

GENERAL NOTES:

1. THE PARCELS ARE PLAT 8, LOTS 595 & 607.
2. THE EXISTING DWELLING ADDRESS ON PLAT 8, LOT 595 IS 31 WASHINGTON STREET. THE EXISTING DWELLING ADDRESS ON PLAT 8, LOT 607 IS 77 WATSON AVENUE.
3. THE PARCEL IS SUBJECT TO AND/OR TOGETHER WITH EASEMENTS AND/OR RIGHT-OF-WAYS OF RECORD.
4. THE EXISTING DWELLINGS ARE CONNECTED TO PUBLIC SEWER AND WATER. THE EXACT LOCATION OF THESE UTILITIES ARE UNKNOWN. "DIG SAFE" AND/OR THE APPROPRIATE UTILITY COMPANIES ARE TO BE CONTACTED PRIOR TO THE START OF ANY CONSTRUCTION.
5. THERE WERE NO AREAS UNSUITABLE FOR DEVELOPMENT OR AREAS OF SECONDARY IMPORTANCE OBSERVED ON THE PARCELS AT THE TIME OF SURVEY.
6. THE OWNER OF PLAT 8, LOT 595 IS:
ROBERT J. & NOREEN M. HOYLE c/o LILLIAN DUTRA
48 MONTAUK ROAD
NARRAGANSETT, RI 02882
7. THE OWNER AND APPLICANT OF PLAT 8, LOT 607 IS:
EDWARD A. MELLO
210 CEDAR HILL DRIVE
JAMESTOWN, RI 02835

THE PURPOSE OF THIS PLAN IS TO DEED 1,500 S.F. (PARCEL "A") OF LAND FROM PLAT 8, LOT 595 TO PLAT 8, LOT 607.

STREET INDEX
WASHINGTON STREET
WATSON AVENUE

DARVEAU LAND SURVEYING, INC.
P.O. BOX 7918
CUMBERLAND, R.I. 02864
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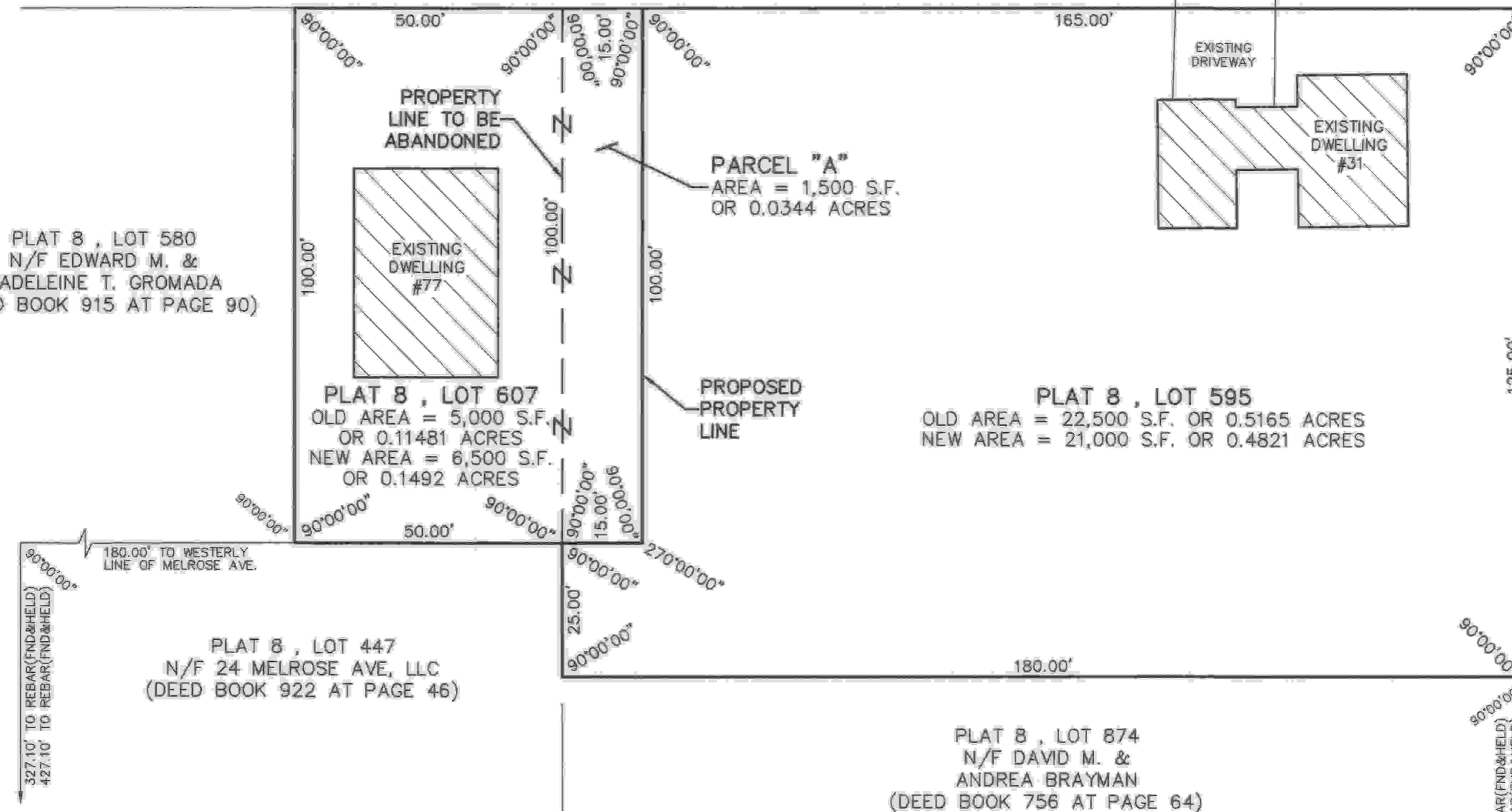
LOCUS
NOT TO SCALE

