365-A-2

Doc# 00053585

RECORDED FOR RECORD
...2017 02:5?
JAMESTOWN TOWN CL...
CHERYL A. FERNST...

Darveau Land Surveying, Inc.
P.O. BOX 7918
CUMBERLAND, R.I. 02864
PHONE 401-475-5700
E-MAIL: MIKE@DARVEAUSURVEY.COM

CONDOMINIUM SITE PLAN FOR
ISLAND PLACE CONDOMINIUMS
PLAT 8 , LOT 493
230 CONANICUS AVENUE
JAMESTOWN , RHODE ISLAND

SCALE: 1" = 20'
DRAWN BY: S.A.K.
REVISED
DATE: OCT. 16, 2017
PROJECT NO: 2013_035
SHEET NO: 1 OF 5

LOCUS
NOT TO SCALE

EAST SHORE ROAD
ROUTE 138
CONANICUS AVENUE
BAY VIEW DRIVE
SITE
MOUNT HOPE AVENUE

LEGEND

GB	GRANITE BOUND
FND	FOUND
N/F	NOW OR FORMERLY
S.F.	SQUARE FEET
PL	PROPERTY LINE

WILLIAM MUNGER, MEMBER OF FREEBODY, LLC
HEREBY CONSENTS TO THE RECORDING OF THIS SURVEY MAP
PURSUANT TO CHAPTER 34-36.1 (RHODE ISLAND CONDOMINIUM ACT)
OF THE GENERAL LAWS OF RHODE ISLAND.

OWNER: WILLIAM MUNGER, MEMBER OF FREEBODY, LLC

BY: _____ DATE: 10/18/17

STATE OF RHODE ISLAND, COUNTY OF NEWPORT, TOWN OF JAMESTOWN
ON THIS ___ DAY OF _____ 20__ BEFORE ME PERSONALLY
APPEARED WILLIAM MUNGER, TO ME KNOWN AND BY ME TO BE THE
PERSON EXECUTING THE FOREGOING CONSENT AND HE ACKNOWLEDGED
SAID INSTRUMENT TO BE HIS FREE ACT AND DEED INDIVIDUALLY AND
IN SAID CAPACITY AND THE FREE ACT AND DEED OF WILLIAM MUNGER.

NOTARY PUBLIC: _____

MY COMMISSION EXPIRES: 10/9/21

I HEREBY CERTIFY THAT THIS CONDOMINIUM PLAN CONTAINS ALL OF THE INFORMATION
REQUIRED BY THE R.I.G.L. 34-36.1-2.09 "RHODE ISLAND CONDOMINIUM ACT", AND THAT THE
PROPERTY HAS BEEN SURVEYED ON THE GROUND, CLOSED AND IS CORRECT.

THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO
SECTION 9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD
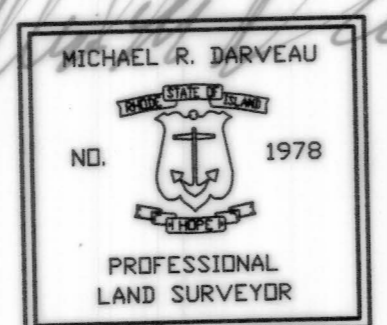OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON NOVEMBER 25, 2015, AS FOLLOWS:

