

REFERENCES:

1. PLAN ENTITLED "PLAT OF LAND IN THE TOWN OF JAMESTOWN, R.I., OWNED BY PHILIP J. WILLIS, NOVEMBER, 1986, A.J. EASTERBROOKS, C.E., SCALE: 1"=100' ON FILE IN THE TOWN HALL OF JAMESTOWN.

NOTES:

- 1. LOT IS SUBJECT TO EASEMENT GRANTED TO NEW ENGLAND TELEPHONE CO. AND NEWPORT ELECTRIC CORPORATION AS DESCRIBED IN LAND EVIDENCE BOOK 70 ON PAGE 754.
2. LOT IS SUBJECT TO 50' RIGHT OF WAY AS DESCRIBED IN THE FOLLOWING LAND EVIDENCE BOOK AND PAGES: 72/236, 73/405, 80/483, 73/408 & 80/480.

SURVEYOR'S CERTIFICATION:

To: Plakyl J. and Celia Joseph and First American Title Insurance Company, its successors and/or assigns.

This is to certify that this map or plat and the survey on which it is based were in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 6, 6(b), 7(a), 7(b), 7(c), 8, 9, 11, 13, 16, 17, 19 of Table A therefore.

The fieldwork was completed on December 07, 2018.

Date of Plat or Map: December 2018 Revised March 26, 2019

By:

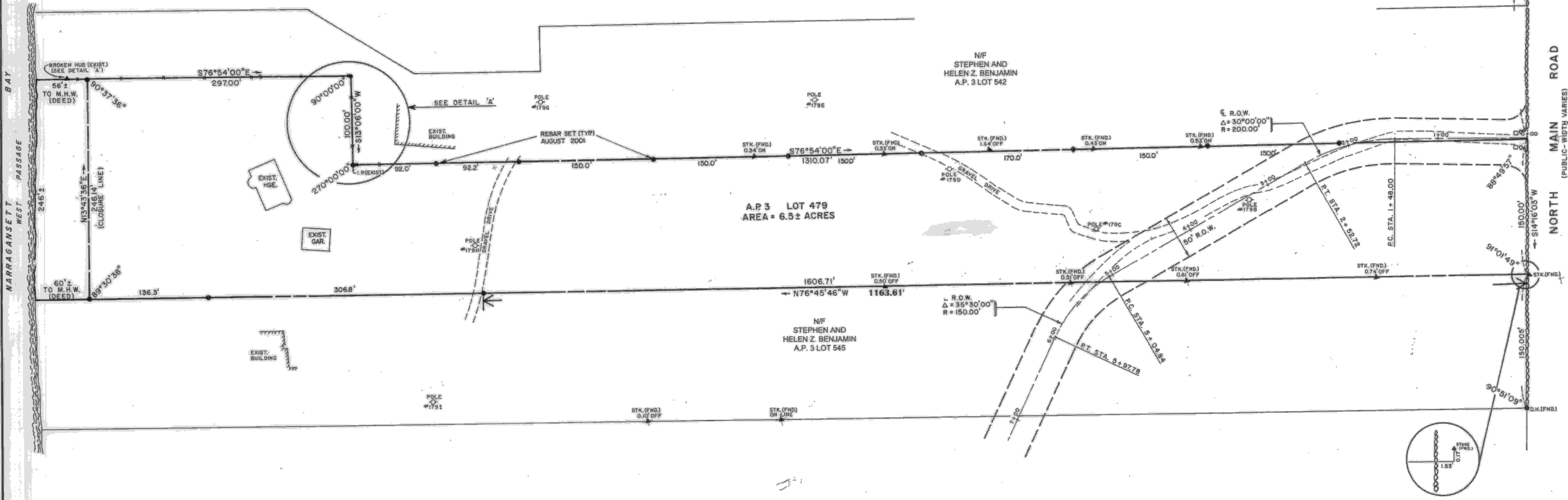
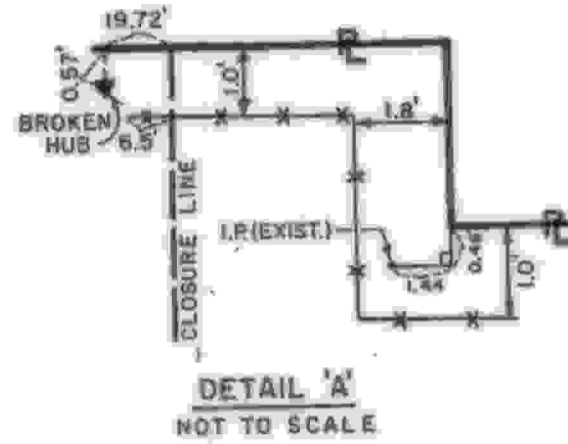
Name: Samuel A. White, Jr.
Registered Professional Land Surveyor No. 1781
Date: March 26, 2019

