



LOCUS MAP
NOT TO SCALE

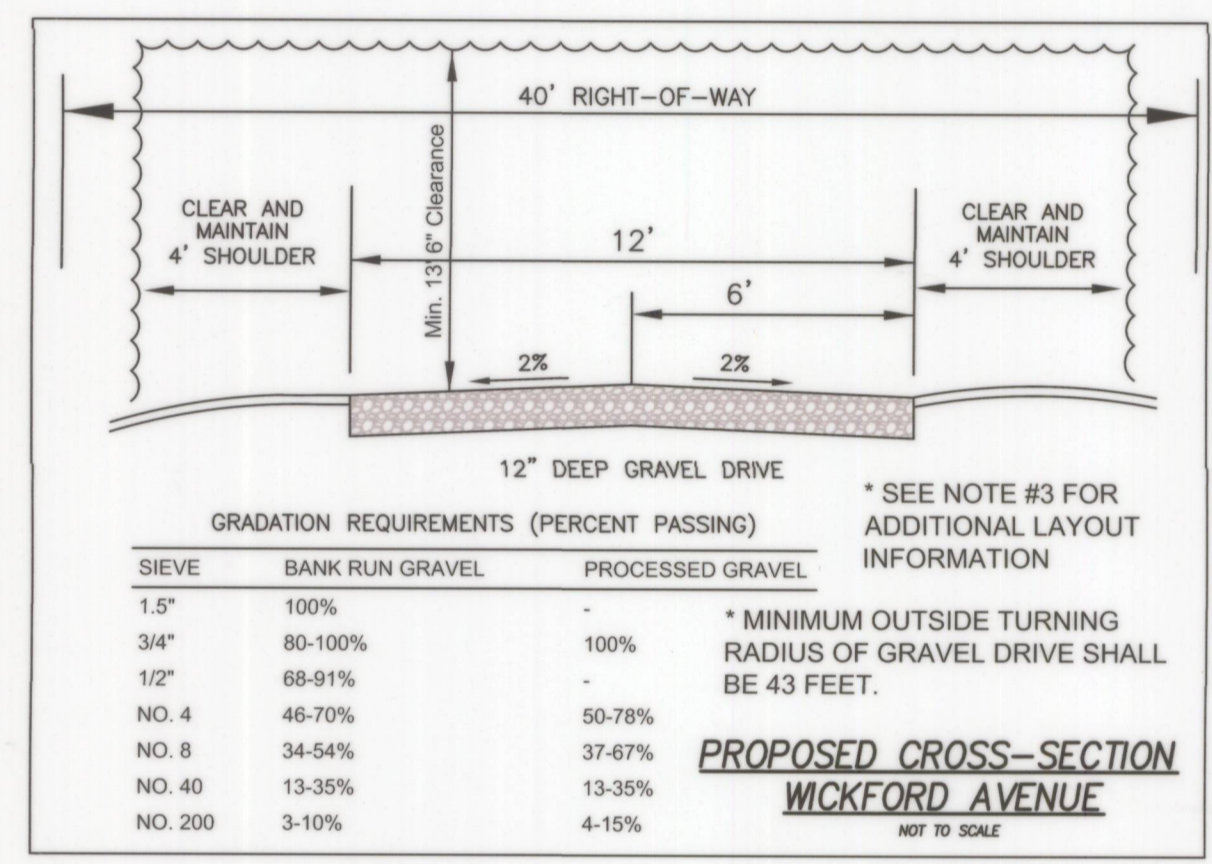
LEGEND

- UTILITY POLE FOUND
- GRANITE BOUND FOUND
- IRON PIPE FOUND
- DRILLHOLE FOUND
- DRILLHOLE SET
- IRON ROD w/ CAP SET
- EXISTING STONEWALL
- EXISTING WOODEN FENCE
- EXISTING TREELINE
- OVERHEAD UTILITIES
- EXISTING PROPERTY LINE
- PROPERTY LINE TO BE REMOVED
- PROPOSED PROPERTY LINE

