

426-A

BR'S: 185548990864236

Received For Record  
TOWN CLERK  
JAMES TOWN, R.I.  
01522-2024 0916 AM  
Vol: 1005 Pg: 60



LOCUS MAP  
NOT TO SCALE

**PARCEL ZONING R-80**  
MINIMUM LOT AREA = 80,000 SF.  
MINIMUM FRONTAGE = 200'  
FRONT SETBACK = 40'  
SIDE SETBACK = 30'  
REAR SETBACK = 40'

**PROPERTY OWNER / APPLICANT**  
LOTS 302 & 234  
1261 NORTH MAIN ROAD, LLC  
19 SLEEPY HOLLOW ROAD  
COLUMBIA, CT 06237

*Carl Foster*  
REPRESENTATIVE - Carl Foster  
1261 NORTH MAIN ROAD, LLC

NOW OR FORMERLY  
**STEARNS FARM REALTY, LLC**  
A.P. 1, LOT 283  
L.E. Bk. 349 Pg. 325

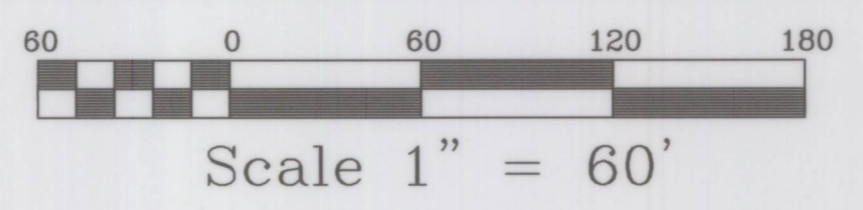
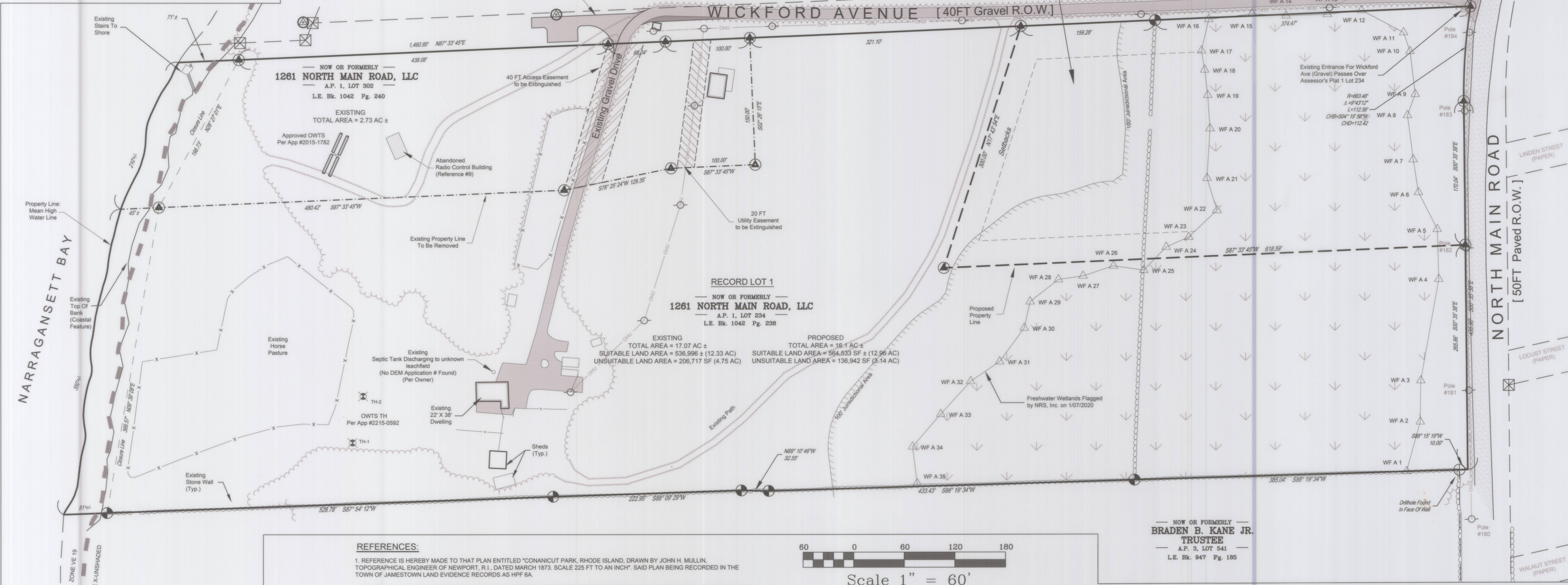
NOW OR FORMERLY  
**STEARNS FARM REALTY, LLC**  
A.P. 1, LOT 1  
L.E. Bk. 348 Pg. 270

