

A.P. 12/LOT 206  
N/F BLAIR A. BOYER

A.P. 12/LOT 207  
N/F VIVIAN J. PALMIERI

A.P. 12/LOT 210  
N/F LIONSHEAD  
INVESTMENTS, LLC

A.P. 12/LOT 47  
N/F WILLIAM &  
NANCY M. ZEITLER

A.P. 12/LOT 28  
N/F WILLIAM  
W. III &  
ROSITA V.  
SMITH

A.P. 12  
LOT 24  
N/F EDWARD  
W., JR. &  
PATRICIA W.  
SMITH

A.P. 12  
LOT 25  
N/F GAYEN T.  
& ERIC E.  
THOMPSON, TR.

A.P. 12  
LOT 26  
N/F HELEN G.  
GORMAN, TR.

A.P. 12  
LOT 27  
N/F WILLIAM  
W. III &  
ROSITA V.  
SMITH

A.P. 12/LOT 78  
N/F HELEN A. PAGE  
FAMILY LIMITED  
PARTNERSHIP

A.P. 12/LOT 51  
N/F GARRET G.  
& CASEY C.  
ROBERTS

A.P. PLAT 12 LOT 29  
84.5 ACRES

PROPOSED  
LOT 1  
81.34 ACRES

PARCEL "A"  
10,717 S.F.  
(TO BE ADDED TO HULL COVE FARM ROAD)

PROPOSED  
LOT 2  
2.91 ACRES

**CONDITIONS OF APPROVAL:**

- ANY ADDITIONAL NEW LOTS WHICH UTILIZE HULL COVE FARM ROAD SHALL REQUIRE APPROPRIATE UPGRADE OF THE ROADWAY WITH RESPECT TO WIDTH, BASE AND SURFACE TREATMENTS TO BE APPROVED BY THE PLANNING COMMISSION IN THE SUBDIVISION APPROVAL PROCESS.
- ANY FURTHER SUBDIVISION OF AP 12 LOT 29 WILL BE CONSIDERED A SUBDIVISION OF 3 OR MORE LOTS.
- THE COASTAL RESOURCE MANAGEMENT COUNCIL SHALL BE NOTIFIED IF ANY CLEARING OF VEGETATION OR DISTURBANCE IS TO OCCUR WITHIN THE JURISDICTIONAL LIMIT OF THE CRMC.
- OWNER OF AP 12 LOT 29 WILL PROVIDE ACCESS FOR ALL CONSTRUCTION VEHICLES USED IN CONNECTION WITH ANY NEW CONSTRUCTION ON THE LOT CREATED BY THIS SUBDIVISION OR ON THE ADDITIONAL LOT CONTEMPLATED HEREIN OVER HIS PROPERTY AND WILL ASSIST IN KEEPING ALL SUCH CONSTRUCTION VEHICLES FROM USING HULL COVE FARM ROAD DURING CONSTRUCTION AND UPON COMPLETION OF CONSTRUCTION AND THE ISSUANCE OF CERTIFICATE OF OCCUPANCY, THE RIGHT TO PASS OVER AP 12 LOT 29 SHALL TERMINATE THEREAFTER IT IS UNDERSTOOD THAT VENDORS PROVIDING ROUTINE MAINTENANCE AND REPAIR INCLUDING, BUT NOT LIMITED TO PLUMBERS, ELECTRICIANS, CARPENTERS, LANDSCAPERS AND THE LIKE, SHALL ACCESS THE LOT OR LOTS USING HULL COVE FARM ROAD AND THE LOT OWNERS, THEIR GUESTS AND INVITEES, SHALL ACCESS THEIR LOTS BY HULL COVE FARM ROAD.
- THE FOLLOWING LEGAL DOCUMENTS ARE RECORDED WITH THIS PLAT:
  - HULL COVE FARM ROAD MAINTENANCE AGREEMENT.
  - CONDITIONS AND RESTRICTIONS RELATED TO SUBDIVISION OF ASSESSOR'S PLAT 12 LOT 29, PROPERTY OF NORTON REAMER.
- THE TOWN OF JAMESTOWN SHALL NOT BE ASKED BY THE SUBDIVIDER OR HIS HEIRS OR ASSIGNS TO ACCEPT OR MAINTAIN SAID EXTENSION OF HULL COVE FARM ROAD THAT DOES NOT MEET THE ENGINEERING AND DESIGN REQUIREMENTS FOR TOWN ACCEPTED STREETS FOR A MINIMUM OF 99 YEARS FROM THE DATE OF RECORDING, OR IF ONLY A LESSER PERIOD IS LEGALLY ENFORCEABLE FOR THAT PERIOD AS THE SAME MAY BE RENEWED FOR A TOTAL OF 99 YEARS.

