

LOCUS
NOT TO SCALE

THE PURPOSE OF THIS PLAN IS TO CREATE A NEW BUILDABLE 129,700± S.F. PARCEL OF LAND AND TO ADD 12,125 S.F. OF LAND TO HULL COVE FARM ROAD.



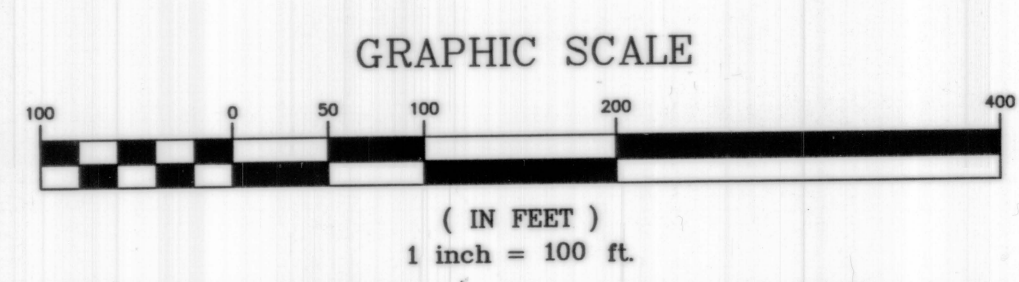
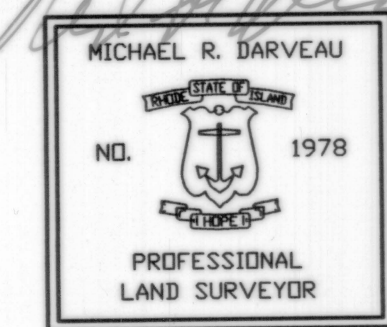
CONDITIONS OF APPROVAL:
 * THAT PAYMENT OF A FEE IN-LIEU-OF LAND DEDICATION SHALL BE REQUIRED FOR THIS SUBDIVISION IN THE AMOUNT REQUIRED BY ARTICLE III OF THE JAMESTOWN SUBDIVISION REGULATIONS.
 * THE COASTAL RESOURCE MANAGEMENT COUNCIL SHALL BE NOTIFIED IF ANY CLEARING OF VEGETATION OR IF DISTURBANCE IS TO OCCUR WITHIN THE JURISDICTIONAL LIMIT OF THE CRMC.
 * THE TOWN WILL OWN THE NEW WATER LINE ALONG HULL COVE FARM ROAD. AN EASEMENT TO THE TOWN SHALL BE PROVIDED FOR THE WATER LINE AND HYDRANTS ALONG HULL COVE FARM ROAD.
 * AN AS-BUILT OF THE WATER LINE, AS CONSTRUCTED, SHALL BE PROVIDED TO THE DEPARTMENT OF PUBLIC WORKS SUBSEQUENT TO CONSTRUCTION AND PRIOR TO RELEASE OF THE BOND.

I APPROVE OF THE LOT LINE CHANGES AS SHOWN ON THIS PLAN.
 BY: *Walter H. Reamer, Trustee*

SUBDIVISION APPROVED AS SUBMITTED
 8/26/14
Michael R. Darveau
 PLANNING COMMISSION CHAIR
 TOWN OF JAMESTOWN RI

I HEREBY CERTIFY THAT THIS SURVEY AND PLAN CONFORMS TO A CLASS 1 STANDARD FOR PARCELS "A" AND "B" AND A CLASS 4 STANDARD FOR THE REMAINDER OF PLAT 12, LOT 29 AS ADOPTED BY THE RHODE ISLAND BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS.

