

THE CITY OF WARWICK
STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

RESOLUTION OF THE CITY COUNCIL

No. Date

Approved.....Mayor

RESOLUTION RELATIVE TO AUTHORIZE THE MAYOR TO EXECUTE A
RESTRICTIVE COVENANT TO PROTECT CERTAIN ENVIRONMENTALLY
SENSITIVE PROPERTIES ALONG WARWICK COVE

RESOLVED, that

WHEREAS, Harbor Light Marina, Inc., a Rhode Island corporation with offices at 200 Gray Street, Warwick, Rhode Island and Harbor View Holding Co., LLC, a Rhode Island limited liability company with offices at 150 Gray Street, Warwick, Rhode Island, in conjunction with a Rhode Island Coastal Resources Management Council ("CRMC") Assent to create a view restoration area (the "Limited View Restoration Project"), will grant CRMC a conservation restriction, in perpetuity, over several acres of salt marsh and contiguous fresh water wetland that they own abutting Warwick Cove situated in the City of Warwick, County of Kent, State of Rhode Island; and

WHEREAS, the City of Warwick has a legal interest in certain parcels of land situated in the City of Warwick, County of Kent, State of Rhode Island, including platted unimproved residential lots and portions of platted unimproved streets named "Fort Street" and "Progress Street" and a platted unimproved street named "Lexington Street" that abut Warwick Cove and that are all entirely within salt marsh and contiguous fresh water wetland that have been identified in the Rhode Island Coastal Resources Management Plan as "designated for preservation" thereby never to be altered; and

WHEREAS, the Mayor and the City Council find that said salt marsh and contiguous fresh water wetland have significant ecological value and that it is in the best interests of the residents of the City of Warwick and the State of Rhode Island that said land remain in its natural state in perpetuity.

NOW, THEREFORE, the City Council of the City of Warwick by this Resolution hereby authorizes the Mayor to sign and execute the conservation restriction attached hereto as Exhibit 1.

This Resolution shall take effect upon passage.

SPONSORED BY: COUNCILMAN LADOUCEUR

COMMITTEE: Public Property

1 EXHIBIT 1

2
3 GRANT AND DEED OF CONSERVATION RESTRICTION
4

5 The City of Warwick with offices at 3275 Post Road , Warwick, Rhode Island 02886 (the
6 "Grantor"), hereby grants to the Rhode Island Coastal Resources Management Council
7 ("CRMC"), a department and agency of the State of Rhode Island and Providence Plantations,
8 created by law (the "Beneficiary") and together with the Grantor, at times, collectively (the "Par-
9 ties"), pursuant to the relevant provisions of the R.I. General Laws at 34-39-*et seq*, as amended, a
10 conservation restriction (the "Conservation Easement"), in perpetuity, in accordance with the
11 provisions hereof that pertain to certain property that is located in the City of Warwick and in
12 which the City of Warwick has a property interest which may constitute less than or up to fee
13 simple and more particularly described in Exhibit A which is attached hereto and made a part
14 hereof (the "Restricted Property").
15

16 Whereas, the Parties agree that the Restricted Property should be left in a "natural, undis-
17 turbed condition", in perpetuity, as an important natural resource in its own right and to act as a
18 naturally vegetated buffer zone consistent with Section 150 of the Rhode Island Coastal Re-
19 sources Management Plan (the "RICRMP"); and
20

21 Whereas, it is intended that the phrase "natural, undisturbed condition" as used herein,
22 shall mean the condition of the Restricted Property as of the date of this Conservation Easement,
23 and as said condition shall change and evolve naturally with the passage of time and without any
24 interference, vegetative management or other alteration, by any person or persons, except as spe-
25 cifically authorized in said Limited View Restoration Project or any existing CRMC Buffer Zone
26 Management Plan or Plans that may be in or have impact upon the Restricted Property; and
27

28 Whereas, the Parties agree that the reason to preserve the Restricted Property in a "natu-
29 ral, undisturbed condition" is to specifically serve conservation purposes, including but not lim-
30 ited to providing habitat for native plants and wildlife. At no time shall the presence of non-
31 native plants, plant or animal diseases, fire danger, tick or mosquito-borne illnesses or other po-
32 tential risks attributed to a natural unaltered environment be considered an appropriate cause of
33 altering the Restricted Property, unless such alteration is initiated by the Grantor for sound con-
34 servation or public health and safety concerns; and
35

36 Whereas, the Parties intend that this document conform and comply with the definitions
37 and purposes set forth in Title 34, Chapter 39 and Title 46, Chapter 23 of the General Laws of the
38 State of Rhode island, as amended; and
39

