

LEGEND

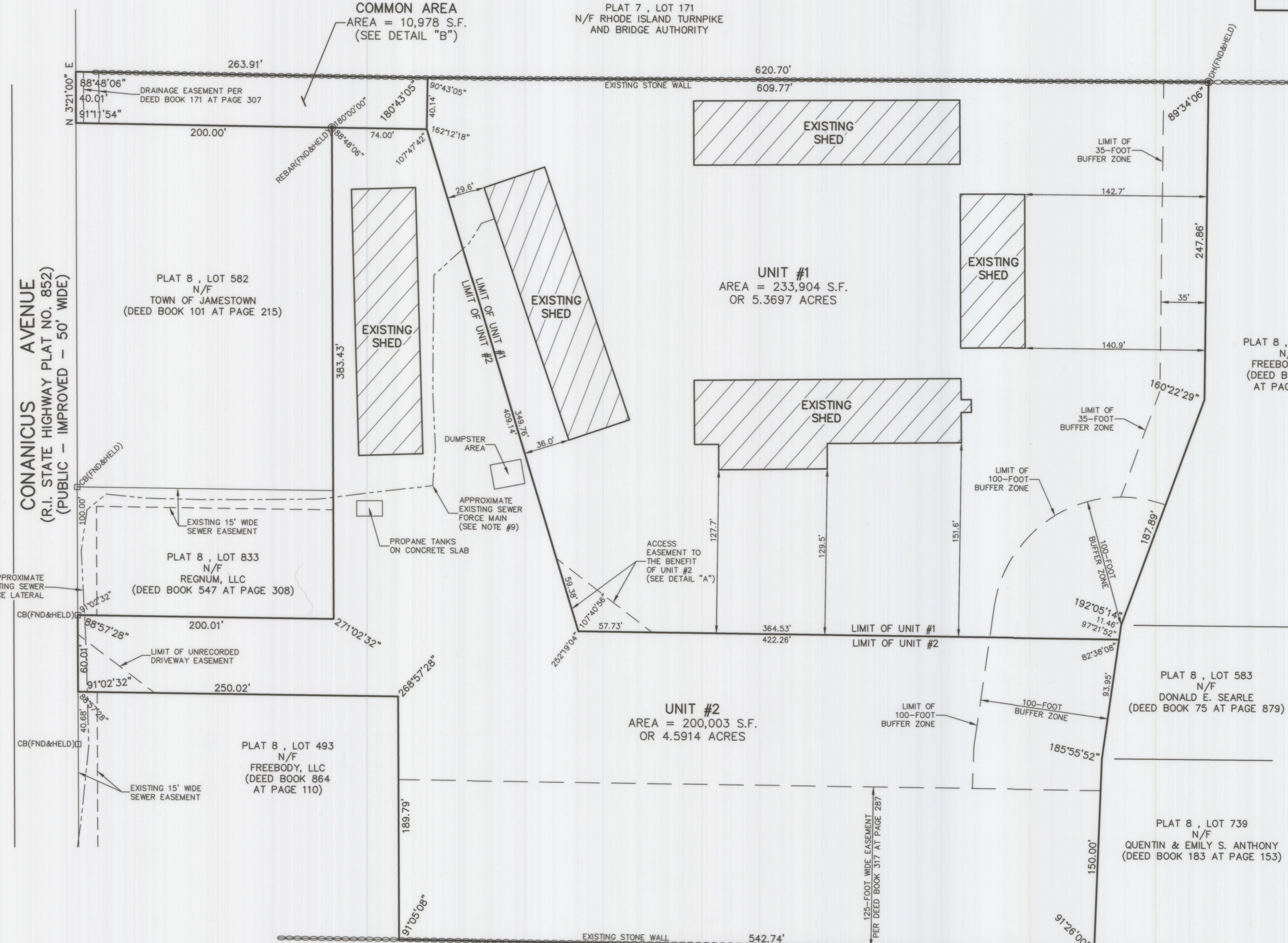
- CB CONCRETE BOUND
- DH DRILL HOLE
- FND FOUND
- N/F NOW OR FORMERLY
- S.F. SQUARE FEET