PROPERTY OWNER / APPLICANT
LOTS 302 & 234
PALO ALTO, LLC
 2 GREENWICH OFFICE PARK
 SUITE 160
 GREENWICH, CT 06831

A.P.1 LOT 234
 EXISTING AREA = 847,738 SF +/- (19.46 AC +/-)
 PROPOSED AREA = 743,714 SF +/- (17.07 AC +/-)

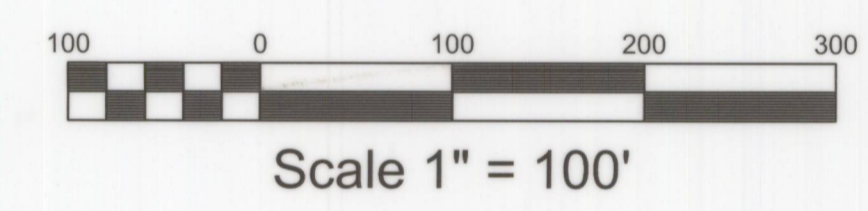
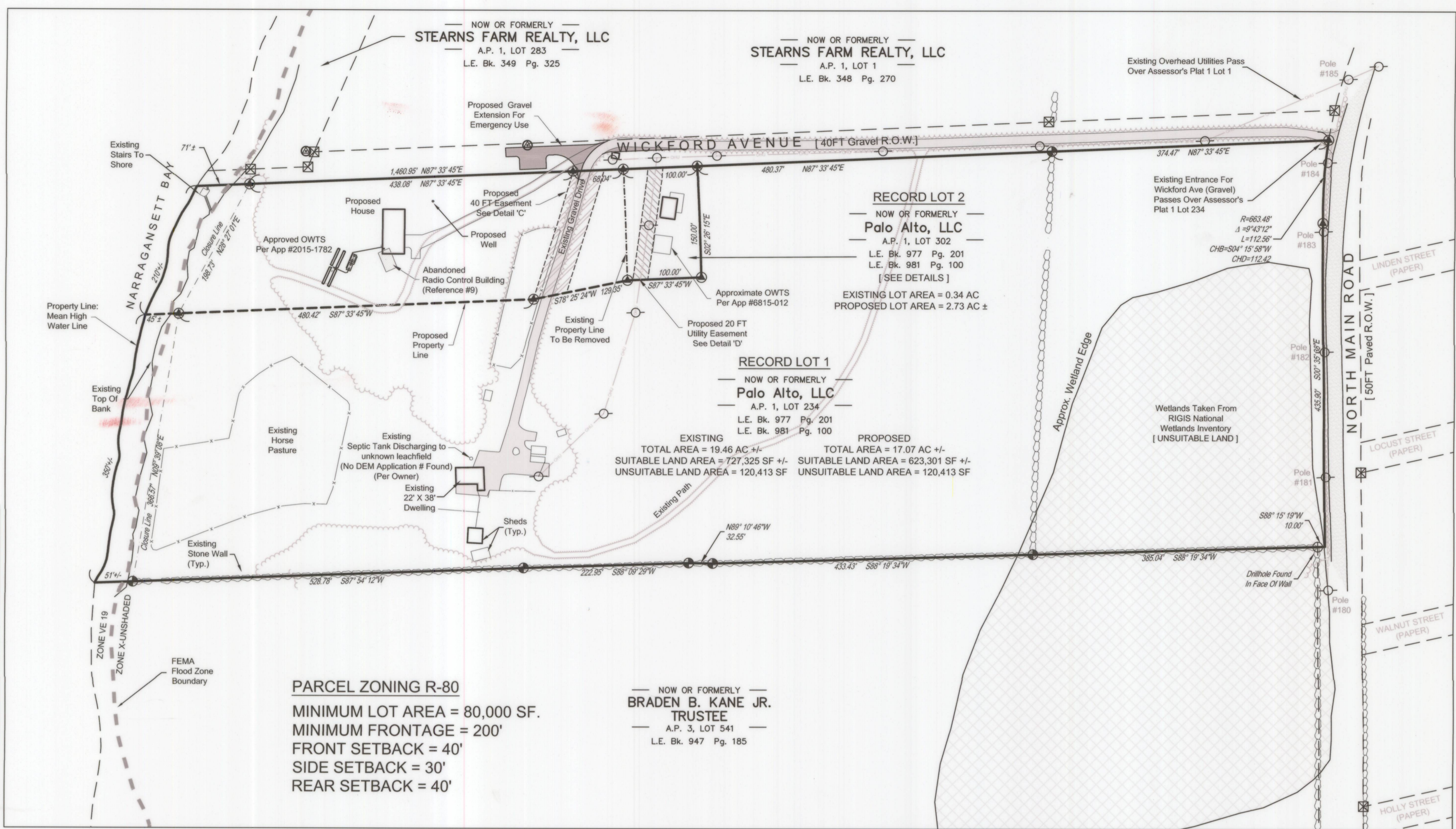
A.P. 1 LOT 302
 EXISTING AREA = 15,000 SF (0.34 AC)
 PROPOSED AREA = 119,024 SF +/- (2.73 AC +/-)



