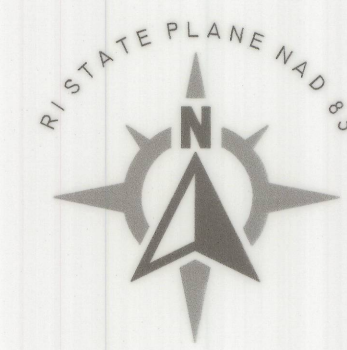


SURVEYORS DESCRIPTION

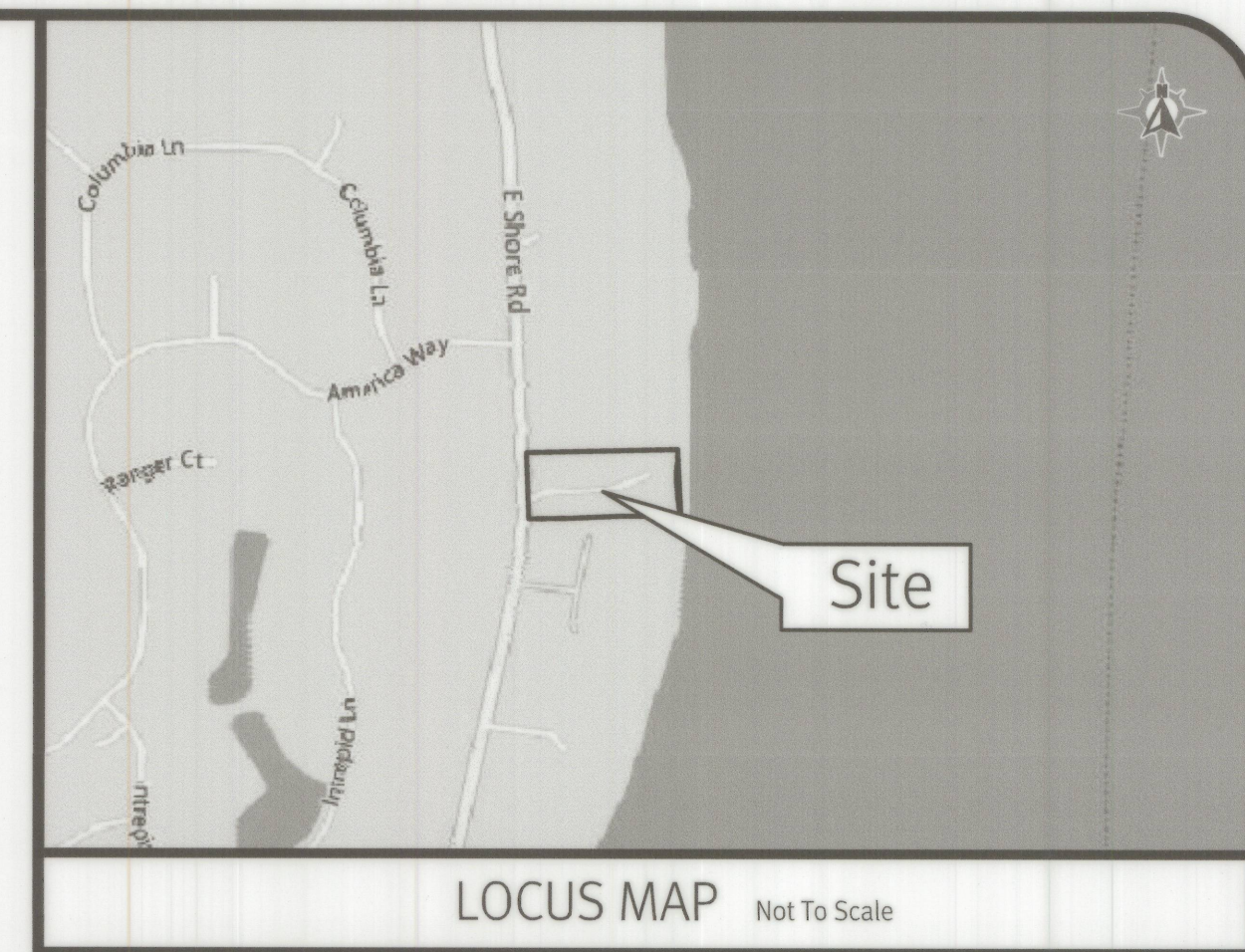
BEGINNING AT A POINT SOUTH 02°15' 23" EAST A DISTANCE OF 305.72 FEET FROM A DRILL HOLE IN THE EASTERLY LINE OF EAST SHORE ROAD, SAID POINT BEING THE MOST NORTHWESTERLY CORNER OF LAND NOW OR FORMERLY OF W. HOWARD MORRISON AND JOAN A. MORRISON (AP 2 LOT 85);
THENCE NORTH 88°42' 37" EAST, BOUNDED NORTHERLY BY SAID MORRISON LAND, A DISTANCE OF 801.73 FEET, AND PASSING THROUGH A GRANITE BOUND AT 732.94 FEET, TO THE APPROXIMATE MEAN HIGH WATER LINE OF THE NARRAGANSETT BAY;
THENCE SOUTHERLY, ALONG SAID MEAN HIGH WATER LINE, A DISTANCE OF 354 FEET, MORE OR LESS, TO THE NORTHEASTERLY CORNER OF LAND NOW OR FORMERLY OF JOHN R. PEREZ AND ELIZABETH PEREZ (AP 2 LOT 106);
THENCE THE FOLLOWING TWO (2) COURSES BOUNDED SOUTHERLY BY SAID PEREZ LAND:
1. SOUTH 88°42' 38" WEST A DISTANCE OF 171.06 FEET;
2. SOUTH 89°26' 17" WEST A DISTANCE OF 151.10 FEET;
THENCE SOUTH 87°37' 46" WEST, BOUNDED SOUTHERLY IN PART BY SAID PEREZ LAND AND IN PART BY LAND NOW OR FORMERLY OF RONALD H. LATAILLE AND ELIZABETH A. LATAILLE (AP 2 LOT 245), A DISTANCE OF 268.56 FEET;
THENCE SOUTH 89°16' 57" WEST, BOUNDED SOUTHERLY BY SAID LATAILLE LAND, A DISTANCE OF 213.65 FEET TO THE EASTERLY STREET LINE OF EAST SHORE ROAD;
THENCE NORTH 02°15' 23" WEST, ALONG SAID STREET LINE, A DISTANCE OF 348.37 FEET TO THE POINT OF BEGINNING.
THE ABOVE DESCRIBED PARCEL CONTAINS 279,360 SQUARE FEET (6.41 ACRES), MORE OR LESS.

