

HPF 344A

Dwg# 00045587
Blk# 303, Part 175

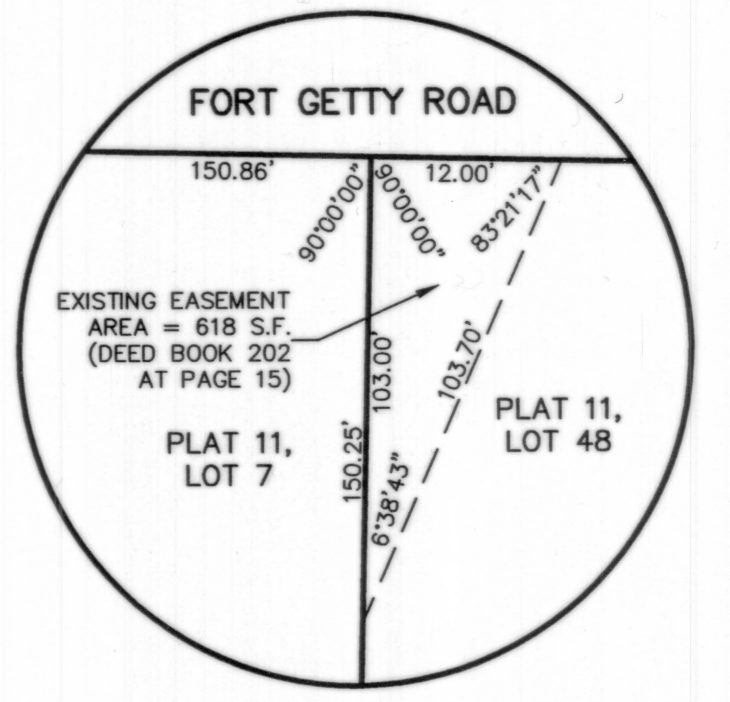
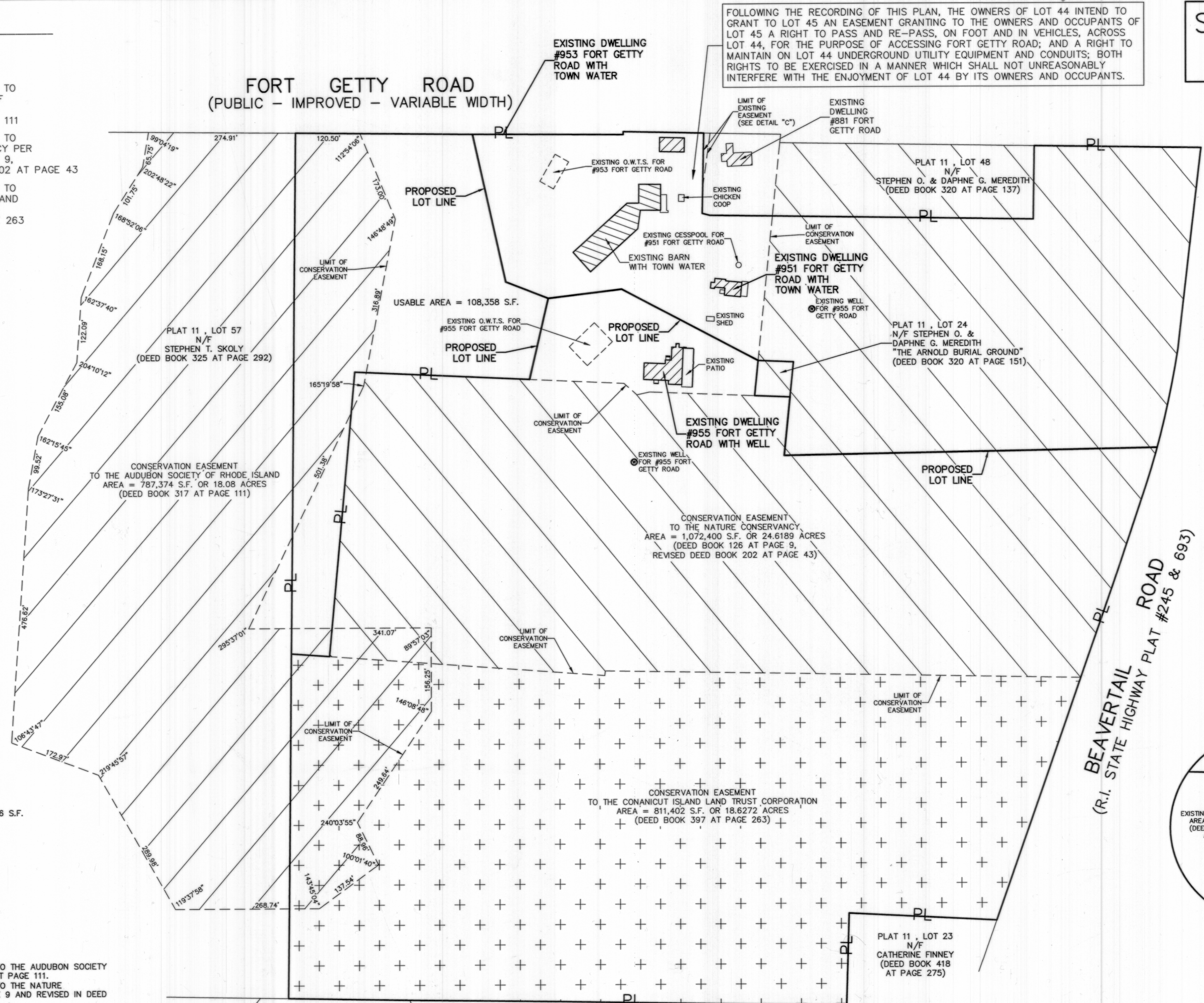
LEGEND