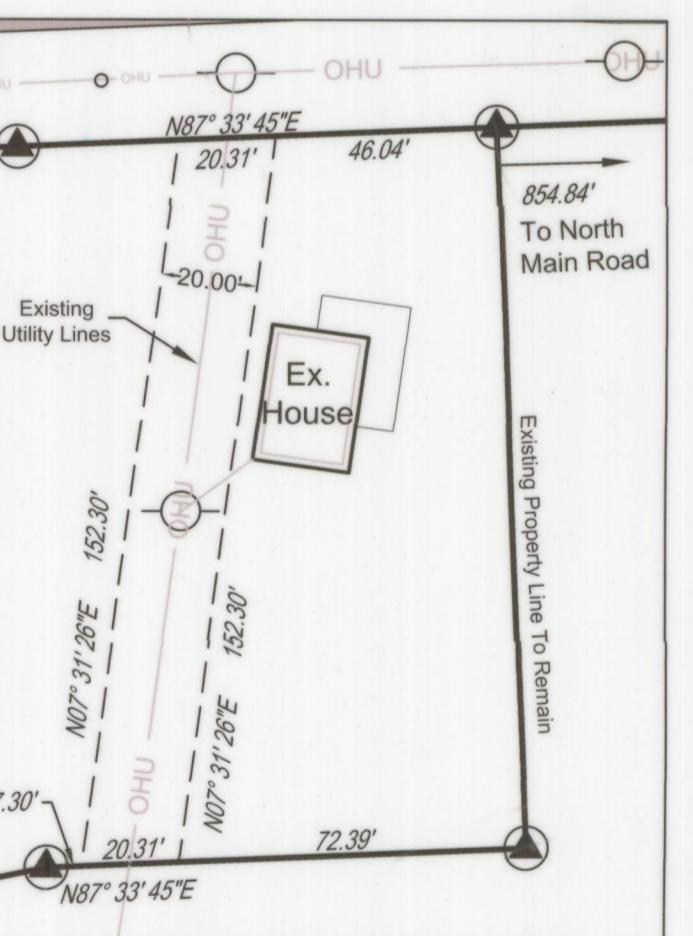
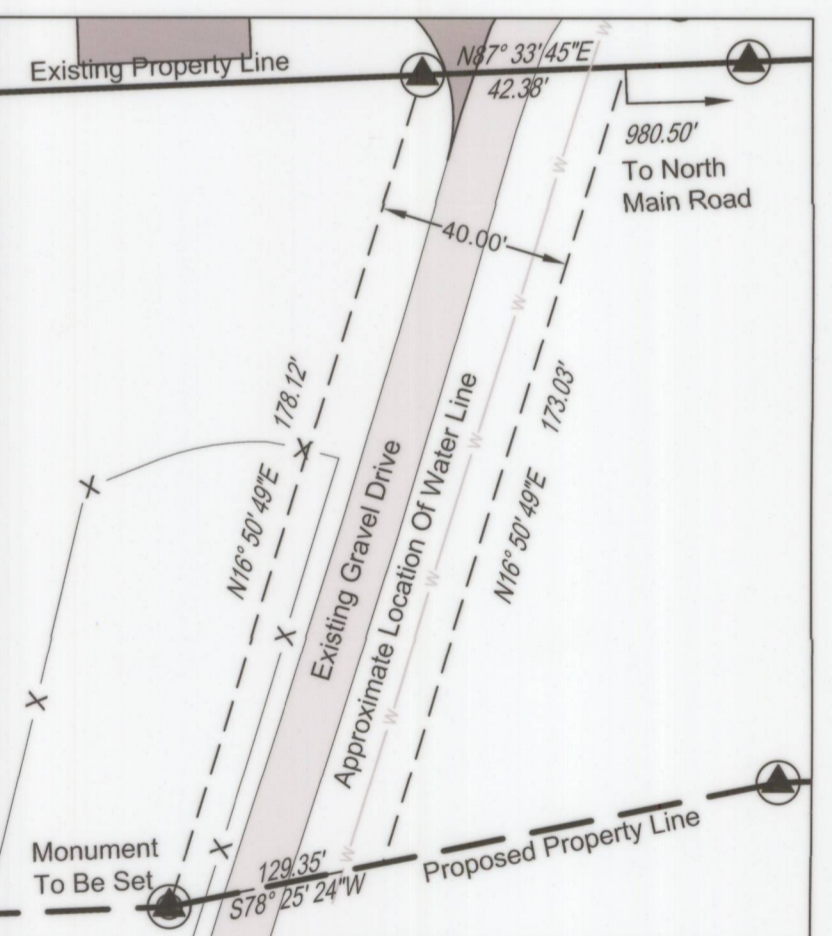