TYPE OF SURVEY:
LIMITED CONTENT BOUNDARY SURVEY
DATA ACCUMULATION SURVEY

MEASUREMENT SPECIFICATION:
CLASS I
CLASS III

STATEMENT OF PURPOSE:
THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN
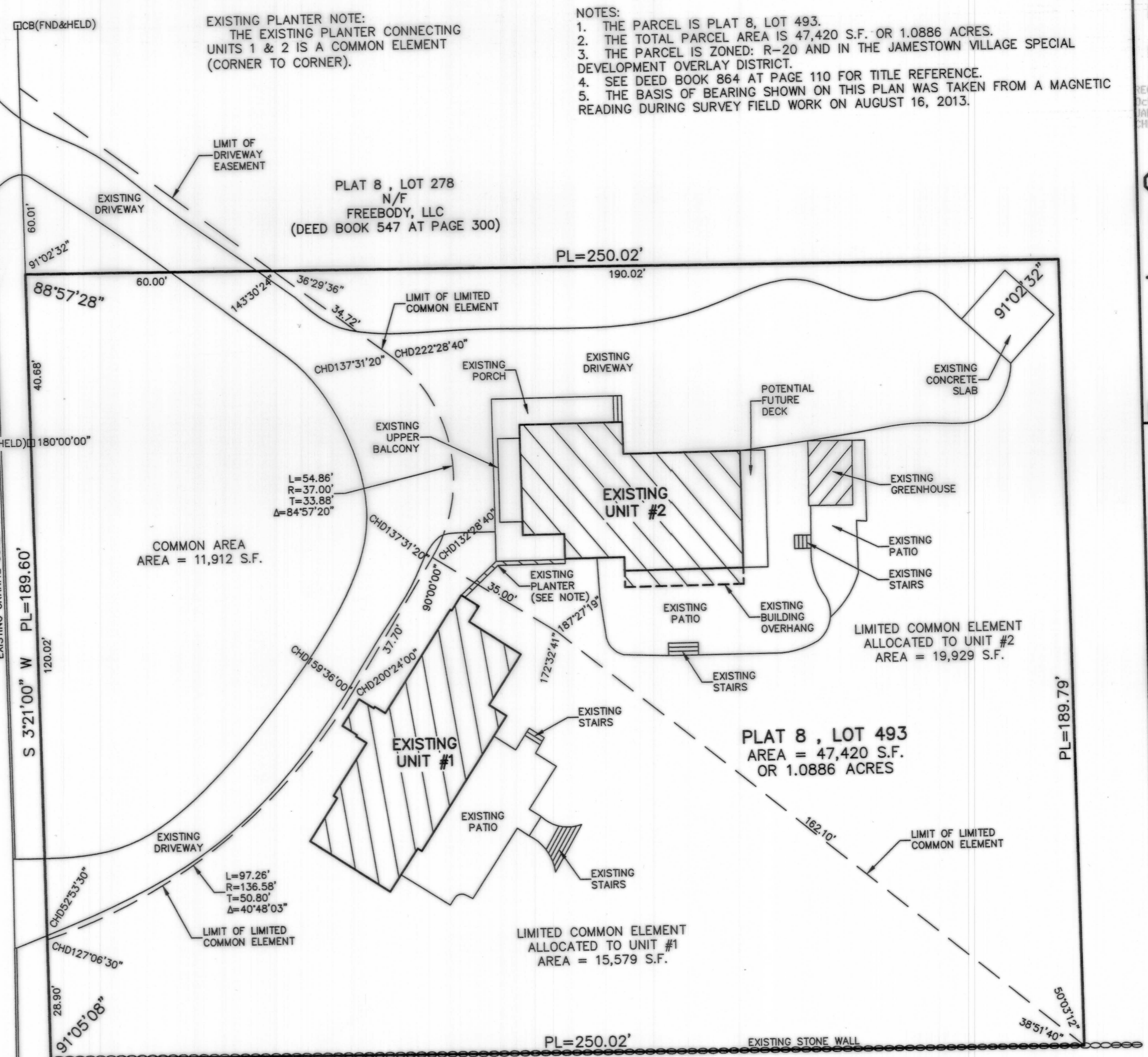IS AS FOLLOWS:
1) PREPARE A CONDOMINIUM SITE PLAN.

BY: _____ DATE: 10/16/17
MICHAEL R. DARVEAU, PLS#1978
PRESIDENT, DARVEAU LAND SURVEYING, INC.
COA #LS-A497

MICHAEL R. DARVEAU
NO. 1978
PROFESSIONAL
LAND SURVEYOR

EXISTING PLANTER NOTE:
THE EXISTING PLANTER CONNECTING
UNITS 1 & 2 IS A COMMON ELEMENT
(CORNER TO CORNER).

NOTES:
1. THE PARCEL IS PLAT 8, LOT 493.
2. THE TOTAL PARCEL AREA IS 47,420 S.F. OR 1.0886 ACRES.
3. THE PARCEL IS ZONED: R-20 AND IN THE JAMESTOWN VILLAGE SPECIAL
   DEVELOPMENT OVERLAY DISTRICT.
4. SEE DEED BOOK 864 AT PAGE 110 FOR TITLE REFERENCE.
5. THE BASIS OF BEARING SHOWN ON THIS PLAN WAS TAKEN FROM A MAGNETIC
   READING DURING SURVEY FIELD WORK ON AUGUST 16, 2013.

