

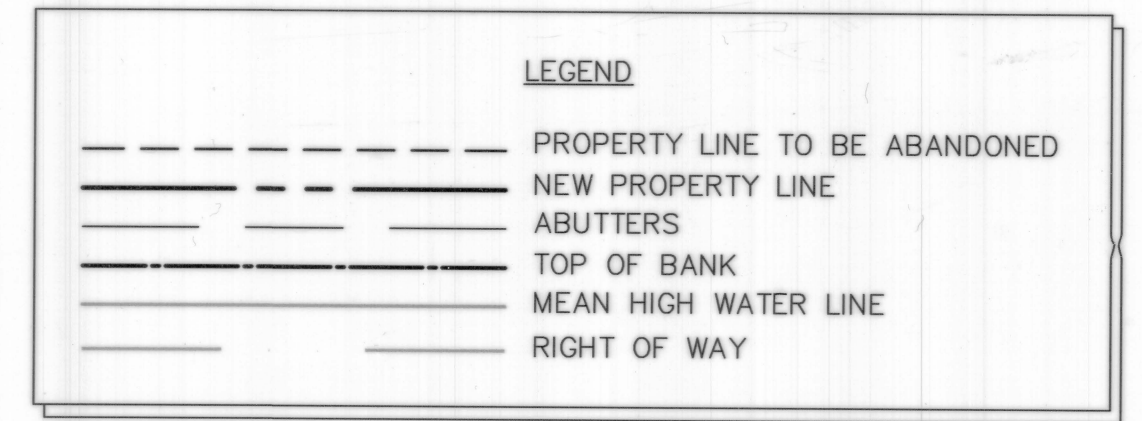
LOT	EXISTING AREA	ACRES	NEW AREA	ACRES
179	13,542 S.F.±	0.311	13,945 S.F.±	0.320
184	15,774 S.F.±	0.362	16,954 S.F.±	0.389
194	41,400 S.F.±	0.95	57,500 S.F.±	1.32
196	16,641 S.F.±	0.382	19,996 S.F.±	0.459
197	17,190 S.F.±	0.395	19,996 S.F.±	0.459
198	17,739 S.F.±	0.407	19,996 S.F.±	0.459
199	18,067 S.F.±	0.415	20,065 S.F.±	0.461
206A	(SEE BELOW)		250,200 S.F.±	5.74
206B	(SEE BELOW)		256,200 S.F.±	5.88

LOT 206, EXISTING AREA
TOTAL AREA TO MHW = 534,500 S.F.±
TOTAL AREA TO TIE LINE = 523,786 S.F.±
TOTAL AREA TO BE TAKEN FROM LOT 206
AREA TO MHW = 28,100 S.F.±

- REFERENCES:**
- SUBDIVISION PLAN ENTITLED, PARTITION PLAT OF HULL COVE FARM, JAMESTOWN, PREPARED BY COTTON, DATED 1903, RECORDED AS PLAT 68-A.
 - STATE HIGHWAY LAYOUT OF BEAVER TAIL ROAD, RECORDED AS PLAT 245.
 - SUBDIVISION PLAN ENTITLED, BEAVER TAIL SHORES, JAMESTOWN, PREPARED BY SCHWAB, DATED OCTOBER 1964, RECORDED AS PLAN 253B.
 - SUBDIVISION PLAN ENTITLED, BEAVER TAIL SHORES, SECTION 2, JAMESTOWN, PREPARED BY SCHWAB, DATED APRIL, 1967, RECORDED AS PLAN 254A.
 - PLAN OF LAND, PREPARED FOR THE WRIGHT FAMILY, PREPARED BY SAI SURVEYING, DATED MARCH, 1990.
 - PLAN OF LAND, PREPARED FOR REDWOOD WRIGHT, PREPARED BY SAI SURVEYING, DATED NOVEMBER, 1993.

ZONING REQUIREMENTS

	RR-80	R-40
AREA	80,000 S.F.	40,000 S.F.
FRONTAGE	200 FT.	150 FT.
BUILDING COVERAGE	20%	25%
BUILDING HEIGHT		
PRINCIPAL	35 FT.	35 FT.
ACCESSORY	25 FT.	25 FT.
SETBACKS		
FRONT	40 FT.	40 FT.
CORNER	40 FT.	30 FT.
SIDE	30 FT.	20 FT.
REAR	40 FT.	30 FT.
ACCESSORY BUILDINGS		
SIDE	20 FT.	15 FT.
REAR	20 FT.	10 FT.

