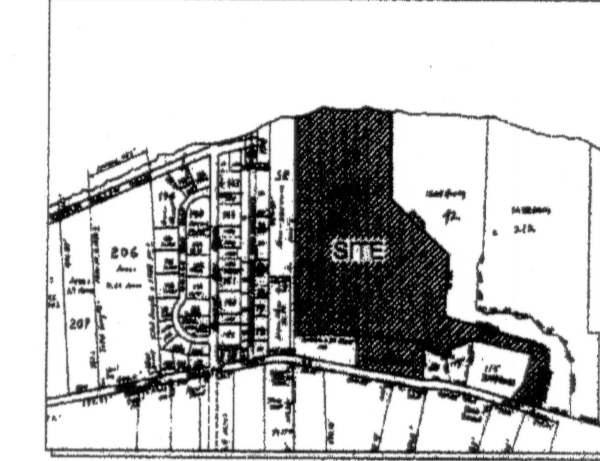


A KNOWLEDGE CORPORATION®
 42 VALLEY ROAD MIDDLETOWN, RHODE ISLAND 02842
 PHONE (401) 849-0810 FAX (401) 846-4109
 WWW.NORTHEASTENGINEERS.COM



THIS SURVEY AND PLAN CONFORM TO A CLASS STANDARD AS ADOPTED BY THE RHODE ISLAND BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS.
 DATE: 6/24/05
 BY: [Signature]
 REGISTERED PROFESSIONAL LAND SURVEYOR

3	GENERAL REVISIONS	10/23/05	MLV
2	S.F. CHANGES PER TOWN & CLIENT	9/13/05	DLP
1	NOTES ADDED PER TOWN COMMENTS	8/2/05	DLP
No.	Revision	Date	App.
Designed By:	Drawn by:	DLP/MLV	Checked by:
Scale:	1" = 100'	Date:	JUNE 22, 05

Project Title:
**A.P. 12, LOTS 41, 42
 BEAVERTAIL ROAD
 JAMESTOWN, RI**

Client/Owner:
**PATRICIA YOUNG & PAUL HANCOCK
 1830 RITTENHOUSE SQUARE, 19TH FLOOR
 PHILADELPHIA, PA 19103**

Issued for:
**ADMINISTRATIVE SUBDIVISION
 A.P. 12, LOTS 41, 42, 118**

Drawing Number:	L-1
Sheet	1 of 1
Project Number:	05119.0
Survey Index:	-

OWNERSHIP AND USE OF DOCUMENTS, DRAWINGS AND SPECIFICATIONS AS INSTRUMENTS OF PROFESSIONAL SERVICE ARE AND SHALL REMAIN THE PROPERTY OF THE ENGINEER. THESE DOCUMENTS ARE NOT TO BE USED IN WHOLE OR PART FOR ANY OTHER PROJECTS OR PURPOSES, OR BY ANY OTHER PARTIES, THAN THOSE PROPERLY AUTHORIZED BY CONTRACT WITHOUT THE EXPRESS AUTHORIZATION OF THE ENGINEER.

THE PURPOSE OF THIS PLAN IS:
 TO CREATE A 4' WIDE ACCESS EASEMENT TO THE SHORE FROM A.P. 12, LOT 42 TO A.P. 12, LOT 118.
 TO CREATE A 4' WIDE ACCESS EASEMENT TO THE SHORE FROM A.P. 12, LOT 41 TO A.P. 12, LOT 118.
 TO TRANSFER 289,862 S.F. (6.66 ACRES) FROM A.P. 12, LOT 41 TO A.P. 12, LOT 42.

LEGEND

---	SUBJECT PROPERTY LINE
---	ABUTTERS PROPERTY LINE
---	PROPOSED PROPERTY LINE
---	EXISTING STONE WALL
---	EXISTING STREAM
---	50' WETLAND PERIMETER
---	100' RIVERSHANK WETLAND
---	200' COASTAL FEATURE SETBACK
---	TELEPHONE POLE
---	EXISTING UTILITY EASEMENT
---	PROPOSED 4' SHORELINE ACCESS EASEMENT
---	BOUND TO BE SET
---	EXISTING MARSH AREA
---	EXISTING DRIVEWAY

