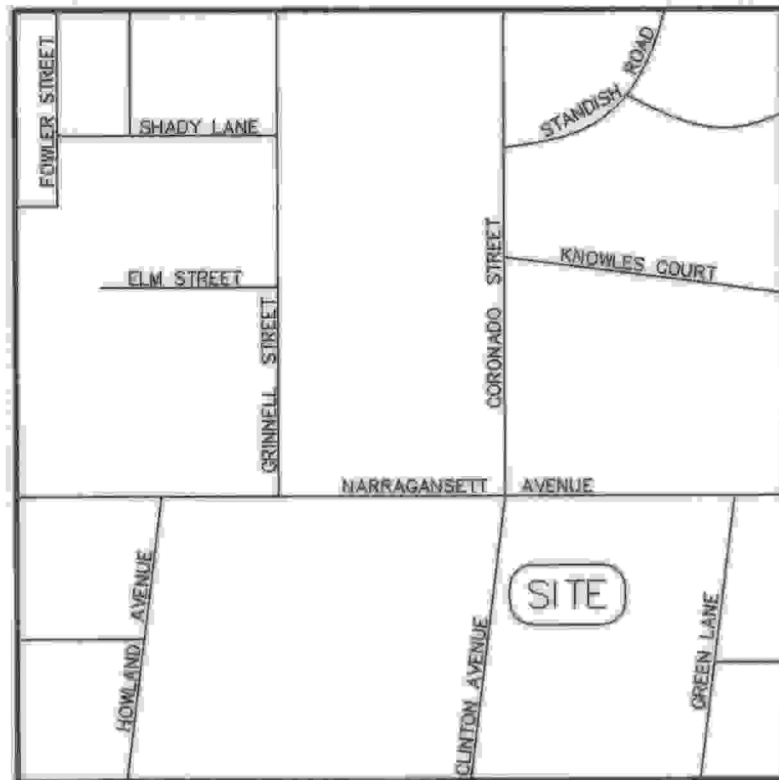


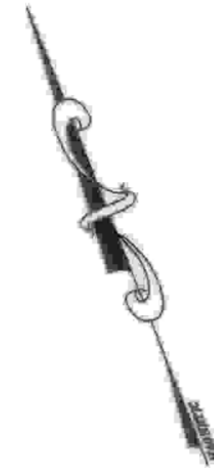
394A

DOC: 2020000057713  
Bl: 959 Pa: 194



LEGEND

- PL PROPERTY LINE
- FND FOUND
- GB GRANITE BOUND
- PK PK NAIL
- N/F NOW OR FORMERLY
- S.F. SQUARE FEET



STREET INDEX  
CLINTON AVENUE

**DARVEAU LAND SURVEYING, INC.**  
 P.O. BOX 7918  
 CUMBERLAND, R.I. 02864  
 PHONE 401-475-5700  
 E-MAIL: MIKE@DARVEAUSURVEY.COM

