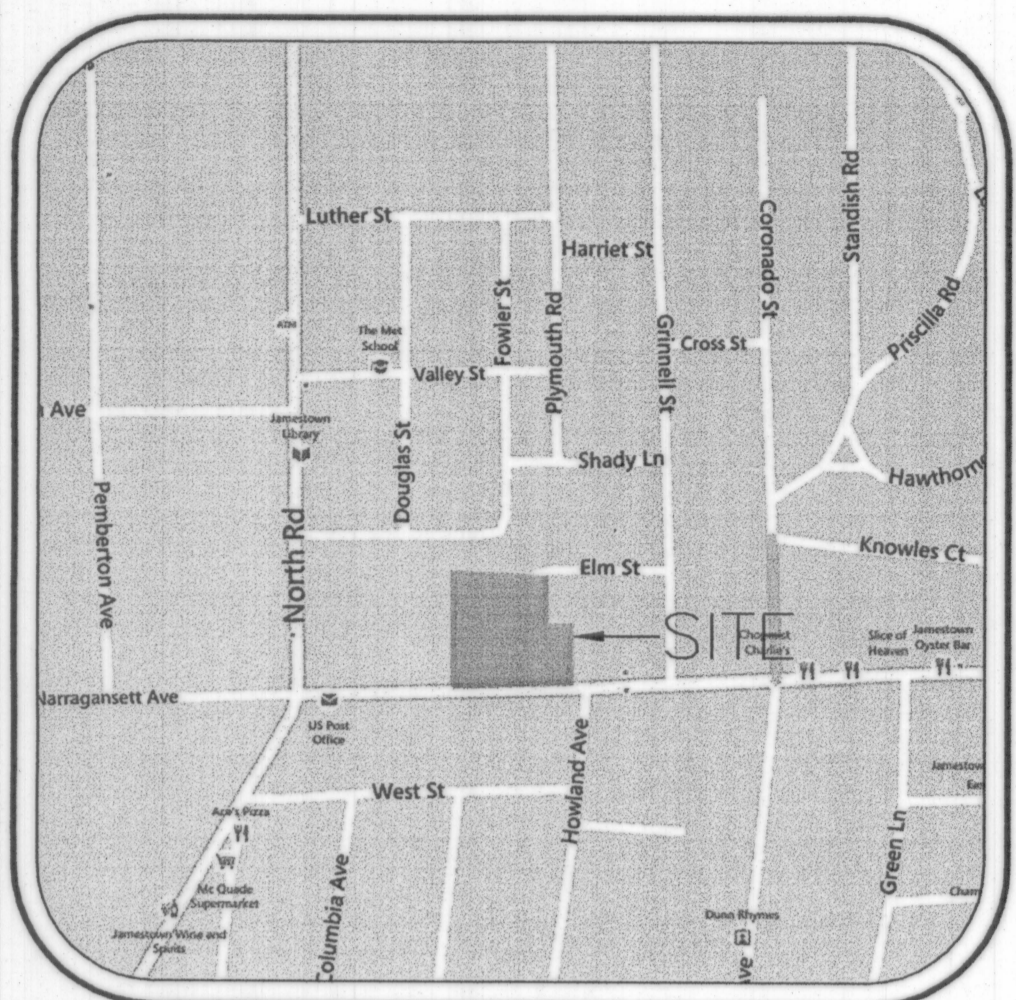


HPF 353-A



LOCUS MAP
NOT TO SCALE

PLAN PURPOSE:
THE PURPOSE OF THIS PLAN IS TO ADD 123.15 S.F. OF LAND FROM A.P. 8 LOT 120 INTO A.P. 8 LOT 121 IN ORDER TO MEET THE MINIMUM LOT AREA OF 5,000 S.F. REQUIRED BY ZONING REGULATIONS.

'PARCEL A'
A.P. 8, LOT 121
EXISTING LOT AREA = 4,877.00 S.F.
PROPOSED LOT AREA = 5,000.15 S.F.

