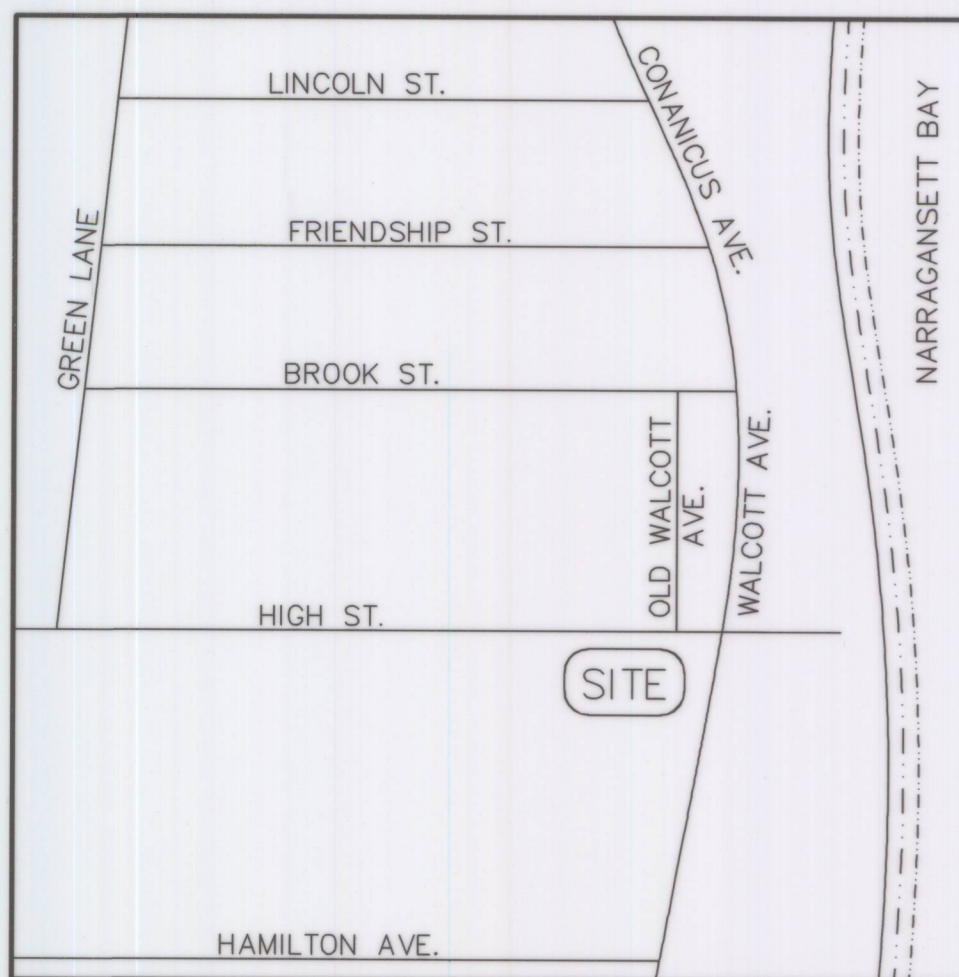


408B



LEGEND

- RIHB R.I. HIGHWAY BOUND FOUND
IP IRON PIPE
DH DRILL HOLE
PL PROPERTY LINE
S.F. SQUARE FEET
STA. STATION
N/F NOW OR FORMERLY
TYP. TYPICAL

THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE PLAT 9, LOT 795 INTO TWO PARCELS.

