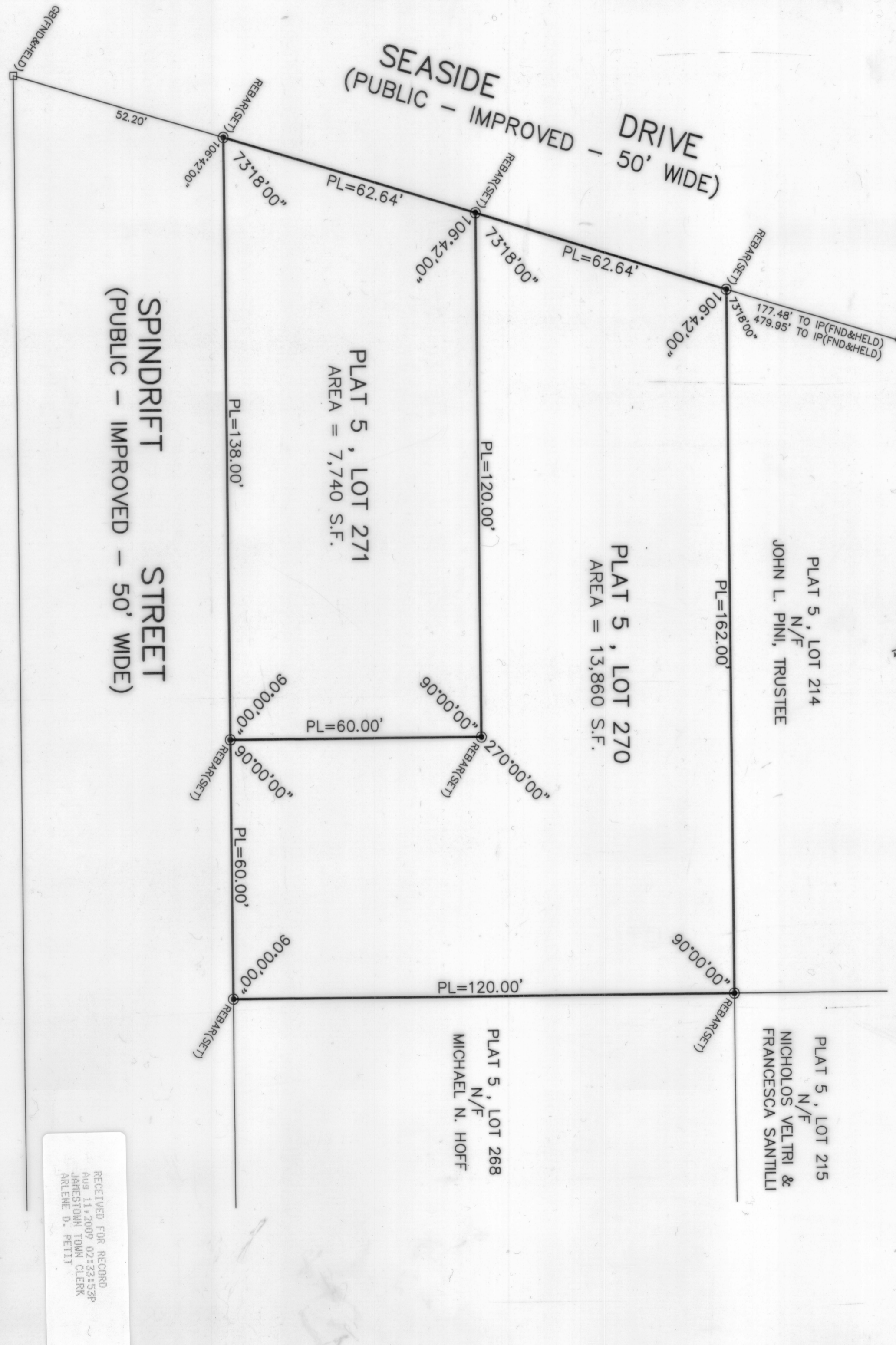
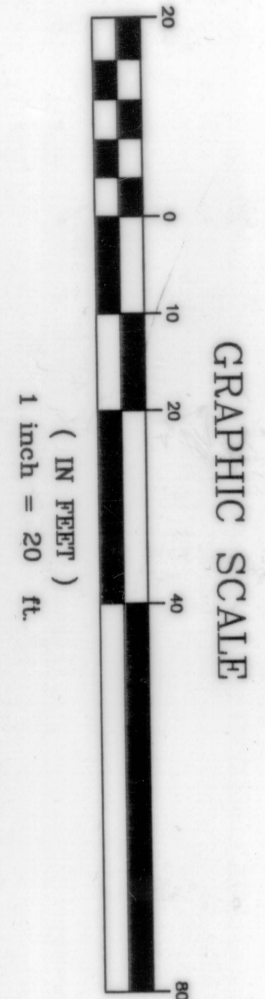


