



ATTORNEYS AT LAW, LLC

645 PUTNAM PIKE

GREENVILLE, RHODE ISLAND 02828

TEL: 401.949.0801

FAX: 401.349.4537

www.GeorgeLawPartners.com

WILLIAM ELIAS GEORGE  
(1971-2021)

WILLIAM J. GEORGE  
(1946-1991)

WILLIAM TATE GEORGE  
wtg@georgelawpartners.com

ALEXANDER F. COSTA  
alex@georgelawpartners.com

July 2, 2024

Town of South Kingstown Planning Board  
Attn: James Rabbitt & Jason Parker  
180 High Street  
Wakefield, RI 02879

Re: Lot-Line Change

Dear Mr. Rabbitt & Mr. Parker

Enclosed is the following in support of an Application for a Lot-Line change:

1. Project Review Application Form
2. Owner Authorization Form Project Team Form
3. Assessor's aerial maps
4. "Plat of Matunuck Point, property of S. H. Davis surveyed by Leon L. Holland, C.E. 1925"
5. Lot Line change square footage
6. Existing Deeds
7. Proposed new deeds
8. Check in the amount of \$100

In support of the attached Application for a Lot-Line change, we offer the following information:

Existing A.P. 93-1, Lot 127. Is owned by William E. George and Paula T. George. See deed of recorded on January 23, 1998 in book 694, page 855. This lot is designated as Lot **164** on the "Plat of Matunuck Point, property of S. H. Davis surveyed by Leon L. Holland, C.E. 1925". This lot consists of 5,227 square feet and contains a home.

Existing A.P. 93-1, Lot 116. Is owned by William E. George and Paula T. George. See deed of recorded on July 1, 2024 in book 1883, page 145. This lot is designated as Lots **165, 166, 180, and 181** on the "Plat of Matunuck Point, property of S. H. Davis surveyed by Leon L. Holland, C.E. 1925". This entire parcel consists of 21,345 square feet and contains a home.

Abutting. The above Lots 127 and 116 are directly adjacent and abut each other and have the very same owners, William E. George and Paula T. George.

Lot-Line Change End Result.

We are respectfully requesting that Lots **164, 165, 166**, on the "Plat of Matunuck Point, property of S. H. Davis surveyed by Leon L. Holland, C.E. 1925" be merged to create a new A.P. 93-1, Lot 127. The new A.P. 93-1, Lot 127 would then consist of 15,682 square feet.

A.P. 93-1, Lot 116 would then consist of Lots **180 and 181**, on the "Plat of Matunuck Point, property of S. H. Davis surveyed by Leon L. Holland, C.E. 1925". The new A.P. 93-1, Lot 127 would then consist of 10,890 square feet.

No new lots are created by this requested lot-line change. Assessor's Lot 116 would continue to exist and Assessor's Lot 127 would continue to exist. The lot-line change would merely change the dimensions of 127 and 116.

Request for Waiver of Survey. Further, we respectfully request that a survey of these lots be waived under the circumstances. The lots as originally laid out by the 1925 Matunuck Point Plat Plan include dimensions of the lots in question. Legal descriptions in two new deeds may be relied upon, based on these records, and prior deeds.

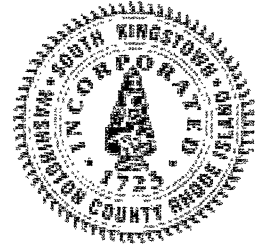
We respectfully request that our application be evaluated by the Technical Review Committee at their July 10, 2024 meeting.

Respectfully,

  
William T. George, Esq.

Enclosures

TOWN OF SOUTH KINGSTOWN  
PLANNING BOARD  
PROJECT REVIEW APPLICATION FORM



This Application Form is to be submitted with each stage of review.

