

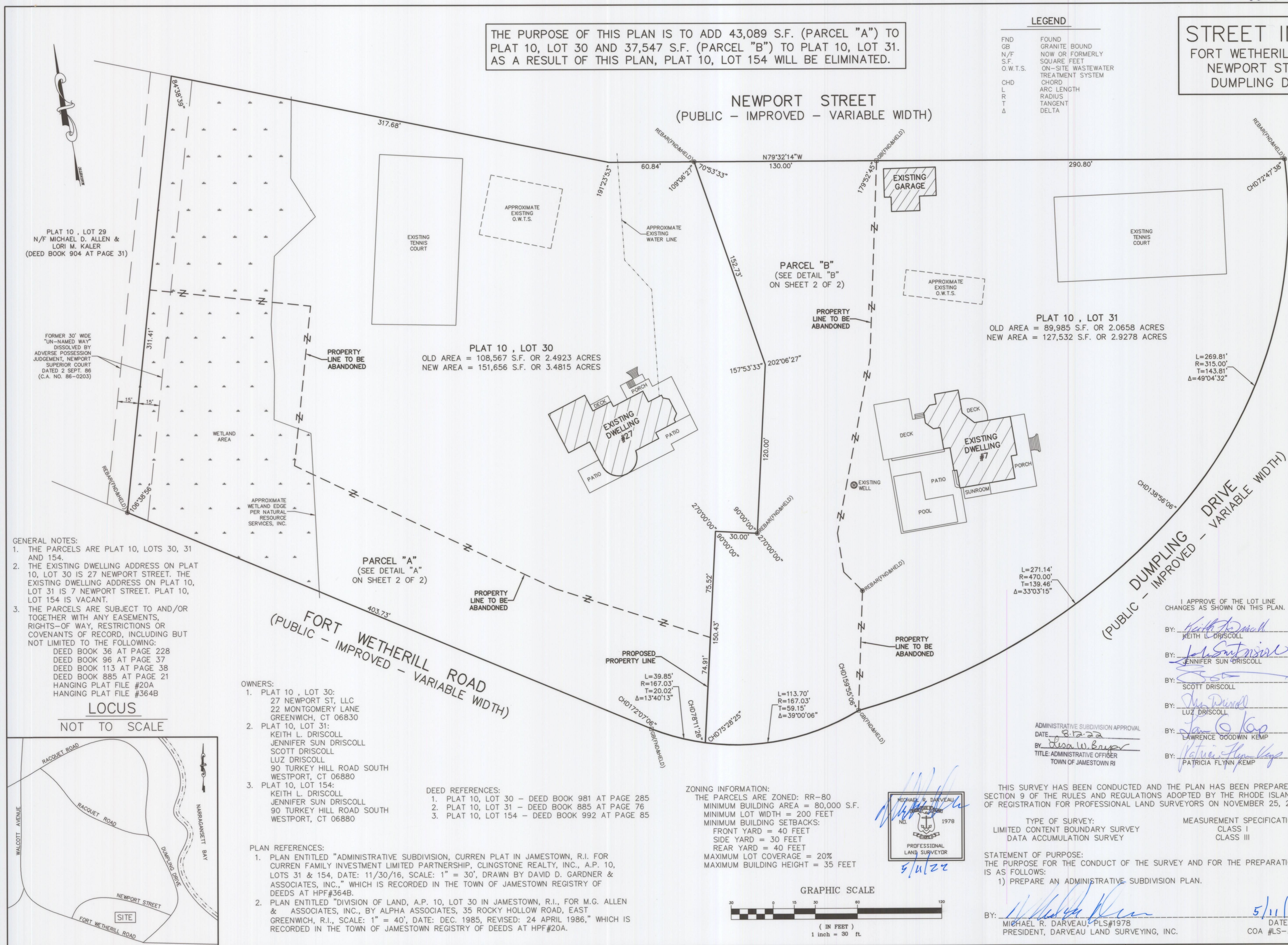
THE PURPOSE OF THIS PLAN IS TO ADD 43,089 S.F. (PARCEL "A") TO PLAT 10, LOT 30 AND 37,547 S.F. (PARCEL "B") TO PLAT 10, LOT 31. AS A RESULT OF THIS PLAN, PLAT 10, LOT 154 WILL BE ELIMINATED.

LEGEND

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

STREET INDEX
FORT WETHERILL ROAD
NEWPORT STREET
DUMPLING DRIVE

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



PLAT 10, LOT 29
N/F MICHAEL D. ALLEN &
LORI M. KALER
(DEED BOOK 904 AT PAGE 31)

FORMER 30' WIDE
"UN-NAMED WAY"
DISSOLVED BY
ADVERSE POSSESSION
JUDGEMENT, NEWPORT
SUPERIOR COURT
DATED 2 SEPT. 86
(C.A. NO. 86-0203)

- GENERAL NOTES:
- THE PARCELS ARE PLAT 10, LOTS 30, 31 AND 154.
 - THE EXISTING DWELLING ADDRESS ON PLAT 10, LOT 30 IS 27 NEWPORT STREET. THE EXISTING DWELLING ADDRESS ON PLAT 10, LOT 31 IS 7 NEWPORT STREET. PLAT 10, LOT 154 IS VACANT.
 - THE PARCELS ARE SUBJECT TO AND/OR TOGETHER WITH ANY EASEMENTS, RIGHTS-OF WAY, RESTRICTIONS OR COVENANTS OF RECORD, INCLUDING BUT NOT LIMITED TO THE FOLLOWING:
DEED BOOK 36 AT PAGE 228
DEED BOOK 96 AT PAGE 37
DEED BOOK 113 AT PAGE 38
DEED BOOK 885 AT PAGE 21
HANGING PLAT FILE #20A
HANGING PLAT FILE #364B