STREET INDEX
CONANICUS AVENUE

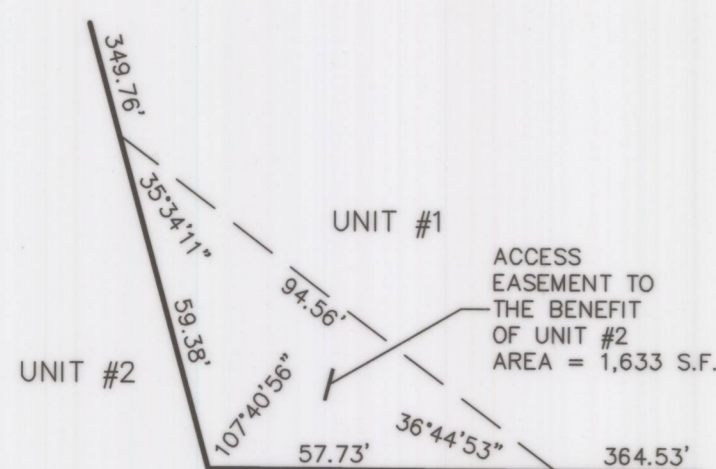
DARVEAU LAND SURVEYING, INC.
P.O. BOX 7918
CUMBERLAND, R.I. 02864
PHONE 401-475-5700
E-MAIL: MIKE@DARVEAUSURVEY.COM

LOCUS
NOT TO SCALE

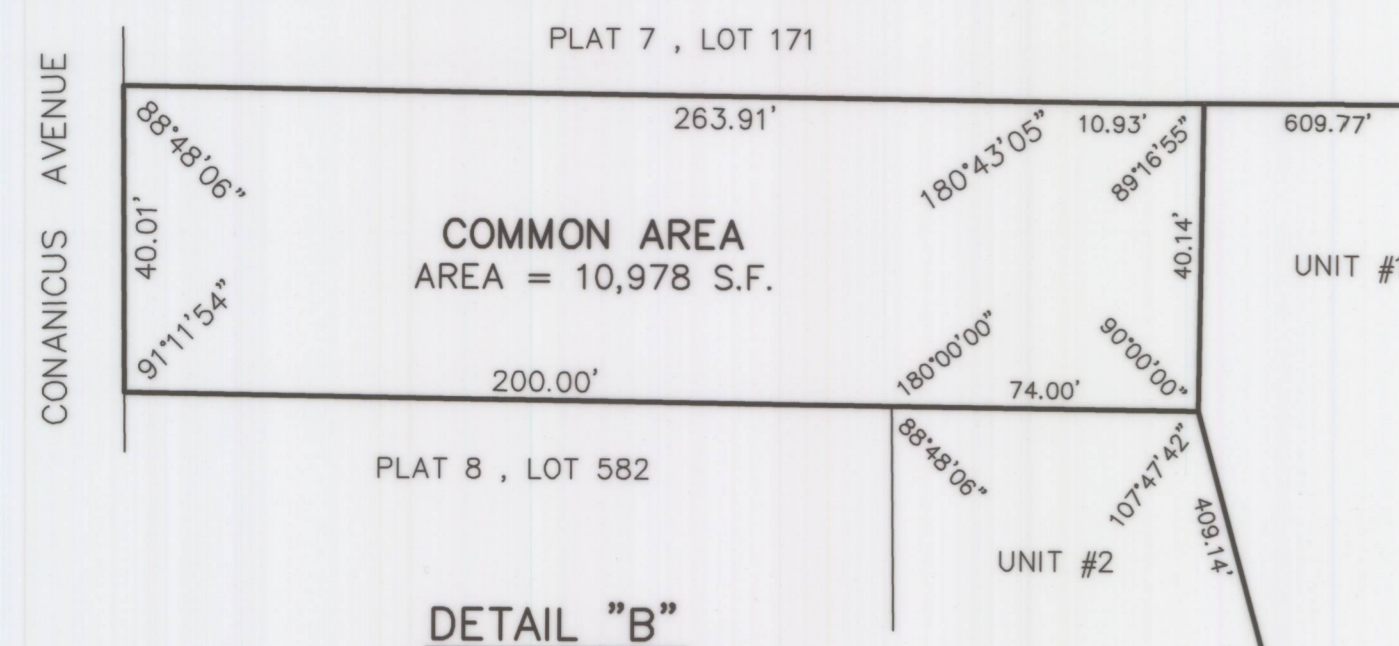
- GENERAL NOTES:
1. THE PARCEL IS PLAT 8, LOT 278.
 2. THE TOTAL PARCEL AREA IS 444,885 S.F. OR 10.2132 ACRES.
 3. THE PARCEL IS ZONED: R-20 AND THE JAMESTOWN VILLAGE SPECIAL DEVELOPMENT OVERLAY DISTRICT.
 4. THE PARCEL IS SUBJECT TO ZONING AND/OR MUNICIPAL APPROVALS, OF RECORD.
 5. THE PARCEL IS SUBJECT TO AND/OR TOGETHER WITH ANY EASEMENTS, RESTRICTIONS, AND COVENANTS, OF RECORD.
 6. THE BASIS OF BEARING SHOWN ON THIS PLAN WAS TAKEN FROM A MAGNETIC READING PERFORMED DURING SURVEY FIELD WORK ON JANUARY 19, 2021.
 7. PLAT 8, LOT 278 IS OWNED BY:
FREEBODY, LLC
102 COLE STREET
JAMESTOWN, RI 02835
 8. THE PARCEL IS CONNECTED TO PUBLIC SEWER ON CONANICUS AVENUE AS SHOWN ON THIS PLAN. THERE WAS NO POTABLE DRINKING WATER ON PLAT 8, LOT 278 AT THE TIME OF SURVEY. NON-POTABLE WATER IS COLLECTED OFF BUILDING ROOFS AND STORED IN A CISTERN, WHICH IS USED FOR BOATYARD PURPOSES ONLY AND IS NOT USED AS DRINKING WATER.
 9. EACH UNIT OWNER SHALL HAVE AN EASEMENT IN COMMON WITH THE OTHER UNIT OWNER TO USE ALL PIPES, WIRES, DUCTS, CABLES, CONDUITS, PUBLIC UTILITY LINES AND OTHER COMMON ELEMENTS, LOCATED IN THE COMMON ELEMENTS OR LOCATED WITHIN THE BOUNDARY LIMITS OF THE OTHER UNIT AND SERVING OR TO SERVE ITS UNIT.



