

409B

DOC: 2022000062694
Bk: 1019 Pg: 278



LOCUS MAP
NOT TO SCALE

BEING A.P. 9, LOT 592
AREA OF LOT = 8,692 SF.

PROPERTY OWNERS
DAVID J. URBAN
JAMES D. URBAN
& SARINA URBAN
12 SOUTHWEST AVENUE
JAMESTOWN, RI 02835

REFERENCES:

1. REFERENCE IS HEREBY MADE TO THAT PLAN ENTITLED "SURVEY OF LOTS 592 & 749 ON THE TOWN OF JAMESTOWN ASSESSORS PLAT 9 FOR WILL REYNOLDS AT: 6 SOUTHWEST AVENUE, JAMESTOWN, R.I. SCALE 1" = 20' DATE: DEC. 18, 1980 BY: KENNETH W. ANTHONY & ASSOCIATES". SAID PLAN BEING RECORDED IN THE TOWN OF JAMESTOWN IN HPF 111B.
2. REFERENCE IS HEREBY MADE TO THAT PLAN ENTITLED "ADMINISTRATIVE SUBDIVISION PLAN FOR JAMESTOWN FOUR CORNERS, INC. PLAT 9, LOTS 11 & 813, 113 & 125 NARRAGANSETT AVENUE, JAMESTOWN, RHODE ISLAND, SCALE 1" = 30' DATE: OCT. 17, 2016 BY DARVEAU LAND SURVEYING, INC.". SAID PLAN BEING RECORDED IN THE TOWN OF JAMESTOWN IN HPF 363B
3. REFERENCE IS HEREBY MADE TO THAT PLAN ENTITLED "RECORD OF SURVEY PLAT OF JAMESTOWN FOUR CORNERS CONDOMINIUM SCALE 1" = 40', DATE JAN, 84 BY ISLAND ENGINEERING". SAID PLAN BEING RECORDED IN THE TOWN OF JAMESTOWN IN HPF 52B.
4. REFERENCE IS HEREBY MADE TO THOSE DEEDS RECORDED IN THE TOWN OF JAMESTOWN IN:
LE BK 31, PG. 85,
LE BK 34, PG. 456,
& LE BK 62, PG. 21.
5. REFERENCE IS HEREBY MADE TO THAT RHODE ISLAND HIGHWAY PLAT NO. 245.

NOTES:

1. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO THE RESTRICTIONS, COVENANTS, AND/OR EASEMENTS THAT MAY BE CONTAINED THEREIN.
2. UNDERGROUND UTILITIES HAVE NOT BEEN LOCATED / VERIFIED. CONTACT DIGSAFE PRIOR TO ANY EXCAVATION.

CERTIFICATION:

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 ON APRIL 28, 2018, AS FOLLOWS:

TYPE OF SURVEY:	MEASUREMENT SPECIFICATION:
PERIMETER SURVEY: COMPREHENSIVE BOUNDARY SURVEY	CLASS I
TOPOGRAPHY: TOPOGRAPHIC SURVEY	T-2

- THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS TO DEFINE THE BOUNDARY OF ASSESSOR'S PLAT 9, LOT 592, AND TO SHOW ALL SIGNIFICANT SITE FEATURES INCLUDING TOPOGRAPHY, STRUCTURES, AND MONUMENTS.

