

P:\Projects\2007\07189.3 Jamestown Rev\Drawings\Current\07189.3_L1f.dwg

LEGEND

— PROPERTY LINE ABUTTING PROPERTY LINE STONE WALL PIPE/REBAR DRILL HOLE RECORD SURVEY

Pock Cookrass

ZONING INFORMATION
ZONE RR-80 SINGLE FAMILY DWELLING MIN. LOT AREA: 80,000 S.F. MIN LOT WIDTH / FRONTAGE: 200' SETBACKS: 100' **FRONT** 100' SIDE 100' REAR HEIGHT-PRINCIPLE -ACCESSORY MAX. LOT COVERAGE 20% ACCESSORY USE SETBACK: 50'

- 1. NORTH ARROW, COORDINATES, & BEARINGS SHOWN BASED ON NAD83 RHODE ISLAND STATE PLANE COORDINATE SYSTEM AND ESTABLISHED USING G.P.S. ON 2007-09-20.
- 2. COORDINATES & BEARINGS SHOWN ARE FOR G.I.S. PURPOSES ONLY AND ARE NOT TO BE USED TO RE-ESTABLISH THE LOT LINES ON SAID NAD83 STATE PLANE COORDINATE SYSTEM.
- 3. LOT GEOMETRY WAS REPRODUCED FROM DEED INFORMATION HOLDING MOST DEED DISTANCES. THIS RESULTED IN SMALL VARIATIONS FROM SOME OF THE DEED ANGLES.
- 4. THE PURPOSE OF THIS PLAN IS FOR THE AP 4 LOT 135 LOT LINE TO BE RELOCATED AND FOR THE EXISTING LOT TO BE MERGED INTO AP 4, LOT 2 AS SHOWN. THE LOT AREAS OF BOTH LOTS 2 AND 135 REMAIN THE SAME. THIS PLAN ALSO ESTABLISHES THE ANGLES AND DISTANCES FOR ALL LOTS SHOWN ON THIS PLAN AND IT SUPERSEDES ALL MINOR DISCREPANCIES IN PREVIOUSLY RECORDED DEEDS THERETO.

SIGNATURES

ITLE: ADMINISTRATIVE OFFICER TOWN OF JAMESTOWN RI

CO-APPLICANTS:

JOHN ELDRED FARM I, LLC

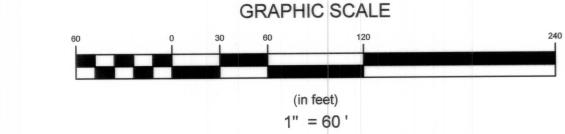
JOHN ELDRED FARM II, LLC

PETER B. CEPPI, MEMBER

BY PETER B. CEPPI, MEMBER

JOHN ELDRED FARM III, LLC

BY PETER B. CEPPI, MEMBER



SITE/CIVIL

WATERFRONT

SURVEYING

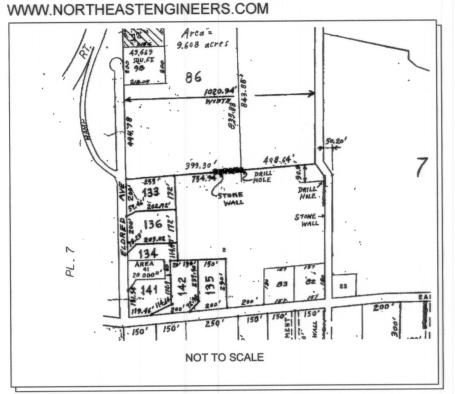
STRUCTURAL

NORTHEAST ENGINEERS & CONSULTANTS, INC.

> LAND PLANNING **GEOTECHNICAL ENVIRONMENTAL TRANSPORTATION** MATERIALS TESTING

A KNOWLEDGE CORPORATION

55 JOHN CLARKE ROAD MIDDLETOWN RHODE ISLAND 02842 PHONE (401) 849-0810 FAX (401) 846-4169



THIS SURVEY AND PLAN CONFORM TO A CLASS I STANDARD ROGER F. LIZOTTE AS ADOPTED BY THE RHODE ISLAND BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS.

4	TEXT A	AND LINEWORK	UPDATES		9/15/14	
3	TEXT AND TITLEBLOCK UPDATES				7/14/13	
No.		Revision			Date	App.
Designed By:		Drawn by:	CS/JS	Ch	ecked by:	RFL
Scale:		1" = 60'	Date:	OCTOBER 7, 2014		, 2014

JOHN ELDRED FARM

A.P. 4, LOTS 2,133,134,136,141,142,135 ELDRED AVENUE & EAST SHORE ROAD JAMESTOWN, RI.

Client/Owner:

1. JOHN ELDRED FARM I, LLC 41 HOWLAND AVENUE JAMESTOWN, RI 02835

2. JOHN ELDRED FARM II, LLC 41 HOWLAND AVENUE

JAMESTOWN, RI 02835 2. JOHN ELDRED FARM III, LLC 41 HOWLAND AVENUE

JAMESTOWN, RI 02835

Issued for:

Drawing Title:

ADMINISTRATIVE SUBDIVISION PLAN OF LAND

> Drawing Number: L-1 Sheet 1 of Project Number: 07189.3

Survey Index: 15 - 004 - 0002

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