

RECEIVED FOR RECORD
Date: 7/2/2011 11:09:35A
JAMESTOWN TOWN CLERK
CHERYL A. FERNSTROM, CNC



LOCUS MAP
NOT TO SCALE
ADMINISTRATIVE SUBDIVISION
FOR
David G. Booth and Jane Marvel Garnett
SITE LOCATED AT
96 Highland Drive Jamestown, R.I.
BEING A.P. 10, LOT 91 & 92
LOT AREA = 173,005 SF±

OWNER APPROVAL
ASSESSOR'S PLAT 10, LOT 92
David G. Booth
David G. Booth
ASSESSOR'S PLAT 10, LOT 91
Jane Marvel Garnett
Jane Marvel Garnett

ZONING - RR-80
MINIMUM AREA = 80,000 S.F.
MINIMUM FRONTAGE = 200'
FRONT SETBACK = 40'
SIDE SETBACK = 30'
REAR SETBACK = 40'

- REFERENCES:**
- Reference is hereby made to that certain document describing a Triangular Parcel deeded by Charles L. Smith to Elizabeth M. Clarke, said document being recorded in the Town of Jamestown in Book 63, Pages 6-8.
 - Reference is hereby made to a one bedroom deed restriction by RIDEM of Jane Marvel Garnett, said document being recorded in the Town of Jamestown in Book 223, Pages 230-232.
 - Reference is hereby made to an ingress and egress easement and a common well easement. Said easement found in a deed from Robert Munro Clarke and Virginia Coburn Clarke to James F. Donovan, said document being recorded in the Town of Jamestown in Book 77, Pages 533-536. Said easements were extinguished by documents recorded in Land Evidence Book 73A, Page 50 and in Book 73D, Page 31.
 - Reference is hereby made to a Utility Easement recorded in the Town of Jamestown in Book 190 Page 300. Said easement was extinguished by documents recorded in the Land Evidence Book 73D, Page 30 and in Book 73D, Page 31.
 - Reference is hereby made to that certain plan entitled "Plan of Survey prepared for: Jane Marvel Garnett situated in Assessors Plat 10, Lot 91 96 Highland Drive Jamestown, Rhode Island Land Use Specialists, Inc. 865 Old Baptist Road North Kingstown, Rhode Island Date: 06/25/92 Scale: 1" = 40'". Said plan being recorded in the Town of Jamestown in Land Evidence Book 63, Page 8.
 - Reference is hereby made to that certain plan entitled "Plan of Land of Charles L.R. Smith Jamestown, Rhode Island Plat #10, Lots 89 & 90 Date: 10/14/69, Scale 1" = 60' By: William J. Butler". Said plan being recorded in the Town of Jamestown in Land Evidence Book 63, Page 8.

- NOTES:**
- The directional meridian was located with GPS using a TPS LegAnt 2 (Static Base) & Odyssees-E (Rover) by American Engineering, Inc. on 11/15/2010.
 - All site and survey location was done by conventional methods using a TPS GPT 9003A Robotic Total Station, by American Engineering, Inc.
 - The location of Existing utilities as shown are approximate and should be verified with the appropriate utility companies. Call DIG-SAFE @ 1-888-DIG-SAFE

Legend

	Stone Bound w/ Drill Hole		Surveyed Property Line
	Iron Rod Found		Abutting Property Line
	Iron Rod w/ Cap Set		Closure Line
	Utility Pole		Approx. Mean High Water
	Catch Basin		Top of Bank
	Deciduous Tree		Overhead Utilities
	Concrete Surface		Underground Utilities
	Brick Surface		Edge of Vegetation
	Stone Surface		Stone Wall
			Edge of Pavement
			Drainage Line

