

392-A



LOCUS MAP  
NOT TO SCALE

CONDOMINIUM SURVEY PLAN  
FOR  
Jamestown Landing, LLC.  
BEING A.P. 8, LOTS 95 & 99  
AREA OF LOT 99 = 8,625 S.F.  
AREA OF LOT 95 = 9,037 S.F.

REFERENCES:

- REFERENCE IS HEREBY MADE TO THAT PLAN ENTITLED "BAY VIEW, THE PROPERTY OF THOMAS CONGDON WATSON, JAMESTOWN R.I. DATED 1874, SCALE 1" = 300" SAID PLAN BEING RECORDED IN THE TOWN OF JAMESTOWN LAND EVIDENCE AS HPF 277B.
- REFERENCE IS HEREBY MADE TO THAT CERTAIN WARRANTY DEED BEING RECORDED IN THE TOWN OF JAMESTOWN LAND EVIDENCE RECORDS AS BOOK 56, PAGE 136.
- REFERENCE IS HEREBY MADE TO THAT CERTAIN PLAN ENTITLED "SITE PLAN A.P. 8, LOT 99, FOR JAMESTOWN LANDING, LLC. A MINOR RESIDENTIAL SUBDIVISION LOCATED AT 95 NORTH ROAD JAMESTOWN, RI 02835, BY AMERICAN ENGINEERING, INC., SCALE 1" = 20', DATE 08/19/2017" SAID PLAN BEING RECORDED IN THE TOWN OF JAMESTOWN'S RECORDS AS HPF 381-B.
- REFERENCE IS HEREBY MADE TO THAT CERTAIN PLAN ENTITLED "PLAN OF LAND A.P. 8, LOT 99, FOR JAMESTOWN LANDING, LLC. LOCATED AT 11 ARNOLD AVENUE JAMESTOWN, RI 02835, BY AMERICAN ENGINEERING, INC., SCALE 1" = 20', DATE 04/04/2019"
- REFERENCE IS HEREBY MADE TO THAT CERTAIN PLAN ENTITLED "PLAN OF LAND A.P. 8, LOT 95, FOR JAMESTOWN LANDING, LLC. LOCATED AT 9 ARNOLD AVENUE JAMESTOWN, RI 02835, BY AMERICAN ENGINEERING, INC., SCALE 1" = 20', DATE 02/21/2019"
- REFERENCE IS HEREBY MADE TO THAT CERTAIN EASEMENT AS DESCRIBED IN THE TOWN OF JAMESTOWN'S LAND EVIDENCE RECORDS BOOK 926, PAGE 108.

SURVEY NOTE:

THIS 10' X 100' STRIP OF LAND IS INCORRECTLY DESCRIBED IN THE CURRENT DEED AND PREVIOUS DEEDS. THE LOCATION OF THE PROPERTY LINES SHOWN ARE THE INTENT OF THE ORIGINAL DEED AND COINCIDE WITH OCCUPATION.

NOTES:

- ALL LANDSCAPE AREAS TO BE COMMON ELEMENTS FOR THE BENEFIT OF THE ASSOCIATION.
- ALL UTILITIES ABOVE OR BELOW THE GROUND ARE TO BE COMMON ELEMENTS FOR THE BENEFIT OF THE ASSOCIATION.
- ALL DIMENSIONS MEASURED FROM THE PROPERTY LINE TO THE FOUNDATION OF EACH UNIT.

PLAN NOTES:

- EXISTING BUILDINGS ON ADJACENT PARCELS TAKEN FROM AERIAL PHOTOGRAPHY, SPRING 2011.
- ALL SITE FEATURES LOCATED USING CONVENTIONAL FIELD SURVEYING METHODS.

UTILITY NOTE:

COMMON WELL, AND SEWER PUMPS SHALL BE SERVICED BY UNIT 13A'S ELECTRICAL UTILITIES.

CONDOMINIUM CERTIFICATION:

I HEREBY CERTIFY THAT THIS CONDOMINIUM PLAN CONTAINS ALL THE INFORMATION REQUIRED BY RIGL 34-38.1-2.09 "RHODE ISLAND CONDOMINIUM ACT" AND THAT THE PROPERTY HAS BEEN SURVEYED ON THE GROUND, CLOSED AND IS CORRECT.

CERTIFICATION:

THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO SECTION 9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON NOVEMBER 25, 2015, AS FOLLOWS:

TYPE OF SURVEY: COMPREHENSIVE BOUNDARY SURVEY  
MEASUREMENT CLASSIFICATION:

STATEMENT OF PURPOSE:  
THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND THE PREPARATION OF THE PLAN IS TO SHOW THE RELATION OF MONUMENTATION AND PROPERTY BOUNDARIES TO EXISTING SITE FEATURES.

