

No. _____ Approved _____

Date _____

**ORDER ON THE ABANDONMENT OF A PORTION OF ARNOLDS NECK DRIVE
RAYMOND E. CHACE, TRUSTEE OF THE RAYMOND E. CHACE REVOCABLE
INTERVIVOS TRUST and BARBARA A. CHACE AND RAYMOND E. CHACE,
TRUSTEES OF THE BARBARA A. CHACE REVOCABLE INTERVIVOS TRUST,
PETITIONERS**

In the matter of the abandonment of a portion of Arnold's Neck Drive described on Exhibit A attached hereto, it appearing that due notice by advertisement and as described below, has been made in accordance with the provisions of Chapter 6 of Title 24, General Laws 1956 and all amendments and additions thereto, and after giving opportunity to the owners of land abutting upon the hereinafter described portion of Arnold's Neck Drive to speak for or against such abandonment and as to the damage, if any, they shall sustain thereby, and after due consideration thereof, it is hereby

ORDERED

1. That the four portions of Arnold's Neck Drive described on Exhibit A attached hereto be abandoned for the reason that said premises have ceased to be useful to the public as a highway or driftway.
2. That it is the judgment of the City Council of Warwick that no owner of land abutting on those portions of Arnold's Neck Drive has suffered any damage because of such abandonment, and for this reason the City Council awards no compensation to said abutting owners.
3. That signs shall be placed at each end of that portion of Arnold's Neck Drive having thereon the words "NOT A PUBLIC HIGHWAY".
4. That notice of this order shall be advertised in a newspaper of general circulation, printed in English, and further that personal notice of same shall be served upon every owner of land abutting upon that portion of Arnold's Neck Drive as herein described who is known to reside in this State.
5. That the City Clerk be and she is hereby authorized and directed to cause notice to be given in accordance with the provisions hereof, and the Highway Department is hereby authorized and directed to erect and place signs referred to herein.
6. The City of Warwick hereby reserves for itself, its successors and assigns, a perpetual easement over and under the abandoned portions of Arnold's Neck Drive for the purpose of constructing, installing, repairing and replacing of utilities, sewers, drains and for any other purposes.

7. The triangular portion of Arnold's Neck Drive abutting 279 Arnolds Neck Drive, as depicted on the "Street Realignment Plan" dated January 2015, prepared for Raymond E. and Barbara A. Chace; prepared by Alpha Associates, Ltd is restricted to parking for the existing residence.

8. Petitioner shall prepare and record an administrative subdivision that conforms to the standards set forth in the City's Plan Review Regulations to merge the abandoned portions of Arnold's Neck Drive into the abutting lots as shown on the "Street Realignment Plan" dated January 2015, prepared for Raymond E. and Barbara A. Chace; prepared by Alpha Associates, Ltd.

9. Pursuant to R.I.G.L. 24-6-1 and Sec. 1-13 of the Code of Ordinances, an appraisal of the fair market value of the abandoned roadway was conducted and based upon that appraisal the Petitioner shall pay \$0.00 to the City of Warwick, provided however, the parcel of land described on Exhibit B attached hereto shall be deeded to the City by the Petitioners.

Entered as an Order of the City Council this 19th day of October, 2015.

SPONSORED BY: COUNCILWOMAN USLER

COMMITTEE: LAND USE

EXHIBIT "A"

STREET ABANDONMENT

PORTIONS of ARNOLD'S NECK DRIVE and HALLWORTH DRIVE

3,946 Square Foot Parcel

That certain parcel of land, situated on the easterly side of Arnold's Neck Drive in the City of Warwick, County of Kent, State of Rhode Island and being bounded and described as follows:

Beginning at a point on the easterly line of Arnold's Neck Drive, Said point being the northwesterly corner of land now or formerly of Richard Gilligan and the southwestery corner of land now or formerly of this Grantee, Raymond E. Chace, Trustee;

Thence running northerly along the easterly line of Arnold's Neck Drive, a distance of 50.00 feet to the southwestery corner of the herein described parcel;

Thence running northerly, along Said easterly line of Arnold's Neck Drive, a distance of 5.49 feet to a point;

Thence turning an interior angle of $164^{\circ}07'21''$ and running northeasterly, along Said easterly line of Arnold's Neck Drive, a distance of 70.28 feet to a point of curvature;

Thence running generally northeasterly, easterly and southeasterly, along the easterly line of Arnold's Neck Drive onto the westerly line of Hallworth Drive, on the arc of a circle curving right, having a central angle of $132^{\circ}27'11''$ and a radius of 10.00 feet, a length of 23.12 feet to a point of tangency;

Thence running southeasterly, along the westerly line of Said Hallworth Drive, a distance of 88.84 feet to a point;

Thence turning an interior angle of $58^{\circ}19'-50''$ and running westerly, bounded southerly by the aforementioned Grantee land, a distance of 84.00 feet to the southwestery corner of the herein described parcel, there forming an interior angle of $90^{\circ}00'00''$ with said first described boundary course.

Said above parcel is comprised of 3,946 square feet of land.