LEGEND

---	WATER LINE	123/1234	DEED BOOK/PAGE	○	BOLLARD
---	SEWER LINE	AP	ASSESSOR'S PLAT	■	SOIL EVALUATION
---	SEWER FORCE MAIN	HC	HANDICAPPED	■	CATCH BASIN
---	GAS LINE	N/F	NOW OR FORMERLY	■	DOUBLE CATCH BASIN
---	ELECTRIC LINE	LC	LANDSCAPING	■	WATER VALVE
---	OVERHEAD WIRES	(R)	RECORD	■	GAS VALVE
---	DRAINAGE LINE	CA	CHORD ANGLE	▲	B-I WETLAND FLAG
---	MINOR CONTOUR LINE	○	NAIL/SPIKE	○	DRAINAGE MANHOLE
---	MAJOR CONTOUR LINE	○	DRILL HOLE	○	FLARED END SECTION
---	PROPERTY LINE	○	IRON ROD/PIPE	○	GUY POLE
---	ASSESSORS LINE	○	BOUND	○	ELECTRIC MANHOLE
---	TREELINE	○	BOUND	○	UTILITY/POWER POLE
---	GUARDRAIL	○	BOUND	○	LIGHTPOST
---	FENCE	○	BOUND	○	WELL
---	RETAINING WALL	○	BOUND	○	MONITORING WELL
---	STONE WALL	○	BOUND	○	BENCH MARK
---		○	SEWER CLEANOUT	○	TREE
---		○	HYDRANT	○	
---		○	IRRIGATION VALVE	○	
---		○	UNKNOWN MANHOLE	○	



