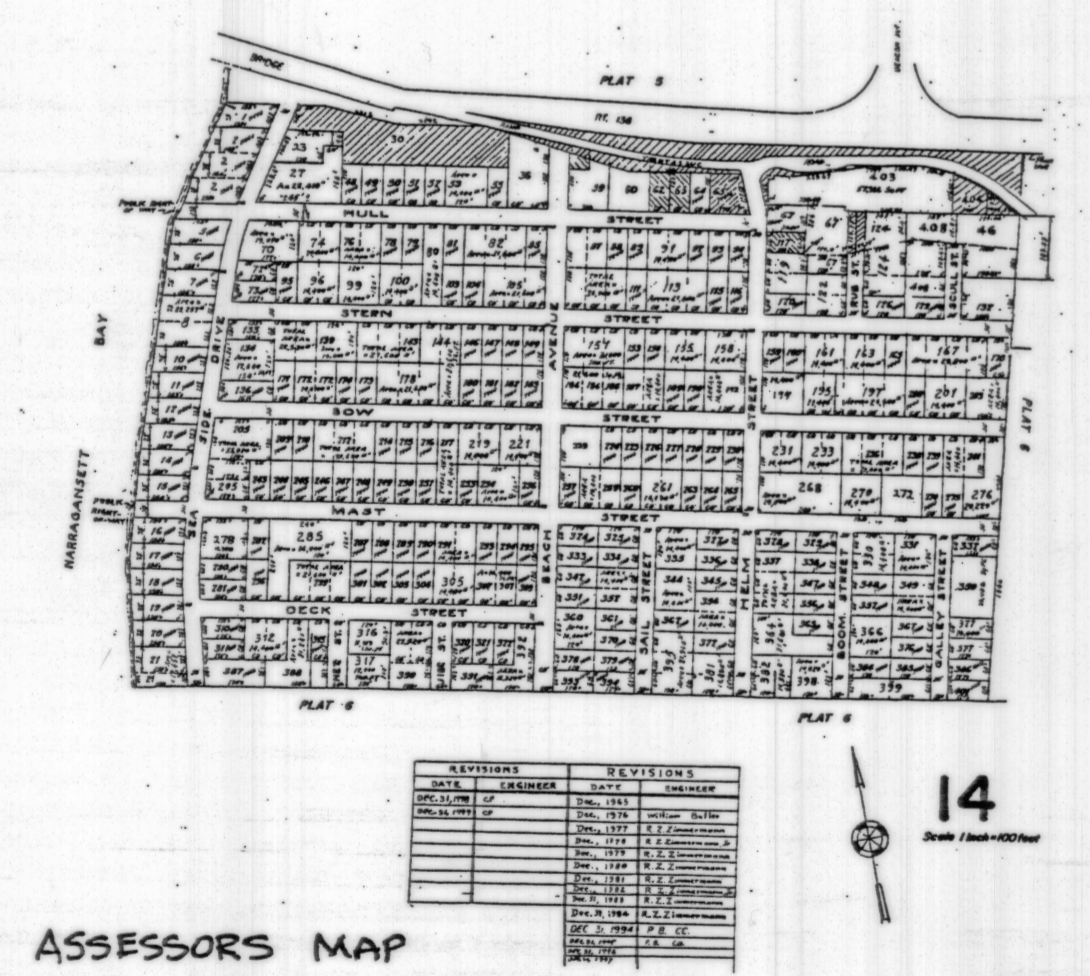


- REFERENCES:**
1. Assessors Plat 14
 2. Jamestown Shores No. 2 Record Plat
 3. Deed Book 128 Page 296
 4. Deed Book 180 Page 316
 5. Deed Book 61 Page 244
 6. Deed Book 69 Page 774
 7. Deed Book 376 Page 82
 8. Deed Book 85 Page 252
- FLOOD:**
This parcel lies in a Zone C, as shown on FEMA, FIRM, Community Panel #445399-0002-B, February 19, 1986, Panel 2 of 3.
- ZONING: R 40***
Min Area.....40,000 s.f.
Min Setbacks:
Front.....30 ft.
Side.....10 ft.
Rear.....30 ft.
* Areas less than 20,000 s.f., setbacks conform to R-20 Zone.

