

LOCUS
NOT TO SCALE

LEGEND
 FOUND IRON PIPE
 FOUND DRILL HOLE
 FOUND SQUARE FOOT
 FOUND OR FORMERLY
 N/F

THE PURPOSE OF THIS PLAN IS TO DOCUMENT THE PROPERTY LINE SURVEY PERFORMED FOR PLAT 9, LOTS 537 & 594. NO NEW LOTS HAVE BEEN CREATED AS A RESULT OF THIS SURVEY.

STREET INDEX
BALDWIN COURT

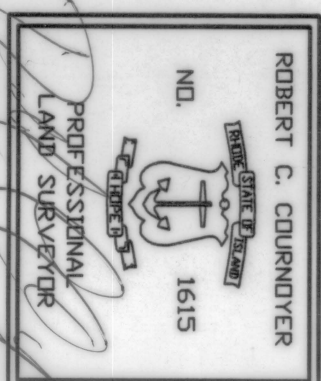
HPF 224B

Doc# 000408277
 Bk# 737 Pg# 249
 RECEIVED FOR RECORD
 JAMESTOWN TOWN CLERK
 GERRIT A. FENESTRICH, CMC

- NOTES:**
1. THE PARCELS ARE PLAT 9, LOTS 537 & 594.
 2. THE TOTAL AREA OF LOT 537 EQUALS 3,998 S.F.
 3. THE TOTAL AREA OF LOT 594 EQUALS 7,658 S.F.
 4. THE AREA IS ZONED: R-8
 5. MINIMUM FRONTAGE = 80 FEET
 6. MINIMUM BUILDING SETBACKS:
 FRONT = 15 FEET
 REAR = 30 FEET
 MAXIMUM LOT COVERAGE = 30%
 MAXIMUM BUILDING HEIGHT = 35 FEET
 7. THE OWNER OF PLAT 9, LOT 537 IS:
 DORIS R. ARTHUR
 JAMESTOWN, RI 02864
 8. THE OWNER OF PLAT 9, LOT 594 IS:
 MICHAEL & MARIE JEWELL
 8 BALDWIN COURT
 JAMESTOWN, RI 02864