'PARCEL B'
A.P. 8, LOT 120
EXISTING LOT AREA = 44,929.38 S.F.
PROPOSED LOT AREA = 44,806.23 S.F.

- NOTES:**
- ALL LOCATION WAS DONE USING CONVENTIONAL METHODS WITH A TOPCON GPT-3003 TOTAL STATION BY AMERICAN ENGINEERING, INC.
 - DIRECTIONAL MERIDIAN WAS LOCATED USING A MAGNETIC COMPASS ON 10/09/2003 BY AMERICAN ENGINEERING, INC.
 - LOCATION OF EXISTING UTILITIES ARE APPROXIMATE AND SHOULD BE VERIFIED BY THE CONTRACTOR WITH THE APPROPRIATE UTILITY COMPANIES. CALL DIG-SAFE: 1 888-DIG-SAFE (1 888-344-7233)
 - NO WETLANDS OR WATER COURSES WERE OBSERVED ON THE SUBJECT PARCEL OR WITHIN 200' OF THE PERIMETER OF THE SUBJECT PARCEL.
 - THERE ARE NO AREAS OF AGRICULTURAL USE EXISTING ON SUBJECT PARCEL.
 - THERE ARE NO CEMETERIES OR LANDMARKS ON OR ADJACENT TO THE SUBJECT PARCEL.
 - THERE ARE NO EASEMENTS OR RIGHTS-OF-WAY WITHIN OR ADJACENT TO THE SUBJECT PARCELS EXCEPT AS SHOWN ON PLAN.

- REFERENCES:**
- REFERENCE IS HEREBY MADE TO THAT PLAN ENTITLED "THE HOWLAND PLAT, JAMESTOWN, R.I., SCALE 80FT.=1IN., SURVEYED AND LAID OUT BY, F.W. DEAN, C.E. AND C.W. KETTEL C.E. FOR AND UNDER THE DIRECTION OF PERCY M. BLAKE CIVIL ENGINEER, AUGUST 1873" SAID PLAN BEING RECORDED IN THE TOWN OF JAMESTOWN AS HPF 281B & PB 1, PAGE 15.
 - REFERENCE IS HEREBY MADE TO THAT PLAN ENTITLED "ADMINISTRATIVE SUBDIVISION, HAMMETT COURT PROPERTIES, INC., ASSESSOR'S PLAT 9, LOTS 183 & 201, SITUATED IN JAMESTOWN, RHODE ISLAND, DRAWN BY: DOWDELL ENGINEERING, INC., SCALE: 1"=20" SAID PLAN BEING RECORDED IN THE TOWN OF JAMESTOWN AS HPF 108B.
 - REFERENCE IS HEREBY MADE TO THAT DEED FOUND IN JAMESTOWN LAND EVIDENCE BOOK 36, PAGE 326 SHOWING THE ORIGINAL DESCRIPTION OF AP 9, LOT 179.
 - REFERENCE IS HEREBY MADE TO THAT DOCUMENT FOUND IN JAMESTOWN TOWN COUNCIL MINUTES BOOK 6, PAGE 103 STATING THE AVERAGE WIDTH OF FERRY ROAD (aka NARRAGANSETT AVENUE) TO BE 62' WIDE.

