

LEGEND

- N/F NOW OR FORMERLY
- S.F. SQUARE FEET
- PL PROPERTY LINE
- DH DRILL HOLE
- FND FOUND
- M.H.W. MEAN HIGH WATER

GENERAL NOTES:

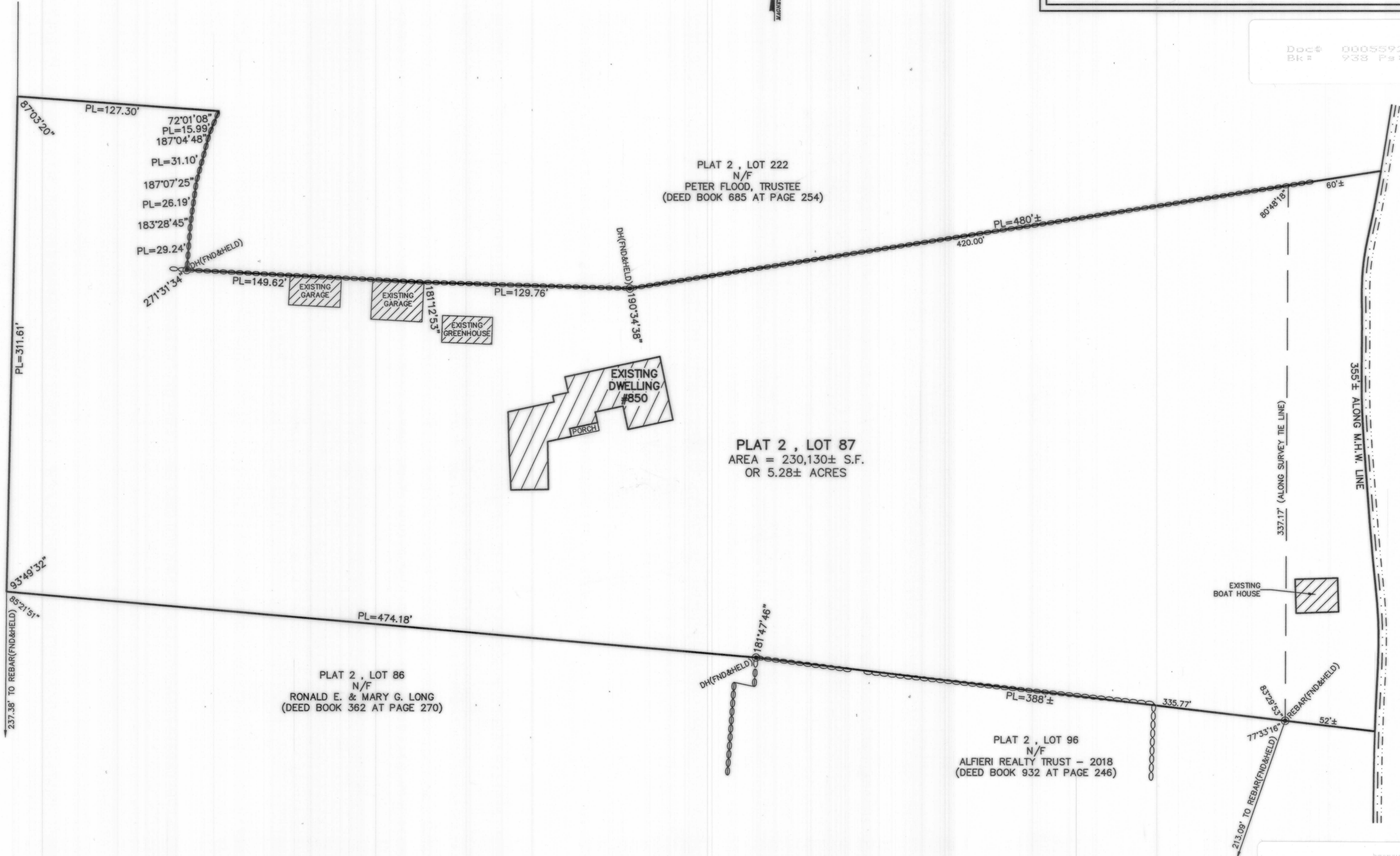
1. THE PARCEL IS PLAT 2, LOT 87.
2. THE TOTAL PARCEL AREA IS 230,130± S.F. OR 5.28± ACRES.
3. THE EXISTING DWELLING ADDRESS IS 850 EAST SHORE ROAD.
4. SEE DEED BOOK 395 AT PAGE 140 FOR TITLE REFERENCE.
5. THE BASIS OF BEARING SHOWN ON THIS PLAN WAS TAKEN FROM A MAGNETIC READING PERFORMED DURING SURVEY FIELD WORK ON NOVEMBER 14, 2017.