**LEGEND**

GB	GRANITE BOUND
FND	FOUND IRON PIPE
N/F	NOW OR FORMERLY SQUARE FEET PROPERTY LINE
PL	

LOCUS  
NOT TO SCALE

- NOTES:**
1. THE PARCELS ARE PLAT 5, LOTS 270 & 271.
  2. THE TOTAL AREA OF LOT 270 IS 13,860 S.F.
  3. THE TOTAL AREA OF LOT 271 IS 7,740 S.F.
  4. THE AREA IS ZONED: R-40.
  5. SEE DEED BOOK 662 AT PAGE 197 FOR TITLE REFERENCE FOR LOT 270. SEE DEED BOOK 296 AT PAGE 89 FOR TITLE REFERENCE FOR LOT 271.
  6. THE OWNER OF PLAT 5, LOT 270 IS: THOMAS A. CRAWFORD TRUSTEE 128 RIVERBEND DRIVE PEESKILL, NY 10566
  7. THE OWNER OF PLAT 5, LOT 271 IS: STEPHEN P. & RITA M. CRAWFORD 128 RIVERBEND DRIVE PEESKILL, NY 10566



ROBERT C. COUNROYER  
REGISTERED PROFESSIONAL LAND SURVEYOR  
NO. 1615

BY: *Robert C. Counroyer*  
ROBERT C. COUNROYER, PLS#1615  
DATE: 5/13/09

DRAWING NO:	REVISED	SCALE:
CRAWFORD		1" = 20'
SHEET NO:	DATE:	DRAWN BY:
1 OF 1	JULY 31, 2009	S.A.K.

