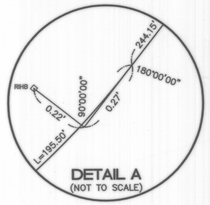
HPF 170A

HPF 170A

DAST # 011394

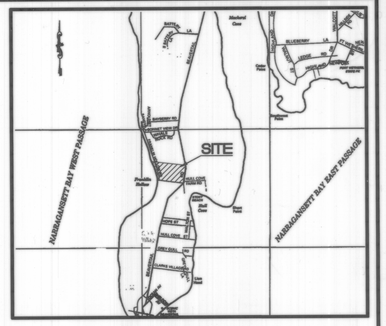
995-POL.DWG (DISK: SURVEY B)



DETAIL A
(NOT TO SCALE)

LEGEND:

RIHB	RHODE ISLAND HIGHWAY BOUND FOUND
IR	IRON ROD SET
DHW	DRILL HOLE SET IN BASE STONE OF WALL
	UTILITY POLE
	STONE WALL
EOP	EDGE OF PAVEMENT
SHP	STATE HIGHWAY PLAT
MHW	APPROXIMATE MEAN HIGH WATER LINE



LOCATION MAP
NOT TO SCALE

AP 12, LOT 210

N/F
THE NANCY WINSHIP BENNETT
REVOCABLE TRUST – 1997

NARRAGANSETT BAY

45'±
60.50'
84°19'18"
151.57'
251.68'
174.79'
1114.85'
256.84'
105.69'
113.78'
MHW
550'±
543.68'
TIE LINE
40'±
101°43'22"
WETLANDS
END OF STONE WALL
883.15'
PROPERTY LINE AT CENTERLINE OF STONE WALL
50-FOOT WIDE RIGHT OF WAY
WETLAND EDGE
AP 12, LOT 137

N/F
THE CONANICUT ISLAND LAND
TRUST CORPORATION

AREA OF PARCEL
UPLAND: 178,300 SQUARE FEET± (4.09 ACRES±)
WETLAND: 441,700 SQUARE FEET± (10.14 ACRES±)
TOTAL: 620,000 SQUARE FEET± (14.23 ACRES±)

℄ TO CHD 83°43'58"
RIHB (HELD)
SHP 245
STA. 119+27.33
23.00' RIGHT
Δ=18°16'55"
R=708.37'
L=226.03'
CHD=225.07'
LINE ESTABLISHED
BY SHP 245
℄ TO CHD 170°37'27"
PROPERTY LINE AT EASTERLY FACE OF STONE WALL
244.15'
BEAVERTAIL ROAD
℄ TO CHD 170°34'00"
Δ=19°20'12"
R=579.27'
L=195.50'
CHD=194.57'
SHP 245
STA. 124+67.15
24.00' RIGHT
(SEE DETAIL A)
LINE ESTABLISHED
BY SHP 245
END OF STONE WALL
℄ TO CHD 109°01'55"
EOP
MHW

SCALE: 1" = 50'
0 25' 50' 100' 150'
GRAPHIC SCALE

NOTE:

REFERENCE NO. 1 SHOWS A 50-FOOT WIDE RIGHT OF WAY RUNNING PARALLEL TO AND APPROXIMATELY 50 FEET EASTERLY OF THE MEAN HIGH WATER LINE SHOWN ON THAT PLAN. THIS SURVEY ENCOMPASSES THAT PORTION OF THE RIGHT OF WAY BETWEEN THE NORTHERLY AND SOUTHERLY PROPERTY LINES AS SHOWN ON THIS PLAN. THIS SURVEY RELIES ON THE CALL IN REFERENCE NO. 6 THAT THE PROPERTY CONVEYED IS BOUNDED "...WESTERLY: ON THE SEA OR 'FRANKLIN HOLLOW', SO-CALLED." THE FURTHER IDENTIFICATION OF THE PROPERTY CONVEYED AS A PORTION OF "LOT XX AND PARCEL G" ON REFERENCE NO. 1 WAS TAKEN AS AN ERRONEOUS DESCRIPTION (50-FOOT WIDE RIGHT OF WAY EXCLUDED).

REFERENCES:

1. PLAN – "PARTITION PLAT OF HULL COVE FARM, JAMESTOWN, R.I. IN EQUITY SUIT NO. 610 WM. A. WATSON ET. AL. VS. LAURA WATSON ET. AL. J.P. COTTON, CIVIL ENGINEER. 1903." (HANGING PLAT FILE 251B)

2. PLAN – "PLAN OF LAND IN JAMESTOWN, R.I. PREPARED FOR: REDWOOD WRIGHT ISLAND ENGINEERING SCALE: 1"=100' DATE: 9 MARCH. 1989" (HANGING PLAT FILE 117)

3. PLAN – "PLAN OF LAND IN JAMESTOWN, R.I. PORTION OF LOT 47 AP 12 PREPARED FOR: REDWOOD WRIGHT JAMESTOWN, R.I. SAI SURVEYING, CO. SCALE 1"=100' DATE NOV. 1993" (HANGING PLAT FILE 113A)

4. DEED – BOOK 231, PAGE 134: W. REDWOOD WRIGHT, HARRISON M. WRIGHT, ELLICOTT WRIGHT AND ANNA TEMPLETON-COTILL TO NANCY W. BENNETT

5. DEED – BOOK 289, PAGE 278: NANCY W. BENNETT TO NANCY WINSHIP BENNETT TRUSTEE OF "THE NANCY WINSHIP BENNETT REVOCABLE TRUST – 1997"

6. DEED – BOOK 350, PAGE 134: W. REDWOOD WRIGHT, ELLICOTT WRIGHT AND ANNA TEMPLETON-COTILL TO WILLIAM M. ZEITLER AND NANCY M. ZEITLER

CERTIFICATION:

THIS SURVEY AND PLAN CONFORM TO A CLASS I STANDARD AS ADOPTED BY THE RHODE ISLAND BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS.

BY Richard E. Danielson 12/27/2000
PROFESSIONAL LAND SURVEYOR DATE

Richard E. Danielson
No. 1620
PROFESSIONAL LAND SURVEYOR

Received for record in Jamestown, R.I.
Dec 28 2000 at 12:27 PM
Town Clerk
$32.00

PLAN OF LAND
BEAVERTAIL ROAD
ASSESSOR'S PLAT 12, LOT 47

SITUATED IN
JAMESTOWN, RHODE ISLAND

PREPARED FOR
WILLIAM M. ZEITLER AND NANCY M. ZEITLER

PREPARED BY

CIVIL ENGINEERS
JOHN P. CAITO CORPORATION
LAND PLANNERS
935 PHENIX AVENUE
CRANSTON, RHODE ISLAND
02921-1107
401-946-0300
fax: 401-944-6009

DECEMBER, 2000

PROJECT NO.: 540.995

© 2000 JOHN P. CAITO CORPORATION