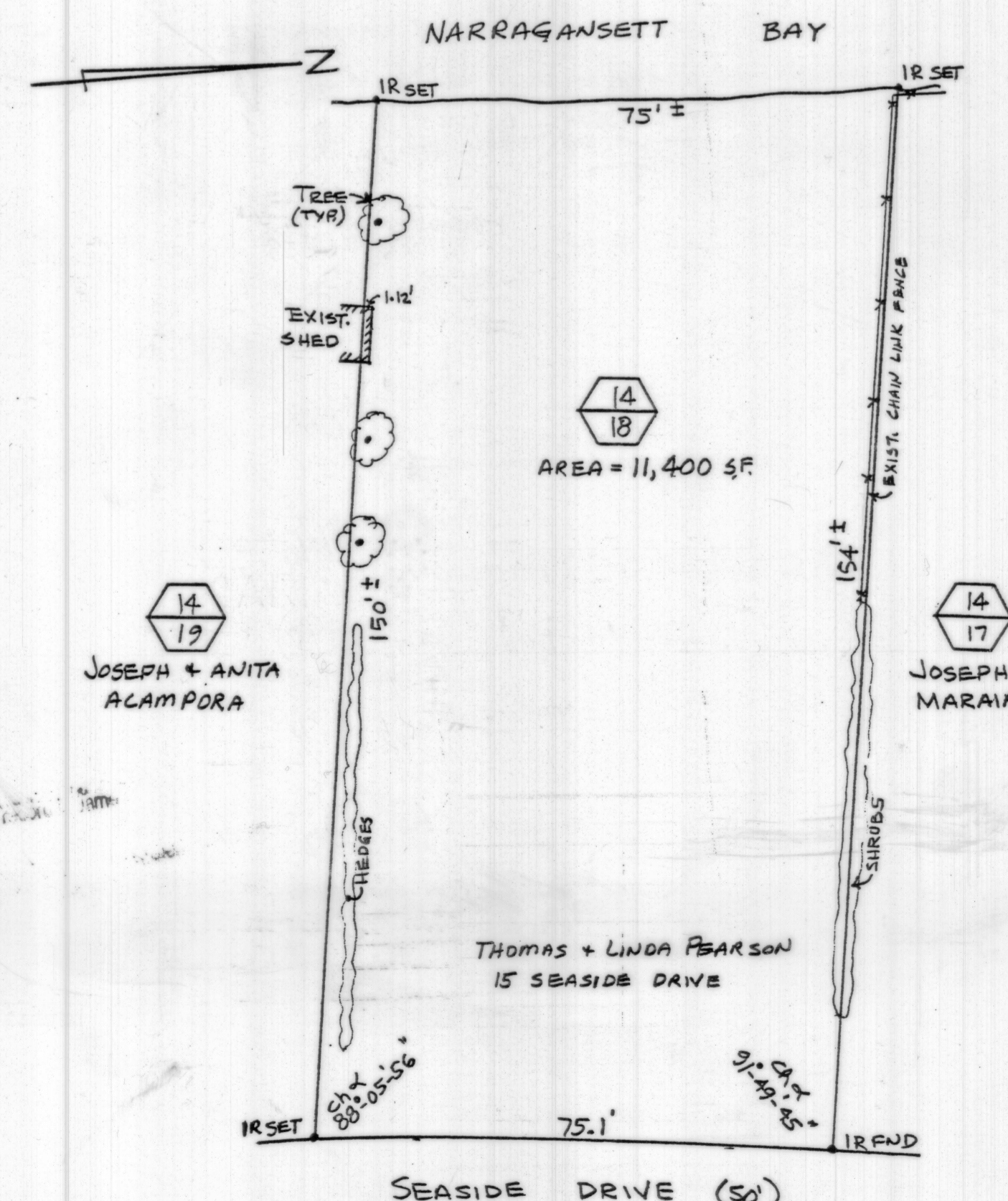


NOTES:

In order to try to present a Class I standard Survey for my clients (owners of Lots 17 and 18, on Seaside Drive) I began the survey starting at a granite bound located at the extension of the northerly line of Hull Street and on the westerly side of Sea Side Drive. This particular granite bound is located 4 inches below grade and slightly street side of a chain link property line fence and is upright and shown as an original plat bound on the Jamestown Shores Plat No. 2. Existing iron rod lot corner markers were found at the following lot corners; 5,7,8, 9,10,13,14,16,17, and 18, and an existing granite bound lot corner (lot 13,14) was also found. All of these markers are located correctly according to dimensions given in the record plat, and were verified by my survey as being correct. This places the iron rod at lot 17/18 in agreement with the entire 1087.3 feet from the original plat granite bound at Hull Street and Seaside Drive. The remaining lots (lots 18-21) all have 75.1 feet of frontage and this leaves the distance for lot 22 as 33 ft.± not the 38 ft± shown on the record plat. Rear property lines were verified from lot 13/14 thru lot 19/20 and all markers found agree with the record plat and produce all these lots with an actual width of 75 feet. The lots along the stone wall shown as the southerly boundary line of this plat are all described with ± dimensioning. In measuring the distances of each lot against the stone wall at Helm Street, Sail Street, Beach Avenue, Jib Street, Net Street, and Seaside Drive, the distances in ± width in all cases were 3 to 5 feet less than those shown on the Record Plat. Since this discrepancy occurs at every lot touching this stone wall it would seem logical that the dimensioning from the plat bound on Hull Street and Sea Side Drive running southerly using verifiable numbers not ±, would hold true and match the intent of the recorded plat. The remaining lots on Seaside Drive, Lots 19, 20 & 21 have enough land to have 75.1 feet of frontage each, and lot 22 because of the stone wall ± would have 33' ± frontage to the center of the stone wall.

The survey done herein for Lots 17&18, on the Jamestown Shores Plat No. 2 can be certified Class I because of the number of original plat bounds found and the number of additional surveys along Seaside Drive which all agree with this scenario.

P. S. Mancini, Jr., PLS



Received for record in Jamestown, R.I.
Aug. 28, 2001 10:43 AM
P.S. Mancini, Jr. Town Clerk
82.00

176-B

BK393PG207

401-861-7712

LEGEND:
 STAKE
 STONE/CONC.BND
 IRON ROD OR NAIL
 DRILL HOLE
 CHAIN LINK FENCE
 EDGE OF PAVEMENT
 1/4" F. NUMBER
 1/4" F. NUMBER
 LOT NUMBER

PHILIP S. MANCINI, JR.
 No. 1091
 PROFESSIONAL LAND SURVEYOR

PLAN PREPARED FOR: OWNERS:
 THOMAS + LINDA PEARSON
 15 SEASIDE DRIVE
 JAMESTOWN, RI, 02835

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

0 25 50 100 150 200
 GRAPHIC SCALE

SEVEN TWENTY ONE ASSOCIATES
 37 VALLETTE STREET, GRANISTON, R.I. 02920

PLAN OF SURVEY
 ASSESSORS PLAT 14 LOT 18
 SEASIDE DRIVE
 JAMESTOWN, RHODE ISLAND

REVISIONS
 REVISIONS
 REVISIONS
 DRAWN BY: PSM JR
 CHECKED BY: EC
 APPROVED BY: PM
 DATE: 7-24-01
 SCALE: 1" = 50'
 SHEET NO.: 10F1
 DRWG. NO.: 01-138