

LOCUS MAP
NOT TO SCALE

CONDOMINIUM SURVEY PLAN FOR Jamestown Terrace

Being A.P. 8, Lot 79
Area = 40,801 SF

Owner: (AP 8, LOT 79)
Douglas Enterprises, LTD.
P.O. Box 385
Wakefield, RI 02880

Applicant:
Douglas Enterprises, Ltd.
PO Box 385
Wakefield, R.I. 02880

ZONING: R-20
Minimum Lot Size: N/A
Minimum Street Frontage: 100'
Minimum Front Depth (Principal): 30'
Minimum Front Depth (Secondary): 15'
Minimum Side Depth: 10'
Minimum Rear Depth: 30'

- REFERENCES:**
- REFERENCE IS HEREBY MADE TO THAT PLAN ENTITLED "BAYVIEW THE PROPERTY OF THOMAS CONGDON WATSON JAMESTOWN, R.I. 1874 Wm. DAME, C.E. BROAD STREET, NEWPORT, R.I." SAID PLAN BEING RECORDED IN THE TOWN JAMESTOWN AS HPF 277B.
 - REFERENCE IS HEREBY MADE TO THAT PLAN ENTITLED "DIVISION OF LAND NARRAGANSETT AVENUE AND PEMBERTON AVENUE ASSESSOR'S PLAT 8, LOT 79. PREPARED FOR HOLY GHOST SOCIETY OF JAMESTOWN, DATED MAY, 1995 BY JOHN P. CAITO CORPORATION, SCALE 1" = 40'. SAID PLAN BEING RECORDED IN THE TOWN OF JAMESTOWN IN HPF 117B.
 - REFERENCE IS HEREBY MADE TO THAT PLAN ENTITLED "PLAN OF LAND IN JAMESTOWN PREPARED FOR HOLY GHOST SOCIETY OF JAMESTOWN SCALE 1" = 20' DATED MARCH 1984 BY ISLAND ENGINEERING" SAID PLAN BEING RECORDED IN THE TOWN OF JAMESTOWN IN LAND EVIDENCE BOOK 82, PG 945.
 - REFERENCE IS HEREBY MADE TO THAT PLAN ENTITLED "EXISTING CONDITIONS FOR JAMESTOWN TERRACE LOCATED AT 138 NARRAGANSETT AVENUE JAMESTOWN, RHODE ISLAND, SCALE 1" = 20' DATED 8/05/2016 BY AMERICAN ENGINEERING, INC."
 - REFERENCE HEREBY MADE TO LAND EVIDENCE RECORDS BOOK 82, PAGE 943 AS RECORDED IN THE TOWN OF JAMESTOWN.
 - REFERENCE IS HEREBY MADE TO THAT PLAN ENTITLED "JAMESTOWN TERRACE CONDOMINIUM 138 NARRAGANSETT AVENUE JAMESTOWN, RI FOR DOUGLAS ENTERPRISES LTD. ISSUED FOR CONDOMINIUM DOC., SCALE 1/4" = 1'-0", DATED 05 MARCH 2017"

- NOTES:**
- ALL ABUTTING STRUCTURES TAKEN FROM 2011 AERIAL IMAGERY
 - ALL SITE FEATURES LOCATED USING CONVENTIONAL SURVEY METHODS

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 BOUNDARY SURVEY: COMPREHENSIVE BOUNDARY SURVEY
MEASUREMENT SPECIFICATION: CLASS I

- THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS:

THIS PLAN HAS BEEN PREPARED TO SHOW EXISTING PROPERTY BOUNDARIES AND MONUMENTS IN RELATION TO EXISTING AND PROPOSED SITE IMPROVEMENTS.