DEED REFERENCES:
 LOT 594 - DEED BOOK 596 AT PAGE 33
 LOT 537 - DEED BOOK 578 AT PAGE 95

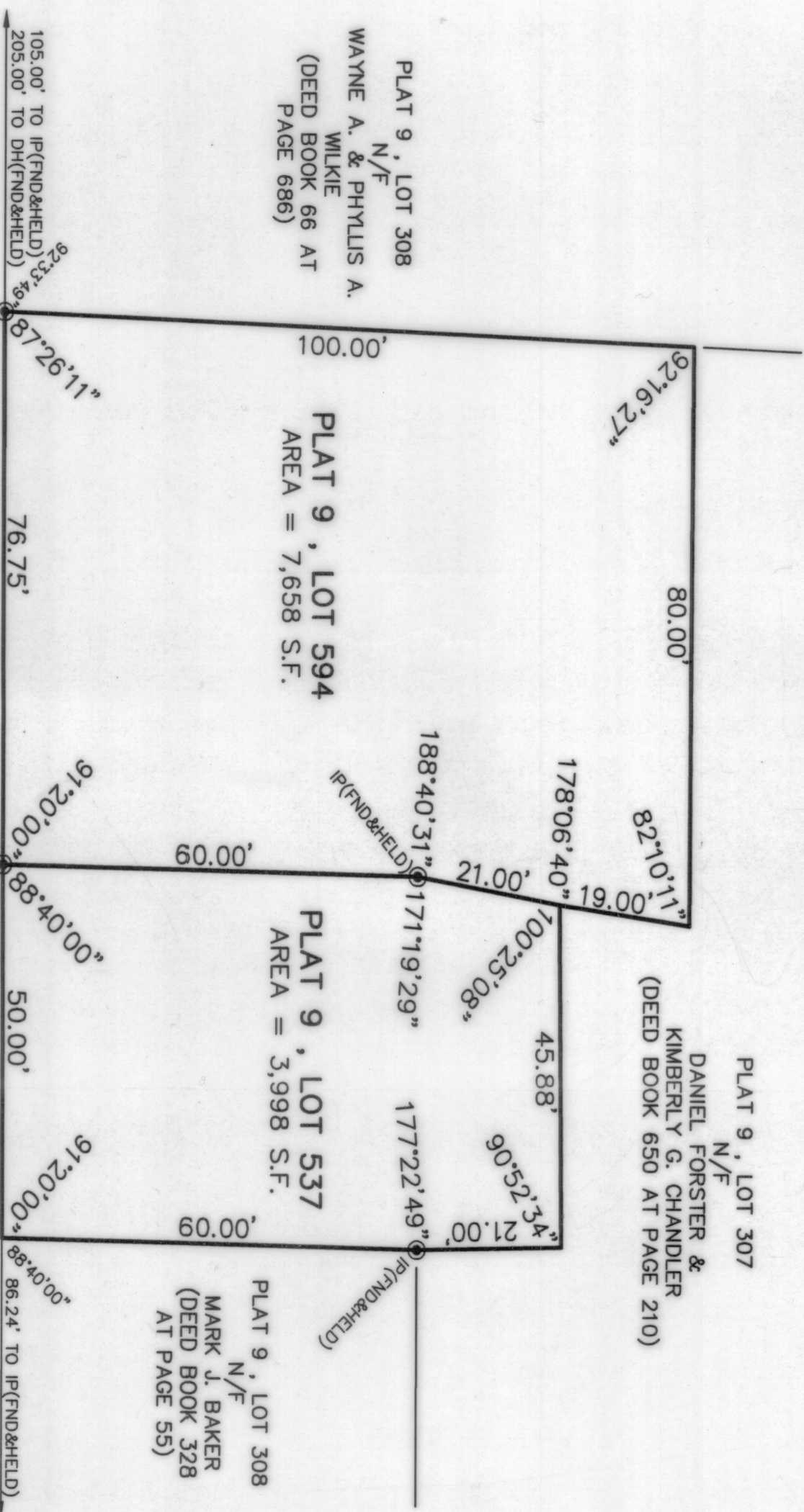
- PLAN REFERENCES:**
1. PLAN ENTITLED "ADMINISTRATIVE SUBDIVISION PLAN SHOWING LAND BEING COVERED FROM BEVERLY A. LANGE, ASSESSOR'S PLAT 9, LOT 307, TO DORIS R. ARTHUR, ASSESSOR'S PLAT 9, LOT 537, SITUATED IN THE TOWN OF JAMESTOWN, RHODE ISLAND, DATE: OCT. 11, 2004, SCALE: 1"=20', PREPARED BY ERIC BRONKHORST, PROFESSIONAL LAND SURVEYOR, WHICH IS RECORDED IN THE TOWN OF JAMESTOWN REGISTER OF DEEDS AT HPF# 1499A.
 2. PLAN ENTITLED "PROPOSED SITE PLAN OF LAND OWNED BY DORIS R. ARTHUR, PLAT 9, LOT 537, 6 BALDWIN COURT, JAMESTOWN, RHODE ISLAND, SCALE: 1"=10', DATED: FEB. 14, 2005, BY RC COURNOYER ENTERPRISES, INC."
 3. PLAN ENTITLED "PLAT OF BALDWIN COURT, JAMESTOWN, R.I., SCALE: 1"=30", NOV. 12, 1948, BY GARDNER C. ESTON, WHICH IS RECORDED IN THE TOWN OF JAMESTOWN REGISTER OF DEEDS AT HPF# 278A.
 4. PLAN ENTITLED "PROPERTY SURVEY OF LOTS 308, 538, & 801, JAMESTOWN, EXTENSION, ALSO BEING LOT 1 OF THE HOWLAND LOTS FOR WAYNE WILKE, SCALE: 1"=40', DATED: FEB. 10, 2001, BY HUBERT LAND SURVEYING.



