

STREET INDEX
 ARNOLD AVENUE
 WESTWIND DRIVE
 LAWN AVENUE
 PEMBERTON AVENUE

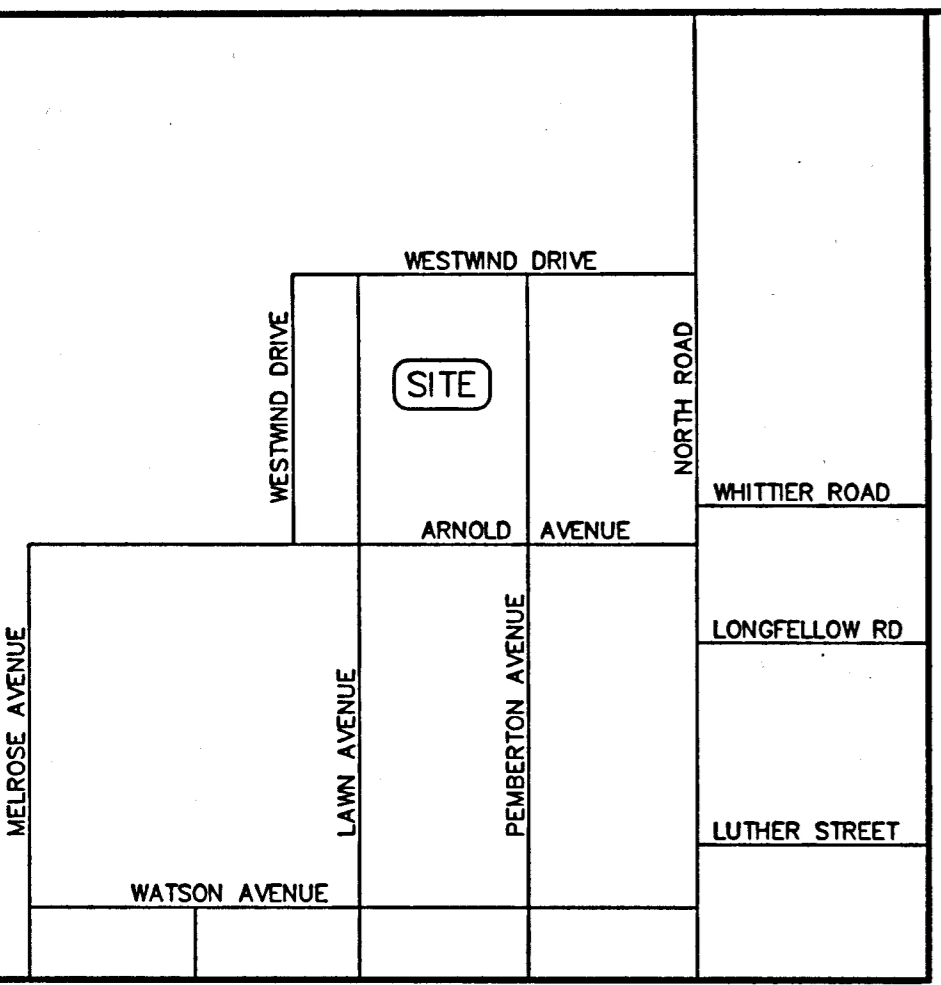
DARVEAU LAND SURVEYING, INC.
 RECEIVED FOR RECORD
 FEB 10 2017 02:55
 JAMESTOWN TOWN CLERK
 MERYL A. FERNSTRON, JR.

FINAL PLAN
 MINOR SUBDIVISION PROPERTY LINE PLAN FOR
DUTCH HARBOR DEVELOPMENT, LLC
 PLAT 8, LOT 68
 ARNOLD AVENUE AND WESTWIND DRIVE
 JAMESTOWN, RHODE ISLAND

DRAWING NO: 2011_028
SHEET NO: 1 OF 2
SCALE: 1" = 60'
DATE: DEC. 8, 2016
DRAWN BY: S.A.K.
REVISIONS:

