

**NOTES / REFERENCES**

- REFERENCE IS MADE TO THE FOLLOWING MAPS AND PLANS OF RECORD:
  - PLAN ENTITLED "METES AND BOUNDS SURVEY PLAN, 29 NARRAGANSETT AVENUE, JAMESTOWN, RI PLAT 9, LOT 631, PROJECT # 13.0165, DATE: 5-28-13 BY NARRAGANSETT ENGINEERING, INC."
  - PLAN ENTITLED "EASEMENT PLAN ASSESSOR'S PLAT 9, LOT 211, 41 NARRAGANSETT AVENUE, JAMESTOWN, RHODE ISLAND PREPARED FOR E.P.I. REAL ESTATE HOLDINGS, LLC, SCALE: 1"=20' DATE: 05/08/08, REV: 5-13-09 BY CARRIGAN ENGINEERING, INC."
  - PLAN ENTITLED "PLAN OF PROPERTY LINE SURVEY FOR FRANK ANDRES & MAGDALENA M ANDRES, 13 CLINTON AVE. - PLAT 9, LOT 213 JAMESTOWN, RHODE ISLAND BY RC COURNOYER ENTERPRISES, INC."
  - PLAN ENTITLED "A SURVEY OF LAND FOR DONNA W. CAMERON, JAMESTOWN, R.I. AUG. 1992, SCALE: 1"=10' BY KENNETH W. ANTHONY P.L.S."
  - PLAN ENTITLED "GENERAL SITE PLAN IN JAMESTOWN, R.I. PREPARED FOR: PAULA A. & ELSINA ROBERTSON SCALE: 1"=20' DATE: 1/13/88 REVISED: 13 JULY 88 BY ISLAND ENGINEERING."
- REFERENCE IS MADE TO THE FOLLOWING TOWN OF JAMESTOWN LAND EVIDENCE RECORDS REGARDING RECORDED TITLE TO THE PREMISES SURVEYED:
  - A.P. 9, LOT 247 - DONNA WELK CAMERON - VOLUME 162, PAGE 179
- THESE PREMISES MAY BE SUBJECT TO THE FOLLOWING EASEMENTS, RIGHTS OF WAY OR AGREEMENTS OF RECORD:
 

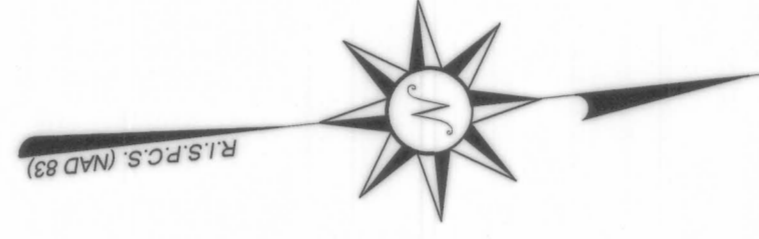
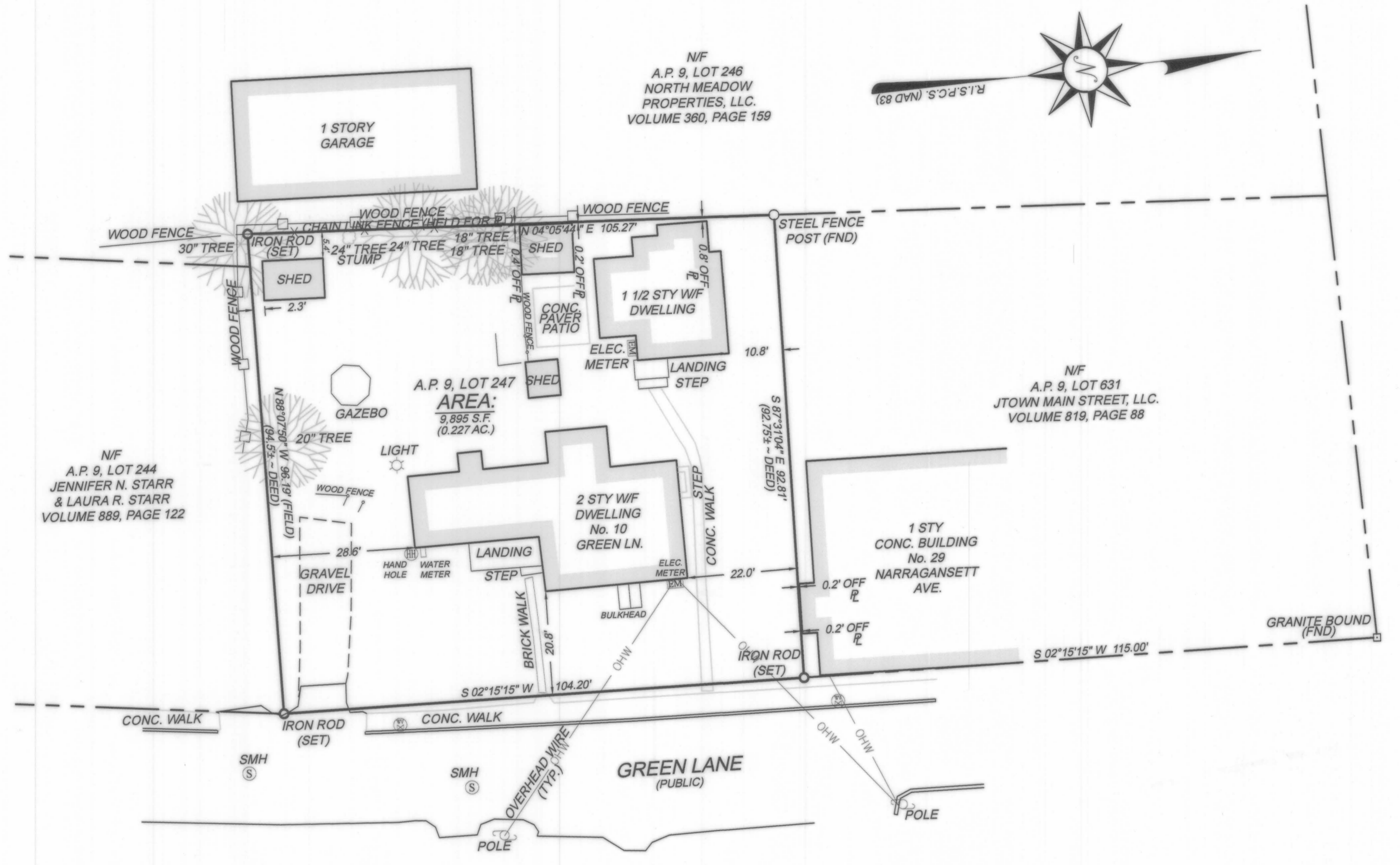
NONE FOUND RECORDED
- THESE PREMISES ARE SITUATED IN AN 'CD ZONE' (COMMERCIAL DOWNTOWN DISTRICT) DIMENSIONAL REQUIREMENTS FOR DOWNTOWN SPECIAL DEVELOPMENT DISTRICT ZONE CD:
 

