

STREET INDEX
HIGHLAND DRIVE
NEWPORT AVENUE

RC COURNOYER ENTERPRISES, INC.
P.O. BOX 176
JAMESTOWN, R.I. 02835
PHONE 401-439-8029

PLAN OF LAND FOR
**MICHAEL SCOTT RUTHERFORD &
EMILY ALDEN RUTHERFORD**
PLAT 10 LOTS 40 & 99
345 & 359 HIGHLAND DRIVE
JAMESTOWN, RHODE ISLAND

DRAWING NO: RUTHER	REVISIONS	SCALE: 1" = 30'
SHEET NO: 1 OF 1	DATE: FEB. 2, 2022	DRAWN BY: S.A.K.

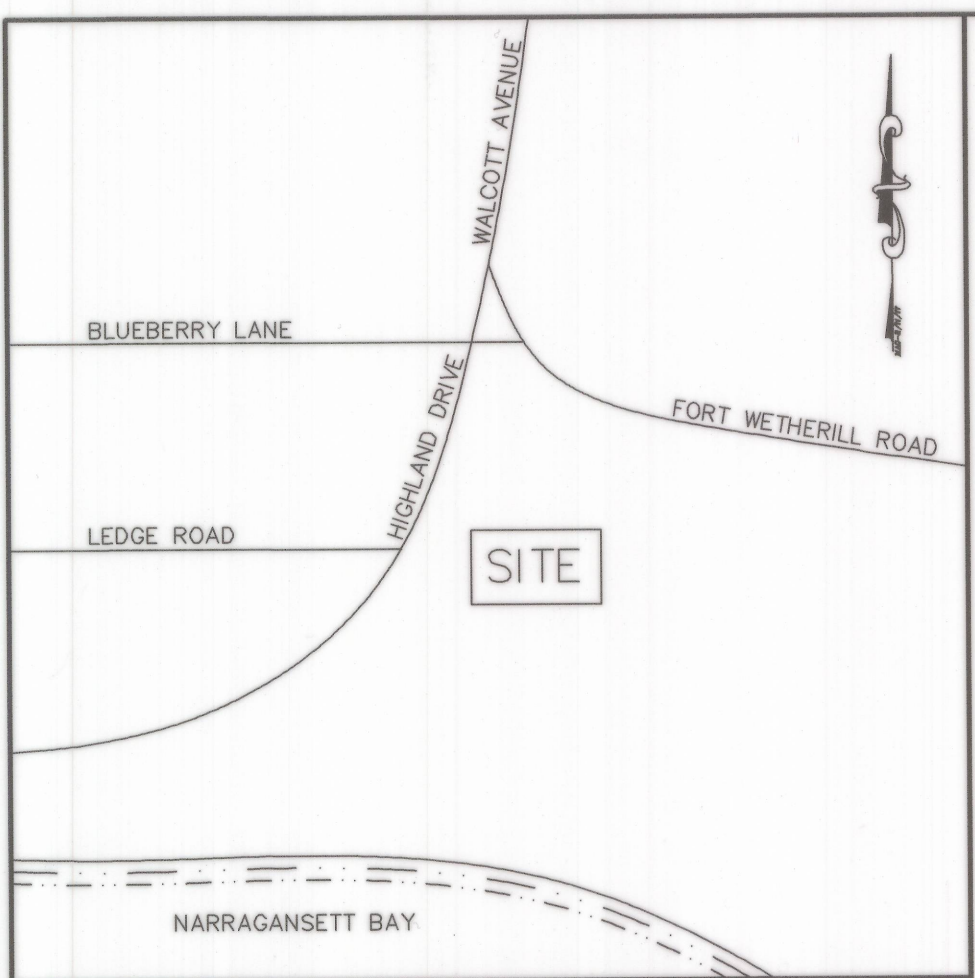
THE PURPOSE OF THIS PLAN IS TO SHOW THE BOUNDARY LINES OF PLAT 10, LOT 99 AND PLAT 10 LOT 40 (PREVIOUSLY LOTS 40 AND 41) AS DESCRIBED IN THE TOWN OF JAMESTOWN LAND EVIDENCE BOOK 984, PAGE 283 AND BOOK 984, PAGE 279 RESPECTIVELY.

THE TOWN OF JAMESTOWN TAX ASSESSOR'S OFFICE HAS COMBINED PLAT 10, LOT 40 AND PLAT 10, LOT 41 INTO ONE LOT PER THE TOWN MERGER STATUTE. THE AREA OF THE COMBINED PARCELS IS 92,064 S.F. OR 2.1135 ACRES.