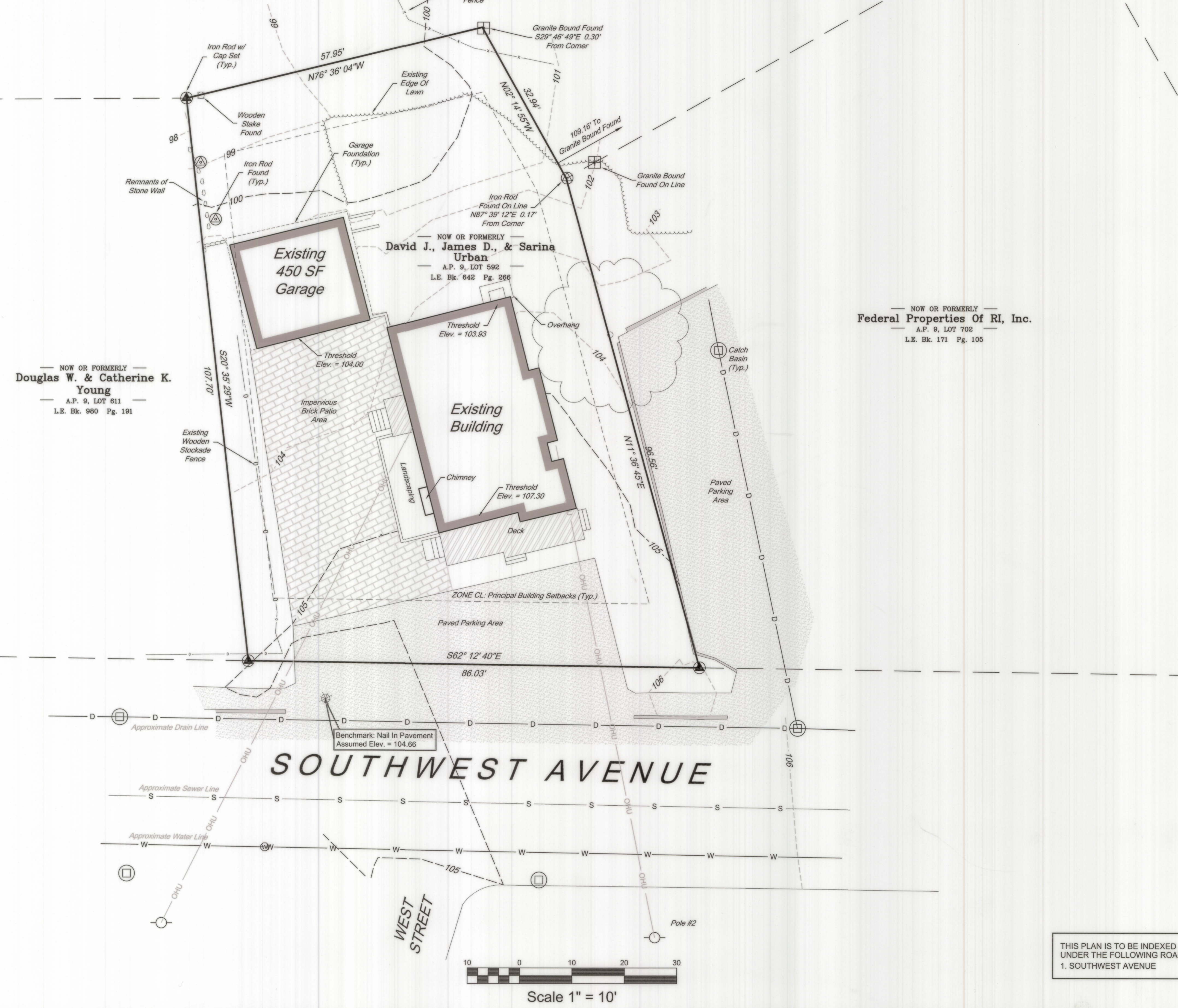
BY: 4/27/22
MATTHEW J. COTTA PLS-1977
LS.000A453 COA

PARCEL ZONING: CL
MIN LOT SIZE = 8,000 SF
LOT WIDTH = 80' MIN - 120' MAX
MAX LOT COVERAGE = 35%

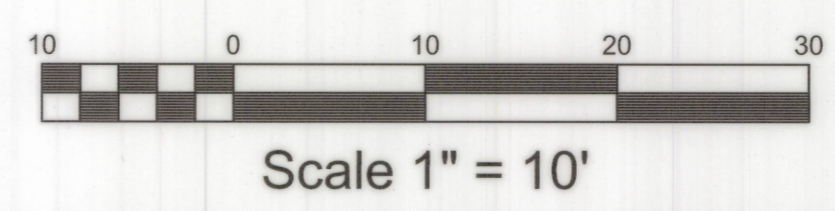
PRINCIPAL BUILDING:
FRONT SETBACK = 12'-24"
SIDE SETBACK = 6'
REAR SETBACK = 12'

ACCESSORY BUILDING:
FRONT SETBACK = 20' + BUILDING SETBACK = 32' MIN
SIDE SETBACK = 10'
REAR SETBACK = 10'
MAX SIZE = 700 SF

— NOW OR FORMERLY —
Jamestown Four Corners, Inc.
A.P. 9, LOT 813
L.E. Bk. 91 Pg. 93



— NOW OR FORMERLY —
Federal Properties Of RI, Inc.
A.P. 9, LOT 702
L.E. Bk. 171 Pg. 105



THIS PLAN IS TO BE INDEXED UNDER THE FOLLOWING ROAD:
1. SOUTHWEST AVENUE

SURVEY PLAN FOR
DAVID URBAN
LOCATED AT
A.P. 9, LOT 592
12 SOUTHWEST AVENUE
JAMESTOWN, R.I.

NO.	REVISION	DATE
1	10/5/2021	

Checked By: MJC
Date: 10/5/2021
Scale: 1" = 10'

ROBERT J. PARR
TOWN CLERK
JAMESTOWN, R.I.
APR 28, 2022 12:21 PM
Vol: 1019 Pg: 278

MATTHEW J. COTTA
NO. 1977
PROFESSIONAL
LAND SURVEYOR
4/27/22

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Sheet
1
of 1 sheets
Drawing No. 97165