I HEREBY CERTIFY THAT THIS SURVEY AND PLAN CONFORMS TO A CLASS 1 STANDARD AS ADOPTED BY THE RHODE ISLAND BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS.
 BY: *Robert C. Cournoyer*
 ROBERT C. COURNOYER, PLS#1615
 DATE: *4/4/11*

DRAWING NO:	REVISED	SCALE:	PLAN OF LAND FOR DORIS R. ARTHUR AND MICHAEL & MARIE JEWELL PLAT 9, LOTS 537 & 594 6 & 8 BALDWIN COURT JAMESTOWN, RHODE ISLAND
ARTHUR1		1" = 20'	
SHEET NO:	DATE:	DRAWN BY:	
1 OF 1	AUG. 4, 2011	S.A.K.	

BALDWIN COURT
(PUBLIC - 40' WIDE)



LOT AREA SUMMARY TABLE (SQUARE FEET)

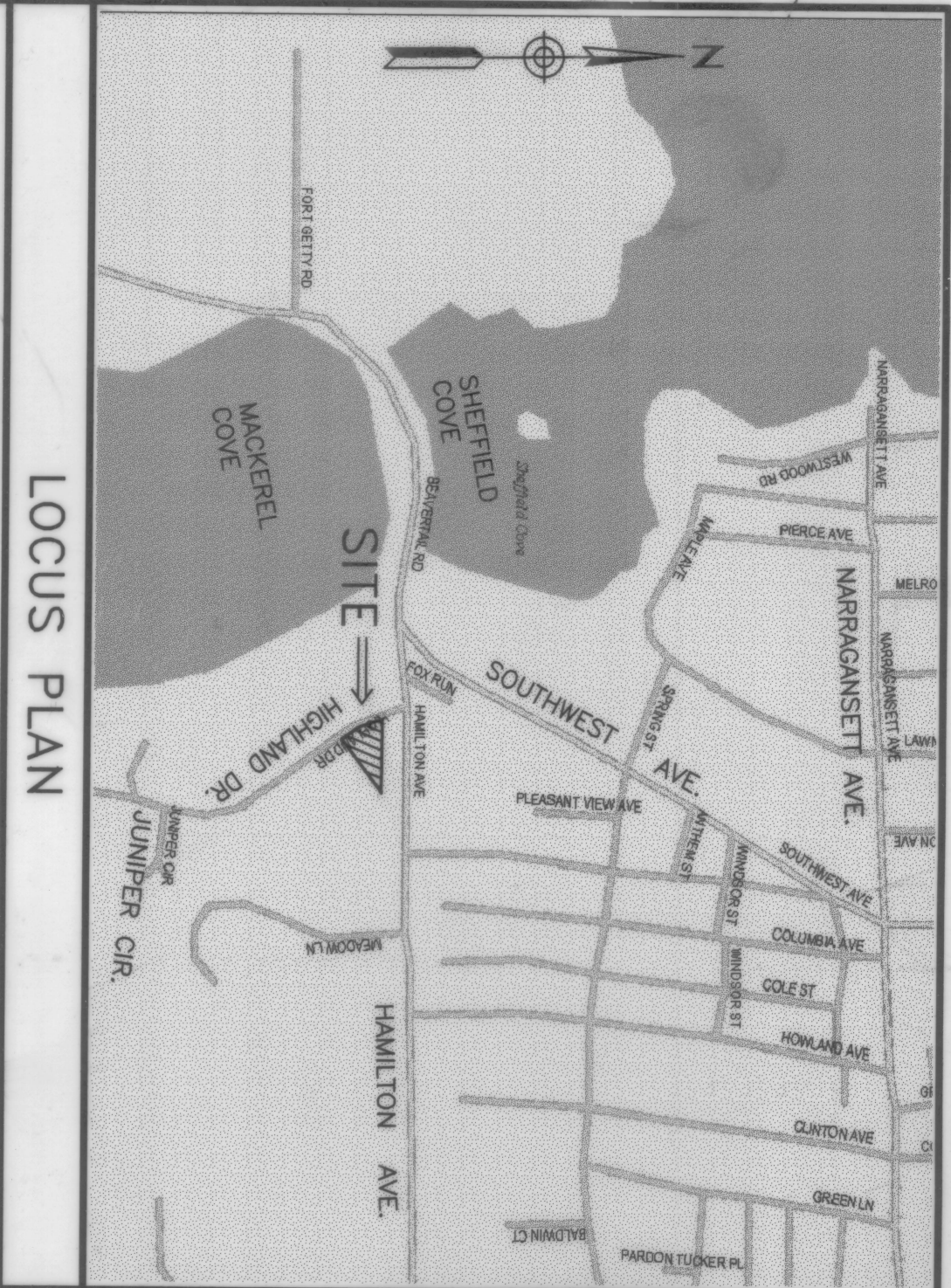
LOT #	528	734	TOTAL
EXISTING	43,260.3	44,620.9	87,881.2
PROPOSED	46,211.8	41,669.4	87,881.2