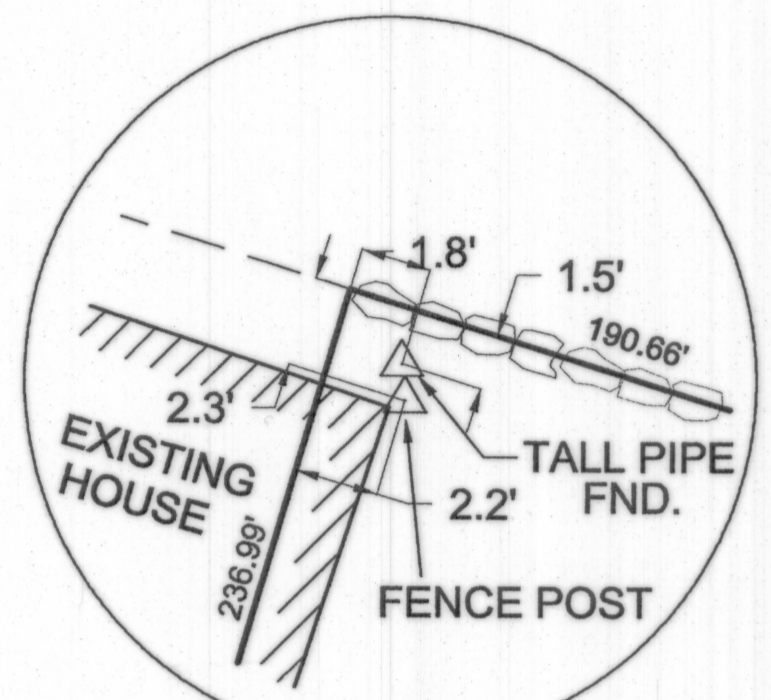
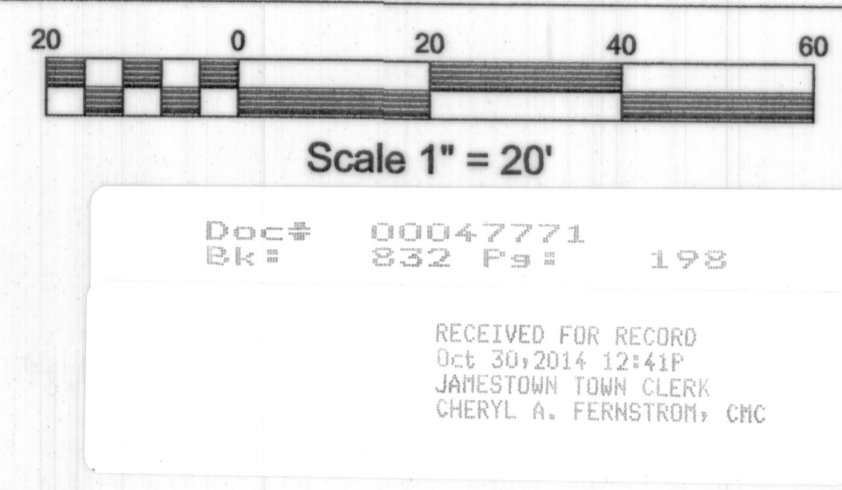
PARCEL ZONING CD
MINIMUM LOT AREA = 5,000 SF
MINIMUM FRONTAGE = 40'
FRONT SETBACK = 0'
SIDE SETBACK = 0'
REAR SETBACK = 12'

PROPERTY OWNER/ APPLICANT
Lot 121: 70 Narragansett Ave.
Stuart W. Sanderson
P.O. BOX 3
Greenlawn NY, 11740

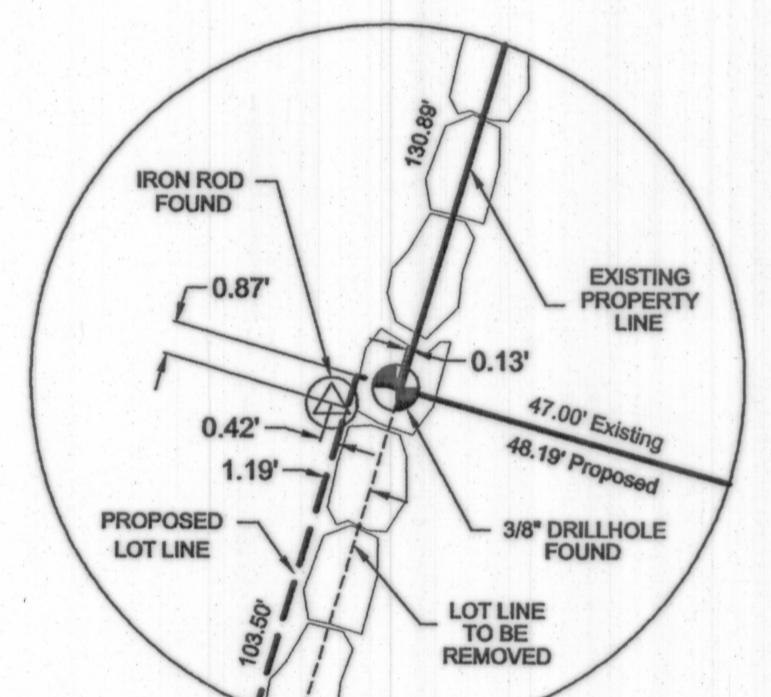
PROPERTY OWNER:
Lot 120: 78 Narragansett Ave.
Anne Sanderson
P.O. BOX 3
Greenlawn NY, 11740