BY: *Michael R. Darveau* 9/26/14
 MICHAEL R. DARVEAU, PLS#1978 DATE

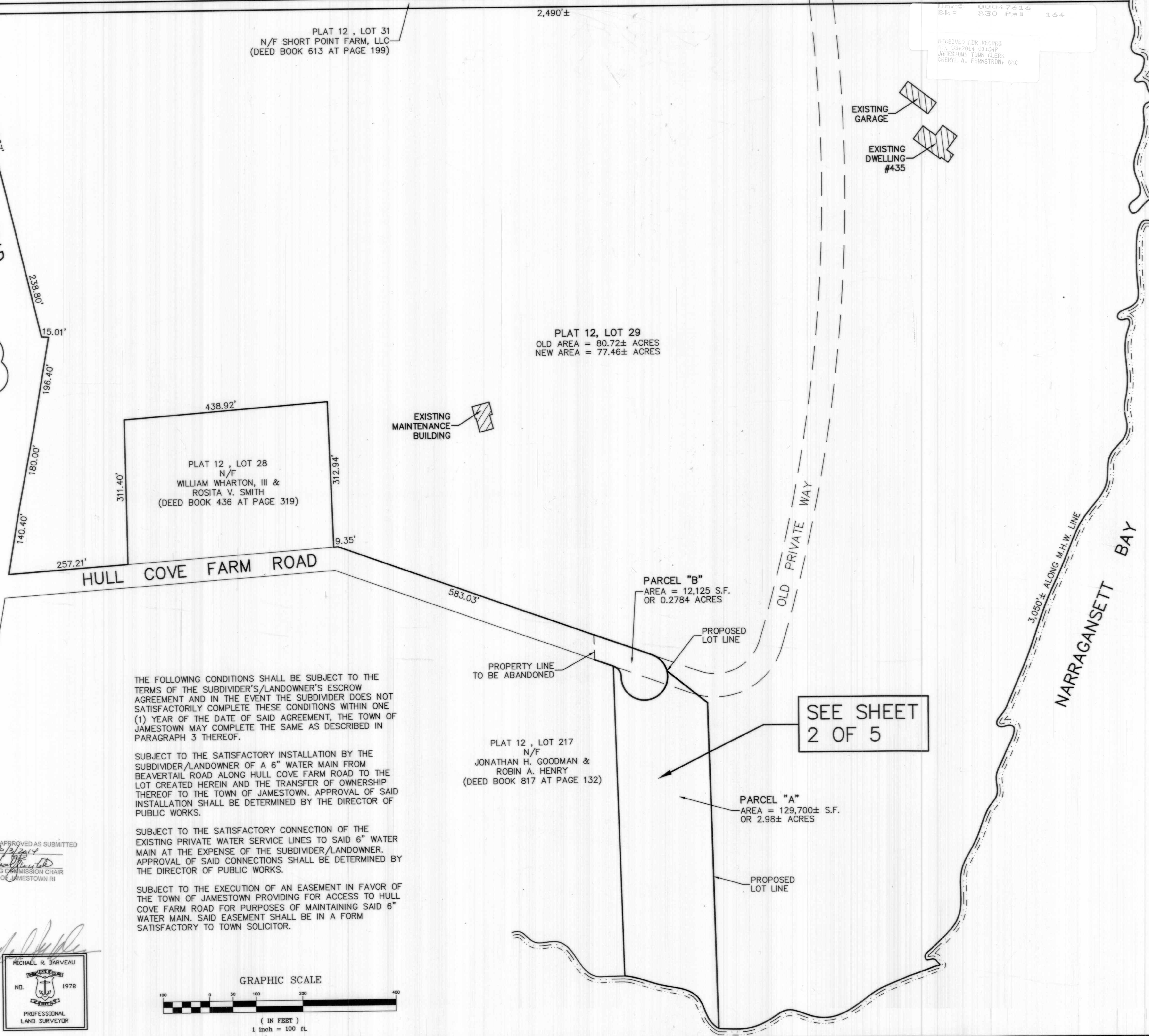


THE FOLLOWING CONDITIONS SHALL BE SUBJECT TO THE TERMS OF THE SUBDIVIDER'S/LANDOWNER'S ESCROW AGREEMENT AND IN THE EVENT THE SUBDIVIDER DOES NOT SATISFACTORILY COMPLETE THESE CONDITIONS WITHIN ONE (1) YEAR OF THE DATE OF SAID AGREEMENT, THE TOWN OF JAMESTOWN MAY COMPLETE THE SAME AS DESCRIBED IN PARAGRAPH 3 THEREOF.

SUBJECT TO THE SATISFACTORY INSTALLATION BY THE SUBDIVIDER/LANDOWNER OF A 6" WATER MAIN FROM BEAVERTAIL ROAD ALONG HULL COVE FARM ROAD TO THE LOT CREATED HEREIN AND THE TRANSFER OF OWNERSHIP THEREOF TO THE TOWN OF JAMESTOWN. APPROVAL OF SAID INSTALLATION SHALL BE DETERMINED BY THE DIRECTOR OF PUBLIC WORKS.

SUBJECT TO THE SATISFACTORY CONNECTION OF THE EXISTING PRIVATE WATER SERVICE LINES TO SAID 6" WATER MAIN AT THE EXPENSE OF THE SUBDIVIDER/LANDOWNER. APPROVAL OF SAID CONNECTIONS SHALL BE DETERMINED BY THE DIRECTOR OF PUBLIC WORKS.

SUBJECT TO THE EXECUTION OF AN EASEMENT IN FAVOR OF THE TOWN OF JAMESTOWN PROVIDING FOR ACCESS TO HULL COVE FARM ROAD FOR PURPOSES OF MAINTAINING SAID 6" WATER MAIN. SAID EASEMENT SHALL BE IN A FORM SATISFACTORY TO TOWN SOLICITOR.



Doc# 00047212
 Sk# 830 Pg# 164
 RECEIVED FOR RECORD
 OCT 03 2014 01:04P
 JAMESTOWN TOWN CLERK
 SHERYL A. FERNSTRÖM, CRC

FINAL PLAN

PROJECT NO:	2014_006	REVISION:	SEPT. 26, 2014	SCALE:	1" = 100'
SHEET NO:	1 OF 5	DATE:	AUG. 20, 2014	DRAWN BY:	S.A.K.
MINOR SUBDIVISION PLAN FOR NORTON H. REAMER 2002 TRUST PLAT 12, LOT 29 HULL COVE FARM ROAD & BEAVERTAIL ROAD JAMESTOWN, RHODE ISLAND					
DARVEAU LAND SURVEYING, INC. P.O. BOX 7918 CUMBERLAND, R.I. 02864 PHONE 401-475-5700 E-MAIL: DARVEAUSURVEY@COX.NET					