LEGEND

- EXISTING REBAR PROPERTY CORNER MARKER
- 104 — EXISTING GRADE CONTOUR (ASSUMED DATUM)

THIS SURVEY AND PLAN CONFORM TO A CLASS ONE STANDARD AS ADOPTED BY THE RI BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS

- NOTES:**
1. NAME AND ADDRESS OF PROPERTY OWNER(S): OWNER OF LOT 528: JAMES P. LAWLESS, P.E., 60 SUNSET VIEW BLVD., JUNIPER CIRCLE, JAMESTOWN, RI.
 2. LOTS 528 & 734 ARE LOCATED WITHIN TOWN OF JAMESTOWN ZONING DISTRICT R-40.
 3. THERE ARE NO WETLANDS PRESENT ON ALL LOTS.
 4. THERE ARE NO HISTORICAL CEMETERIES, STRUCTURES, OR COMMUNITY LANDMARKS ON OR NEAR ALL LOTS.
 5. ALL LOTS ARE NOT LOCATED WITHIN A FLOOD ZONE.
 6. ALL EXISTING UNDERGROUND UTILITY LOCATIONS SHOWN ON THIS PLAN ARE APPROXIMATE.
 7. THERE ARE NO AREAS UNSUITABLE FOR DEVELOPMENT (PER TOWN OF JAMESTOWN ZONING) OR AREAS OF SECONDARY IMPORTANCE, ON LOTS 528 & 734.



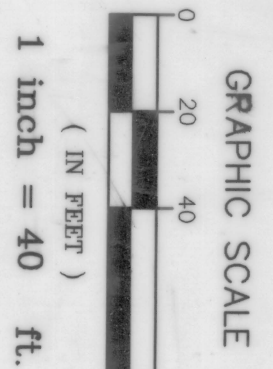
LOCUS PLAN

JAMES P. LAWLESS, RLS

DATE: *June 1, 2006*

Michael D.F. Deck
 MICHAEL D.F. DECK
 JULIKA D.C. DECK
 DATE: *6/1/06*

Ann S. Zartler
 ANN S. ZARTLER
 DATE: *6/1/06*



1 inch = 40 ft.



DATE: 6-1-06
 SCALE: 1" = 40'
 BR: JL
 DRAWING NO: S-1
 SHEET 1 OF 1
 PROJECT ID: 0263

DRAWING TITLE:
ADMINISTRATIVE SUBDIVISION PLAN
 ASSESSOR'S PLAT 9, LOTS 528 & 734

SURVEYOR:
 JAMES P. LAWLESS, R.L.S., P.E.
 60 SUNSET VIEW BLVD.
 WAKEFIELD, RI
 TEL. 401-789-7073

REVISIONS:
 DATE: 6-1-06
 SCALE: 1" = 40'
 BR: JL
 DRAWING NO: S-1
 SHEET 1 OF 1
 PROJECT ID: 0263