- N/F S.F. --- DASHED LINE --- NOW OR FORMERLY SQUARE FEET LIMIT OF EASEMENT
- [Hatched Box] CONSERVATION EASEMENT TO THE AUDUBON SOCIETY OF RHODE ISLAND PER DEED BOOK 317 AT PAGE 111
- [Hatched Box] CONSERVATION EASEMENT TO THE NATURE CONSERVANCY PER DEED BOOK 126 AT PAGE 9, REVISED IN DEED BOOK 202 AT PAGE 43
- [Cross-hatched Box] CONSERVATION EASEMENT TO THE CONANICUT ISLAND LAND TRUST CORPORATION PER DEED BOOK 397 AT PAGE 263

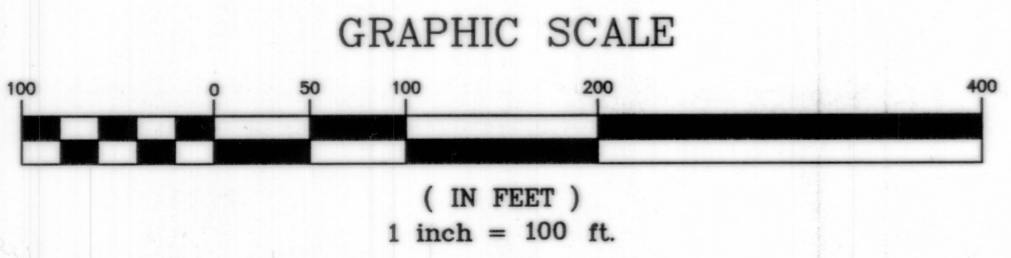
FOLLOWING THE RECORDING OF THIS PLAN, THE OWNERS OF LOT 44 INTEND TO GRANT TO LOT 45 AN EASEMENT GRANTING TO THE OWNERS AND OCCUPANTS OF LOT 45 A RIGHT TO PASS AND RE-PASS, ON FOOT AND IN VEHICLES, ACROSS LOT 44, FOR THE PURPOSE OF ACCESSING FORT GETTY ROAD; AND A RIGHT TO MAINTAIN ON LOT 44 UNDERGROUND UTILITY EQUIPMENT AND CONDUITS; BOTH RIGHTS TO BE EXERCISED IN A MANNER WHICH SHALL NOT UNREASONABLY INTERFERE WITH THE ENJOYMENT OF LOT 44 BY ITS OWNERS AND OCCUPANTS.

STREET INDEX
FORT GETTY ROAD
BEAVERTAIL ROAD

RECEIVED FOR RECORD
Aug 12, 2013 02:05P
JAMESTOWN TOWN CLERK
CHERYL A. FERSTROM, CRC

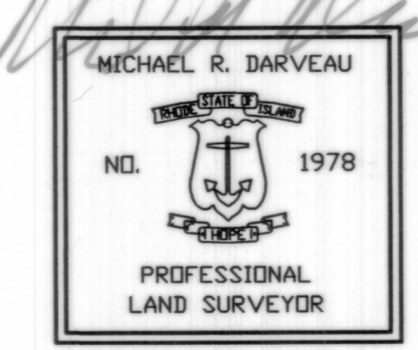


- NOTES:
- THE PARCELS ARE PLAT 11, LOTS 7, 44 & 45.
 - THE TOTAL AREA OF PLAT 11, LOTS 7, 44 & 45 IS 2,321,836 S.F. OR 53.3020 ACRES.
 - THE AREA IS ZONED: RR-80
MINIMUM LOT AREA = 80,000 S.F.
MINIMUM LOT FRONTAGE = 200 FEET
MINIMUM BUILDING SETBACKS:
FRONT YARD = 40 FEET
SIDE YARD = 30 FEET
REAR YARD = 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 AND REVISED IN DEED BOOK 202 AT PAGE 43.
 - 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: [Signature]
BY: [Signature]



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: [Signature] DATE: 7/9/13
MICHAEL R. DARVEAU, PLS#1978

ADMINISTRATIVE SUBDIVISION APPROVAL
DATE: 7-18-13
BY: [Signature]
TITLE: ADMINISTRATIVE OFFICER
TOWN OF JAMESTOWN RI

EASEMENT PLAN FOR		DARVEAU LAND SURVEYING, INC	
WILLIAM J. O'FARRELL & NOREEN E. M. DREXEL		P.O. BOX 7918 CUMBERLAND, R.I. 02864 PHONE 401-475-5700 E-MAIL: DARVEAUSURVEY@COX.NET	
SCALE:	1" = 100'	DRAWN BY:	S.A.K.
REVISED:	JULY 9, 2013	DATE:	FEB. 18, 2013
DRAWING NO:	2012_009	SHEET NO:	3 OF 3