



CITY OF WARWICK

JOSEPH J. SOLOMON, MAYOR

MEMORANDUM

TO: Honorable Steve Merolla, Council President
Warwick City Council Members
Lynn D'Abrosca, City Clerk

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

DATE: January 10, 2020

SUBJECT: Zone Change-Recommendation
Dickerson Marina
Assessor's Plat 365; Assessor's Lot: 159-166 and 172
17, 21, 25, 35, 37, and &3 Arnold Neck Drive
99 Midgley

APPLICANT: John Dickerson

Project Scope

The Applicant is requesting a recommendation to the City Council for a zone change on Assessor's Plat 365; Assessor's Lots 159-166 and 172. The Applicant is proposing to extend the existing Waterfront Zoning District to accommodate the existing marina uses, which currently exist in the Residential Zone.

Planning Board Findings

1. At the January 8, 2020 regularly scheduled Planning Board Meeting, the Planning Board found the Zoning Amendment to be generally consistent with Article 1 "Purposes and General Statements of the City's Development Review Regulations" and generally consistent with the City of Warwick Comprehensive Plan 2033, specifically, that the proposed development is generally consistent with the Comprehensive Community Plan criterion that it be consistent with the surrounding area. The parcels are zoned A-7, A-10 Residential and Waterfront Business with proximate marina and residentially zoned areas and land uses; within the 200' radius. Chapter 4 specifically, Economic Development, Goal 1, encourages the promotions of the City's quality of life as an economic asset of the City.
2. In compliance with the City's Harbor Management Plan, *Vision Statement and Harbor Ordinance*, including but not limited to the following:

PLANNING DEPARTMENT • WILLIAM DEPASQUALE, JR. AICP, DIRECTOR
3275 POST ROAD • WARWICK, RI 02886 • 401-738-2009

- To maximize the compatibility of harbor uses in a manner which provides for the safe, orderly, and efficient use of the water and the waterfront.
 - To improve, expand and maintain public access and opportunity for people's use and enjoyment of coastal and marine resources.
 - That pleasure boating and commercial fishing are valuable resources for the City.
3. That the City of Warwick possesses 39 miles of coastline, with shorefront varying greatly in its environmental and use character.
 4. That the area surrounding the subject parcel consists of existing waterfront business uses, recreational uses and residential uses.

Additionally, the City's Engineering Division, Sewer Authority, Tax Collector, Conservation Commission, Harbor Management Commission, Historic District Commission, Cemetery Commission and Land Trust have reviewed the proposal and have no objection to the proposed zone change.

The Planning Board also found the proposed zoning amendment to be generally consistent with the following purposes of the City's Zoning Ordinance, as presented in Section 100, "Title and Purpose."

- 103.1 Promote the public health, safety and general welfare of the City.
- 103.2 Provides for a range of uses and intensities of use appropriate to the character of the City and reflect current and future needs.
- 103.3 Provides for orderly growth and development, which recognizes:
 - A) The goals and patterns of land use contained in the Comprehensive Plan of the city of Warwick.
 - C) The values and dynamic nature of coastal and freshwater ponds, the shoreline, and freshwater and coastal wetlands.
 - D) The values of unique or valuable natural resources and features.
- 103.10 Promote a high level of quality in design in the development of private and public facilities.
- 103.11 Promote the implementation of the Warwick Comprehensive community plan, as amended.

Mr. Catalano, seconded by Ms. Polselli, having adopted the Planning Department's Findings and Recommendation, made a motion to forward a favorable recommendation to the Warwick City Council for the requested zone change from a combination of A-7, A-10 Residential and

Waterfront Business to A-7, A-10 Residential and Waterfront Business with the following stipulation:

1. That the Applicant shall reconfigure the subject lots through the Administrative Subdivision procedure as contained in the City of Warwick Development Review Regulations.

Ms. Bataille, Mr. Bergantino, Mr. Catalano Ms. Gerlach and, Ms. Polselli, voted in favor, with Mr. Slocum recusing himself, noting a conflict.

