Treasury Department
U. S. Coast Guard
CG-2582 (Rev. 8-48)

PROCEEDINGS OF A BOARD OF SURVEY

No. D-16-60

Date 15 April 1960

Convened at Dutch Island Light, Narragansett Bay, Rhode Island
(Unit and place)

ITEM NO.	STOCK NO.	ARTICLES	DATE RECEIPT	QUAN.	UNIT	UNIT PRICE	COST EXTENSION	CONDITION *	RECOMMENDATION **
1.		LAND, 1 tract Southern end of Dutch Island	1826	a 6	acre		1,000	10d	J
2.		STATION DWELLING - Brick masonry 28' x 35' with wood frame ell	1826	1	ea		50,000	11	J
3.		OIL HOUSE - Concrete, 12' x 15'	1938	1	ea		1,000	11	J
4.		BOAT HOUSE - Wood frame, 12' x 24'	1938	1	ea		2,000	11	J

FINDINGS: That Dutch Island Light Station was the subject of Board of Survey #13-48; that no action resulted from recommendations; that all the structures have deteriorated greatly in the past 10 years; that all windows and doors have been broken or removed; all paint is peeling, several areas of plaster have fallen, and the roof shows signs of leaking; that the shell of this unit appears structurally sound; that the boathouse was moved about 100' during a recent storm; that the tower is connected to the dwelling.

OPINIONS: That the land and all structures thereon with the exception of the light tower are in excess to Coast Guard requirements.

RECOMMENDATION: Retain the tower, a strip of land around the tower ten (10') feet wide and the right to land a small boat and personnel for servicing purposes at the protected cove on the east side of the island; the brick dwelling to be razed by local contractor or Base Woods Hole personnel; sell all the additional land and structures located thereon to highest bidder; razing of dwelling and sale of excess land and structures to be accomplished on a competitive bid basis.

FAIR MARKET VALUE	
Land	$1,000.00
Other	200.00
Structures	
	$1,200.00

Enclosed:
(a) Deed
(b) Plot Plan
(c) Photographs

We certify that we have examined each of the above articles and find their condition as stated in each case.

W. C. AKERS, LCDR, USCG (3660), Member.

R. K. SHAW LTJG USCG (41226), Member.

F. N. CAMPAGNA, BOSN USCG (27316), Member and Recorder.

* See Reverse.
** See Reverse.

SCHEDULE "A"

DESCRIPTION OF LAND TO BE DISPOSED OF, DUTCH ISLAND LIGHT STATION, RHODE ISLAND

All that land situated in the county of Washington, State of Rhode Island, said land being more particularly described as follows:

> A certain tract of land being the most southerly part of Dutch Island in the township of Jamestown in the State of Rhode Island bounded northerly on land of the grantors, easterly, southerly and westerly on the sea or bay containing six acres to be measured according to the report of commissioners appointed to appraise the same,

which land the commissioners, on 27 May 1825, after examining the land and the evidence in the case

> sett (sic) off to the United States the south point of the said island, and to extend so far north as will include six acres; such land and beach to be measured to the common high water mark; and is bounded north by the land of the said Willett Carpenter, Samuel E. Gardiner, Ester Carpenter, Abigail Carpenter and Sally Carpenter, east south and west on the sea or said bay,

excepting therefrom that portion of land, approximately 0.25 acre, at the most southerly end of Dutch Island, bounded easterly, westerly, and southerly by the sea or bay, and bounded northerly by a line across the point, said line to be located and monumented 75 feet northerly of, and parallel to, southerly side of light station tower as indicated in green on Commander, First Coast Guard District Sketch No. A-163 dated 6 April 1960.

In addition, the United States Coast Guard shall retain a perpetual easement from the protected cove on the easterly side of the island to the light tower for all purposes necessary to the operation, servicing, maintenance, repair, construction, and removal of the light.

THIS DEED made by and between the UNITED STATES OF AMERICA, acting by and through the ADMINISTRATOR of GENERAL SERVICES, under and pursuant to the authority contained in Public Law 537, 80th Congress, approved May 19, 1948, party of the first part and STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS, its successors and assigns, party of the second part.

