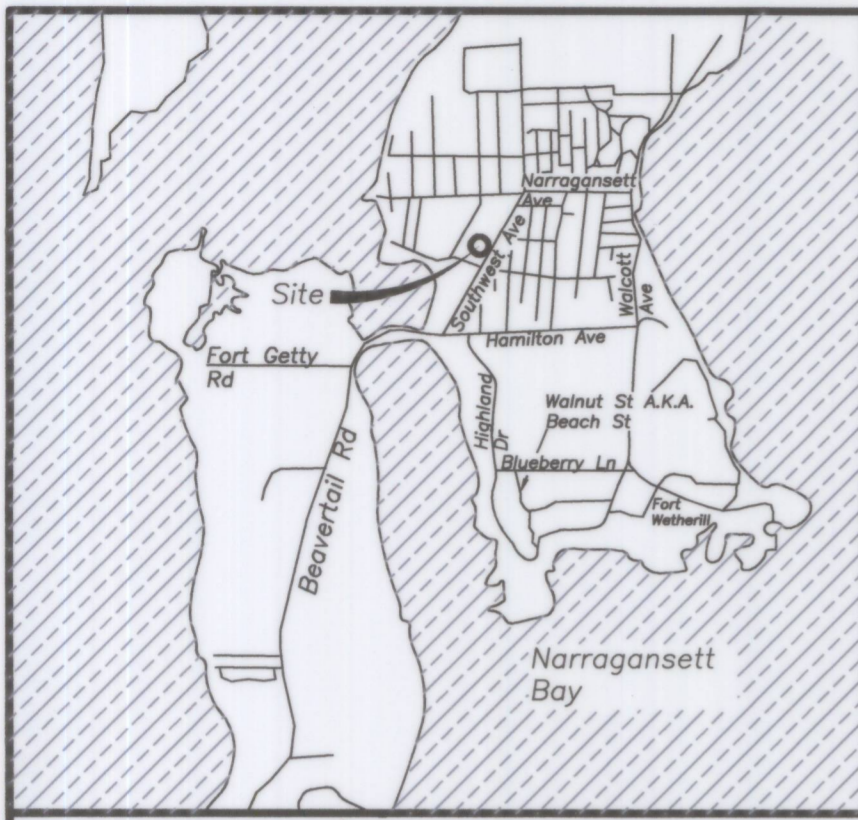


DOC: 2024000065398  
Bk: 1045 Ps: 177



Locus  
Not to Scale

- Notes:
- The underground utilities shown have been located from field survey information and existing drawings. The Surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The Surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from information available. The Surveyor has not physically located the underground utilities. (Please contact DIGSAFE prior to construction @ 1-888-344-7233.)
  - Project site is located within Zone X (Areas determined to be outside the 0.2% annual chance floodplain) and Zone X--Shaded as shown on F.E.M.A. Flood Insurance rate map # 44009C0157J for the Town of Jamestown, Rhode Island, Newport County, having an effective date of September 4, 2013.
  - Project Benchmark: Top of hydrant spindle located 550'± northeast of site on the easterly side of Southwest Avenue as shown on Reference #3. Elevation=37.190(N.G.V.D. 29) converted to Elevation=36.199 (N.A.V.D. 88) using Corpscon conversion software.
  - Site falls within the Town of Jamestown's Downtown Special Development District
  - Site falls within The Town of Jamestown's Urban Water & Sewer District.
  - Site does not fall within the Town of Jamestown's High Groundwater District.
  - No new curb cuts are proposed as part of this Minor Subdivision.
  - No new easements are proposed as part of this Minor Subdivision.

References:

- Maple Grove Plat Jamestown, R.I. Scale: 1"=100', Surveyed and Platted by J.P. Cotton, C.E. Newport, R.I. July 31, 1913 on file in the Town of Jamestown Land Records hanging file #268B.
- State of Rhode Island Highway Plat 245.
- Existing Conditions Site Plan for Barbara Lundy, Plat 9, Lot 23 Southwest Avenue Jamestown, Rhode Island Scale: 1"=20' Dated November 4, 2003 By: RC Cournoyer Enterprises, Inc supplied by RIDOT.