40 Whereas, it is intended by the Parties that the Beneficiary, its successors and assigns shall
41 have the right in perpetuity to enforce the Restrictions set forth against the Grantor and its suc-
42 cessors and assigns and that said Restrictions shall run with the Restricted Property in perpetuity.
43

44 NOW, THEREFORE, in consideration of the foregoing and for other good and valuable
45 consideration the receipt and sufficiency of which is hereby acknowledged by both Parties, the
46 Grantor does hereby unconditionally give, grant, transfer, assign and convey unto Beneficiary, a
47 perpetual right and easement for conservation and restriction purposes the Conservation Ease-

1 ment, over and on the Restricted Property, in manner, nature, character and to the extent herein-
2 after expressed, and to that end and for the purpose of accomplishing the intent of the Parties on
3 behalf of itself, its successors and assigns, does hereby forever covenant with the Beneficiary to
4 comply with the letter and intent of the following restrictions and negative covenants:
5

6 With the exception of activity that is required to create and maintain the Limited View
7 Restoration Project and/or activity that is required to maintain any existing CRMC Buffer Zone
8 Management Plan or Plans, the following restrictions relative to the Restricted Property shall be
9 maintained and enforced:
10

11 1. There shall be no cutting, trimming or removal of any trees, plants or shrubs unless
12 specifically approved by CRMC in accordance with the intent and provisions of the Limited View
13 Restoration Assent and any existing relevant Buffer Zone Management Plan or Plans.
14

15 2. The Restricted Property shall not be used to store or place any recreational equipment
16 or structures of any kind, whether intended to be temporary or permanent.
17

18 3. No signs, billboards or other advertising material of any kind, temporary or permanent,
19 shall be placed, stored or erected upon any portion of the restricted Property.
20

21 4. No domestic livestock or poultry of any kind shall be raised, bred, housed or allowed
22 to enter any part of the Restricted Property. Domestic pets, including but not limited to cats and
23 dogs, shall not be allowed to roam unsupervised within the Restricted Property (pets must be
24 leashed unless under direct supervision).
25

26 5. No herbicides, pesticides, insecticides or animal or plant control chemicals or chemi-
27 cals of any sort shall be applied to or within the Restricted Property, unless specifically approved
28 by CRMC.
29

30 6. The use of mini-bikes, motorcycles, off-road vehicles, snowmobiles, automobiles or
31 any other vehicles propelled by an engine, on any portion of the Restricted Property is prohibited.
32

33 7. No change in the use or appearance of the Restricted Property in any manner shall be
34 caused or permitted.
35

36 8. Dumping garbage, rubbish, sawdust, lawn cuttings, leaves, compost, trash or material
37 of any kind, on or in the Restricted Property is strictly prohibited and there shall be no filling,
38 excavating, digging, dredging, mining, quarrying or drilling, removal or disturbance of topsoil,
39 sand, gravel, rock, minerals or other materials or any topographical changes or any building of
40 roads or any changes in the use and appearance of the Restricted Property in any manner.
41

42 9. No activity shall be conducted on or in the Restricted Property that will cause damage
43 to fish or wildlife or their habitats, or which alters the existing vegetation, drainage patterns,
44 flood plains, wetlands, or results in erosion, siltation or any form of pollution.
45

46 10. There shall be no creation, construction, maintenance or expansion of any walkways,
47 paths or passages of any kind on or in the Restricted Property.

1
2 11. Construction of any type of building, fence or manmade structure or any other type of
3 improvement is not allowed on the Restricted Property unless deemed by CRMC to represent an
4 appropriate conservation practice consistent with the intent of the Conservation Easement.
5

6 12. Buffer Zone Management Plans that are attached to and made a part of this Conser-
7 vation Easement may not be deleted, modified or otherwise amended.
8

9 The Grantor does hereby covenant that no R.I.G.L. § 44-30-71.3 withholding is required as it is a
10 Rhode Island municipal corporation as evidenced by Affidavit.

11
12 WITNESS MY SIGNATURE, the Grantor by and through its authorized officer does hereby exe-
13 cute this instrument on this ____ day of _____ in the year 201__.