CONANICUS AVENUE
(R.I. STATE HIGHWAY PLAT #853)

EXISTING GRANITE CURBING

CB(FND&HELD)

PLAT 8 , LOT 278
N/F
FREEBODY, LLC
(DEED BOOK 547 AT PAGE 300)

LIMIT OF
DRIVEWAY
EASEMENT

EXISTING
DRIVEWAY

PL=250.02'
190.02'

LIMIT OF LIMITED
COMMON ELEMENT

88°57'28"
60.00'
60.01'
9'0'2'32"
40.68'
143'30'24"
36°29'36"
34.72'
CHD137'31'20"
CHD222'28'40"

91'0'2'32"

EXISTING
CONCRETE
SLAB

EXISTING
PORCH

EXISTING
DRIVEWAY

POTENTIAL
FUTURE
DECK

EXISTING UPPER
BALCONY

L=54.86'
R=37.00'
T=33.88'
Δ=84°57'20"

EXISTING UNIT #2

EXISTING
GREENHOUSE

EXISTING
PATIO

EXISTING
STAIRS

EXISTING
PLANTER
(SEE NOTE)

EXISTING
PATIO

EXISTING
BUILDING
OVERHANG

LIMITED COMMON ELEMENT
ALLOCATED TO UNIT #2
AREA = 19,929 S.F.

COMMON AREA
AREA = 11,912 S.F.

CB(FND&HELD) 180°00'00"

CHD137'31'20"
CHD132'28'40"
9000'00"
35.00'

CHD59'36'00"
CHD200'24'00"
37.70

90'00'00"
172'32'41" 18'27'19"

EXISTING
STAIRS

S 3°21'00" W PL=189.60'
120.02'

EXISTING UNIT #1

EXISTING
STAIRS

EXISTING
PATIO

PLAT 8 , LOT 493
AREA = 47,420 S.F.
OR 1.0886 ACRES

PL=189.79'

LIMIT OF LIMITED
COMMON ELEMENT

182.10'

EXISTING
DRIVEWAY

L=97.26'
R=136.58'
T=50.80'
Δ=40°48'03"

EXISTING
STAIRS

LIMITED COMMON ELEMENT
ALLOCATED TO UNIT #1
AREA = 15,579 S.F.

CHD52'53'30"
CHD127'06'30"
28.90'
91'05'08"
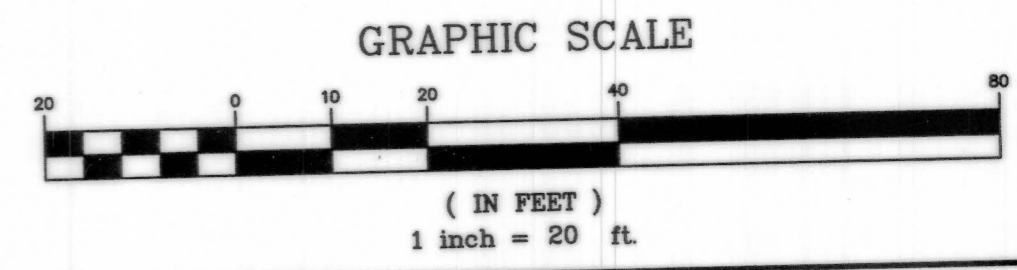
38°51'40"
PL=250.02'
EXISTING STONE WALL

PLAT 8 , LOT 578
N/F
ORRIN T. & KATHLEEN A. MERRILL
(DEED BOOK 777 AT PAGE 131)

PLAT 8 , LOT 586
N/F
J. CHRISTOPHER &
CANDACE E. POWELL
(DEED BOOK 72 AT PAGE 913)

PLAT 8 , LOT 577
N/F
THOMAS G. &
ANNETTA K. WEAVER
(DEED BOOK 755 AT PAGE 141)

PLAT 8 , LOT 276
N/F
ALEC N. &
MARY T. BROERS
(DEED BOOK 67
AT PAGE 814)

PLAN REFERENCE:
1. PLAN ENTITLED "BRITTAIN - MUNGER SUBDIVISION,
CONANICUS AVENUE, ASSESSOR'S PLAT 8, LOTS 111, 278 AND
493, SITUATED IN JAMESTOWN, RHODE ISLAND, PREPARED FOR
JOHN H. BRITTAIN, JR. AND WILLIAM S. MUNGER, SCALE: 1" =
50', DATED: DECEMBER 1999, REVISED: JANUARY 5, 2000, BY
JOHN P. CAITO CORPORATION" WHICH IS RECORDED IN THE
TOWN OF JAMESTOWN REGISTRY OF DEEDS AT HPF#152B.

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.