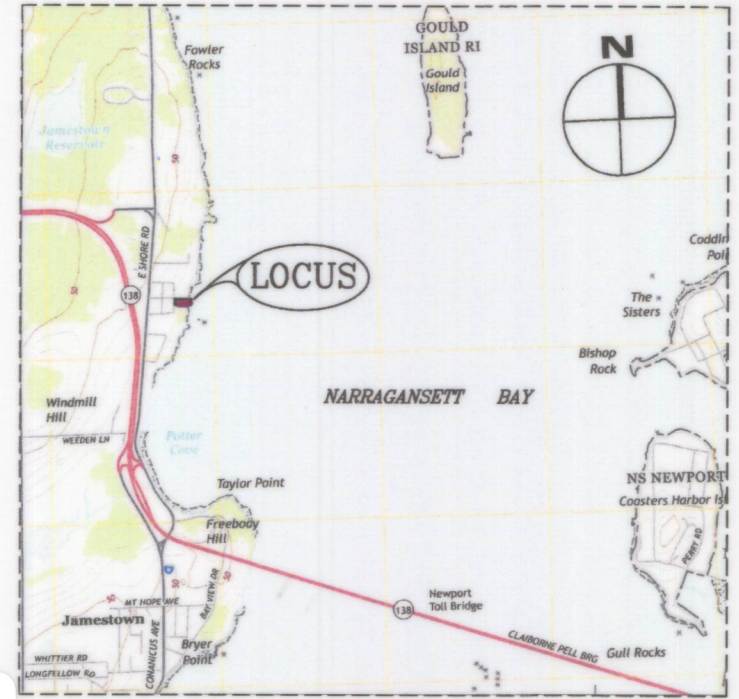
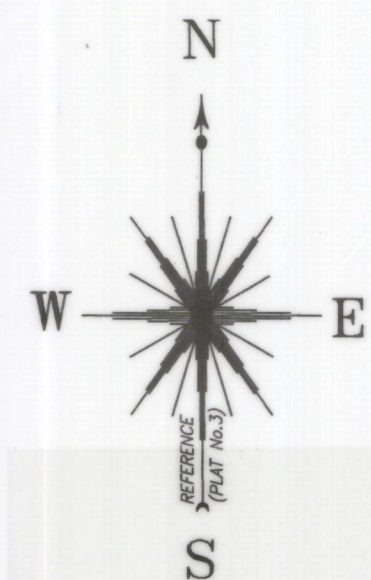
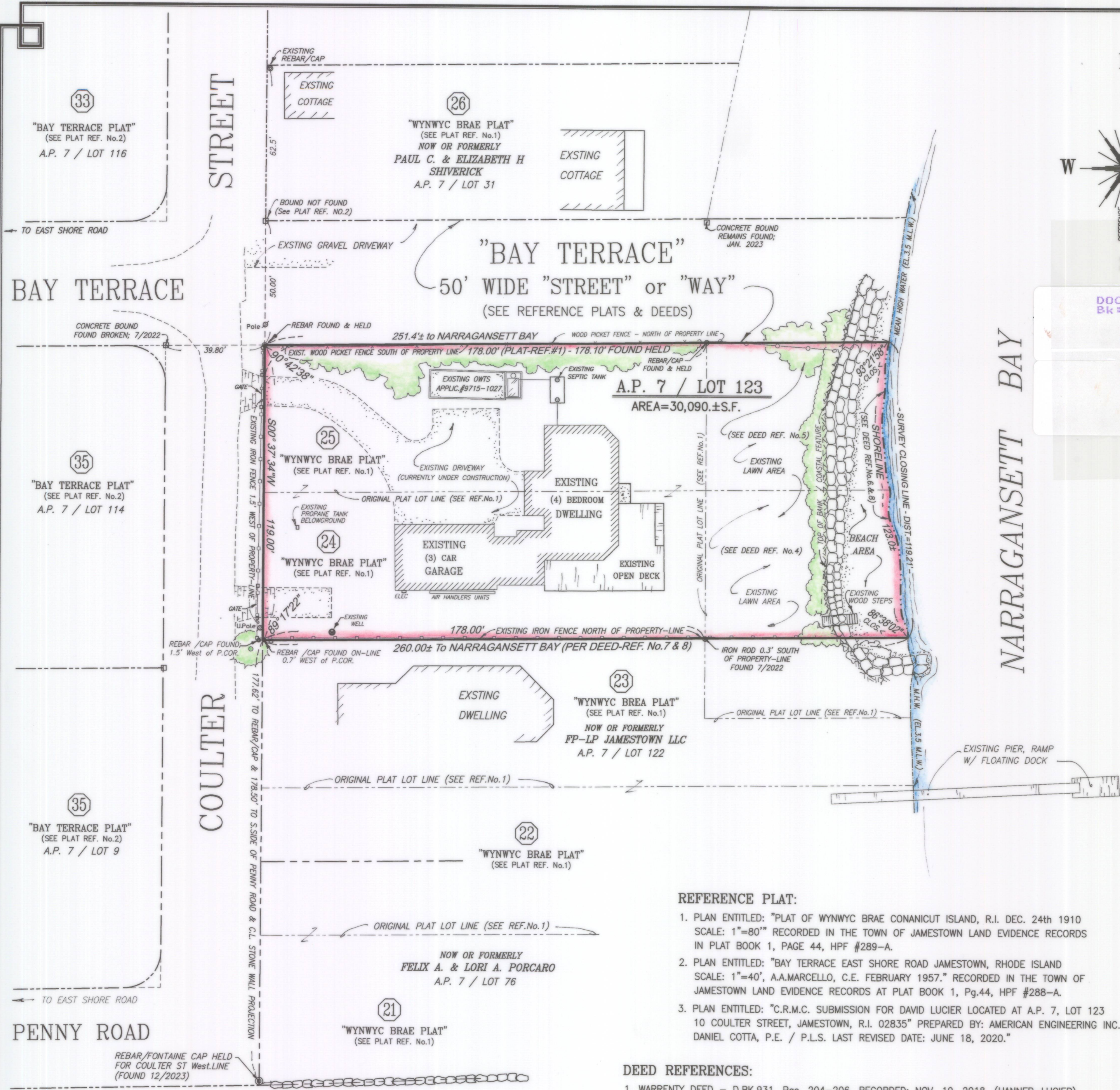