APPLICANT INFORMATION

Applicant Name: WILLIAM E. GEORGE & PAULA T. GEORGE  
Name of Primary Contact (if applicant is an organization): \_\_\_\_\_  
Applicant Address: 181 PENINSULA ROAD, WAKEFIELD, R.I. 02879  
Applicant Phone: 401-965-2922 Applicant Email: williamgeorge@cox.net

OWNER INFORMATION

Owner Name(s): WILLIAM E. GEORGE & PAULA T. GEORGE  
Owner Contact Information: 401-965-2922 williamgeorge@cox.net

PROJECT INFORMATION

Assessor's Plat and Lot of Parcel(s) Proposed for Subdivision/Development: (LOT LINE CHANGE) 93-1 LOT 127 / LOT 116  
Physical Address or Location of Parcel(s): 181 PENINSULA RD. / 45 NINIGRET AVE.  
Zoning District(s) of Parcel(s): R20 Total Size of Development Parcel: SEE ATTACHED  
Date of Initial Meeting with Planning Department Staff (before first stage of review): JULY 2, 2024

TYPE OF PROJECT (select all that apply)

[LOT LINE CHANGE  
NO NEW LOTS CREATED]

- Development Plan Review
- Administrative Subdivision
- Minor Subdivision, without street creation or extension
- Minor Subdivision, with street creation or extension
- Major Subdivision
- Minor Land Development Project
- Major Land Development Project
- Multi-Household Land Development Project
- Flexible Design Residential Project (FDRP)
- Residential Compound
- Comprehensive Permit

CURRENT STAGE OF REVIEW (if applicable)

- Pre-Application Concept Review
- Conceptual Master Plan
- Preliminary Plan
- Final Plan
- Recording
- Release of Performance/Maintenance Guarantee
- Change to an Approved Plan
- Reinstatement or Extension to Approved Plan
- Request to Combine Review Stages
- Other

**WAIVERS AND MODIFICATIONS**

Does this application request waiver of or modification to any of the requirements of the Town of South Kingstown Subdivision and Land Development Regulations?  yes\*  no

*\*If yes, a statement describing the specific regulation(s) for which waiver or modification is requested must be included in the application materials.*

**CERTIFICATION OF COMPLETE APPLICATION**

(1) The applicant hereby certifies that all of the materials required by the applicable checklist(s), as determined by Planning Department staff during the initial meeting, have been submitted including a review fee in the amount of \$\_\_\_\_\_.

(2) The applicant hereby certifies that the plan set and other submitted materials conform to the requirements of the current adopted version of the Town of South Kingstown Subdivision and Land Development Regulations, or, that a written statement has been provided listing all requested waivers and/or modifications of the Regulations.

*Paula T. George*  
*William E. George*  
\_\_\_\_\_  
Applicant Signature

7-2-2024  
Date

WILLIAM E. GEORGE  
Printed Name

PAULA T. GEORGE

**OWNER AUTHORIZATION FORM**

Submittal Date: 7-2-2024

Owner Authorization Forms for each owner of the property being considered for subdivision/development is to be submitted with each stage of review. If no changes to the ownership have occurred since the last stage of review, a copy of the previously submitted Form may be submitted with an updated Submittal Date.

I, WILLIAM E. GEORGE  
PAULA T. GEORGE hereby certify that I am an/the owner of property designated as Plat 93-1, Lot 127, 116, as shown on the Town of South Kingstown Tax Assessor Maps.

I further certify that I am the owner of the development rights for this property.

I hereby authorize and am in agreement with the application, signed by WILLIAM E. GEORGE  
PAULA T. GEORGE (applicant), for subdivision or development for the subject property. Said application is to be submitted to the Planning Department of the Town of South Kingstown for review and decision by the Planning Board.

(LOT LINE CHANGE - NO NEW LOT)

WITNESS its name this 2 day of JULY, 2024

BY: William E. George

Signature of Owner

STATE OF RHODE ISLAND

County of PROVIDENCE

In SOUTH KINGSTOWN on the 2 day of JULY, before me personally appeared WILLIAM E. GEORGE + PAULA T. GEORGE (name) to me known and known by me to the party executing the foregoing instrument and acknowledged said instrument, by him/her executed, to be his/her free act and deed, as INDIVIDUALS (individual, corporation, trustee, partnership, non-profit, etc.).

[Signature]  
Notary Public

My Commission Expires: 6-8-28

WILLIAM TATE GEORGE  
Notary Public, State of Rhode Island  
My Commission Expires 6-8-28

# PROJECT TEAM FORM

Submittal Date: July 2, 2024

The Project Team Form is to be submitted with each stage of review. If no changes to the Project Team have occurred since the last stage of review, a copy of the previously submitted Form may be submitted with an updated Submittal Date.