ZONING CLASSIFICATION RR 80*
MIN. LOT SIZE 80,000 S.F.
MIN. FRONTAGE 200 L.F.
MAXIMUM BUILDING COVERAGE 20%
MAXIMUM BUILDING HEIGHTS 35'
MAIN RESIDENCE ACCESSORY BUILDINGS 20'
SETBACKS MAIN RESIDENCE FRONT 40', REAR 40', SIDE 30', ACCESSORY BUILDINGS REAR 20', SIDE 20'

*RR-80 IS A RESIDENTIAL ZONE, FRONTAGE REQUIREMENTS ARE 200; AFTER 1982, A.P. 3, LOT 479 WAS SUBDIVIDED BEFORE THE DATE OF ENACTMENT.

SURVEYORS DESCRIPTION:

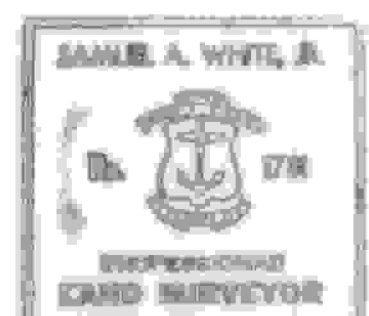
That certain tract or parcel of land with all building and improvements thereon situated on the westerly side of North Road in the Town of Jamestown, County of Washington, and State of Rhode Island is herein bounded and described. Beginning at the most northeasterly corner of the herein described parcel, said point being located south 14°16'03" west of an existing drill hole in a wall as measured along the westerly line of said North Road a distance of three hundred and 21/100 (300.21) feet;



- LEGEND
- TEL. POLE
- STAKE (FND.)
- D.H. DRILL HOLE (FND.)
- I.P. IRON PIN (FND.)
- WOOD RAIL FENCE
- RR RURAL RESIDENTIAL

CERTIFICATION: 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 BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON NOVEMBER 25, 2015, AS FOLLOWS:
TYPE OF BOUNDARY SURVEY MEASUREMENT SPECIFICATION
COMPREHENSIVE BOUNDARY SURVEY CLASS I
THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS: TO ESTABLISH THE PROPERTY LINES OF A.P. 3 LOT 479 AS OF DECEMBER 2018 IN THE TOWN OF JAMESTOWN, RHODE ISLAND.

BY: Samuel A. White, Jr. 12-07-18
SAMUEL A. WHITE LICENSE NO. 1781
LS A59-COA



DOC: 20190000056342
BK: 943 Pg: 100

SURVEY PLAN OF

A.P. 3 LOT 479

SITUATED IN

JAMESTOWN, RHODE ISLAND
SCALE: 1"=50'

DATE: FEB. 27, 1987
REVISED AUGUST 2001
SHOWING REBAR SET
REVISED DECEMBER 2018

PREPARED FOR: PLAKYL J. AND CELIA JOSEPH