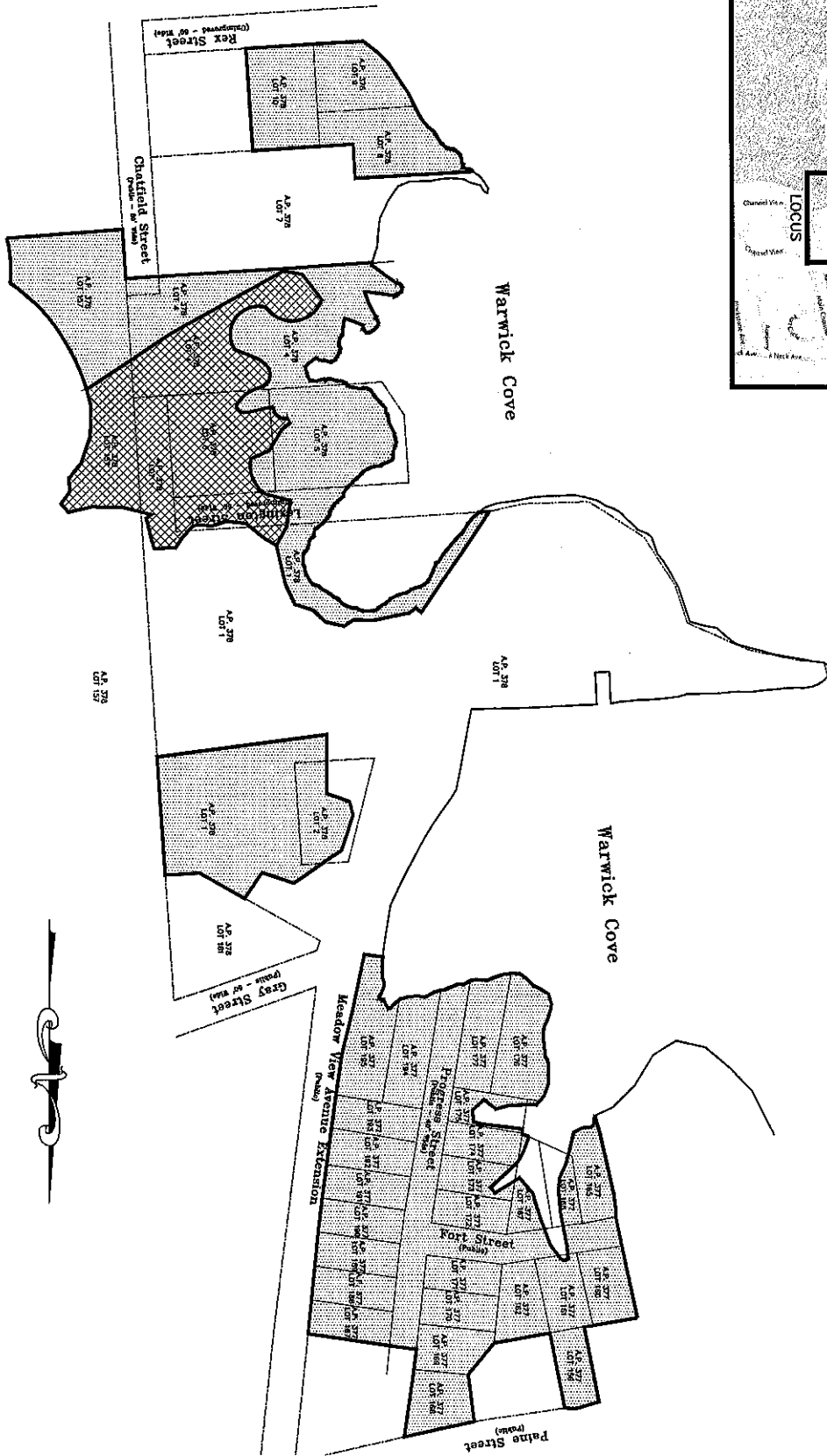
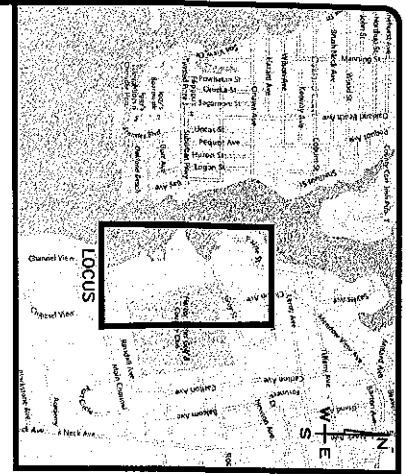
14
15 CITY OF WARWICK