2,457 Square Foot Parcel

That certain parcel of land, situated on the westerly side of Arnold's Neck Drive in the City of Warwick, County of Kent, State of Rhode Island and being bounded and described as follows:

Beginning at a point at the intersection of the easterly line of land now or formerly of National Railroad Passenger Corporation and the westerly line of Arnold's Neck Drive;

Thence running southeasterly, along the westerly line of Arnold's Neck Drive, a distance of 32.70 feet to a point, said point being the northwesterly corner of the herein described parcel;

Thence turning a clockwise angle of 49°52'16" and running northeasterly a distance of 3.96 feet to a point;

Thence turning an interior angle of 55°36'27" and running southeasterly a distance of 47.99 feet to a point;

Thence tuning an interior angle of 155°04'48" and running southerly a distance of 63.40 feet to a point;

Thence turning an interior angle of 165°31'02" and running southwesterly a distance of 85.21 feet to a point;

Thence turning an interior angle of 171°32'21" and running southwesterly a distance of 39.61 feet to a point, Said last five courses being bounded northwesterly, northeasterly, easterly, southeasterly and southeasterly by Arnold's Neck Drive;

Thence turning an interior angle of 98°27'39" and running northwesterly, bounded southwesterly by land being now or formerly a portion of Arnold's Neck Drive, a distance of 8.93 feet to a point;

Thence turning an interior angle of 90°00'00" and running northeasterly a distance of 170.00 feet to a point;

Thence turning an interior angle of 213°40'00" and running northeasterly a distance of 58.93 feet to the point of beginning, there forming an interior angle of 130°07'44" with Said first described boundary course, Said last two courses being bounded northwesterly and southwesterly by land now or formerly of these Grantees, Raymond E. Chace and Barbara A. Chace, Trustees.

Said above parcel is comprised of 2,457 square feet of land.

268 Square Foot Parcel

That certain parcel of land, situated on the westerly side of Arnold's Neck Drive in the City of Warwick, County of Kent, State of Rhode Island and being bounded and described as follows:

Beginning at a point in the westerly line of Arnold's Neck Drive, said point being the northeasterly corner of land now or formerly of this Grantee, Raymond E. Chace, Trustee, also being the southeasterly corner of land now or formerly of Barbara A. Chace and Raymond E. Chace, Trustees of the Barbara A. Chace Revocable Inter Vivos Trust and being the northwesterly corner of the herein described parcel;

Thence running southeasterly, bounded northeasterly by land now or formerly a portion of Arnold's Neck Drive, a distance of 8.93 feet to a point;

Thence turning an interior angle of $81^{\circ}32'21''$ and running southwestwardly, along the westerly line of Arnold's Neck Drive, a distance of 60.66 feet to a point;

Thence turning an interior angle of $08^{\circ}27'39''$ and running northeasterly, bounded northwesterly by land now or formerly of this Grantee, a distance of 60.00 feet to the point of beginning, there forming an interior angle of $90^{\circ}00'-00''$ with said first described boundary course.

Said above parcel is comprised of 268 square feet of land.

50 Square Foot Parcel

That certain parcel of land, situated on the westerly side of Arnold's Neck Drive in the City of Warwick, County of Kent, State of Rhode Island and being bounded and described as follows:

Beginning at a point at the intersection of the easterly line of land now or formerly of National Railroad Passenger Corporation and the westerly line of Arnold's Neck Drive, Said point being the most northerly corner of the herein described parcel;

Thence running southeasterly, along the westerly line of Arnold's Neck Drive, a distance of 32.70 feet to a point;

Thence turning an interior angle of $49^{\circ}52'16''$ and running northeasterly a distance of 3.96 feet to a point;

Thence turning an interior angle of $124^{\circ}23'33''$ and running northwesterly a distance of 30.30 feet to the point of beginning, there forming an interior angle of $05^{\circ}44'11''$ with Said first described boundary course, Said last two courses being bounded southeasterly and northeasterly by Arnold's Neck Drive.

Said above parcel is comprised of 50 square feet of land.

EXHIBIT "B"

STREET ABANDONMENT

PORTIONS of ARNOLD'S NECK DRIVE and HALLWORTH DRIVE

1,261 Square Foot Parcel

That certain parcel of land, situated on the easterly side of Arnold's Neck Drive in the City of Warwick, County of Kent, State of Rhode Island and being bounded and described as follows:

Beginning at a point at the intersection of the easterly line of land now or formerly of National Railroad Passenger Corporation and the northeasterly line of Arnold's Neck Drive, Said point being the most northerly corner of the herein described parcel;

Thence running southeasterly a distance of 86.83 feet to a point;

Thence turning an interior angle of $155^{\circ}04'48''$ and running southerly a distance of 134.87 feet to a point, said last two courses being bounded northeasterly and easterly by remaining land now or formerly of this Grantor, Raymond E. Chace, Trustee;

Thence turning an interior angle of $24^{\circ}01'29''$ and running northwesterly a distance of 19.28 feet to a point;

Thence turning an interior angle of $158^{\circ}31'33''$ and running northerly a distance of 55.54 feet to a point;

Thence turning an interior angle of $162^{\circ}58'00''$ and running northeasterly a distance of 38.55 feet to a point;

Thence turning an interior angle of $213^{\circ}40'00''$ and running northwesterly a distance of 138.29 feet to the point of beginning, there forming an interior angle of $05^{\circ}44'11''$ with said first described boundary course, Said last four courses being bounded on their exteriors by Arnold's Neck Drive.

Said above parcel is comprised of 1,261 square feet of land.

William DePasquale, Jr., AICP
Planning Director



Scott Avedisian
Mayor

CITY OF WARWICK

Planning Department
3275 Post Road, Annex; Warwick, RI 02886
Tel. (401) 738-2000 Ext. 6289
T.D.D. (401) 739-9150

Revised 10/15/15

MEMORANDUM

changed "Road"
to "Drive"

TO: Honorable Donna Travis, Council President
and Warwick City Council Members
Judy Wild, City Clerk

FROM: William DePasquale, Jr., AICP, Planning Director 

DATE: August 31, 2015

SUBJECT: Street Abandonment
Portions of Arnolds Neck Road and Hallworth Drive
Abutting 279, 285, & 288 Arnold's Neck Road
Assessor's Plat: 365, Assessor's Lots 79-88, 217 & 218
(See Attached Plans)

Background

The Applicant is requesting an abandonment/realignment of portions of Arnold's Neck Road to accommodate existing encroachments. As part of the abandonment/realignment the Applicant is proposing to transfer a portion of private property to the City to maintain a 50' wide Right of Way along Arnolds Neck Road. Additionally, the Applicant is requesting that a 3,948 square foot triangular portion of City ROW that is located between Arnolds Neck Road and Hallworth Drive be abandoned.