**OWNER/APPLICANT:**  
NORTON H. REAMER  
191 COMMONWEALTH AVENUE #51  
BOSTON, MA 02116

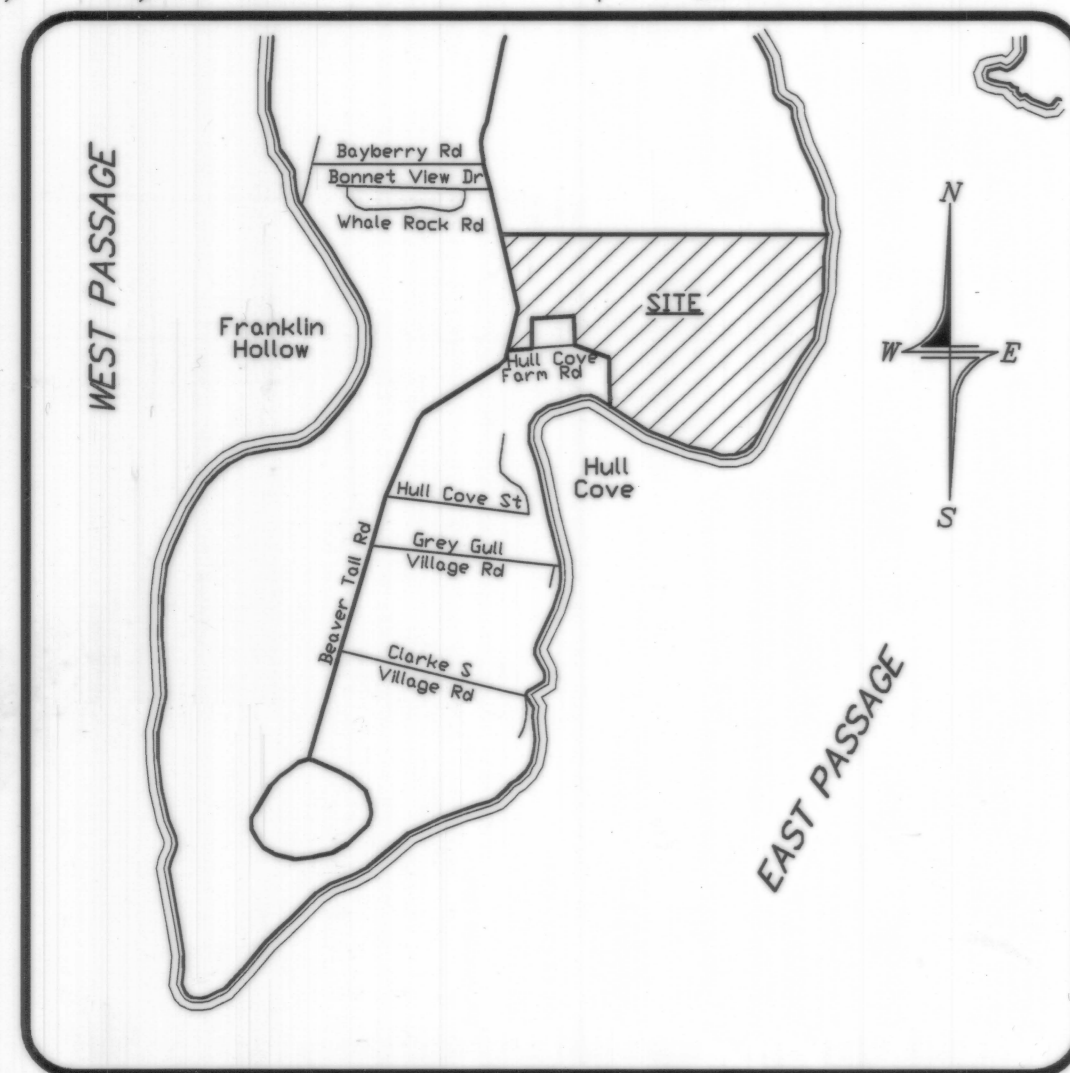
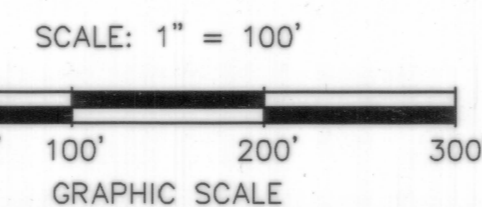
**CERTIFICATION:**

