

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: Samuel A. White, Jr.

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



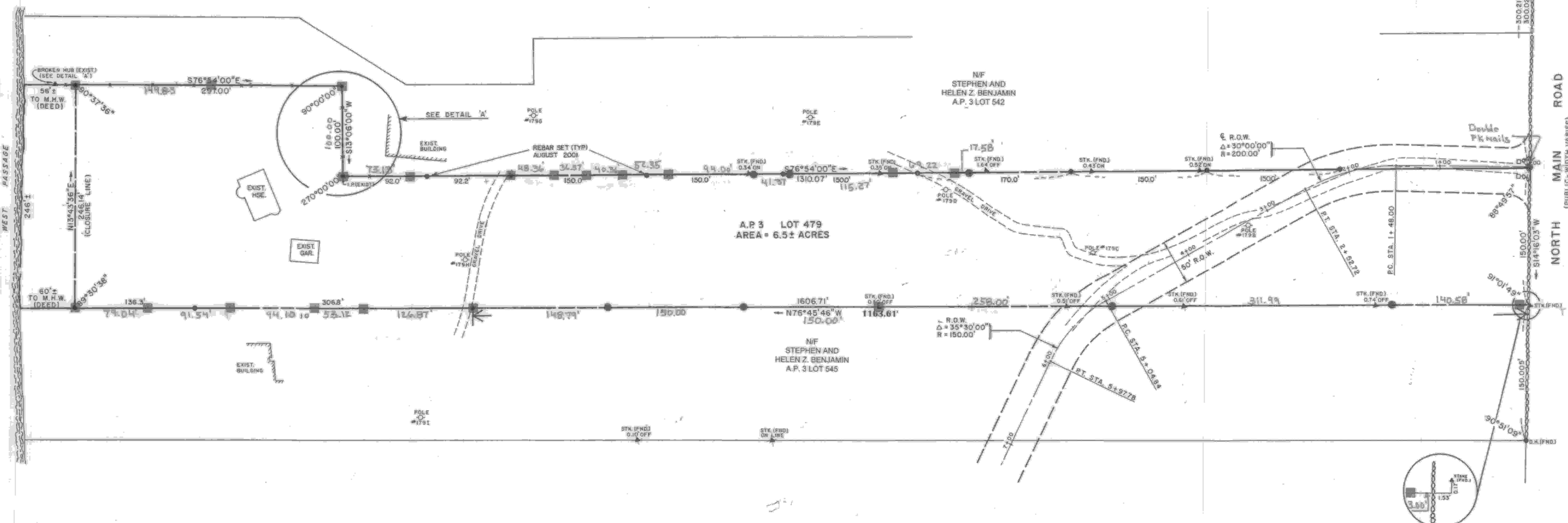
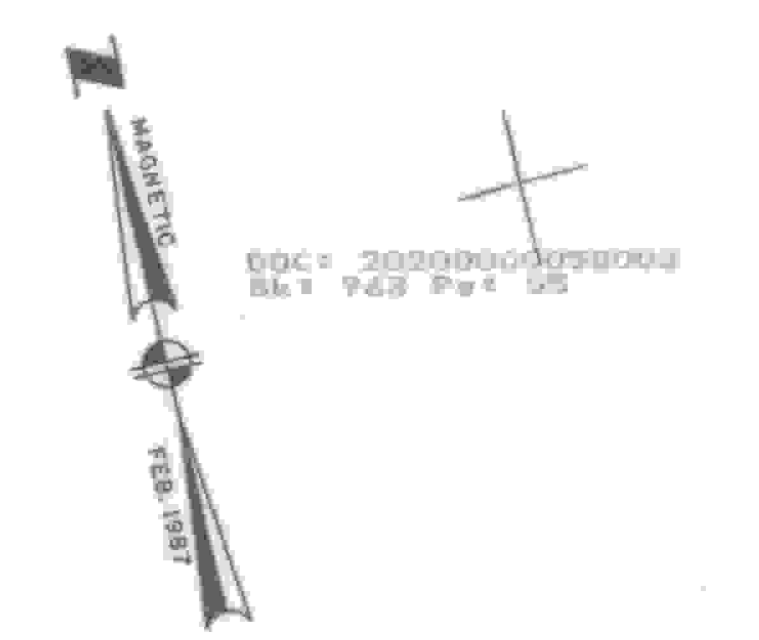
Table with 2 columns: ZONING CLASSIFICATION and RR 80\*. Rows include MIN. LOT SIZE (80,000 S.F.), MIN. FRONTAGE (200 L.F.), MAXIMUM BUILDING COVERAGE (20%), MAXIMUM BUILDING HEIGHTS (35' MAIN RESIDENCE, 20' ACCESSORY BUILDINGS), and SETBACKS (MAIN RESIDENCE FRONT 40', REAR 40', SIDE 40'; ACCESSORY BUILDINGS REAR 20', SIDE 20').