PROJECT REFERENCES:
 1. PROPERTY LINE INFORMATION TAKEN FROM THAT PLAT ENTITLED 'ADMINISTRATIVE SUBDIVISION BEAVERTAIL ROAD ASSESSOR'S PLAT 12, LOTS 41, 42 AND 212 SITUATED IN JAMESTOWN, RHODE ISLAND' PREPARED BY JOHN P. CAITO CORPORATION DATED JANUARY 1986. PREPARED FOR PATRICIA J. YOUNG. RECORDED ON MARCH 22, 1996.
 2. STREAM, WETLAND AND UTILITY INFORMATION TAKEN FROM THAT PLAN ENTITLED 'SITE PLAN BEAVERTAIL ROAD ASSESSOR'S PLAT 11, LOT 14, ASSESSOR'S PLAT 12, LOTS 41, 42 AND 186' PREPARED BY JOHN P. CAITO CORPORATION DATED JULY 1997.
 3. UTILITY EASEMENT INFORMATION TAKEN FROM THAT PLAN ENTITLED 'BEAVERTAIL LOTS, BEAVERTAIL ROAD, JAMESTOWN, RI' DONE BY THE HARRAGANBETT ELECTRIC COMPANY, DATED AUGUST 2000.
 4. UTILITY EASEMENT INFORMATION TAKEN FROM 'GRANT OF EASEMENT' AS RECORDED IN THE JAMESTOWN TOWN HALL IN BOOK 372, PAGES 117-120, DATED NOVEMBER 2000.
 5. THAT PLAT ENTITLED 'ADMINISTRATIVE SUBDIVISION, A.P. LOTS 41 & 118, BEAVERTAIL ROAD, JAMESTOWN, RI' PREPARED BY NORTHEAST ENGINEERS & CONSULTANTS DATED JUNE 2005, REV. OCTOBER 23, 2005.
 6. THAT PLAT ENTITLED 'ADMINISTRATIVE SUBDIVISION, A.P. LOTS 41 & 181, BEAVERTAIL ROAD, JAMESTOWN, RI' PREPARED BY NORTHEAST ENGINEERS & CONSULTANTS DATED OCTOBER 2005.

PROJECT NOTES:
 1. THE CLASS I SURVEY DONE BY NORTHEAST ENGINEERS & CONSULTANTS APPLIES TO A.P. 12, LOT 118 & 181 ONLY. ALL OTHER LOT INFORMATION REFERENCED FROM THE ABOVE MENTIONED PLANS.
 2. ONLY ONE DWELLING PERMITTED ON LOT 118, PER JAMESTOWN ZONING REGULATIONS.
 3. LOT 118 SUBJECT TO ALL EXISTING EASEMENTS AND RESTRICTIONS ON RECORD.
 4. NORTH ARROW SCALED FROM TAX ASSESSORS MAP.
 5. EXISTING DRIVEWAY LOCATION TAKEN FROM PLAN ENTITLED 'SUBDIVISION AND UTILITIES PLAN DRIVEWAY INSTALLATION A.P. 12, LOTS 41, 42 AND 212 BEAVERTAIL ROAD, JAMESTOWN, RI' PREPARED BY MARY MEAGHER FOR CAITON ENGINEERING.
 6. PLAN REFERENCES PLAN TITLED 'ADMINISTRATIVE SUBDIVISION, A.P. LOTS 41 & 181, BEAVERTAIL ROAD, JAMESTOWN, RI' PREPARED BY NORTHEAST ENGINEERS & CONSULTANTS DATED OCT. 2005.

LOT NUMBER EXISTING LOT AREA PROPOSED LOT AREA

LOT 41	1,208,321 S.F.	916,466 S.F.
LOT 42	856,570 S.F.	845,432 S.F.

