

STREET INDEX
 PROVIDENCE AVENUE
 EAST SHORE ROAD
 NORTH BAY VIEW DRIVE

Doc# 00044589
 Bk# 788 Ps# 290
 RECEIVED FOR RECORD
 Mar 05 2013 11:54A
 JAMESTOWN TOWN CLERK
 CHERYL A. FERNSTROM, CNC

WE, THE UNDERSIGNED, APPROVE
 OF THE LOT LINE CHANGES
 AS SHOWN ON THIS PLAN.

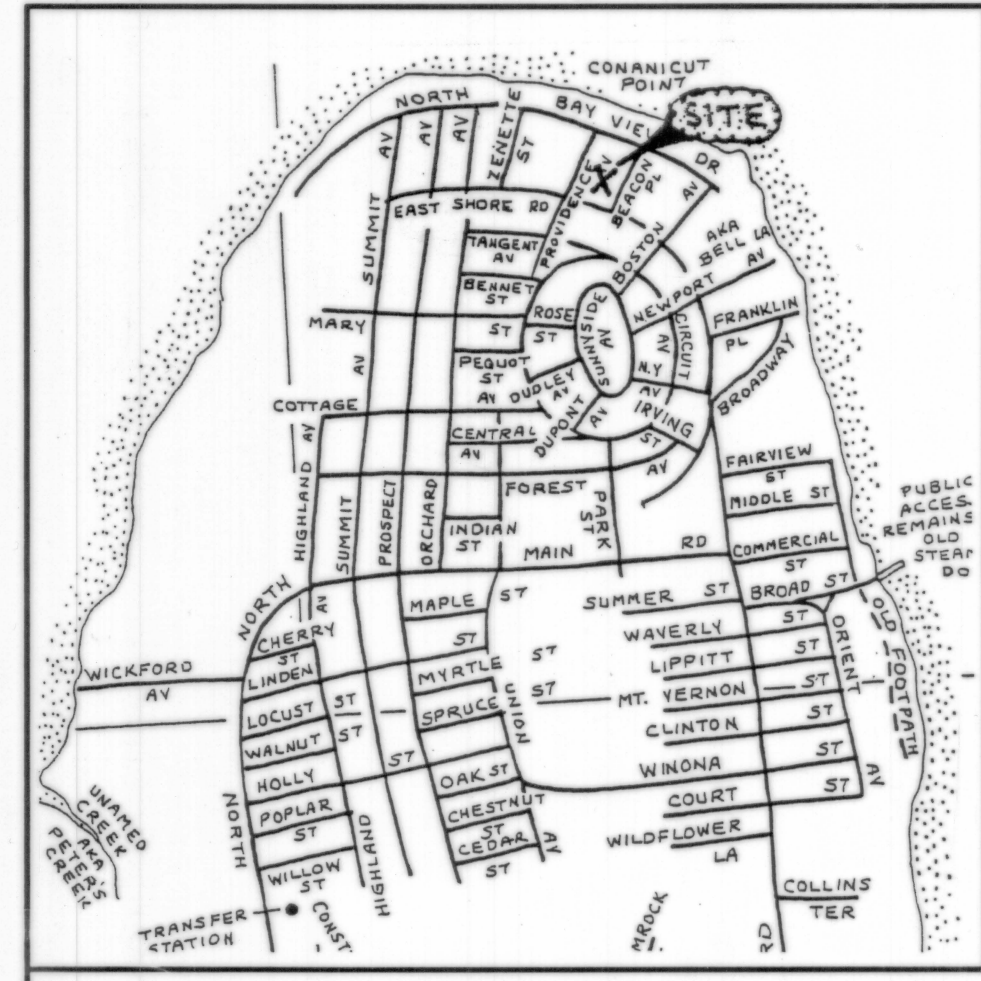
BY: *Robert J. Swanson*
 BY: *Eric C. Swanson*
 BY: *Madley Neale Swanson Neale*