**ATTORNEY** *This entity should be copied on all project correspondence*  YES  NO  
Name: WILLIAM T. GEORGE

Name of Primary Contact (if attorney is an organization): WILLIAM T. GEORGE  
Address: 645 PUTNAM PIKE, GREENVILLE, R.I. 02828  
Phone: 401-949-0801 (OFF) Email: wtg@georgelawpartners.com  
401-935-6383 (CELL)

**ENGINEER** *This entity should be copied on all project correspondence*  YES  NO  
Name: ERNEST D. GEORGE JR. (COASTAL ENGINEERING)  
Name of Primary Contact (if engineer is an organization): ERNEST D. GEORGE JR.  
Address: 2259A COMMODORE PERRY HWY, WAKEFIELD, RI 02879  
Phone: 782-8551 Email: ERNESTDGEORGEJR@gmail.com

**SURVEYOR** *This entity should be copied on all project correspondence*  YES  NO

Name: \_\_\_\_\_  
Name of Primary Contact (if surveyor is an organization): \_\_\_\_\_  
Address: \_\_\_\_\_  
Phone: \_\_\_\_\_ Email: \_\_\_\_\_

**LANDSCAPE ARCHITECT** <sup>N/A</sup> *This entity should be copied on all project correspondence*  YES  NO

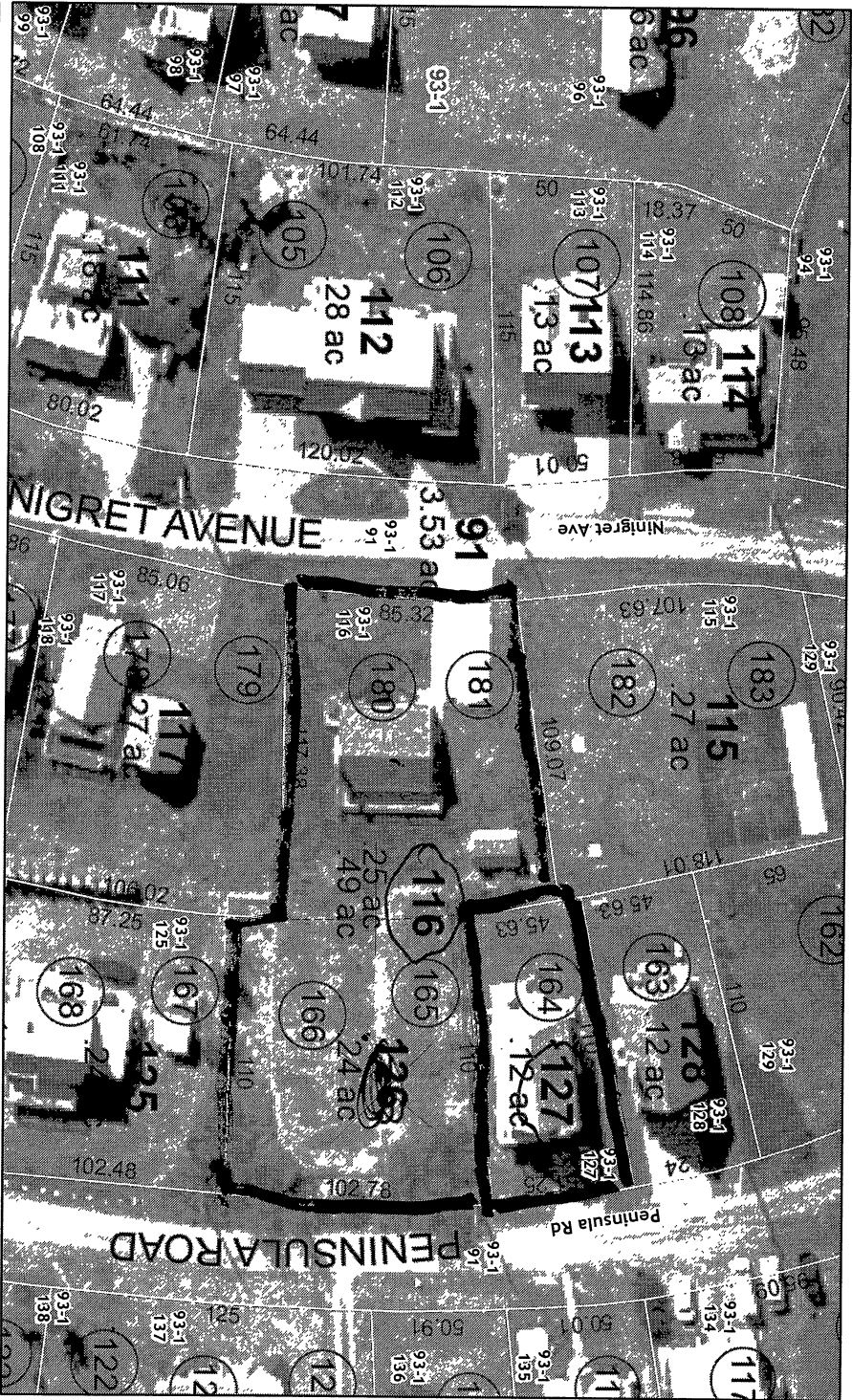
Name: \_\_\_\_\_  
Name of Primary Contact (if landscape architect is an organization): \_\_\_\_\_  
Address: \_\_\_\_\_  
Phone: \_\_\_\_\_ Email: \_\_\_\_\_

