



NOTES/REFERENCES

- REFERENCE IS MADE TO SUPERIOR COURT ORDER C.A. NO. NC95-0182
- REFERENCE IS MADE TO THE FOLLOWING MAPS AND PLANS OF RECORD:
 - PLAN ENTITLED "SURVEY OF LAND SHOWING DISPUTED AREAS, RONALD J. RODRIGUES, A.P. 8, LOT 663, JAMESTOWN, R.I., PROJECT NO. P92.033 SCALE: 1" = 40' MAY, 1992 BY WATERMAN ENGINEERING CO."
 - PLAN ENTITLED "FINAL PLAT, JAMESTOWN ESTATES SECTION II, A.P. 8, LOTS ... DATED JULY 1, 1987, PREPARED BY ISLAND ENGINEERING WHICH IS RECORDED WITH THE LAND EVIDENCE RECORDS AT THE TOWN OF JAMESTOWN, R.I. IN HANGING PLAT FILE NO. 298 AND 30A."
 - PLAN ENTITLED "RICHARD P. MCGRATH TO JOAN L. DUPEE, A.P. 8, LOT 609, TAPE SURVEY, LOT 609, A.P. 8, JAMESTOWN, R.I., MAY, 1978" PREPARED BY WILLIAM J. BUTLER, P.L.S."
 - PLAN ENTITLED "PARTIAL BOUNDARY SURVEY A.P. 8, LOT 663 WESTWIND DRIVE, JAMESTOWN, RHODE ISLAND GIDLEY, SARU & MARUSAK, L.L.P., ATTORNEYS AT LAW ONE TURKS HEAD PLACE, SUITE 900 PROVIDENCE, RHODE ISLAND 02903 PROJECT NA. 06.010 SCALE: 1" = 40 DATE: 04/18/06 WATERMAN ENGINEERING COMPANY."
 - PLAN ENTITLED "PLAN TO ACCOMPANY SUPERIOR COURT ORDER, A.P. 8, LOTS 609, 662 & 663, WESTWIND DRIVE/NORTH MAIN ROAD, JAMESTOWN, RHODE ISLAND, GIDLEY, SARU & MARUSAK, L.L.P., ATTORNEYS AT LAW ONE TURKS HEAD PLACE, SUITE 900 PROVIDENCE, RHODE ISLAND 02903 PROJECT NO. 06.010 SCALE: 1" = 40 DATE: 03/23/07 BY WA TERNAN ENGINEERING COMPANY."
- REFERENCE IS MADE TO THE FOLLOWING TOWN OF JAMESTOWN LAND EVIDENCE RECORDS REGARDING RECORDED TITLE TO THE PREMISES SURVEYED.
 - A.P. 8, LOT 663 - RONALD J. RODRIGUES - VOLUME 166, PAGE 343
 - A.P. 8, LOT 662 - PETER A. & ROCHELEU T. CARNEVALE - VOLUME 166, PAGE 323
 - A.P. 8, LOT 609 - JOAN L. DUPEE - VOLUME 72, PAGE 635
- THESE PREMISES ARE SUBJECT TO THE FOLLOWING EASEMENTS, RIGHTS OF WAY OR AGREEMENTS
 - CONSERVATION EASEMENT - VOLUME 128, PAGE 195
 - DECLARATION OF EASEMENTS, RESTRICTIONS AND PROTECTIVE COVENANTS - VOLUME 146, PAGE 236

CRMC ASSESSMENT MODIFICATION
NO. A2017-12-030 ISSUED TO CHRIS AND KARA MUSLER

DEED REFERENCES
DEED VOLUME - BOOK 1533 PAGE 155
DEED VOLUME - BOOK 902, PAGE 183
DEED VOLUME - BOOK 166, PAGE 343
DEED VOLUME - BOOK 823, PAGE 191
DEED VOLUME - BOOK 664 PAGE 099.

