

Bk: 830 Ps: 165

RECEIVED FOR RECORD  
063 03/2014 011049  
JAMESTOWN TOWN CLERK  
CHERYL A. FERNSTRÖM, CTC

**STREET INDEX**  
HULL COVE FARM ROAD  
BEAVERTAIL ROAD

**LEGEND**

- SB STONE BOUND
- GB GRANITE BOUND
- FND FOUND
- IP IRON PIPE
- N/F NOW OR FORMERLY
- S.F. SQUARE FEET
- M.H.W. MEAN HIGH WATER

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.

- NOTES:**
- THE PARCEL IS PLAT 12, LOT 29.
  - THE EXISTING DWELLING ADDRESS ON PLAT 12, LOT 29 IS 435 BEAVERTAIL ROAD.
  - THE PARCEL 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  
MAXIMUM LOT COVERAGE = 20%  
MAXIMUM BUILDING HEIGHT = 35 FEET
  - THE OWNER AND APPLICANT OF PLAT 12, LOT 29 IS:  
NORTON H. REAMER 2002 TRUST  
191 COMMONWEALTH AVENUE #51  
BOSTON, MA 02116
  - BY GRAPHIC PLOTTING, THE PARCEL IS LOCATED WITHIN FLOOD ZONE VE (ELEV. 22) AS SHOWN ON NATIONAL FLOOD INSURANCE RATE MAP #44005C0159J FOR THE TOWN OF JAMESTOWN, EFFECTIVE DATE SEPTEMBER 4, 2013.
  - THERE WERE NO AREAS OF EXISTING OR POTENTIAL AGRICULTURAL USE ON SITE AT THE TIME OF SURVEY.
  - THERE WERE NO COMMUNITY LANDMARKS, HISTORIC CEMETERIES, HISTORIC STRUCTURES ON OR IMMEDIATELY ADJACENT TO THE PARCEL AT THE TIME OF SURVEY.
  - THERE WERE NO SCENIC VIEWS TO, FROM OR WITHIN THE PARCEL OBSERVED AT THE TIME OF SURVEY.
  - THERE IS NO LAND PROPOSED TO BE SET ASIDE AS OPEN SPACE AS A RESULT OF THIS SURVEY AND PLAN.

- DEED REFERENCES:**
- PLAT 12, LOT 29 - DEED BOOK 440 AT PAGE 336

- PLAN REFERENCES:**
- PLAN ENTITLED "ADMINISTRATIVE SUBDIVISION PLAN FOR NORTON H. REAMER AND JONATHAN H. GOODMAN & ROBIN A. HENRY, PLAT 12, LOTS 29 & 217, HULL COVE FARM ROAD & BEAVERTAIL ROAD, JAMESTOWN, RHODE ISLAND, IN TWO SHEETS, DATED: APR. 22, 2014, BY DARVEAU LAND SURVEYING, INC." WHICH IS RECORDED IN THE TOWN OF JAMESTOWN REGISTRY OF DEEDS AT HPF#348B.
  - PLAN ENTITLED "PLAN OF LAND, LOTS 29, 30, 31 & 33-38/AP 12, JAMESTOWN, RHODE ISLAND, PREPARED FOR THE WRIGHT FAMILY, SCALE: 1" = 200', DATED: 6/19/90, BY SAI SURVEYING, CO." WHICH IS RECORDED IN THE TOWN OF JAMESTOWN REGISTRY OF DEEDS AT HPF#90B.
  - PLAN ENTITLED "FINAL PLAT MINOR SUBDIVISION, ASSESSOR'S PLAT 12, LOT 29, PREPARED FOR NORTON REAMER, SITUATED IN THE TOWN OF JAMESTOWN, RHODE ISLAND, SCALE: 1" = 100', DATED: JAN. 26, 2007, BY DOWDELL ENGINEERING, INC." WHICH IS RECORDED IN THE TOWN OF JAMESTOWN REGISTRY OF DEEDS AT HPF#214B.
  - PLAN ENTITLED "ADMINISTRATIVE SUBDIVISION, PREPARED FOR GARRET G. ROBERTS, ASSESSOR'S PLAT 12, LOTS 51 & 217, SITUATED IN THE TOWN OF JAMESTOWN, RHODE ISLAND, SCALE: 1" = 40', DATED: FEB. 14, 2007, REVISED DATE: 12/28/07, BY DOWDELL ENGINEERING, INC." WHICH IS RECORDED IN THE TOWN OF JAMESTOWN REGISTRY OF DEEDS AT HPF#220A.