16
17 _____
18 By: Scott Avedisian
19 Its: Mayor
20
21

22
23
24
25
26
27
28 **ACKNOWLEDGEMENT**
29

30 In the City of Warwick, County of Kent, State of Rhode Island, on this ____ day of
31 _____, 201__, before me personally appeared SCOTT AVEDISIAN, MAYOR of the
32 CITY OF WARWICK, a Rhode Island municipal corporation, known by personal knowledge of
33 the undersigned, to be the party executing the foregoing instrument and he acknowledged said
34 instrument, by him executed to be his free act and deed, in his capacity as MAYOR of the CITY
35 OF WARWICK and the free act and deed of the CITY OF WARWICK.
36

37 _____
38 Notary Public:
39 Commission Expires:
40



- LEGEND:**
-  AREA OF COASTAL WETLAND SUBJECT TO VIEW RESTORATION
 -  LAND TO BE PLACED IN CONSERVATION EASEMENT



JOB NO. DRAWN BY: D.A.K.	DATE: OCTOBER 2015
	APPROVED: S.A.W.
SCALE: 1"=100'	DATE: OCTOBER 2015
SHEET: 1	
1 OF 1 SHEETS	

GAROFALO
 GAROFALO & ASSOCIATES, INC.
 CIVIL & STRUCTURAL ENGINEERS/SURVEYORS
 LAND PLANNERS/ENVIRONMENTAL SCIENTISTS

85 CORLISS STREET
 P.O. BOX 6145
 PROVIDENCE, R.I. 02840
 TEL. 401-273-6000

Garofalo & Associates ©
 These drawings are the property of the engineer/surveyor and have been prepared for the owner for this project at this site and are not to be used for any other purpose, location or owner without written consent of this owner or one of its directors.

NO.	REVISION	BY	DATE

CONSERVATION EASEMENT PLAN FOR HARBOR LIGHTS SITUATED IN WARWICK, RHODE ISLAND

Proposed Deed Description for a Conservation Easement

On Lots 156, 160-162, 165-177, 187-195 Plat 377

and Portions of Fort and Progress Streets

That certain tract or parcels of land with all buildings and improvements thereon situated southerly of Paine Street in the City of Warwick, County of Kent, State of Rhode Island is herein bounded and described;

Beginning at the most northeasterly corner of A.P. 377 Lot 187;

Thence proceeding in a southwesterly direction along the westerly line of Meadow View Extension a distance of five hundred sixty two (562'±) feet more or less to the southeasterly corner of A.P. 377 Lot 195;

Thence proceeding westerly a distance of twenty seven (27'±) feet more or less to the Mean High Water Line of Narragansett Bay;

Thence proceeding in a northerly, westerly northerly, and southerly along the Mean High Water Line of Narragansett Bay for a distance of one thousand two hundred fifty nine (1,259'±) feet more or less to the most southwesterly corner of A.P. 377 Lot 165;

Thence proceeding northwesterly a distance of three hundred two (302'±) feet more or less to the most northwesterly corner of A.P. 377 Lot 160;

Thence proceeding easterly a distance of seventy eight (78'±) feet more or less to the most southwesterly corner of A.P. 377 Lot 156;

Thence proceeding northwesterly a distance of one hundred eleven (111'±) feet more or less to the most northwesterly corner of A.P. 377 Lot 156 at Paine Street;

Thence proceeding easterly along the southerly street line of Paine Street distance of fifty one (51'±) feet more or less to the most northeasterly corner of A.P. 377 Lot 15;

Thence proceeding southeasterly a distance of one hundred twelve (112'±) feet more or less to the most northwesterly corner of A.P. 377 Lot 162;

Thence proceeding easterly a distance of eighty three (83'±) feet more or less to the most northwesterly corner of A.P. 377 Lot 162;

Thence proceeding northeasterly a distance of sixty one (61'±) feet more or less to the most southwesterly corner of A.P. 377 Lot 168;

Thence proceeding northwesterly a distance of sixty nine (69'±) feet more or less to the most northwesterly corner of A.P. 377 Lot 168;

Thence proceeding northeasterly along the southerly street line of Paine Street a distance of one hundred four (104'±) feet more or less to the most northeasterly corner of A.P. 377 Lot 168;

Thence proceeding southwesterly along the along the westerly street line of Progress Street a distance of one hundred thirty (130'±) feet more or less to a point;

Thence proceeding southeasterly crossing the northerly terminus of Progress Street a distance of forty (40'±) feet more or less to the most northwesterly corner of A.P. 377 Lot 187;

Thence proceeding southeasterly a distance of one hundred twenty three (123'±) feet more or less to the point and place of beginning;

Said Parcel Contains 203,594 square feet or 4.6 acres more or less.