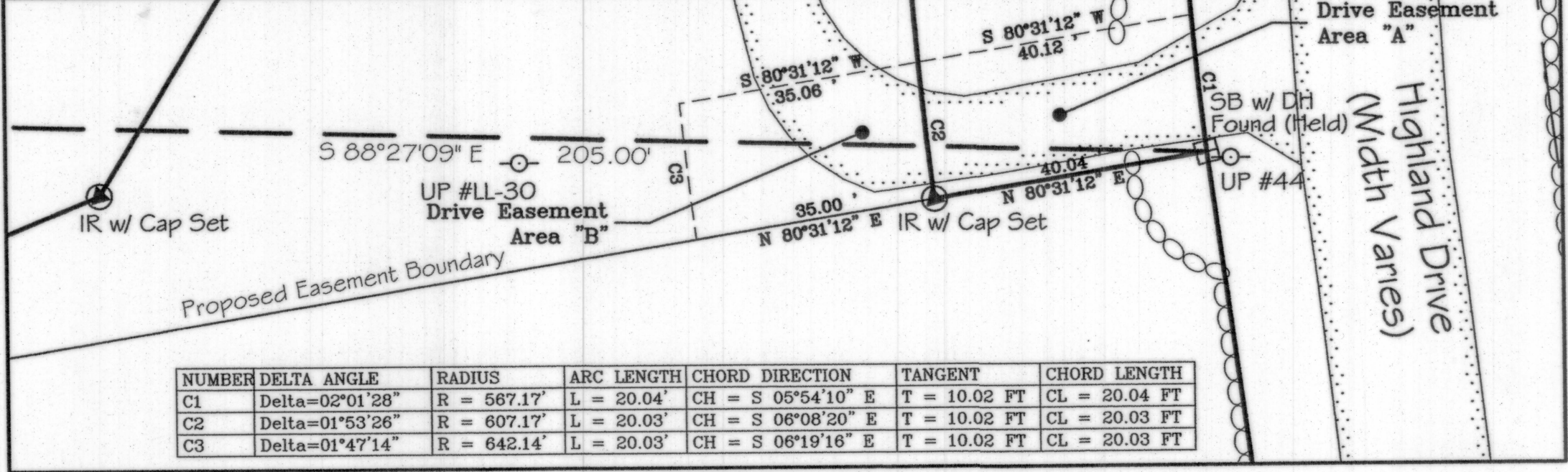
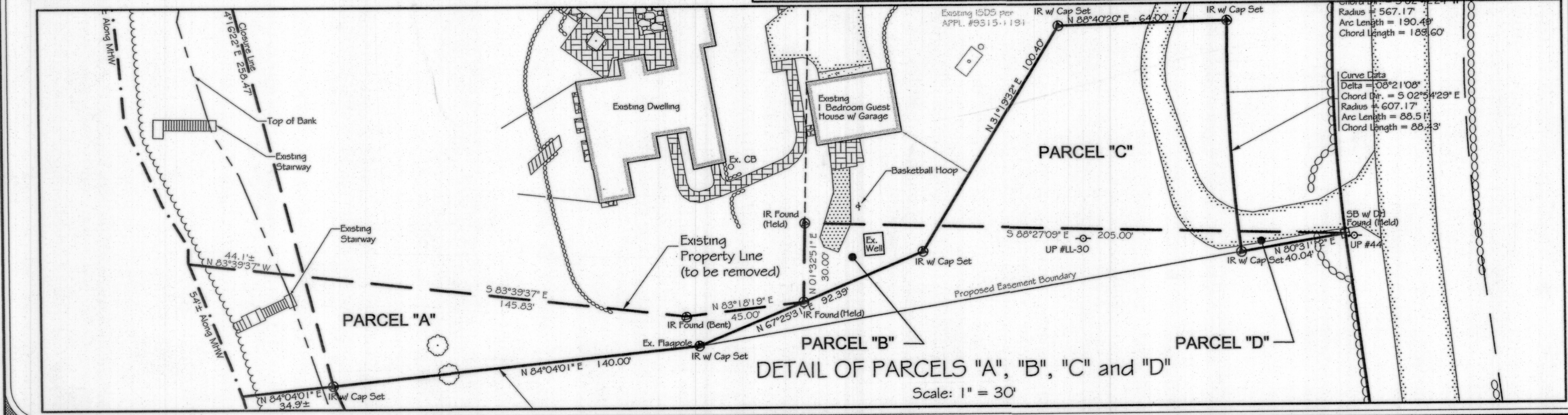