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

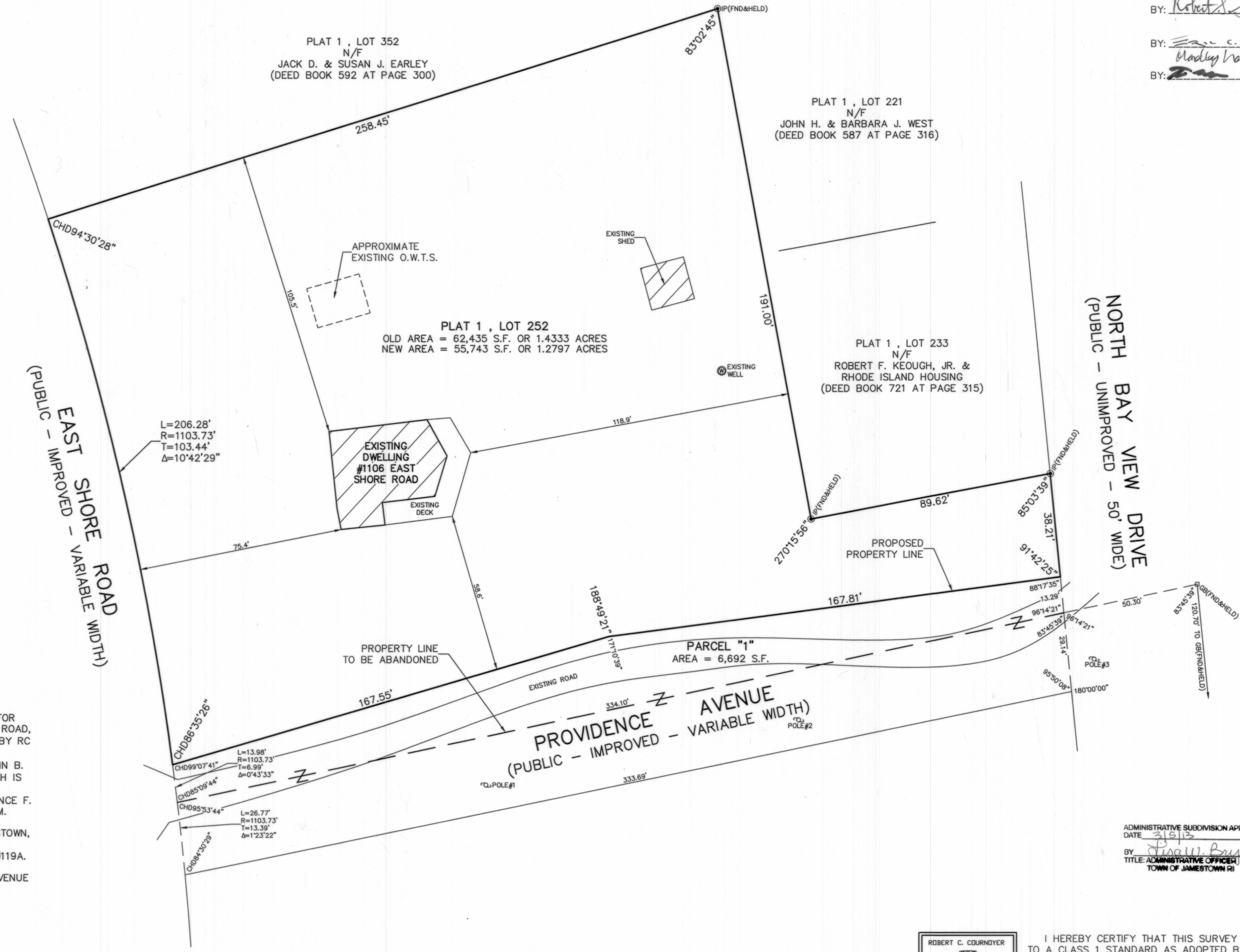
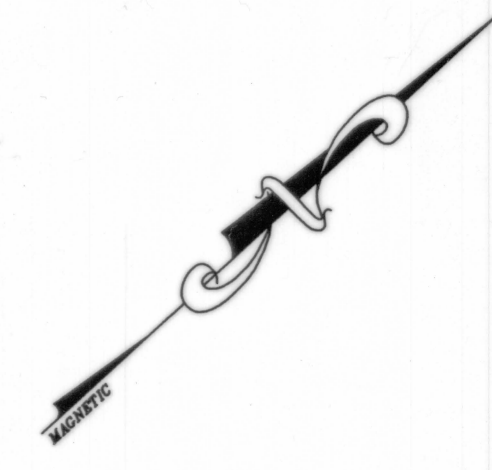
PROPOSED PLAN OF LAND FOR
ROBERT S. & ERIC C. SWANSON & MARTHA SWANSON NEALE
 PLAT 1, LOT 252
 PROVIDENCE AVENUE & EAST SHORE ROAD
 JAMESTOWN, RHODE ISLAND

SCALE: 1" = 20'
 DRAWN BY: S.A.K.
 REVISED
 DATE: DEC. 4, 2012
 DRAWING NO: SULLY
 SHEET NO: 1 OF 1

THE PURPOSE OF THIS PLAN IS TO CONVEY 6,692 S.F. OF LAND FROM PLAT 1, LOT 252 TO THE TOWN OF JAMESTOWN FOR HIGHWAY PURPOSES.



