

General Notes

1. THE PARCEL IS FOUND ON ASSESSOR'S PLAT 8, LOTS 25 & 649 IN THE TOWN OF JAMESTOWN, NEWPORT COUNTY, RHODE ISLAND.
2. THE OWNER PER DEED BOOK 732, PAGE 228 (LOT 649) & PAGE 230 (LOT 25) IS ROBERT G. WELLWOOD & KAREN R. CANNAVO.
3. THE PARCELS ARE LOCATED IN ZONE X PER FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP 440500157J, DATED SEPTEMBER 4, 2013.
4. THE PARCEL IS ZONED R20 PER THE ASSESSOR'S ONLINE DATABASE. PLEASE CONTACT THE ZONING DEPARTMENT FOR ANY ADDITIONAL INFORMATION OR FOR A CERTIFICATE OF ZONING.
5. THERE WERE NO CEMETERIES, GRAVE SITES AND OR BURIAL GROUNDS OBSERVED WITHIN THE LIMITS OF THE SURVEY.
6. FIELD SURVEY PERFORMED BY DIPRETE ENGINEERING ON SEPTEMBER 9, 2014. THIS PLAN REFLECTS ON THE GROUND CONDITIONS AS OF THAT DATE.
7. ALL UNDERGROUND UTILITIES SHOWN ON THIS PLAN HAVE BEEN LOCATED FROM FIELD SURVEY OBSERVATIONS ONLY. DIPRETE ENGINEERING IS NOT RESPONSIBLE FOR MISSING UNDERGROUND UTILITIES, EITHER IN SERVICE OR ABANDONED, NOT OBSERVED AT THE TIME OF THE SURVEY. (PLEASE CONTACT DIGSAFE 72 WORKING HOURS PRIOR TO ANY CONSTRUCTION AT 1-888-344-7233).
8. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT. DIPRETE ENGINEERING IS NOT RESPONSIBLE FOR ANY UNKNOWN OR UNRECORDED EASEMENTS, DEEDS OR CLAIMS THAT A TITLE REPORT WOULD DISCLOSE.
9. LOTS 25 AND 649 ARE SUBJECT TO A WATER EASEMENT, OF UNSPECIFIED SIZE AND LOCATION, BENEFITING LOT 27. THIS EASEMENT DESCRIPTION IS FOUND IN BOOK 76 PAGE 493.

Plan References:

1. "BAY VIEW, THE PROPERTY OF THOMAS CONGDON WATSON, JAMESTOWN, R.I. 1874, WILLIAM DAME CE", AND RECORDED IN THE LAND RECORDS OF THE TOWN OF JAMESTOWN IN DEED BOOK 7 PAGE 342.

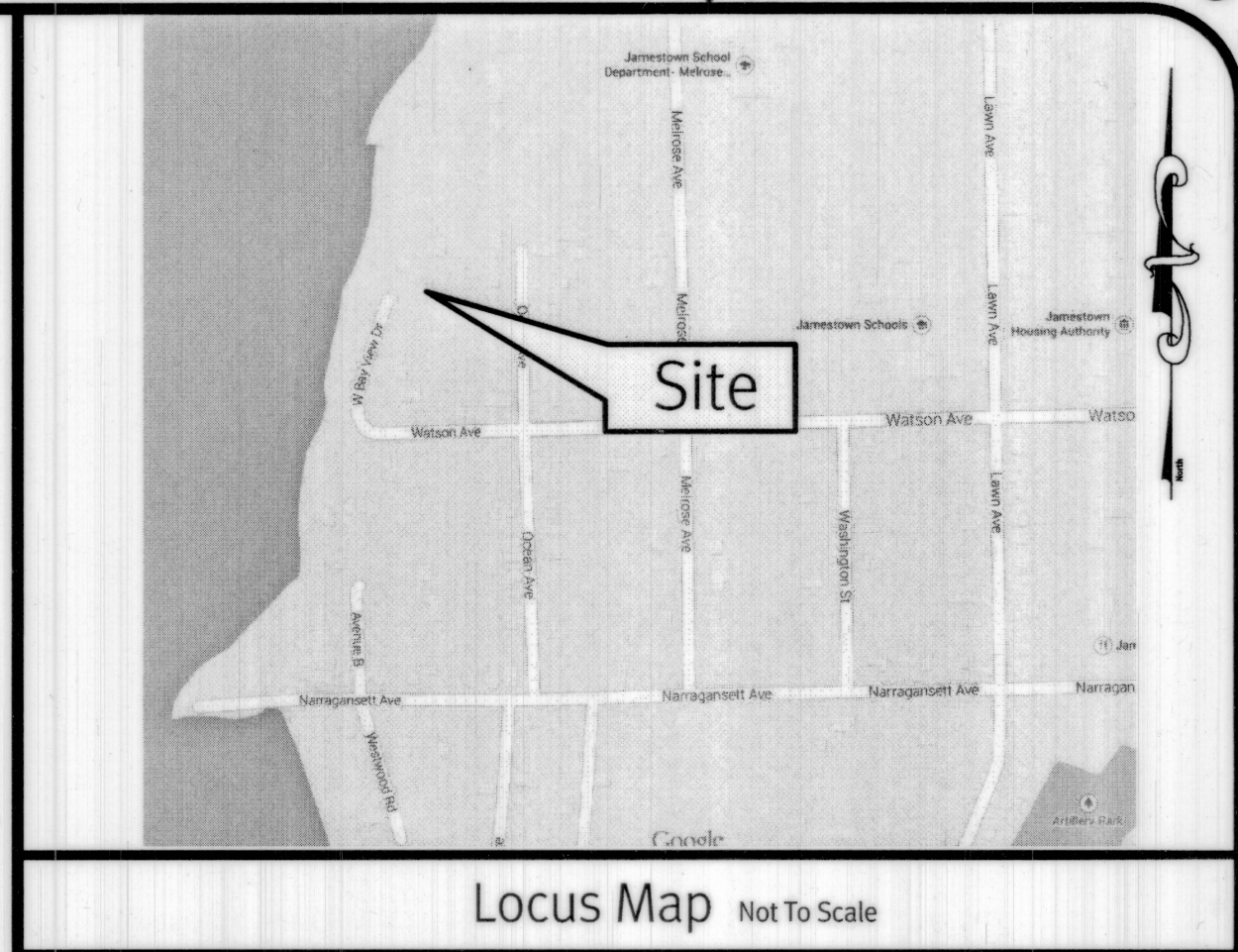
Datum Note:

1. ELEVATIONS SHOWN HEREON, IN U.S. SURVEY FEET, ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88), AS DETERMINED BY DIPRETE ENGINEERING USING REAL TIME KINEMATIC G.P.S. OBSERVATIONS.

Legend

NOT ALL ITEMS SHOWN WILL APPEAR ON THE SURVEY

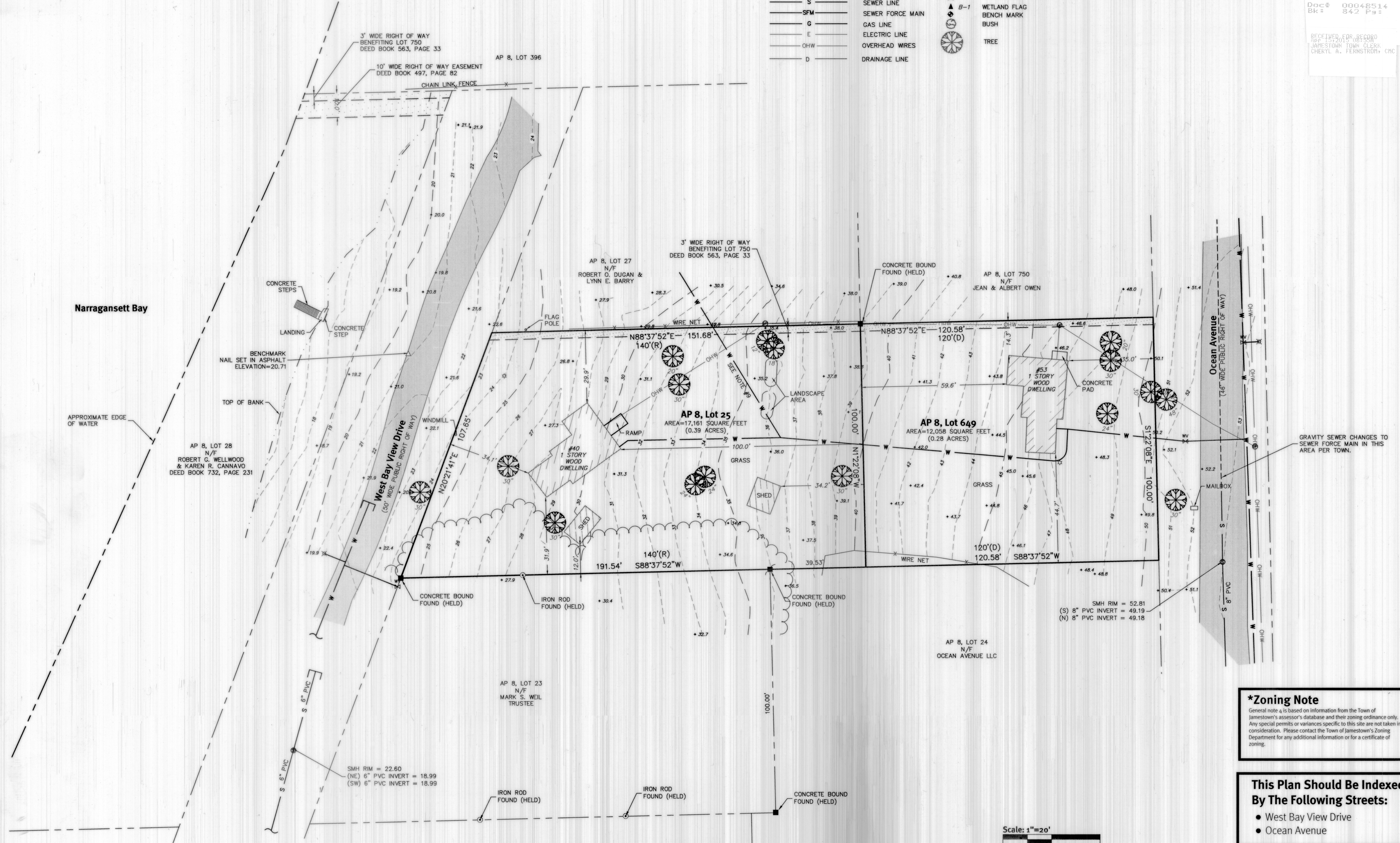
BUILDING		▲/△	NAIL FOUND/SET
ASPHALT		●/◎	DRILL HOLE FOUND/SET
AP	ASSESSOR'S PLAT	○/⊙	IRON ROD/PIPE FOUND/SET
N/F	NOW OR FORMERLY	■/◻	BOUND FOUND/SET
(D)	DEED	▲	SIGN
(M)	MEASURED	●	BOLLARD
(C)	CALCULATED	⊙	SOIL EVALUATION
(CA)	CHORD ANGLE	⊙	CATCH BASIN
HC	HANDICAPPED	⊙	DOUBLE CATCH BASIN
	PROPERTY LINE	⊙	DRAINAGE MANHOLE
	ASSESSOR'S LINE	⊙	FLARED END SECTION
	TREELINE	⊙	GUY POLE
	GUARDRAIL	⊙	ELECTRIC MANHOLE/HANDHOLE
	FENCE	⊙	UTILITY/POWER POLE
	RETAINING WALL	⊙	LIGHTPOST
	STONE WALL	⊙	SEWER/SEPTIC MANHOLE
	MINOR CONTOUR LINE	⊙	SEWER VALVE
	MAJOR CONTOUR LINE	⊙	CLEANOUT
	WATER LINE	⊙	HYDRANT
	SEWER LINE	⊙	IRRIGATION VALVE
	SEWER FORCE MAIN	⊙	WATER VALVE
	ELECTRIC LINE	⊙	WELL
	OVERHEAD WIRES	⊙	MONITORING WELL
	DRAINAGE WIRE	⊙	UNKNOWN MANHOLE
		⊙	GAS VALVE
		⊙	WETLAND FLAG
		⊙	BENCH MARK
		⊙	BUSH
		⊙	TREE



Locus Map Not To Scale

Doc# 00048514
Bk# 842 Pg# 35