The business located at 288 Arnolds Neck Road (Crow's Nest) is requesting the abandonment/realignment to accommodate an existing ADA Handicap accessible ramp located within the City's ROW. Additionally, the property located at 279 Arnolds Neck Road is requesting that the triangular portion of ROW between Arnolds Neck Road and Hallworth Drive be abandoned to accommodate an existing residential parking condition on an abutting parcel.

The City's Engineering Division, Sewer Authority, Kent County Water, Fire Department, Police Department, Tax Assessor, Tax Collector, Conservation Commission, Historic District Commission, Land Trust, and the Historic Cemetery Commission have reviewed that abandonment/realignment and have no objection to the proposed abandonment.

Planning Board Meeting

Pursuant to the RIGL 45-23.1, the Warwick Planning Board at the July 8, 2015 meeting, heard the petition for abandonment prepared by Attorney John Revens; Revens, Revens, & St. Pierre.

After a brief deliberation the Planning Board, on the motion of Ms. Pisaturo, seconded by Mr. Horowitz, voted unanimously to forward a positive recommendation to the City Council for the requested abandonment of the requested portions of Arnolds Neck Road and Hallworth Drive with the following stipulations:

1. That the City shall maintain the perpetual right to use any or all of the abandonment for the installation of utilities, as needed in the future.
2. That the triangular portion of City ROW abutting 279 Arnolds Neck Road, *as depicted on the "Street Realignment Plan" dated January 2015, prepared for Raymond E. and Barbara A. Chace; prepared by Alpha Associates, LTD;* shall be restricted to parking for the existing residence.
3. That, if the abandonment is approved by the City Council an Administrative Subdivision meeting the standards as set forth in the *"Development Review Regulations Governing Subdivisions Land Development Projects Development Plan Review"* shall be submitted by the Applicant and recorded to merge the abandoned portions of the ROW into the subject lots, *as depicted on the "Street Realignment Plan" dated January 2015 prepared for Raymond E. and Barbara A. Chace; prepared by Alpha Associates, LTD.*
4. Any proposed improvements shall require all applicable local or state permits.

William DePasquale, Jr., AICP
Planning Director



Scott Avedisian
Mayor

CITY OF WARWICK

Planning Department
3275 Post Road, Annex; Warwick, RI 02886
Tel. (401) 738-2000 Ext. 6289
T.D.D. (401) 739-9150

MEMORANDUM

TO: Honorable Donna Travis, Council President
and Warwick City Council Members
Judy Wild, City Clerk

FROM: William DePasquale, Jr., AICP, Planning Director

DATE: October 15, 2015

SUBJECT: Street Abandonment
Portions of Arnolds Neck Drive and Hallworth Drive
Abutting 279, 285, & 288 Arnold's Neck Drive
Assessors Plat: 365, Assessor's Lots 79-88, 217 & 218
(See Attached Plans)

Background

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4. Any proposed improvements shall require all applicable local or state permits.

STATE OF RHODE ISLAND
COUNTY OF KENT

CITY OF WARWICK

PETITION FOR ABANDONMENT OF A PORTION OF ARNOLD'S NECK DRIVE

To The Honorable City Council of the City of Warwick

RAYMOND E. CHACE, Trustee of The Raymond E. Chace Revocable Inter Vivos Trust, and BARBARA A. CHACE and RAYMOND E. CHACE, Trustees of the Barbara A. Chace Revocable Inter Vivos Trust, having a mailing address of 80 Dory Road, Warwick, Rhode Island 02886, bring this petition and respectfully represents as follows:

FIRST: Your petitioners are the record owners of land abutting upon the westerly and easterly lines of those portions of Arnold's Neck Drive, which are outlined in red on the sketch hereto attached, said portions of Arnold's Neck Road to be abandoned being hereinafter referred to as the "Premises." The Premises are bounded and described as follows:

Plat No. 365

Lot (s) No. 87, 88, 217, 218

Ward No. 7

50 Square Foot Parcel

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Thence running southeasterly, along the westerly line of Arnold's Neck Road, a distance of 32.70 feet to a point;

Thence turning an interior angle of 49°52'16" and running northeasterly a distance of 3.96 feet to a point;

Thence turning an interior angle of 124°23'33" and running northwesterly a distance of 30.30 feet to the point of beginning, there forming an interior angle of 05°44'11" with Said first described boundary course, Said last two courses being bounded southeasterly and northeasterly by Arnold's Neck Road.

Said above parcel is comprised of 50 square feet of land.

2,457 Square Foot Parcel

That certain parcel of land, situated on the westerly side of Arnold's Neck Road in the City of

Warwick, County of Kent, State of Rhode Island and being bounded and described as follows:

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Thence turning an interior angle of $81^{\circ}32'21''$ and running southwesterly, along the westerly line of Arnold's Neck Road, a distance of 60.66 feet to a point;

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Thence running northerly along the easterly line of Arnold's Neck Road, a distance of 50.00 feet to the southwestery corner of the herein described parcel;

Thence running northerly, along Said easterly line of Arnold's Neck Road, a distance of 5.49 feet to a point;

Thence turning an interior angle of $164^{\circ}07'21''$ and running northeasterly, along Said easterly line of Arnold's Neck Road, a distance of 70.28 feet to a point of curvature;

Thence running generally northeasterly, easterly and southeasterly, along the easterly line of Arnold's Neck Road onto the westerly line of Hallworth Drive, on the arc of a circle curving right, having a central angle of $132^{\circ}27'11''$ and a radius of 10.00 feet, a length of 23.12 feet to a point of tangency;

Thence running southeasterly, along the westerly line of Said Hallworth Drive, a distance of 88.84 feet to a point;

Thence turning an interior angle of $58^{\circ}19'-50''$ and running westerly, bounded southerly by the aforementioned Grantee land, a distance of 84.00 feet to the southwestery corner of the herein described parcel, there forming an interior angle of $90^{\circ}00'00''$ with said first described boundary course.