5. THESE PREMISES ARE SITUATED IN AN R-40 ZONE
DIMENSIONAL REQUIREMENTS
MIN LOT AREA = 40,000 SQ. FT.
MIN FRONTAGE = 150 FT
MAX LOT COVERAGE = 25%
MIN SIB FRONT YARD = 40 FT
MIN SIB REAR YARD = 30 FT.
MIN SIB SIDE YARD = 30 FT.
MAX STRUCTURE HEIGHT = 35 FT.

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

6. THESE PREMISES ARE SITUATED IN A ZONE V19' (EL 15), ZONE Y19' (EL 14), ZONE 0412' (EL 13), ZONE 'B', & ZONE 'C' AS DESIGNATED ON NATIONAL FLOOD INSURANCE PROGRAM, FIRM FLOOD INSURANCE RATE MAP TOWN OF JAMESTOWN, RHODE ISLAND, NEWPORT COUNTY, PANEL 2 OF 5, COMMUNITY PANEL NUMBER 445399 0002 C, MAP REVISED, JUNE 16, 1992, FEDERAL EMERGENCY MANAGEMENT AGENCY."

SURVEY NOTES

- ZONING INFORMATION SHOWN FROM RECORD INFORMATION, MAPS AND/OR GIS. ZONING DATA MAY VARY BASED ON USE, LOT SIZE, ORIENTATION AND OTHER FACTORS AND IS SHOWN FOR REFERENCE INFORMATION ONLY.
- ZONING DATA MUST BE CONFIRMED WITH ZONING OFFICIAL AND/OR LEGAL COUNSEL FOR USE IN DESIGN OR PERMITTING.
- COORDINATE SYSTEM IS NAD83 / NAVD 83.
- TOPOGRAPHY IS MIX OF ON GROUND SHOTS, RECORD DATA AND RI SPRING 2011 LIDAR.
- ALL PROPOSED ITEMS MUST BE LAID OUT BY REGISTERED SURVEYOR AS NOTED.
- PLAN IS NOT AS-BUILT UTILITY PLAN.
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT OR PROBATE SEARCH, AND IS SUBJECT TO THE RESTRICTIONS, COVENANTS AND/OR EASEMENTS THAT MAY BE CONTAINED THEREIN.
- LOCATION OF SUBSURFACE WATERS, SURFACE FEATURES AND LATERSALS ARE OMITTED. CONTRACTOR TO CALL DIG SAFE AND/OR APPLICABLE UTILITY COMPANIES PRIOR TO ANY CONSTRUCTION. DIG SAFE TEL: 1-800-344-7233 (1-800-DIG-SAFE).
- WATER - SURFACE FEATURES ONLY (WELL LOCATED ON SITE)
- SEWER - SURFACE FEATURES ONLY
- GAS - SURFACE FEATURES ONLY
- ELECTRIC - OVERHEAD SHOWN ON PLAN
- STORM DRAIN - SURFACE FEATURES ONLY

ZONING INFORMATION SHOWN FROM RECORD INFORMATION, MAPS AND/OR GIS. ZONING DATA MAY VARY BASED ON USE, LOT SIZE, ORIENTATION AND OTHER FACTORS AND IS SHOWN FOR REFERENCE INFORMATION ONLY. ZONING DATA MUST BE CONFIRMED WITH ZONING OFFICIAL AND/OR LEGAL COUNSEL FOR USE IN DESIGN OR PERMITTING.

R-40 Zoning District

Use	Minimum Lot Size	Lot Coverage	Building Height	Minimum Yards	Accessory Buildings				
Area to be zoned	Lot width	Principal	Accessory	Front	Corner	Side	Back	Side Lot Line	Back Lot Line
Residential Single-Family	4000 sq. ft.	25%	35'	35'	40'	30'	30'	15'	15'
Medium Density Residential	20000 sq. ft.	30%	35'	35'	40'	30'	30'	15'	15'
Residential Medium Density	10000 sq. ft.	30%	35'	35'	40'	30'	30'	15'	15'
Residential High Density	4000 sq. ft.	30%	35'	35'	40'	30'	30'	15'	15'

NOTE: All lots located in an R-40 zoning district which at the time of adoption of this chapter were 20,000 square feet or less in area shall be governed by the district dimensional requirements set forth in Table 3-2 for the R-20 zoning district, provided, nevertheless, that the minimum lot size set forth in each Table 3-2 for the R-20 zoning district shall not apply to such lots.