Meaning and intending to convey up to the Mean High Water Line all of Lots 156, 160-162, 165-177, 187-195 along with Portions of Fort Street and Progress Street as shown on Assessors Plat 377 in the City of Warwick, Rhode Island

For a more particular description reference is herein made to a plan "Conservation Easement Plan for Harbor Lights situated in Warwick RI" by Garofalo & Associates, Inc. dated October 2015.

Proposed Deed Description for a Conservation Easement

On

Portions of Lots 1, 4, 5, 6, & 157 Plat 378

and a Portion of Lexington Street

That certain tract or parcels of land with all buildings and improvements thereon situated southerly of Gray Street in the City of Warwick, County of Kent, State of Rhode Island is herein bounded and described;

Beginning at a point said point being located south 03°50'25" east of the intersection of the southerly street line of Gray Street with the easterly street line of Chatfield Street as measured along the easterly street line of Chatfield Street a distance of one thousand sixty one and 50/100 (1061.50') feet;

Thence proceeding south 86°09'35" west crossing Chatfield Street a distance of three hundred sixty six (366'±) more or less to the mean high waterline of Narragansett Bay;

Thence proceeding in a northerly, westerly and southwesterly a distance of one thousand two hundred ten (1210'±) feet more or less along the mean high water line of Narragansett Bay;

Thence proceeding north 34°16'36" east a distance of one hundred seventy seven and 31/100 (177.31') feet to a point, bounded northwesterly by Harbor Lights Marina;

Thence proceeding south 52°53'46" east a distance of ten and 47/100 (10.47') feet to a point;

Thence proceeding in a north 51°14'34" east a distance of eleven and 64/100 (11.64') feet to a point;

Thence continuing north 78°37'36" east a distance of fifty five and 26/100 (55.26') feet to a point;

Thence proceeding south 89°05'10" east a distance of twenty nine and 88/100 (29.88') feet to a point;

Thence proceeding north 57°31'44" east a distance of sixteen and 98/100 (16.98'±) feet more or less along said line to a point;

Thence proceeding south 77°34'00" east a distance of twenty eight and 22/100 (28.22') feet to a point;

Thence proceeding south $47^{\circ}49'39''$ east a distance of twenty four and $89/100$ (24.89') feet to a point;

Thence proceeding south $72^{\circ}16'10''$ east a distance of twenty eight and $60/100$ (28.60') feet to a point;

Thence proceeding south $25^{\circ}04'38''$ east a distance of thirty one and $85/100$ (31.85') to a point;

Thence proceeding south $13^{\circ}21'19''$ east a distance of fifty eight and $73/100$ (58.73') feet to a point;

Thence proceeding south $28^{\circ}30'02''$ west a distance of thirty one and $63/100$ (31.63') feet to a point;

Thence proceeding south $08^{\circ}09'32''$ west a distance of thirty eight and $40/100$ (38.40') feet to a point;

Thence proceeding south $75^{\circ}50'53''$ east a distance of thirty seven and $66/100$ (37.66') feet to a point at the beginning of a non-tangent curve;

Thence proceeding along the arc of said curve in a clock wise direction with a radius of forty nine and $89/100$ (49.89') feet with a delta angle of $68^{\circ}19'30''$ a distance of twenty nine and $27/100$ (29.27') feet to the end of said curve;

Thence proceeding south $65^{\circ}22'36''$ west a distance of twenty nine and $27/100$ (29.27') feet to a point;

Thence proceeding south $31^{\circ}16'57''$ west a distance of thirty six and $04/100$ (36.04') feet to a point;

Thence proceeding south $51^{\circ}00'32''$ west a distance of fifteen and $67/100$ (15.67') feet to a point;

Thence proceeding south $26^{\circ}50'20''$ east a distance of seven and $54/100$ (7.54') feet to a point at the beginning of a non-tangent curve;

Thence proceeding along the arc of said curve in a clock wise direction with a radius of seventeen and $80/100$ (17.80') and a delta angle of $101^{\circ}35'21''$ a distance of thirty one and $56/100$ (31.56') feet to a point;

Thence proceeding north $76^{\circ}43'35''$ east a distance of thirty three and $84/100$ (33.84') feet to a point;

Thence proceeding north $83^{\circ}35'22''$ east a distance of ten and $41/100$ (10.41') feet to a point at the beginning of a non-tangent curve;

Thence proceeding along the arc of said curve in a clock wise direction with a radius of ten and 18/100 (10.18') feet and a delta angle of $92^{\circ} 48'16''$ a distance of sixteen and 49/100 (16.49') feet to a point of non-tangent curve;