THIS PLAN SHOULD BE INDEXED BY THE FOLLOWING STREETS:
• EAST SHORE ROAD



GENERAL NOTES

1. THE PARCEL IS FOUND ON ASSESSOR'S PLAT 2, LOT 34 IN THE TOWN OF JAMESTOWN, NEWPORT COUNTY, RHODE ISLAND.
2. THE OWNER PER DEED BOOK 610, PAGE 90 IS JOAN M. GARDINER AND KURT T. GARDINER.
3. THIS SITE IS LOCATED IN FEMA FLOOD ZONE X AND ZONE VE (EL. 19). REFERENCE FEMA FLOOD INSURANCE RATE MAP 4405C0086J, MAP REVISED SEPTEMBER 4, 2013. THIS DESIGNATION MAY CHANGE BASED UPON REVIEW BY A FLOOD ZONE SPECIALIST OR BY THE RESULTS OF A COMPREHENSIVE FLOOD STUDY.
4. THE PARCEL IS ZONED RR-80 BASED ON THE TOWN OF JAMESTOWN ONLINE GIS. ANY OVERLAY DISTRICTS, SPECIAL PERMITS OR VARIANCES SPECIFIC TO THIS SITE ARE NOT TAKEN INTO CONSIDERATION. PLEASE CONTACT THE ZONING DEPARTMENT FOR ANY ADDITIONAL INFORMATION OR FOR A CERTIFICATE OF ZONING.
5. THERE WERE NO CEMETERIES, GRAVE SITES AND OR BURIAL GROUNDS OBSERVED WITHIN THE LIMITS OF THE SURVEY.
6. FIELD SURVEY PERFORMED BY DIPRETE ENGINEERING BETWEEN MARCH 29 AND APRIL 22, 2022. THIS PLAN REFLECTS ON THE GROUND CONDITIONS AS OF THAT DATE.
7. A CLOSING LINE IS AN ARBITRARY SURVEY LINE USED FOR COMPUTATIONAL PURPOSES ONLY AND IS NOT TO BE MISINTERPRETED AS A PROPERTY LINE.
8. MEAN HIGH WATER OF 1.6' PER NOAA STATION 8452660 IN NEWPORT, RI.

PLAN REFERENCES

1. PROPERTY SURVEY FOR ELEANOR RANDOLPH & MARION ROBERTS, JAMESTOWN, RHODE ISLAND, SCALE 1"=60', DATED OCTOBER, 1973, PLAN BY WINWARD & ASSOC, INC., RECORDED AS HPF 13A.
2. FINAL PLAT OF: BAYBERRY ESTATES, JAMESTOWN, R.I., SCALE 1"=40', DATED JUNE 3, 1987, PLAN BY ISLAND ENGINEERING, RECORDED AS HPF 70A.
3. PLAN OF LAND OF JOHN MCCUE IN JAMESTOWN, R.I. BY ISLAND ENGINEERING, DATED DECEMBER, 1979, SCALE 1"=40', RECORDED AS HPF 317B.
4. SURVEY DATA FOR HYDROPHONE TARGETS & RANGES, CONANICUT AND PRUDENCE ISLANDS FOR FIRING PIER, GOULD ISLAND - NEWPORT, R.I., SHEET NO. 1 OF 1, DATED JUNE 4, 1943, PLAN BY C.A. MAGUIRE AND ASSOCIATES ENGINEERS, P.W. DRAWING NO. 7435-B.

ALTA/NSPS LAND TITLE SURVEY NOTES

1. THE ADDRESS OF PARCEL IS 696 EAST SHORE ROAD.
2. THERE WERE NO OBSERVED PARKING SPACES AT THE TIME OF THE FIELD SURVEY.
3. THE PARCEL HAS DIRECT ACCESS TO EAST SHORE ROAD, A PUBLIC RIGHT OF WAY.
4. THERE WAS NO OBSERVED EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION AT THE TIME OF THE FIELD SURVEY.
5. RIGHT OF WAY LINES ADJACENT TO SUBJECT PARCEL ARE AS SHOWN.
6. THERE WAS NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED AT THE TIME OF THE FIELD SURVEY.
7. SURVEY BASED ON TITLE COMMITMENT #21R000163 (03515610), EFFECTIVE DATE MARCH 25, 2022 BY COMMONWEALTH TITLE INSURANCE COMPANY.

