203 Pes FOLLOWING THE RECORDING OF THIS PLAN, THE OWNERS OF LOT 44 INTEND TO **LEGEND** GRANT TO LOT 45 AN EASEMENT GRANTING TO THE OWNERS AND OCCUPANTS OF \underline{Z} LOT 45 A RIGHT TO PASS AND RE-PASS, ON FOOT AND IN VEHICLES, ACROSS EXISTING DWELLING LOT 44, FOR THE PURPOSE OF ACCESSING FORT GETTY ROAD; AND A RIGHT TO FORT GETTY ROAD NOW OR FORMERLY #953 FORT GETTY MAINTAIN ON LOT 44 UNDERGROUND UTILITY EQUIPMENT AND CONDUITS; BOTH SQUARE FEET S.F. BEAVERTAIL ROAD ROAD WITH RIGHTS TO BE EXERCISED IN A MANNER WHICH SHALL NOT UNREASONABLY LIMIT OF EASEMENT TOWN WATER INTERFERE WITH THE ENJOYMENT OF LOT 44 BY ITS OWNERS AND OCCUPANTS FORT **GETTY** ROAD CONSERVATION EASEMENT TO (PUBLIC - IMPROVED - VARIABLE WIDTH) THE AUDUBON SOCIETY OF **EXISTING** RHODE ISLAND PER **DWELLING** EASEMENT RECEIVED FOR RECORD DEED BOOK 317 AT PAGE 111 #881 FORT (SEE DETAIL "C") Aug 02,2013 02:05P GETTY ROAD JAMESTOWN TOWN CLERK CHERYL A. FERNSTROM, CMC CONSERVATION EASEMENT TO THE NATURE CONSERVANCY PER α DEED BOOK 126 AT PAGE 9, EXISTING O.W.T.S. FOR #953 FORT GETTY ROAD PLAT 11 , LOT 48 REVISED IN DEED BOOK 202 AT PAGE 43 N/F STEPHEN O. & DAPHNE G. MEREDITI CONSERVATION EASEMENT TO (DEED BOOK 320 AT PAGE 137) PROPOSED -CHICKEN THE CONANICUT ISLAND LAND LOT LINE COOP TRUST CORPORATION PER AND DEED BOOK 397 AT PAGE 263 LIMIT OF -CONSERVATION EXISTING CESSPOOL FOR EASÈMENT #951 FORT GETTY ROAD EXISTING DWELLING WITH TOWN WATER #951 FORT GETTY CONSERVATION- ∞ ROAD WITH ÉASEMENT TOWN WATER USABLE AREA = 108,358 S.F. EXISTING WELL A O O SHED EXISTING GETTY ROAD EXISTING O.W.T.S. FOR_ #955 FORT GETTY ROAD PROPOSED_ PLAT 11 , LOT 24 PLAT 11 , LOT 57 N/F STEPHEN O. & LOT LINE DAR/ P.O. BC CUMBEF PHONE E-MAIL DAPHNE G. MEREDITH STEPHEN T. SKOLY PROPOSED "THE ARNOLD BURIAL GROUND" (DEED BOOK 325 AT PAGE 292) LOT LINE **EXISTING** (DEED BOOK 320 AT PAGE 151) DREXE EXISTING DWELLING CONSERVATION-EASEMENT -#955 FORT GETTY ROAD WITH WELL 0 EXISTING WELL,
FOR #955 FORT
GETTY ROAD 2 CONSERVATION EASEMENT PROPOSED THE AUDUBON SOCIETY OF RHODE ISLAND . 