



LOCUS MAP
NOT TO SCALE

BEING A.P. 12, LOTS 57 & 140
AREA OF LOT 57 = 5,891.9 S.F.
AREA OF LOT 140 = 10,376.2 S.F.

REFERENCES:

- REFERENCE IS HEREBY MADE TO THAT PLAN ENTITLED "NARRAGANSETT SHORES JAMESTOWN, R.I. OWNED BY JAMES O. TAYLOR AND ANTHONY C. POOLINO MAY 1930 SCALE 1" = 40' C.A. THAYER ENGR". SAID PLAT TO BE RECORDED IN THE TOWN OF JAMESTOWN AS HPF 252 A & B.
- REFERENCE IS HEREBY MADE TO THAT PLAN ENTITLED "BEAVER TAIL HEIGHTS PLAT BY J.A. LATHAM & SON, ENGRS. MAY, 1949 SCALE 50 FEET PER INCH". SAID PLAT TO BE RECORDED IN THE TOWN OF JAMESTOWN AS HPF 253A.
- REFERENCE IS HEREBY MADE TO THAT WARRANTY DEED AS RECORDED IN THE JAMESTOWN LAND EVIDENCE BOOK 981, PAGE 139.
- REFERENCE IS HEREBY MADE TO THAT WARRANTY DEED AS RECORDED IN THE JAMESTOWN LAND EVIDENCE BOOK 826, PAGE 151.

ZONING: R-40
MIN LOT AREA = 40,000 SF
LOT WIDTH = 100' (R-20)
FRONT SETBACK = 30' (R-20)
SIDE SETBACK = 10' (R-20)
REAR SETBACK = 30' (R-20)

NOTES:

- 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.
- 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 NOVEMBER 25, 2015, AS FOLLOWS:

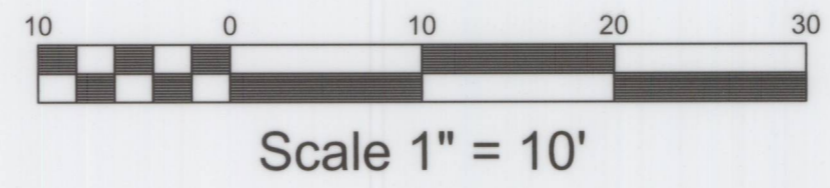
| TYPE OF SURVEY: | MEASUREMENT SPECIFICATION: |
|-------------------------------|----------------------------|
| COMPREHENSIVE BOUNDARY SURVEY | CLASS 1 |
| TOPOGRAPHIC SURVEY | T-2 |

STATEMENT OF PURPOSE:
THE PURPOSE OF THIS SURVEY PLAN IS TO DEFINE THE BOUNDARY OF ASSESSOR'S PLAT 12, LOTS 57 & 140, AND TO SHOW ITS TOPOGRAPHY. ALSO DEPICTED ARE ALL STRUCTURES, DRIVEWAYS, WALLS, FENCES AND OTHER SIGNIFICANT SITE FEATURES.

BY: Matthew J. Cotta 6/20/23
MATTHEW J. COTTA DATE
PLS-1977 COA - LS.0004453



FEMA DETERMINATION
LOTS FALL PARTIALLY IN ZONE "X SHADED" - 0.2% AREA OF MINIMAL FLOODING
AND PARTIALLY IN ZONE "VE21"
PANEL NO. - 44005C0157J
EFFECTIVE - SEPTEMBER 4, 2013



THIS PLAN IS TO BE INDEXED
UNDER THE FOLLOWING ROADS:
1. ARNOLD STREET
2. BAYBERRY ROAD

SURVEY PLAN FOR
RODNEY THOMAS
LOCATED AT
ASSESSOR'S PLAT 12, LOTS 57 & 140
8 ARNOLD STREET
JAMESTOWN, R.I.

Drawn By: **KLK** Checked By: **MJC**
Scale: 1" = 10'
Date: 06/19/2023

| NO. | REVISION | BY | DATE |
|-----|----------|----|------|
| | | | |

Received for Record
Roberta J. Fuson
TOWN CLERK
JAMESTOWN, R.I.
JUL 14 2023 02:46 PM
Vol: 1038 Pg: 166



AMERICAN ENGINEERING, INC.
Professional Engineering & Land Surveying
400 South County Trail - Suite A 201
Exeter, Rhode Island 02822
DCotta@AmericanEngineeringRI.com
Phone (401) 294-4090 / Fax (401) 294-3625

Sheet
1
of 1 sheets
Drawing No. 123152