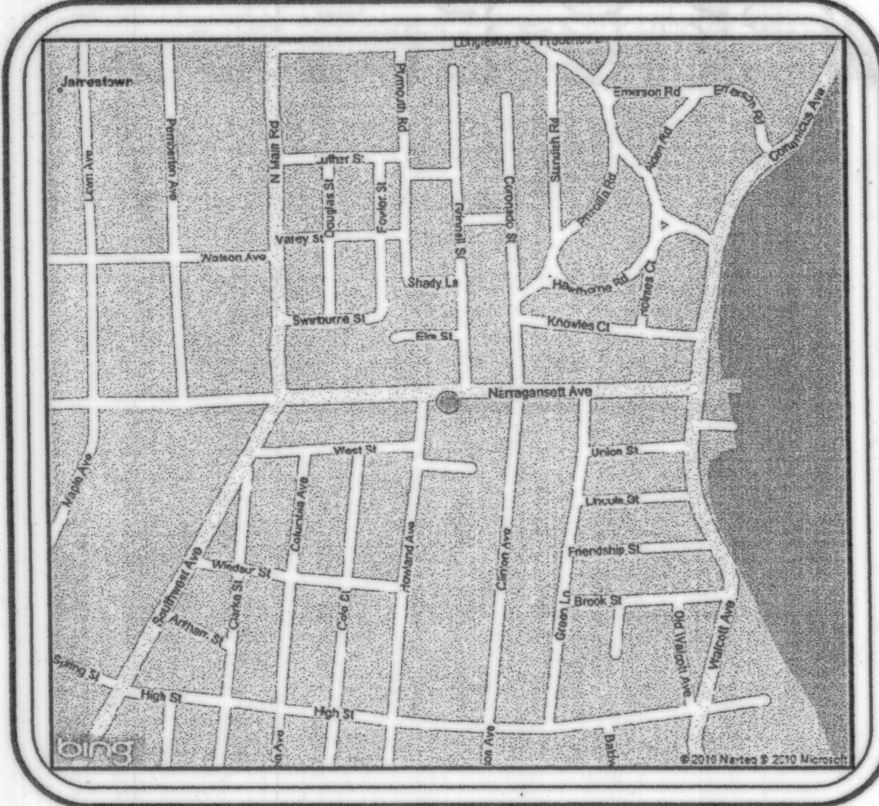


HPF 332B



LOCUS MAP

NOT TO SCALE

BEING A.P. 9, LOT 179
TOTAL AREA OF LOT = 13,370.4 SF
PARCEL "A" = 8,103.9 SF
PARCEL "B" = 5,266.5 SF

REFERENCES:

- 1. REFERENCE IS HEREBY MADE TO THAT PLAN ENTITLED "THE HOWLAND PLAT, JAMESTOWN, R.I., SCALE 80FT.=1IN., SURVEYED AND LAID OUT BY F.W. DEAN, C.E. AND C.W. KETTEL C.E. FOR AND UNDER THE DIRECTION OF PERCY M. BLAKE CIVIL ENGINEER, AUGUST 1873" SAID PLAN BEING RECORDED IN THE TOWN OF JAMESTOWN AS HPF 261B & PB 1, PAGE 15.
2. REFERENCE IS HEREBY MADE TO THAT PLAN ENTITLED "ADMINISTRATIVE SUBDIVISION, HAMMETT COURT PROPERTIES, INC., ASSESSOR'S PLAT 9, LOTS 183 & 201, SITUATED IN JAMESTOWN, RHODE ISLAND, DRAWN BY DOWDELL ENGINEERING, INC., SCALE: 1"=20" SAID PLAN BEING RECORDED IN THE TOWN OF JAMESTOWN AS HPF 188B.
3. REFERENCE IS HEREBY MADE TO THAT DEED FOUND IN JAMESTOWN LAND EVIDENCE BOOK 36, PAGE 326 SHOWING THE ORIGINAL DESCRIPTION OF AP 9, LOT 179.
4. REFERENCE IS HEREBY MADE TO THAT DOCUMENT FOUND IN JAMESTOWN TOWN COUNCIL MINUTES BOOK 6, PAGE 103 STATING THE AVERAGE WIDTH OF FERRY ROAD (AKA NARRAGANSETT AVENUE) TO BE 62' WIDE.