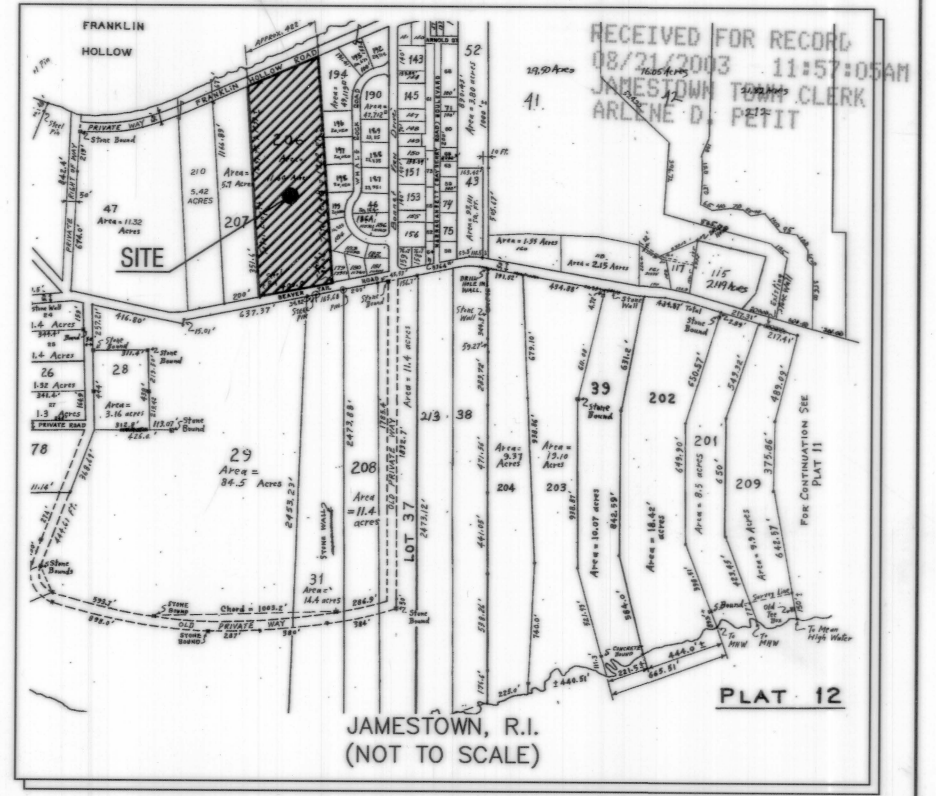


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THIS SURVEY AND PLAN CONFORM TO A CLASS 1 STANDARD AS ADOPTED BY THE RHODE ISLAND BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS.

DATE: 8/13/03
BY: *Roger F. Lezotte*
REGISTERED PROFESSIONAL LAND SURVEYOR

No.	Revision	Date	App.
4	FINAL REVISIONS PER P. BOARD	7.21.03	
3	REVISED AREAS, REFERENCES	7.03.03	
2	CHANGED TO MINOR SUBDIVISION	6.10.03	
1	ADDED NOTE PER TOWN OFFICIAL	5.27.03	

Designed By: _____ Drawn by: DPP Checked by: _____
Scale: 1" = 60' Date: 13 FEB. 03

PLAN OF LAND
A.P. 12 LOT 206
BEAVERTAIL ROAD
JAMESTOWN, RHODE ISLAND

Client/Owner:
GEORGE T. BOYER c/o ATTY. JOHN MURPHY
77 NARRAGANSETT AVENUE
JAMESTOWN, R.I. 02835

Issued for:

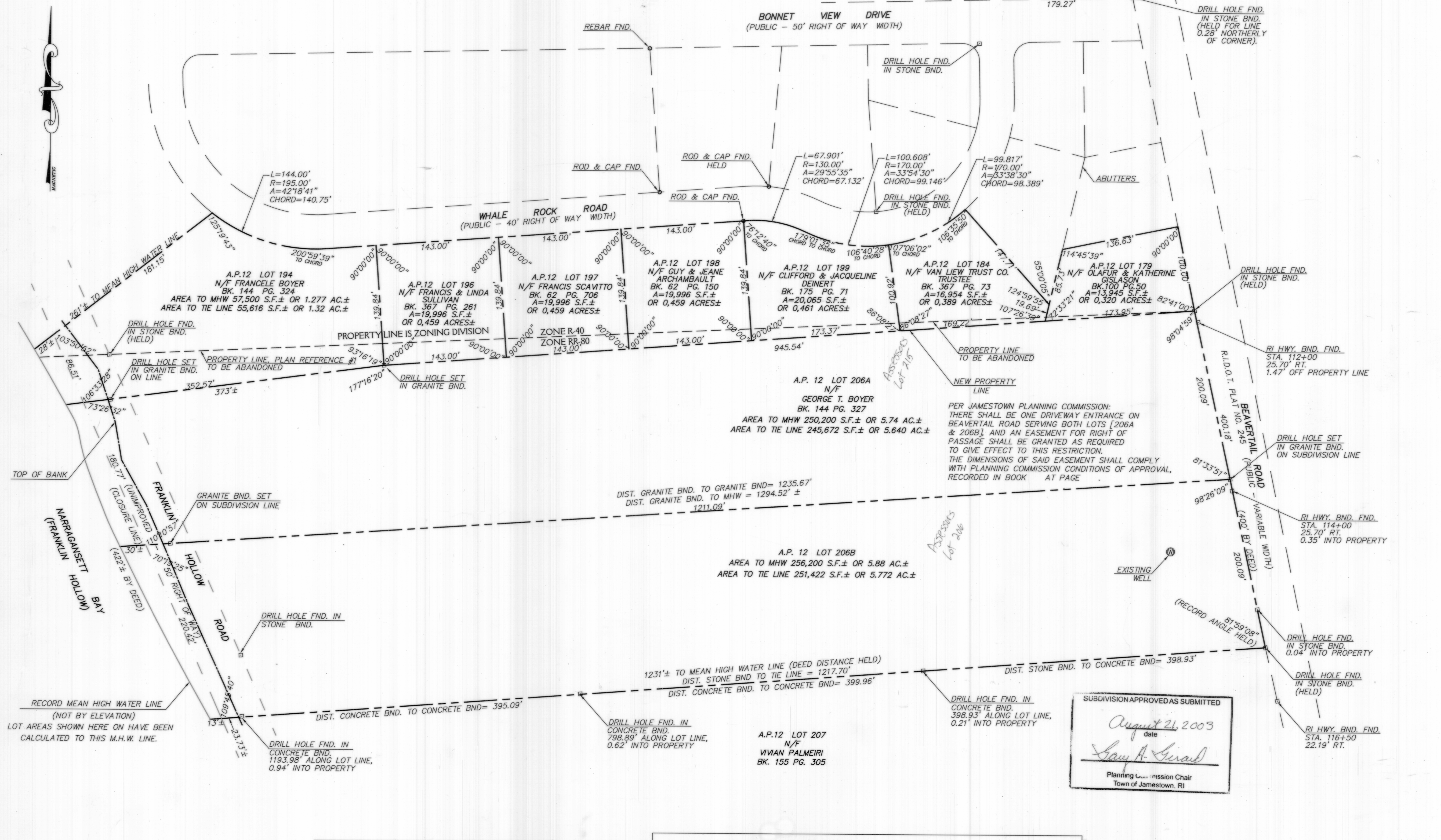
Drawing Title:
ADMINISTRATIVE AND MINOR SUBDIVISION
A.P. 12 LOT 206
JAMESTOWN
RHODE ISLAND

Drawing Number:
01290_L2

Sheet 1 of 1

Project Number:
01290.0

Survey Index:
15-012-206



THE PURPOSE OF THIS PLAN IS TO TRANSFER PORTIONS OF LOT 206 TO LOTS 179, 184, 194, 196, 197, 198 AND 199, AND TO CREATE TWO NEW LOTS, 206A AND 206B FROM THE REMAINDER OF LOT 206.

NOTES: SEPARATE DEEDS ARE ON FILE IN THE JAMESTOWN LAND EVIDENCE FOR EACH OF THE EIGHT LAND TRANSFERS SHOWN ON THIS PLAT.

