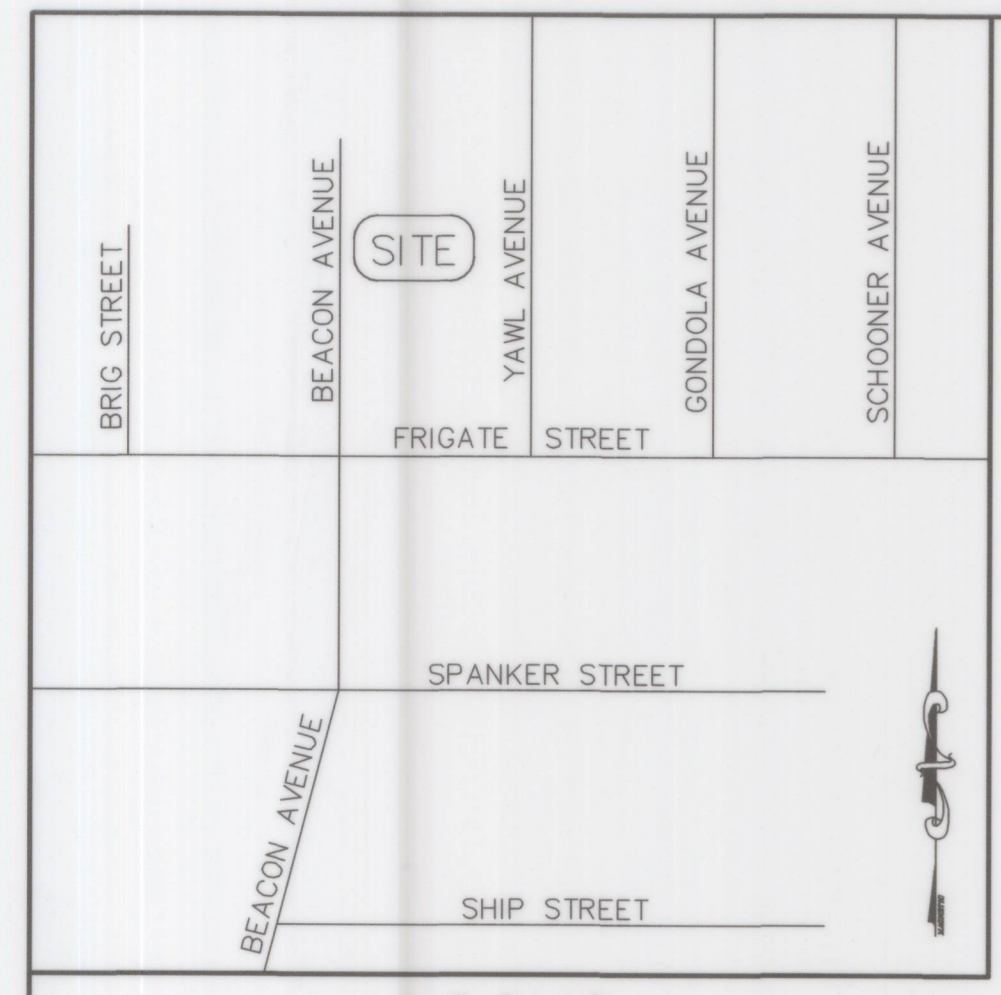


425-A

RPC: 2024000065878  
BK: 1051 PG: 39

### STREET INDEX BEACON AVENUE



**LEGEND**

FND FOUND  
N/F NOW OR FORMERLY  
S.F. SQUARE FEET

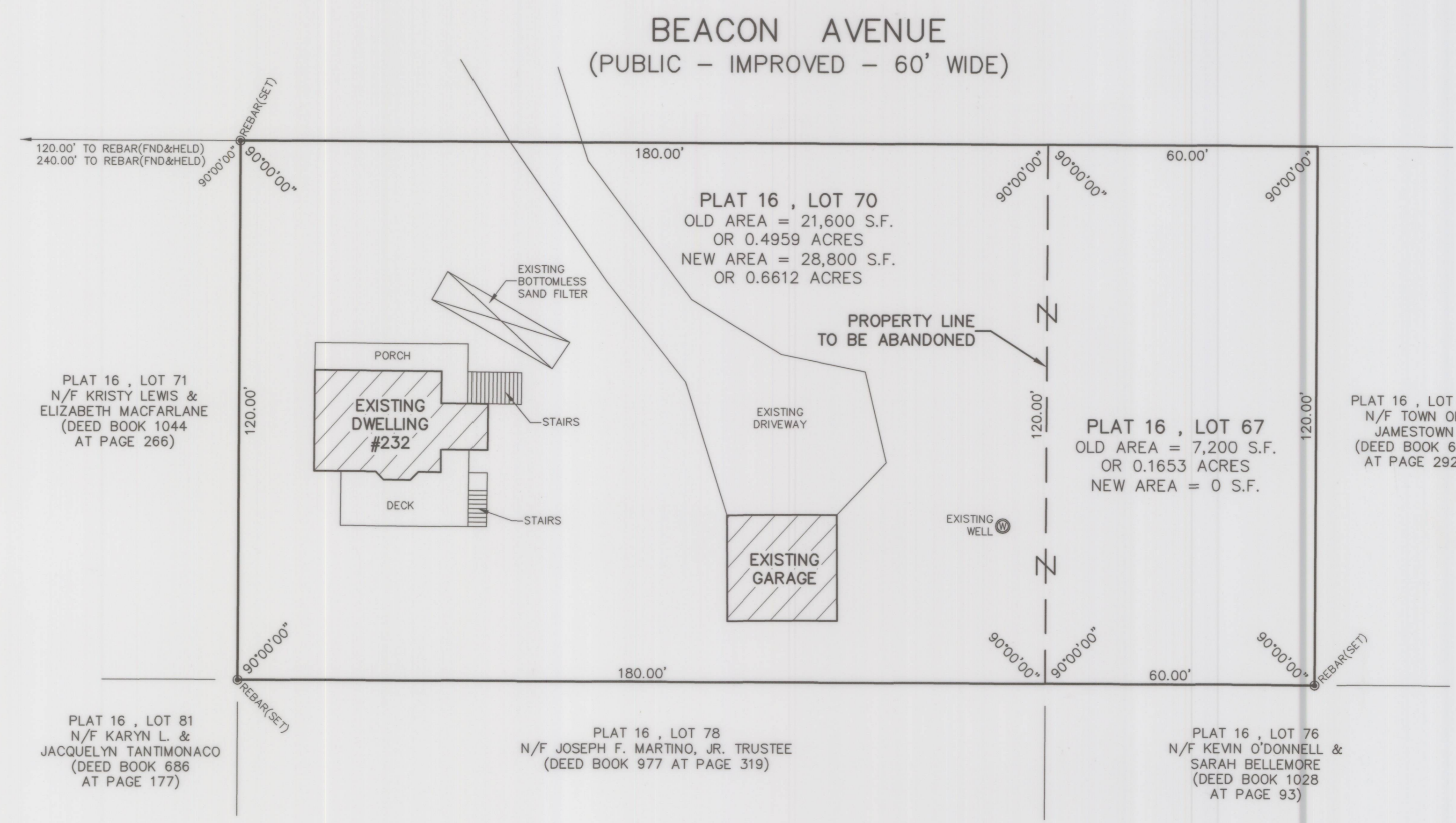
THE PURPOSE OF THIS PLAN IS TO COMBINE PLAT 16, LOT 67 WITH PLAT 16, LOT 70. NO NEW LOTS HAVE BEEN CREATED AS A RESULT OF THIS PLAN.

Received for Record  
Robert J. Fasan  
TOWN CLERK  
JAMESTOWN, R.I.  
JUN 20, 2024 02:29 PM  
Vol: 1051 PG: 39



**LOCUS**  
NOT TO SCALE

- GENERAL NOTES:**
1. THE PARCELS ARE PLAT 16, LOTS 67 & 70.
  2. THE TOTAL EXISTING AREA OF PLAT 16, LOT 67 IS 7,200 S.F. OR 0.1653 ACRES. THE TOTAL EXISTING AREA OF PLAT 16, LOT 70 IS 21,600 S.F. OR 0.4959 ACRES.
  3. THE EXISTING DWELLING ADDRESS ON PLAT 16, LOT 70 IS 232 BEACON AVENUE.
  4. THE PARCELS ARE ZONED: R-40.
  5. THE PARCELS ARE SUBJECT TO AND/OR TOGETHER WITH ANY EASEMENTS, COVENANTS, AND/OR RIGHT-OF-WAYS OF RECORD.
  6. THE PARCELS ARE LOCATED IN ZONE X (AREA OF MINIMAL FLOOD HAZARD) AS SHOWN ON NATIONAL FLOOD INSURANCE RATE MAP 44005C0067J FOR THE TOWN OF JAMESTOWN, RHODE ISLAND, EFFECTIVE DATE: SEPTEMBER 4, 2013.
  7. THERE WERE NO AREAS UNSUITABLE FOR DEVELOPMENT OR AREAS OF SECONDARY IMPORTANCE ON THE PARCELS OBSERVED AT THE TIME OF SURVEY.