NOTES:

- 1. ALL LOCATION WAS DONE USING CONVENTIONAL METHODS WITH A TOPCON GPT-3003 TOTAL STATION BY AMERICAN ENGINEERING, INC..
2. DIRECTIONAL MERIDIAN WAS LOCATED USING A MAGNETIC COMPASS ON 10/09/2003 BY AMERICAN ENGINEERING, INC..
3. ALL ELEVATIONS ARE BASED ON AN ASSUMED VERTICAL DATUM.
4. 2 BUILDABLE LOTS PROPOSED. 1 EXISTING LOT + 1 PROPOSED LOT = 2 BUILDABLE LOTS PROPOSED.
5. LOCATION OF EXISTING UTILITIES ARE APPROXIMATE AND SHOULD BE VERIFIED BY THE CONTRACTOR WITH THE APPROPRIATE UTILITY COMPANIES. CALL DIG-SAFE: 1 888-DIG-SAFE (1 888-344-7233)
6. SUBJECT PARCEL IS PRIMARILY LAWN WITH THE EXCEPTION OF EXISTING STRUCTURES.
7. NO WETLANDS OR WATER COURSES WERE OBSERVED ON THE SUBJECT PARCEL OR WITHIN 200' OF THE PERIMETER OF THE SUBDIVISION PARCEL.
8. THERE ARE NO AREAS OF AGRICULTURAL USE EXISTING OR PROPOSED WITHIN THE PROPOSED SUBDIVISION.
9. THERE ARE NO CEMETERIES OR LANDMARKS ON OR ADJACENT TO THE SUBJECT PARCEL.
10. THERE ARE NO EASEMENTS OR RIGHTS-OF-WAY WITHIN OR ADJACENT TO THE SUBDIVISION PARCELS EXCEPT AS SHOWN ON PLAN.

LEGEND table with symbols for IRON ROD/PIPE FOUND, GRANITE/STONE BOUND FOUND, DRILL HOLE FOUND, SEWER MANHOLE, UTILITY POLE, WATER GATE, WATER STOP, STORM DRAIN MANHOLE, CATCHBASIN, WATER LINE, SEWER LINE, CHAIN LINK FENCE, WOODEN FENCE, SURVEYED PROPERTY LINE, PROPOSED PROPERTY LINE, ADJUTING PROPERTY LINE, CONCRETE SURFACE.

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

BY: [Signature] REGISTERED PROFESSIONAL LAND SURVEYOR DATE 7/22/14

PARCEL ZONING CD

MINIMUM LOT AREA = 5,000 SF
MINIMUM FRONTAGE = 40'
FRONT SETBACK = 0'
SIDE SETBACK = 0'
REAR SETBACK = 12'