LEGEND

ASSESSOR'S PLAT LOT #

167

JOHN DICKERSON

166

MIDGLEY AVENUE

ARNOLDS NECK DRIVE

MAGNETIC NORTH 2016

ZONE LINE

VB

VB

#49

#41

HOUSE #37

GARAGE

HOUSE #35

HOUSE #25

HOUSE #21

HOUSE #17

OFFICE #17

BATH ROOM

SHOP

ZONE LINE

ZC REC

PLANNING BOARD APPROVED

1/8/2020
DATE

NEAR HIGH WATER

ZONE LINE

MIDGLEY AVENUE ABANDONED AUGUST 21 1958

RESOLUTION #5311-1958

SHELL POINT

VB

SHELL PARKING AREA

PAUL AVENUE

ZONE LINE

A-7
A-10

156

#99

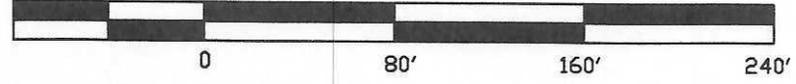
LISA DESJARDIS

MIDGLEY AVENUE

ZONE LINE

DS

SCALE IN FEET



DAVID S. HILBERN
DM 9M
 No. 1831
1/8/20
PROFESSIONAL LAND SURVEYOR

ZONING PLAN EXISTING LINE THROUGH LOTS 159-166 & 172 ASSESSOR PLAT 365 LOCATED AT ARNOLDS NECK DRIVE IN WARWICK, R.I.

DATE: 8/2/19 SCALE: 1" = 80'
 REVISIONS:
 12/29/19 HOUSE #S ADDED, LOT LINES DELETED

THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN PREPARED PURSUANT TO SECTION 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:
 TYPE OF SURVEY: COMPREHENSIVE BOUNDARY SURVEY
 MEASUREMENT SPECIFICATION = CLASS 3
 PURPOSE OF SURVEY TO SHOW EXISTING ZONING LINE
 BY *David Hilbern*
 DAVID HILBERN, PROFESSIONAL LAND SURVEYOR

HILBERN
 Land Surveying
 Land Surveyors and Planners
 225 SHADY LEA RD. N. KINGSTOWN R I
 401-294-4080 02852

LEGEND

ASSESSOR'S PLAT LOT #

157
JOHN DICKERSON

166

MIDGLEY AVENUE
20'

ARNOLDS NECK DRIVE

20' ACCESS EASEMENT
REC'D BULK. 401 PAGE 33

173

TC Rec.