MIN. LOT AREA	= 5,000 SQ. FT.
LOT WIDTH	= 40 FT. MIN.; 96 FT. MAX.
S/B FRONT YARD	= 0 FT. MIN.; 12' MAX.
MIN. S/B REAR YARD	= 12 FT.
S/B SIDE YARD	= 0 FT. MIN.; 24' MAX.
MAX. STRUCTURE HEIGHT	= 35 FT. (2 STORIES)
MAX. LOT COVERAGE	= 55%

NOTE - ZONING INFORMATION IS FROM CURRENT ZONING AND MAY NOT REFLECT THE CONDITIONS AT THE TIME OF CONSTRUCTION OR ANY VARIANCES GRANTED

  - THE SUBJECT PROPERTY FALLS WITHIN THE JAMESTOWN DOWNTOWN SPECIAL DEVELOPMENT DISTRICT.
  - THE SUBJECT PROPERTY FALLS WITHIN AN URBAN WATER & SEWER DISTRICT
- THESE PREMISES ARE SITUATED IN A ZONE 'X' (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS DESIGNATED ON THE "NATIONAL FLOOD INSURANCE PROGRAM, FIRM FLOOD INSURANCE RATE MAP NEWPORT COUNTY, RHODE ISLAND (ALL JURISDICTIONS) PANEL 176 INSURANCE RATE MAP NEWPORT COUNTY, RHODE ISLAND (ALL JURISDICTIONS) FEDERAL EMERGENCY MANAGEMENT AGENCY".
- ANY UTILITIES SHOWN ON THIS PLAN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING PLANS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL SUCH OR ABANDONED. THE SURVEYOR DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM ALL AVAILABLE INFORMATION. (PLEASE CONTACT DIG SAFE 72 HOURS PRIOR TO CONSTRUCTION AT PHONE NO. 1-888-DIG-SAFE AND/OR ALL LOCAL UTILITY COMPANIES.)

RECEIVED FOR RECORD  
Feb 22 2019 10:42A  
JAMESTOWN TOWN CLERK  
CHERYL A. FARMSTRONG, CLERK

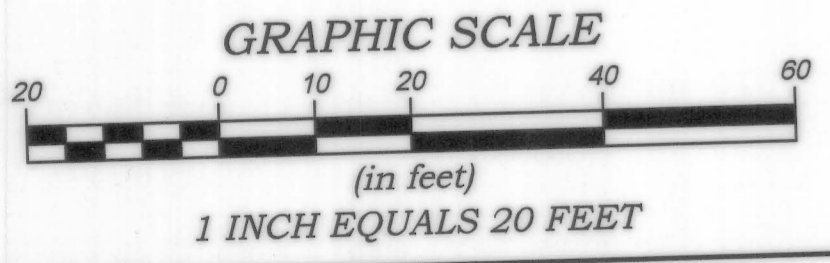


NARRAGANSETT AVENUE  
(PUBLIC)