**ARCHITECT** <sup>N/A</sup> *This entity should be copied on all project correspondence*  YES  NO

Name: \_\_\_\_\_  
Name of Primary Contact (if architect is an organization): \_\_\_\_\_  
Address: \_\_\_\_\_  
Phone: \_\_\_\_\_ Email: \_\_\_\_\_

**OTHER** <sup>N/A</sup> *This entity should be copied on all project correspondence*  YES  NO

Name: \_\_\_\_\_  
Role on Project: \_\_\_\_\_  
Name of Primary Contact (if entity is an organization): \_\_\_\_\_  
Address: \_\_\_\_\_  
Phone: \_\_\_\_\_ Email: \_\_\_\_\_



Washington County, Rhode Island

Horizontal Datum is Rhode Island State Plane Feet, NAD83.

1 inch = 50 feet



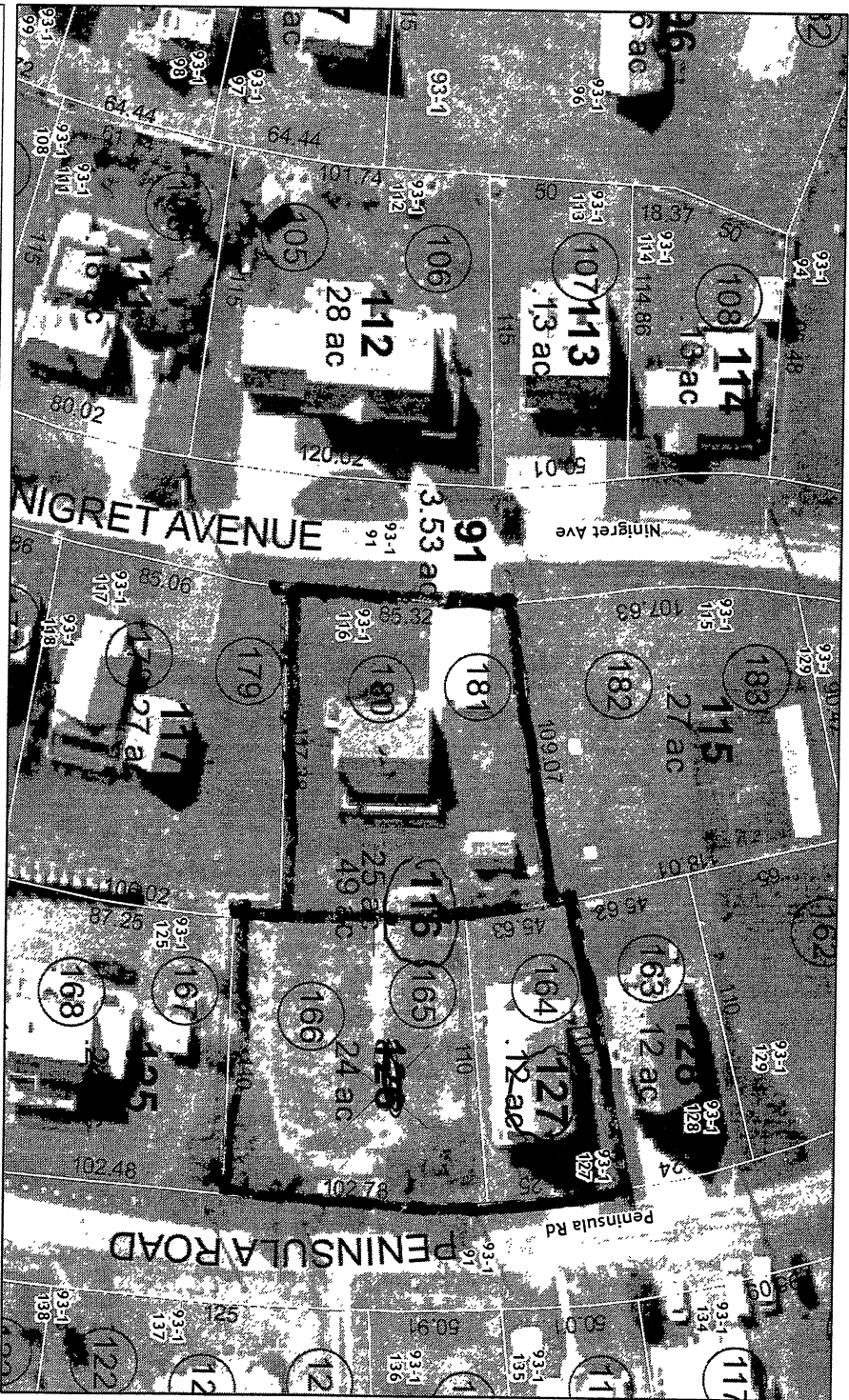
George

Parcel Boundaries not legally binding for title or zoning purposes.

The Town of South Kingstown makes no warranty as to the accuracy, reliability, or completeness of the information and is not responsible for any errors or omissions for results obtained from the use of the information.



EXISTING LOTS



Washington County, Rhode Island

George

Horizontal Datum is Rhode Island State

Plane Feet, MAD83.

1 inch = 50 feet

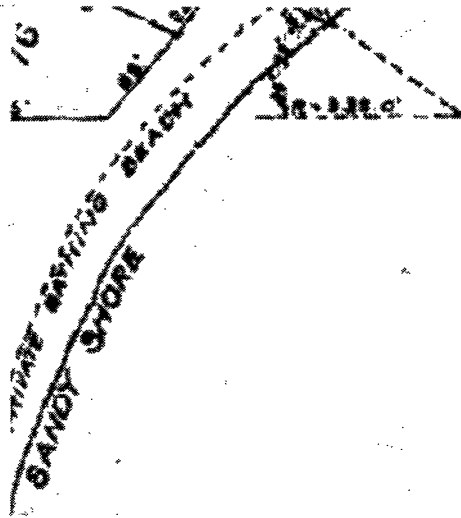