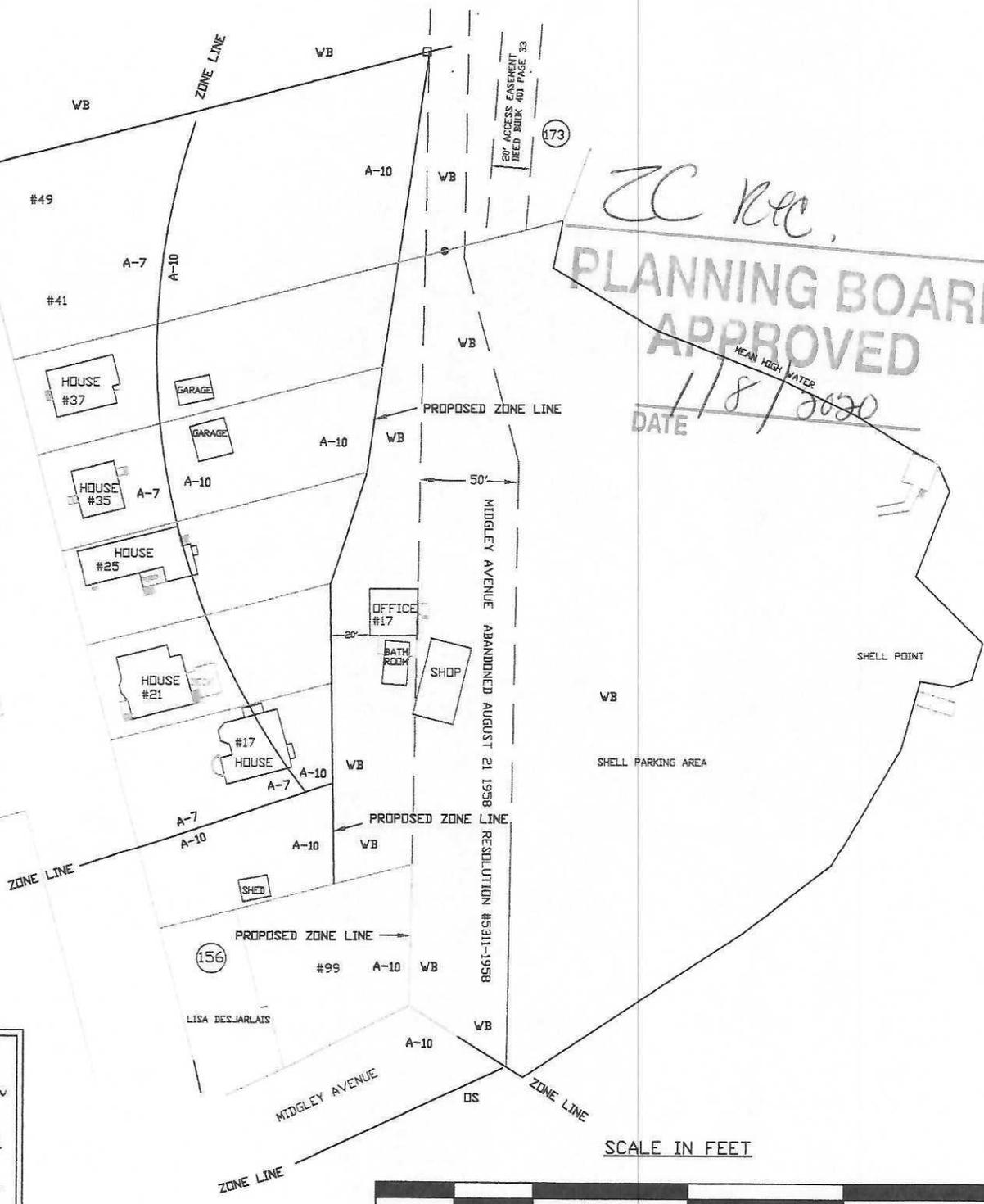
PLANNING BOARD
APPROVED

DATE 11/8/2020

MEAN HIGH WATER

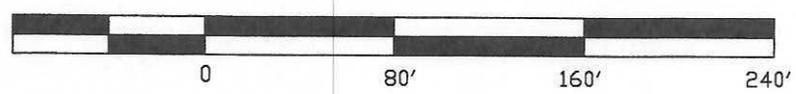
MAGNETIC NORTH 2016

RAUL AVENUE



DAVID S. HILBERN
David Hilbern
 No. 1831
 11/8/20
 PROFESSIONAL
 LAND SURVEYOR

SCALE IN FEET



ZONING PLAN PROPOSED LINE THROUGH
 LOTS 159-166 & 172
 ASSESSOR PLAT 365
 LOCATED AT ARNOLDS NECK DRIVE
 IN WARWICK, R.I.
 DATE: 8/2/19 SCALE: 1" = 80'

REVISIONS:
 12/25/19 HOUSE #S ADDED, LOT LINES DELETED
 1/8/20 EXISTING A-7 & A-10 ZONE LINE ADDED

THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN PREPARED PURSUANT
 TO SECTION 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:
 TYPE OF SURVEY: COMPREHENSIVE BOUNDARY SURVEY
 MEASUREMENT SPECIFICATION = CLASS 2
 PURPOSE OF SURVEY: TO SHOW EXISTING ZONING LINE
 BY *David Hilbern*
 DAVID HILBERN, PROFESSIONAL LAND SURVEYOR

HILBERN
 Land Surveying
 Land Surveyors and Planners
 225 SHADY LEA RD. N. KINGSTOWN R I
 401-294-4080 02852

PETITION REQUESTING AN AMENDMENT TO THE ZONING ORDINANCE OF THE CITY OF WARWICK

To the Honorable City Council of Warwick:

Respectfully represent: JOHN DICKERSON

who furnishes the following information in connection with (his-her) request for an Amendment to the Zoning Law.

Amendment to the Zoning Law:

- 1. Ownership of Premises: _____
 (Name)

 (Address)

(Furnish name of title owner of property and address of owner)

- 2. Description of Premises: Plat No. 365 Lot(s) No. 159-166, 172
 Street ARNOLDS NECK DR Ward _____

(Furnish Assessor's Plat and Lot numbers and Name of Street and Ward Number)

- 3. Present Zoning Classification: A-7, A-10, WB

- 4. Zoning Change Requested A-10 to be dissolved into A-7 + WB

- 5. Reasons for Proposed Change: LOTS 160-166 are substandard + would be in closer conformance to an A-7 zone. Improvements, usage + buildings associated with lot 172, encroach on lots 158-166. WB zone line to be moved west to conform to usage.

