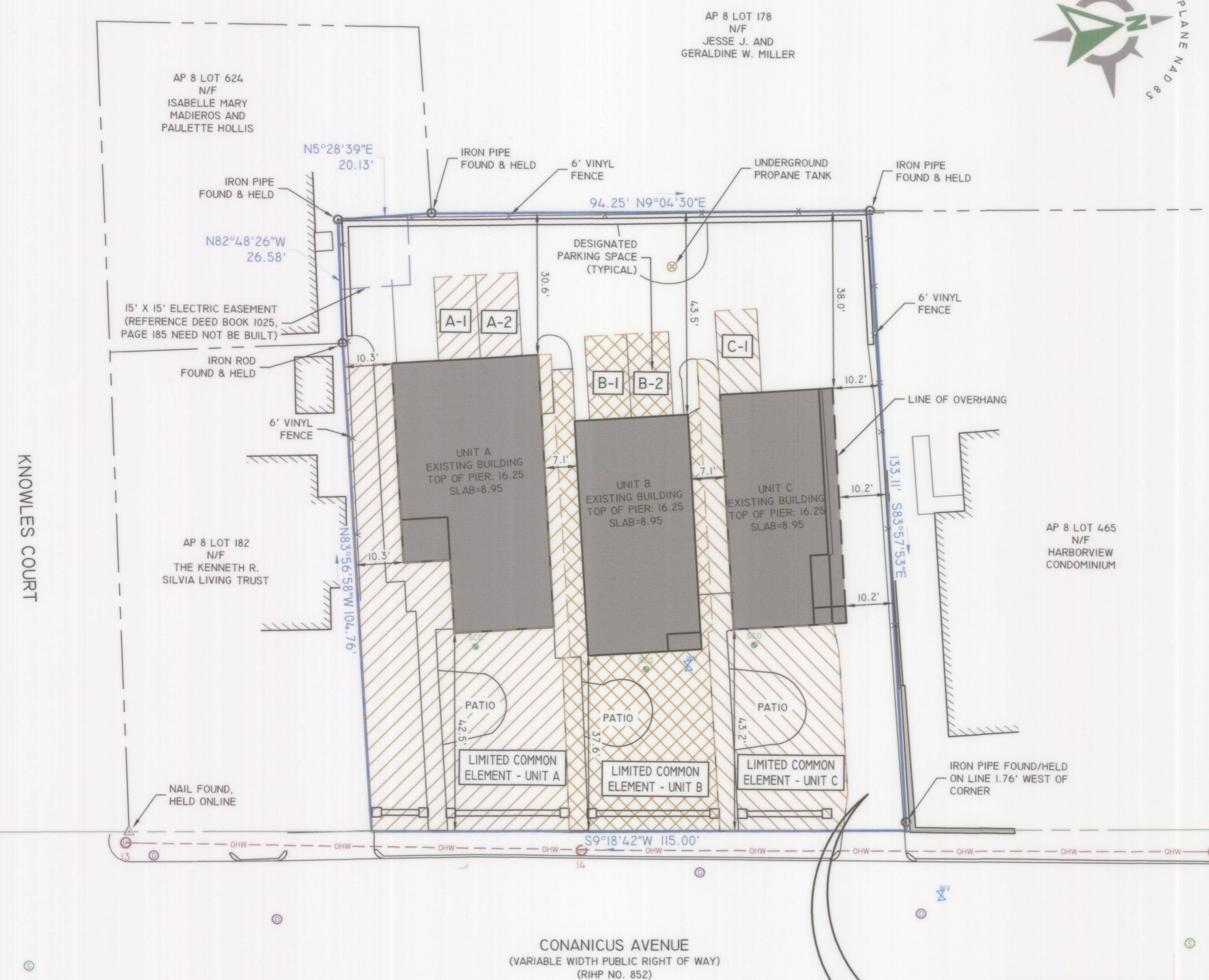




LEGEND

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



KNOWLES COURT

AP 8 LOT 624
N/F
ISABELLE MARY
MADIEROS AND
PAULETTE HOLLIS

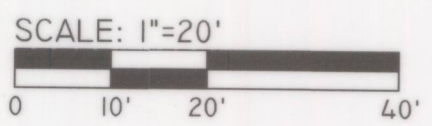
AP 8 LOT 178
N/F
JESSE J. AND
GERALDINE W. MILLER

AP 8 LOT 182
N/F
THE KENNETH R.
SILVIA LIVING TRUST

AP 8 LOT 465
N/F
HARBORVIEW
CONDOMINIUM

CONANICUS AVENUE
(VARIABLE WIDTH PUBLIC RIGHT OF WAY)
(RIHP NO. 852)