Said above parcel is comprised of 3,946 square feet of land.

SECOND: The Premises are of no use to the public as a highway or driftway.

THIRD: Your Petitioners are requesting the City Council accept a portion of land owned by the Petitioners on the easterly side of Arnold's Neck Road as partial consideration for abandoning the aforementioned premises. Said portion of land is described as follows:

1,261 Square Foot Parcel

That certain parcel of land, situated on the easterly side of Arnold's Neck Road in the City of Warwick, County of Kent, State of Rhode Island and being bounded and described as follows:

Beginning at a point at the intersection of the easterly line of land now or formerly of National Railroad Passenger Corporation and the northeasterly line of Arnold's Neck Road, Said point being the most northerly corner of the herein described parcel;

Thence running southeasterly a distance of 86.83 feet to a point;

Thence turning an interior angle of $155^{\circ}04'48''$ and running southerly a distance of 134.87 feet to a point, said last two courses being bounded northeasterly and easterly by remaining land now or

formerly of this Grantor, Raymond E. Chace, Trustee;

Thence turning an interior angle of $24^{\circ}01'29''$ and running northwesterly a distance of 19.28 feet to a point;

Thence turning an interior angle of $158^{\circ}31'33''$ and running northerly a distance of 55.54 feet to a point;

Thence turning an interior angle of $162^{\circ}58'00''$ and running northeasterly a distance of 38.55 feet to a point;

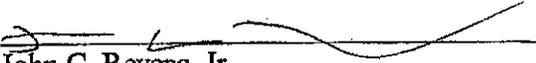
Thence turning an interior angle of $213^{\circ}40'00''$ and running northwesterly a distance of 138.29 feet to the point of beginning, there forming an interior angle of $05^{\circ}44'11''$ with said first described boundary course, Said last four courses being bounded on their exteriors by Arnold's Neck Road.

Said above parcel is comprised of 1,261 square feet of land.

FOURTH: The parcel of land, if accepted, will maintain the 50' road width.

WHEREFORE, your petitioner files this petition and prays that this Honorable Council, pursuant to authority vested in it by Chapter 214-6 of the General Laws of Rhode Island, 1956, as amended, declare the premises to have ceased to be useful to the public and enter an order abandoning the same as a public highway or driftway and accept Petitioners' parcel of land as partial consideration and incorporate said parcel into the highway known as Arnold's Neck Road.

Raymond E. Chace, Trustee of The
Raymond E. Chace Revocable Inter Vivos
Trust, Trustee of the Barbara A. Chace
Revocable Inter Vivos Trust by its Attorney
in Fact


John C. Revens, Jr.

Barbara A. Chace, Trustee of the Barbara A.
Chace Revocable Inter Vivos Trust by her
Attorney in Fact


John C. Revens, Jr.

July 29, 2015

John Revens, Esquire
Revens Revens & St. Pierre
946 Centerville Road
Warwick, RI 02886

Re: Appraisal
 Realignment of a portion of Arnolds Neck Drive
 Warwick, RI

Dear Mr. Revens:

At your request we have made a personal inspection of the above captioned property for the purpose of estimating the Market Value of the Fee Simple Interest in the subject property.

The property consists of three parcels of land, two of which will be sold and deeded to Raymond E. Chase owners of the abutting "Crows Nest Restaurant" and a residence across the street. The third parcel will be deeded to the City of Warwick:

Parcel #1 is a $\pm 1,261$ SF strip of land approximately 102 linear feet in length on the easterly side of Arnolds Neck Drive. The parcel abuts land occupied by Ray's Bait Shop and Ponaug Marine owned by Chace, this parcel will be deeded to the City of Warwick.

Parcel #2 consists of $\pm 2,775$ SF strip of land approximately 327 linear feet in length and various widths which abuts land owned by "The Crows Nest Restaurant". This parcel will be deeded to Chace.

Parcel #3 is a pie shaped parcel containing $\pm 3,958$ SF on the easterly side of Arnolds Neck Drive. The lot abuts a residence also owned by Chace and is currently used for parking. The lot slopes to the east and there is a large tree on it. It parks ± 3 -cars and is well below the residence grade. This parcel will be deeded to Chace.

We value as follows: "If the abandoned property is to be merged with an existing lot, the combined enhanced value of the two properties is pro-rated on a square foot basis." So; value of the Net Acquisition is a function of the value of the entirety of which it is to become part. The appraised property is the net result of land acquired.

The effective date of this appraisal is July 29, 2015 the date of our last inspection. The subject property is identified only as portions of Arnold Neck Road on Plat #365 of the Tax Assessor's Plat Maps of the City of Warwick.

The purpose of this report is to estimate the Market Value of the Fee Simple Interest to the net acquisition/loss of the three parcels as of July 29, 2015.

Pursuant to your terms of engagement, this appraisal is intended to comply with the reporting requirements set forth under Standards Rule 2-2(c) of the Uniform Standards of Professional Appraisal Practice.

As such it presents no discussions of the data, reasoning, and analyses that were used in the appraisal process to develop the appraiser's opinion of value. Supporting documentation concerning the data, reasoning, and analyses is retained in the appraiser's file. Its Intended Use is for the sole purpose of assisting the client in business decisions.

