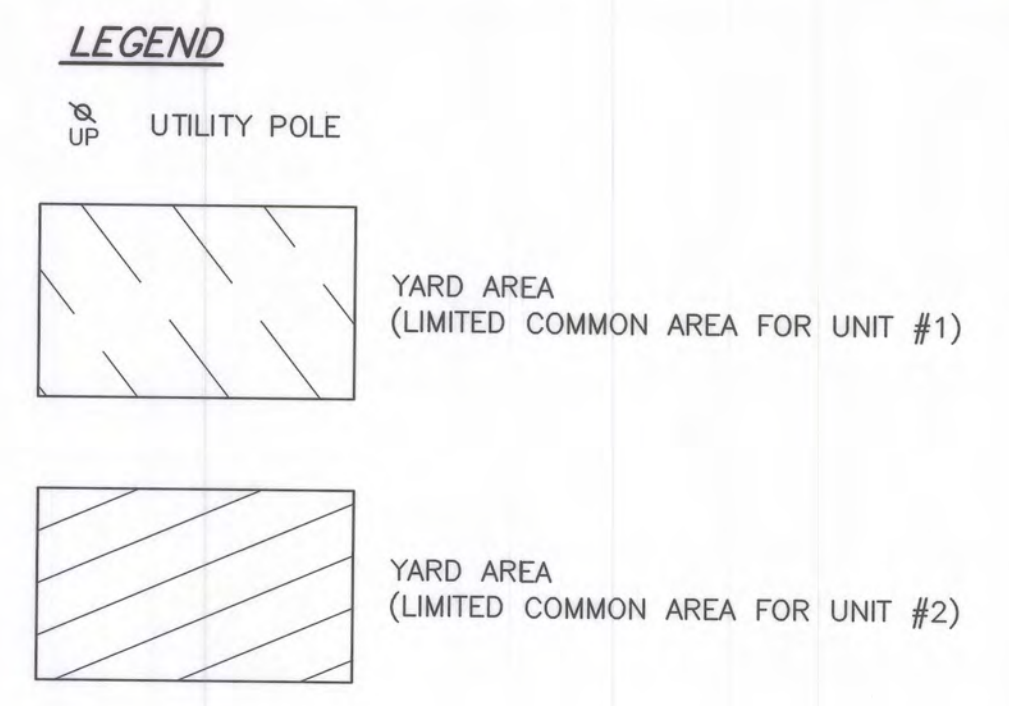
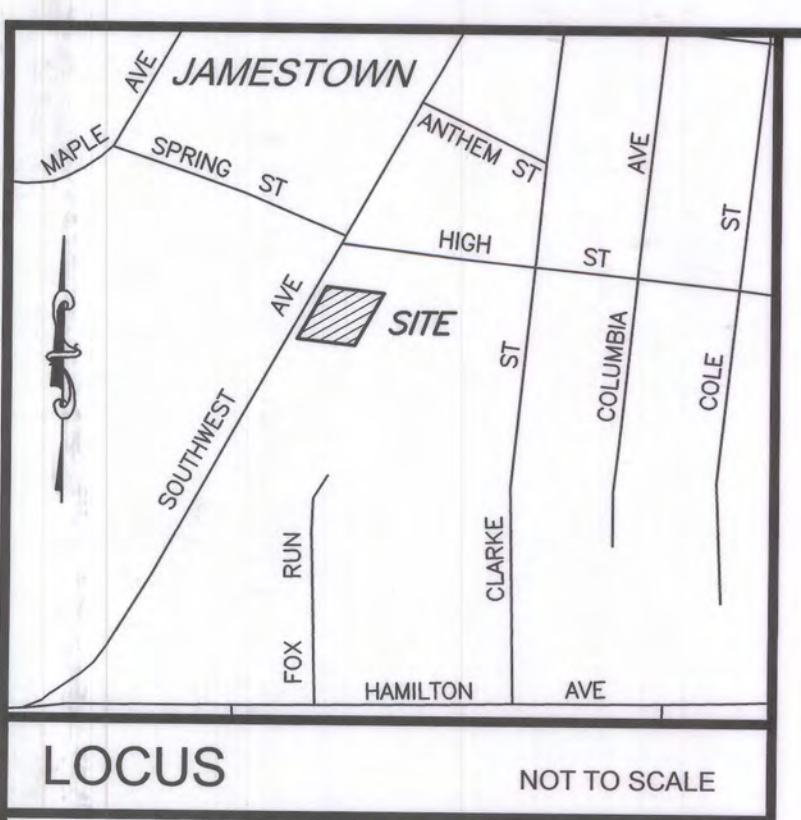