LEGEND

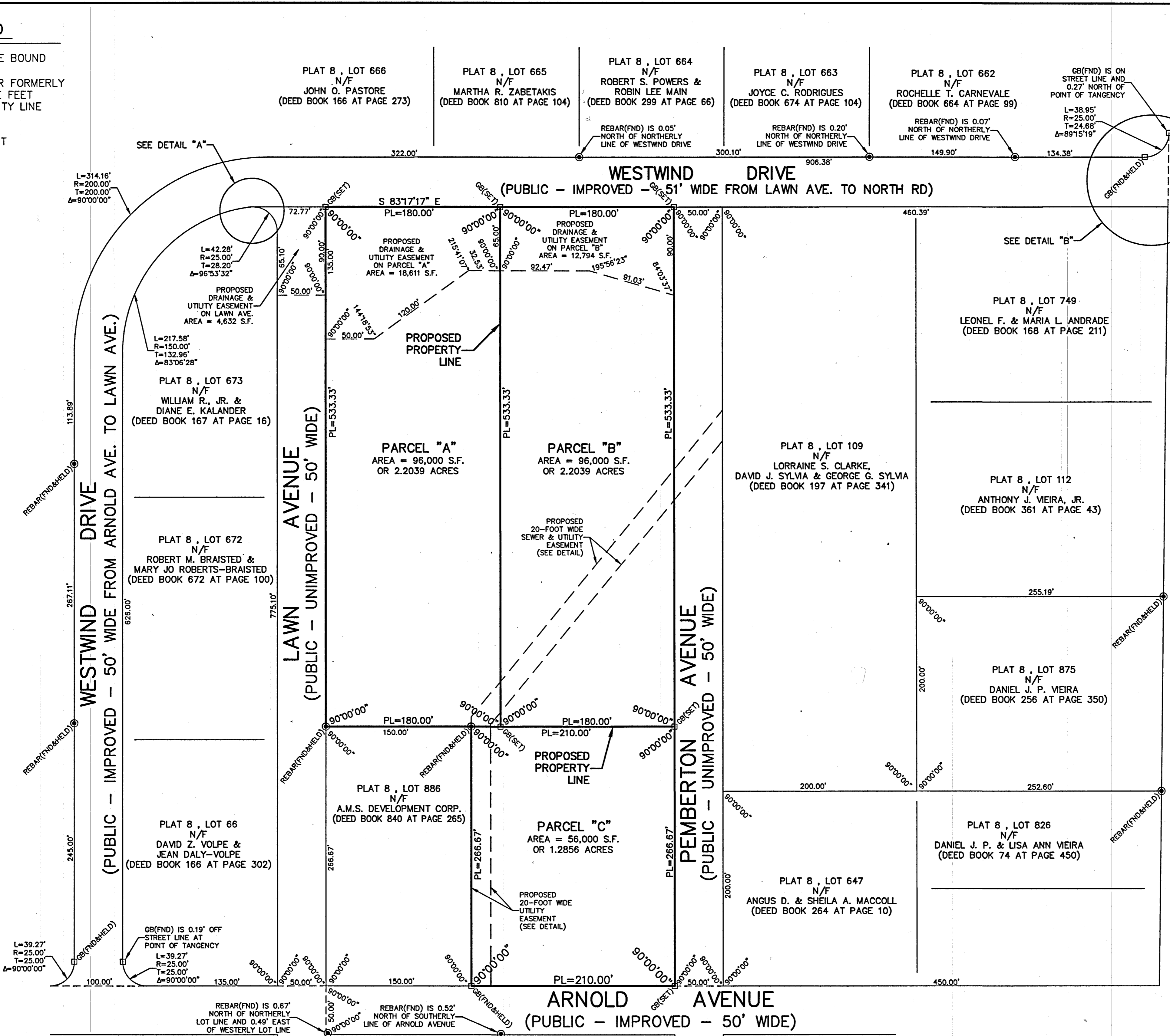
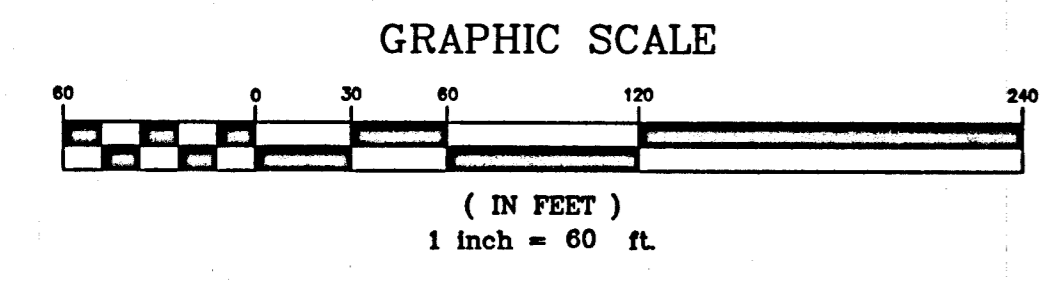
GB	GRANITE BOUND
FND	FOUND
N/F	NOW OR FORMERLY
S.F.	SQUARE FEET
PL	PROPERTY LINE
L	LENGTH
R	RADIUS
T	TANGENT
Δ	DELTA