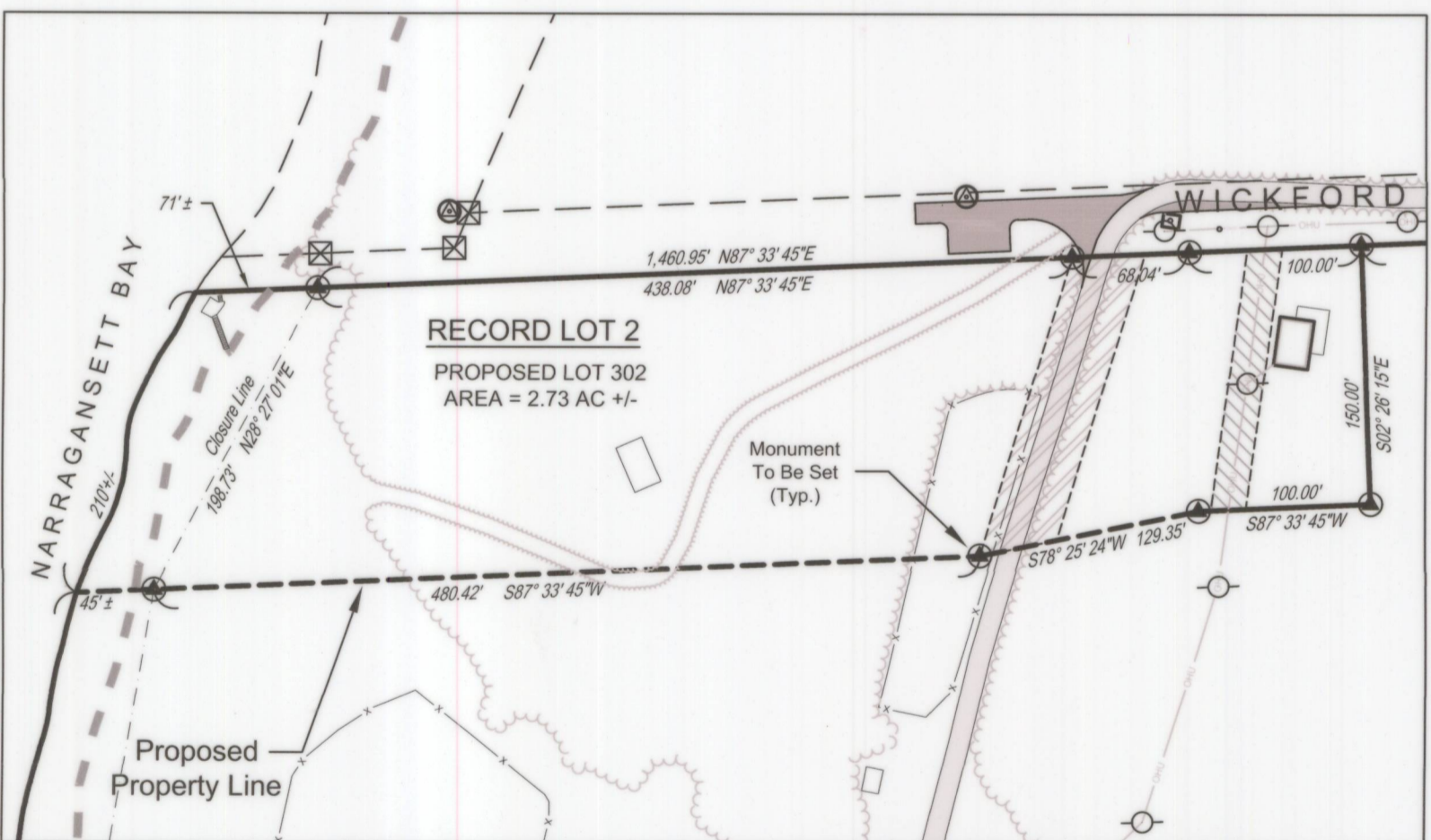