POLE

**LEGEND & ABBREVIATIONS**

- |         |                            |     |                          |
|---------|----------------------------|-----|--------------------------|
| NF      | - NOW OR FORMERLY          | --- | - PROPERTY LINE          |
| A.P.    | - ASSESSOR'S PLAT          | --- | - ZONING SETBACK LINE    |
| S.F.    | - SQUARE FEET              | --- | - EXISTING CONTOUR       |
| AC.     | - ACRES                    | --- | - NEW CONTOUR            |
| ±       | - PLUS OR MINUS            | --- | - STONE WALL             |
| STY     | - STORY                    | X   | - FENCE                  |
| W/F     | - WOOD FRAMED              | S   | - SEWER LINE             |
| SHIP    | - STATE HIGHWAY PLAT       | D   | - DRAIN LINE             |
| RET.    | - RETAINING WALL           | W   | - WATER LINE             |
| PED.    | - PEDESTRIAN               | G   | - GAS LINE               |
| (FND.)  | - FOUND                    | E   | - ELECTRIC LINE          |
| R/HB    | - RI HIGHWAY BOUND         | E   | - SANITARY SEWER MANHOLE |
| PK NAIL | - MASONRY NAIL             | ⊞   | - CATCH BASIN            |
| FE      | - FLARED END               | ⊞   | - STORM DRAIN MANHOLE    |
| RCP     | - REINFORCED CONCRETE PIPE | ⊞   | - WATER GATE             |
| CLF     | - CHAIN LINK FENCE         | ⊞   | - GAS VALVE              |
| INV.    | - INVERT                   | ⊞   | - ELECTRIC MANHOLE       |
| x 10.80 | - EXISTING SPOT GRADE      | ⊞   | - GRANITE BOUND          |
| ⊞       | - NEW SPOT GRADE           | ⊞   | - DRILL HOLE             |
|         |                            | ⊞   | - IRON PIPE              |



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 THESE DRAWINGS ARE THE PROPERTY OF THE ENGINEER/SURVEYOR AND HAVE BEEN PREPARED FOR THE OWNER. FOR THIS PROJECT AT THIS SITE AND ARE NOT TO BE USED FOR ANY OTHER PURPOSE. LOCATION OR OWNER WITHOUT WRITTEN CONSENT OF THIS OWNER OR ONE OF ITS DIRECTORS.  
 WATERMAN ENGINEERING CO.  
 CIVIL & SURVEYING  
 450 NORTON AVENUE  
 EAST PROVIDENCE, RI 02914-2096

\*\* SIGNATURES MUST BE IN BLUE INK TO CONSTITUTE AN ORIGINAL PLAN

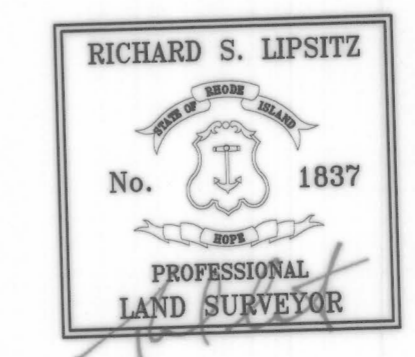
**CERTIFICATION**

THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED TO SECTION 9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON JANUARY 1, 2016, AS FOLLOWS:

TYPE OF BOUNDARY SURVEY: COMPREHENSIVE BOUNDARY SURVEY  
 MEASUREMENT / ACCURACY SPECIFICATION: I

OTHER TYPE OF SURVEY: DATA ACCUMULATION  
 TOPOGRAPHIC SURVEY: N/A

THE PURPOSE FOR CONDUCTING THIS SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS:  
 DETERMINE THE LOCATION OF THE BOUNDARY FOR THE SUBJECT PROPERTY IN RELATION TO THE EXISTING IMPROVEMENTS AND PREPARE A PLAN SHOWING THE RESULTS OF THE SURVEY.



BY: *[Signature]* 1837 01/23/19  
 RICHARD S. LIPSITZ, P.L.S. REG. NO. 1837 DATE  
 WATERMAN ENGINEERING COMPANY (COA No. LS.0204483)

RIGL 34-13-1			
ABUTTING STREET INDEX			
1. GREEN LANE			
NO.	DATE	REVISION	CHECKED BY
<b>BOUNDARY SURVEY PLAN</b> A.P. 9, LOT 247 #10 GREEN LANE JAMESTOWN, RHODE ISLAND 02838			
DONNA CAMERON 22 UNION STREET JAMESTOWN, RHODE ISLAND 02835			
PROJECT NO.	18-089	SCALE	1" = 20'
DATE	01/23/19	DRAWN BY	MS/BJT/BRP
CHECKED BY	RSL	FILENAME	18-089_SU1
			1 of 1 SHEETS
			DRAWING # SU1