LOCUS  
NOT TO SCALE

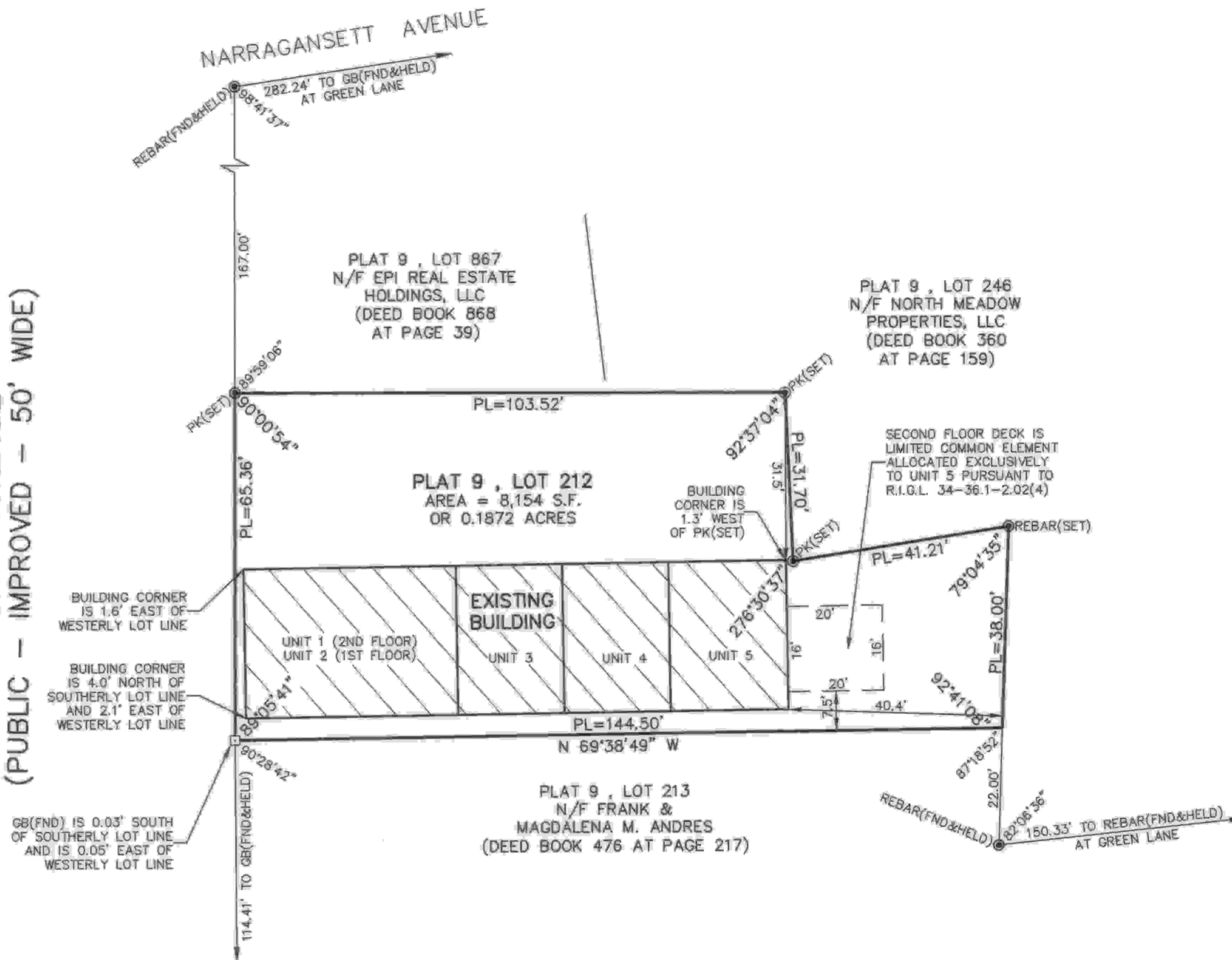
NOTES:

1. THE PARCEL IS PLAT 9, LOT 212.
2. THE TOTAL PARCEL AREA IS 8,154 S.F. OR 0.1872 ACRES.
3. THE EXISTING BUILDING ADDRESS IS 7-11 CLINTON AVENUE.
4. THE PARCEL IS ZONED: CD.
5. SEE DEED BOOK 85 AT PAGE 874 FOR TITLE REFERENCE.
6. THE BASIS OF BEARING SHOWN ON THIS PLAN WAS TAKEN FROM A MAGNETIC READING PERFORMED DURING SURVEY FIELD WORK ON JUNE 27, 2017.
7. THE PARCEL IS TOGETHER WITH AND/OR SUBJECT TO EASEMENTS, RIGHT-OF-WAYS, COVENANTS AND/OR RESTRICTIONS OF RECORD, AS APPLICABLE.

PLAN REFERENCES:

1. PLAN ENTITLED "E.P.I. MINOR SUBDIVISION PLAN, A.P. 9, LOT 211, 41 NARRAGANSETT AVENUE, JAMESTOWN, RHODE ISLAND, PREPARED FOR: EPI REAL ESTATE HOLDINGS, LLC, SCALE: 1" = 20', DATE: 10-15-15, BY FONTAINE LAND SURVEYING, LLC" WHICH IS RECORDED IN THE TOWN OF JAMESTOWN REGISTRY OF DEEDS AT HPF#307B.
2. PLAN ENTITLED "PLAN OF PROPERTY LINE SURVEY FOR FRANK ANDRES & MAGDALENA M. ANDRES, 13 CLINTON AVE. - PLAT 9, LOT 213, JAMESTOWN, RHODE ISLAND, SCALE: 1" = 30', DATED: APRIL 28, 2003, BY RC COURNOYER ENTERPRISES, INC." WHICH IS RECORDED IN THE TOWN OF JAMESTOWN REGISTRY OF DEEDS AT HPF#185A.
3. PLAN ENTITLED "SITE PLAN, HIGH TIDE TRADE CENTER CONDOMINIUM, CLINTON AVENUE, JAMESTOWN, RHODE ISLAND, DEVELOPED BY: PAUL A. AND ELSIE P. ROBERTSON, SCALE: 1" = 10', DATED: AUGUST 1984, BY ISLAND ENGINEERING" WHICH IS RECORDED IN THE TOWN OF JAMESTOWN REGISTRY OF DEEDS AT HPF#54B.