WITNESSETH: The said party of the first part, for and in consideration of the use and maintenance by the party of the second part of the property hereinafter described, as a reserve for the conservation of wildlife, other than migratory birds, and the benefits which shall accrue to the United States from the continued use of such property for such purpose, by these presents grants, subject to the reservations, conditions, limitations and covenants hereinafter contained, to the party of the second part, and its successors and assigns for the use and benefit of the State Agency of said State, having the management for the conservation of wildlife other than migratory birds, the following described property, to wit:

All that land situated in the county of Washington, State of Rhode Island, said land being more particularly described as follows:

A certain tract of land being the most southerly part of Dutch Island in the township of Jamestown in the State of Rhode Island bounded northerly on land of the grantors, easterly, southerly and westerly on the sea or bay containing six acres to be measured according to the report of commissioners appointed to appraise the same,

which land the commissioners, on 27 May 1825, after examining the land and the evidence in the case

ENCLOSURE(/)

The premises are hereby conveyed upon the further condition that in the event the President of the United States of America, the Congress thereof, the Secretary of Defense of the United States, or either of them determines that the said premises are needed for National Defense purposes, the title thereto shall revert to the United States, and upn which reversion, the title of the State shall cease and determine, and the United States shall have the immediate right of possession thereof.

The above described property is hereby conveyed without any covenants whatsoever either express or implied.

Said property transferred hereby was duly determined to be surplus and was assigned to the ADMINISTRATOR of GENERAL SERVICES for disposal pursuant to the Federal Property and Administrative Services Act of 1949 (63 Stat. 377) and applicable rules, orders, and regulations.

IN WITNESS WHEREOF, the UNITED STATES OF AMERICA, acting by and through the ADMINISTRATOR of GENERAL SERVICES, has caused these presents to be executed in its name and behalf this 7th day of August 1962.

UNITED STATES OF AMERICA
Acting by and through the
ADMINISTRATOR of GENERAL SERVICES

/s/ By J. J. O'Connor
Regional Administrator
General Services Administration
Boston, Massachusetts

WITNESSES:
/s/ Grace M. Grammer

/s/ Helen L. Badasarian

COMMONWEALTH OF MASSACHUSETTS)
COUNTY OF SUFFOLK) ss.

In Boston, in said County and State on this 7th day of August 1962 before me, personally appeared J. J. O'Connor, Regional Administrator, General Services Administration, Boston, Massachusetts, duly empowered and authorized and delegated by the Administrator of General Services (24 Federal Register 10681), to me known and known by me to be the party executing the foregoing instrument and acknowledged said instrument by him duly executed, to be the free act and deed of the UNITED STATES OF AMERICA, as his free act and deed individually, and in his capacity as Regional Administrator, General Services Administration, Boston, Massachusetts.

/s/ Charles G. Callahan
Charles G. Callahan
Notary Public
My Commission Expires
October 24, 1964.

3 AUG 19

LOGISTIC AND PROPERTY DIVISION
REAL PROPERTY BRANCH
BOARD'S OF SURVEY MANAGEMENT PROGRAM

BOARD OF SURVEY - CHECK IN SHEET.

Date of Submission:

Board of Survey Number: BS-01-021-79L GSA Control Number: 7913
Activity Name: Dutch Island Light OPFAC Number: none
City/Town: Jamestown County & State: Newport, Rhode Island

Protection and Maintenence Cost: $ 2,050

REQUIRED SUBMISSION CHECK-OFF BY DISTRICT/HQ UNIT. (ENTER,YES/NO)

Public Domain Land?.....no
Easement, License, Permit issued?.....no
Flood Hazard?.....attached
Historical significance?.....attached
Cultural significance?.....no
Archaeological significance?.....no
Contamination?.....no
Sound Signal?.....no
Arc of Visibility Involvement?.....no
GSA Survey Involvement?.....no
Has a surveyor been contracted to survey/review subject land discription as a result of this board? .....no

Date of last Surveyor's report - unknown

Acreage Recommended for Excess - 0.3
Acreage Recommended for Retainment - none
Total Acreage of Installation - 0.3

Number of Improvements Recommended for Excess - 2
Number of Improvements Recommended for Retainment - 0
Number of Installation Improvements - 2

