RECEIVED FOR RECORD Apr 25,2014 11:01A JAMESTOWN TOWN CLERK

CHERYL A. FERNSTROM, CMC

 \geq

BOIN NICU

M

DA MA

0

01

DATE

I HEREBY CERTIFY THAT THIS SURVEY AND PLAN CONFORMS

TO A CLASS 1 STANDARD AS ADOPTED BY THE RHODE ISLAND

MICHAEL R. DARVEAU, PLS#1978

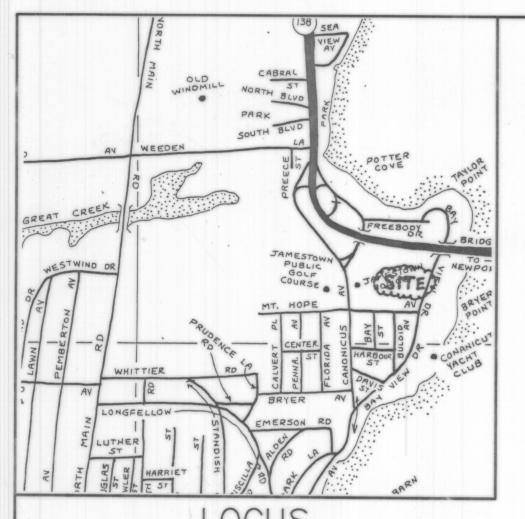
MICHAEL R DARVEAU

PROFESSIONAL

LAND SURVEYOR

NO.

RE



THIS PLAN IS RECORDED IN CONJUNCTION WITH THE DECISION OF THE ZONING BOARD OF REVIEW DATED MARCH 26,

2014, AND RECORDED IN THE TOWN OF JAMESTOWN LAND EVIDENCE RECORDS, IN BOOK 821, AT PAGES 37-38, ON

PLAN REFERENCE:

REVISED: 2/21/94, BY WARREN HALL, CIVIL ENGINEER.

1. PLAN ENTITLED "CORRECTIVE PLAT, FREEBODY HILL ADMINISTRATIVE SUBDIVISION, CONANICUS AVENUE, ASSESSOR'S PLAT 8, LOTS 278 AND 760, SITUATED IN JAMESTOWN, RHODE ISLAND, PREPARED FOR WILLIAM S. MUNGER, SCALE: 1" = 50', DATED: AUGUST 2001, REVISED: FEBRUARY 20, 2002, BY JOHN P.

2. PLAN ENTITLED "BRITTAIN - MUNGER SUBDIVISION, CONANICUS AVENUE, ASSESSOR'S PLAT 8, LOTS 111, 278 AND 493, SITUATED IN JAMESTOWN, RHODE

3. UNRECORDED PLAN ENTITLED "SITE PLAN SHOWING PROPOSED PARKING, A.P. 8, LOT 278, JAMESTOWN, WILLIAM & MARILYN MUNGER, DATED: 2/9/94,

RHODE ISLAND, PREPARED FOR CONANICUT MARINE SERVICES, DATED: JULY 2007, SCALE: 1" = 50', BY JOHN P. CAITO CORPORATION."

4. UNRECORDED PLAN ENTITLED "SPECIAL USE PERMIT PLAN, TAYLOR POINT BOAT YARD, ASSESSOR'S PLAT 8, LOT 278, CONANICUS AVENUE, JAMESTOWN,

ISLAND, PREPARED FOR JOHN H. BRITTAIN, JR. AND WILLIAM S. MUNGER, SCALE: 1" = 50', DATED: DECEMBER 1999, REVISED: JANUARY 5, 2000, BY JOHN P.

CAITO CORPORATION" WHICH IS RECORDED IN THE TOWN OF JAMESTOWN REGISTRY OF DEEDS AT HPF#182B.

CAITO CORPORATION" WHICH IS RECORDED IN THE TOWN OF JAMESTOWN REGISTRY OF DEEDS AT HPF#152B.

NOT TO SCALE

LEGEND

CB CONCRETE BOUND
DH DRILL HOLE
FND FOUND
N/F NOW OR FORMERLY
S.F. SQUARE FEET

NOTES

1. THE PARCEL IS PLAT 8, LOT 278.
2. THE TOTAL PARCEL AREA IS 444,885 S.F. OR 10.2132 ACRES.

3. THE PARCEL IS ZONED: R-20 AND THE JAMESTOWN VILLAGE SPECIAL DEVELOPMENT OVERLAY DISTRICT.

OVERLAY DISTRICT.

3. SEE DEED BOOK 547 AT PAGE 300 FOR TITLE REFERENCE.

PLAT 7 , LOT 171 N/F RHODE ISLAND TURNPIKE PROPOSED SHED
IS 15.0' OFF—
PROPERTY LINE EXISTING SHED IS 15.3' OFF AND BRIDGE AUTHORITY PROPERTY LINE 263.91 9000000000 620.70 PROPOSED SHED IS 15.0' OFF-TOWN OF JAMESTOWN (DEED BOOK 101 AT PAGE 215) 15'± HIGH-**EVERGREENS** 50'x208' SHED EXISTING BOATYARD EDGE OF_ PAVEMENT PLAT 8 , LOT 760 N/F EXISTING EXISTING BUILDING FREEBODY, LLC AVENUE PLAT #853) 50'x208' (DEED BOOK 547 AT PAGE 314) CONANICUS (R.I. STATE HIGH) CB(FND&HELD) EXISTING BOATYARD APPROXIMATE EDGE OF-PLAT 8 , LOT 278 WOODED AREA (DEED BOOK 547 AT PAGE 308) AREA = 444,885 S.F. OR 10.2132 ACRES 192.05'14" PROPOSED 14 EXISTING BOATYARD 188'57'28" EXISTING —DRIVEWAY EASEM CB(FND&HELD) 200.01 EASEMENT **APPROXIMATE** -EDGE OF WOODED AREA PLAT 8 , LOT 583 91'02'32" PROPOSED 100-FOOT BUFFER DONALD E. SEARLE (DEED BOOK 75 AT PAGE 879) **EXISTING** WOODED CB(FND&HELD) 185°55'52" AREA PLAT 8 , LOT 493 _EXISTING JOHN H. BRITTAIN, JR. & WIRE FENCE MARY BRITTAIN (DEED BOOK 683 AT PAGE 1) PLAT 8 , LOT 739 **EXISTING** WOODED QUENTIN & EMILY S. ANTHONY (DEED BOOK 183 AT PAGE 153) EXISTING STONE WALL 542.74 PLAT 8 , LOT 276 PLAT 8 , LOT 546 PLAT 8 , LOT 275 PLAT 8 , LOT 555 PLAT 8 , LOT 556 PLAT 8 , LOT 543 N/F ALEC N. & DAVID W. & DENNIS H. WEBSTER, BLAKE & JANE S. LAURIE W. PIKE & DENNIS H. WEBSTER, MARY T. BROERS CHRISTINE M. MOFFET TRUSTEE DICKINSON RICHARD J. MULCAHEY TRUSTEE (DEED BOOK 67 (DEED BOOK 509 (DEED BOOK 654 (DEED BOOK 650 AT PAGE 234) (DEED BOOK 685 AT PAGE 231) (DEED BOOK 585 AT PAGE 814) AT PAGE 66) AT PAGE 219) AT PAGE 7)

GRAPHIC SCALE

50
0 25 50 100 200

(IN FEET)
1 inch = 50 ft.