

STATE OF RHODE ISLAND
KENT

CITY OF WARWICK

PETITION FOR ABANDONMENT OF A PORTION OF CYPRESS STREET

TO THE HONORABLE CITY COUNCIL OF THE CITY OF WARWICK

115 Maple Street, LLC, a Rhode Island Limited Liability Corporation, having a principal place of business at 71 Cypress Street, Warwick, Rhode Island, brings this Petition and respectfully represents as follows:

FIRST: Your Petitioner is the record owner of land abutting upon the southeasterly and a portion of the southwesterly lines of the end portion of Cypress Street in said City of Warwick, which is outlined in red on the copy of that certain plat which is attached hereto and entitled, "Cypress Street Abandonment Plan, A.P. 284/Lot 168, 115 Maple Street, Warwick, Rhode Island, Prepared for 115 Maple Street, LLC" and said end portion of Cypress Street is further located southwesterly of Maple Street as shown on the above-referenced plat attached hereto.

The legal description for the property to be abandoned is described as follows:

Plat: 284

Lot: Between Lots 17 and 18

Ward: 2

LEGAL DESCRIPTION
A PORTION OF CYPRESS STREET ABANDONMENT

That certain parcel of land together with all buildings and improvements thereon situated on the westerly side of Maple Street, City of Warwick, State of Rhode Island and is bounded and described as follows:

Beginning at an iron rod set on the westerly line of Maple Street and the most northerly corner of land owned now or formerly by 115 Maple Street, LLC., (Lot 18 / A.P. 284), said point being the most easterly corner of the herein described parcel;

thence, proceeding in a southwesterly direction, bounded southeasterly by 115 Maple Street, LLC., land (Lot 18 / A.P. 284), a distance of 53.71 feet to an iron rod set;

thence, turning an interior angle of 91°50'21" and proceeding in a northwesterly direction, bounded southwesterly in part by other land owned now or formerly by 115 Maple Street, LLC., land (Lot 159 / A.P. 283), and in part by land owned now

or formerly by Bonita J. Flanders (Lot 175 / A.P. 283), a distance of 40.02 feet to a point;

thence, turning an interior angle of 88°09'39" and proceeding in a northeasterly direction, bounded northwesterly by other land owned now or formerly by Bonita J. Flanders (Lot 17 / A.P. 294), a distance of 54.99 feet to a point;

thence, turning an interior angle of 90°00'00" and proceeding in a southeasterly direction, bounded northeasterly by Maple Street, a distance of 40.00 feet to the point and place of beginning. The last course forming an interior angle of 90°00'00" with the first course herein described.

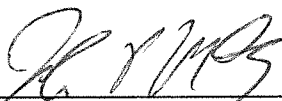
Said parcel contains 2174 square feet as surveyed by Richard T. Bzdyra PLS# 1786 of Ocean State Planners, Inc. Meaning and intending to describe the area to be abandoned on that survey plan entitled: "Cypress Street Abandonment Plan A.P. 284 / Lot 168, Maple Street Warwick, R.I. 02888, Scale: 1"=20' Date: January 23, 2024 Prepared For: Palmer Industries c/o Mr. Jeffrey Nelson 71 Cypress Street Warwick, R.I. 02888, Prepared By: Ocean State Planners, Inc. 1255 Oaklawn Avenue, Cranston R.I. 02920, Phone: (401) 463-9696, info@osplanners.com Job No. 10631."

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

THIRD: If the Premises be abandoned by order of this Honorable City Council, your Petitioner will be able to have sufficient front yard setback to locate its proposed building planned for its property abutting the Premises at Assessor's Plat 284, Lot 118, as well as to provide a natural vegetative buffer of trees at the edge of its adjacent property.

WHEREFORE, your Petitioner files this Petition and prays that this Honorable Council, pursuant to authority vested in it by Chapter 24-6 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 drift way.

115 Maple Street, LLC,
By its Attorney,



John P. McCoy, Esq.
Bengtson & Jestings, LLP
40 Westminster Street, Suite 300
Providence, RI 02903
jmccoy@benjestlaw.com

Dated: 2/7/2024