

HPF 343A

STREET INDEX
FORT GETTY ROAD
BEAVERTAIL ROAD

LOT DATA TABLE:

PARCEL	EXISTING AREA	PROPOSED AREA
PLAT 11, LOT 7	10.0559 ACRES	5.2431 ACRES
PLAT 11, LOT 44	24.6189 ACRES	11.9660 ACRES
PLAT 11, LOT 45	18.6272 ACRES	36.0929 ACRES
TOTALS	53.3020 ACRES	53.3020 ACRES

FORT GETTY ROAD
(PUBLIC - IMPROVED - VARIABLE WIDTH)

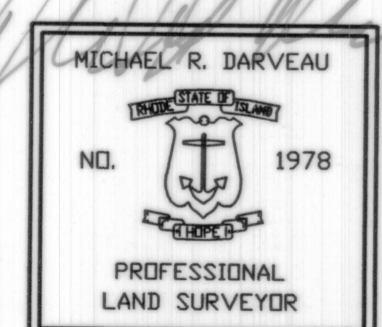
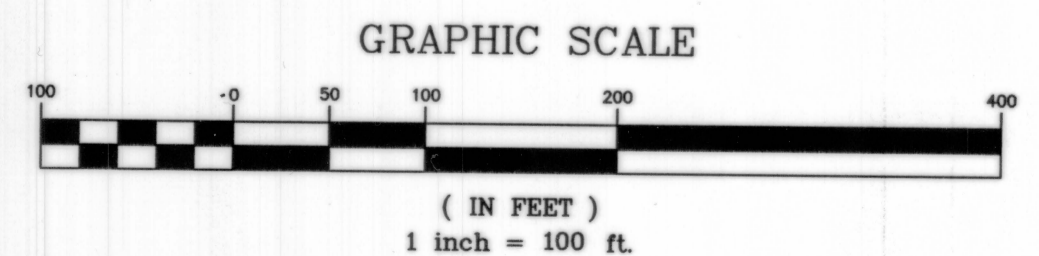
