

July 7, 2023

LEGAL DESCRIPTION  
A.P. 260 / LOTS 38 & 39

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

Beginning at a point on the westerly side of Commonwealth Avenue and the southerly side of College Hill Road, said point being the most easterly corner of the herein described parcel;

thence, proceeding in a southerly direction bounded easterly by Commonwealth Avenue, a distance of (73.00'), to a granite bound found;

thence, turning an interior angle of  $181^{\circ}16'37''$  and continuing in a southerly direction, bounded westerly by said Commonwealth Avenue, a distance of (126.90'), to an iron rod set;

thence, turning an interior angle of  $93^{\circ}21'20''$  and proceeding in a westerly direction, bounded southerly by land owned now or formerly, by M & M Family LLC. (Lot 28 / A.P. 260), a distance of (411.82'), to an iron rod set;

thence, turning an interior angle of  $94^{\circ}25'10''$  and proceeding in a northerly direction, bounded westerly by land owned now or formerly, by Linear Retail Warwick #1 LLC (Lot 32 / A.P. 260), a distance of (127.07'), to a stone bound found;

thence, turning an interior angle of  $85^{\circ}34'50''$  and proceeding in a easterly direction, bounded northerly by land owned now or formerly, by White Dog LLC. (Lot 36 / A.P. 260), a distance of (141.87'), to a drill hole set;

thence, turning an interior angle of  $256^{\circ}54'50''$  and proceeding in a northeasterly direction, bounded westerly by said White Dog LLC. Land (Lot 36 / A.P. 260), a distance of (134.00'), to a stake set;

thence, turning an interior angle of  $90^{\circ}40'53''$  and proceeding in a southeasterly direction, bounded northerly by College Hill Road, a distance of (268.87'), to the point and place of beginning, the last course forming an interior angle of  $97^{\circ}46'21''$  with the first course herein described.

Said parcel contains 81,691 square feet, or 1.87 acres, as surveyed by Richard T. Bzdyra PLS# 1786 of Ocean State Planners, Inc. Meaning and intending to describe (A.P. 260 / Lots 38 & 39) on the survey plan entitled "BOUNDARY STAKE-OUT SURVEY, A.P. 260 / LOT 38 & 39, 211 COMMONWEALTH AVENUE, WARWICK, R.I. SCALE: 1"=40', DATE: AUGUST 9, 2023, PREPARED FOR: ALAN BRIAN REALTY, 33 COLLEGE HILL ROAD / SUITE 29D, WARWICK, R.I. 02886, PREPARED BY: OCEAN STATE PLANNERS, INC. 1255 OAKLAWN AVENUE, CRANSTON, RI 02920 PHONE: (401) 463-9696 info@osplanners.com, JOB NO. 6901."

