HPF 339-B

Book 00044580
Bk: 792 Pg: 264

RECEIVED FOR RECORD
Apr 15,2013 12:35P
JAMESTOWN TOWN CLERK
CHERYL A. FERNSTROM CMC

OCEAN AVE (50 WIDE)

MELROSE AVE.

WATSON AVENUE (50' WIDE)

EX. STONE BOUND SET BY DAVID HILBERN, PLS FOUND 1'± ABOVE GRADE

138.80'

EX. REBAR W/ PLASTIC CAP BY SAI SURVEYING FOUND 0.5' BELOW GRADE

45.75' (46' PER REF. #6)

REBAR W/ 1-1/2" DIA. ALUMINUM CAP SET FLUSH NOV. 12, 2012

EX. ½" DIA. REBAR FOUND 0.1' ABOVE GRADE 4.31' WEST OF PROPERTY CORNER

EX. STONE BOUND FOUND ABOVE GRADE

EX. STONE BOUND FOUND 0.1' BELOW GRADE (UNDER HEDGES)

88°-53'-06"

107.83'
(104' PER DEED AND REF. #1, NOTE: THIS DISTANCE WOULD HAVE BEEN 103.58' HAD OCEAN AVENUE BEEN 50' WIDE)

89°-44'-27"

EX. CONC. BOUND FOUND FLUSH, 0.82' IN WATSON AVE AND ON PROJECTION OF PROPERTY LINE.

EX. CONC. BOUND FOUND ABOVE GRADE, 0.19' IN WATSON AVE AND ON PROJECTION OF PROPERTY LINE.

180.00' (180' PER DEED)

90.015' (90' PER DEED)

50.00'

INCORRECT LOCATION OF PROPERTY LINE AS SHOWN ON REFERENCE #10

INCORRECT LOCATION OF PROPERTY LINE AS SHOWN ON REFERENCE #10

140.03'

140.00'

EXISTING HOUSE

LOT AREA
14,861.3 SQ. FT.
LOT 644
ASSESSOR'S MAP 8

N/F PHILLIP GREGOIRE
AND SUSAN GREGOIRE-CONNOLE
LOT 642, ASSESSOR'S MAP 8

EXISTING DRIVEWAY

91°-06'-54"

EXISTING GARAGE

90°-13'-33"

104.47'
(104' PER DEED AND REF. #1)

REBAR W/ 1-1/2" DIA. ALUMINUM CAP SET FLUSH NOV. 12, 2012

EX. ½" DIA. REBAR FOUND 0.3' ABOVE GRADE, 0.05' SOUTHERLY OF PROPERTY CORNER AND ON PROJECTION OF PROPERTY LINE BETWEEN SALUM AND GREGOIRE.

EX. CONC. BOUND FOUND 0.3' ABOVE GRADE

EX. 1" DIA. IRON PIPE FOUND 0.5' BELOW GRADE, 0.19' OFF WATSON AVE.

EX. STONE BOUND FOUND 0.5' ABOVE GRADE, ON STREET LINE.

145.48'

N/F KENNETH G. AND SUSAN M. LITTMAN
LOT 42, ASSESSOR'S MAP 8

EX. STONE BOUND FOUND 0.2' ABOVE GRADE, 1.2' OFF OCEAN AVE. BELIEVE TO BE SET BY RAYMOND SCHWAB, I.E.

203.905'

EX. STONE BOUND FOUND 0.2' ABOVE GRADE, ON STREET LINE.

0.9'

43.1'

NARRAGANSETT AVENUE

OCEAN AVENUE (WIDTH VARIES)

MELROSE AVENUE (50' WIDE)

EX. ½" DIA. IRON PIPE FOUND FLUSH, ON STREET LINE REFERRED TO BE SET BY COMMONWEALTH ENGINEERING.

EX. REBAR FOUND 0.1' ABOVE GRADE, 0.95' OFF MELROSE AVE.

EX. REBAR (LOOSE) FOUND ABOVE GRADE, 0.5'± IN MELROSE AVE.

EX. REBAR FOUND 0.5' BELOW GRADE, 0.23' IN MELROSE AVE.

REFERENCES:

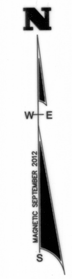
1. THE PLAT ENTITLED: "BAY VIEW the property of Thomas Congdon Watson JAMESTOWN R.I. 1874. Wm. DAME, C.E.", RECORDED IN HPF277B IN THE TOWN OF JAMESTOWN LAND EVIDENCE RECORDS.
2. AN UNTITLED PLAN SHOWING THE LAYOUT OF OCEAN AVENUE PREPARED BY J.P. COTTON, C.E. NEWPORT RI MAY 10, 1905, ORDERED FILED BY THE TOWN COUNCIL ON AUG. 28TH, 1905, AND RECORDED IN HPF269A IN THE TOWN OF JAMESTOWN LAND EVIDENCE RECORDS.
3. AN UNTITLED PLAN SHOWING THE LAYOUT OF MELROSE AVENUE PREPARED BY J.P. COTTON, C.E. NEWPORT RI JUNE 28, 1905, ORDERED FILED BY THE TOWN COUNCIL ON AUG. 28TH, 1905, BOOK 7, PAGE 429 AND FOUND IN HPF269A IN THE TOWN OF JAMESTOWN LAND EVIDENCE RECORDS.
4. THE PLAT ENTITLED: "PLAT SHOWING A PORTION OF WATSON AVENUE AND OF BAY VIEW DRIVE. JAMESTOWN, R.I. SCALE 1"=40' ", PREPARED BY GARDNER C. EASTON, DATED FEB 20 1942, RECORDED IN HPF287A IN THE TOWN OF JAMESTOWN LAND EVIDENCE RECORDS.
5. THE PLAT ENTITLED: "PLAT SHOWING PORTION OF WATSON AVENUE - JAMESTOWN, R.I. SCALE 1"=50' APRIL 1952", RECORDED IN HPF288A IN THE TOWN OF JAMESTOWN LAND EVIDENCE RECORDS.
6. THE PLAT ENTITLED: "PLAT OF LAND OF ALBERT ANDERSON JR. LOCATED IN THE TOWN OF JAMESTOWN NEWPORT COUNTY STATE OF RHODE ISLAND RAYMOND W. SCHWAB... JOB NO. S210365.. SURVEYED 22 APRIL 1965", RECORDED IN HPF269A IN THE TOWN OF JAMESTOWN LAND EVIDENCE RECORDS.
7. THE PLAT ENTITLED: "PAUL COBLE JAMESTOWN, RHODE ISLAND DIVISION OF LAND IN THE TOWN OF JAMESTOWN NEWPORT COUNTY STATE OF RHODE ISLAND RAYMOND W. SCHWAB ASSOCIATES CIVIL ENGINEERS... JOB NO. S1780768... REVISED NOVEMBER 12, 1968.
8. THE PLAT ENTITLED: "JOHN R. HEFLER WATERFORD, CONNECTICUT MAP OF LAND LOCATED IN THE TOWN OF JAMESTOWN NEWPORT COUNTY, STATE OF RHODE ISLAND JOB NO S2480869... CHECKED ON 12-1-69 BY A.E.H.".
9. THE PLAT ENTITLED: "PLAN OF LAND WATSON AVENUE JAMESTOWN, R.I. FOR MARGUERITE KRUEGER... SAI SURVEYING CORPORATION... DATE: 12-05-2002 SCALE: 1"=30' ".
10. THE PLAT ENTITLED: "SURVEY PREPARED FOR PHILIP GREGOIRE 91 WATSON AVENUE JAMESTOWN, RHODE ISLAND DATE: JUNE 7, 2005 SCALE 1"=20' UDM LAND SCIENCES SURVEY SERVICES ...", AND FOUND IN THE TOWN OF JAMESTOWN LAND EVIDENCE RECORDS.
11. THE PLAT ENTITLED "MINOR SUBDIVISION OF LAND LOCATED AT 119 WATSON AVENUE IN JAMESTOWN, R.I. BEING LOT 14 OF ASSESSOR PLAT 8 OWNED BY MARGARET KRUGER TRUSTEE DATE: 12/5/09 SCALE: 1"=30' HILBERN LAND SURVEYING...", RECORDED IN HPF247A IN THE TOWN OF JAMESTOWN LAND EVIDENCE RECORDS.

THIS PLAN AND SURVEY CONFORMS TO THE FOLLOWING STANDARDS AS SET FORTH BY THE R.I. BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS:

PROPERTY LINES - CLASS I
LOCATION OF FEATURES - CLASS III

BY: Jeffrey K. Balch DATE: 4/11/2013
JEFFREY K. BALCH, P.L.S.

LOCATION PLAN
SCALE: 1" = 2000'



SUBDIVISION NOTE:
THIS PLAN IS A SURVEY PLAN OF AN EXISTING LOT OF RECORD AND SUBSTANTIALLY AGREES WITH DEEDS AND PLATS OF RECORD. THIS PLAN IS NOT A SUBDIVISION, RE-SUBDIVISION NOR INTENDED TO MOVE OR ADJUST PROPERTY LINES BETWEEN PROPERTIES IN ORDER TO AVOID THE SUBDIVISION REGULATIONS OF THE TOWN OF JAMESTOWN.

STREET INDEX:
THIS PLAN SHOULD BE INDEXED UNDER THE FOLLOWING STREETS IN THE TOWN OF JAMESTOWN LAND EVIDENCE RECORDS:
- OCEAN AVENUE
- WATSON AVENUE
- MELROSE AVENUE

FRISELLA -BALCH & ASSOCIATES
LAND SURVEYORS
33 NORTH RD. SUITE C-201 ☐ PEACE DALE, RI
PHONE (401) 783-5949 ☐ FAX (401) 783-5997
www.frisella.com

NO.	DATE	DESCRIPTION	BY

DRAWING TITLED:
PROPERTY SURVEY PLAN

LOCATED ON:
A PORTION OF LOT 170
OF THE **BAY VIEW PLAT**

OWNED BY:
MARCIA S. SALLUM

ADDRESS:
30 OCEAN AVENUE
ASSESSOR'S MAP 8, LOT 644

IN THE TOWN OF **JAMESTOWN, R.I.**

NOVEMBER 19, 2012
DESIGNED BY: JEFFREY K. BALCH, P.L.S.
SCALE: 1" = 20'
DRAWN BY: JKB | CHECKED BY: JKB
DRAWING No.
SHEET 1 of 1

JEFFREY K. BALCH
No. 1839
PROFESSIONAL LAND SURVEYOR

OWTS APPLICATION #:

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