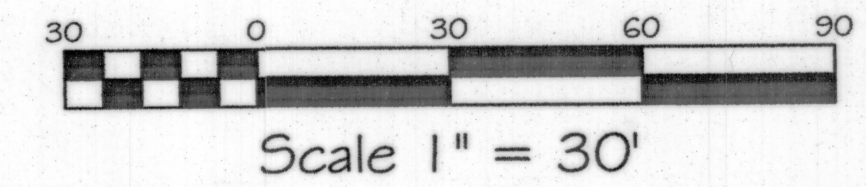
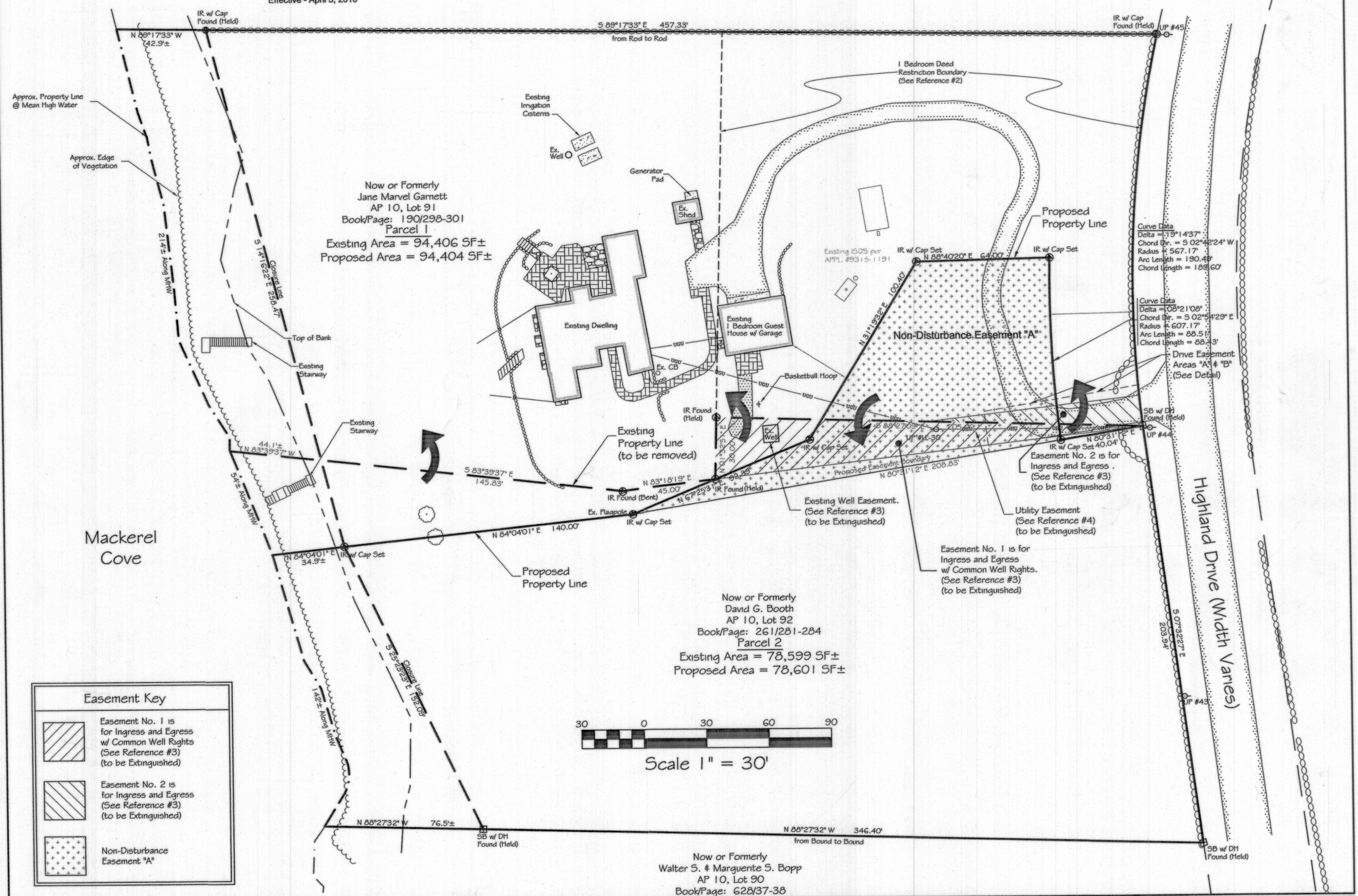
Easement Key