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SEP 11 2014
JAMESTOWN TOWN CLERK
CHELSEA R. FENSTRÖM, CNC



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ROBERT G. BABCOCK
No. 250A
PROFESSIONAL LAND SURVEYOR
CERTIFICATION

THIS SURVEY AND PLAN CONFORMS TO THE FOLLOWING CLASS STANDARDS AS ADOPTED BY THE RHODE ISLAND BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS EFFECTIVE APRIL 1, 1994.

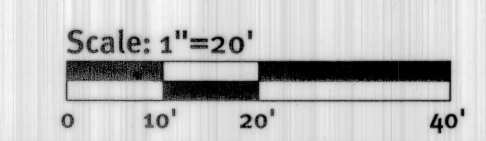
BOUNDARY SURVEY, CLASS I
TOPOGRAPHIC SURVEY, CLASS II

No.	Date	Existing Conditions Plan	Description	By
0	12-13			

***Zoning Note**
General note as is based on information from the Town of Jamestown's assessor's database and their zoning ordinance only. Any special permits or variances specific to this site are not taken into consideration. Please contact the Town of Jamestown's Zoning Department for any additional information or for a certificate of zoning.

This Plan Should Be Indexed By The Following Streets:

- West Bay View Drive
- Ocean Avenue



Existing Conditions Plan
#40 West Bay View Drive
Assessor's Plat 8 Lots 25 & 649
Jamestown, Rhode Island
Client: **Jeff Cammans**
117 North Main Street, Jamestown, Rhode Island 02835
SHEET 1 OF 1