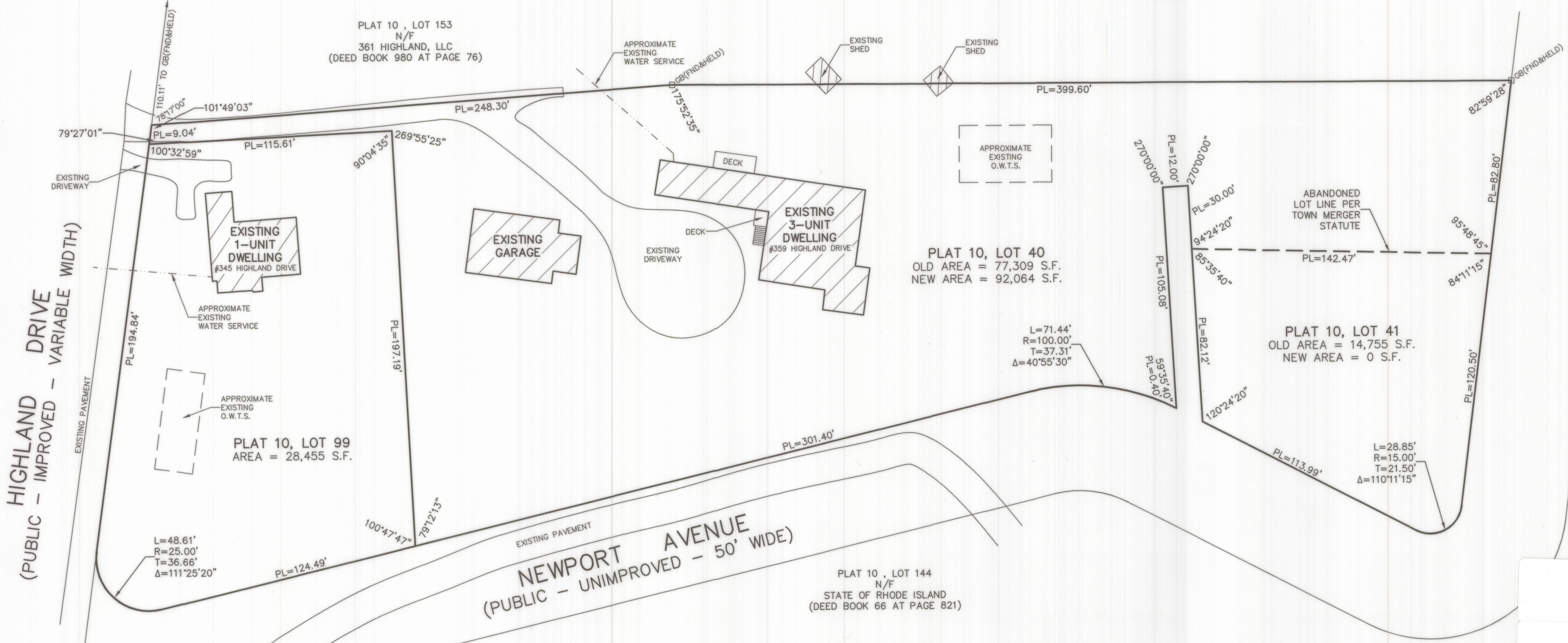
- NOTES:
1. THE PARCELS ARE PLAT 10, LOTS 40 & 99.
 2. THE TOTAL PARCEL AREA IS 120,519 S.F. OR 2.7667 ACRES.
 3. SEE DEED BOOK 903 AT PAGE 221 FOR TITLE REFERENCE.
 4. THE BASIS OF BEARING SHOWN WAS TAKEN FROM A MAGNETIC READING DURING SURVEY FIELD WORK PERFORMED ON AUGUST 11, 2017.
 5. THE OWNER OF THE PARCEL IS:
MICHAEL SCOTT RUTHERFORD &
EMILY ALDEN RUTHERFORD
P.O. BOX 533
JAMESTOWN, RI 02835
 6. SUBJECT TO AND TOGETHER WITH DRIVEWAY/UTILITY EASEMENTS AND/OR AGREEMENTS OF RECORD.

LEGEND

- GB GRANITE BOUND
- FND FOUND
- PL PROPERTY LINE
- N/F NOW OR FORMERLY
- S.F. SQUARE FEET
- O.W.T.S. ON-SITE WASTEWATER TREATMENT SYSTEM
- L LENGTH
- R RADIUS
- T TANGENT
- Δ DELTA



LOCUS
NOT TO SCALE



Received for Record
Roberta J. Fason
TOWN CLERK
JAMESTOWN, R.I.
FEB 28 2022 01:13 PM
Vol: 1015 Pg: 71

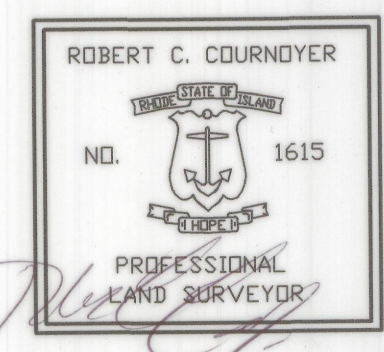
ADMINISTRATIVE SUBDIVISION APPROVAL
DATE: February 28, 2022
BY: *Roberta J. Fason*
TITLE: ADMINISTRATIVE OFFICER
TOWN OF JAMESTOWN RI

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 BOUNDARY SURVEY: LIMITED CONTENT BOUNDARY SURVEY DATA ACCUMULATION SURVEY	MEASUREMENT SPECIFICATION: CLASS I CLASS III
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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: *Robert C. Cournoyer* DATE: 2/2/22
ROBERT C. COURNOYER, PLS#1615
PRESIDENT, R.C. COURNOYER ENTERPRISES, INC. COA #A51



SIGNATURE LINES:

Michael Scott Rutherford
MICHAEL SCOTT RUTHERFORD

Emily Alden Rutherford
EMILY ALDEN RUTHERFORD

ZONING INFORMATION:
THE PARCEL IS ZONED: R-80
MINIMUM LOT AREA = 80,000 S.F.
MINIMUM LOT WIDTH = 200 FEET
MINIMUM BUILDING SETBACKS:
FRONT YARD = 40 FEET
SIDE YARD = 30 FEET
REAR YARD = 40 FEET
MINIMUM ACCESSORY BUILDING SETBACKS:
SIDE YARD = 20 FEET
REAR YARD = 20 FEET
MAXIMUM LOT COVERAGE = 20%
MAXIMUM BUILDING HEIGHT = 35 FEET