LEGEND

⊙	IRON ROD/ PIPE FOUND	—	WATER LINE
⊞	GRANITE/ STONE BOUND FOUND	—	SEWER LINE
⊙	DRILL HOLE FOUND	—	CHAIN LINK FENCE
⊙	SEWER MANHOLE	—	WOODEN FENCE
⊙	UTILITY POLE	—	EXISTING PROPERTY LINE
⊙	WATER GATE	—	PROPOSED PROPERTY LINE
⊙	WATER STOP	—	PROPERTY LINE TO BE REMOVED
⊙	STORM DRAIN MANHOLE	—	ABUTTING PROPERTY LINE
⊙	CATCHBASIN	—	
▭	PAVED SURFACE	▭	CONCRETE SURFACE



DETAIL A
SCALE 1"=10"



DETAIL B
SCALE 1"=5"



ADMINISTRATIVE SUBDIVISION APPROVAL
DATE: 10/23/2014
BY: [Signature]
TITLE: ADMINISTRATIVE OFFICER
TOWN OF JAMESTOWN RI

LOT 121 OWNER APPROVAL
Stuart W. Sanderson
P.O. BOX 3
Greenlawn NY, 11740
[Signature]

LOT 120 OWNER APPROVAL
Anne Sanderson
P.O. BOX 3
Greenlawn NY, 11740
[Signature]

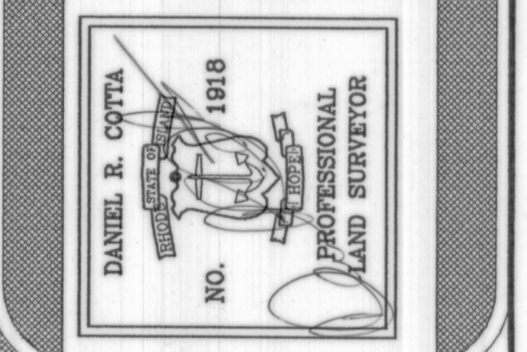
FEMA DETERMINATION
ZONE "X" (Unshaded) - AREA OF MINIMAL FLOODING
PANEL NO. - 44005C0176-J
REVISED - SEPTEMBER 4, 2013

THE PERIMETER SURVEY AND PLAN CONFORMS TO A CLASS I STANDARD AS ADOPTED BY THE RHODE ISLAND BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS.
BY: [Signature] 9/21/14
REGISTERED PROFESSIONAL LAND SURVEYOR DATE

THIS PLAN IS TO BE INDEXED UNDER THE FOLLOWING ROADS:
1. Narragansett Avenue
2. Elm Street

ADMINISTRATIVE SUBDIVISION FOR
STUART SANDERSON
LOCATED AT
POLE #14 NARRAGANSETT AVE
JAMESTOWN, R.I. 02835

Checked By: DrC
Date: 07/30/2014
Scale: 1" = 20'
NO. REVISION DATE



AMERICAN ENGINEERING, INC.
Professional Engineer / Professional Land Surveyor
DANIEL R. COTTA
400 South County Trail - Suite A 201
Exeter, Rhode Island 02822
Phone (401) 294-4090 / Fax (401) 294-3625

Sheet
1
of 1 sheets
Drawing No. 114150