STREET INDEX
WALCOTT AVENUE
HIGH STREET

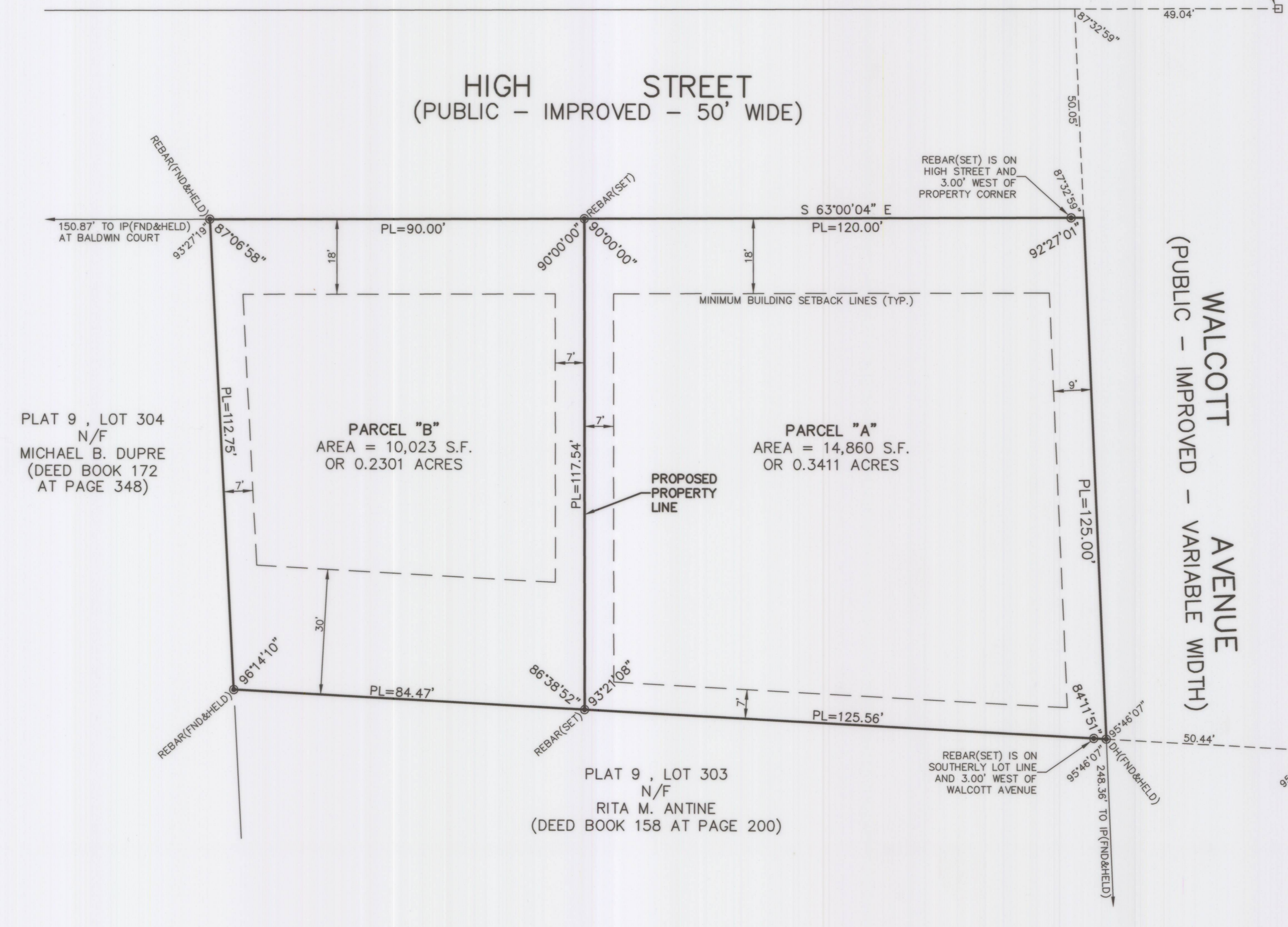
DC: 2018 FS: 200
DDC: 20220000062597
Bk: 1018 Pg: 250

Received for Record
Roberta J. Fagan
TOWN CLERK
JAMESTOWN, R.I.
APR 08, 2022 01:48 PM
Vol: 1018 Pg: 250

LOCUS NOT TO SCALE

- NOTES:
1. THE PARCEL IS PLAT 9, LOT 795.
2. THE EXISTING DWELLING ADDRESS IS 30 WALCOTT AVENUE.
3. THE TOTAL PARCEL AREA IS 24,883 S.F. OR 0.5712 ACRES.
4. THE AREA IS ZONED: R-8.
MINIMUM PARCEL AREA = 8,000 S.F.
MINIMUM LOT WIDTH = 80 FEET
MINIMUM BUILDING SETBACKS (PRINCIPAL):
FRONT YARD - PRINCIPAL.....18 FEET
FRONT YARD - SECONDARY.....9 FEET
SIDE YARD.....7 FEET
REAR YARD.....30 FEET
MINIMUM BUILDING SETBACKS (SECONDARY):
SIDE YARD.....7 FEET
REAR YARD.....10 FEET
MAXIMUM BUILDING HEIGHT = 35 FEET
MAXIMUM BUILDING COVERAGE = 30%
5. SEE DEED BOOK 956 AT PAGE 128 FOR TITLE REFERENCE.
6. THE PARCEL IS SUBJECT TO AND/OR TOGETHER WITH ANY EASEMENTS, COVENANTS, AND/OR RIGHT-OF-WAYS OF RECORD.
7. THE PARCEL IS LOCATED IN ZONE X (AREA OF MINIMAL FLOOD HAZARD) AS SHOWN ON NATIONAL FLOOD INSURANCE RATE MAP 44005C0176J FOR THE TOWN OF JAMESTOWN, RHODE ISLAND, EFFECTIVE DATE: SEPTEMBER 4, 2013.
8. THE BASIS OF BEARING SHOWN ON THIS PLAN WAS TAKEN FROM A MAGNETIC READING PERFORMED DURING SURVEY FIELD WORK ON DECEMBER 28, 2009.
9. THERE WERE NO WETLANDS, WATERCOURSES, OR COASTAL FEATURES PRESENT ON OR WITHIN 200 FEET OF THE PERIMETER OF THE PARCEL OBSERVED AT THE TIME OF SURVEY.
10. THERE WERE NO AREAS OF AGRICULTURAL USE, EXISTING OR POTENTIAL, OBSERVED AT THE TIME OF SURVEY.
11. THERE WERE NO COMMUNITY LANDMARKS, HISTORIC CEMETERIES, HISTORIC STRUCTURES, ON OR IMMEDIATELY ADJACENT TO THE PARCEL OBSERVED AT THE TIME OF SURVEY.
12. THERE WAS A SCENIC VIEW OF NARRAGANSETT BAY TO THE NORTHEAST OBSERVED AT THE TIME OF SURVEY.
13. THERE IS NO AREA PROPOSED TO BE SET ASIDE AS OPEN SPACE AS A RESULT OF THIS SUBDIVISION.