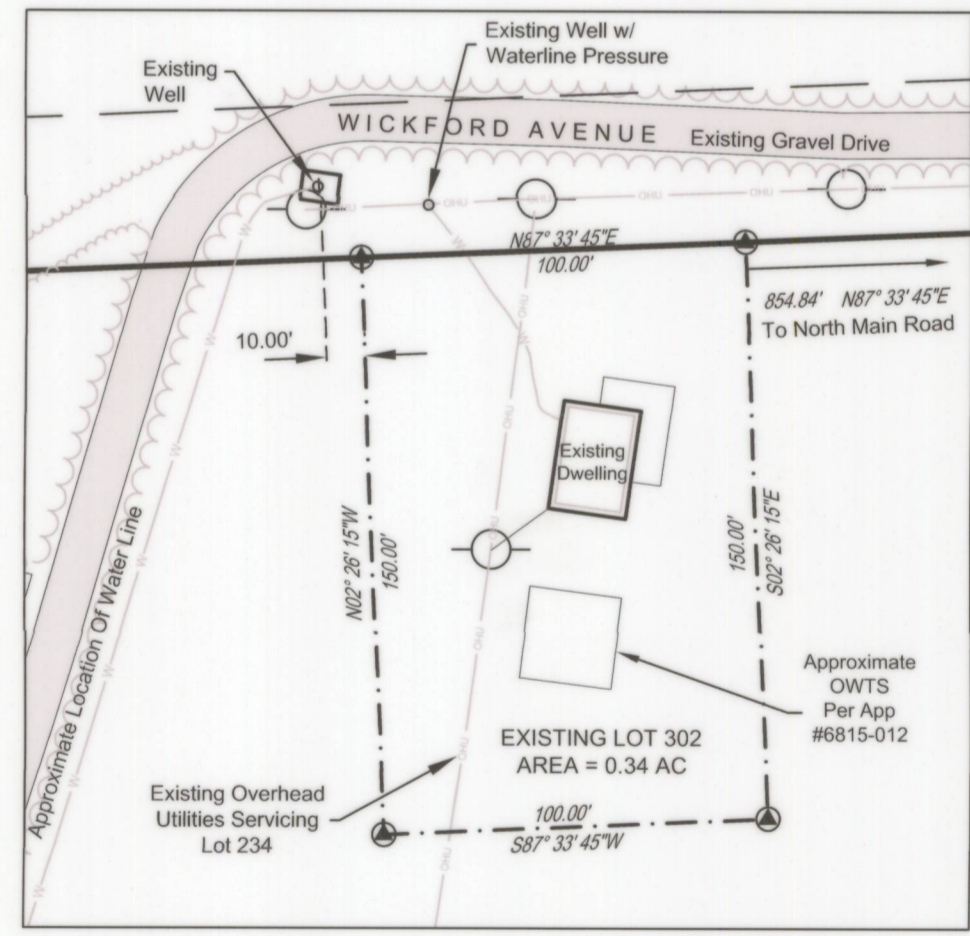
A.P. 1, LOT 234 & 302 OWNER APPROVAL