	Easement No. 1 is for Ingress and Egress w/ Common Well Rights (See Reference #3) (to be Extinguished)
	Easement No. 2 is for Ingress and Egress (See Reference #3) (to be Extinguished)
	Non-Disturbance Easement "A"

FEMA DETERMINATION
A portion of this lot is located in Zone VE (EL 19)
An area inundated by 100-year flooding with velocity hazard (wave action); BFEs have been determined.
A portion of this lot is located in Zone X
An area that is determined to be outside the 100- and 500-year floodplains.
Panel No. - 445399 0157 H
Effective - April 5, 2010

Now or Formerly
Eric A. Simonsen & Suzanne L. Simonsen
AP 9, Lot 349
Book/Page: 320/255-256
BY: *[Signature]* 4/22/11
REGISTERED PROFESSIONAL LAND SURVEYOR DATE

THE PERIMETER SURVEY AND PLAN CONFORMS TO A CLASS I STANDARD AS ADOPTED BY THE RHODE ISLAND BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS.



NUMBER	DELTA	ANGLE	RADIUS	ARC LENGTH	CHORD	DIRECTION	TANGENT	CHORD LENGTH
C1	Delta=02°01'28"	R = 567.17'	L = 20.04'	CH = S 05°54'10" E	T = 10.02 FT	CL = 20.04 FT		
C2	Delta=01°53'26"	R = 607.17'	L = 20.03'	CH = S 08°08'30" E	T = 10.02 FT	CL = 20.03 FT		
C3	Delta=01°47'14"	R = 642.14'	L = 20.03'	CH = S 06°19'16" E	T = 10.02 FT	CL = 20.03 FT		

DETAIL of DRIVE EASEMENT AREAS "A" & "B"

Scale: 1" = 20'

ADMINISTRATIVE SUBDIVISION APPROVAL
DATE: 4/22/2011

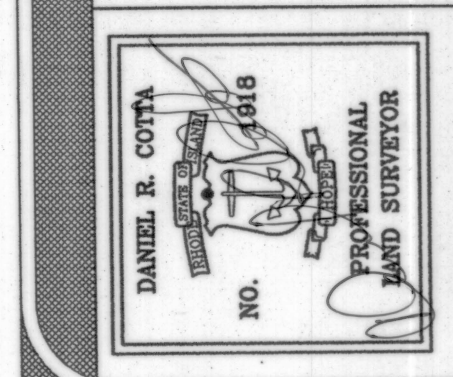
BY: *[Signature]*
TITLE: ADMINISTRATIVE OFFICER
TOWN OF JAMESTOWN RI

THIS PLAN IS TO BE INDEXED UNDER THE FOLLOWING ROADS:
1. Highland Drive

ADMINISTRATIVE SUBDIVISION FOR
David G. Booth and Jane Marvel Garnett
SITE LOCATED AT
96 Highland Drive
Jamestown, R.I.

Checked By: DrC
Date: 4/22/2011
Scale: 1" = 30'
Drawn By: JLS

NO.	REVISION	DATE



AMERICAN ENGINEERING, INC.
Professional Engineer / Professional Land Surveyor
DANIEL R. COTTA
400 South County Trail - Suite A 201
Exeter, Rhode Island 02822
Phone (401) 294-4090 / Fax (401) 294-3625

Sheet
1
of 1 sheets
Job Number
107178