\*RR-80 IS A RESIDENTIAL ZONE. FRONTAGE REQUIREMENTS ARE 200' AFTER 1992. 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; Thence continuing south 14°16'03" west along the westerly line of said North Road a distance of one hundred fifty and 00/100 (150.00') feet to the most southeasterly corner of the herein described parcel, said point being located one hundred fifty and 005/100 (150.005') feet northerly of and existing drill in a wall; Thence turning an interior angle of 91°01'49" and proceeding north 76°45'46" west a distance of one thousand one hundred sixty three and 61/100 (1163.61') feet to a rebar; Thence continuing north 76°45'46" west a distance of three hundred six and 80/100 (306.80') feet to a rebar; Thence continuing north 76°45'46" west a distance of one hundred thirty six and 30/100 (136.30') to a rebar, the overall length of the last three (3) courses is one thousand six hundred six and 71/100 (1606.71'); Thence continuing north 76°45'46" west a distance of sixty (60') feet more or less to the mean high water line of Narragansett Bay (West Passage), the last four (4) courses are bounded southerly by land now or formerly of Stephen and Helen Z. Benjamin; Thence proceeding in a northerly direction along said mean high water line a distance of two hundred forty six (246') feet more or less to a point; Thence proceeding south 76°54'00" east a distance of fifty six (56') feet more or less to a rebar; Thence continuing south 76°54'00" east a distance of two hundred ninety seven and 00/100 (297.00') feet to a rebar; Thence turning an interior angle of 99°00'00" and proceeding south 13°06'00" west a distance of one hundred and 00/100 (100.00') feet to an iron pipe; Thence turning an interior angle of 270°00'00" and proceeding south 76°54'00" east a distance of ninety two and 00/100 (92.00') feet to a rebar; Thence continuing south 76°54'00" east a distance of one hundred fifty and 00/100 (150.00') feet to a rebar; Thence continuing south 76°54'00" east a distance of one hundred fifty and 00/100 (150.00') feet to a rebar; Thence continuing south 76°54'00" east a distance of one hundred fifty and 00/100 (150.00') feet to a rebar; Thence continuing south 76°54'00" east a distance of one hundred fifty and 00/100 (150.00') feet to a rebar; Thence continuing south 76°54'00" east a distance of one hundred fifty and 00/100 (150.00') feet to a rebar; Thence continuing south 76°54'00" east a distance of one hundred fifty and 00/100 (150.00') feet to a rebar; Thence continuing south 76°54'00" east to the point and place of beginning the overall length of the last (9) nine courses is one thousand three hundred ten and 07/100 (1310.07') feet, bounded northerly easterly and northerly by land now or formerly of Stephen and Helen Z. Benjamin; Said parcel contains 6.5 acres more or less. For a more particular description reference is herein made to a "Survey Plan of A.P. 3 Lot 479 situated in Jamestown, Rhode Island scale 1"=50' dated Feb. 27, 1987 revised August 2001, and revised December of 2018.



- Legend: TEL. POLE, STAKE (FND), DRILL HOLE (FND), IRON PIN (FND), WOOD RAIL FENCE, RURAL RESIDENTIAL.

Granite Bounds (Set Oct. 2019). Rebar w/cap (Uncovered Oct 2019).

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. License No. 1781 LS A59-COA 12-07-18

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