SCHEDULE A DESCRIPTION

THAT PARCEL OF LAND, WITH THE BUILDINGS AND IMPROVEMENTS THEREON, SITUATED ON THE EASTERLY SIDE OF MAIN ROAD, SOMETIMES CALLED THE NORTH MAIN ROAD IN THE TOWN OF JAMESTOWN AND STATE OF RHODE ISLAND, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE EASTERLY LINE OF MAIN ROAD AT THE SOUTHWESTERLY CORNER OF SAID PARCEL AND AT THE NORTHWESTERLY CORNER OF LAND NOW OR FORMERLY OF ALBERT J. SMITH; THENCE NORTHERLY BOUNDING WESTERLY ON SAID MAIN ROAD SIX HUNDRED (600) FEET; THENCE EASTERLY ALONG THE LINE APPROXIMATELY PARALLEL WITH THE NORTHERLY LINE OF SAID SMITH LAND AND PASSING THROUGH FOUR STONE BOUNDS, ONE LOCATED A SHORT DISTANCE EASTERLY FROM SAID MAIN ROAD, ONE LOCATED A SHORT DISTANCE WESTERLY FROM SAID SHORE ROAD AND ONE LOCATED A SHORT DISTANCE EASTERLY FROM SAID EAST SHORE ROAD AND ONE LOCATED A SHORT DISTANCE WESTERLY OF THE HIGH WATER MARK OF NARRAGANSETT BAY, BOUNDING NORTHERLY ON LAND NOW OR FORMERLY OF VALINA M. COFFIN AND CROSSING SAID EAST SHORE ROAD TO NARRAGANSETT BAY; THENCE SOUTHERLY BOUNDING EASTERLY ON NARRAGANSETT BAY APPROXIMATELY SIX HUNDRED (600) FEET TO SAID SMITH LAND; THENCE WESTERLY BOUNDING SOUTHERLY ON SAID SMITH LAND AND AGAIN CROSSING SAID EAST SHORE ROAD TO MAIN ROAD AT THE POINT OF BEGINNING.

EXCEPTING FROM THE ABOVE DESCRIBED PREMISES PARCELS A AND B CONVEYED TO WILLIAM DOUGLAS GARDINER TO ADELINE MCCUE BY DEED DATED DECEMBER 30, 1964 AND RECORDED IN THE JAMESTOWN LAND EVIDENCE RECORDS IN BOOK 56, PAGE 344, AND ALSO EXCEPTING LAND TAKEN BY THE UNITED STATES OF AMERICA BY ORDER RECORDED IN BOOK 35, PAGE 13 IN SAID RECORDS.

SCHEDULE B EXCEPTIONS

NO SCHEDULE B EXCEPTIONS.

SURVEYOR'S CERTIFICATE

TO: ADLER, POLLOCK AND SHEEHAN AND COMMONWEALTH TITLE INSURANCE COMPANY
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 6(A), 7(A), 7(B)(1), 8, 9, 13, 14, 16, & 17 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED BETWEEN MARCH, 29 AND APRIL 22, 2022, DATE OF PLAT OR MAP: APRIL 26, 2022
THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO 435-RICR-00-00-1.9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON NOVEMBER 25, 2015, AS FOLLOWS:

- COMPREHENSIVE BOUNDARY SURVEY CLASS I
- DATA ACCUMULATION SURVEY CLASS III

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

ROBERT G. BABCOCK
No. 2504
PROFESSIONAL LAND SURVEYOR
PREPARED FOR:
ADLER POLLOCK & SHEEHAN
1 CITIZENS PLACE 8TH FLOOR, PROVIDENCE, RHODE ISLAND 02903
TEL (401) 274-7200 FAX (401) 351-4407
ROBERT G. BABCOCK, RIPLS #2504, COA #LS.0004160

ROBERT G. BABCOCK
No. 2504
PROFESSIONAL LAND SURVEYOR

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Shirley J. Faahn
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JAMESTOWN, R.I.
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NO.	DATE	DESCRIPTION	A.T.F.	BY:
1	4/26/22	ADLER POLLOCK & SHEEHAN ALTA/NSPS LAND TITLE SURVEY		

ALTA/NSPS LAND TITLE SURVEY
696 EAST SHORE ROAD
ASSESSORS PLAT 2 LOT 34
JAMESTOWN, RHODE ISLAND
PREPARED FOR:
ADLER POLLOCK & SHEEHAN
1 CITIZENS PLACE 8TH FLOOR, PROVIDENCE, RHODE ISLAND 02903
TEL (401) 274-7200 FAX (401) 351-4407
SHEET 1 OF 1