Capitialized Value of property recommended for excess - $ 2,600

Estimated Fair Market Value of Property Recommended for Excess - $ 2,600

****

Data base as of 12 March 1981 (Date), Compiled by J.F. McCarthy

****

(Rev 7/79 RHS)

ENCLOSURE (2)

STANDARD FORM 118
DECEMBER 1957
PRESCRIBED BY GENERAL
SERVICES ADMINISTRATION
FPMR (41 CFR) 101-47.202

REPORT OF EXCESS REAL PROPERTY

1. HOLDING AGENCY NO.	DATE RECEIVED (GSA use only)
2. DATE OF REPORT	GSA CONTROL NO. (GSA use only)

3. TO (*Furnish address of GSA regional offices*)
General Services Administration

4. FROM (*Name and address of holding agency*)

5. NAME AND ADDRESS OF REPRESENTATIVE TO BE CONTACTED
Commander, First Coast Guard District
150 Causeway Street
Boston, Massachusetts 02114

6. NAME AND ADDRESS OF CUSTODIAN
same as block 5

7. PROPERTY IDENTIFICATION
Dutch Island Lifht

8. PROPERTY ADDRESS (*Give full location*)
Jamestown, R.I.

9. SPACE DATA

USE	NUMBER OF BUILDINGS (1)	FLOOR AREA (Sq. ft.) (2)	NUMBER OF FLOORS (3)	FLOOR LOAD CAPACITY (4)	CLEAR HEADROOM (5)
A. OFFICE					
B. STORAGE					
C. OTHER (*See 9 F*)	2	180	1		
D. TOTAL (*From SF 118a*)	2	180			
E. GOV'T INTEREST: (1) OWNER					
(2) TENANT					

10. LAND

(*From SF 118b*)	ACRE OR SQUARE FEET
A. FEE	0.3
B. LEASED	
C. OTHER	
D. TOTAL	0.3

F. SPECIFY "OTHER" USE ENTERED IN C ABOVE
9c. Light Tower, Engine House

11. COST TO GOVERNMENT

ITEM	SCHEDULE	COST
A. BUILDINGS, STRUCTURES, UTILITIES, AND MISCELLANEOUS FACILITIES	A (*Col d*)	$ 5,500
B. LAND	B (*Col. f*)	
C. RELATED PERSONAL PROPERTY	C (*Col. h*)	
D. TOTAL (*Sum of 11A, 11B, and 11C*)		$ 5,500
E. ANNUAL PROTECTION AND MAINTENANCE COST (*Government-owned or leased*)		

12. LEASEHOLD(S) DATA (*Use separate sheet if necessary*)

A. TOTAL ANNUAL RENTAL	$
B. ANNUAL RENT PER SQ. FT. OR ACRE	$
C. DATE LEASE EXPIRES	
D. NOTICE REQUIRED FOR RENEWAL	
E. TERMINAL DATE OF RENEWAL RIGHTS	
F. ANNUAL RENEWAL RENT PER SQ. FT. OR ACRE	$

G. TERMINATION RIGHTS (*in days*)
LESSOR GOVERNMENT

13. DISPOSITION OF PROCEEDS

14. TYPE OF CONSTRUCTION
see SF-118a

15. HOLDING AGENCY USE

16. RANGE OF POSSIBLE USES

17. NAMES AND ADDRESSES OF INTERESTED FEDERAL AGENCIES AND OTHER INTERESTED PARTIES

18. REMARKS

19. REPORT AUTHORIZED BY — NAME / TITLE / SIGNATURE

118-103

☆ GPO: 1979 0-281-187 P.O. 4374

STANDARD FORM 118-B
DECEMBER 1953
PRESCRIBED BY GENERAL
SERVICES ADMINISTRATION
FPMR (41 CFR) 101-47.202

LAND

SCHEDULE B—SUPPLEMENT TO REPORT OF EXCESS REAL PROPERTY

1. HOLDING AGENCY NO.

2. PAGE 1 OF 1 PAGES OF THIS SCHEDULE

3. GOVERNMENT INTEREST

- [ ] LEASE
- [ ] LICENSE
- [ ] PERMIT
- [ ] EASEMENT
- [X] FEE
- [ ] INFORMAL AGREEMENT

GSA CONTROL NO. (*GSA use only*)