**RECORD LOT 2**  
PROPOSED  
LOCATION OF LOT 302  
TOTAL AREA = 3.7 AC ±  
SUITABLE LAND AREA = 91,486 SF (2.1 AC)  
UNSUITABLE LAND AREA = 69,775 SF (1.6 AC)

NOW OR FORMERLY  
**1261 NORTH MAIN ROAD, LLC**  
A.P. 1, LOT 302  
L.E. Bk. 1042 Pg. 240

NOW OR FORMERLY  
**1261 NORTH MAIN ROAD, LLC**  
A.P. 1, LOT 234  
L.E. Bk. 1042 Pg. 238

NOW OR FORMERLY  
**BRADEN B. KANE JR.**  
TRUSTEE  
A.P. 3, LOT 541  
L.E. Bk. 947 Pg. 185



Scale 1" = 60'

**REFERENCES:**

- 1. 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.
- 2. REFERENCE IS HEREBY MADE TO THAT PLAN ENTITLED "SURVEY FOR MARY STEARNS MCGAUGHAN, TERRENCE 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.
- 3. 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.
- 4. 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.T. SAID PLAN BEING RECORDED IN THE TOWN OF JAMESTOWN LAND EVIDENCE RECORDS AS HPF 305B.
- 5. 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.
- 6. 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.
- 7. 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. 328 WHERE THE COLLECTOR OF TAXES IN THE TOWN OF JAMESTOWN WAS DULY AUTHORIZED AND EMPOWERED TO SELL THE 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.
- 8. REFERENCE IS HEREBY MADE TO THOSE RIGHTS AND EASEMENTS GRANTED FROM GEORGE S. WILBUR TO DEXTER B. PATTISON IN THE TOWN OF JAMESTOWN LAND EVIDENCE BOOK 26, PG. 242.
- 9. REFERENCE IS HEREBY MADE TO THAT RELEASE OF EASEMENT RECORDED IN THE TOWN OF JAMESTOWN LAND EVIDENCE BOOK 969, PAGE 244.
- 10. 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 1003, PAGE 144.
- 11. REFERENCE IS HEREBY MADE TO THAT PLAN ENTITLED "ADMINISTRATIVE SUBDIVISION FOR PALO ALTO, LLC LOCATED AT 1261 NORTH MAIN ROAD A.P. 1, LOTS 234 & 302 JAMESTOWN, RHODE ISLAND" SCALE: AS SHOWN DATE: 2/17/2022 REVISED: 5/5/22 BY AMERICAN ENGINEERING, INC. SAID PLAN RECORDED IN THE LAND EVIDENCE RECORDS OF THE TOWN OF JAMESTOWN IN HPF 412B.

**NOTES:**

- 1. UNDERGROUND UTILITIES HAVE NOT BEEN LOCATED / VERIFIED. CONTACT DIGSAFE PRIOR TO ANY EXCAVATION.
- 2. 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.
- 3. 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

**A.P.1 LOT 234**  
EXISTING AREA = 743,714 SF ± (17.07 AC ±)  
PROPOSED AREA = 701,476 SF ± (16.10 AC ±)

**A.P. 1 LOT 302**  
EXISTING AREA = 119,024 SF (2.73 AC)  
PROPOSED AREA = 161,262 SF ± (3.70 AC ±)

ADMINISTRATIVE SUBDIVISION APPROVAL  
DATE: September 30, 2024  
BY: [Signature]  
TITLE: ADMINISTRATIVE OFFICER  
TOWN OF JAMESTOWN RI

**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

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

**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 I

- THE PURPOSE OF THIS PLAN IS TO SHOW THE LOT CONFIGURATION FOR A.P. 1, LOTS 234 & 302. ALL EXISTING AND PROPOSED PROPERTY LINES AND EASEMENTS ARE SHOWN INCLUDING SITE FEATURES SUCH AS MONUMENTS, STONE WALLS, AND FENCES.

BY: MATTHEW J. COTTA  
LS.000A453  
7/1/24  
PLS-1977  
COA

ADMINISTRATIVE SUBDIVISION FOR  
**1261 NORTH MAIN ROAD LLC**  
LOCATED AT  
1261 NORTH MAIN ROAD  
A.P. 1, LOTS 234 & 302  
JAMESTOWN, RHODE ISLAND

Checked By: MJC  
Date: 07/01/2024  
Scale: 1" = 60'

NO.	REVISION	BY	DATE

MATTHEW COTTA  
NO. 71124  
PROFESSIONAL LAND SURVEYOR

**AMERICAN ENGINEERING, INC.**  
Professional Engineer / Professional Land Surveyor  
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. 118114