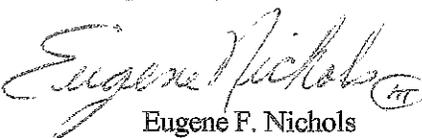
Our attached Certification, Contingent Assumptions and Limiting Conditions and any Special Limiting Conditions are integral to this report. Based upon the analyses and conclusions, which are retained in our files, we conclude our opinion of the Market Value of the Fee Simple interest in the property as described herein, as of the effective date of this appraisal is:

Parcel #1 to City of Warwick
Thirty Eight Thousand (\$38,000) - Dollars

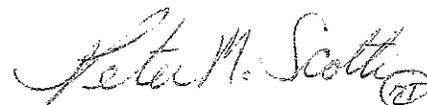
Parcel #2 to Chace
Thirty Nine Thousand Five Hundred (\$39,500) - Dollars

Parcel #3 to Chace
Twenty Thousand (\$20,000) - Dollars

Respectfully submitted,



Eugene F. Nichols
RI Certification # CGA.0A00264

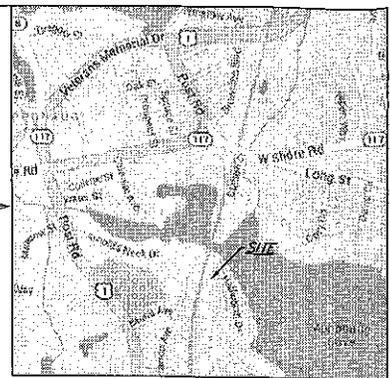


Peter M. Scotti, MAI
RI Certification # CGA.0A00110

THIS PLAN SHALL BE INDEXED UNDER
 ABUTTING STREETS:
 ARNOLD'S NECK ROAD
 HALLSWORTH AVENUE

REFERENCES:

1. RECORD PLAT No. 207, "ARNOLD'S NECK PLAT, BELONGING TO HERBERT C. CALEF, BY FRANK E. WATERMAN, JULY, 1908, SCALE 100 FT. TO AN INCH."
2. RECORD PLAT No. 233, "ARNOLD'S NECK PLAT ANNEX No. 2, BELONGING TO HERBERT C. CALEF, BY FRANK E. WATERMAN, OCT., 1912, SCALE 80' TO AN INCH."
3. RECORD PLAT No. 258, "SUBDIVISION OF LOT B ON ARNOLD'S NECK PLAT ANNEX No. 2, BELONGING TO HERBERT C. CALEF, NOV., 1917, SCALE 80 FT. TO AN INCH."
4. RECORD PLAT No. 285, "PLAN OF 'BAY VIEW DRIVE, APPROXIMATE WARWICK, R.I. LINES ESTABLISHED BY THE HON. TOWN COUNCIL MARCH 1928, BY ROBERT W. PLAIN, 'RIGHT OF WAY AND TRACK MAP', THE NEW YORK, NEW HAVEN AND HARTFORD R.R. CO., FROM NEW LONDON TO PROVIDENCE, TOWN OF WARWICK SHEET No. 5 33 & 34 OF S.E. SCALE 1" = 100', JUNE 30, 1915."
5. LAND EVIDENCE BOOK 8628 PAGE 22
6. LAND EVIDENCE BOOK 3808 PAGE 120
7. LAND EVIDENCE BOOK 3084 PAGES 269-272
8. LAND EVIDENCE BOOK 5080 PAGE 78 (25' STRIP FROM RAILROAD)
9. TAX ASSESSOR ENGINEER BOOK 173 PAGES 18-19



PARCEL ZONING

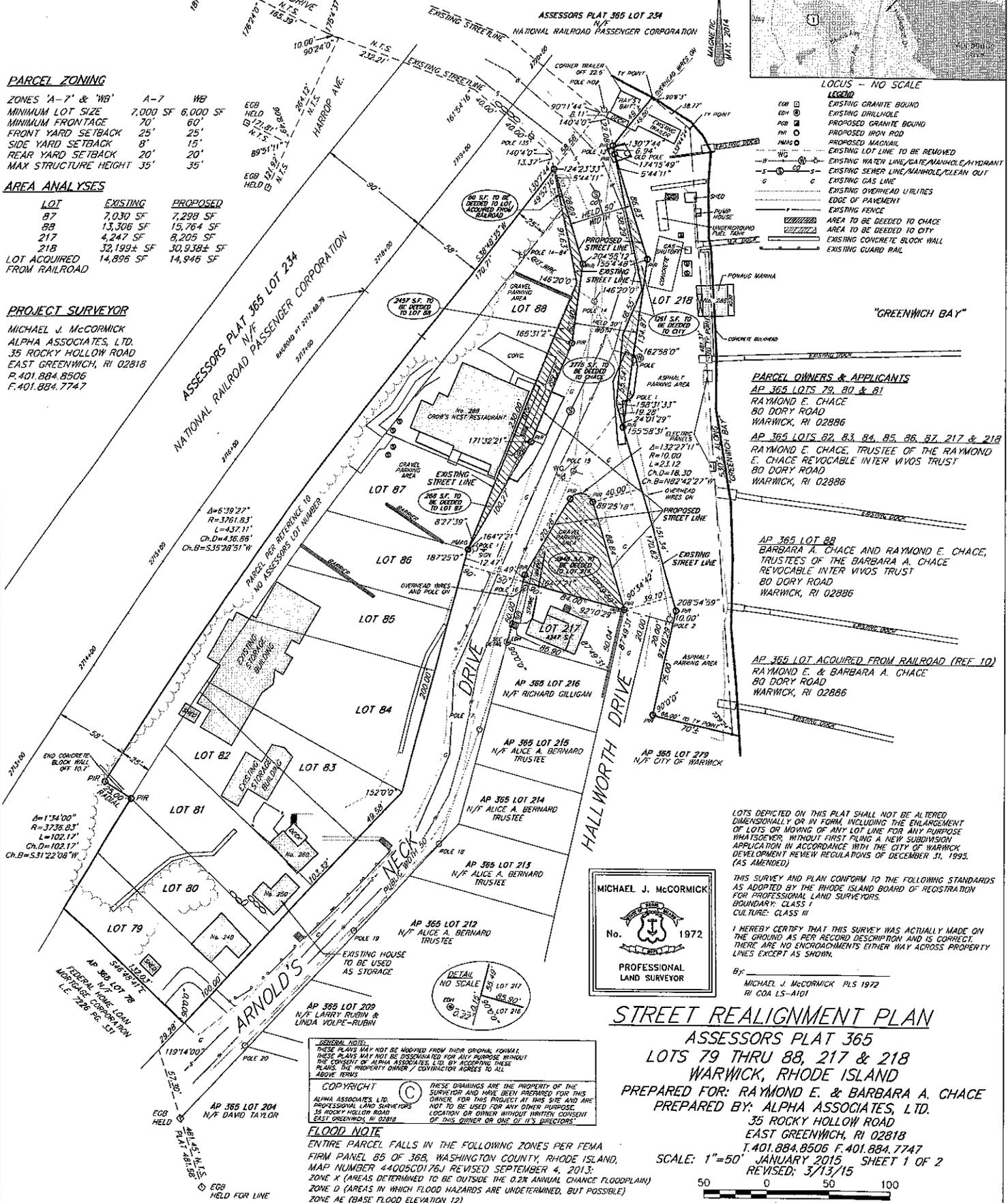
ZONES A-7' & 'WG'	A-7	WG
MINIMUM LOT SIZE	7,000 SF	6,000 SF
MINIMUM FRONTAGE	70'	60'
FRONT YARD SETBACK	25'	25'
SIDE YARD SETBACK	8'	15'
REAR YARD SETBACK	20'	20'
MAX STRUCTURE HEIGHT	35'	35'