PLAT 9, LOT 287
N/F
RICHARD C. & SANDRA D. JOHNSON
(DEED BOOK 720 AT PAGE 270)



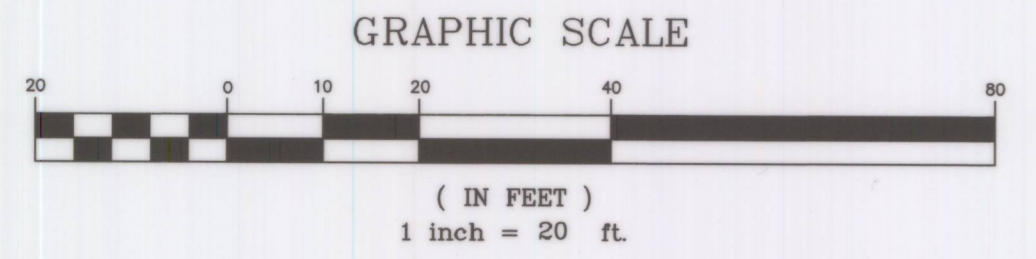
PLAT 9, LOT 304
N/F
MICHAEL B. DUPRE
(DEED BOOK 172 AT PAGE 348)

PLAT 9, LOT 303
N/F
RITA M. ANTINE
(DEED BOOK 158 AT PAGE 200)

PLAT 9, LOT 293
N/F
JAMES B. KING, JR. &
AMBER ARSENAULT KING
(DEED BOOK 895 AT PAGE 200)

THE OWNER AND APPLICANT OF PLAT 9, LOT 795 IS:
JAMESTOWN PROPERTIES, LLC
P.O. BOX 316
JAMESTOWN, RI 02835

- PLAN REFERENCES:
1. PLAN ENTITLED "PLAT SHOWING DIVISION OF HOWLAND LANDS, JAMESTOWN, R.I., SCALE: 1"=40', DATED: MAY 7, 1905" BY WH. H. LAWTON, CIVIL ENGINEER, WHICH IS RECORDED IN THE TOWN OF JAMESTOWN REGISTRY OF DEEDS AT HANGING PLAT FILE #222A.
2. PLAN ENTITLED "PLAT OF BALDWIN COURT, JAMESTOWN, R.I., SCALE: 1"=30', DATED: NOVEMBER 12, 1948" BY GARDNER C. EASTON, WHICH IS RECORDED IN THE TOWN OF JAMESTOWN REGISTRY OF DEEDS AT HANGING PLAT FILE #278A.
3. PLAN ENTITLED "PROPERTY SURVEY OF LOTS 308, 538, & 801, JAMESTOWN, R.I., ASSESSOR'S PLAT 9, LOCATED AT 18 BALDWIN COURT AND THE GREEN LANE EXTENSION, ALSO BEING LOT 1 OF THE HOWLAND LANDS FOR WAYNE WILKE, SCALE: 1"=40', DATED: FEBRUARY 10, 2001" BY HILBERN LAND SURVEYING.
4. UNRECORDED PLAN ENTITLED "PLAN OF LAND OWNED BY WHITEWOOD LLC., PLAT 9, LOT 590, 48 WALCOTT AVENUE, JAMESTOWN, RHODE ISLAND, SCALE: 1"=20', DATED: JUNE 23, 2008, REVISED DATE: JULY 2, 2008" BY RC COURNOYER ENTERPRISES, INC.
5. RHODE ISLAND STATE HIGHWAY PLAT NO. 708.



SUBDIVISION APPROVED AS SUBMITTED
DATE 4/8/22
MICHAEL R. DARVEAU
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) PREPARE A MINOR SUBDIVISION PROPERTY LINE PLAN.

BY: [Signature] DATE 3/29/22
MICHAEL R. DARVEAU, PLS#1978
PRESIDENT, DARVEAU LAND SURVEYING, INC.
COA #LS-A497

FINAL PLAN

MINOR SUBDIVISION PROPERTY LINE PLAN FOR
JAMESTOWN PROPERTIES, LLC
PLAT 9, LOT 795
30 WALCOTT AVENUE
JAMESTOWN, RHODE ISLAND
DARVEAU LAND SURVEYING, INC.
P.O. BOX 7918
CUMBERLAND, R.I. 02864
PHONE 401-475-5700
E-MAIL: MIKE@DARVEAUSURVEY.COM