LEGEND

FND FOUND
N/F NOW OR FORMERLY
S.F. SQUARE FEET

PLAT 8, LOT 580
N/F EDWARD M. &
MADELEINE T. GROMADA
(DEED BOOK 915 AT PAGE 90)

ZONING INFORMATION:
THE PARCELS ARE ZONED: R-20.
MINIMUM LOT AREA = 20,000 S.F.
MINIMUM LOT WIDTH = 100 FEET
MINIMUM BUILDING SETBACKS:
FRONT YARD = 30 FEET
SIDE YARD = 10 FEET
REAR YARD = 30 FEET
MAXIMUM LOT COVERAGE = 25%
MAXIMUM BUILDING HEIGHT = 35 FEET



DEED REFERENCES:

1. PLAT 8, LOT 595 - DEED BOOK 77 AT PAGE 682.
2. PLAT 8, LOT 607 - DEED BOOK 962 AT PAGE 154.

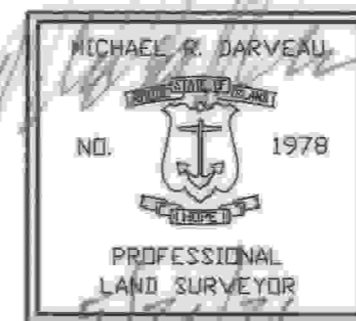
PLAN REFERENCE:

1. PLAN ENTITLED "PLAN ENTITLED "BAY VIEW, THE PROPERTY OF THOMAS CONGDON WATSON, JAMESTOWN, R.I., DATED: 1874, BY WM. DAME, C.E." WHICH IS RECORDED IN THE TOWN OF JAMESTOWN REGISTRY OF DEEDS AT HPF#277B.

ADMINISTRATIVE SUBDIVISION APPROVAL
DATE: June 2, 2021
BY: [Signature]
TITLE: ADMINISTRATIVE OFFICER
TOWN OF JAMESTOWN RI

I APPROVE OF THE LOT LINE CHANGES AS SHOWN ON THIS PLAN.

BY: [Signature: Noreen M. Hoyle]
BY: [Signature: Edward A. Mello]
BY: [Signature: Michael R. Darveau]



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:

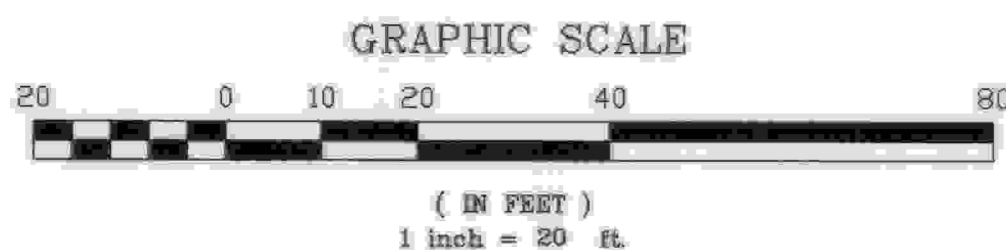
TYPE OF SURVEY: LIMITED CONTENT BOUNDARY SURVEY
MEASUREMENT SPECIFICATION: CLASS 1

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

- 1) PREPARE AN ADMINISTRATIVE SUBDIVISION PLAN.

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

DATE: 5/24/21
COA #LS-A497



WASHINGTON STREET
(PUBLIC - IMPROVED - 50' WIDE)

ADMINISTRATIVE SUBDIVISION PLAN FOR
**ROBERT J. & NOREEN M. HOYLE &
EDWARD A. MELLO**
PLAT 8, LOTS 595 & 607
31 WASHINGTON STREET & 77 WATSON AVENUE
JAMESTOWN, RHODE ISLAND

PROJECT NO: 2020_021	REVISIONS	SCALE: 1" = 20'
SHEET NO: 1 OF 1	DATE: MAY 21, 2021	DRAWN BY: S.A.K.