

- LEGEND**
- EXISTING BOUNDARY LINE
 - EXISTING ADJUTER BOUNDARY LINE
 - EXISTING BOUNDARY LINE TO BE ABOLISHED
 - PROPOSED BOUNDARY LINE
 - EXISTING EASEMENT LINE
 - PROPOSED EASEMENT LINE
 - SURVEY CLOSURE LINE
 - APPROXIMATE WETLAND
 - AREA SUBJECT TO STORMWATER FLOW
 - COASTAL FEATURE
 - 50' PERIMETER WETLAND
 - 100' RIVERBANK WETLAND
 - 200' COASTAL FEATURE SETBACK
 - APPROXIMATE MEAN HIGH WATER LINE
 - WATER EDGE
 - STREAM
 - IRON PIPE
 - ▲ WETLAND FLAG

- REFERENCES:**
- 1) MAP OF LAND ENTITLED "PLAN SHOWING PROPERTY OF ESTATE OF LULU E. CLARKE BEAVERTAIL CORPORATION AND OTHERS, JAMESTOWN, R.I." BY GARDNER C. EASTON, DATED AUG. 21, 1950.
 - 2) MAP OF LAND ENTITLED "PLAN OF LAND OF ROBERT M. CLARKE AT CONANICUT RESERVE LOTS 7 & 8, AP 11, JAMESTOWN, R.I., DECEMBER 1980 BY ISLAND ENGINEERING"
 - 3) PLAN ENTITLED "ADMINISTRATIVE SUBDIVISION BEAVERTAIL ROAD ASSESSORS PLAT 12 LOTS 41, 42 AND 212 SITUATED IN JAMESTOWN, RHODE ISLAND PREPARED FOR PATRICIA J. YOUNG, PREPARED BY JOHN P. CAITO CORPORATION, DATED JANUARY 1999".
 - 4) PLAN ENTITLED "ADMINISTRATIVE SUBDIVISION A.P. 12 LOTS 41, 42 & 118, BEAVERTAIL ROAD, JAMESTOWN, RI" PREPARED BY NORTHEAST ENGINEERS & CONSULTANTS, INC. DATED OCTOBER 23, 2005.
 - 4) PLAN ENTITLED "ADMINISTRATIVE SUBDIVISION A.P. 12 LOTS 41 & 161, BEAVERTAIL ROAD, JAMESTOWN, RI" PREPARED BY NORTHEAST ENGINEERS & CONSULTANTS, INC. DATED OCTOBER 23, 2005.

- NOTES:**
- 1) THIS PLAN IS THE RESULT OF AN ON-AN-THE-GROUND SURVEY PERFORMED ON MARCH 12, 2014 THRU APRIL 3, 2014.
 - 2) THE LOCATION OF THE 25' DRIVEWAY EASEMENT SHOWN HEREON HAS BEEN CALCULATED BASED UPON NUMEROUS FIELD MEASUREMENTS, HOWEVER ITS LOCATION IS INTENDED TO BE MEASURED 12.5' EACH SIDE OF THE CENTERLINE OF THE EXISTING DRIVEWAY.
 - 3) THE PURPOSE OF THIS PLAN IS TO TRANSFER 494,498 S.F. OF LAND FROM MAP 12 - LOT 212 TO MAP 12 - LOT 42. THIS TRANSFER WILL RECONFIGURE BOTH PARCELS AND THEY ARE DEPICTED AS PARCEL A AND PARCEL B.
 - 4) PORTIONS OF THE MEAN HIGH WATER MARK AND TOPOGRAPHIC INFORMATION SHOWN WERE LOCATED DURING THE COURSE OF THE SURVEY AND OTHER PORTIONS WERE DERIVED FROM LIDAR TAKEN FROM RIGIS INFORMATION. RIPARIAN BOUNDARIES ARE SUBJECT TO CHANGE DUE TO NATURAL CAUSES AND THE BOUNDARY SHOWN MAY OR MAY NOT REPRESENT THE ACTUAL LOCATION OF THE LIMIT OF TITLE.
 - 5) JURISDICTIONAL EDGES OF COASTAL FEATURES, FRESHWATER WETLANDS, STREAMS AND AREAS SUBJECT TO STORM FLOWING HAVE BEEN COMPILED FROM FIELD OBSERVATIONS AND PREVIOUS MAPPING (SEE REFERENCES ABOVE).
 - 6) THIS TRACT IS LOCATED WITHIN ZONE VE (EL. 21) ALONG THE COASTLINE AND A ZONE X ALONG THE INTERIOR STREAM (NO ELEVATION) ON THE NEWPORT COUNTY, RHODE ISLAND FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NUMBER 4405C01573, REVISED SEPTEMBER 4, 2013 AND PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.). NO ALTERATIONS ARE PROPOSED WITHIN THESE FLOOD HAZARD AREAS.

