

LOT #	CURRENT USE	PROPOSED USE
151	DWELLING OF RELATIVE	WATERFRONT BUSINESS DISTRICT
152	CATALDI DWELLING	LOCATION OF MARINA BUSINESS ATTACHED GARAGE ADDITION
153	CATALDI DWELLING	WATERFRONT BUSINESS DISTRICT
157 & 158	VACANT LAND	FENCED PARKING & TRAILER STORAGE
159	VACANT LAND	PARTIAL PARKING ABANDONMENT PARCEL "A" TO BECOME PARKING
163 & 164	VACANT LAND	VACANT LAND ABANDONMENT PARCEL "B" AND PARCEL "C" TO BECOME PARKING

LOT #	CURRENT ZONING DISTRICT	PROPOSED ZONING DISTRICT
151	A-10	ALL WATERFRONT BUSINESS DISTRICT (WB)
152	A-10	
153	A-40	
157	A-7	
158	A-7	
159	A-7	
163	A-40	
164	A-40	

AP	LOT #	OWNER
377	151	DIANA L. CATALDI
	152	RICHARD J. CATALDI JR.
	153	RICHARD J. CATALDI / RICINDA REALTY INC.
	157	RICHARD J. CATALDI
	158	RICHARD J. CATALDI / RICINDA REALTY INC.
	159	RICINDA REALTY INC.
	163	RICHARD J. CATALDI
	164	RICHARD J. CATALDI / RICINDA REALTY INC.

- References:**
- Map titled "Pomham's Fort Plat No.3 Warwick, R.I. by Waterman Engineering Co. May, 1935 Scale, 100 Feet to an Inch. Section of the James A. Foster Estate." Recorded at Warwick City Hall as Plat Card 376.
 - Warwick, RI GIS

- Legend:**
- A-7 ZONE
 - A-10 ZONE
 - A-40 ZONE
 - WATERFRONT BUSINESS DISTRICT
 - AP ASSESSOR'S PLAT
 - 500 RECORD LOT NUMBER

CERTIFICATION

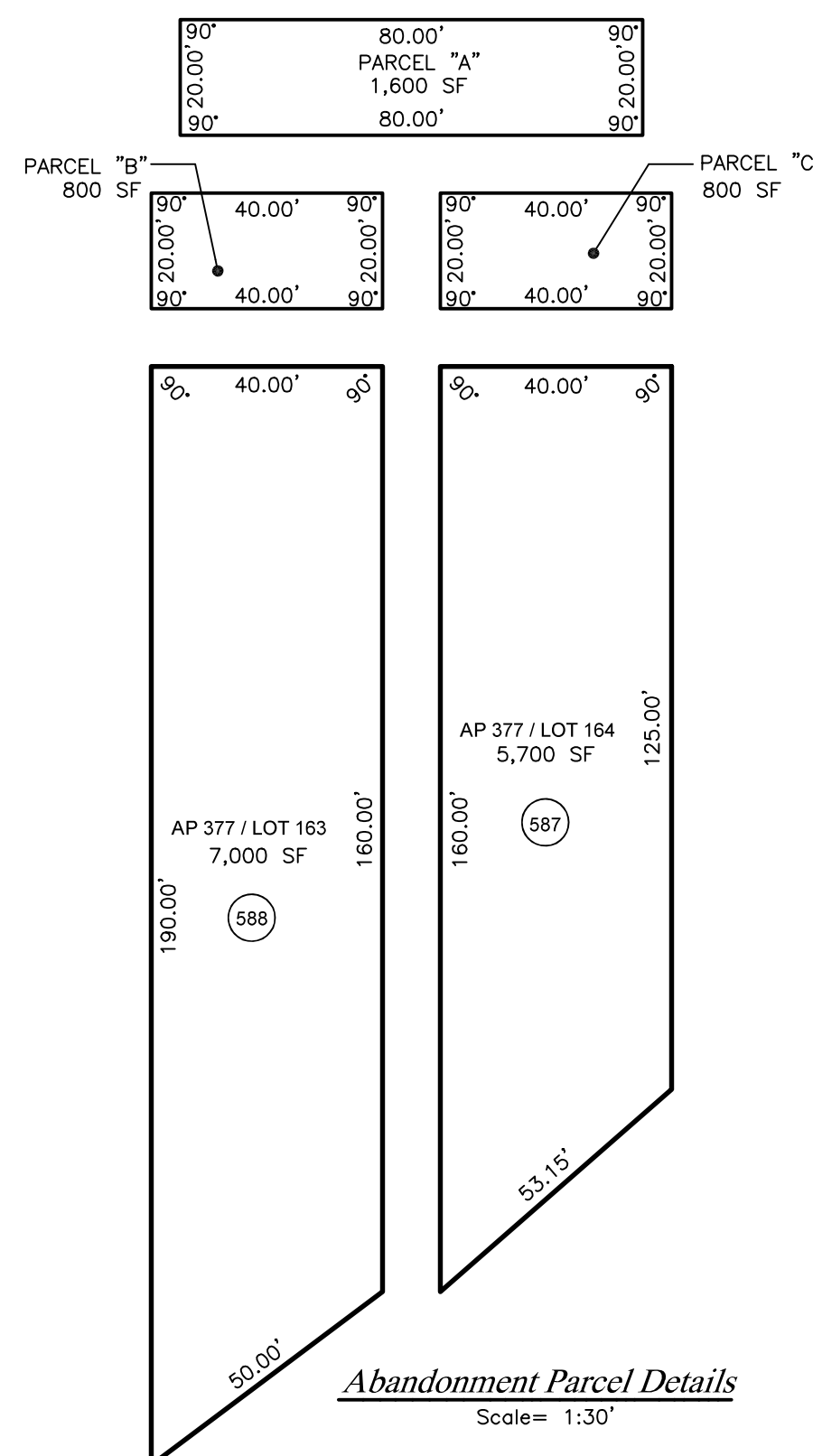
THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO SECTION 435-RICR-00-00-1.9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON NOVEMBER 25, 2015, AS FOLLOWS:

- (A) TYPE OF BOUNDARY SURVEY: NOT A BOUNDARY SURVEY. THIS COMPILATION PLAN HAS BEEN PREPARED FROM SOURCES OF INFORMATION AND DATA WHOSE POSITIONAL ACCURACY AND RELIABILITY HAS NOT BEEN VERIFIED. THE PROPERTY LINES DEPICTED HEREON DO NOT REPRESENT A BOUNDARY OPINION, AND OTHER INFORMATION DEPICTED IS SUBJECT TO SUCH CHANGES AS AN AUTHORITATIVE FIELD SURVEY MAY DISCLOSE.
- (B) OTHER TYPE OF SURVEY: NONE
- (C) STATEMENT OF PURPOSE: THE PURPOSE OF THIS SURVEY AND PLAN IS TO SHOW EXISTING SITE FEATURES SUFFICIENT TO PROPOSE A ZONING CHANGE IN THE CITY OF WARWICK, RI.

BY: Samuel Suorsa 1/12/2023
 REGISTERED PROFESSIONAL LAND SURVEYOR SIGNATURE

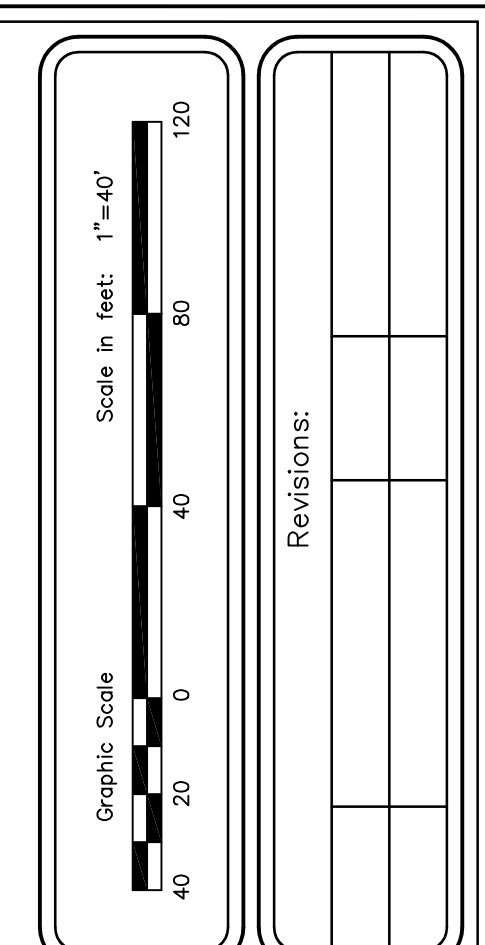
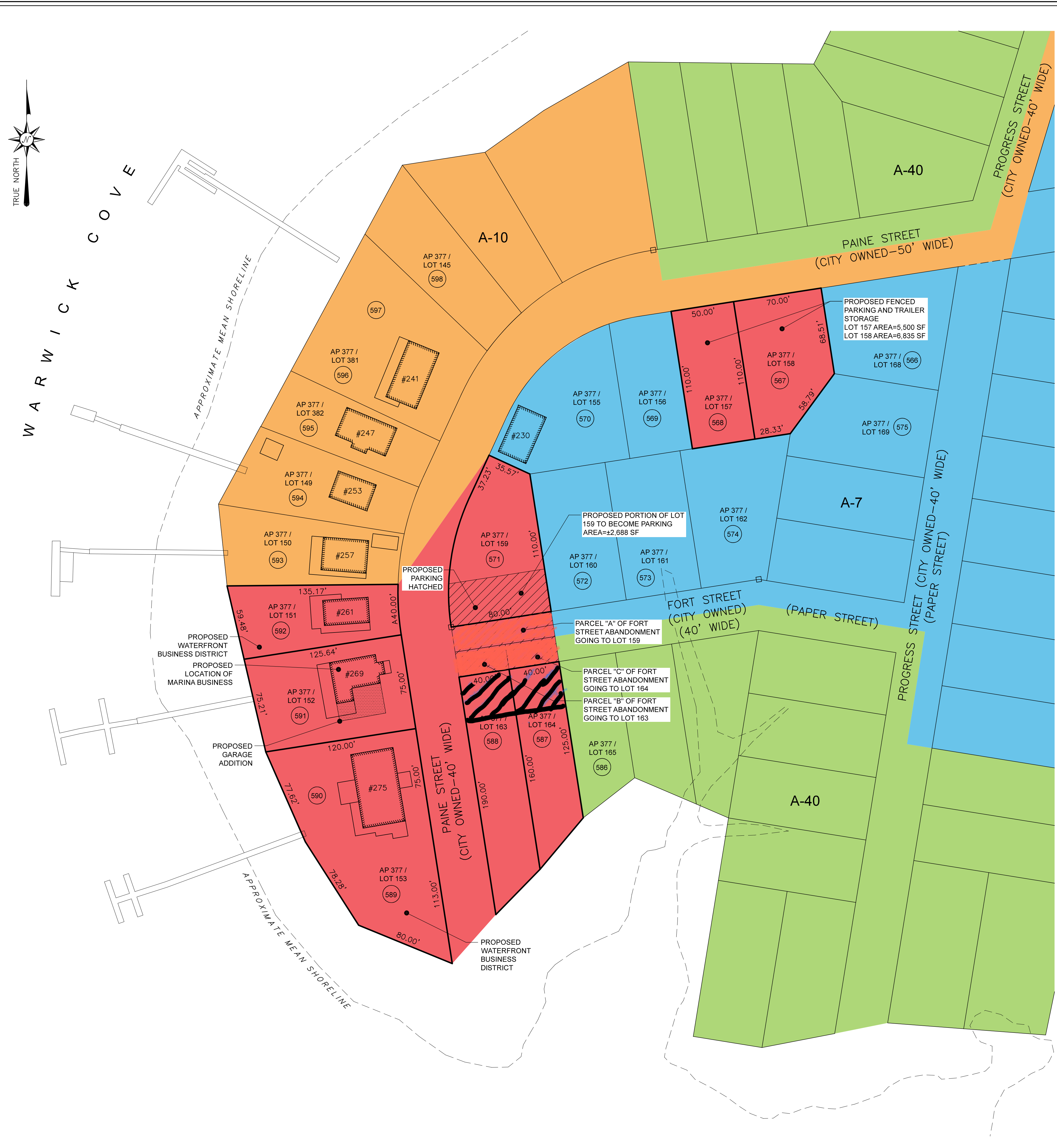
Samuel R. Suorsa, PLS
 REGISTERED PROFESSIONAL LAND SURVEYOR PRINTED NAME

A-68
 CERTIFICATE OF AUTHORIZATION NO.



Conveyance Schedule

Parcel	Current Owner	Proposed Owner
Parcel A	City of Warwick	Lot 159-Ricinda Realty Inc.
Parcel B	City of Warwick	Lot 163-Richard J. Cataldi
Parcel C	City of Warwick	Lot 164-Richard J. Cataldi/Ricinda Realty Inc.



COVENTRY SURVEY CO.
 46 South Main Street
 Coventry, Rhode Island 02816
 (401) 823-5028
 Land Surveying / Mapping / OWS Designs

Proposed Zoning Conditions Plan at Paine Street & Fort Street in the City of Warwick, Rhode Island Assessor's Plat 377 / Lots 151, 152, 153, 157, 158, 159, 163 & 164
 Prepared for: Richard Cataldi a/b/a Seaward Boatworks
 661 West Shore Road Warwick, RI 02889

Date:
 January 12, 2023

Sheet 2 of 2