

LEGEND

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

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.

**STREET INDEX
 CLINTON AVENUE**

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 CUMBERLAND, R.I. 02864
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**LOCUS
 NOT TO SCALE**

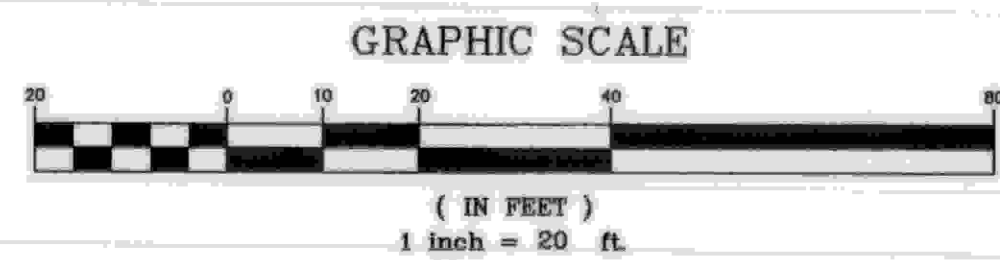
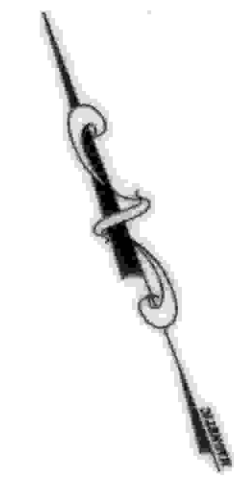
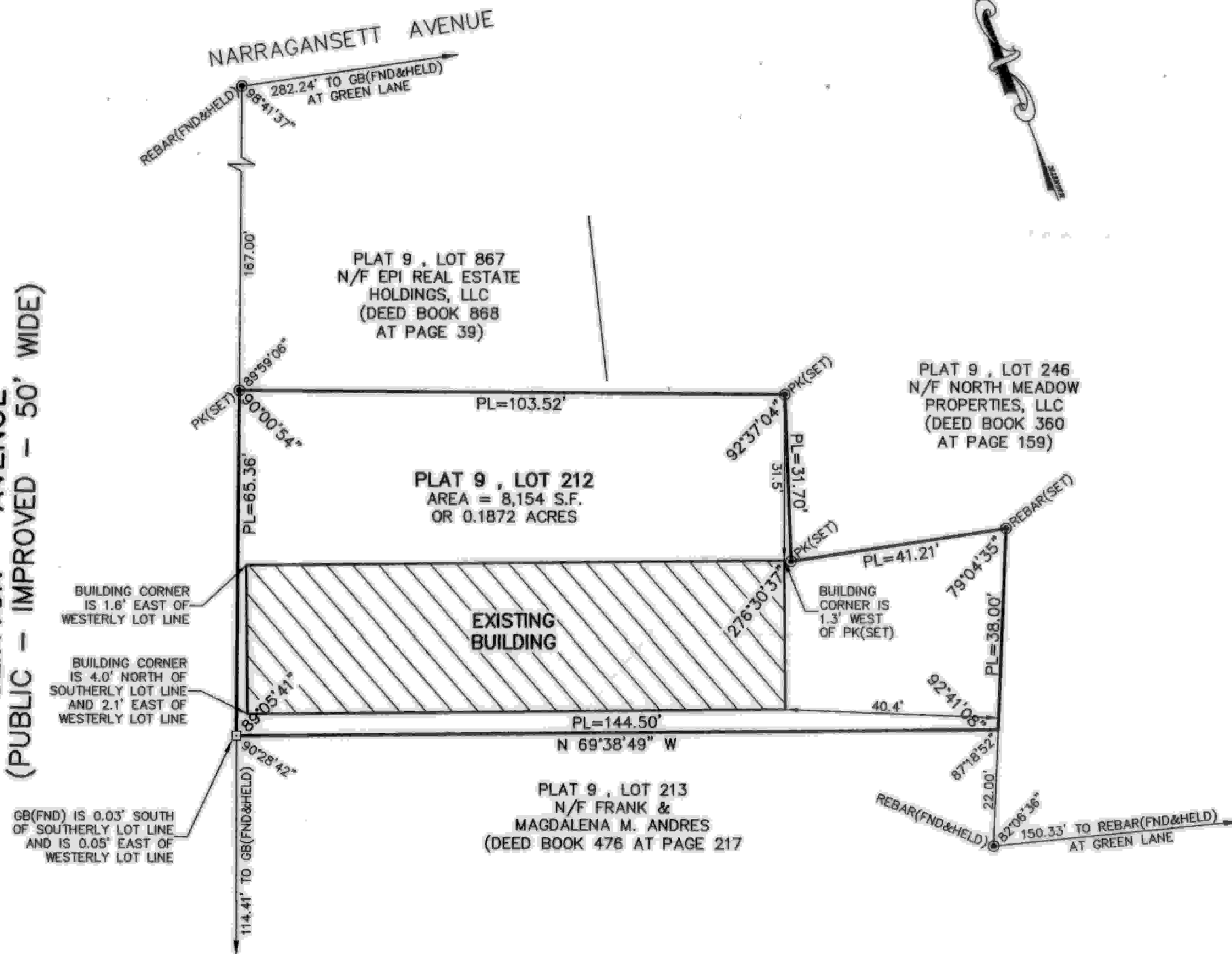
NOTES:

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)**

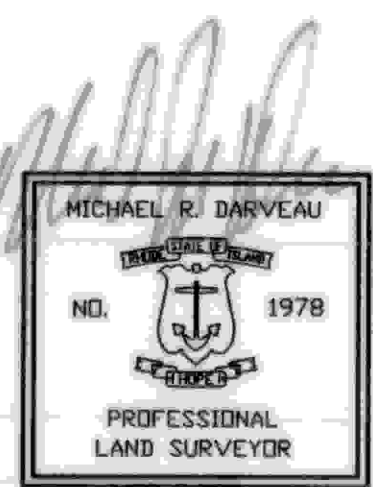


THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO SECTION 9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON NOVEMBER 25, 2015, AS FOLLOWS:

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 PROPERTY LINE PLAN.



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

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

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

PROJECT NO:	2017_016	REVISION:	
SHEET NO:	1 OF 1	DATE:	FEB. 19, 2019
SCALE:	1" = 20'	DRAWN BY:	S.A.K.