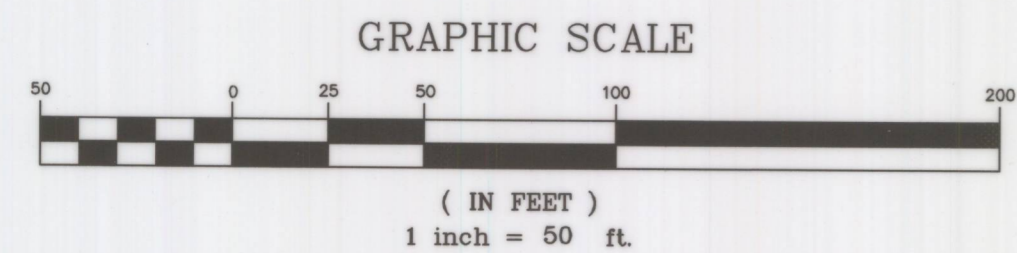
FREEBODY PLACE CONDOMINIUM CONSISTS OF:
UNIT #1: 233,904 S.F. OR 5.3697 ACRES
UNIT #2: 200,003 S.F. OR 4.5914 ACRES
COMMON AREA: 10,978 S.F.



DETAIL "A"
NOT TO SCALE



DETAIL "B"
NOT TO SCALE



PLAT 8, LOT 276 N/F ALEX N. & MARY T. BROERS (DEED BOOK 67 AT PAGE 814)	PLAT 8, LOT 546 N/F DAVID W. & CHRISTINE M. MOFFET (DEED BOOK 509 AT PAGE 66)	PLAT 8, LOT 275 N/F DENNIS H. WEBSTER, TRUSTEE (DEED BOOK 983 AT PAGE 81)	PLAT 8, LOT 555 N/F BLAKE & JANE S. DICKINSON (DEED BOOK 650 AT PAGE 234)	PLAT 8, LOT 556 N/F KENNETH M. & ELIZABETH SANDLER (DEED BOOK 922 AT PAGE 18)	PLAT 8, LOT 543 N/F DENNIS H. WEBSTER, TRUSTEE (DEED BOOK 585 AT PAGE 7)
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DEED REFERENCES:
1. PLAT 8, LOT 278 - DEED BOOK 547 AT PAGE 300.