NOTES:
ZONING REQUIREMENTS:
ZONE R40 - RESIDENTIAL

NARRAGANSETT ENGINEERING INC.
MAIN OFFICE:
3102 EAST MAIN ROAD,
PORTSMOUTH, RI 02871
TEL : (401) 683-6630

nei-cds.com

SHEET TITLE
LIMITED CONTENT BOUNDARY PLAN
WESTWIND DRIVE, JAMESTOWN RI,
MUSLER RESIDENCE

RECEIVED FOR RECORD
Mar 28 2019 11:50AM
JAMESTOWN TOWN CLERK
CHERYL A. FENSTERMAKER

OWNER(S) OF RECORD
MUSLER, CHRISOPHER J. & KARA L.
20 WESTWIND DRIVE
JAMESTOWN RHODE ISLAND

LOCATION
20 WESTWIND DRIVE
JAMESTOWN, RI. 02835 02835

PLAT: 8 **LOT:** 663

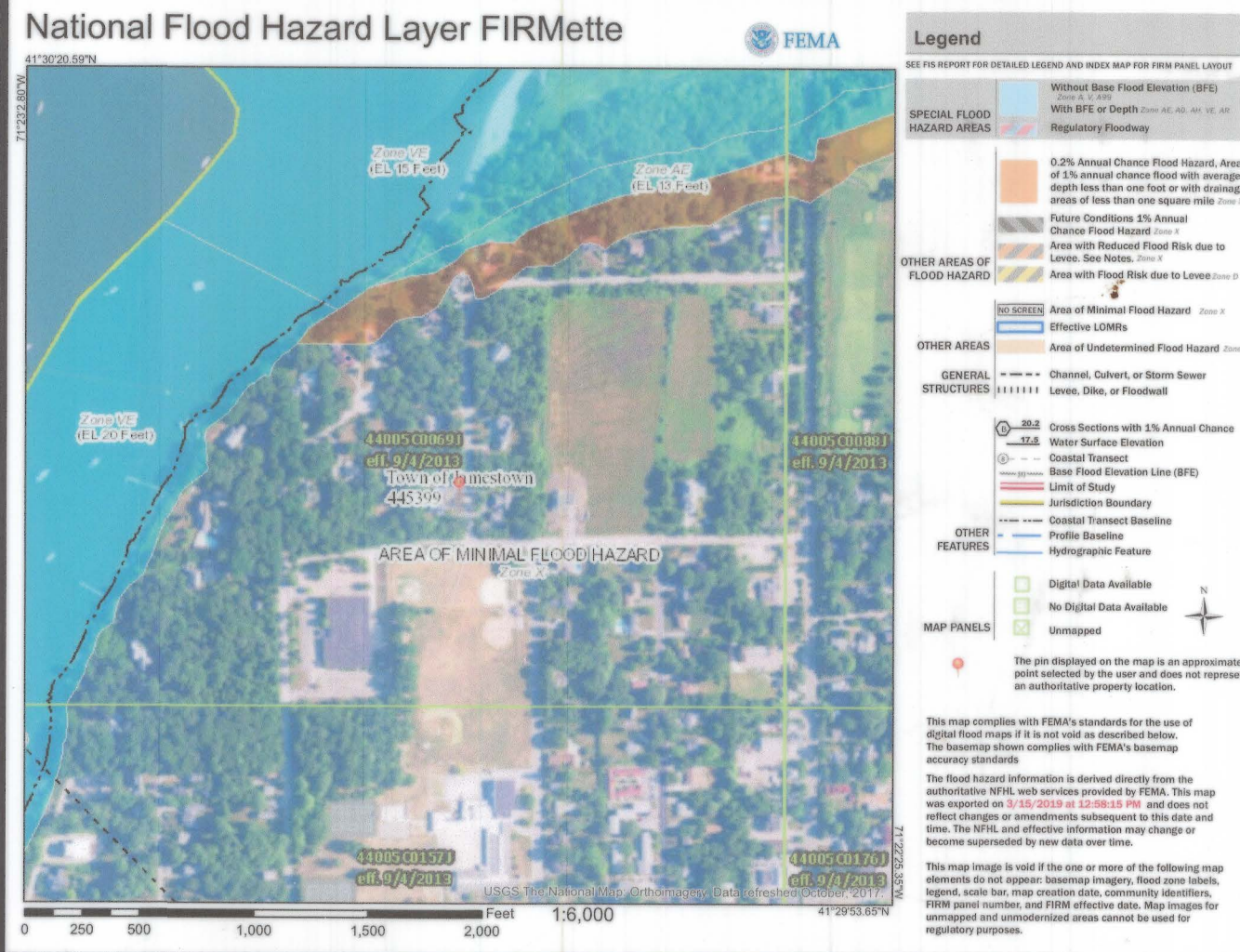
SECTION 9.2.2 + 9.7.3
LIMITED CONTENT BOUNDARY SURVEY

THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO SECTION 12 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF PROFESSIONAL LAND SURVEYORS ON FEB. 2016 AS FOLLOWS

CLASS I

THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS: FOR THE PREPARATION OF A LIMITED CONTENT SURVEY PLAN TO DISPLAY EXISTING CONDITIONS OF LOTS OF RECORD, STRUCTURES (UNDER CONSTRUCTION), MONUMENTS SET OR FOUND.

STREET INDEX:
THIS PLAN SHALL BE FILED UNDER "WESTWIND DRIVE"



LEGEND

BRUSH LINE (APPROXIMATE)	CATCH BASIN
100.00 (D)	DIMENSION - EXISTING