AREA ANALYSES

LOT	EXISTING	PROPOSED
87	7,030 SF	7,298 SF
88	13,306 SF	15,764 SF
217	4,247 SF	8,205 SF
218	32,199± SF	30,938± SF
LOT ACQUIRED FROM RAILROAD	14,895 SF	14,946 SF

PROJECT SURVEYOR

MICHAEL J. McCORMICK
 ALPHA ASSOCIATES, LTD.
 35 ROCKY HOLLOW ROAD
 EAST GREENWICH, RI 02818
 P. 401.884.8506
 F. 401.884.7747



LOCUS - NO SCALE

LEGEND

- EXISTING GRANITE BOUND
- EXISTING DITCH/HOLE
- PROPOSED GRANITE BOUND
- PROPOSED IRON ROD
- PROPOSED MAGNAN
- EXISTING LOT LINE TO BE REMOVED
- EXISTING WATER LINE/GATE/MAINHOLE/HYDRANT
- EXISTING SEWER LINE/MAINHOLE/CLEAN OUT
- EXISTING GAS LINE
- EXISTING OVERHEAD UTILITIES
- EDGE OF PAVEMENT
- EXISTING FENCE
- AREA TO BE DEEDED TO CHACE
- AREA TO BE DEEDED TO CITY
- EXISTING CONCRETE BLOCK WALL
- EXISTING GUARD RAIL

PARCEL OWNERS & APPLICANTS

AP 365 LOTS 79, 80 & 81
 RAYMOND E. CHACE
 80 DORY ROAD
 WARWICK, RI 02886

AP 365 LOTS 82, 83, 84, 85, 86, 87, 217 & 218
 RAYMOND E. CHACE, TRUSTEE OF THE RAYMOND E. CHACE REVOCABLE INTER VIVOS TRUST
 80 DORY ROAD
 WARWICK, RI 02886

AP 365 LOT 88
 BARBARA A. CHACE AND RAYMOND E. CHACE,
 TRUSTEES OF THE BARBARA A. CHACE
 REVOCABLE INTER VIVOS TRUST
 80 DORY ROAD
 WARWICK, RI 02886

AP 365 LOT ACQUIRED FROM RAILROAD (REF 10)
 RAYMOND E. & BARBARA A. CHACE
 80 DORY ROAD
 WARWICK, RI 02886

LOTS DEPICTED ON THIS PLAN SHALL NOT BE ALTERED DIMENSIONALLY OR IN FORM, INCLUDING THE ENLARGEMENT OF LOTS OR MOVING OF ANY LOT LINE FOR ANY PURPOSE WHATSOEVER, WITHOUT FIRST FILING A NEW SUBDIVISION APPLICATION IN ACCORDANCE WITH THE CITY OF WARWICK DEVELOPMENT REVIEW REGULATIONS OF DECEMBER 31, 1993, (AS AMENDED).

THIS SURVEY AND PLAN CONFORM TO THE FOLLOWING STANDARDS AS ADOPTED BY THE RHODE ISLAND BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS.
 BOUNDARY: CLASS I
 CULTURE: CLASS III

I HEREBY CERTIFY THAT THIS SURVEY WAS ACTUALLY MADE ON THE GROUND AS PER RECORD DESCRIPTION AND IS CORRECT, THERE ARE NO ENCROACHMENTS EITHER WAY ACROSS PROPERTY LINES EXCEPT AS SHOWN.