Certification:

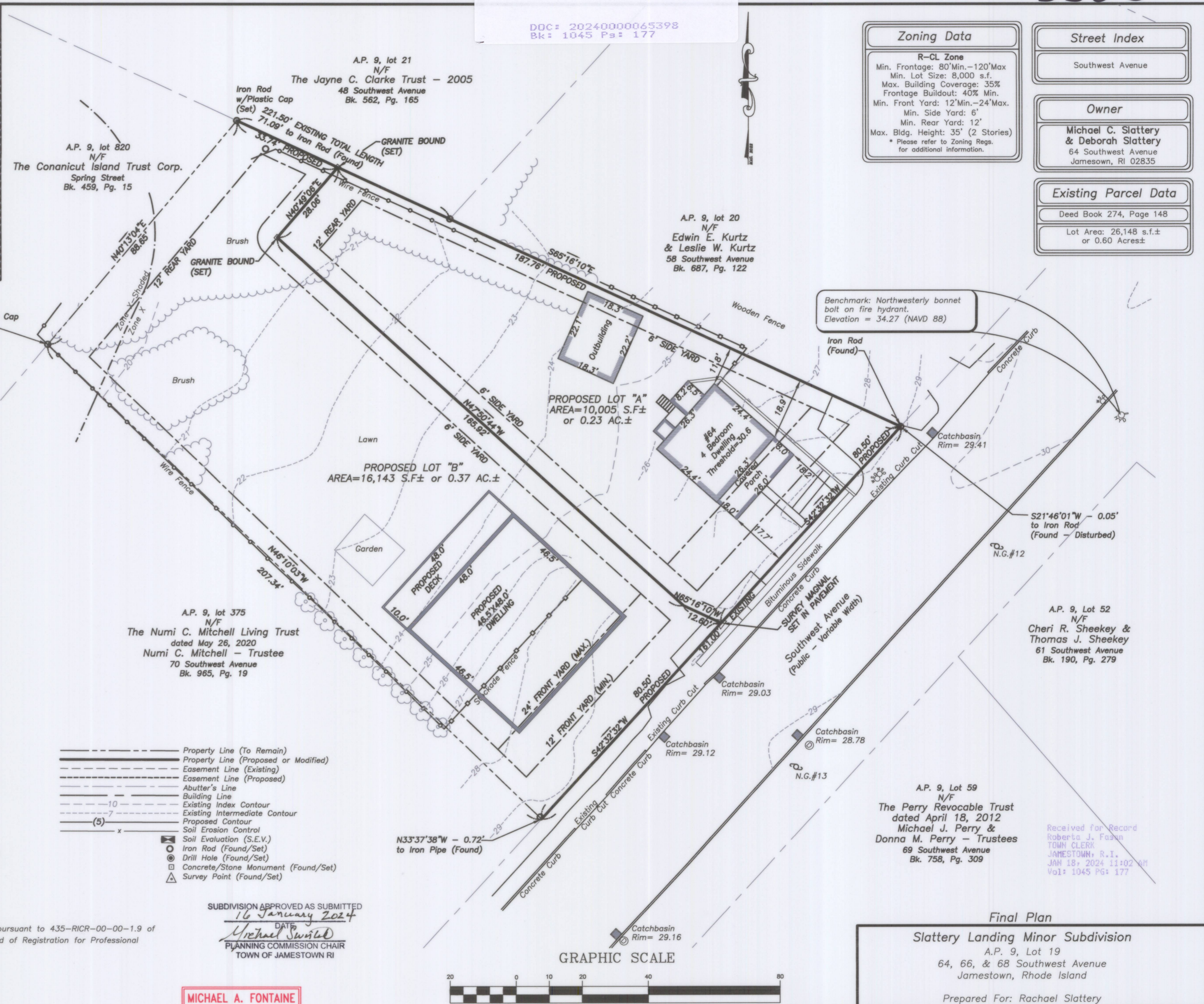
This survey has been conducted and the plan has been prepared pursuant to 435-RICR-00-00-1.9 of the Rules and Regulations adopted by the Rhode Island State Board of Registration for Professional Land Surveyors on April 28, 2018, as follows:

Survey Type:  
Comprehensive Boundary Survey - Class I  
Data Accumulation Survey - Planimetric - Class III  
Topographic Survey - Class T-2

The purpose for the conduct of the survey and for the preparation of the plan is as follows:  
To perform a Comprehensive Boundary Survey along with inclusion of Planimetric and Topographic Features for the purpose of preparing a "Minor Subdivision Survey Plan".