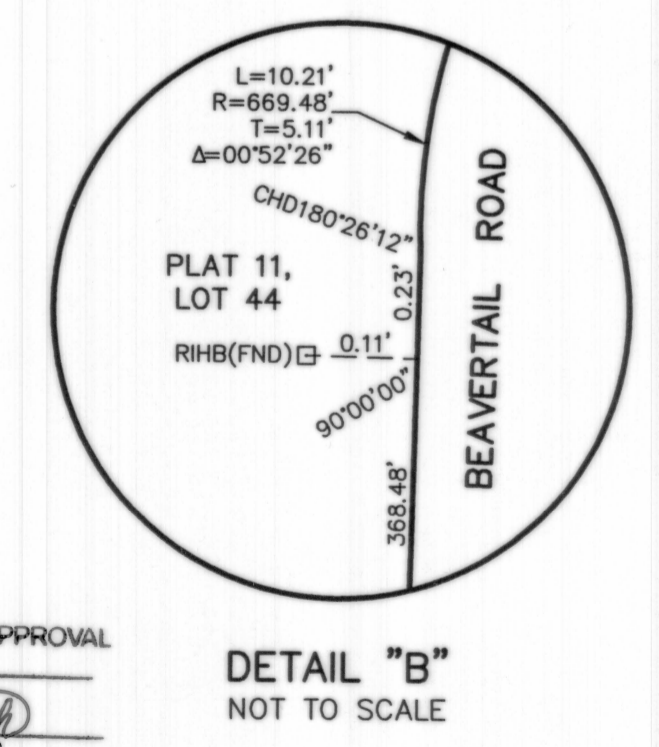
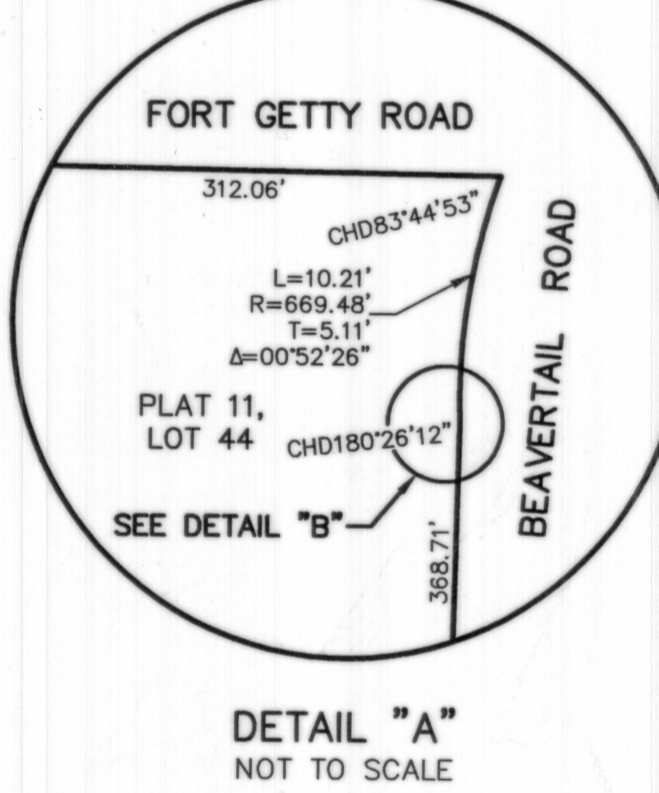
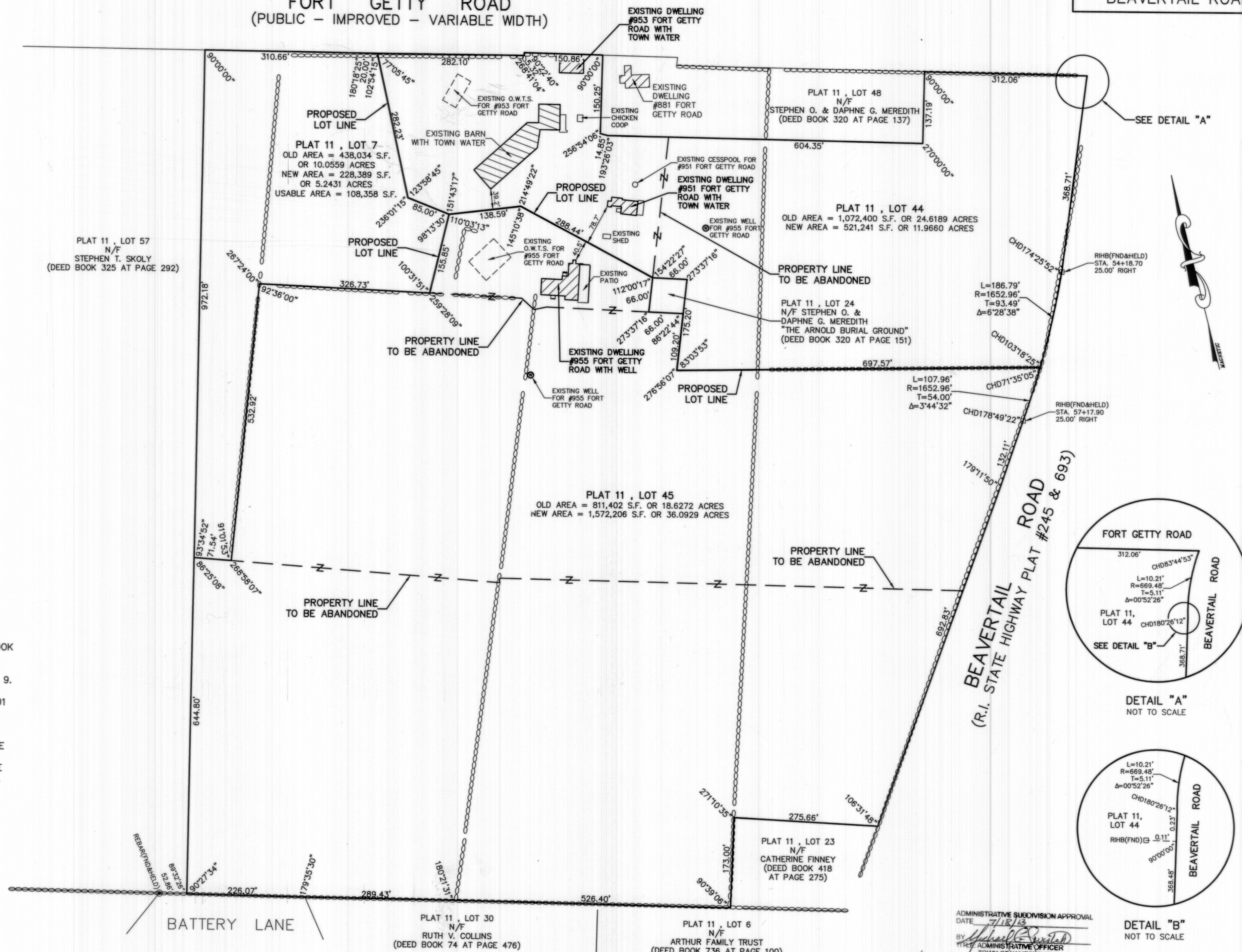
ZONING INFORMATION:
THE AREA IS ZONED: RR-80
MINIMUM LOT AREA = 80,000 S.F.
MINIMUM LOT FRONTAGE = 200 FEET
MINIMUM BUILDING SETBACKS:
FRONT YARD = 40 FEET
SIDE YARD = 30 FEET
REAR YARD = 40 FEET
MINIMUM ACCESSORY BUILDING SETBACKS:
SIDE YARD = 20 FEET
REAR YARD = 20 FEET
MAXIMUM LOT COVERAGE = 20%