CLINTON AVENUE  
(PUBLIC - IMPROVED - 50' WIDE)



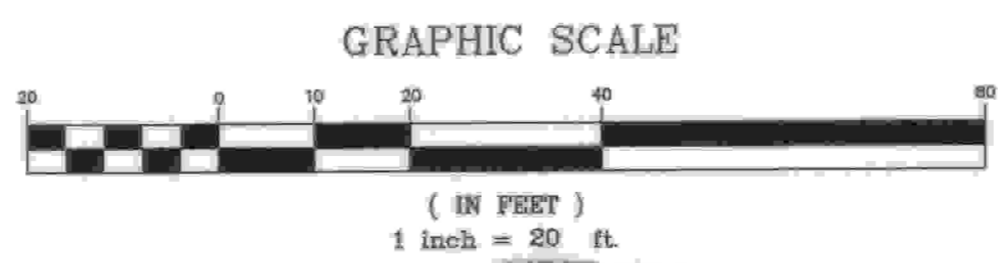
HIGH TIDE TRADE CENTER CONDOMINIUM ASSOCIATION AND JAMES T. RAFFERTY HEREBY CONSENTS TO THE RECORDING OF THIS SURVEY MAP PURSUANT TO CHAPTER 34-36.1 (RHODE ISLAND CONDOMINIUM ACT) OF THE GENERAL LAWS OF RHODE ISLAND.

BY: [Signature] DATE: 3/13/2020  
HIGH TIDE TRADE CENTER CONDOMINIUM ASSOCIATION PRESIDENT

BY: [Signature] DATE: 3/13/2020  
JAMES T. RAFFERTY, OWNER UNIT 5

STATE OF RHODE ISLAND, COUNTY OF NEWPORT, TOWN OF JAMESTOWN ON THIS 13<sup>th</sup> DAY OF MARCH, 2020 BEFORE ME PERSONALLY APPEARED JAMES T. RAFFERTY, TO ME KNOWN AND BY ME TO BE THE PERSON EXECUTING THE FOREGOING CONSENT AND HE ACKNOWLEDGED SAID INSTRUMENT TO BE HIS FREE ACT AND DEED INDIVIDUALLY AND IN SAID CAPACITY AND THE FREE ACT AND DEED OF JAMES T. RAFFERTY.

NOTARY PUBLIC: [Signature] ID #21516  
MY COMMISSION EXPIRES: 6-15-2021



I HEREBY CERTIFY THAT THIS CONDOMINIUM PLAN CONTAINS ALL OF THE INFORMATION REQUIRED BY THE R.I.G.L. 34-36.1-2.09 "RHODE ISLAND CONDOMINIUM ACT", AND THAT THE PROPERTY HAS BEEN SURVEYED ON THE PREMISES, CLOSED AND IS CORRECT.

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  
MEASUREMENT SPECIFICATION: CLASS I

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

- 1) PREPARE A PROPOSED SITE PLAN.

BY: [Signature] DATE: 3-5-20  
MICHAEL R. DARVEAU, PLS#1978  
PRESIDENT, DARVEAU LAND SURVEYING, INC. COA #LS-A497

PROPOSED SITE PLAN FOR  
**HIGH TIDE TRADE CENTER CONDOMINIUM**  
 PLAT 9, LOT 212  
 7-11 CLINTON AVENUE  
 JAMESTOWN, RHODE ISLAND

Received for Recording  
 FROM T. LITTON  
 THE CLERK  
 REGISTRY #1  
 MAR 13, 2020  
 Vol: 959 Pa: 194

|             |                    |
|-------------|--------------------|
| SCALE:      | 1" = 20'           |
| DRAWN BY:   | S.A.K.             |
| REVISED:    | DATE: MAR. 5, 2020 |
| PROJECT NO: | 2017_016           |
| SHEET NO:   | 1 OF 1             |