BY: MATTHEW J. COTTA 10/24/19  
LS. 0030453 PLS-1977  
GOA

PARCEL ZONING  
VILLAGE SPECIAL DEVELOPMENT DISTRICT - CL

- MINIMUM LOT AREA = 8,000 S.F.
- MINIMUM WIDTH = 80' MIN. - 120' MAX
- LOT COVERAGE = 35% MAX.
- FRONT SETBACK = 12' MIN. - 24' MAX
- FRONT SETBACK (CORNER LOT) = 6' MIN. - 18' MAX.
- SIDE SETBACK = 6'
- REAR SETBACK = 12'
- BUILDING HEIGHT = 2 STORIES MAX. - 35' MAX.

PROPERTY OWNER/APPLICANT FOR LOTS 95 & 99

JAMESTOWN LANDING, LLC  
294 VALLEY ROAD - UNIT 1  
MIDDLETOWN, RI 02842

JAMESTOWN LANDING, LLC, BY ITS PRESIDENT J. MICHAEL HILL HEREBY CONSENTS TO THE RECORDING OF THIS SURVEY MAP PURSUANT TO CHAPTER 34-36.1 (RHODE ISLAND CONDOMINIUM ACT) OF THE GENERAL LAWS OF RHODE ISLAND.

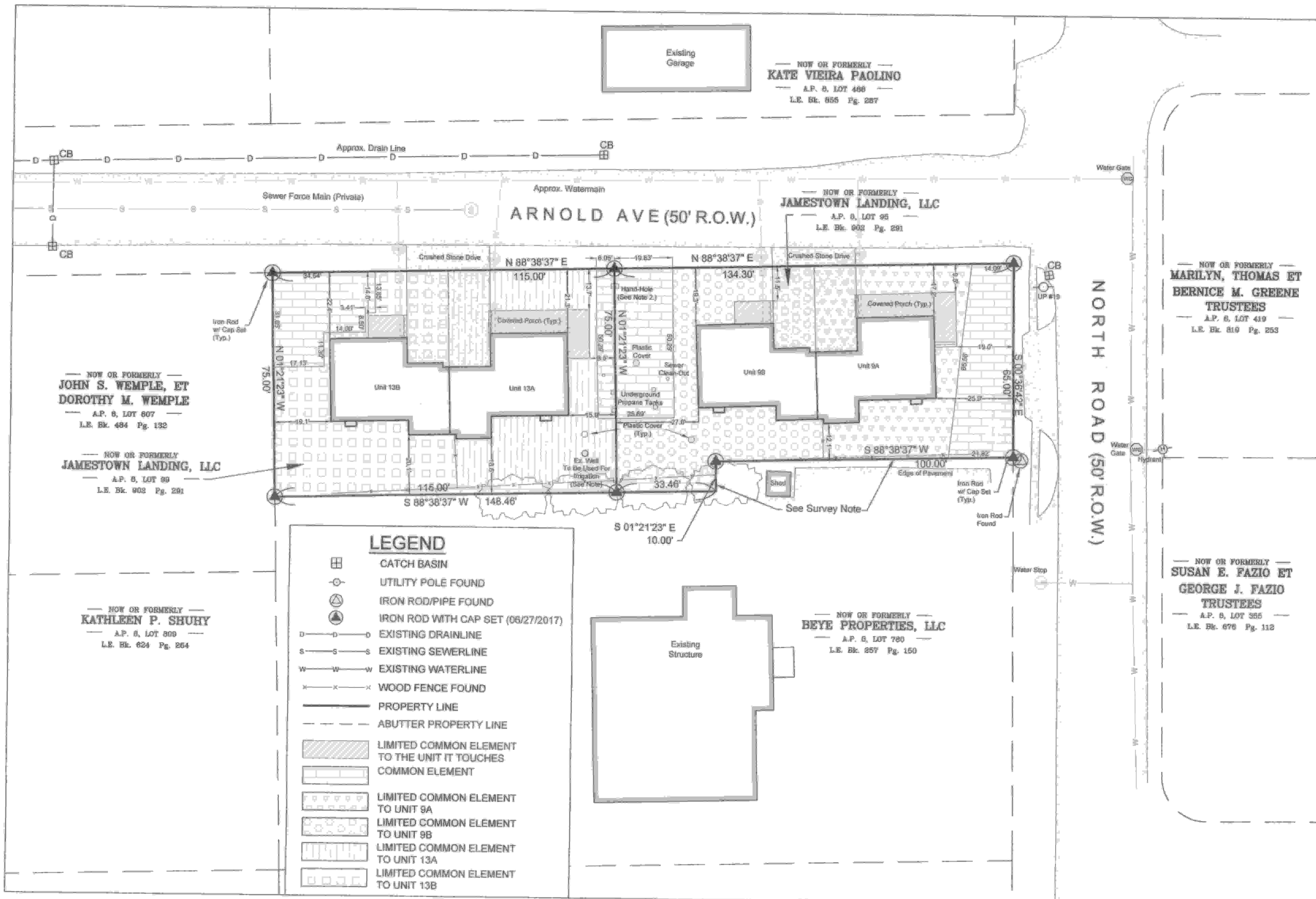
PRESIDENT: JAMESTOWN LANDING, LLC.