LINE NO. (a)	TRACT NO. (b)	NAME OF FORMER OWNER OR LESSOR AND ADDRESS (c)	TRACT ACQUIRED (*Acres or sq. ft.*) (d)	EXCESS REAL PROPERTY: ACRES OR SQUARE FEET (e)	EXCESS REAL PROPERTY: COST (f)	EXCESS REAL PROPERTY: ANNUAL RENTAL (g)	TYPE OF ACQUISITION (h)	RESTRICTIONS ON USE OR TRANSFER OF GOVERNMENT INTEREST (i)
1	1.	~~Ester Carpenter~~ and others	6.0	0.3	N	None	Fee	
2								
3								
4								
5								
6								
7								
8								
9								
10								
11								
12								
13								
14								
15								
16								
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22								
23								
24								
25								
26								
27								
28								
29								
30								
31								
32								
		TOTAL	6.0	0.3	N	None		

118-203

☆U.S. Government Printing Office: 1977 - 241-530/3437

STANDARD FORM 118-A
DECEMBER 1953
PRESCRIBED BY GENERAL
SERVICES ADMINISTRATION
FPMR (41 CFR) 101-47.202

BUILDINGS, STRUCTURES, UTILITIES, AND MISCELLANEOUS FACILITIES

SCHEDULE A—SUPPLEMENT TO REPORT OF EXCESS REAL PROPERTY

1. HOLDING AGENCY NO.	2. PAGE 1 OF 1 PAGES OF THIS SCHEDULE
	GSA CONTROL NO. (GSA use only)
3. ANNUAL RENTAL	

LINE NO. (a)	HOLDING AGENCY BUILDING NO. (b)	DESCRIPTION (c)	COST (d)	OUTSIDE DIMENSIONS (e)	FLOOR AREA (Sq. ft.) (f)*	NO. OF FLOORS (g)*	CLEAR HEADROOM (h)*	FLOOR LOAD RANGE (i)*	RESTRICTIONS ON USE OR TRANSFER OF GOVERNMENT INTEREST (j)
1	1.	Light Tower, brick construction, built in 1826, in poor condition	5,000	12 X 12		1			
2									
3									
4	2.	Engine House, 1 story, concrete construction, built in poor condition	500	12 X 15	180	1			
5									
6									
7									
8									
9									
10									
11									
12									
13									
14									
15									
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22									
23									
24									
25									
26									
27									
28									
29									
30									
31									
32									
		TOTAL	5,500		180				

*Prefix figures with symbols to denote type of space, as follows: (a) for office; (b) for storage; (c) for other.

continuation of STATEMENTS C[redacted]CERTIFICATION BS-01-021-79L U.S[redacted]Coast Guard Dutch Island Light

CCG Group Woods Hole memo 11011 dated 26 February 1981

SF118

SF118a

SF118b

SF118c

Real Property Board of Survey Check Sheet

Drawing 2390 : Dutch Island Light

Drawing 2-5D-9 : Dutch Island Light

Drawing 2-5D-10 : Dutch Island Light

Photograph : Dutch Island Light

Vicinity Map

Attorney's Report of Title

Mrs. John Hallowell Ohly
1504 Turkey Run Road
McLean, Virginia

Mrs. Henry Grattan Doyle
550 33rd Street N.W.
Washington, D.C.

LCDR. Edward W. Lake (RET)
9 Crocker Street
New London, Connectucut

Mr. Jerome K. Eldridge
1905 Dayton Street
Sivler Spring, Maryland

Mr. Richard Hildreth
1023 Munsey Building
Washington, D.C.

Miss Anne Freemantle
Mount Kemble
Morristown, New Jersey

Mr. Michael A. Olmo
536 West 111th Street
Apartment 55
New York, New York

Mr. J.L. Atlenhaus
49 Claremont Drive
Maplewood, New Jersey

Dr. George W. Smith
Department of Surgery
Eugene Talmadge Memorial Hospital
Augusta, Georgia

Mr. Augustus W. Lee
R.D. # 2
Gaithersburg, Maryland

Mr. James J. Minett
150 Green Street
Valley Stream, Long Island, New York

Mr. William H. Butler
Box 372
Route 3
Willimantic, Connecticut

STATEMENTS OF CERTIFICATION

1. ENGINEERING. I hereby certify that the enclosed document and all attachments thereto are complete and accurate pursuant to the requirements contained in Section 1.B.3 of the Real Property Management Manual, (COMDTINST 11011.9).