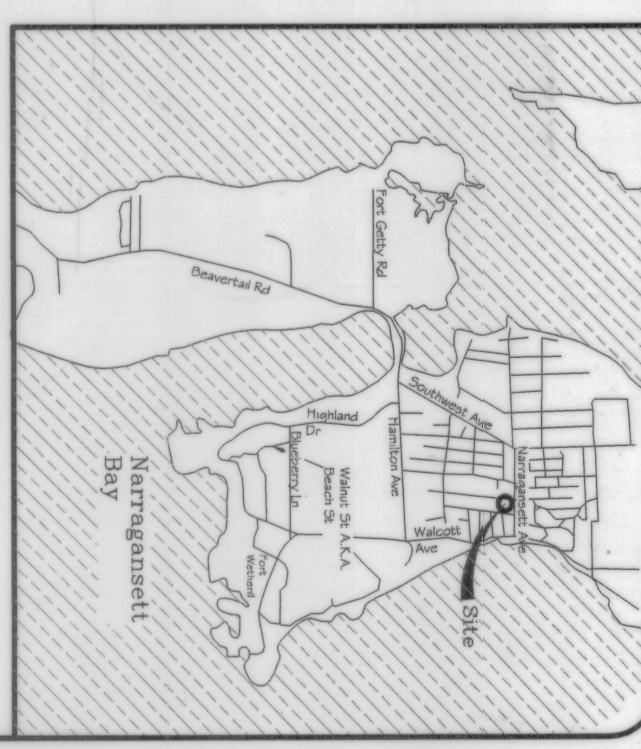
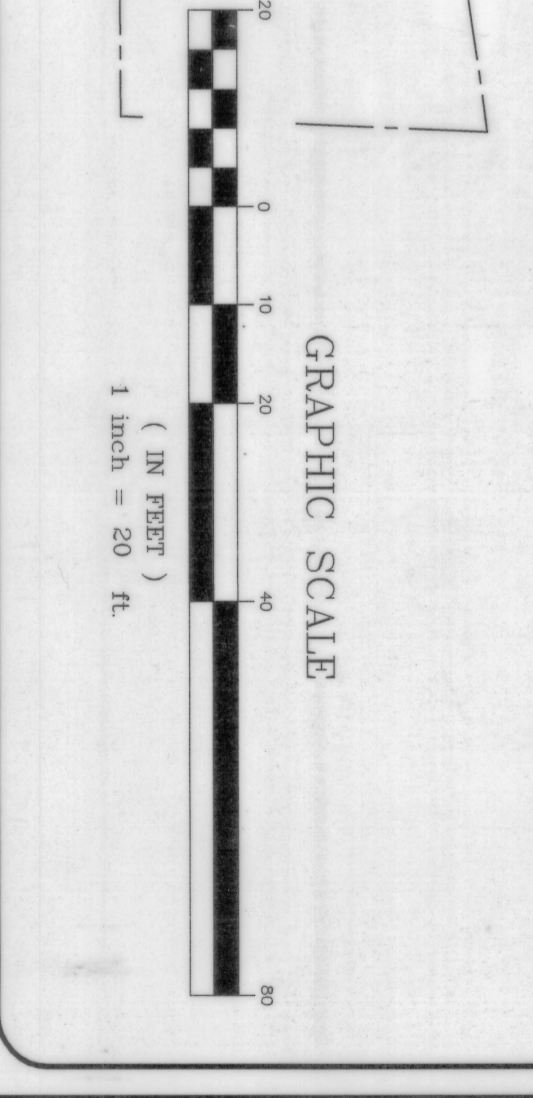
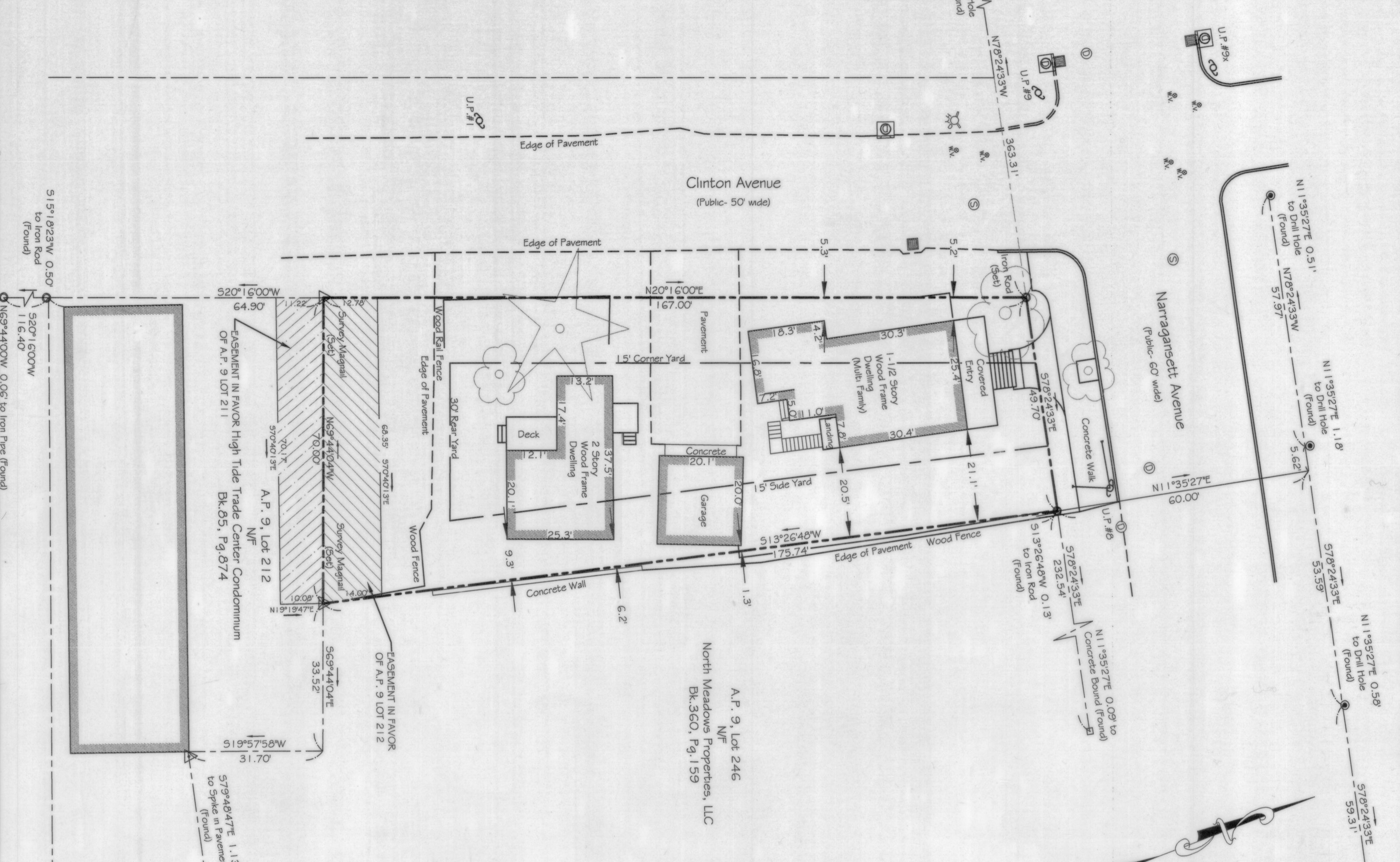
PLAN OF LAND OWNED BY  
**THOMAS A. CRAWFORD TRUSTEE & STEPHEN P. & RITA M. CRAWFORD**  
PLAT 5, LOTS 270 & 271  
130 SEASIDE DRIVE  
JAMESTOWN, RHODE ISLAND