Town of South Kingstown Web GIS

Parcel Boundaries not legally binding for title or zoning purposes.

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PROPOSED LOTS



PLAT OF  
MATUNUCK POINT

PROPERTY OF S. H. DAVIS.

SURVEYED BY LEON L. HOLLAND, C.E.

1925.

*with Kingstown, N.J.  
October 26, 1927.*

*Station of  
Plat 100*



**GEORGE - LOT LINE CHANGE.**

Between Lot <sup>127</sup>~~126~~ and Lot 116 of Plat 93-1

Existing Lot 116

Area = 21,345 Square feet

Existing Lot ~~126~~ 127

Area = 5,227 Square feet

**TOTAL COMBINED AREA = 26,572 Square feet**

Proposed Lot 116

Area = 10,890. Square feet

Proposed Lot ~~126~~ 127

Area = 15,682 Square feet

**TOTAL COMBINED AREA = 26,572 Square feet**

*Richard E. Egerton*

**WARRANTY DEED**  
(Statutory form)

We, **RICHARD E. EGERTON** and **CONSTANCE M. EGERTON** and **RICHARD E. EGERTON, JR.**, of the Town of South Kingstown, County of Washington, State of Rhode Island, for the sum of Four Hundred Eighty Thousand (\$480,000.00) Dollars paid, grant to **RICHARD E. EGERTON, JR.**, of the Town of South Kingstown, County of Washington, State of Rhode Island, as Sole Owner, with WARRANTY COVENANTS,