- DEED REFERENCES:**
1. PLAT 16, LOT 67 - DEED BOOK 950 AT PAGE 294
  2. PLAT 16, LOT 70 - DEED BOOK 832 AT PAGE 259

- PLAN REFERENCE:**
1. PLAN ENTITLED "JAMESTOWN SHORES PLAT NO. 3, IN JAMESTOWN, R.I., OWNED BY JAMES G. HEAD, SCALE: 1" = 100', APRIL 1947, BY E. NEWMAN, ENG'R," WHICH IS RECORDED IN THE TOWN OF JAMESTOWN REGISTRY OF DEEDS AT HPF#2A.
  2. PLAN ENTITLED "ADMINISTRATIVE SUBDIVISION PLAN FOR RICHARD LEE, MARTHA J. HARRIS, SCOTT A. & CHRISTINE E. TURILLO, PLAT 16, LOTS 63, 64 & 65, 100 FRIGATE STREET & 223 BEACON AVENUE, JAMESTOWN, RHODE ISLAND, SCALE: 1" = 20', DATED: FEB. 23, 2009, BY DARVEAU LAND SURVEYING, INC., WHICH IS RECORDED IN THE TOWN OF JAMESTOWN REGISTRY OF DEEDS AT HPF#321A.

**THE OWNER OF PLAT 16, LOT 67 IS:**  
WILLIAM & GLENNA McCAFFREY  
982 EAST SHORE ROAD  
JAMESTOWN, RI 02835

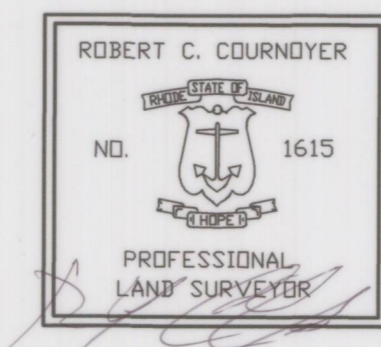
**THE OWNER OF PLAT 16, LOT 70 IS:**  
WILLIAM & GLENNA McCAFFREY  
982 EAST SHORE ROAD  
JAMESTOWN, RI 02835

ADMINISTRATIVE SUBDIVISION APPROVAL  
DATE: June 12, 2024  
BY: [Signature]  
TITLE: ADMINISTRATIVE OFFICER  
TOWN OF JAMESTOWN RI

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

BY: [Signature]  
WILLIAM McCAFFREY

BY: [Signature]  
GLENNA McCAFFREY



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:

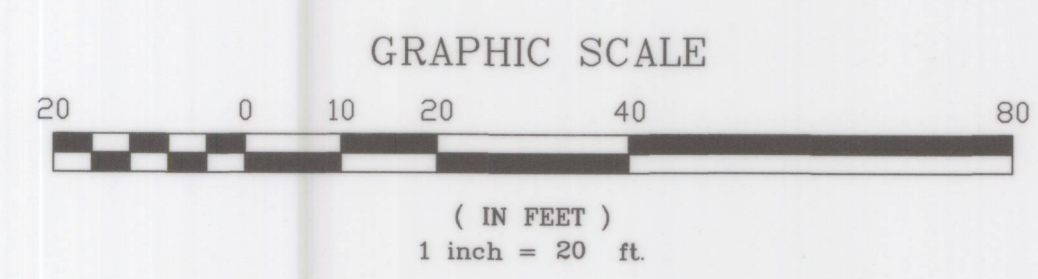
TYPE OF BOUNDARY SURVEY: LIMITED CONTENT BOUNDARY SURVEY DATA ACCUMULATION SURVEY

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:  
1) PREPARE AN ADMINISTRATIVE SUBDIVISION PLAN.

BY: [Signature]  
ROBERT C. COURNOYER, PLS#1615

DATE: 6/12/24



<b>ROBERT C. COURNOYER</b> PROFESSIONAL LAND SURVEYOR P.O. BOX 176 JAMESTOWN, RI 02835 PHONE: 401-439-8029	
<b>ADMINISTRATIVE SUBDIVISION PLAN FOR</b> <b>WILLIAM &amp; GLENNA McCAFFREY</b> PLAT 16, LOTS 67 & 70 232 BEACON AVENUE JAMESTOWN, RHODE ISLAND	
PROJECT NO: BEACON4	SCALE: 1" = 20'
SHEET NO: 1 OF 1	DRAWN BY: R.C.C.
REVISED: DATE: JUNE 6, 2024	