THIS SURVEY AND PLAN CONFORM TO A CLASS I STANDARD (LOT 2) AND A CLASS IV STANDARD (LOT 1) AS ADOPTED BY THE RHODE ISLAND BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS.

BY: *Richard L. Couchon* 1/26/07  
PROFESSIONAL LAND SURVEYOR DATE

**ZONING DISTRICT --RR80**

MINIMUM AREA = 80,000 SQUARE FEET  
MINIMUM LOT FRONTAGE = 200 FEET  
MINIMUM YARD REQUIREMENTS:  
FRONT SETBACK . . . . 40 FEET  
SIDE SETBACK . . . . 40 FEET  
REAR SETBACK . . . . 40 FEET



**LOCATION MAP**  
SCALE: 1" = 2000'



Doc# 00030909  
Bk# 613 P#1 74

FINAL PLAT  
MINOR SUBDIVISION  
ASSESSOR'S PLAT 12 LOT 29  
PREPARED FOR  
NORTON REAMER  
SITUATED IN THE TOWN OF  
JAMESTOWN, RHODE ISLAND

RECEIVED FOR RECORD  
JAN 23 2007 01:30:40P  
JAMESTOWN TOWN CLERK  
ARLENE D. PETIT

NO.	REVISION	DATE

RICHARD L. COUCHON  
No. 1820  
PROFESSIONAL  
LAND SURVEYOR

**DOWDELL ENGINEERING, INC.**  
CIVIL & ENVIRONMENTAL ENGINEERS  
SURVEYORS & LAND PLANNERS  
P.O. BOX 1684 • 9848 OLD POST ROAD  
CHARLESTOWN, RHODE ISLAND 02813  
(401) 384-1027

SUBDIVISION APPROVED AS SUBMITTED  
1/26/07  
date  
*Gay A. Linn*  
Planning Commission Chair  
Town of Jamestown, RI

THIS PLAN IS TO BE INDEXED  
UNDER THE FOLLOWING ROADS:  
1. HULL COVE FARM ROAD  
2. BEAVER TAIL ROAD

**REFERENCES:**

- PLAN ENTITLED: "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 FILE 251B.
- PLAN ENTITLED: "PLAT OF WILLIAM TYLER PAGE LAND, JAMESTOWN, R.I., SCALE: 1"=50', R. J. EASTON & SON, C.E., NEWPORT, R.I., AUG. 15, 1921." LE BOOK 23 PAGE 287.
- PLAN ENTITLED: "PLAN OF LAND LOTS 29,30,31 & 33-38/AP 12 JAMESTOWN, RHODE ISLAND, PREPARED FOR THE WRIGHT FAMILY, SCALE: 1"=200', 6/19/90, SAI SURVEYING CO." HANGING FILE 90B.

JOB NO. 2474  
DWG. NO.2474-FNL  
SCALE: 1"=100'  
SHEET: 1

DRAWN BY: R.L.C.  
CHECKED: W.D.D.  
APPROVED: W.D.D.  
DATE: JAN. 26, 2007

1 OF 1 SHEETS