* PROPERTY SUBJECT TO ZONING DECISION
RECORDED IN BOOK 552 AT PAGE 31.

- NOTES:**
- THE PARCELS ARE PLAT 11, LOTS 7, 44 & 45.
 - THE TOTAL AREA OF PLAT 11, LOTS 7, 44 & 45 IS 2,321,836 S.F. OR 53.3020 ACRES.
 - 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
SIDE YARD = 30 FEET
REAR YARD = 40 FEET
MINIMUM ACCESSORY BUILDING SETBACKS:
SIDE YARD = 20 FEET
REAR YARD = 20 FEET
MAXIMUM LOT COVERAGE = 20%
 - THE OWNERS OF PLAT 11, LOTS 7, 44 & 45 ARE:
WILLIAM J. O'FARRELL & NOREEN E. M. DREXEL
955 FORT GETTY ROAD
JAMESTOWN, R.I. 02835
 - THE PARCEL IS SUBJECT TO A "CONSERVATION EASEMENT" TO THE AUDUBON SOCIETY OF RHODE ISLAND DATED AUGUST 7, 1998 IN DEED BOOK 317 AT PAGE 111.
 - THE PARCEL IS SUBJECT TO A "CONSERVATION EASEMENT" TO THE NATURE CONSERVANCY DATED JULY 2, 1987 IN DEED BOOK 126 AT PAGE 9.
 - THE PARCEL IS SUBJECT TO A "CONSERVATION EASEMENT" TO THE CONANICUT ISLAND LAND TRUST CORPORATION DATED SEPTEMBER 25, 2001 IN DEED BOOK 397 AT PAGE 263.
 - THE PARCEL IS SUBJECT TO AN "ACCESS, PRUNING AND SIGHT EASEMENT" DATED NOVEMBER 6, 1998 IN DEED BOOK 320 AT PAGE 152.
 - THE PARCEL IS TOGETHER WITH AN EASEMENT FOR PASSAGE AND PIPE DATED JANUARY 6, 1993 IN DEED BOOK 202 AT PAGE 15.
 - THE PARCEL IS SUBJECT TO AND/OR TOGETHER WITH ALL RIGHT, TITLE AND INTEREST, IF ANY, IN OTHER RECORDED OR UNRECORDED EASEMENTS, RIGHT OF WAYS, ETC., WHICH MAY BE PART OF SAID PREMISES.

I APPROVE OF THE LOT LINE
CHANGES AS SHOWN ON THIS PLAN.

BY: _____
BY: _____



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: Michael R. Darveau 7/9/13
MICHAEL R. DARVEAU, PLS#1978 DATE

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ADMINISTRATIVE SUBDIVISION PLAN FOR
WILLIAM J. O'FARRELL & NOREEN E. M. DREXEL
PLAT 11, LOTS 7, 44 & 45
FORT GETTY ROAD & BEAVERTAIL ROAD
JAMESTOWN, RHODE ISLAND

SCALE: 1" = 100'
REVISED: JULY 9, 2013
DRAWN BY: S.A.K.
DATE: FEB. 18, 2013
DRAWING NO: 2012_009
SHEET NO: 1 OF 3