10 LOT LINE AREA = 787,374 S.F. OR 18.08 ACRES (DEED BOOK 317 AT PAGE 111) CONSERVATION EASEMENT TO THE NATURE CONSERVANCY. NOREEN ÀREA = 1,072,400 S.F. OR 24.6189 ÀCRES (DEED BOOK 126 AT PAGE 9, REVISED DEED BOOK 202 AT PAGE 43) BE **%** 0 O'FARRELL AT 11, LOT FTTY ROAD CONSERVATION-EASEMENT WN W CONSERVATION-EASEMENT CONSERVATION-BEA EASEMENT つ 回 FORT GETTY ROAD WILLIAM CONANICUT ISLAND LAND TRUST CORPORATION THE PARCELS ARE PLAT 11, LOTS 7, 44 & 45. AREA = 811,402 S.F. OR 18.6272 ACRES THE TOTAL AREA OF PLAT 11, LOTS 7, 44 & 45 IS 2,321,836 S.F. EXISTING EASEMENT (DEED BOOK 397 AT PAGE 263) _ AREA = 618 S.F.OR 53.3020 ACRES. (DEED BOOK 202 3. THE AREA IS ZONED: RR-80 AT PAGE 15) MINIMUM LOT AREA = 80,000 S.F. MINIMUM LOT FRONTAGE = 200 FEET MINIMUM BUILDING SETBACKS: LOT 7 FRONT YARD = 40 FEET SIDE YARD = 30 FEET REAR YARD = 40 FEET 100 MINIMUM ACCESSORY BUILDING SETBACKS: SIDE YARD = 20 FEET REAR YARD = 20 FEET SCAL MAXIMUM LOT COVERAGE = 20% 4. THE OWNERS OF PLAT 11, LOTS 7, 44 & 45 ARE: PLAT 11 , LOT 23 DETAIL "C" WILLIAM J. O'FARRELL & NOREEN E. M. DREXEL 955 FORT GETTY ROAD NOT TO SCALE CATHERINE FINNEY JAMESTOWN, R.I. 02835 (DEED BOOK 418 5. THE PARCEL IS SUBJECT TO A "CONSERVATION EASEMENT" TO THE AUDUBON SOCIETY AT PAGE 275) OF RHODE ISLAND DATED AUGUST 7, 1998 IN DEED BOOK 317 AT PAGE 111. 6. THE PARCEL IS SUBJECT TO A "CONSERVATION EASEMENT" TO THE NATURE CONSERVANCY DATED JULY 2, 1987 IN DEED BOOK 126 AT PAGE 9 AND REVISED IN DEED DATE 7-18-13 BOOK 202 AT PAGE 43. 7. THE PARCEL IS SUBJECT TO A "CONSERVATION EASEMENT" TO THE CONANICUT ISLAND ∞ PLAT 11 , LOT 30 LAND TRUST CORPORATION DATED SEPTEMBER 25, 2001 IN DEED BOOK 397 AT PAGE 263. 8. THE PARCEL IS SUBJECT TO AN "ACCESS, PRUNING AND SIGHT EASEMENT" DATED ADMINISTRATIVE OFFICER TOWN OF JAMESTOWN RI RUTH V. COLLINS ARTHUR FAMILY TRUST (DEED BOOK 736 AT PAGE 100) NOVEMBER 6, 1998 IN DEED BOOK 320 AT PAGE 152. M F (DEED BOOK 74 AT PAGE 476) DAT 9. THE PARCEL IS TOGETHER WITH AN EASEMENT FOR PASSAGE AND PIPE DATED JANUARY 6, 1993 IN DEED BOOK 202 AT PAGE 15. 10. THE PARCEL IS SUBJECT TO AND/OR TOGETHER WITH ALL RIGHT, TITLE AND INTEREST, IF ANY, IN OTHER RECORDED OR UNRECORDED EASEMENTS, RIGHT OF WAYS, ETC., WHICH MAY BE PART OF SAID PREMISES. I APPROVE OF THE LOT LINE HEREBY CERTIFY THAT THIS SURVEY AND PLAN CONFORMS MICHAEL R. DARVEAU TO A CLASS 1 STANDARD AS ADOPTED BY THE RHODE ISLAND CHANGES AS SHOWN ON THIS PLAN. BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS. GRAPHIC SCALE NO. 00 DRAW 2012 PROFESSIONAL LAND SURVEYOR (IN FEET) DATE MICHAEL R. DARVEAU, PLS#1978 1 inch = 100 ft.