Thence proceeding along the arc of said curve in a clockwise direction with a radius of fifty two and 32/100 (52.32') feet and a delta angle of $51^{\circ}50'55''$ a distance of forty seven and 34/100 (47.34') feet to a point of non-tangent curve;

Thence proceeding along the arc of said curve in a counter clock wise direction with a radius of twenty and 03/100 (20.03') feet and a delta angle of $114^{\circ} 48'48''$ a distance of forty and 15/100 (40.15') feet to a point;

Thence proceeding south $51^{\circ}57'09''$ east a distance of eleven and 98/100 (11.98') feet to a point;

Thence proceeding south $67^{\circ}17'09''$ east a distance of thirty eight and 23/100 (38.23') feet to a point at the beginning of a non-tangent curve;

Thence proceeding along the arc of said curve in a clockwise direction with a radius of forty one and 38/100 (41.38') feet and a delta angle of $135^{\circ}07'08''$ a distance of ninety seven and 58/100 (97.58') feet to a point at the beginning of a non-tangent curve;

Thence proceeding along the arc of said curve in a counter clock wise direction with a radius of forty eight and 37/100 (48.37') feet and a delta angle of $123^{\circ}13'55''$ a distance of one hundred four and 04/100 (104.04') feet to a point;

Thence proceeding south $39^{\circ}07'21''$ east a distance of forty seven and 46/100 (47.46') feet to a point;

Thence proceeding south $79^{\circ}57'43''$ east a distance of twenty seven and 83/100 (27.83') feet to a point;

Thence proceeding north $60^{\circ}59'50''$ east a distance of one hundred eighty four and 76/100 (184.76') feet to a point;

Thence proceeding north $56^{\circ}29'34''$ east a distance of one hundred fifty four and 49/100 (154.49') feet to a point at the beginning of a non-tangent curve;

Thence proceeding in a counter clock wise direction with a radius of two hundred eighty five and 09/100 (285.09') feet and a delta angle of $39^{\circ}36'20''$ a distance of one hundred ninety seven and 07/100 (197.07') feet to a point at the beginning of a non-tangent curve;

Thence proceeding along the arc of said curve in a counter clock wise direction with a radius of one hundred seventy seven and $91/100$ (177.91') feet and a delta angle of $21^{\circ}10'49''$ a distance of sixty five and $77/100$ (65.77') feet to a point;

Thence proceeding south $86^{\circ}06'35''$ west a distance of one hundred seventy three and $30/100$ (173.30') feet to the easterly street line of said Chatfield Street;

Thence proceeding north $03^{\circ}50'25''$ west along the easterly street line of said Chatfield Street a distance of seventy one and $68/100$ (71.68') feet to the point and place of beginning;

Said Parcel Contains 106,110 square feet or 2.4 acres more or less.

Meaning and intending to convey portions of Assessor's Plat 378 Lots 1, 4-6, and 157 and portions of Chatfield Street and Lexington Street as shown on the City of Warwick Rhode Island Assessors Maps.

For a more particular description reference is herein made to a plan "Conservation Easement Plan for Harbor Lights Situated in Warwick RI" by Garofalo & Associates, Inc. dated October 2015.

Proposed Deed Description for a Conservation Easement

On Portions of Lots 1 & 2 Plat 378

That certain tract or parcels of land with all buildings and improvements thereon situated southerly of Gray Street in the City of Warwick, County of Kent, State of Rhode Island is herein bounded and described;

Beginning at the most northeasterly corner of A.P. 378 Lot 1 on the easterly street line of the former Chatfield Street;

Thence proceeding south $03^{\circ}47'58''$ east a distance of one hundred seventy four and $14/100$ (174.14') feet to a point;

Thence proceeding south $82^{\circ}11'43''$ west a distance of two hundred fifty one and $50/100$ (251.50') feet to a point;

Thence proceeding northerly a distance of eighty seven and $06/100$ (87.06') feet to a point;

Thence proceeding north $70^{\circ}04'31''$ west a distance of thirty five and $60/100$ (35.60') feet to a point;

Thence continuing north $15^{\circ}01'06''$ west a distance of twenty and $42/100$ (20.42') feet to a point;

Thence proceeding north $18^{\circ}54'40''$ east a distance of fifty four and $92/100$ (54.92') feet to a point;

Thence continuing north $55^{\circ}30'29''$ east a distance of eighty five and $79/100$ (85.79') feet to a point;

Thence proceeding south $71^{\circ}44'33''$ east a distance of forty nine and $13/100$ (49.13') feet to a point;

Thence proceeding north $33^{\circ}49'32''$ east a distance of forty five and $79/100$ (45.79') feet to a point;

Thence proceeding south $60^{\circ}46'44''$ east a distance of seventy five and $69/100$ (75.69') feet to a point;

Thence proceeding north $86^{\circ}10'03''$ east a distance of fifty and $00/100$ (50.00') feet to the point and place of beginning.

