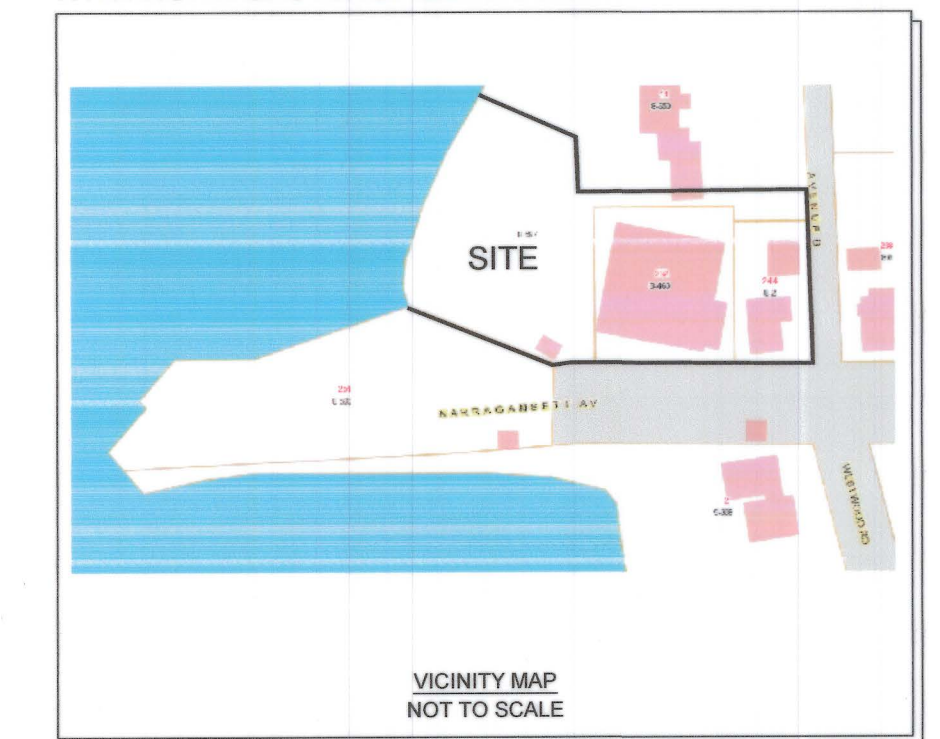
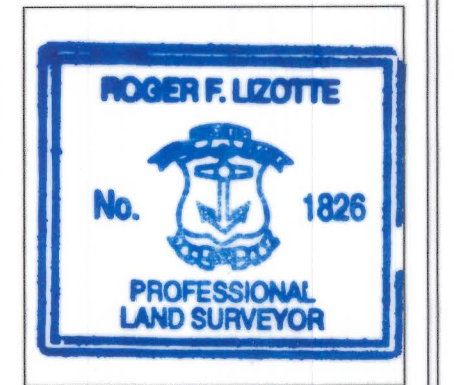


A KNOWLEDGE CORPORATION®

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



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



DATE: 10/1/18
BY: *Roger F. Lizotte*
REGISTERED PROFESSIONAL LAND SURVEYOR

4	ADDED ZONING APPROVAL REFERENCE	10/1/18
3	OWNER NAMES AND STREET INDEX	1/31/18
No.	Revision	Date App.
Designed By:	Drawn by: JDC	Checked by: RFL
Scale:	1"=20'	Date: OCT. 2015

A.P. 8 LOTS 2 & 463
244 & 252 NARRAGANSETT AVENUE
JAMESTOWN, RHODE ISLAND

Client/Owner:
MAINS'L PROPERTIES LLC
244 & 252 NARRAGANSETT AVENUE
JAMESTOWN, RHODE ISLAND

ADMINISTRATIVE SUBDIVISION
DUTCH HARBOR BOAT YARD
NARRAGANSETT AVE. & AVENUE "B"
JAMESTOWN, RHODE ISLAND

Drawing Number:
L-2c
Sheet 1 of 1
Project Number:
14005.1
Survey Index:
15 - 8 - 463

OWNERSHIP AND USE OF DOCUMENTS: DRAWINGS AND SPECIFICATIONS, AS INSTRUMENTS OF PROFESSIONAL SERVICE, ARE AND SHALL REMAIN THE PROPERTY OF THE ENGINEER. THESE DOCUMENTS ARE NOT TO BE USED, IN WHOLE OR PART, FOR ANY OTHER PROJECTS OR PURPOSES, OR BY ANY OTHER PARTIES, THAN THOSE PROPERLY AUTHORIZED BY CONTRACT, WITHOUT THE EXPRESS AUTHORIZATION OF THE ENGINEER.