421 B HPF

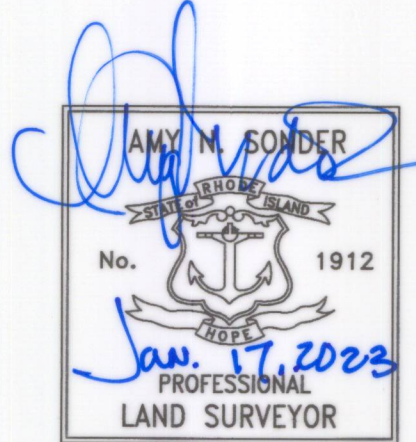


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Bk: 1034 Pg: 175

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Roberta J. Fasan
TOWN CLERK
JAMESTOWN, R.I.
APR 18, 2023 02:26 PM
Vol: 1034 PG: 175

LOCATION MAP
(Not To Scale)

ZONING DISTRICT: R-40
SUBJECT PARCEL AREA=30,090±Sq.Ft.
PORTION OF THE PARCEL SITUATED IN THE
COASTAL RESOURCE 200' JURISDICTIONAL AREA
FEMA FLOOD ZONES "X" SHADED, AE-13 & VE-15
PER F.E.M.A. PANEL NO.44005C0088-J REVISED: SEPT. 4, 2013



SURVEYOR'S CERTIFICATION:

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

SURVEY TYPE:	MEASUREMENT CLASS
COMPREHENSIVE BOUNDARY SURVEY	= CLASS I
ACCUMULATION SURVEY (*)	= CLASS III

* EXISTING STRUCTURES & CONDITIONS

THE PURPOSE OF THIS SURVEY IS TO ESTABLISH & DELINEATE THE PHYSICAL LOCATION OF THE DEEDED PROPERTY LINES FOR THE SUBJECT PROPERTY.