/S/ [signature] Date 3/14/80

2. LEGAL. I hereby certify that the enclosed document and all attachments thereto are legally sufficient pursuant to the requirements contained in Section 1.B.2 of the Real Property Management Manual, (COMDTINST 11011.9).

/S/ [signature] Date 20MARCH80

Enclosure: BS-01-021-79L U.S. Coast Guard Dutch Island Light

Attachments: CCGDONE(flp) ltr. 11011 dated 5 April 1979

CCGDONE(flp) ltr. 11011 dated 17 August 1979

Board of Survey Inspection

Protection and Maintenance Costs

Department of the Army Ltr. NEDPL-BF dated 15 September 1979

R.I. Historical Preservation Commission ltr. dated 27 June 1979

DEPARTMENT OF TRANSPORTATION
UNITED STATES COAST GUARD

MAILING ADDRESS: (dl)
COMMANDER
FIRST COAST GUARD DISTRICT
150 CAUSEWAY STREET
BOSTON, MA 02114
(617) 223-5736

11011
12 MAR 1981

ATTORNEY'S REPORT OF TITLE
UNITED STATES COAST GUARD
DUTCH ISLAND LIGHT STATION
JAMESTOWN, RHODE ISLAND

I certify that I have examined the real estate records of the Office of the Commander, First Coast Guard District, Boston, Massachusetts.

On the basis of my examination, I conclude that fee simple title to the land described in Schedule A, attached hereto, was acquired by the United States as a result of a direct purchase from Ester Carpenter and others. In this transaction, the United States acquired fee simple absolute title to approximately six acres of land in the southerly part of Dutch Island in the Township of Jamestown, in the State of Rhode Island. This Deed was registered in the office of the Town Clerk of Jamestown the 5th Book of Land Evidence on April 20th, 1926 on Pages 167 and 168. In 1961, a Coast Guard Board of Survey, D-16-60, recommended that the Coast Guard only retain approximately 0.25 acres of the original six acres at the most southerly end of Dutch Island and also reserve a perpetual easement from the protected cove on the easterly side of the Island to the light tower. This recommendation was approved by the Commandant and the remainder of the 6.0 acres was declared excess and conveyed by a quitclaim deed from the United States of America, acting by and through the Administrator of the General Services Administration, to the State of Rhode Island and the Providence Plantations on 7 August 1962. This Deed is not contained within the First Coast Guard District's real property files, but there was reference to this document and there is no documentation within the files which would indicate that this transaction did not take place on 7 August 1962.

There is no record of any action, thing or circumstances that has occured from 7 August 1962 to the date of this Report which has in any way affected the right, title and interest of the United States in and to this property.

The United States has exclusive legislative jurisdiction over the property as a result of an 1825 enactment by the

Rhode Island legislature. In this enactment that State reserved the right to serve process on the premises.

According to the New England Division of the Corps of Engineers, the highest tide elevation of record at this property site was an estimated 10.8 feet above national geodetic vertical datum in 1939. Based on profiles developed for the East Passage of Narragansett Bay the 100 year flood elevation is at 11.3 feet above national geodetic vertical datum. This property has an elevation of approximately 10 feet above mean high water at its highest point and gradually tapers to the shore. Thus, a portion of the property is located within the 100 year flood plain of Narragansett Bay and could be subject to flooding.

The Rhode Island Historical Preservation Commission has determined that the light tower on Dutch Island is of historic significance to the State of Rhode Island and is included in their State Inventory of Historical Places. An application for nomination into the National Register of Historical Places was made, however, there has been no official response to this request as of this date.

Based upon a visit to the property and a search of the available records by other individuals, it appears that the property has not been contaminated and is not unsafe and unhealthy for human and animal use.