By: *Michael A. Fontaine* Date: 1/12/24

Michael A. Fontaine, PLS - License No. LS-1956 - C.O.A. No. LS-A553



**Zoning Data**

R-CL Zone  
Min. Frontage: 80' Min.-120' Max  
Min. Lot Size: 8,000 s.f.  
Max. Building Coverage: 35%  
Frontage Buildout: 40% Min.  
Min. Front Yard: 12' Min.-24' Max.  
Min. Side Yard: 6'  
Min. Rear Yard: 12'  
Max. Bldg. Height: 35' (2 Stories)  
\* Please refer to Zoning Regs. for additional information.

**Street Index**

Southwest Avenue

**Owner**

Michael C. Slattery  
& Deborah Slattery  
64 Southwest Avenue  
Jamestown, RI 02835

**Existing Parcel Data**

Deed Book 274, Page 148

Lot Area: 26,148 s.f.±  
or 0.60 Acres±

Benchmark: Northwesternly bonnet bolt on fire hydrant.  
Elevation = 34.27 (NAVD 88)

A.P. 9, lot 375  
N/F  
The Numi C. Mitchell Living Trust  
dated May 26, 2020  
Numi C. Mitchell - Trustee  
70 Southwest Avenue  
Bk. 965, Pg. 19

A.P. 9, lot 20  
N/F  
Edwin E. Kurtz  
& Leslie W. Kurtz  
58 Southwest Avenue  
Bk. 687, Pg. 122

A.P. 9, Lot 52  
N/F  
Cheri R. Sheekey &  
Thomas J. Sheekey  
61 Southwest Avenue  
Bk. 190, Pg. 279

A.P. 9, Lot 59  
N/F  
The Perry Revocable Trust  
dated April 18, 2012  
Michael J. Perry &  
Donna M. Perry - Trustees  
69 Southwest Avenue  
Bk. 758, Pg. 309

Received for Record  
Roberta J. Faehn  
TOWN CLERK  
JAMESTOWN, R.I.  
JAN 18, 2024 11:02 AM  
Vol: 1045 Pg: 177

- Property Line (To Remain)
- Property Line (Proposed or Modified)
- Easement Line (Existing)
- Easement Line (Proposed)
- Abutter's Line
- Building Line
- Existing Index Contour
- Existing Intermediate Contour
- Proposed Contour
- Soil Erosion Control
- Soil Evaluation (S.E.V.)
- Iron Rod (Found/Set)
- Drill Hole (Found/Set)
- Concrete/Stone Monument (Found/Set)
- Survey Point (Found/Set)

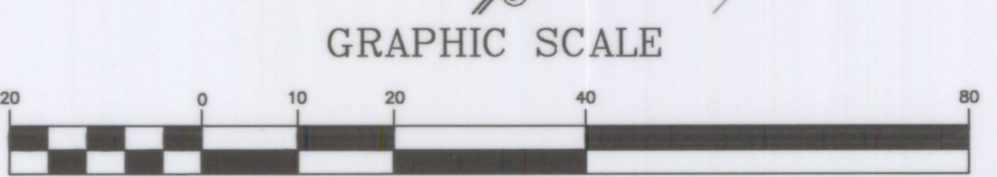
SUBDIVISION APPROVED AS SUBMITTED  
16 January 2024  
DATE  
*Michael Swind*  
PLANNING COMMISSION CHAIR  
TOWN OF JAMESTOWN RI

**MICHAEL A. FONTAINE**

No. 1956

*Michael A. Fontaine*

PROFESSIONAL  
LAND SURVEYOR



| No. | Revision:                                       | By: | Date:    |
|-----|---|-----|----------|
| 1   | Add Abutters/Notes /Curb Cuts                   | MAF | 4/17/23  |
| 2   | Add Boundary Points Set Remove removed building | MAF | 11/22/23 |



Michael A. Fontaine, PLS  
593 Green Hill Beach Road  
South Kingstown, RI 02879  
ghb593@verizon.net  
(401)793-6777

|                 |                |
|-----------------|----------------|
| Scale: 1"=20'   | Date: 02-07-23 |
| Drawn By: MAF   | 1              |
| Checked By: MAF |                |
| Job # 22-013    |                |
| Map # 22-013    | Sheet: 1 of 1  |

**Final Plan**

Slattery Landing Minor Subdivision  
A.P. 9, Lot 19  
64, 66, & 68 Southwest Avenue  
Jamestown, Rhode Island  
Prepared For: Rachael Slattery