LOT NUMBER	EXISTING LOT AREA	PROPOSED LOT AREA
LOT 42	845,432 S.F.	1,440,850 S.F.
LOT 212	1,122,230 S.F.	526,812 S.F.

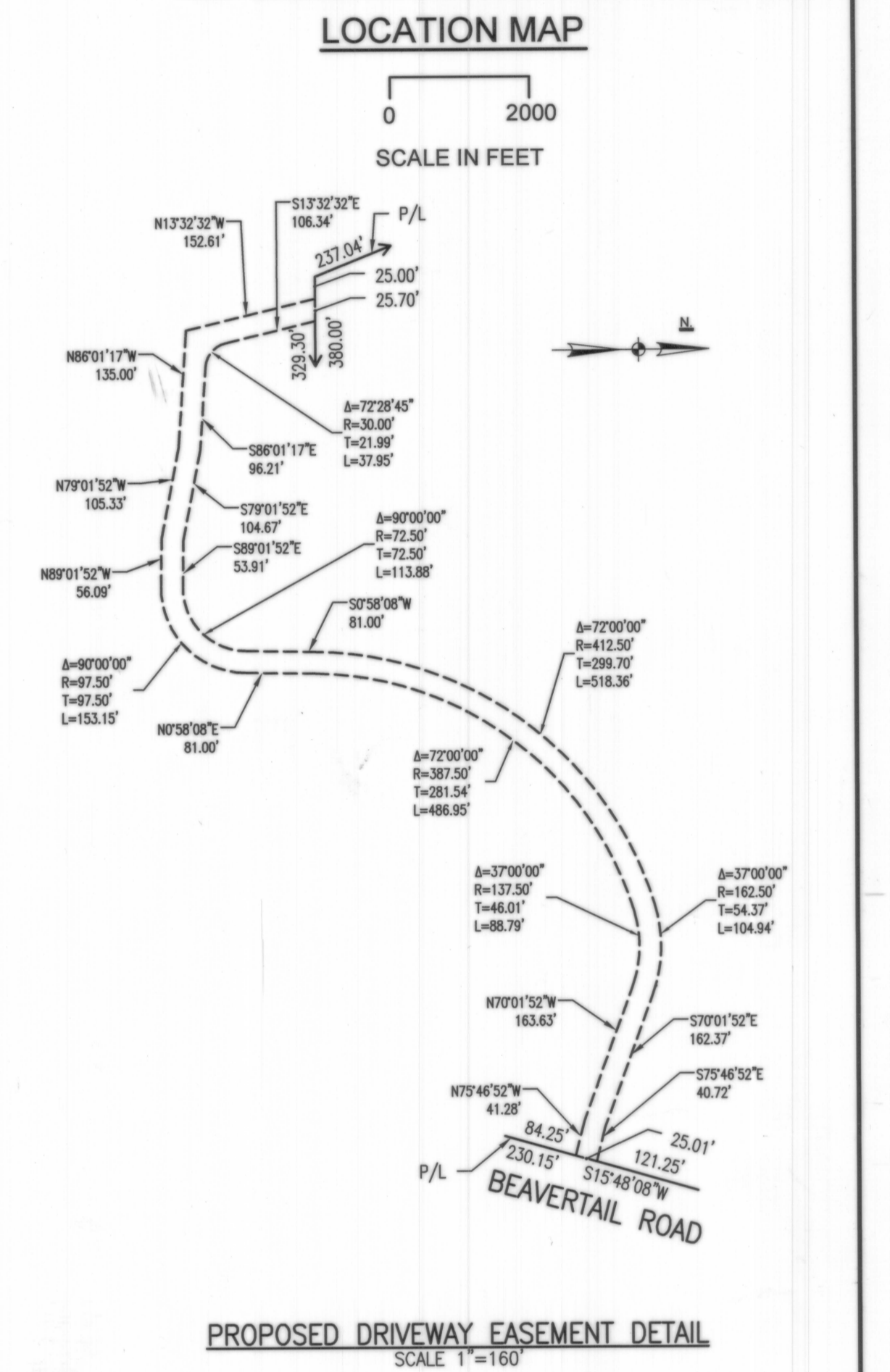
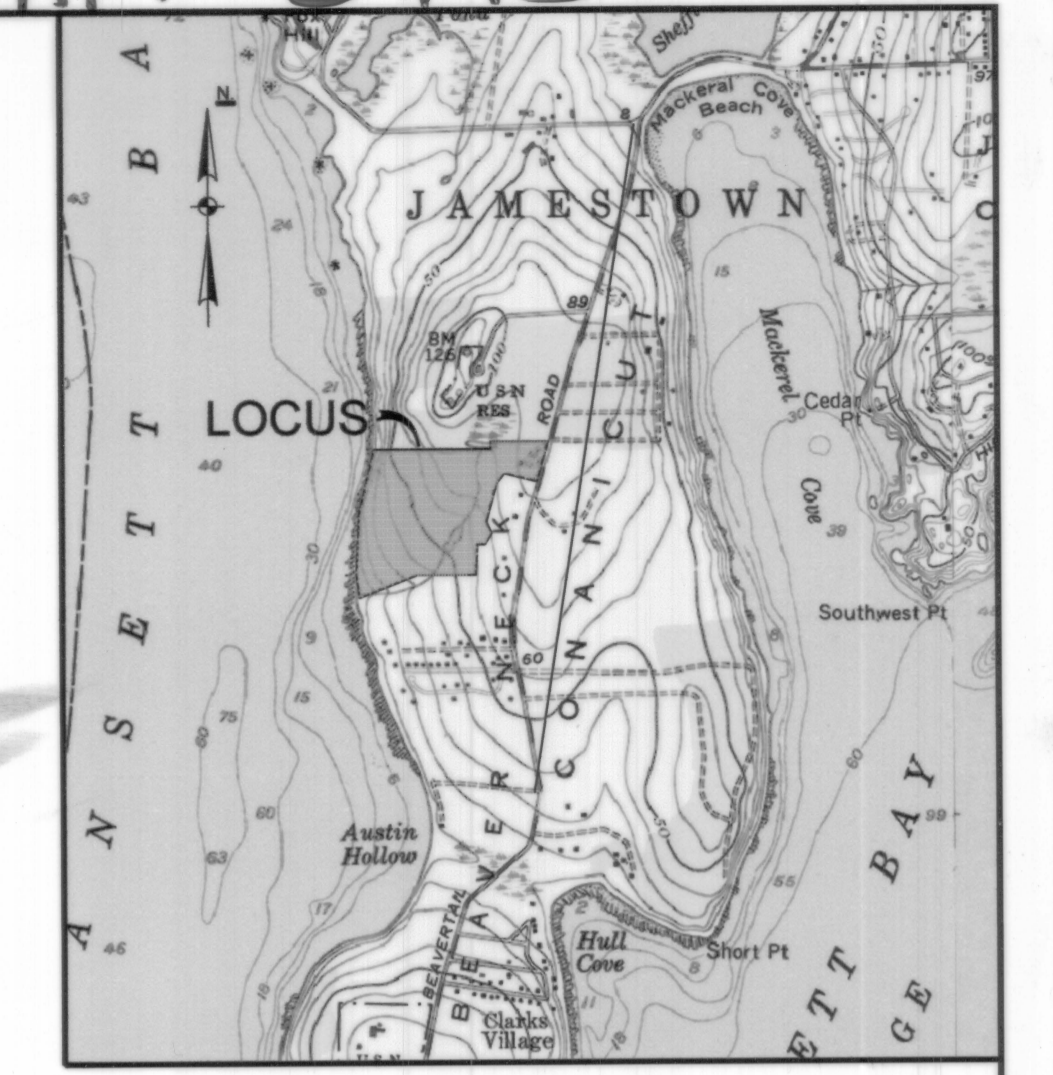
ZONING INFORMATION