By: MICHAEL J. McCORMICK PLS 1972
 RI COA LS-A101

MICHAEL J. McCORMICK
 No. 1972
 PROFESSIONAL LAND SURVEYOR

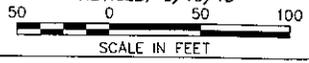
STREET REALIGNMENT PLAN
 ASSESSORS PLAT 365
 LOTS 79 THRU 88, 217 & 218
 WARWICK, RHODE ISLAND
 PREPARED FOR: RAYMOND E. & BARBARA A. CHACE
 PREPARED BY: ALPHA ASSOCIATES, LTD.
 35 ROCKY HOLLOW ROAD
 EAST GREENWICH, RI 02818
 T. 401.884.8506 F. 401.884.7747
 SCALE: 1"=50' JANUARY 2015, SHEET 1 OF 2
 REVISED: 3/13/15

GENERAL NOTE:
 THESE PLANS MAY NOT BE MODIFIED FROM THEIR ORIGINAL FORMAT. THESE PLANS MAY NOT BE DISSEMINATED FOR ANY PURPOSE WITHOUT THE CONSENT OF ALPHA ASSOCIATES, LTD. BY RECORDING THESE PLANS, THE PROPERTY OWNER / CONTRACTOR AGREES TO ALL ABOVE TERMS.

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 ALPHA ASSOCIATES, LTD. PROFESSIONAL LAND SURVEYORS 35 ROCKY HOLLOW ROAD EAST GREENWICH, RI 02818

THESE DRAWINGS ARE THE PROPERTY OF THE SURVEYOR AND HAVE BEEN PREPARED FOR THIS OWNER FOR THIS PROJECT AT THIS SITE AND ARE NOT TO BE USED FOR ANY OTHER PURPOSE. LOCATION OF OWNER WITHOUT WRITTEN CONSENT OF THIS OWNER OR ONE OF ITS DIRECTORS.

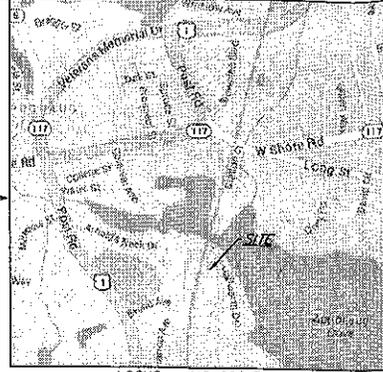
FLOOD NOTE
 ENTIRE PARCEL FALLS IN THE FOLLOWING ZONES PER FEMA FIRM PANEL 85 OF 365, WASHINGTON COUNTY, RHODE ISLAND, MAP NUMBER 44005C0176J REVISED SEPTEMBER 4, 2013:
 ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN)
 ZONE D (AREAS IN WHICH FLOOD HAZARDS ARE UNDETERMINED, BUT POSSIBLE)
 ZONE AE (BASE FLOOD ELEVATION 12)



THIS PLAN SHALL BE INDEXED UNDER
 ABUTTING STREETS:
 ARNOLD'S NECK ROAD
 HALLSWORTH AVENUE

REFERENCES:

1. RECORD PLAT No. 207 "ARNOLD'S NECK PLAT... BELONGING TO HERBERT C. CALEF... BY FRANK E. WATERMAN, JULY 1909... SCALE 100 FT. TO AN INCH..."
2. RECORD PLAT No. 231 "ARNOLD'S NECK PLAT ANNEX No. 2... BELONGING TO HERBERT C. CALEF... BY FRANK E. WATERMAN, OCT. 1912... SCALE 80' TO AN INCH..."
3. RECORD PLAT No. 256 "SUBDIVISION OF LOT B ON ARNOLD'S NECK PLAT ANNEX No. 2... BELONGING TO HERBERT C. CALEF... NOV. 1917... SCALE 60 FT. TO AN INCH..."
4. RECORD PLAT No. 305 "PLAN OF 24 1/2 NEW DRIVE, APPROXIMATE WARWICK, R.I., LINES ESTABLISHED BY THE HON. TOWN COUNCIL MARCH 1928... BY ROBERT W. PLAN, 'RIGHT OF WAY AND TRACK MAP, THE NEW YORK, NEW HAVEN AND HARTFORD R.R. CO... FROM NEW LONDON TO PROVIDENCE... TOWN OF WARWICK SHEET No. 5 33 & 34 OF 53... SCALE 1" = 100'... JUNE 30, 1915..."
5. LAND EVIDENCE BOOK 0626 PAGE 22
6. LAND EVIDENCE BOOK 3008 PAGE 120
7. LAND EVIDENCE BOOK 3084 PAGES 268-272
8. LAND EVIDENCE BOOK 5050 PAGE 70 (25' STRIP FROM RAILROAD)
9. TAX ASSESSOR ENGINEER BOOK 173 PAGES 16-19



PARCEL ZONING

ZONES 'A-7' & 'WB'	A-7	WB
MINIMUM LOT SIZE	7,000 SF	6,000 SF
MINIMUM FRONTAGE	70'	60'
FRONT YARD SETBACK	25'	25'
SIDE YARD SETBACK	9'	15'
REAR YARD SETBACK	20'	20'
MAX STRUCTURE HEIGHT	35'	35'

AREA ANALYSES

EXISTING LOTS 79 THRU 88 = 82,694 S.F.
 PARCEL CONVEYED BY RAILROAD (REF 10) = 14,896 S.F.
 TOTAL PARCEL AREA = 97,588 S.F.