LEGEND

- PROPERTY LINE
- - - ABUTTERS PROPERTY LINE
- X X CHAIN LINK FENCE
- WOOD FENCE
- PLASTIC FENCE
- IRON ROD FOUND
- GRANITE BOUND FOUND

ZONING DATA TABLE
ZONE CW

MIN. LOT SIZE = 8,000 SQ. FT.
MIN. LOT WIDTH = 80'
LOT COVERAGE = 40 %
MIN. YARD SETBACKS:
FRONT = 30'
CORNER = 20'
SIDE = 10'
REAR = 30'

NOTE: ZONING APPROVAL RECORD IN BOKK 922 PAGE 320-231

OWNERS AP 8 LOTS 2 & 597

MAINS'L PROPERTIES, LLC
FREDERIC G. PRESBREY

MAINS'L PROPERTIES, LLC
JOSEPH MCGRADY

SUBDIVISION APPROVED AS SUBMITTED
10-2-2018
Michael Switek
PLANNING COMMISSION CHAIR
TOWN OF JAMESTOWN RI

STREET INDEX
NARRAGANSETT AVE
AVENUE "B"

A.P. 8 LOT 650
N/F CATHERINE & WILLIAM DUNNING
BK. 515 PG. 65

A.P. 8 LOT 597
N/F MAINS'L PROPERTIES LLC
BK. 815 PG. 290
AREA* = 13,593 ± SQ. FT.

DUTCH HARBOR BOAT YARD
TOTAL AREA* = 31,184 SQ. FT.
SEE NOTE # 3

A.P. 8 LOT 463
N/F MAINS'L PROPERTIES LLC
BK. 815 PG. 290
EXISTING AREA = 12,593 SQ. FT.
NEW AREA = 11,335 SQ. FT.

A.P. 8 LOT 2
N/F MAINS'L PROPERTIES LLC
BK. 815 PG. 290
EXISTING AREA = 4,997 SQ. FT.
NEW AREA = 6,255 SQ. FT.

PURPOSE IS TO TRANSFER 1,258 SQ. FT. FROM LOT 463 TO LOT 2

- REFERENCES & NOTES:**
- NORTH ARROW REFERENCES GRID NORTH (RHODE ISLAND STATE PLANE COORDINATES) RISP.
 - RISPC HORIZONTAL COORDINATES OBTAINED BY 2 + HR GPS OBSERVATIONS IGS08 (EPOCH:2016.0867).
 - THE AREA CALCULATION SHOWN HEREON IS OF LOTS 2, 463, & 597 COMBINED IT IS CALCULATED TO THE "CLOSURE LINE" NOT TO THE MEAN HIGH WATER LINE.
 - WIDTH & ORIENTATION OF AVENUE "B" AND NARRAGANSETT AVENUE HAVE BEEN RE-ESTABLISHED BY EXISTING MONUMENTATION.
 - SEE PLAN ENTITLED "PLAT OF LANDS AT WEST FERRY, JAMESTOWN, RI, PREPARED BY R.J. EASTON & SON, DATED AUGUST 13, 1929," RECORDED IN THE LAND EVIDENCE RECORDS IN PLAT FILE 155A.
 - "PLAT OF LAND IN JAMESTOWN TO BE CONVEYED BY VIERA TO SHIPPEE"
 - "PLAN OF LAND, PLAT 8 LOT 650, BY NORTHEAST ENGINEERS 3 / 13 / 2000.
 - MONUMENTS SHOWN ARE DEPICTED ON " PLAN OF LAND, DUTCH HARBOR BOAT YARD, NARRAGANSETT AVENUE, & AVENUE "B", JAMESTOWN, RI BY NORTHEAST ENGINEERS 7 / 13 / 01 NOT RECOVERED IN OCT. 2015 EXCEPT AS NOTED
 - LOCATION OF DOCKS, GANGWAY, FLOATS, & MARINE RAILWAY, SURVEYED BY NORTHEAST ENGINEERS & CONSULTANTS, INC. IN 2000 & SUPPLEMENTED WITH INFORMATION AS SHOWN ON SKETCH BY COASTAL RESOURCES MANAGEMENT COUNCIL.
 - ZONING APPROVAL RECORD BOOK 922 PAGES 230-231.