AP 8, LOT 181
15,232 SF
(0.35 AC)



SURVEYOR'S CERTIFICATE

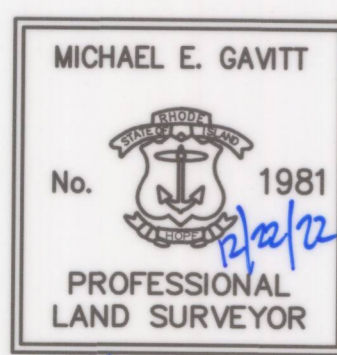
THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO 435-RICR-00-00-1.9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON NOVEMBER 25, 2015, AS FOLLOWS:

- LIMITED CONTENT BOUNDARY SURVEY (BUILDING LOCATION) CLASS 1

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

DEPICT THE RELATIONSHIP BETWEEN THE LOT LINES AND EXISTING FOUNDATION FOR THE PURPOSE OF ZONING CONFORMANCE REVIEW.

I CERTIFY THAT TO THE BEST OF MY KNOWLEDGE THIS PLAN CONTAINS ALL INFORMATION REQUIRED BY THE GENERAL LAWS OF RHODE ISLAND 34-36.1-2.09.



BY MICHAEL E. GAVITT, RIPLS #1981
C.O.A. NO. LS-A160

THIS PLAN SHOULD BE INDEXED BY THE FOLLOWING STREETS:

- CONANICUS AVENUE

GENERAL NOTES

- THE PARCEL IS FOUND ON ASSESSOR'S PLAT 8, LOT 181 IN THE TOWN OF JAMESTOWN, NEWPORT COUNTY, RHODE ISLAND.
- THE OWNER PER DEED BOOK 981, PAGE 46 IS SEATH LLC.
- BASED ON GRAPHICAL PLOTTING ONLY, THE PARCEL IS LOCATED IN ZONE VE (ELEV. -13') AE (ELEV. -12' AND 13') PER FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP 44005C0176J, DATED SEPTEMBER 4, 2013. THIS DESIGNATION MAY CHANGE BASED UPON REVIEW BY A FLOOD ZONE SPECIALIST OR BY THE RESULTS OF A COMPREHENSIVE FLOOD STUDY.
- THE PARCEL IS ZONED R-20 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.
- THERE WERE NO CEMETERIES, GRAVE SITES AND OR BURIAL GROUNDS OBSERVED WITHIN THE LIMITS OF THE SURVEY.
- ORIGINAL BOUNDARY SURVEY PERFORMED BY DIPRETE ENGINEERING ON FEBRUARY 14, 2020. THIS PLAN REFLECTS ON THE GROUND CONDITIONS AS OF THAT DATE. FOUNDATION AS-BUILT SURVEY PERFORMED FEBRUARY, 18, 2022.
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT. DIPRETE ENGINEERING IS NOT RESPONSIBLE FOR ANY UNKNOWN OR UNRECORDED EASEMENTS, DEEDS OR CLAIMS THAT A TITLE REPORT WOULD DISCLOSE.
- ELEVATIONS SHOWN HEREON, IN U.S. SURVEY FEET, ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88), AS DETERMINED BY DIPRETE ENGINEERING USING REAL TIME KINEMATIC G.P.S. OBSERVATIONS.

PLAN REFERENCES:

- RHODE ISLAND HIGHWAY PLAT NO. 852.
- HARBORVIEW CONDOMINIUM HORMA R. BERETTA & CARMINE CARCIERI DEVELOPERS. CONANICUS AVENUE, JAMESTOWN, R.I. SCALE 1"=10'. DATED SEPTEMBER 23, 1983. PLAN BY THE ROBINSON GREEN BERETTA CORPORATION.

Received for Record
Roberta J. Fasan
TOWN CLERK
JAMES TOWN, R.I.
JAN 11, 2023 03:47 PM
Vol: 030 PG: 215

No.	Date	Description	M.E.G.	By:
0	12/19/2022	Condominium Plat Survey		

Drawn By: M.E.G.

CONDOMINIUM PLAT SURVEY
SEAVIEW TOWNHOMES CONDOMINIUM
63 Conanicus Avenue

Assessor's Plat 8 Lot 181
Jamestown, Rhode Island
Declarant:
SEATH, LLC, a Rhode Island limited liability company
95 Sockanosset Crossroad #203
Cranston, Rhode Island 02920

DE Job No: 0401-042 Copyright 2022 by DiPrete Engineering Associates, Inc.

DiPrete Engineering

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