

LOCUS NOT TO SCALE

CURRENT OWNER

THE JOSEPH F. DUTRA TRUST
 JOSEPH F. DUTRA, TRUSTEE
 20 WEEDEN LANE
 JAMESTOWN, RI 02835

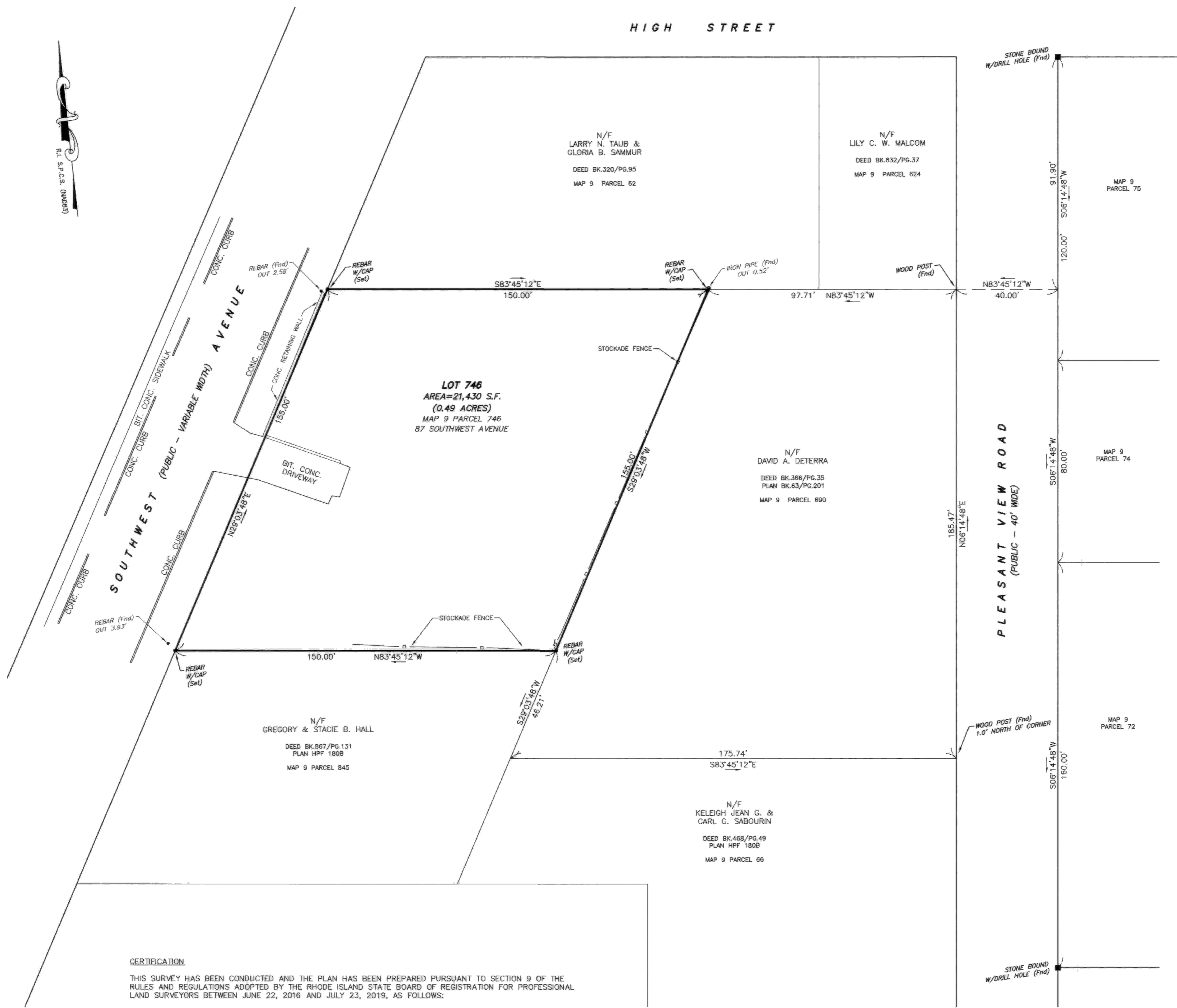
TITLE REFERENCE:
 DEED BK.817/PG.254

PLAN REFERENCES:
 PLAN BK.63/PG.201
 PLAN HPF 180B

SITE LOCATION:
 87 SOUTHWEST AVENUE
 JAMESTOWN, RHODE ISLAND

ASSESSORS REFERENCE:
 MAP 9 PARCEL 746

RESIDENTIAL (R-B) ZONING DISTRICT	
REGULATION	REQUIREMENT
MIN. LOT AREA	8,000 SQ. FT.
LOT FRONTAGE	80'
FRONT SETBACK	18'
SIDE/REAR SETBACK	7'
MAX. BUILDING HEIGHT	35 FT.
MAX. LOT COVERAGE	30%



CERTIFICATION

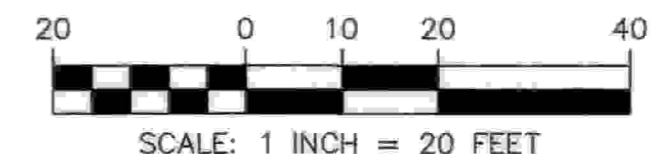
THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO SECTION 9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS BETWEEN JUNE 22, 2016 AND JULY 23, 2019, AS FOLLOWS:

COMPREHENSIVE BOUNDARY SURVEY CLASS I
 DATA ACCUMULATION SURVEY CLASS III

THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS:

TO ESTABLISH THE PROPERTY LINES OF THE EXISTING LOT (ASSESSORS MAP 9, PARCEL 746) AND TO PROVIDE A PLAN TO RECORD AT THE JAMESTOWN LAND EVIDENCE OFFICE.

BY: *[Signature]*
 ROBERT L. MASON, PLS, LICENSE NO. 2001, COA NO. LS.000A533-C0A



LDEC
 Land Development Engineering & Consulting, LLC
 680 Aquidneck Avenue
 Middletown, RI 02842
 T: 401-354-2050 F: 401-368-9775
 WWW.SDE-LDEC.COM

NO.	DATE	DESCRIPTION	APPROVED

PLAN REVISIONS

DATE: JULY 23, 2019

DRAWN BY: RLM COMPS BY: RLM CHECK BY: TWH/MER

PROJECT NO. 16058

ISSUED FOR: RECORDING



PLAN OF LAND
 87 SOUTHWEST AVENUE
 JAMESTOWN, RHODE ISLAND
 ASSESSORS MAP 9, PARCEL 746
 PREPARED FOR
 THE JOSEPH F. DUTRA TRUST

DRAWING TITLE:

PLAN OF LAND

SCALE: 1" = 20'

SHEET NO.

1 OF 1