BY: *Amy N. Sonder* DATE: 1/17/2023
AMY N. SONDER, P.L.S. 1912

THIS PLAN SHALL BE INDEXED BY: COULTER STREET & BAY TERRACE

REFERENCE PLAT:

1. PLAN ENTITLED: "PLAT OF WYNWYC BRAE CONANICUT ISLAND, R.I. DEC. 24th 1910 SCALE: 1"=80'" RECORDED IN THE TOWN OF JAMESTOWN LAND EVIDENCE RECORDS IN PLAT BOOK 1, PAGE 44, HPF #289-A.
2. PLAN ENTITLED: "BAY TERRACE EAST SHORE ROAD JAMESTOWN, RHODE ISLAND SCALE: 1"=40', A.A.MARCELLO, C.E. FEBRUARY 1957." RECORDED IN THE TOWN OF JAMESTOWN LAND EVIDENCE RECORDS AT PLAT BOOK 1, Pg.44, HPF #288-A.
3. PLAN ENTITLED: "C.R.M.C. SUBMISSION FOR DAVID LUCIER LOCATED AT A.P. 7, LOT 123 10 COULTER STREET, JAMESTOWN, R.I. 02835" PREPARED BY: AMERICAN ENGINEERING INC. DANIEL COTTA, P.E. / P.L.S. LAST REVISED DATE: JUNE 18, 2020."

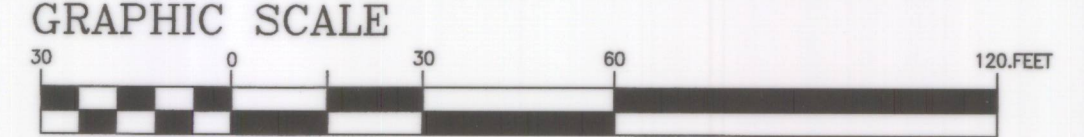
DEED REFERENCES:

1. WARRENTY DEED - D.BK.931, Pgs .204-206. RECORDED: NOV. 19, 2018. (HANNER-LUCIER)
2. WARRENTY DEED - D.BK.624, Pgs.195-196 RECORDED: NOV. 19, 2018. (GRAHAM-HANNER)
3. WARRENTY DEED - D.BK.280, Pgs.208 RECORDED: NOV. 14, 2007. (EKSTRAND-GRAHAM)
4. WARRENTY DEED - D.BK.73, Pgs.556; RECORDED: MAY 23, 1979. (TAYLOR-EKSTRAND)
5. WARRENTY DEED - D.B.VOL.59, Pgs.228-229; RECORDED: MAY 1, 1967. (FURBISH-TAYLOR)
6. WARRENTY DEED - D.B.VOL.58, Pgs.278; RECORDED: JULY 1, 1966. (FOLEY-TAYLOR & FURBISH)
7. WARRENTY DEED - D.B.VOL.57, Pgs.362-363; RECORDED: SEPT. 23, 1965. (FOLEY-TAYLOR)
8. WARRENTY DEED - D.B.VOL.36, Pgs.408-412; RECORDED: MARCH 26, 1926. (R.I.HOSPITAL TRUST-FOLEY)

SURVEY PLAN

FOR LAND BELONGING TO
DAVID J. & MARIA F. LUCIER
LAND KNOWN AS
ASSESSOR'S PLAT 7 / LOT 123
SITUATED 10 COULTER STREET IN THE TOWN OF
JAMESTOWN, RHODE ISLAND
DATE: JAN. 17, 2023; SCALE: 1"=30'

PREPARED BY:
EASTERBROOKS & ASSOCIATES, LLC
2497 BOSTON NECK ROAD SAUNDERSTOWN, R.I. 02874 TEL.401.667-7770



NOTE: TO OBTAIN METERS, MULTIPLY FEET BY 0.3048.