Said Parcel Contains 50,314 square feet or 1.2 acres more or less.

Meaning and intending to convey portions of Assessors Plat 378 Lots 1 and 2.

For a more particular description reference is herein made to a plan "Conservation Easement Plan for Harbor Lights Situated in Warwick RI" by Garofalo & Associates, Inc. dated October 2015.

Proposed Deed Description for a Conservation Easement

On Lots 8-10 Plat 378

That certain tract or parcels of land with all buildings and improvements thereon situated westerly of Chatfield Street in the City of Warwick, County of Kent, State of Rhode Island is herein bounded and described;

Beginning at a point said point being the most northeasterly corner of A.P. 378 Lot 10, said corner being located one hundred fifty (150'±) feet westerly of Chatfield Street;

Thence proceeding south 03°50'25" east a distance of one hundred fifty and 00/100 (150.00') feet to the most southeasterly corner of the herein described parcel bounded easterly by A.P. 378 Lot 11, said point being on the northerly street line of Rex Street;

Thence proceeding a south 86°09'35" west along the northerly street line of said Rex Street a distance of one hundred seventy nine (179'±) feet more or less to a point on the mean high water line of Narragansett Bay;

Thence proceeding in a northwesterly direction along said mean high water line a distance of two hundred seventy nine (279'±) feet more or less to a point;

Thence proceeding north 86°09'35" east a distance of one hundred seventy five (175'±) feet more or less to a corner;

Thence proceeding south 03°50'25" east a distance of fifty and 00/100 (50.00') feet to a corner;

Thence proceeding north 86°09'35" east a distance of one hundred fifty and 00/100 (150.00') feet to the point and place of beginning, the last three (3) courses bounded northerly, easterly and northerly by A.P. 378 Lot 7;

Said Parcel Contains 42,548 square feet or 1.0 acres more or less.

Meaning and intending to convey all of Assessors Plat 378 Lots 8-10 as shown on the City of Warwick Assessors Map up to the Mean High Water Line of Narragansett Bay;

For a more particular description reference is herein made to a plan "Conservation Easement Plan for Harbor Lights Situated in Warwick RI" by Garofalo & Associates, Inc. dated October 2015.

**Proposed Deed Description for Area of
Coastal Wetland Subject to View Restoration
On Portions of Lots 1, 4, 5, 6, & 157 Plat 378
and a Portion of Lexington Street**

That certain tract or parcels of land with all buildings and improvements thereon situated southerly of Gray Street in the City of Warwick, County of Kent, State of Rhode Island is herein bounded and described;

Beginning at the most southeasterly corner of the herein described parcel;

Thence proceeding along the arc of a curve in a clockwise direction with a radius of one hundred thirty one and 23/100 (131.23') feet and a delta angle of 60°57'06" a distance of one hundred thirty nine and 60/100 (139.60') feet to a point at the end of said curve;

Thence proceeding north 04°14'10" west a distance of twenty and 10/100 (20.10') feet to a point;

Thence proceeding north 36°39'22" east a distance of twenty two and 04/100 (22.04') feet to a point;

Thence proceeding north 41°59'14" west a distance of sixteen and 59/100 (16.59') feet to a point;

Thence proceeding south 76°43'25" west a distance of thirty seven and 60/100 (37.60') feet to a point;

Thence proceeding north 80°32'14" west a distance of ten and 00/100 (10.00') feet to a point;

Thence proceeding north 90°00'00" west a distance of thirty four and 53/100 (34.53') feet to a point;

Thence proceeding north 76°37'59" west a distance of forty two and 68/100 (42.68') feet to a point;

Thence proceeding north 54°09'44" east a distance of nine and 13/100 (9.13') feet to a point;

Thence proceeding north 14°22'53" west a distance of thirty three and 10/100 (33.10') feet to a point;

Thence proceeding south $86^{\circ}22'37''$ east a distance of thirty one and $00/100$ (31.00') feet to a point;

Thence proceeding south $42^{\circ}38'48''$ east a distance of twenty one and $24/100$ (21.24') feet to a point;