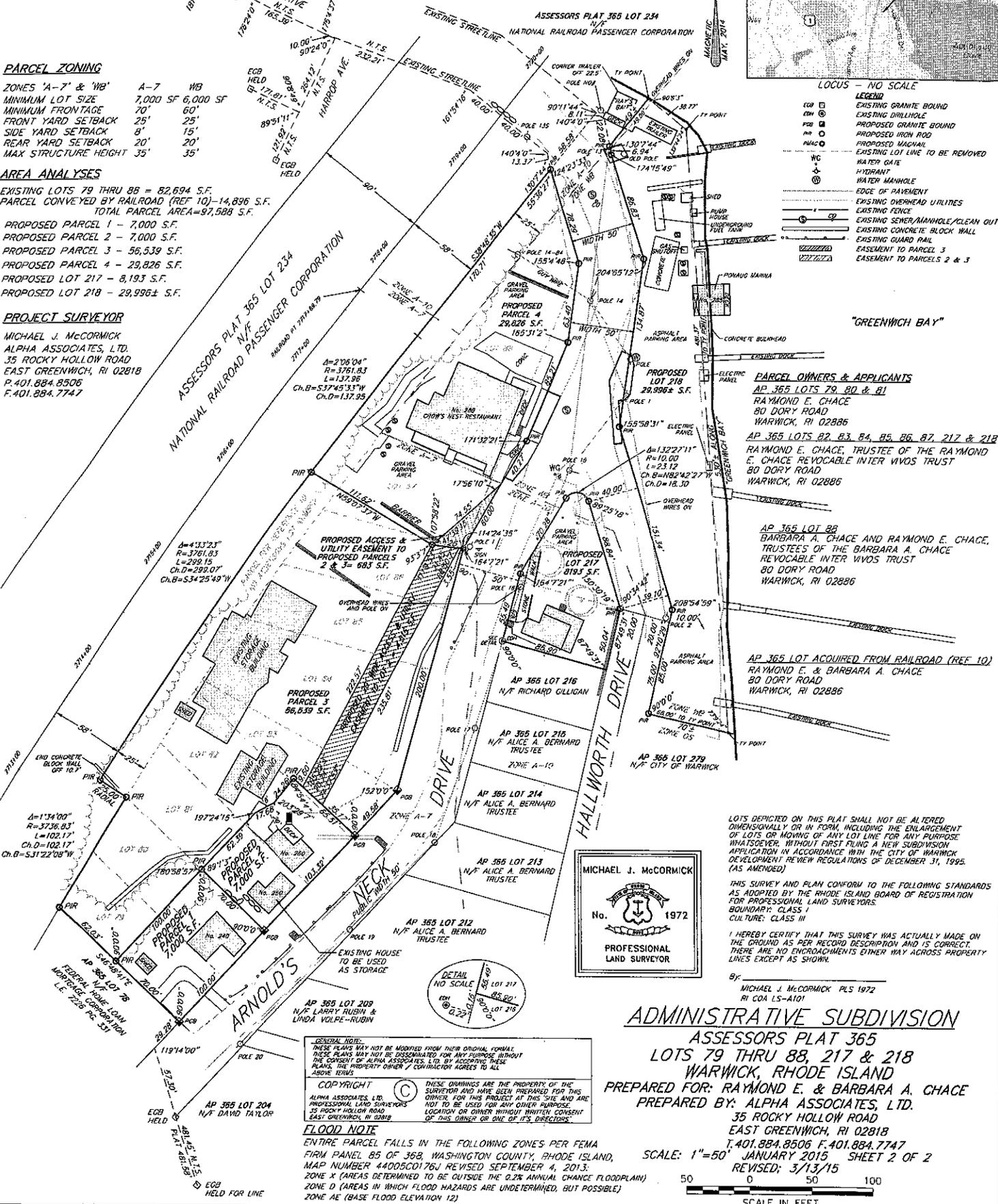
PROPOSED PARCEL 1 - 7,000 S.F.
 PROPOSED PARCEL 2 - 7,000 S.F.
 PROPOSED PARCEL 3 - 56,539 S.F.
 PROPOSED PARCEL 4 - 29,826 S.F.
 PROPOSED LOT 217 - 8,193 S.F.
 PROPOSED LOT 218 - 29,996 S.F.

PROJECT SURVEYOR

MICHAEL J. McCORMICK
 ALPHA ASSOCIATES, LTD.
 35 ROCKY HOLLOW ROAD
 EAST GREENWICH, RI 02818
 P: 401.884.8506
 F: 401.884.7747

LOCUS - NO SCALE

- LEGEND**
- EGP (square with dot) EXISTING GRANITE BOUND
 - EDH (square with cross) EXISTING DRILLHOLE
 - PGS (square with circle) PROPOSED GRANITE BOUND
 - PIR (square with dot) PROPOSED IRON ROD
 - PLAC (square with cross) PROPOSED MAGNAL
 - WC (square with circle) EXISTING LOT LINE TO BE REMOVED
 - WG (square with circle) WATER GATE
 - HYD (square with circle) HYDRANT
 - WMH (square with circle) WATER MANHOLE
 - EDP (square with circle) EDGE OF PAVEMENT
 - EOU (square with circle) EXISTING OVERHEAD UTILITIES
 - EF (square with circle) EXISTING FENCE
 - ESCM (square with circle) EXISTING SCHED. MANHOLE/CLEAN OUT
 - ECB (square with circle) EXISTING CONCRETE BLOCK WALL
 - EGR (square with circle) EXISTING GUARD RAIL
 - EAS2 (square with circle) EASEMENT TO PARCEL 3
 - EAS3 (square with circle) EASEMENT TO PARCELS 2 & 3



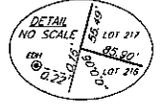
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FLOOD NOTE
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 ZONE D (AREAS IN WHICH FLOOD HAZARDS ARE UNDETERMINED, BUT POSSIBLE)
 ZONE AE (BASE FLOOD ELEVATION 12)

ADMINISTRATIVE SUBDIVISION
ASSESSORS PLAT 365
LOTS 79 THRU 88, 217 & 218
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SCALE: 1"=50' JANUARY 2015 SHEET 2 OF 2
 REVISED: 3/13/15

