

May 17, 2021

LEGAL DESCRIPTION
STREET ABANDONMENT TEXAS AVENUE

That certain parcel of land together with all buildings and improvements thereon situated westerly of Jefferson Boulevard, and easterly of Ohio Avenue, City of Warwick, State of Rhode Island and is bounded and described as follows:

Starting at an an iron rod found on the westerly side of Jefferson Boulevard and the most easterly corner of land owned now or formerly by JMR Properties, LLC (Lot 41 / A.P. 282) thence proceeding in a northwesterly direction 163.50 feet to a spike set and place of beginning of the here in described

Thence continuing in a northwesterly direction bounded southerly in part by JMR Properties, LLC (Lot 41 / A.P. 282) and in part by other land owned now or formerly by JMR Properties, LLC (Lot 40 / A.P. 282) a distance of 100.00 feet to an iron rod set;

Thence turning an interior angle of 90°00'00" and proceeding in a northeasterly direction bounded westerly by land of Abandonment # 0-88-43, October 13, 1988, a distance of 40 feet to an iron rod set;

Thence turning an interior angle of 90°00'00" and proceeding in a southeasterly direction bounded northerly by land owned now or formerly by Vermont Avenue Condo, LLC., (Lot 44 / A.P. 282) a distance of 100.00 feet to an iron rod set;

Thence turning an interior angle of 90°00'00" and proceeding in a southwesterly direction bounded easterly by Texas Avenue a distance of 40 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 4,000 square feet as surveyed by Richard T. Bzdyra PLS# 1786 of Ocean State Planners, Inc. Meaning and intending to describe the street abandonment area on that survey plan entitled "Street Abandonment Plan A.P. 282 / Lots 40 & 41 Texas Avenue Warwick, R.I. Scale: 1"= 40' May 17, 2021, Prepared For: Steve Miller 401 Jefferson Boulevard Warwick, R.I. Prepared By: Ocean State Planners, Inc. 1255 Oaklawn Avenue, Cranston R.I. 02920, info@osplanners.com O.S.P. Job # 7415."