ALL THOSE CERTAIN LOTS, or parcels of land, with the buildings and improvements thereon, located in the Town of South Kingstown, County of Washington, State of Rhode Island, being bounded and described as follows: BEING laid out and designated as Lots Nos. 165 (one hundred sixty-five), 166 (one hundred sixty-six), 180 (one hundred eighty) and 181 (one hundred eighty-one) on that certain plat of land entitled: "Plat of Matunuck Point, Property of S. H. Davis, Surveyed by Leon L. Holland, C.E. 1925 Scale 1' = 100' ", which said plat is recorded in the South Kingstown Land Evidence Records in Plan Book 6 at Page 458.

Together with all rights appurtenant thereto.

Subject to restrictions, conditions and easements of record.

The grantors hereby certify that they are in compliance with the provisions of Section 8 of the RI Fire Safety Code as it pertains to smoke and carbon monoxide detectors.

Subject to real estate taxes assessed December 31, 2006.

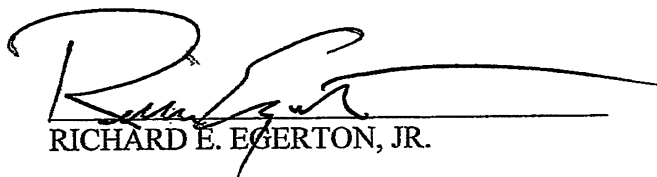
This transfer is such that no Rhode Island General Law Section 44-30-71.3 withholding is required as the sellers are residents of Rhode Island evidenced by affidavits.

45 Ninigret Avenue, South Kingstown, RI 02852 Plat 93-1 Lot 116

This transfer is such that no R.I.G.L. §44-30-71.3 withholding is required as seller is a resident of Rhode Island as evidenced by affidavit.

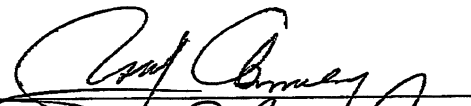

Meaning and intending to convey and so conveying the same premises conveyed to this grantor by Deed recorded in Book 1276 at Page 199 of the Town of South Kingstown Land Evidence records.

WITNESS my hand this 27<sup>th</sup> day of June, 2024.

  
RICHARD E. EGERTON, JR.

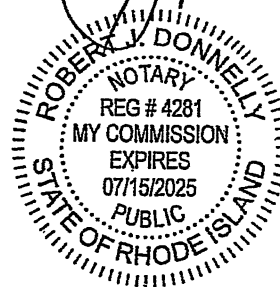
STATE OF RHODE ISLAND  
COUNTY OF WASHINGTON

In the Town of South Kingstown, in said County, on the 27<sup>th</sup> day of June, 2024, before me personally appeared Richard E. Egerton, Jr., to me known and known by me to be party executing the foregoing instrument, and he acknowledged said instrument, by him executed, to be his free act and deed.

  
Notary Public  
My Commission Expires: 

Address of Grantee:

181 Peninsula Road  
Wakefield, RI 02879





**WARRANTY DEED**

WE, WILLIAM E. GEORGE and PAULA T. GEORGE, of South Kingstown, Rhode Island, for consideration paid in the amount of ZERO and 00/100 Dollars (\$0.00), hereby grant to WILLIAM E. GEORGE and PAULA T. GEORGE, as Tenants by the Entirety, with WARRANTY COVENANTS, that certain lot or parcel of land, with all the buildings and improvements thereon, situated in the Town of South Kingstown, County of Washington, and State of Rhode Island, bounded, and described as follows:

**SEE EXHIBIT "A" LEGAL DESCRIPTION  
ATTACHED HERETO AND MADE A PART HEREOF**

Being the same premises conveyed to these Grantors by Deed of William E. George dated January 8, 1998, and recorded January 23, 1998 in book 694 at page 55 and a portion of the premises conveyed to these Grantors by deed of Richard E. Egerton, Jr., dated June 27, 2024, and recorded July 1, 2024, in book 1883 page 145, in the South Kingstown Land Evidence Records.