PLAT 10, LOT 30
OLD AREA = 108,567 S.F. OR 2.4923 ACRES
NEW AREA = 151,656 S.F. OR 3.4815 ACRES

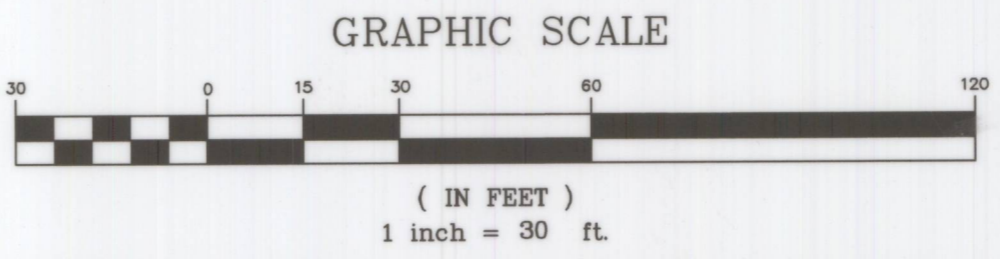
PLAT 10, LOT 31
OLD AREA = 89,985 S.F. OR 2.0658 ACRES
NEW AREA = 127,532 S.F. OR 2.9278 ACRES

- OWNERS:
- PLAT 10, LOT 30:
27 NEWPORT ST, LLC
22 MONTGOMERY LANE
GREENWICH, CT 06830
 - PLAT 10, LOT 31:
KEITH L. DRISCOLL
JENNIFER SUN DRISCOLL
SCOTT DRISCOLL
LUZ DRISCOLL
90 TURKEY HILL ROAD SOUTH
WESTPORT, CT 06880
 - PLAT 10, LOT 154:
KEITH L. DRISCOLL
JENNIFER SUN DRISCOLL
90 TURKEY HILL ROAD SOUTH
WESTPORT, CT 06880

- DEED REFERENCES:
- PLAT 10, LOT 30 - DEED BOOK 981 AT PAGE 285
 - PLAT 10, LOT 31 - DEED BOOK 885 AT PAGE 76
 - PLAT 10, LOT 154 - DEED BOOK 992 AT PAGE 85

- PLAN REFERENCES:
- PLAN ENTITLED "ADMINISTRATIVE SUBDIVISION, CURREN PLAT IN JAMESTOWN, R.I. FOR CURREN FAMILY INVESTMENT LIMITED PARTNERSHIP, CLINGSTONE REALTY, INC., A.P. 10, LOTS 31 & 154, DATE: 11/30/16, SCALE: 1" = 30', DRAWN BY DAVID D. GARDNER & ASSOCIATES, INC.," WHICH IS RECORDED IN THE TOWN OF JAMESTOWN REGISTRY OF DEEDS AT HPF#364B.
 - PLAN ENTITLED "DIVISION OF LAND, A.P. 10, LOT 30 IN JAMESTOWN, R.I., FOR M.G. ALLEN & ASSOCIATES, INC., BY ALPHA ASSOCIATES, 35 ROCKY HOLLOW ROAD, EAST GREENWICH, R.I., SCALE: 1" = 40', DATE: DEC. 1985, REVISED: 24 APRIL 1986," WHICH IS RECORDED IN THE TOWN OF JAMESTOWN REGISTRY OF DEEDS AT HPF#20A.

ZONING INFORMATION:
THE PARCELS ARE ZONED: RR-80
MINIMUM BUILDING 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
MAXIMUM LOT COVERAGE = 20%
MAXIMUM BUILDING HEIGHT = 35 FEET



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

- BY: *Keith L. Driscoll*
KEITH L. DRISCOLL
- BY: *Jennifer Sun Driscoll*
JENNIFER SUN DRISCOLL
- BY: *Scott Driscoll*
SCOTT DRISCOLL
- BY: *Luz Driscoll*
LUZ DRISCOLL
- BY: *Lawrence Goodwin Kemp*
LAWRENCE GOODWIN KEMP
- BY: *Patricia Flynn Kemp*
PATRICIA FLYNN KEMP

ADMINISTRATIVE SUBDIVISION APPROVAL
DATE: 5/11/22
BY: *Michael R. Darveau*
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 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:

- PREPARE AN ADMINISTRATIVE SUBDIVISION PLAN.

BY: *Michael R. Darveau*
MICHAEL R. DARVEAU, PLS#1978
PRESIDENT, DARVEAU LAND SURVEYING, INC.

DATE: 5/11/22
COA #LS-A497

ADMINISTRATIVE SUBDIVISION PLAN FOR
27 NEWPORT ST, LLC,
KEITH L. DRISCOLL,
JENNIFER SUN DRISCOLL,
SCOTT DRISCOLL AND LUZ DRISCOLL
PLAT 10, LOTS 30, 31 & 154
FORT WETHERILL ROAD & NEWPORT STREET
JAMESTOWN, RHODE ISLAND

PROJECT NO:	2016_039	REVISION:	MAY 11, 2022	SCALE:	1" = 30'	DRAWN BY:	S.A.K.
SHEET NO:	1 OF 2	DATE:	APRIL 25, 2022				