WHEREFORE, it is respectfully requested that the Zoning Law be amended by changing the Zoning Classification of the above described premises from _____

Respectfully Submitted,

(Signature of Owner and Petitioner)

DICKERSON'S MARINA, INC d/b/a
APPONAUG HARBOR MARINA

SEPTEMBER 6, 2019

EMPLOYEE LIST:

1. John A. Dickerson 1984 4 Paul Ave., Warwick, RI, 02886 owner,
operator, book keeper
2. Barbara A. Dickerson 1994 4 Paul Ave, Warwick, RI,
clerical
3. Ryan Collins 7-24-17 213 Ohio Ave, Prov., RI 02905
9/5/19 LEFT TO GO BACK to SCHOOL
General yard work
4. Tom Pointbriand 9/8/11 2274 New London Tpke, Coventry, RI
02816 Travel lift operator, maintenance person
5. Barry Prince 4/1/05 1107 Denison Drive, Southbridge, MA, 01550
Travel lift operator, maintenance person
6. Kelly McCullough 8/22/17 190 Lowden St., Pawtucket, RI, 02860
Office Mgr
7. David Way 5/20/02 71 Hillsdale Rd., Richmond, RI, 02892 Yard
MGR, Travel Lift operator

Parcel ID: 365-0160-0000
DICKERSON, JOHN A JR &
DAVIDSON, LEIGH REVOCABLE TRUST
17 ARNOLDS NECK DR
WARWICK RI 02886

Parcel ID: 365-0161-0000
DICKERSON, JOHN A JR &
DAVIDSON, LEIGH REVOCABLE TRUST
TIC
17 ARNOLD NECK DR
WARWICK RI 02886

Parcel ID: 365-0167-0000
DICKERSON, JOHN A JR
4 PAUL AVE
WARWICK RI 02886

Parcel ID: 365-0172-0000
MARINA REALTY INC
17 ARNOLDS NECK DR
WARWICK RI 02886

Parcel ID: 365-0279-0000
CITY OF WARWICK
3275 POST RD
WARWICK RI 02886

Parcel ID: 365-0162-0000
DICKERSON, JOHN A JR &
DAVIDSON, LEIGH REVOCABLE TRUST
17 ARNOLDS NECK DR
WARWICK RI 02886

Parcel ID: 365-0163-0000
DICKERSON, JOHN A JR &
DAVIDSON, LEIGH REVOCABLE TRUST
17 ARNOLDS NECK DR
WARWICK RI 02886

Parcel ID: 365-0168-0000
MARINA REALTY INC
17 ARNOLDS NECK DR
WARWICK RI 02886

Parcel ID: 365-0175-0000
ROY, JEANNETTE M & HENRY P
TRUSTEE
ROY, JEANNETTE M REVOCABLE
TRUST
346 HILLARD AVE
WARWICK RI 02886

Parcel ID: 365-0178-0000
COLLINS, SARAH E
25 SHATTOCK AVE
WARWICK RI 02886-7318

Parcel ID: 365-0311-0000
CAROSELLI, JAMES R
17 SHATTOCK AVE
WARWICK RI 02886

Parcel ID: 365-0166-0000
DICKERSON, JOHN A JR
DURRELL-DICKERSON, BARBARA A
4 PAUL AVE
WARWICK RI 02886

Parcel ID: 365-0165-0000
DICKERSON, JOHN A JR &
DAVIDSON, LEIGH REVOCABLE TRUST
TIC
17 ARNOLDS NECK DR
WARWICK RI 02886

Parcel ID: 365-0173-0000
DICKERSON, JOHN A JR
4 PAUL AVE
WARWICK RI 02886

Parcel ID: 365-0164-0000
DICKERSON, JOHN A JR &
DAVIDSON, LEIGH REVOCABLE TRUST
TIC
17 ARNOLDS NECK DR
WARWICK RI 02886

HILBERN LAND SURVEYING

225 Shady Lea Road, North Kingstown, RI 02852 (401) 294-4080

October 3, 2019

PURPOSE:

The purpose of this project is to create a conforming use of Lots 158 through 166, located on Arnolds Neck Drive, and Lot 172, located on Shattock Avenue. Lot 172 is currently owned by Marina Realty, Inc. All referenced lots are located in the city of Warwick, RI (Village of Apponaug).