BY: J. Michael Hill

STATE OF RHODE ISLAND, COUNTY OF NEWPORT IN JAMESTOWN ON THIS 18th DAY OF October 2019 BEFORE ME PERSONALLY APPEARED J. MICHAEL HILL, THE PRESIDENT OF JAMESTOWN LANDING, LLC., TO ME KNOWN AND KNOWN BY ME TO BE THE PARTY EXECUTING THE FOREGOING INSTRUMENT, AND HE ACKNOWLEDGED SAID INSTRUMENT, BY HIM EXECUTED, TO BE HIS FREE ACT AND DEED INDIVIDUALLY AND AS THE PRESIDENT OF JAMESTOWN LANDING, LLC.

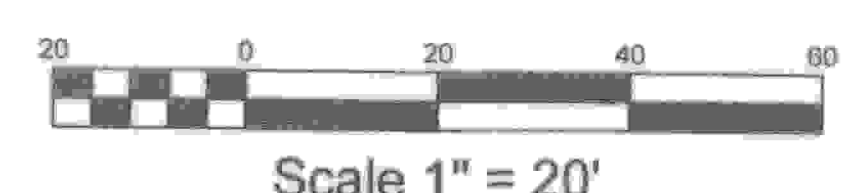
NOTARY PUBLIC: Christian S. Infantolino

MY COMMISSION EXPIRES: 10/4/21



**LEGEND**

- CATCH BASIN
- UTILITY POLE FOUND
- IRON ROD/PIPE FOUND
- IRON ROD WITH CAP SET (05/27/2017)
- EXISTING DRAINLINE
- EXISTING SEWERLINE
- EXISTING WATERLINE
- WOOD FENCE FOUND
- PROPERTY LINE
- ABUTTER PROPERTY LINE
- LIMITED COMMON ELEMENT TO THE UNIT IT TOUCHES
- COMMON ELEMENT
- LIMITED COMMON ELEMENT TO UNIT 9A
- LIMITED COMMON ELEMENT TO UNIT 9B
- LIMITED COMMON ELEMENT TO UNIT 13A
- LIMITED COMMON ELEMENT TO UNIT 13B



Scale 1" = 20'

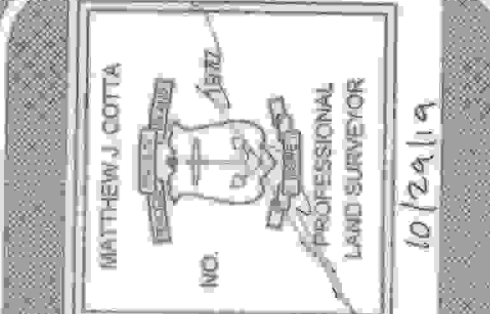
FEMA DETERMINATION  
ZONE "X" - AREA OF MINIMAL FLOOD HAZARD  
PANEL NO. - 44005C0069J & 44005C0088J  
REVISED - SEPTEMBER 4, 2013

THIS PLAN IS TO BE INDEXED UNDER THE FOLLOWING ROADS:  
1. NORTH ROAD  
2. ARNOLD AVENUE

CONDOMINIUM SURVEY PLAN  
A.P. 8, LOTS 95 & 99  
FOR  
JAMESTOWN LANDING, LLC  
LOCATED AT  
9 & 13 ARNOLD AVENUE  
JAMESTOWN, RI 02835

Drawn By: P.J.F. Checked By: DrC  
Scale: 1" = 20' Date: 2/1/2019

NO.	REVISION	BY	DATE



AMERICAN ENGINEERING, INC.  
DANIEL R. COTTA Professional Engineer / Professional Land Surveyor  
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Exeter, Rhode Island 02822  
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Sheet  
1  
of 1 sheets  
Drawing No. 117136