PALO ALTO, LLC
 2 GREENWICH OFFICE PARK
 SUITE 160
 GREENWICH, CT 06831

REPRESENTATIVE - PALO ALTO, LLC



- REFERENCES:**
- REFERENCE IS HEREBY MADE TO THAT PLAN ENTITLED "CONANICUT PARK, RHODE ISLAND, DRAWN BY JOHN H. MULLIN, TOPOGRAPHICAL ENGINEER OF NEWPORT, R.I., DATED MARCH 1873, SCALE 225 FT TO AN INCH". SAID PLAN BEING RECORDED IN THE TOWN OF JAMESTOWN LAND EVIDENCE RECORDS AS HPF 6A.
 - REFERENCE IS HEREBY MADE TO THAT PLAN ENTITLED "SURVEY FOR MARY STEARNS MCGAUGHAN, TERENCE F. MCGAUGHAN, DAVID STEARNS MARTIN, JANICE M. MARTIN, BRADFORD M. MARTIN, JENNIFER S. MARTIN, CONANICUT PARK, RETRACEMENT OF CONANICUT PARK MARCH 1873, SCALE 1" = 200' DATED SEPT. 1894 BY MARK D. BOYER PLS & ROBERT B. BOYER PLS". SAID PLAN BEING RECORDED IN THE TOWN OF JAMESTOWN LAND EVIDENCE RECORDS AS HPF 119-A&B.
 - REFERENCE IS HEREBY MADE TO THAT PLAN ENTITLED "PLAN OF LAND IN JAMESTOWN, RHODE ISLAND (RADIO LOCALIZER) NORTHEAST DIV NAVFAC DWG. NO. RE-429, DRAWN BY M.A.D. SCALE 1" = 50', DATE: NOVEMBER 1967, REVISED: 25 SEPT. 1968". SAID PLAN BEING RECORDED IN THE TOWN OF JAMESTOWN LAND EVIDENCE RECORDS AS HPF 305A.
 - REFERENCE IS HEREBY MADE TO THAT PLAN ENTITLED "TWO TRACTS OF LAND IN THE TOWN OF JAMESTOWN, R.I., SURVEYED FOR NORMAN D. & PATRICIA WATKINS, DATED APRIL/MAY 1976, SCALE = 1" = 100' BY A.J. EASTERBROOKS, C.E.". SAID PLAN BEING RECORDED IN THE TOWN OF JAMESTOWN LAND EVIDENCE RECORDS AS HPF 305B.
 - REFERENCE IS HEREBY MADE TO THAT PLAN ENTITLED "PLAN OF WICKFORD AVENUE, CONANICUT PARK, JAMESTOWN - PREPARED FOR T. MCGAUGHAN, SCALE 1" = 100' DATED AUGUST 1979 BY PETER RYAN OF ISLAND ENGINEERING". SAID PLAN BEING RECORDED IN THE TOWN OF JAMESTOWN LAND EVIDENCE RECORDS AS HPF 320B.
 - REFERENCE IS HEREBY MADE TO THOSE RIGHTS AND EASEMENTS GRANTED TO THE UNITED STATES OF AMERICA IN THE TOWN OF JAMESTOWN LAND EVIDENCE BOOK 61, PG. 532.
 - PROPERTY DEFINED ON PLAN REFLECTS LAND DEEDED FROM GEORGE S. WILBUR TO DEXTER B. PATTISON IN LAND EVIDENCE BOOK 26, PG. 242. TITLE THEN CONTINUES IN BOOK 29, PG. 329 WHERE "THE COLLECTOR OF TAXES IN THE TOWN OF JAMESTOWN WAS DULY AUTHORIZED AND EMPOWERED TO SELL THE SAID PARCELS OF LAND". IN BOOK 30, PG. 437 ALFRED J. LEDOUX AND MARIE LEDOUX PURCHASED LOTS PRESENTLY KNOWN AS ASSESSOR'S PLAT 1, LOTS 234 & 302 AT PRIVATE SALE.
 - REFERENCE IS HEREBY MADE TO THOSE RIGHTS & EASEMENTS GRANTED FROM GEORGE S. WILBUR TO DEXTER B. PATTISON IN THE TOWN OF JAMESTOWN LAND EVIDENCE BOOK 26, PG. 242.
 - REFERENCE IS HEREBY MADE TO THAT "RELEASE OF EASEMENT" RECORDED IN THE TOWN OF JAMESTOWN LAND EVIDENCE BOOK 969, PAGE 244.
 - REFERENCE IS HEREBY MADE TO THAT SUPERIOR COURT FINAL JUDGEMENT C.A. NO. NC-2020-0220 RECORDED IN THE TOWN OF JAMESTOWN LAND EVIDENCE BOOK 1093, PAGE 144.