LOCUS
 NOT TO SCALE

- NOTES:**
- THE PARCEL IS PLAT 8, LOT 68.
 - THE TOTAL PARCEL AREA OF PLAT 8, LOT 68 IS 248,000 S.F. OR 5.6933 ACRES.
 - THE AREA IS ZONED: R-40.
 MINIMUM LOT AREA = 40,000 S.F.
 MINIMUM LOT FRONTAGE = 150 FEET
 MINIMUM BUILDING SETBACKS:
 FRONT YARD = 40 FEET
 SIDE YARD = 20 FEET
 REAR YARD = 30 FEET
 CORNER YARD = 30 FEET
 MAXIMUM LOT COVERAGE = 25%
 MAXIMUM BUILDING HEIGHT = 35 FEET
 - SEE DEED BOOK 197 AT PAGE 341 FOR TITLE REFERENCE.
 - THE PARCEL IS LOCATED WITHIN FLOOD ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN) AS SHOWN ON NATIONAL FLOOD INSURANCE RATE MAP #44005C0069J FOR THE TOWN OF JAMESTOWN, EFFECTIVE DATE SEPTEMBER 4, 2013.
 - THERE WERE NO AREAS OF EXISTING OR POTENTIAL AGRICULTURAL USE AT THE TIME OF SURVEY.
 - THERE WERE NO COMMUNITY LANDMARKS, HISTORIC CEMETERIES, HISTORIC STRUCTURES, OR ON IMMEDIATELY ADJACENT TO THE PARCEL AT THE TIME OF SURVEY.
 - THERE WERE NO LOCATIONS OF SCENIC VIEWS TO, FROM OR WITHIN THE PARCEL AT THE TIME OF SURVEY.
 - THE OWNER AND APPLICANT OF THE SUBDIVISION IS:
 DUTCH HARBOR DEVELOPMENT, LLC
 118 JANE STREET
 NORTH PROVIDENCE, RI 02904
 - THE BASIS OF BEARING WAS A MAGNETIC READING TAKEN DURING FIELD WORK PERFORMED ON JULY 18, 2011.

- PLAN REFERENCES:**
- PLAN ENTITLED "CORRECTIVE ADMINISTRATIVE SUBDIVISION PLAN FOR LORRAINE S. CLARKE, GEORGE G. SYLVIA & DAVID J. SYLVIA, PLAT 8, LOTS 68 & 651, ARNOLD AVENUE, JAMESTOWN, RHODE ISLAND, SCALE: 1" = 60', DATED: SEPT. 20, 2011, BY DARVEAU LAND SURVEYING, INC." WHICH IS RECORDED IN THE TOWN OF JAMESTOWN REGISTRY OF DEEDS AT HPF#333A.
 - PLAN ENTITLED "BAY VIEW THE PROPERTY OF THOMAS CONGDON WATSON, JAMESTOWN, R.I., 1874, BY WM. DAME, C.E." WHICH IS RECORDED IN THE TOWN OF JAMESTOWN REGISTRY OF DEEDS AT HPF#277B.
 - PLAN ENTITLED "FINAL PLAT JAMESTOWN ESTATES SECTION II, A.P. 8, LOTS 66, 661-688, 706, 728, 847, 848, 852, 853, 854, 856, DATED: 7/1/87, OWNED BY JAMESTOWN ESTATES, INC., DESIGNED BY ISLAND ENGINEERING" WHICH IS RECORDED IN THE TOWN OF JAMESTOWN REGISTRY OF DEEDS AT HPF#29B AND HPF#30A.
 - PLAN ENTITLED "SUBDIVISION OF LAND LOCATED IN JAMESTOWN, RHODE ISLAND, SHOWN AS LOT 112 ASSESSOR'S PLAT 8, SCALE: 1"=40', APRIL 4, 1994, BY JESSE F. METCALF, JR." WHICH IS RECORDED IN THE TOWN OF JAMESTOWN REGISTRY OF DEEDS AT HPF#116A.
 - PLAN ENTITLED "PROPERTY LINE SURVEY FOR MORTON J. & LOIS E. POLLACK, BEING A.P. NO. 8, LOT NO. 761, JAMESTOWN, R.I., SCALE: 1"=30', OCT. 1999, BY BOYER ASSOCIATES" WHICH IS RECORDED IN THE TOWN OF JAMESTOWN REGISTRY OF DEEDS AT HPF#149A.



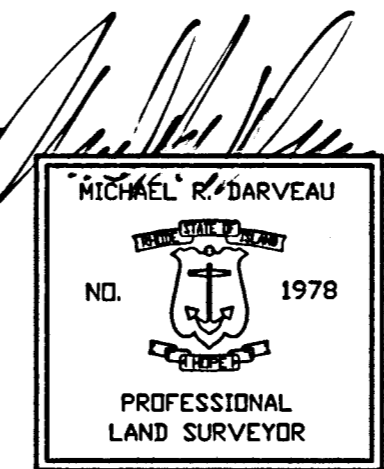
NORTH ROAD
 (PUBLIC - IMPROVED - 50' WIDE)

SUBDIVISION APPROVED AS SUBMITTED
 2/10/17
 [Signature]
 PLANNING COMMISSION CHAIR
 TOWN OF JAMESTOWN RI

I APPROVE OF THE LOT LINE CHANGES AS SHOWN ON THIS PLAN.
 BY: [Signature]

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) CREATE A 3-LOT MINOR SUBDIVISION.



BY: [Signature]
 MICHAEL R. DARVEAU, PLS#1978
 PRESIDENT, DARVEAU LAND SURVEYING, INC.

12/8/16
 DATE
 COA #LS-A497