CURRENT STATE OF THE PROPERTIES:

As of this writing, buildings and parking areas utilized by Marina Realty, Inc. are occupying portions of Lots 158 through 166.

- Lot 172 is currently used as a commercial Marina. The lot is a waterfront property with a crushed shell surface covering all parking areas. Buildings on the property support the Marina operations and patrons.
- Lots 158 through 163 are used for residential purposes, with houses located on the lots.
- Lots 165 and 166 are vacant.
- Lots 158 through 166 have a grass surface.

PROPOSALS:

- We are proposing to move the West property line of Lot 172 in a Westerly direction to incorporate the encroaching buildings and parking areas.
- We are proposing a change in the location of the Westbound zoning line to the new West line of Lot 172 in order to create a conforming use of this zoning district.
- An existing house on the Easterly side of Lot 162 is to be demolished.
- All surface areas are to remain in their current state.

EXHIBIT "A"

That tract of land, situated on the easterly side of Arnolds Neck Drive, City of Warwick, County of Kent, State of Rhode Island, containing 694.4 square feet of land, bounded and described as follows:

Beginning at a granite bound at the northeast corner of Lot 166, as shown on the Warwick R.I. Assessor Plat 365. Said point being the northwest corner of herein described parcel.

1. THENCE, North 75-21'-50" East, Ten and 38/100 feet (10.38') to a point;
2. THENCE South 01-00'-10" West, bounded Easterly by land of said grantee Fifty one and 89/100 feet (51.89') to a point;
3. THENCE South 75-21'-42" West, Seventeen and 41/100 feet (17.41') to an iron rod;
4. THENCE North 08-10'-20" East, bounded westerly by remaining land land of said grantor, Fifty four and 28/100 feet (54.21') to the point of beginning.

Said lot being a portion of the easterly end of Lot 78 as shown on that plan entitled "Arnold's Neck Plat" belonging to Herbert Calef, July 1909 by Frank Waterman 1" = 100' recorded in the Records of Land Evidence in said City of Warwick in Plat Book 4 at page 81 and on Plat Card 207. Also being a portion of Midgley Avenue that was abandoned by the City of Warwick on August 21, 1958.

EXHIBIT "B"

That tract of land, situated on the easterly side of Arnolds Neck Drive, City of Warwick, County of Kent, State of Rhode Island, containing 1,047 square feet of land, bounded and described as follows:

Commencing at the northwest corner of Lot 165, as shown on the Warwick R.I. Assessor Plat 365 thence North 75-21'-14" East along the northerly line of said Lot 165 Two hundred twenty three and 8/100 feet (223.89') to an iron rod at the Point of Beginning. Said point being the northwest corner of herein described parcel.

1. THENCE, North 75-21'-14" East, Seventeen and 41/100 feet (17.41') to an iron rod;
2. THENCE South 01-00'-12" West, bounded Easterly by land of said grantee Fifty one and 96/100 feet (51.96') to an iron rod;
3. THENCE South 75-21'-42" West, Twenty four and 44/100 feet (24.44') to an iron rod;
4. THENCE North 08-10'-20" East, bounded westerly by remaining land of said grantor, Fifty four and 28/100 feet (54.28') to an iron rod at the point of beginning

Said lot being a portion of the easterly end of Lot 79 as shown on that plan entitled "Arnold's Neck Plat" belonging to Herbert Calef, July 1909 by Frank Waterman 1" = 100' recorded in the Records of Land Evidence in said City of Warwick in Plat Book 4 at page 81 and on Plat Card 207. Also being a portion of Midgley Avenue that was abandoned by the City of Warwick on August 21, 1958.

EXHIBIT "C"

That tract of land, situated on the easterly side of Arnolds Neck Drive, City of Warwick, County of Kent, State of Rhode Island, containing 1,397.1 square feet of land, bounded and described as follows:

Commencing at the northwest corner of Lot 163, as shown on the Warwick R.I. Assessor Plat 365 thence North 75-21'-14" East along the northerly line of said Lots 163 and 164 Two hundred and two and 84/100 feet (202.84') to an iron rod at the Point of Beginning. Said point being the northwest corner of herein described parcel.

