIID OF THE JAMESTOWN SUBDIVISION REGULATIONS. THIS FEE SHALL BE PAID PRIOR TO RECORDING OF THE FINAL PLAN.
7. THE PRELIMINARY APPROVAL OF THE PLANNING COMMISSION DATED JUNE 8, 1999 IS RECORDED CONTEMPORANEOUSLY WITH THIS PLAT.

GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

Received for record in Jamestown, R.I.
March 2 2000 at 1:24 pm
Lisa L. Lebski Town Clerk
32.00

I HEREBY CERTIFY THAT ALL INTERIOR AND PERIMETER LOT LINES AND STREET LINES OF THE LAND BEING SUBDIVIDED HAVE BEEN DESIGNED TO CONFORM TO PROCEDURAL AND TECHINICAL STANDARDS FOR THE PRACTICE OF LAND SURVEYING IN THE STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS AS PREPARED BY THE RHODE ISLAND SOCIETY OF PROFESSIONAL LAND SURVEYORS, INC., MAY, 1992, AS AMENDED

BY: _____ 1-20-00
ROBERT C. COURNOYER, PLS#1615 DATE:

I HEREBY CERTIFY THAT THIS SURVEY AND PLAN CONFORMS TO A CLASS 1 STANDARD AS ADOPTED BY THE RHODE ISLAND BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS.

BY: _____ 1-20-00
ROBERT C. COURNOYER, PLS#1615 DATE

ROBERT C. COURNOYER
NO. 1615
PROFESSIONAL LAND SURVEYOR

SUBDIVISION APPROVED AS SUBMITTED
8/16/2000
Betty L. Hubbard
Planning Commission Chair
Town of Jamestown, RI

RC COURNOYER ENTERPRISES, INC.
297 COWESETT AVENUE SUITE 7
WEST WARWICK, R.I. 02893
PHONE 401-826-8811 FAX 401-826-8812

PLAN OF LAND FOR THE
ESTATE OF MARY E. BICHO
BARBARA SYLVIA , EXECUTRIX
FOX RUN – PLAT 9 , LOT 316
JAMESTOWN , RHODE ISLAND

MINOR SUBDIVISION PLAN

DRAWING NO: FOX_RUN	REVISED 1 - 19 - 00	SCALE: 1" = 40'	
SHEET NO: 1 OF 1	DATE: FEB. 22, 1999	DRAWN BY: MICHAEL R. DARVEAU	