The title is free and clear of all encumbrances, defects, or interests impairing or adversely affecting the title of said property except for the following:

1. Subject to any state of fact which may be disclosed by a physical examination of the premises described in Schedule A.

2. Subject to any state of facts which an accurate and adequate survey of the premises described in Schedule A may disclose.

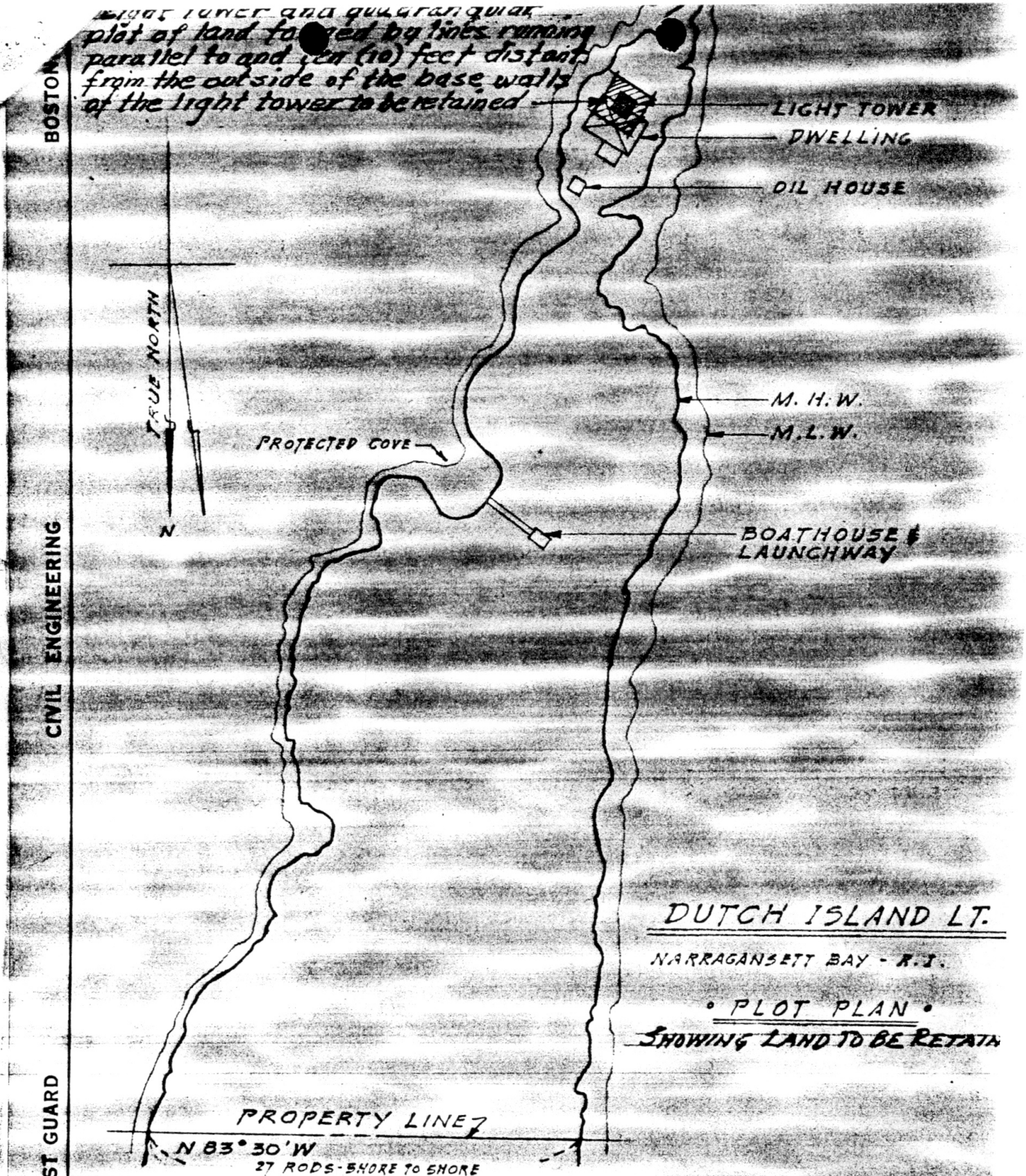
3. Subject to existing easements and any encumbrances which may be disclosed by an accurate title abstract.