1. THENCE, North 75-21'-14" East, Twenty four and 44/100 feet (24.44') to an iron rod;
2. THENCE South 01-00'-12" West, bounded Easterly by Dickerson's Marina Inc. Fifty one and 89/100 feet (51.89') to a point;
3. THENCE South 75-21'-14" West, Thirty one and 47/100 feet (31.47') to an iron rod;
4. THENCE North 08-10'-20" East, bounded westerly by remaining land land of said grantor, Fifty four and 21/100 feet (54.21') to an iron rod at the point of beginning

Said lot being a portion of the easterly end of Lot 82 as shown on that plan entitled "Arnold's Neck Plat" belonging to Herbert Calef, July 1909 by Frank Waterman 1" = 100' recorded in the Records of Land Evidence in said City of Warwick in Plat Book 4 at page 81 and on Plat Card 207. Also being a portion of Midgley Avenue that was abandoned by the City of Warwick on August 21, 1958.

EXHIBIT "D"

That tract of land, situated on the easterly side of Arnolds Neck Drive, City of Warwick, County of Kent, State of Rhode Island, containing 2,141.3 square feet of land, bounded and described as follows:

Commencing at the northwest corner of Lot 162, as shown on the Warwick R.I. Assessor Plat 365 thence North 75-21'-14" East along the northerly line of said Lot 161 One hundred eighty one and 82/100 feet (181.82') to an iron rod at the Point of Beginning. Said point being the northwest corner of herein described parcel.

1. THENCE, North 75-21'-14" East, Thirty one and 47/100 feet (31.47') to a point;
2. THENCE South 16-33'-40" East, bounded Easterly by Dickerson's Marina Inc. Fifty and 03/100 feet (50.03') to a point;
3. THENCE South 75-21'-14" West, Fifty four and 18/100 feet (54.18') to an iron rod;
4. THENCE North 8-10'-20" East, bounded westerly by remaining land land of said grantor, Fifty four and 25/100 feet (54.25') to an iron rod at the point of beginning

Said lot being a portion of the easterly end of Lot 83 as shown on that plan entitled "Arnold's Neck Plat" belonging to Herbert Calef, July 1909 by Frank Waterman 1" = 100' recorded in the Records of Land Evidence in said City of Warwick in Plat Book 4 at page 81 and on Plat Card 207. Also being a portion of Midgley Ave. was abandoned by the City of Warwick on August 21, 1958

EXHIBIT "E"

That tract of land, situated on the easterly side of Arnolds Neck Drive, City of Warwick, County of Kent, State of Rhode Island, containing 3,156.2 square feet of land, bounded and described as follows:

Commencing at the northwest corner of Lot 161, as shown on the Warwick R.I. Assessor Plat 365 thence North 75-21'-14" East along the northerly line of said Lot 161 One hundred sixty and 78/100 feet (160.78') to an iron rod at the Point of Beginning. Said point being the northwest corner of herein described parcel.

1. THENCE, North 75-21'-14" East, Fifty four and 18/100 feet (54.18') to a point;
2. THENCE South 00-59'-46" West, bounded Easterly by Dickerson's Marina Inc. Fifty one and 92/100 feet (51.92') to a point;
3. THENCE South 75-21'-14" West, Seventy two and 07/100 feet (72.07') to an iron rod;
4. THENCE North 17-52'-59" East, bounded westerly by remaining land land of said grantor, Fifty nine and 30/100 feet (59.3') to an iron rod at the point of beginning

Said lot being a portion of the easterly end of Lot 86 as shown on that plan entitled "Arnold's Neck Plat" belonging to Herbert Calef, July 1909 by Frank Waterman 1" = 100' recorded in the Records of Land Evidence in said City of Warwick in Plat Book 4 at page 81 and on Plat Card 207. Also being a portion of Midgley Avenue that was abandoned by the City of Warwick on August 21, 1958

EXHIBIT "F"

That tract of land, with the buildings and improvements thereon, situated on the easterly side of Arnolds Neck Drive, City of Warwick, County of Kent, State of Rhode Island, containing 3,559.2 square feet of land, bounded and described as follows:

Commencing at the northwest corner of Lot 160, as shown on the Warwick R.I. Assessor Plat 365 thence North 75-21'-14" East along the northerly line of said lot 160 One hundred twenty eight and 89/100 feet (128.89') to an iron rod at the Point of Beginning. Said point being the northwest corner of herein described parcel.