100.00 (P)	DIMENSION - PLAN / DEED
100.00 (S)	DIMENSION - PROPOSED
100.00 (T)	DIMENSION - SURVEY
100.00 (U)	EDGE OF PAVEMENT - EXISTING
100.00 (V)	EDGE OF PAVEMENT - PROPOSED
100.00 (W)	ELECTRIC - OVERHEAD (ØH)
100.00 (X)	ELECTRIC - TEEED CORE/CASE (ØC)
100.00 (Y)	ELECTRIC - UNDERGROUND (UG)
100.00 (Z)	FENCE - METAL
100.00 (AA)	FENCE - WOOD
100.00 (AB)	FLOW ARROWS
100.00 (AC)	GAS (G)
100.00 (AD)	GRADE CONTOUR - EXISTING
100.00 (AE)	GRADE CONTOUR - PROPOSED
100.00 (AF)	HIGH VISIBILITY FENCE (HVF)
100.00 (AG)	LIMIT OF DISTURBANCE (LOD)
100.00 (AH)	LOD / SED
100.00 (AI)	LOD / SED
100.00 (AJ)	PROPERTY LINE - ABUTTING
100.00 (AK)	PROPERTY LINE - EXISTING
100.00 (AL)	PROPERTY LINE - PROPOSED
100.00 (AM)	SANITARY SEWER (S)
100.00 (AN)	SEDIMENT CONTROL (SD)
100.00 (AO)	SETBACKS
100.00 (AP)	STONE WALL
100.00 (AQ)	STORM DRAIN (SD)
100.00 (AR)	SUBDIVISION LINE - EXISTING
100.00 (AS)	WATER
100.00 (AT)	WETLAND LIMIT

LOCUS MAP

PROJECT # 17.0152 **DATE** 10.23.17 **DRAWN** AJP **CHECK** NKH/DH

DATE	REVISIONS/DESCRIPTION	BY

SHEET 1 OF 1 **SCALE** 1" = 30' **SV.01**

NEAL K. HINGORANY
No. 2515
PROFESSIONAL LAND SURVEYOR
03.16.19

NEAL HINGORANY REG. 2515
COA: A38