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 NOVEMBER 25, 2015, AS FOLLOWS:

TYPE OF SURVEY: COMPREHENSIVE BOUNDARY SURVEY
 MEASUREMENT SPECIFICATION: CLASS 1

THE PURPOSE OF THIS PLAN IS TO SHOW THE TRANSFER OF 104,024 SF (2.39 AC) OF PROPERTY FROM A.P. 1, LOT 234 TO LOT 302. ALL EXISTING AND PROPOSED PROPERTY LINES AND EASEMENTS ARE SHOWN INCLUDING SITE FEATURES SUCH AS MONUMENTS, STONE WALLS, AND FENCES. ALSO PROPOSED IS A MODIFICATION / EXTENSION OF WICKFORD AVENUE FOR EMERGENCY VEHICLES.

- NOTES:**
- UNDERGROUND UTILITIES HAVE NOT BEEN LOCATED / VERIFIED. CONTACT DIGSAFE PRIOR TO ANY EXCAVATION.
 - THERE IS SUFFICIENT AREA ALONG WICKFORD AVENUE TO CREATE A NEW DRIVEWAY ACCESS TO RECORD LOT 1 AS WELL AS ENOUGH AREA TO INSTALL UTILITIES, INCLUSIVE OF A NEW WELL, NECESSARY FOR A HABITABLE DOMICILE ON RECORD LOT 1 UPON THE TERMINATION OF THE RECORDED EASEMENTS.
 - THE EXISTING GRAVEL ROAD TO BE IMPROVED IS NOT CENTERED IN THE R.O.W. ANY WIDENING REQUIRED WILL BE DONE TO CENTER THE TRAVELED WAY WITHIN THE R.O.W.

FEMA DETERMINATION
 PARTIALLY LOCATED WITHIN:
 ZONE "X-UNSHADED" - AREA OF MINIMAL FLOODING
 & ZONE VE-19
 PANEL NO. - 44005C0059 J & 44005C0067 J
 EFFECTIVE DATE - SEPTEMBER 4, 2013

SUBDIVISION APPROVED AS SUBMITTED
 20 JULY 2022
 Michael J. Cotta
 PLANNING COMMISSION CHAIR
 TOWN OF JAMESTOWN RI

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

BY: MATTHEW J. COTTA
 L.S.000453

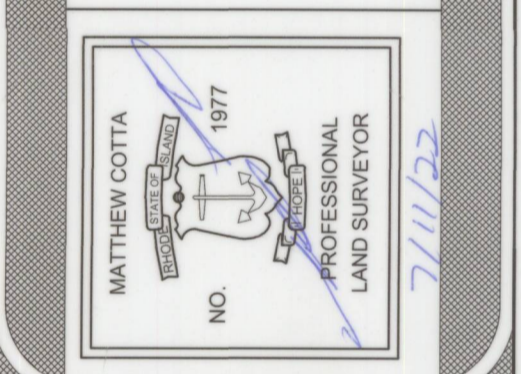
7/11/22
 PLS-1977
 GOA

Administrative Subdivision
 FOR
PALO ALTO, LLC
 LOCATED AT
 1261 NORTH MAIN ROAD
 A.P. 1, LOTS 234 & 302
 JAMESTOWN, RHODE ISLAND

Drawn By: BpC
 Scale: AS SHOWN

Checked By: MJC
 Date: 2/17/2022

NO.	REVISION	DATE
1.	PER PLANNING BOARD COMMENTS	5/5/22



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Sheet
 1
 of 1 sheets
 Drawing No. 118114