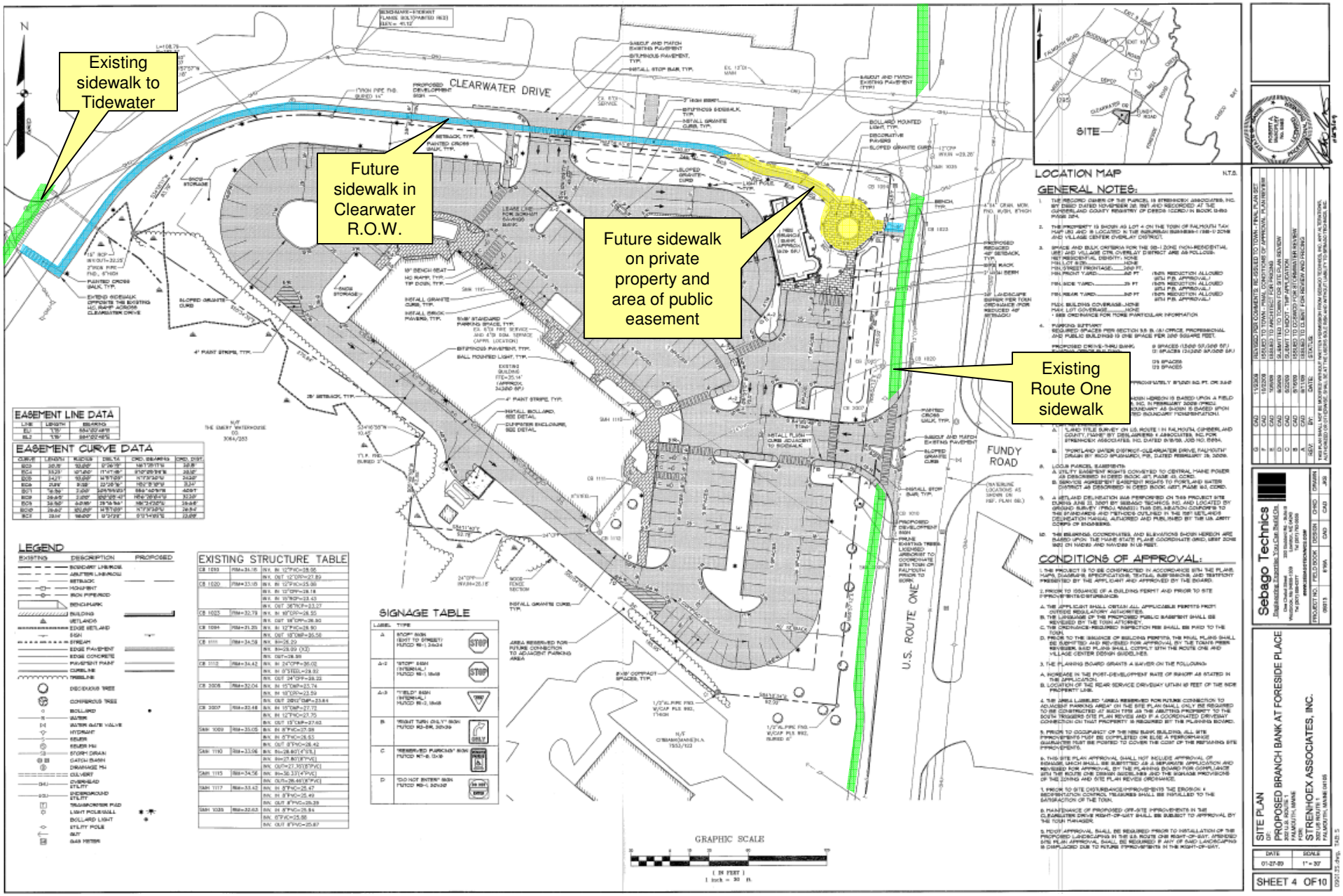Location of proposed public pedestrian easement at 202 U.S. Route One in the context of existing and proposed sidewalks