Michael A. Leone

MICHAEL A. LEONE
Real Property Attorney

SCHEDULE A - Description of Land to be Disposed of
Dutch Island Light Station
Jamestown, Rhode Island

That portion of land approximately 0.25 acre, at the most southerly end of Dutch Island, bound easterly, westerly, and southerly by the sea or bay and bound northerly by a line across the point, said line to be located and monumented 75' northerly of, and parallel to, southerly side of Light Station Tower. The United States also has a perpetual easement from the protected cove on the easterely side of the Island to the Light Tower for all purposes necessary to the operation, servicing, maintenance, repair, construction, replacement, and removal of the said Light Tower.


Light Tower and quadrangular
plot of land to be bounded by lines running
parallel to and ten (10) feet distant
from the outside of the base walls
of the light tower to be retained
LIGHT TOWER
DWELLING
OIL HOUSE
TRUE NORTH
N
M. H. W.
M. L. W.
PROTECTED COVE
BOATHOUSE & LAUNCHWAY
DUTCH ISLAND LT.
NARRAGANSETT BAY - R. I.
• PLOT PLAN •
SHOWING LAND TO BE RETAIN
PROPERTY LINE
N 83° 30' W
27 RODS - SHORE TO SHORE
DRAWN BY: JJB
CHECKED BY:
APPROVED BY:
DATE APRIL 6, 1960.
REV. FEB. 21, 1961
I.C.G.D. SKETCH NO.
A-163
U. S. COAST GUARD
CIVIL ENGINEERING
BOSTON
ALBANENE 10604-G
GUIDE LINE

DEPARTMENT OF TRANSPORTATION
UNITED STATES COAST GUARD

MAILING ADDRESS: (G-FLP-3/53)
U.S. COAST GUARD
WASHINGTON, DC 20593
PHONE:
202-426-2030

11011/ww
23 MAR 1981

From: Commandant
To : Commander, First Coast Guard District (f)

Subj: Dutch Island Lighthouse

Ref: (a) Telcon Joan McCarthy, CCGD1(flp)/ Mr. Whittington, COMDT (G-FLP-3) of 28 Jan 1981

1. Reference (a) requested a copy of the instrument used to convey six (6) acres of Dutch Island Lighthouse land to the State of Rhode Island for wildlife conservation purposes.

2. Deed from the United States of America to the State of Rhode Island and Providence Plantations, dated 7 August 1962, has been obtained from the National Archives and is attached as enclosure (1).

C. W. MURRAY
By direction

Encl: (1) Deed dated 7 Aug 1962

SPEED LIMIT 55
It's a law we can live with.

General Services Administration, Region 1

Date : October 31, 1984

Reply to
Attn of : 1PD

Subject: Portion-Dutch Island Light Station
Jamestown, Rhode Island (1-U-RI-486)

To : U.S. Coast Guard (flp)
150 Causeway Street
Boston, Massachusetts 02114

Enclosed is a copy of the deed conveying the subject property to the State of Rhode Island for wildlife conservation purposes.

A Ausiello

A.AUSIELLO
Realty Specialist
Disposal Division
Office of Public Buildings and
Real Property

Enclosure

U.S. Department of Transportation
United States Coast Guard

Commandant
United States Coast Guard

20593-0001
Washington, DC 20593
Staff Symbol: (G-FLP-3)
Phone: (202)426-2030

11011/me

2 OCT 1985

From: Commandant
To: Commander, First Coast Guard District (f)

Subj: DUTCH ISLAND LIGHT STATION, JAMESTOWN, NEWPORT COUNTY, RHODE ISLAND

Ref: (a) CGD ONE (flp) ltr 11011 dtd 23 Sep 85

1. Reference (a) forwarded a copy of the deed conveying Dutch Island to the State of Rhode Island. Enclosed, as requested, are copies of the endorsed Board of Survey 01-021-79L. Due to the fact the property conveyance is complete, we are retaining the original Board of Survey.

2. Please ensure that the property deletion is incorporated in your next submission of GSA Forms 1166.

J K Miner

J. K. MINER
By direction

Encl: (1) B/S 01-021-79L dtd 12 Mar 81 (copies)