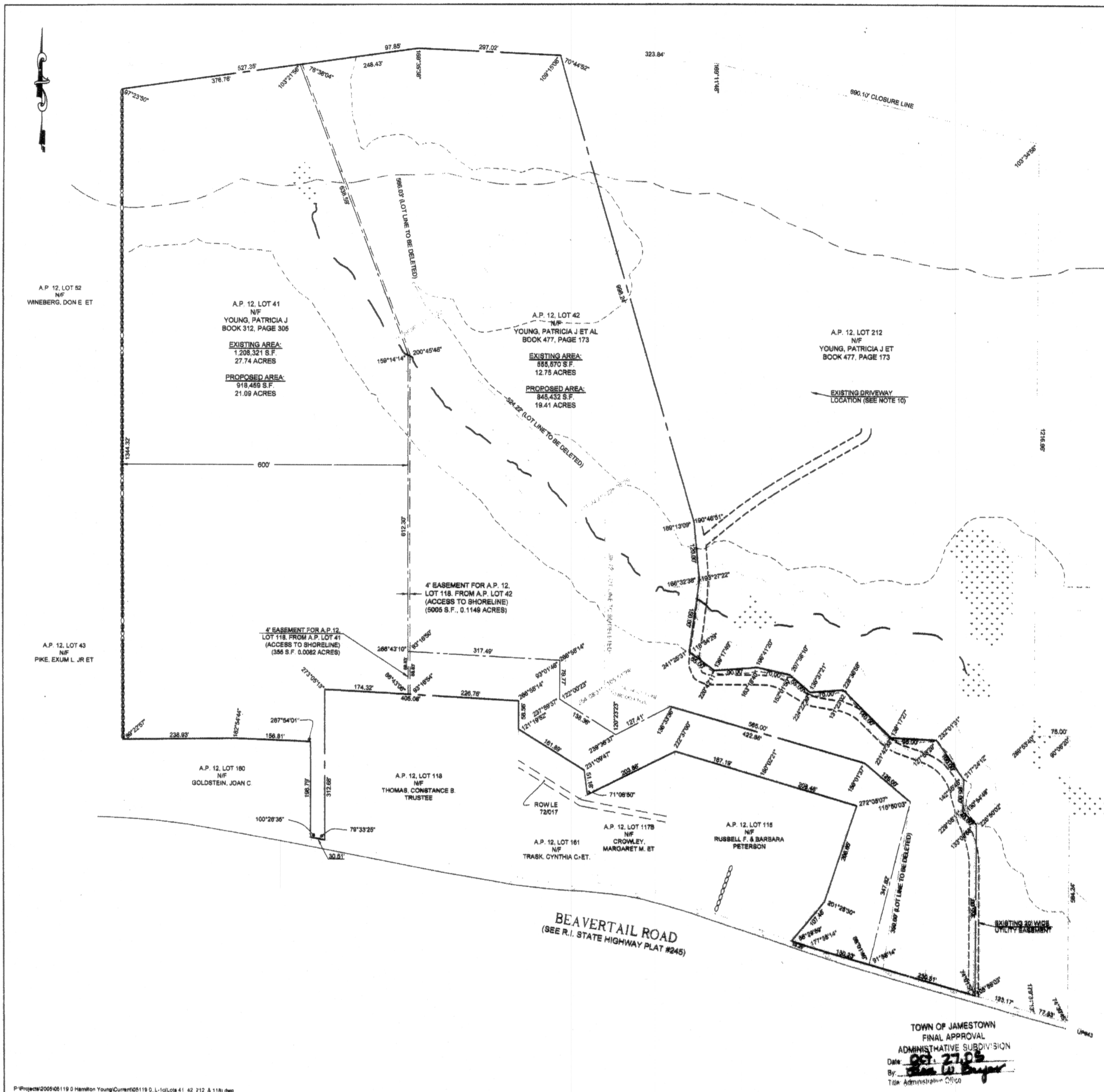
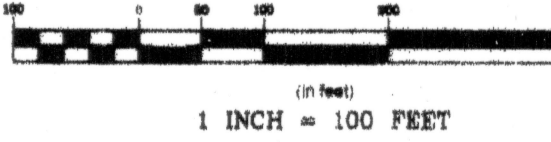
ZONING INFORMATION

ALL LOTS ON THIS PLAN ARE LOCATED IN THE RR-80 (RURAL RESIDENCE) ZONE FOR A SINGLE FAMILY DWELLING THE ZONING REGULATIONS ARE:

MINIMUM LOT SIZE	BUILDING LOT	MINIMUM YARD DIMENSIONS
AREA	FRONTAGE	COVERAGE
FRONT	CORNER	SIDE
REAR		

MINIMUM LOT SIZE	BUILDING LOT	MINIMUM YARD DIMENSIONS
AREA	FRONTAGE	COVERAGE
FRONT	CORNER	SIDE
REAR		

OWNER SIGNATURE: [Signature]
 OWNER SIGNATURE: [Signature]
 TOWN OF JAMESTOWN
 FINAL APPROVAL
 ADMINISTRATIVE SUBDIVISION
 Date: 06/27/05
 By: [Signature]
 Title: Administrator



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