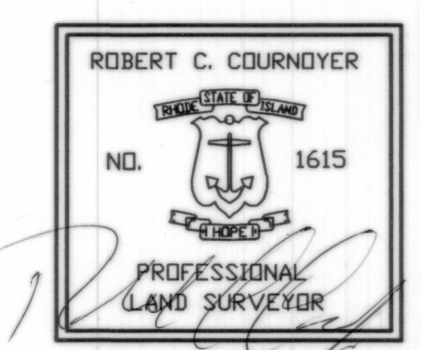
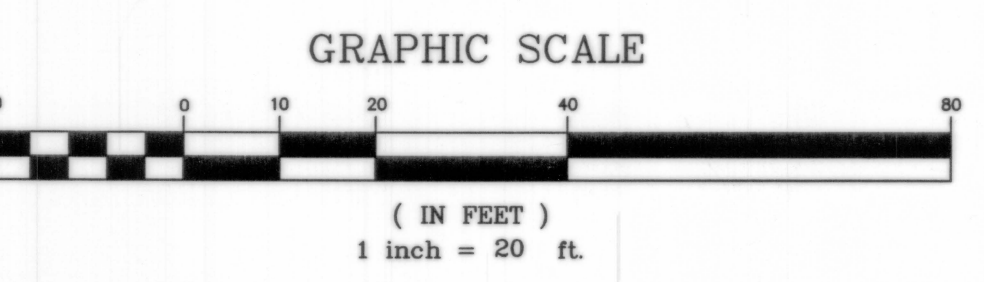
- LEGEND**
- GB GRANITE BOUND
 - IP IRON PIPE FOUND
 - N/F NOW OR FORMERLY
 - S.F. SQUARE FEET
 - PL PROPERTY LINE
 - CHD CHORD
 - L LENGTH
 - R RADIUS
 - T TANGENT
 - Δ DELTA



- GENERAL NOTES:**
1. THE PARCEL IS PLAT 1, LOT 252.
 2. THE EXISTING DWELLING ADDRESS IS 1106 EAST SHORE ROAD.
 3. SEE DEED BOOK 662 AT PAGE 210 FOR TITLE REFERENCE.

- ZONING INFORMATION:**
 THE AREA IS ZONED: RR-80.
 MINIMUM LOT AREA = 80,000 S.F.
 MINIMUM LOT FRONTAGE = 200 FEET
 MINIMUM BUILDING SETBACKS:
 FRONT YARD = 40 FEET
 CORNER YARD = 40 FEET
 SIDE YARD = 30 FEET
 REAR YARD = 40 FEET
 MAXIMUM LOT COVERAGE = 20%
 MAXIMUM BUILDING HEIGHT = 35 FEET

- PLAN REFERENCES:**
1. UNRECORDED PLAN ENTITLED "ADMINISTRATIVE SUBDIVISION PLAN FOR PLAT 1, LOTS 209, 210, & 252, PROVIDENCE AVENUE & EAST SHORE ROAD, JAMESTOWN, RHODE ISLAND, SCALE: 1"=20', DATED: SEPT. 20, 2011, BY RC COURNOYER ENTERPRISES, INC."
 2. PLAN ENTITLED "CONANICUT PARK, RHODE ISLAND, DRAWN BY JOHN B. MULLIN, TOPOGRAPHICAL ENGINEER, NEWPORT, R.I., MARCH 1873" WHICH IS RECORDED IN THE TOWN OF JAMESTOWN REGISTRY OF DEEDS.
 3. PLAN ENTITLED "SURVEY FOR MARY STEARNS MCGAUGHAN, TERENCE F. MCGAUGHAN, DAVID STEARNS MARTIN, JANICE M. MARTIN, BRADFORD M. MARTIN, JENNIFER S. MARTIN, CONANICUT PARK, RETRACEMENT OF CONANICUT PARK MARCH 1873, MONUMENTED PROPERTY LINES, JAMESTOWN, R.I., SCALE: 1"=200', SEPT. 1994, BY BOYER ASSOCIATES" WHICH IS RECORDED IN THE TOWN OF JAMESTOWN REGISTRY OF DEEDS AT HPF#119A.
 4. JAMESTOWN ZONING BOARD OF REVIEW APPROVAL AT MEETING OF FEBRUARY 28, 2012, FOR NECESSARY RELIEF FOR THE PROVIDENCE AVENUE AND PLAT 1, LOT 252 (SWANSON) TRANSFER.



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* 12/4/12
 ROBERT C. COURNOYER, PLS#1615 DATE

ADMINISTRATIVE SUBDIVISION APPROVAL
 DATE: 3/6/13
 BY: *Cheryl A. Fernstrom*
 TITLE: ADMINISTRATIVE OFFICER
 TOWN OF JAMESTOWN RI