Thence proceeding south $62^{\circ}06'07''$ west a distance of seven and $09/100$ (7.09') to a point;

Thence proceeding north $85^{\circ}59'08''$ west a distance of twenty three and $49/100$ (23.49') feet to a point;

Thence proceeding south $72^{\circ}34'55''$ west a distance of twenty one seven and $97/100$ (21.97') feet to a point;

Thence proceeding north $84^{\circ}07'22''$ east a distance of twenty eight and $10/100$ (28.10') feet to a point;

Thence proceeding north $54^{\circ}19'16''$ west a distance of fifty four and $98/100$ (54.98') feet to a point;

Thence proceeding south $28^{\circ}30'02''$ west a distance of thirty one and $63/100$ (31.63') feet to a point;

Thence proceeding south $08^{\circ}09'32''$ west a distance of thirty eight and $40/100$ (38.40') feet to a point;

Thence proceeding south $75^{\circ}50'53''$ east a distance of thirty seven and $66/100$ (37.66') feet to a point at the beginning of a non-tangent curve;

Thence proceeding along the arc of said curve in a clock wise direction with a radius of forty nine and $89/100$ (49.89') feet with a delta angle of $68^{\circ}19'30''$ a distance of twenty nine and $27/100$ (29.27') feet to the end of said curve;

Thence proceeding south $65^{\circ}22'36''$ west a distance of twenty nine and $27/100$ (29.27') feet to a point;

Thence proceeding south $31^{\circ}16'57''$ west a distance of thirty six and $04/100$ (36.04') feet to a point;

Thence proceeding south $51^{\circ}00'32''$ west a distance of fifteen and $67/100$ (15.67') feet to a point;

Thence proceeding south $26^{\circ}50'20''$ east a distance of seven and $54/100$ (7.54') feet to a point at the beginning of a non-tangent curve;

Thence proceeding along the arc of said curve in a clock wise direction with a radius of seventeen and 80/100 (17.80') and a delta angle of 101°35'21" a distance of thirty one and 56/100 (31.56') feet to a point;

Thence proceeding north 76°43'35" east a distance of thirty three and 84/100 (33.84') feet to a point;

Thence proceeding north 83°35'22" east a distance of ten and 41/100 (10.41') feet to a point at the beginning of a non-tangent curve;

Thence proceeding along the arc of said curve in a clock wise direction with a radius of ten and 18/100 (10.18') feet and a delta angle of 92° 48'16" a distance of sixteen and 49/100 (16.49') feet to a point of non-tangent curve;

Thence proceeding along the arc of said curve in a clockwise direction with a radius of fifty two and 32/100 (52.32') feet and a delta angle of 51°50'55" a distance of forty seven and 34/100 (47.34') feet to a point of non-tangent curve;

Thence proceeding along the arc of said curve in a counter clock wise direction with a radius of twenty and 03/100 (20.03') feet and a delta angle of 114° 48'48" a distance of forty and 15/100 (40.15') feet to a point;

Thence proceeding south 51°57'09" east a distance of eleven and 98/100 (11.98') feet to a point;

Thence proceeding south 67°17'09" east a distance of thirty eight and 23/100 (38.23') feet to a point at the beginning of a non-tangent curve;

Thence proceeding along the arc of said curve in a clockwise direction with a radius of forty one and 38/100 (41.38') feet and a delta angle of 135°07'08" a distance of ninety seven and 58/100 (97.58') feet to a point at the beginning of a non-tangent curve;

Thence proceeding along the arc of said curve in a counter clock wise direction with a radius of forty eight and 37/100 (48.37') feet and a delta angle of 123°13'55" a distance of one hundred four and 04/100 (104.04') feet to a point;

Thence proceeding south 39°07'21" east a distance of forty seven and 46/100 (47.46') feet to a point;

Thence proceeding south 79°57'43" east a distance of twenty seven and 83/100 (27.83') feet to a point;

Thence proceeding north 60°59'50" east a distance of one hundred eighty four and 76/100 (184.76') feet to a point;

Thence proceeding north 56°29'34" east a distance of one hundred fifty four and 49/100 (154.49') feet to a point at the point and place of beginning;

Said Parcel Contains 77,902 square feet or 1.8 acres more or less.

Meaning and intending to convey portions of Assessor's Plat 378 Lots 1, 4-6, and 157 and portions of Lexington Street as shown on the City of Warwick Rhode Island Assessors Maps.

For a more particular description reference is herein made to a plan "Conservation Easement Plan for Harbor Lights Situated in Warwick RI" by Garofalo & Associates, Inc. dated October 2015.