



LOCUS MAP NOT TO SCALE

CONDOMINIUM SURVEY PLAN FOR Jamestown Terrace 2ND AS-BUILT TO DECLARATION OF CONDOMINIUM ADDING UNITS 5-16 IN BUILDING B AND ASSOCIATED COMMON AND LIMITED COMMON ELEMENTS

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

REFERENCES:

- 1. 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 2778.
2. 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 1178.
3. 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.
4. 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."
5. REFERENCE HEREBY MADE TO LAND EVIDENCE RECORDS BOOK 82, PAGE 943 AS RECORDED IN THE TOWN OF JAMESTOWN.
6. REFERENCE IS HEREBY MADE TO THAT PLAN ENTITLED "CONDOMINIUM SURVEY PLAN FOR JAMESTOWN TERRACE CONDOMINIUM, AP 8, LOT 79, LOCATED AT 138 NARRAGANSETT AVENUE JAMESTOWN, RHODE ISLAND, SCALE 1" = 20', DATE: 03/08/2017" SAID PLAN BEING RECORDED IN THE TOWN OF JAMESTOWN LAND EVIDENCE RECORDS.
7. 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:
1. ALL ABUTTING STRUCTURES TAKEN FROM 2011 AERIAL IMAGERY
2. 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

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

BY: DANIEL R. COTTA PLS-1918 LS.000A453 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.

STATE OF RHODE ISLAND, COUNTY OF NEWPORT IN ON THIS DAY OF 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:

MY COMMISSION EXPIRES:

NOTES:

- 1. ALL PARKING AREAS, SIDEWALKS, AND LANDSCAPE AREAS TO BE COMMON ELEMENTS FOR THE BENEFIT OF THE ASSOCIATION. PARKING SPACES ARE ASSIGNED PURSUANT TO RESIDENT RIGHTS RESERVED BY DECLARANT.
2. ALL UTILITIES ABOVE OR BELOW THE GROUND ARE TO BE COMMON ELEMENTS FOR THE BENEFIT OF THE ASSOCIATION.
3. ALL DIMENSIONS MEASURED FROM THE PROPERTY LINE TO THE FOUNDATION OF EACH UNIT.

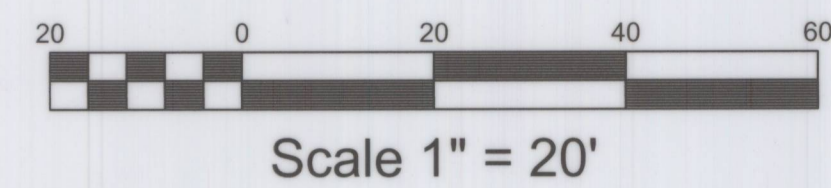
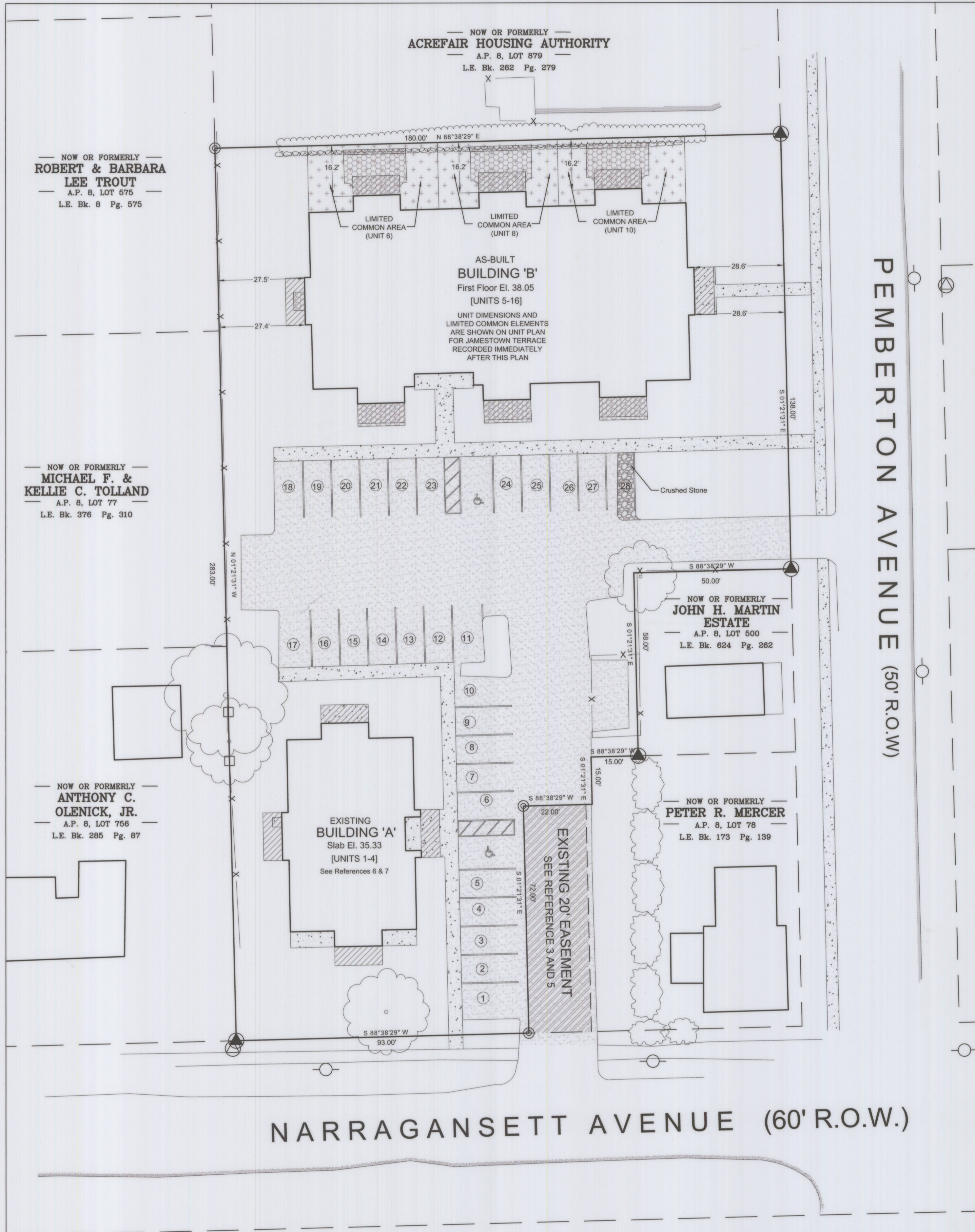
ZONING: R-20

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'

LEGEND

Table with 2 columns: Symbol and Description. Includes symbols for iron pipe found, iron rod w/ cap, survey nail set, utility pole, existing property line, abutter property line, existing fence line, existing edge of pavement, as-built paved surface, as-built concrete surface, limited common element, asbuilt paver patio, and 2nd floor balcony.

FEMA DETERMINATION THE SITE IS PARTIALLY ZONE "X" (SHADED AND UNSHADED) AND PARTIALLY ZONE AE PANEL NO. - 44005C0157J REVISED - SEPTEMBER 4, 2013



Scale 1" = 20'

SUBDIVISION APPROVED AS SUBMITTED 10.4.17 DANIEL R. COTTA TOWN OF JAMESTOWN RI

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

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

Table with columns: Drawn By: PJF, Scale: 1" = 20', Checked By: DrC, Date: 07/25/2017, and a REVISIONS table.



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