PROPERTY OWNER/ APPLICANT

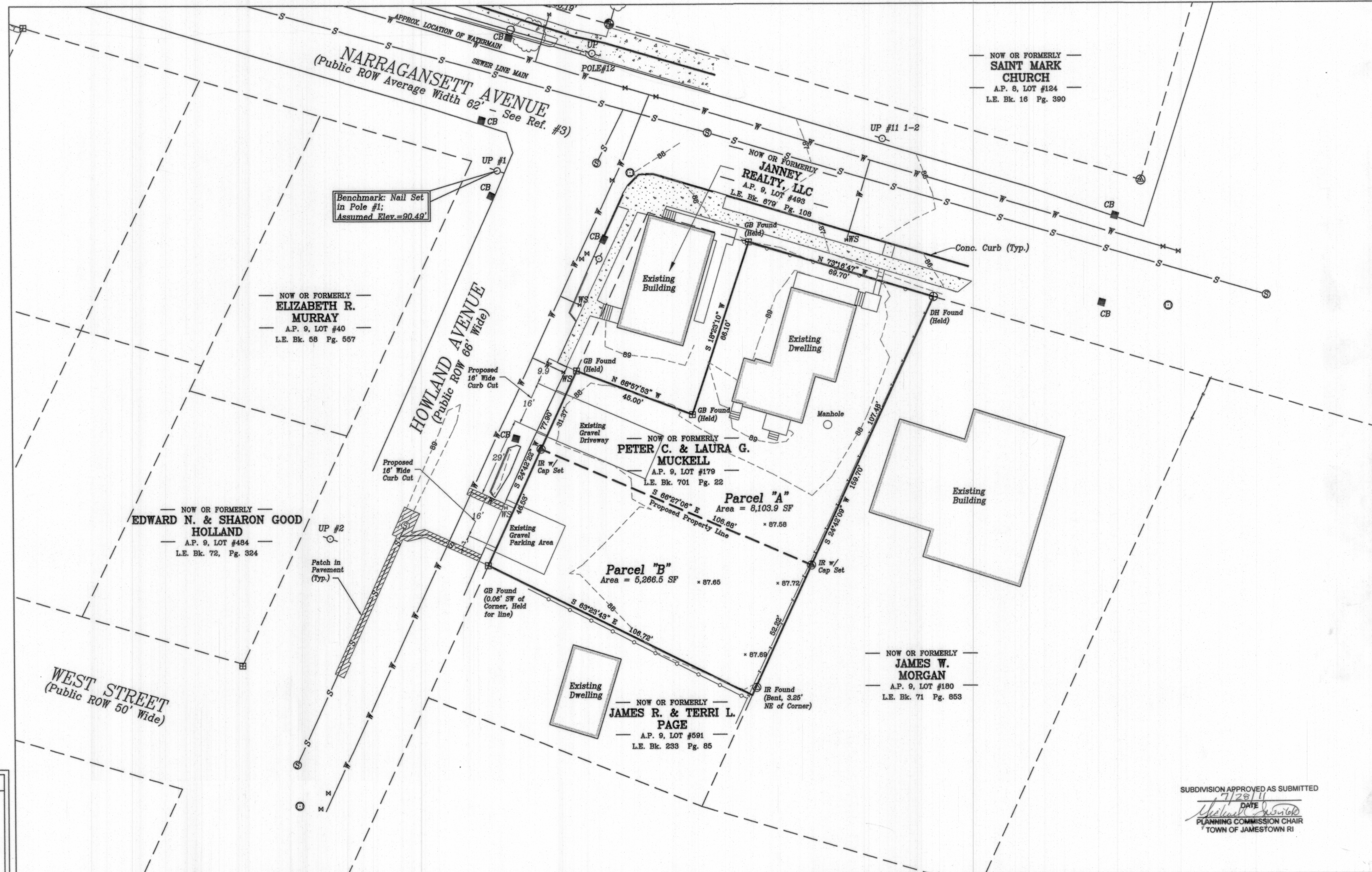
PETER & LAURA G. MUCKELL
61 NARRAGANSETT AVENUE
JAMESTOWN, RI 02835

APPROVAL NOTES:

- 1. THE SEWER AND WATER TIE IN FEES ARE TO BE PAID AT THE TIME OF THE TIE INTO THE HOUSE.
2. THE PROPERTY OWNER WILL COORDINATE WITH THE TOWN TO PLANT TWO (2) TREES ON OR IN FRONT OF THE PROPERTY.
3. RECORDED WITH THIS PLAN IS A LETTER EXTINGUISHING THE PREVIOUS 2007 APPROVALS BY THE JAMESTOWN ZONING BOARD AND JAMESTOWN PLANNING COMMISSION FOR THIS PROPERTY.

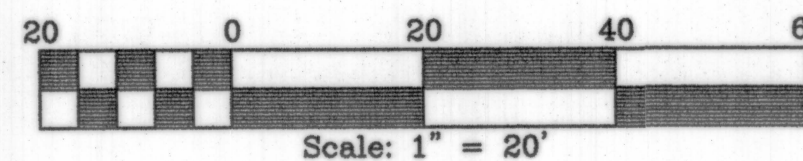
Doc# 00040876 Bk# 738 Pg# 15

RECEIVED FOR RECORD Aug 26 2011 01:57:47P JAMESTOWN TOWN CLERK CHERYL A. FERSTRON, CMC



FEMA DETERMINATION

ZONE "C" - AREA OF MINIMAL FLOODING
PANEL NO. - 445399 0002 C
REVISED - JUNE 16, 1992

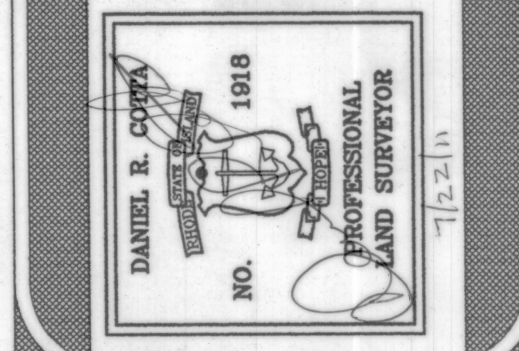


SUBDIVISION APPROVED AS SUBMITTED 7/22/14 DATE [Signature] PLANNING COMMISSION CHAIR TOWN OF JAMESTOWN RI

THIS PLAN IS TO BE INDEXED UNDER THE FOLLOWING ROADS:
1. NARRAGANSETT AVENUE
2. HOWLAND AVENUE

FINAL PLAN - MINOR SUBDIVISION FOR PETER MUCKELL A MINOR RESIDENTIAL SUBDIVISION LOCATED AT 61 NARRAGANSETT AVENUE JAMESTOWN, R.I. 02835

Table with columns: Drawn By: JLS, Checked By: DrC, Scale: 1" = 20', Date: 7/14/2011, REVISIONS.



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

Sheet 1 of 1 sheets Drawing No. Dr. Sh.