STREET INDEX
EAST SHORE ROAD

THE PURPOSE OF THIS PLAN IS TO DOCUMENT THE RESULTS OF THE PROPERTY LINE SURVEY. NO NEW LOTS OR LOT LINES HAVE BEEN CREATED AS A RESULT OF THIS SURVEY AND PLAN.

Doc# 00058925
Bk# 938 P# 40

EAST SHORE ROAD
(PUBLIC - IMPROVED - VARIABLE WIDTH)

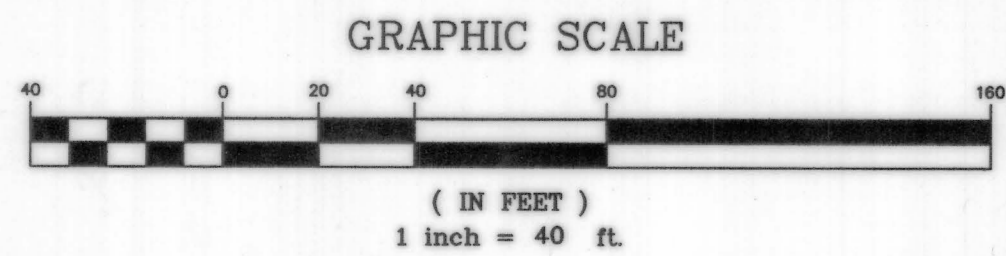


NARRAGANSETT BAY

ZONING INFORMATION:
THE PARCEL IS ZONED: R-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

PLAN REFERENCES:

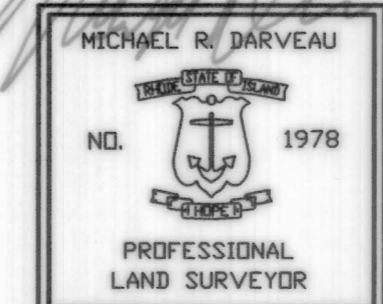
1. PLAN ENTITLED "FINAL PLAN, MINOR SUBDIVISION PROPERTY LINE PLAN FOR RONALD E. & MARY G. LONG, PLAT 2, LOT 86, 840 EAST SHORE ROAD, JAMESTOWN, RHODE ISLAND, SCALE: 1" = 30", DATED: NOV. 6, 2018, BY DARVEAU LAND SURVEYING, INC." WHICH IS RECORDED IN THE TOWN OF JAMESTOWN REGISTRY OF DEEDS.
2. UNRECORDED PLAN ENTITLED "PLAN OF LAND, EAST SHORE ROAD, ASSESSOR'S PLAT 2, LOTS 86 AND 87, SITUATED IN JAMESTOWN, RHODE ISLAND, PREPARED FOR WILLIAM L. BURGIN ARCHITECTS, PREPARED BY JOHN P. CAITO CORPORATION, FEBRUARY 21, 2001."
3. PLAN ENTITLED "SUBDIVISION OF LAND OF GRAY, INC., EAST SHORE ROAD, JAMESTOWN, R.I., SCALE: 1" = 40", FEBRUARY 1968, SURVEYED BY BOYER ENG. CO., INC., MAY 1966, DESIGNED BY JAMES F. REARDON, REG. LAND SURVEYOR, ASSESSORS LOT 32, PLAT 2," WHICH IS RECORDED IN THE TOWN OF JAMESTOWN REGISTRY OF DEEDS AT HPF#309A.



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 PROPERTY LINE PLAN.



BY: *Michael R. Darveau*
MICHAEL R. DARVEAU, PLS#1978
PRESIDENT, DARVEAU LAND SURVEYING, INC.

DATE: 2/22/19
COA #LS-A497

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PROPERTY LINE PLAN FOR
RONALD E. & MARY G. LONG
PLAT 2, LOT 87
850 EAST SHORE ROAD
JAMESTOWN, RHODE ISLAND

SCALE: 1" = 40'
DRAWN BY: S.A.K.

PROJECT NO: 2016_023
SHEET NO: 1 OF 1
REVISIONS:
DATE: FEB. 22, 2019

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JAMESTOWN TOWN CLERK
CHERYL W. FENNINGTON, LLC