BY: *Daniel R. Cotta* 3/9/17
DANIEL R. COTTA PLS-1918
LS.000453 COA

DOUGLAS ENTERPRISES, LTD., BY ITS PRESIDENT DOUGLAS DESIMONE 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: DOUGLAS ENTERPRISES, LTD.
BY: *Douglas Desimone*
STATE OF RHODE ISLAND, COUNTY OF NEWPORT IN *Pemberton* ON THIS *13* DAY OF *March* 2017 BEFORE ME PERSONALLY APPEARED DOUGLAS DESIMONE, THE PRESIDENT OF DOUGLAS ENTERPRISES, LTD., 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 DOUGLAS ENTERPRISES, LTD.

NOTARY PUBLIC: *Karen Montoya*
MY COMMISSION EXPIRES:
KAREN MONTAYA
NOTARY PUBLIC-RHODE ISLAND
ID #43174
MY COMMISSION EXPIRES 07-01-2018

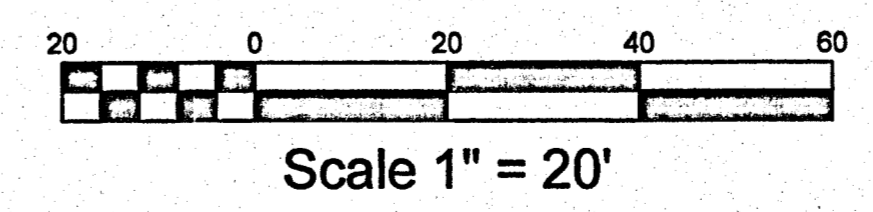
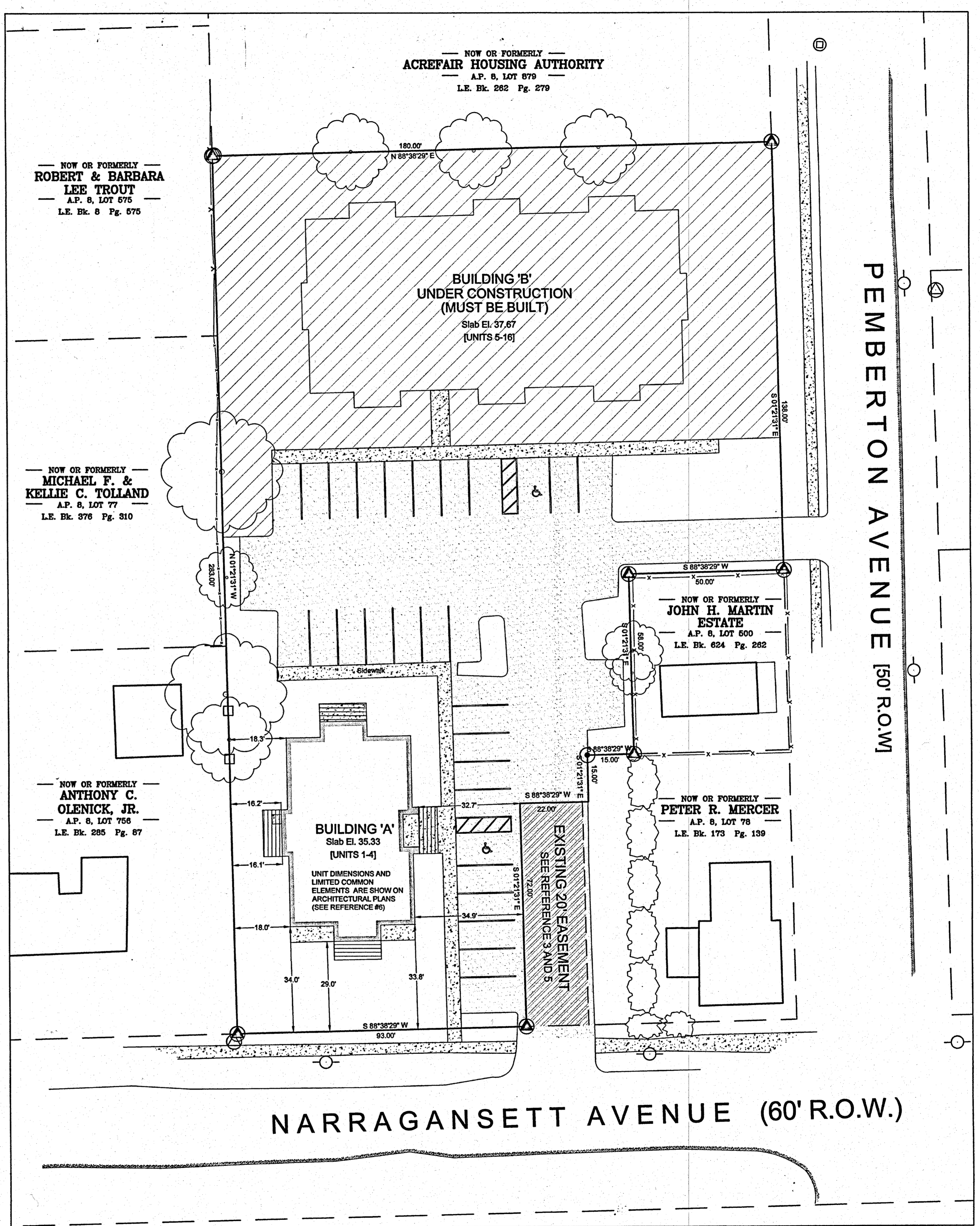
THE REAL ESTATE CONTAINED IN THIS PROJECT IS SUBJECT TO THE FOLLOWING DEVELOPMENT RIGHTS RESERVED TO THE DECLARANT:

- THE RIGHT TO CREATE UNITS 5-16, COMMON ELEMENTS OR LIMITED COMMON ELEMENTS.
- THE RIGHT TO SUBDIVIDE UNITS OR CONVERT UNITS INTO COMMON ELEMENTS.

- NOTES:**
- ALL PARKING AREAS, SIDEWALKS, AND 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.

LEGEND	
	IRON PIPE FOUND
	IRON ROD W/ CAP
	NAIL IN PAVEMENT
	UTILITY POLE
	EXISTING PROPERTY LINE
	ABUTTER PROPERTY LINE
	EXISTING EDGE OF PAVEMENT
	AS-BUILT PAVED SURFACE
	AS-BUILT CONCRETE SURFACE
	AREA SUBJECT TO DECLARANT RIGHTS AND SPECIAL DECLARANT RIGHTS RESERVED TO DECLARANT PURSUANT TO DECLARATION AND IN ACCORDANCE WITH RI GL 34-36.1 ET SEQ.

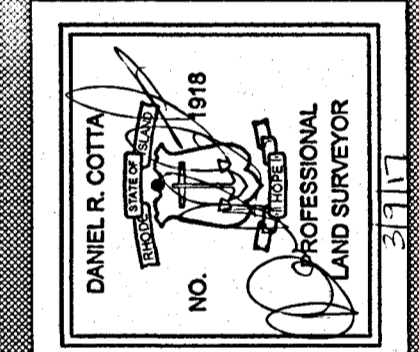
FEMA DETERMINATION
THE SITE IS PARTIALLY ZONE "X" (SHADED AND UNSHADED) AND PARTIALLY ZONE AE
PANEL NO. - 4400SC01574
REVISED - SEPTEMBER 4, 2013



THIS PLAN IS TO BE INDEXED UNDER THE FOLLOWING ROADS:
1. NARRAGANSETT AVENUE
2. PEMBERTON AVENUE

CONDOMINIUM SURVEY PLAN FOR
Jamestown Terrace Condominium
A.P. 8, Lot 79
LOCATED AT
138 Narragansett Avenue
Jamestown, Rhode Island

Drawn By: AWW	Checked By: DrC
Scale: 1" = 20'	Date: 03/08/2017
REVISIONS	
NO.	REVISION
BY	DATE



AMERICAN ENGINEERING, INC.
DANIEL R. COTTA Professional Engineer / Professional Land Surveyor
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. 115168