LDEC
Land Development Engineering & Consulting, LLC
207 High Point Avenue, Unit 6
Portsmouth, RI 02871
T: 401-354-2050 F: 401-369-9775
WWW.SDE-LDEC.COM



- GENERAL NOTES:**
1. PLANIMETRIC INFORMATION WAS COMPILED FROM AN ON THE GROUND SURVEY PERFORMED BY LAND DEVELOPMENT ENGINEERING & CONSULTING, LLC. ON FEBRUARY 24, 2022.
 2. THE SITE IS NOT LOCATED WITHIN ANY KNOWN SPECIAL FLOOD HAZARD AREAS AS DETERMINED FROM THE TOWN OF JAMESTOWN FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NUMBER 445399 0157 J (MAP EFFECTIVE DATE SEPTEMBER 4, 2013).
 3. THIS PLAN AND ANY ACCOMPANYING CERTIFICATIONS DO NOT CONSTITUTE A CERTIFICATION OF TITLE TO THE PROPERTY DISPLAYED HEREON. THE OWNER OF LOCUS AND ABUTTING PROPERTIES ARE SHOWN ACCORDING TO CURRENT TOWN ASSESSORS RECORDS.
 4. EXISTING UTILITY LINES SHOWN ON THIS PLAN ARE FROM AVAILABLE INFORMATION AND ARE APPROXIMATE LOCATIONS. THERE MAY BE EXISTING LINES OTHER THAN THOSE INDICATED. LAND DEVELOPMENT ENGINEERING & CONSULTING, LLC. ASSUMES NO RESPONSIBILITY FOR DAMAGES INCURRED AS A RESULT OF UTILITIES OMITTED OR INACCURATELY SHOWN. BEFORE PLANNING FUTURE CONNECTIONS, THE PROPER PUBLIC UTILITY ENGINEERING DEPARTMENT SHOULD BE CONSULTED.

- NOTES:**
1. BUILDING DIMENSIONS AND OFFSETS ARE FROM THE BUILDING CORNER BOARDS (NOT FOUNDATION CORNERS).
 2. LC UNIT #1 = LIMITED COMMON AREA FOR UNIT #1
 3. LC UNIT #2 = LIMITED COMMON AREA FOR UNIT #2
 4. THE TOTAL LOT COVERAGE OF THE BUILDING IS 17.8%.
 5. ALL UTILITIES ABOVE OR BELOW GROUND ARE TO BE COMMON ELEMENTS FOR THE BENEFIT OF THE ASSOCIATION.

RESIDENTIAL (R-8) ZONING DISTRICT

REGULATION	REQUIREMENT
MIN. LOT AREA	8,000 SQ. FT.
MIN. LOT AREA (DUPLX)	15,000 SQ. FT.
LOT FRONTAGE	80'
FRONT SETBACK (PRINCIPAL)	18'
FRONT SETBACK (SECONDARY)	9'
SIDE SETBACK	7'
REAR SETBACK	30'
MAX. LOT COVERAGE	30%
MAX. BUILDING HEIGHT (MAIN)	35'
MAX. BUILDING HEIGHT (ACCESSORY)	25'

CURRENT OWNER
DOUGLAS ENTERPRISES, LTD.
P.O. BOX 385
WAKEFIELD, RI 02880

TITLE REFERENCE:
DEED BK.1006/Pg.151

PLAN REFERENCES:
PLAN BK.63/Pg.201
PLAN HPF 180B

SITE LOCATION:
87 SOUTHWEST AVENUE
JAMESTOWN, RHODE ISLAND

ASSESSORS REFERENCE:
MAP 9 PARCEL 746

CERTIFICATION

I HEREBY CERTIFY THAT THIS CONDOMINIUM PLAN CONTAINS ALL INFORMATION REQUIRED BY THE R.I.G.L. SECTION 34-36.1-2.09 OF THE RHODE ISLAND CONDOMINIUM ACT.

THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO 435-RICR-00-00-1.9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS BETWEEN JUNE 22, 2016 AND MARCH 1, 2022, AS FOLLOWS:

COMPREHENSIVE BOUNDARY SURVEY CLASS I
DATA ACCUMULATION SURVEY CLASS III

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

TO PROVIDE SOUTHWEST AVENUE CONDOMINIUM WITH A CONDOMINIUM PLAN AS REQUIRED BY THE R.I.G.L. SECTION 34-36.1-2.09 OF THE RHODE ISLAND CONDOMINIUM ACT.

BY: *Robert L. Mason*

ROBERT L. MASON, PLS, LICENSE NO. 2001, COA NO. LS.000A533-COA

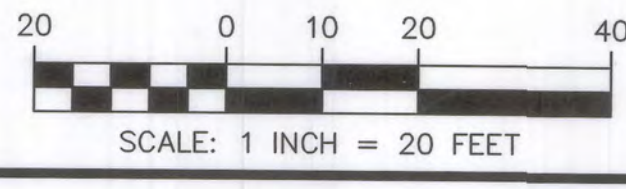
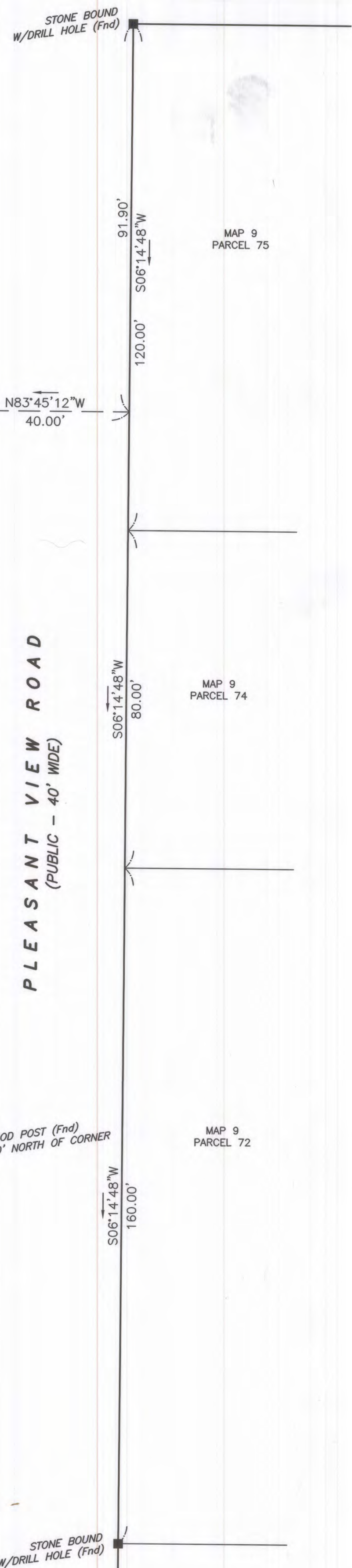
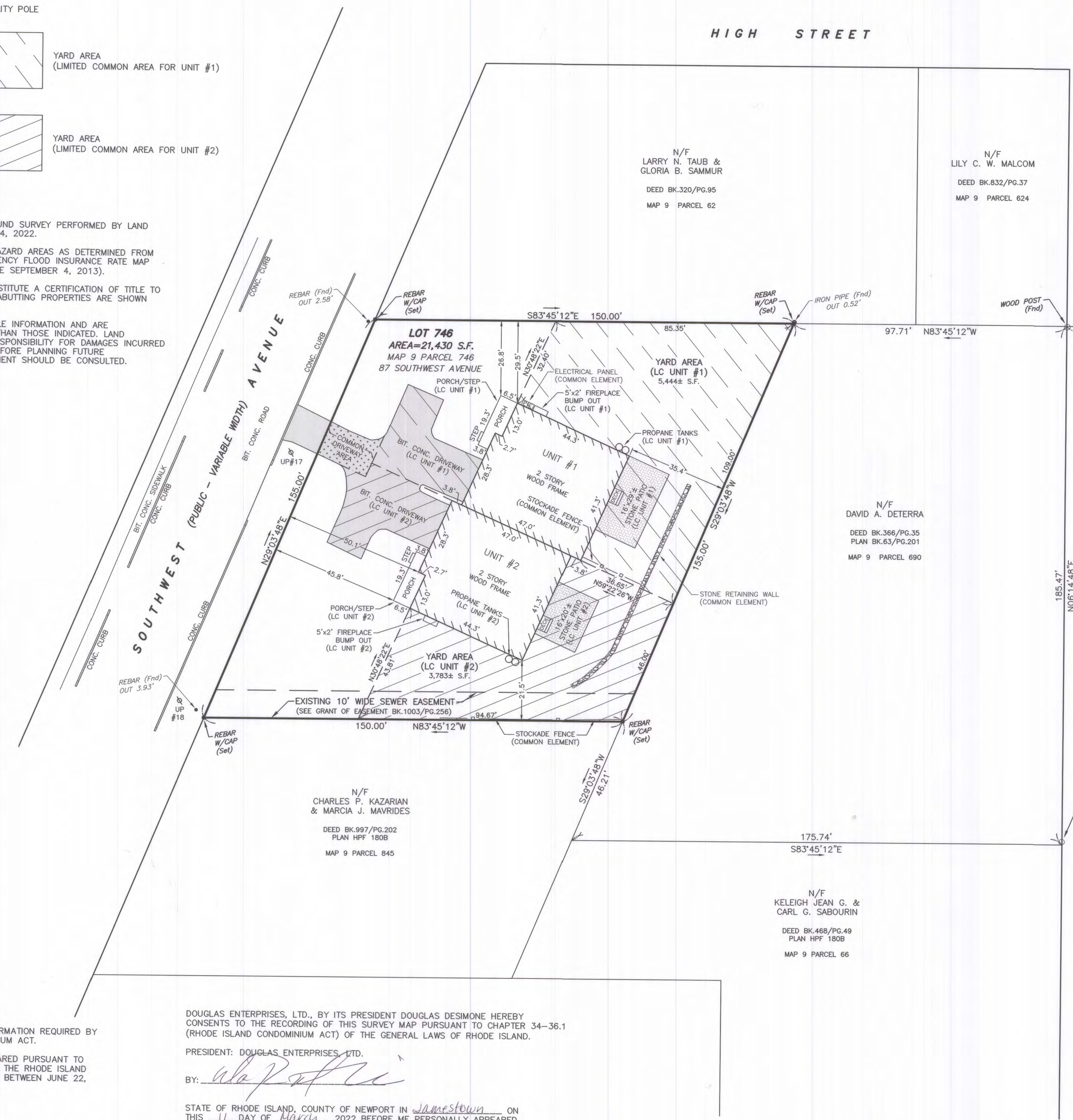
DOUGLAS ENTERPRISES, LTD., BY ITS PRESIDENT DOUGLAS DESIMONE HEREBY CONSENTS TO THE RECORDING OF THIS SURVEY MAP PURSUANT TO CHAPTER 34-36.1 (RHODE ISLAND CONDOMINIUM ACT) OF THE GENERAL LAWS OF RHODE ISLAND.

PRESIDENT: DOUGLAS ENTERPRISES, LTD.

BY: *Douglas Desimone*

STATE OF RHODE ISLAND, COUNTY OF NEWPORT IN Jamestown ON THIS 11 DAY OF March 2022 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: *Diana O'Brien Haman*
MY COMMISSION EXPIRES: 04/13/2023



APPROVED

DESCRIPTION

NO. DATE

PLAN REVISIONS

DATE: MARCH 2, 2022

DRAWN BY: RLM COMPS. BY: RLM CHECK BY: RLM/MMR

PROJECT NO. 21139

ISSUED FOR: RECORDING



CONDOMINIUM PLAN
SOUTHWEST AVENUE CONDOMINIUM
87 SOUTHWEST AVENUE
JAMESTOWN, RHODE ISLAND
ASSESSOR'S MAP 9, PARCEL 746

PREPARED FOR
DOUGLAS ENTERPRISES, LTD.

DRAWING TITLE:

SOUTHWEST AVENUE CONDOMINIUM PLAN

SCALE: 1" = 20'

SHEET NO. **1 of 4**

Received for Record
Roberta J. Fagan
TOWN CLERK
JAMESTOWN, R.I.
MAR 11, 2022 12:07 PM
Vol: 1016 Pg: 91