1. THENCE, North 75-21'-14" East, Seventy two and 07/100 feet (72.07') to a point;
2. THENCE South 00-59'-46" West, bounded Easterly by Dickerson's Marina Inc. Fifty one and 92/100 feet (51.92') to a point;
3. THENCE South 75-21'-14" West bounded southerly by Lot 159 Seventy and 30/100 feet (70.3') to an iron rod;
4. THENCE North 00-54'-07" West, bounded westerly by remaining land land of said grantor, Fifty one and 47/100 feet (51.47') to an iron rod at the point of beginning

Said lot being a portion of the easterly end of Lot 87 as shown on that plan entitled "Arnold's Neck Plat" belonging to Herbert Calef, July 1909 by Frank Waterman 1" = 100' recorded in the Records of Land Evidence in said City of Warwick in Plat Book 4 at page 81 and on Plat Card 207. Also being a portion of Midgley Ave. that was abandoned by the City of Warwick on August 21, 1958

EXHIBIT "G"

That tract of land, with the buildings and improvements thereon, situated on the easterly side of Arnolds Neck Drive, City of Warwick, County of Kent, State of Rhode Island, containing 6,852.8 square feet of land, bounded and described as follows:

Commencing at the northwest corner of Lot 159, as shown on the Warwick R.I. Assessor Plat 365 thence North 75-21'-14" East along the northerly line of said Lot 159 One hundred sixteen and 66/100 feet (116.66') to an iron rod at the Point of Beginning. Said point being the northwest corner of herein described parcel.

1. THENCE, North 75-21'-14" East, Seventy and 30/100 feet (70.3') to a point;
2. THENCE South 00-59'-46" West, bounded Easterly by Dickerson's Marina Inc. One Hundred and three and 85/100 feet (103.85') to a point;
3. THENCE South 75-21'-14" West, Sixty six and 76/100 feet (66.76') to an iron rod;
4. THENCE North 00-54'-07" West, bounded westerly by remaining land land of said grantor, One Hundred and two and 47/100 feet (102.95') to an iron rod at the point of beginning

Said Lot being a portion of the easterly end of lots 88 and 89 as shown on that plan entitled

"Arnold's Neck Plat" belonging to Herbert Calef, July 1909 by Frank Waterman 1" = 100' recorded in the Records of Land Evidence in said City of Warwick in Plat Book 4 at page 81 and on Plat Card 207. Also being a portion of Midgley Avenue that was abandoned by the City of Warwick on August 21, 1958.

EXHIBIT "H"

That tract of land, situated on the northerly side of Midgley Avenue, City of Warwick, County of Kent, State of Rhode Island, containing 2,092.1 square feet of land, bounded and described as follows:

Commencing at the northwest corner of Lot 157, as shown on the Warwick R.I. Assessor Plat 365 thence North 75-21'-14" East along the northerly line of Lots 157 and 158 Ninety three feet (93') to an iron rod at the Point of Beginning. Said point being the northwest corner of herein described parcel.

1. THENCE, North 75-21'-14" East, Twenty five and 96/100 feet (25.96') to a point;
2. THENCE South 00-59'-46" West, bounded Easterly by Dickerson's Marina Inc. Ninety four and 43/100 feet (94.43') to a point at the easterly end of Midgley Avenue;
3. THENCE North 58-13'-19" West bounded westerly by at the easterly end of Midgley Avenue, Twenty nine and 26/100 feet (29.26') to an iron rod;
4. THENCE North 1-06'-18" East, bounded westerly by remaining land land of said grantor, Seventy two and 46/100 feet (72.46') to an iron rod at the point of beginning

Said Lot being a portion of the easterly end of Lot 90 as shown on that plan entitled "Arnold's Neck Plat" belonging to Herbert Calef, July 1909 by Frank Waterman 1" = 100' recorded in the Records of Land Evidence in said City of Warwick in Plat Book 4 at page 81 and on Plat Card 207. Also being a portion of Midgley Ave. that was abandoned by the City of Warwick on August 21, 1958