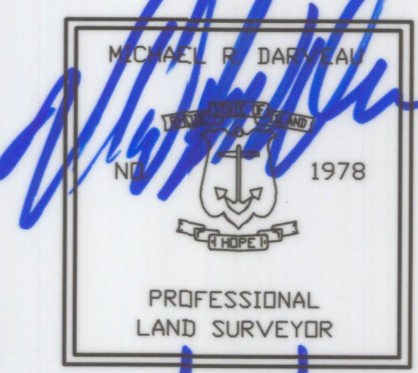
PLAN REFERENCES:
1. PLAN ENTITLED "CORRECTIVE PLAT, FREEBODY HILL ADMINISTRATIVE SUBDIVISION, CONANICUS AVENUE, ASSESSOR'S PLAT 8, LOTS 278 AND 760, SITUATED IN JAMESTOWN, RHODE ISLAND, PREPARED FOR WILLIAM S. MUNGER, SCALE: 1" = 50', DATED: AUGUST 2001, REVISED: FEBRUARY 20, 2002, BY JOHN P. CAITO CORPORATION" WHICH IS RECORDED IN THE TOWN OF JAMESTOWN REGISTRY OF DEEDS AT HPF#182B.
2. PLAN ENTITLED "BRITAIN - MUNGER SUBDIVISION, CONANICUS AVENUE, ASSESSOR'S PLAT 8, LOTS 111, 278 AND 493, SITUATED IN JAMESTOWN, RHODE ISLAND, PREPARED FOR JOHN H. BRITAIN, JR. AND WILLIAM S. MUNGER, SCALE: 1" = 50', DATED: DECEMBER 1999, REVISED: JANUARY 5, 2000, BY JOHN P. CAITO CORPORATION" WHICH IS RECORDED IN THE TOWN OF JAMESTOWN REGISTRY OF DEEDS AT HPF#152B.
3. UNRECORDED PLAN ENTITLED "SITE PLAN SHOWING PROPOSED PARKING, A.P. 8, LOT 278, JAMESTOWN, WILLIAM & MARILYN MUNGER, DATED: 2/9/94, REVISED: 2/21/94, BY WARREN HALL, CIVIL ENGINEER.
4. UNRECORDED PLAN ENTITLED "SPECIAL USE PERMIT PLAN, TAYLOR POINT BOAT YARD, ASSESSOR'S PLAT 8, LOT 278, CONANICUS AVENUE, JAMESTOWN, RHODE ISLAND, PREPARED FOR CONANICUT MARINE SERVICES, DATED: JULY 2007, SCALE: 1" = 50', BY JOHN P. CAITO CORPORATION."

WILLIAM MUNGER, MEMBER OF FREEBODY, LLC
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.

OWNER: WILLIAM MUNGER, MEMBER OF FREEBODY, LLC
BY: *[Signature]* DATE: 12-30-2021

STATE OF RHODE ISLAND, COUNTY OF NEWPORT, TOWN OF JAMESTOWN
ON THIS 27th DAY OF December, 2021, BEFORE ME PERSONALLY
APPEARED WILLIAM MUNGER, 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 WILLIAM MUNGER.

NOTARY PUBLIC: *[Signature]*
MY COMMISSION EXPIRES: 10/4/25
Christian S. Infantolino
Notary Public, State of Rhode Island
My Commission Expires Oct. 4, 2025



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
GROUND, 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
DATA ACCUMULATION SURVEY
MEASUREMENT SPECIFICATION: CLASS I
CLASS III

STATEMENT OF PURPOSE:
THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF
THE PLAN IS AS FOLLOWS:
1) PREPARE A CONDOMINIUM SITE PLAN.

BY: *[Signature]* DATE: 12/28/21
MICHAEL R. DARVEAU, PLS#1978
PRESIDENT, DARVEAU LAND SURVEYING, INC.
DATE COA #LS-A497

CONDOMINIUM SITE PLAN FOR
FREEBODY PLACE CONDOMINIUM
PLAT 8, LOT 278
260 CONANICUS AVENUE
JAMESTOWN, RHODE ISLAND

PROJECT NO:	2013_035
SHEET NO:	1 OF 1
SCALE:	1" = 50'
REVISIONS:	
DATE:	DEC. 28, 2021
DRAWN BY:	S.A.K.