The Grantors certify that they are residents of Rhode Island, and this transfer is not a sale and therefore, R.I.G.L. 44-30-71.3 withholding is not required.

The consideration for this deed is such that no revenue stamps are necessary.

WITNESS our hands and seal this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
William E. George

\_\_\_\_\_  
Paula T. George

STATE OF RHODE ISLAND  
COUNTY OF PROVIDENCE

In Greenville, in said County and State on \_\_\_\_\_, 2024, before me personally appeared William E. George and Paula T. George to me known and known by me to be the parties executing the foregoing instrument, and they acknowledged said instrument by them so executed, to be their free act and deed.

\_\_\_\_\_  
Notary Public: Sandra R. Reynolds  
My Commission expires: April 25, 2025  
Notary ID: 760751

Grantees: William E. George & Paula T. George 181 Peninsula Road, Wakefield, RI 02879

Property Location: 181 Peninsula Road, South Kingstown, RI 02879;  
New Proposed 93-1, Lot 127

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

Those three (3) certain lots or parcels of land together with all the buildings and improvements thereon situated, located in the Town of South Kingstown, County of Washington, State of Rhode Island, said real estate being laid out and delineated as Lots numbered 164 (one hundred sixty four), 165 (one hundred sixty five) and 166 (one hundred sixty six) on that certain recorded plat entitled, "Plat of MATUNUCK POINT property of S. H. Davis surveyed by Leon L. Holland, C.E. 1925, Scale 1"=100".

For a more minute and particular description of the premises herein conveyed, reference is hereto made to the recorded plat of record which is recorded in the Town Clerk's Office of the Town of South Kingstown, R.I. in Plan Book No. 6, page 458, to which said recorded plat reference is hereto made and made a part hereof.

The premises herein conveyed are subject to the right of others to install pipes, wires, et cetera on the rear two and one-half portion of the premises hereinabove described.

**WARRANTY DEED**

WE, WILLIAM E. GEORGE and PAULA T. GEORGE, of South Kingstown, Rhode Island, for consideration paid in the amount of ZERO and 00/100 Dollars (\$0.00), hereby grant to WILLIAM E. GEORGE and PAULA T. GEORGE, as Tenants by the Entirety, with WARRANTY COVENANTS, that certain lot or parcel of land, with all the buildings and improvements thereon, situated in the Town of South Kingstown, County of Washington, and State of Rhode Island, bounded, and described as follows:

**SEE EXHIBIT "A" LEGAL DESCRIPTION  
ATTACHED HERETO AND MADE A PART HEREOF**

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The consideration for this deed is such that no revenue stamps are necessary.

WITNESS our hands and seal this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
William E. George

\_\_\_\_\_  
Paula T. George

STATE OF RHODE ISLAND  
COUNTY OF PROVIDENCE

In Greenville, in said County and State on \_\_\_\_\_, 2024, before me personally appeared William E. George and Paula T. George to me known and known by me to be the parties executing the foregoing instrument, and they acknowledged said instrument by them so executed, to be their free act and deed.

\_\_\_\_\_  
Notary Public: Sandra R. Reynolds  
My Commission expires: April 25, 2025  
Notary ID: 760751

Grantees: William E. George & Paula T. George, 181 Peninsula Road, Wakefield, RI 02879

Property Location: 45 Ninigret Avenue, South Kingstown, RI 02879;  
New Proposed 93-1, Lot 116

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

Those two (2) certain lots or parcels of land located in the Town of South Kingstown, County of Washington, State of Rhode Island, said lots or parcels being laid out and delineated as Lots No. 180 and No. 181 on that certain recorded plat entitled, "Plat of MATUNUCK POINT property of S. H. Davis surveyed by Leon L. Holland, C.E. 1925, Scale 1" =100'".

For a more minute and particular description of the premises herein conveyed, reference is hereto made to the recorded plat of record which is recorded in the Town Clerk's Office of the Town of South Kingstown, R.I. in Plan Book No. 6, page 458, to which said recorded plat reference is hereto made and made a part hereof.

The premises herein conveyed are subject to restrictions or conditions, if any, which may be in force and effect.