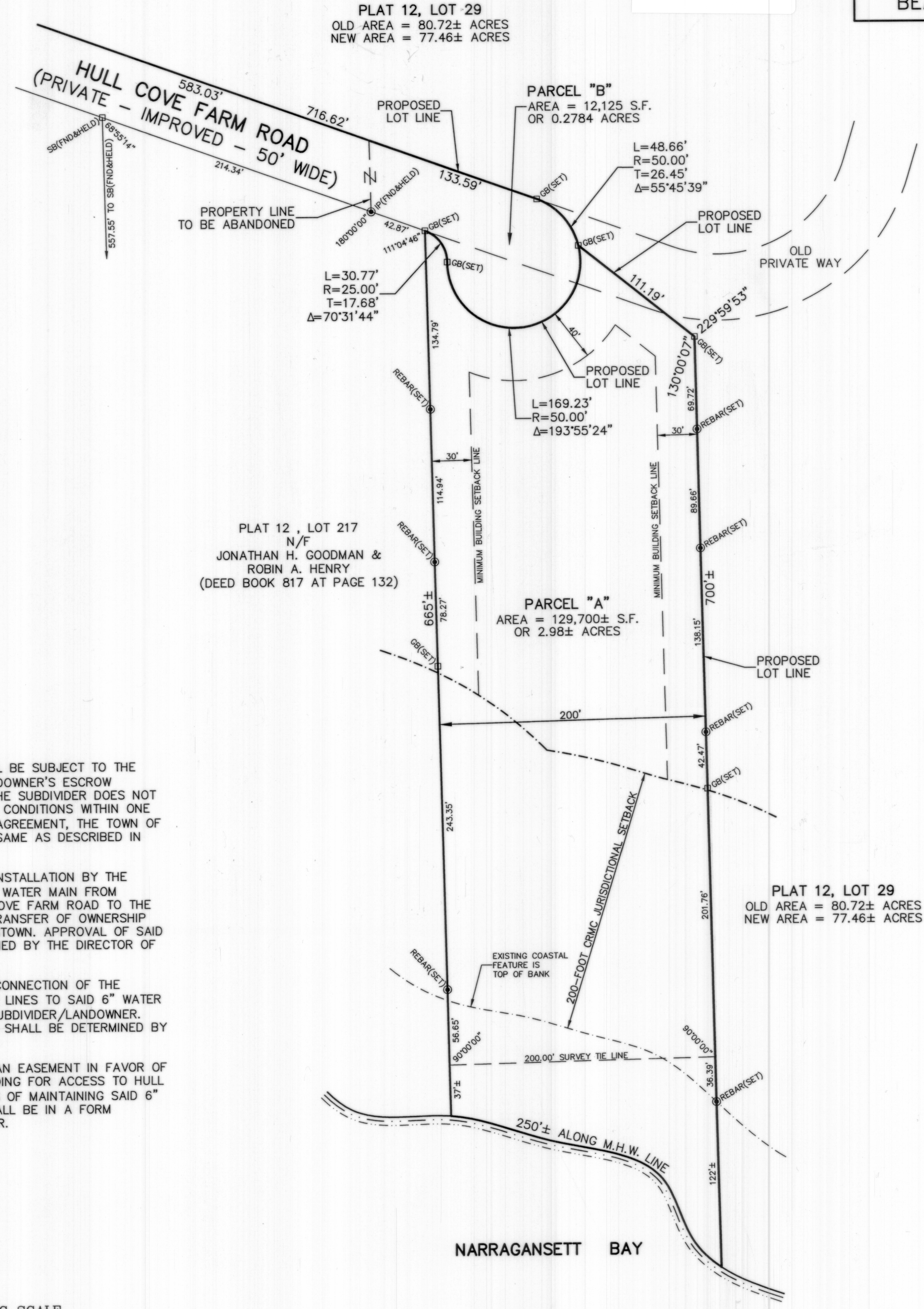
- CONDITIONS OF APPROVAL:**
- \* THAT PAYMENT OF A FEE IN-LIEU-OF LAND DEDICATION SHALL BE REQUIRED FOR THIS SUBDIVISION IN THE AMOUNT REQUIRED BY ARTICLE III D OF THE JAMESTOWN SUBDIVISION REGULATIONS.
  - \* THE COASTAL RESOURCE MANAGEMENT COUNCIL SHALL BE NOTIFIED IF ANY CLEARING OF VEGETATION OR 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.

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.



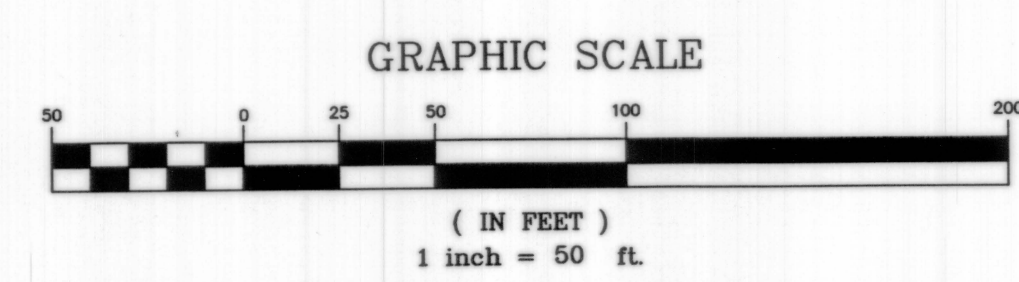
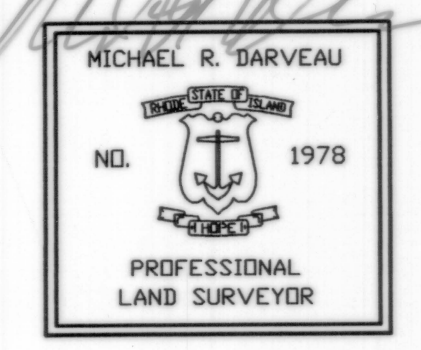
I APPROVE OF THE LOT LINE CHANGES AS SHOWN ON THIS PLAN.

BY: *Norton H. Reamer, Trustee*

SUBDIVISION APPROVED AS SUBMITTED  
10/3/2014  
*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



**FINAL PLAN**

MINOR SUBDIVISION PROPERTY LINE PLAN FOR  
**NORTON H. REAMER 2002 TRUST**  
PLAT 12, LOT 29  
HULL COVE FARM ROAD & BEAVERTAIL ROAD  
JAMESTOWN, RHODE ISLAND

PROJECT NO:	2014_006	REVISION:	SEPT. 26, 2014	SCALE:	1" = 50'
SHEET NO:	2 OF 5	DATE:	AUG. 20, 2014	DRAWN BY:	S.A.K.

**DARVEAU LAND SURVEYING, INC.**  
P.O. BOX 7918  
CUMBERLAND, R.I. 02864  
PHONE 401-475-5700  
E-MAIL: DARVEAUSURVEY@COX.NET