**RC COUNROYER ENTERPRISES, INC.**  
P.O. BOX 176  
JAMESTOWN, R.I. 02835  
PHONE 401-439-8029

- Notes:**
1. The underground utilities shown have been located from field survey information and existing drawings. The Surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The Surveyor further does not warrant that the underground utilities shown are correct in location, depth, or nature. The Surveyor does not certify that they are located as accurately as possible from information available. The Surveyor has not physically located the underground utilities. (Please contact DISSAFE prior to construction @ 1-888-344-7233.)
  2. Project site is located within C Zone as shown on F.E.M.A. Flood Insurance rate map for the Town of Jamestown, Rhode Island, Newport County, Community Panel No. 445399 0002 C, having a revised date of June 16, 1992.
  3. Paved area on the southerly portion of property is currently being used for parking by condominium occupants of A.P.9, Lot 212 and identified as such. No record of easement, reservation or license granting use of this area found during research. Encroachment may exist.
  4. Conditions shown herein reflect those at time of Survey. Plan prepared by Carrigan Engineering, Inc. dated 1/21/08 and may not reflect current conditions.

- References:**
1. Plan of Land in Jamestown Belonging to Harold Richardson, Nov. 1983, Rev. 12/83 Scale 1"=20' By Island Engineering on file in the Jamestown Land Evidence Record Deed Book 82, Page 368.
  2. High Tide Trench on Condominium Scale 1"=10', Site Plan Aug. 05, 1984 By Island Engineering on file in the Jamestown Land Evidence Record H.P.P. 948.
  3. Plat of Land in Jamestown, Belonging to the Heirs of John E. Weston, Surveyed by J. P. Cotton Jun 20, 1890 on file in the Jamestown Land Evidence Records.

**Certification:**  
This Survey and Plan conforms to the following class standard as adopted by the Rhode Island Board of Registration for Professional Land Surveyors.  
Boundary Survey - Class I  
By: *Michael A. Fontana* 1956 5-13-09  
Professional Land Surveyor Reg. No. Date



**Zoning Data**

CD Condominium (Multifamily)
Min. Frontage/Width: 70'
Min. Lot Size: 20,000 S.F.
Min. Front Yard: 0'
Min. Side Yard: 15'
Min. Back Yard: 15'
Max. Bldg. Height: 35'
* Please refer to Zoning Regs. for additional information.

**PARCEL DATA**

A.P. 9, Lot 211
N/F
E.P.I. Real Estate Holdings, LLC
41 Narragansett Avenue
Jamestown, Rhode Island
10,270 S.F. or
0.23 Ac.±

**CARRIGAN ENGINEERING, INC.**  
CIVIL AND ENVIRONMENTAL ENGINEERING  
140 POINT JUDITH ROAD  
UNIT #3 MARINER SQUARE  
NARRAGANSETT, R.I. 02882  
PHONE: (401) 789-6865  
FAX: (401) 789-2053

**REGISTRATIONS:**  
MICHAEL A. FONTANA  
REGISTERED PROFESSIONAL LAND SURVEYOR  
NO. 1615  
RECEIVED FOR RECORD  
MAY 13 2009 09:51:24 AM  
JAMESTOWN TOWN CLERK  
MAY 5, 2009

**TITLE:**  
**EASEMENT PLAN**  
ASSESSOR'S PLAT 9 LOT 211  
41 NARRAGANSETT AVENUE  
JAMESTOWN, RHODE ISLAND  
PREPARED FOR: E.P.I. REAL ESTATE HOLDINGS, LLC  
SCALE: 1"=20' DATE: 05/08/08 SHEET 1 OF 1  
REV.5-13-09 ADD NOTE 4 / REMOVE PARKING COMMENT

HPF # 321 B

Doc# 00036510 195  
Sht# 431 Pgs# 1