ALL LOTS IN THIS PLAN ARE LOCATED IN THE RR-80 (RURAL RESIDENCE) ZONE. FOR A SINGLE FAMILY DWELLING THE ZONING REGULATIONS ARE:

MINIMUM LOT SIZE	LOT COVERAGE	MINIMUM YARD DIMENSIONS
AREA	LOT WIDTH	FRONT CORNER SIDE REAR
80,000 S.F.	20%	40' 40' 30' 40'

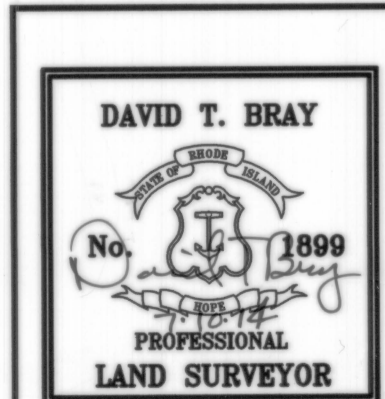
PATRICIA J. YOUNG (OWNER/APPLICANT)

 PAUL J. HAMILTON (OWNER/APPLICANT)



ADMINISTRATIVE SUBDIVISION APPROVAL
 DATE: July 10, 2014
 BY: David T. Bray
 TITLE: ADMINISTRATIVE OFFICER
 TOWN OF JAMESTOWN, RI

ASSESSORS MAP 12
 LOTS 42 AND 212
 AREA = 1,968,662 S.F.
 OWNER: PATRICIA J. YOUNG AND PAUL J. HAMILTON
 260 BEAVERTAIL ROAD
 P.O. BOX 287
 JAMESTOWN, RHODE ISLAND 02835
 DEED BOOK 312 - PAGE 305 (LOT 42)
 DEED BOOK 477 - PAGE 173 (LOT 212)
 ZONE: RR-80



ADMINISTRATIVE SUBDIVISION MAP
MAP 12 - LOTS 42 & 212
 PREPARED FOR
PATRICIA J. YOUNG AND PAUL J. HAMILTON
260 BEAVERTAIL ROAD
JAMESTOWN, RHODE ISLAND

CAPUTO AND WICK LTD.
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 Environmental Services, Traffic Engineering
 and Construction Engineering
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 RUMFORD, R.I. 02916-1897
 Tel.: 401-434-8880 WWW.CWLTD.NET

DATE: JULY 10, 2014
 SHEET: 1 OF 1

THIS SURVEY AND PLAN CONFORM TO THE FOLLOWING CLASS STANDARD AS ADOPTED BY THE RHODE ISLAND BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS, EFFECTIVE APRIL 1, 1994.
 BOUNDARY SURVEY - CLASS I
 LOCATIONS AND IMPROVEMENTS - CLASS III

BY: David T. Bray 7.10.14
 REGISTERED PROFESSIONAL LAND SURVEYOR DATE