

NOTES:

- 1. PROPERTY KNOWN AS BLOCK 15, LOT 1, AS SHOWN ON THE CITY OF EAST PROVIDENCE, PROVIDENCE COUNTY, STATE OF RHODE ISLAND, TAX MAP NO. 107.
2. AREA = 6,126,171± SQUARE FEET OR 140.838± ACRES
3. LOCATION OF UNDERGROUND UTILITIES ARE APPROXIMATE. LOCATIONS AND SIZES ARE BASED ON UTILITY MARK-OUTS, ABOVE GROUND STRUCTURES THAT WERE VISIBLE & ACCESSIBLE IN THE FIELD, AND THE MAPS AS LISTED IN THE REFERENCES AVAILABLE AT THE TIME OF THE SURVEY...

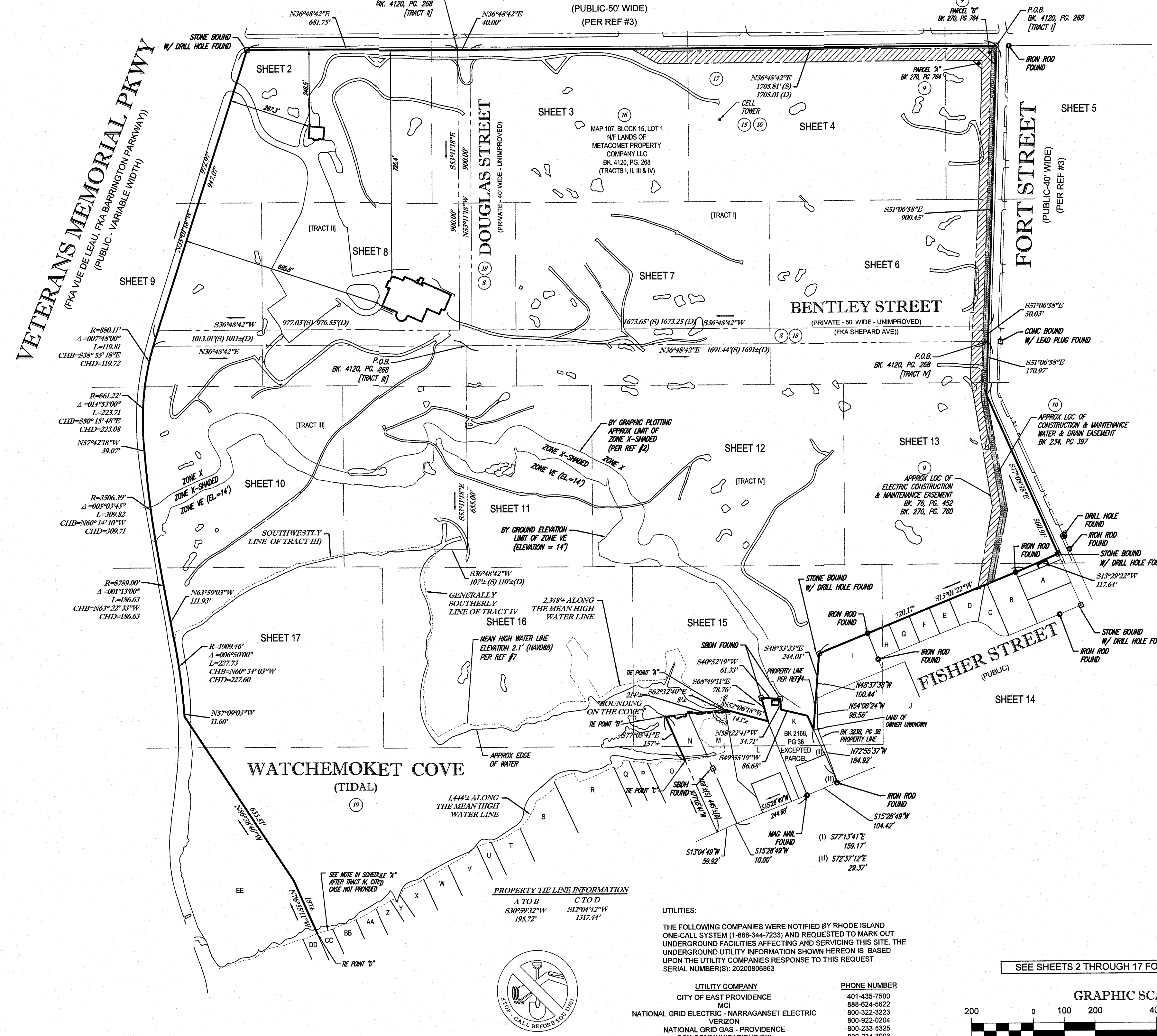
REFERENCES:

- 1. THE OFFICIAL TAX ASSESSOR'S MAP OF EAST PROVIDENCE, PROVIDENCE COUNTY, SHEET #107.
2. MAP ENTITLED "NATIONAL FLOOD INSURANCE PROGRAM, FIRM, FLOOD INSURANCE RATE MAP, PROVIDENCE COUNTY, RHODE ISLAND (ALL JURISDICTIONS) PANEL 317 OF 451, MAP NUMBER 4400703171, MAP REVISED: SEPTEMBER 18, 2013.
3. MAP ENTITLED "COMMISSIONERS PLAN IN THE BILL IN EQUITY, EDWARD D. PEARCE VS. WILLIAM BINNEY ET AL., NO. 1746, PREPARED BY WALTER DEXTER, DATED NOVEMBER, 1880. RECORDED WITH THE EAST PROVIDENCE TOWN CLERK'S OFFICE AS PLAT BOOK 4, PAGE 23.

ABUTTERS LIST:

- A) MAP 207, BLOCK 27, LOT 19 NF LANDS OF HUMBERTO SANTOS BK. 3620, PG. 144
B) MAP 207, LOT 17, LOT 16 NF LANDS OF GREGORY OLSON BK. 1609, PG. 301
C) MAP 207, BLOCK 27, LOT 15 NF LANDS OF JENNIFER AMERANTES & PATRICK LOWELL BK. 3608, PG. 82

LYON AVENUE

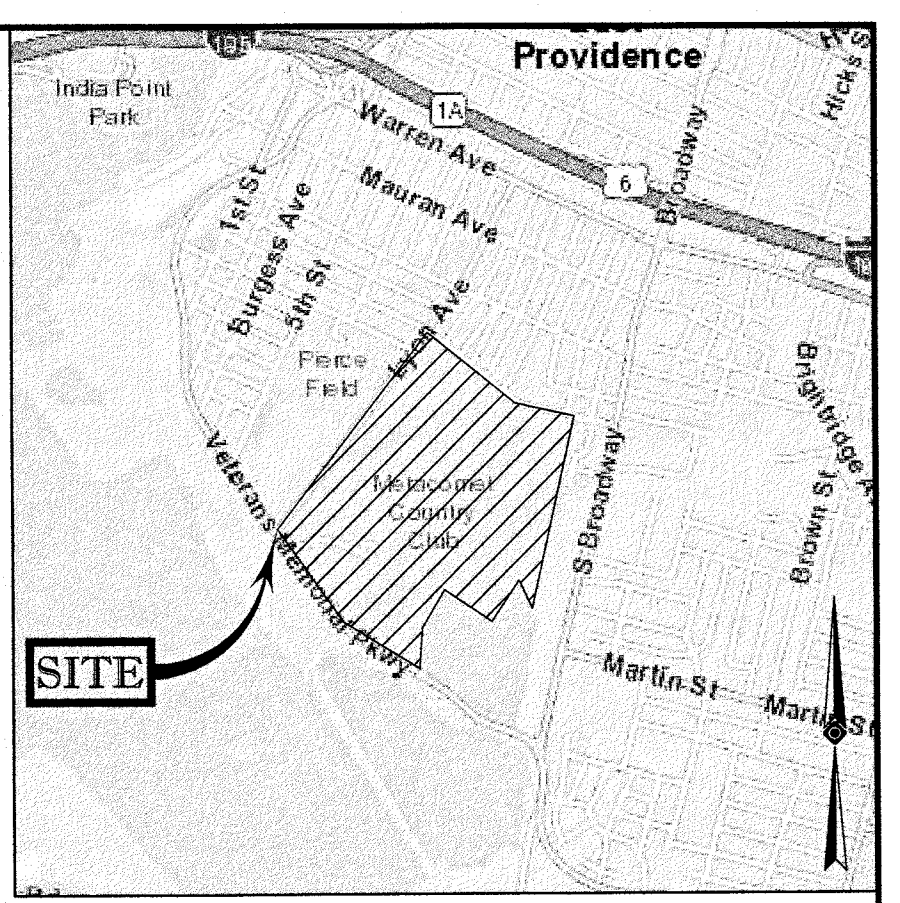


SCHEDULE A:

- THOSE CERTAIN TRACTS OR PARCELS OF LAND WITH ALL THE BUILDINGS AND IMPROVEMENTS THEREON, SITUATED IN THE CITY OF EAST PROVIDENCE, COUNTY OF PROVIDENCE, AND THE STATE OF RHODE ISLAND, BOUNDED AND DESCRIBED AS FOLLOWS:
TRACT I: BEGINNING AT THE POINT OF INTERSECTION OF THE SOUTHEASTERLY LINE OF LYON AVENUE WITH THE SOUTHWESTERLY LINE OF FORT STREET, AND RUNNING THENCE SOUTHEASTERLY BOUNDING NORTHEASTERLY ON SAID FORT STREET NINE HUNDRED AND 45/100 (900.45) FEET TO THE NORTHWESTERLY LINE OF BENTLEY STREET...

SCHEDULE A (CONT'D):

- TRACT IV: BEGINNING AT THE POINT OF INTERSECTION OF THE SOUTHEASTERLY LINE OF BENTLEY STREET WITH THE SOUTHWESTERLY LINE OF FORT STREET, AND RUNNING THENCE SOUTHWESTERLY BOUNDING NORTHWESTERLY ON SAID BENTLEY STREET SIXTEEN HUNDRED NINETY-ONE (1691) FEET, MORE OR LESS, TO A POINT DIRECTLY OPPOSITE THE CENTER LINE OF DOUGLAS STREET...



SURVEY CERTIFIED TO: METACOMET PROPERTY COMPANY, LLC CHICAGO TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT WAS BASED WERE MADE IN ACCORDANCE WITH THE '2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS'...

- 1. TYPE OF BOUNDARY SURVEY: COMPREHENSIVE BOUNDARY SURVEY CLASS: I
2. OTHER TYPE OF SURVEY: DATA ACCUMULATION SURVEY (PLANIMETRIC SURVEY) CLASS: III
3. THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THIS PLAN IS AS FOLLOWS: PREPARATION OF SURVEY TO ALTA/NSPS REQUIREMENTS FOR CONVEYANCE/REFINANCING OF THE PROPERTY AND FOR USE AS A BASE DOCUMENT FOR PREPARATION OF A SITE PLAN

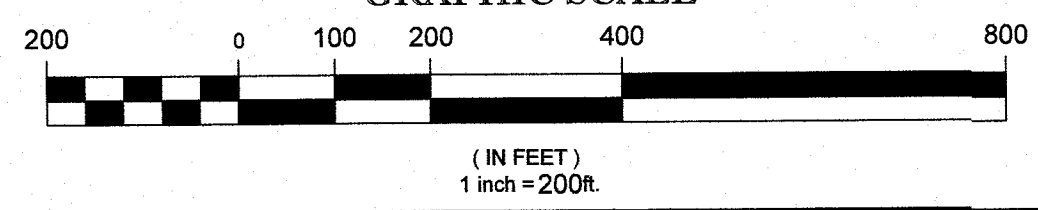


JOHN P. LYNCH 9/4/2020 DATE
RHODE ISLAND PROFESSIONAL LAND SURVEYOR #1925
CERTIFICATE OF AUTHORIZATION #A350

ALTA/NSPS LAND TITLE SURVEY
METACOMET PROPERTY COMPANY LLC
500 VETERANS MEMORIAL PARKWAY
MAP 107, BLOCK 15, LOT 1
CITY OF EAST PROVIDENCE, PROVIDENCE COUNTY
STATE OF RHODE ISLAND

Table with columns: FIELD DATE (2-26-2020), FIELD BOOK NO (19-22 MA), FIELD BOOK PG (71-87), FIELD CREW (J.O., R.J.K.), APPROVED (S.P.P., J.P.L.), DATE (9-4-2020), SCALE (1"=200'), FILE NO (03-200021), DWG NO (1 OF 17)

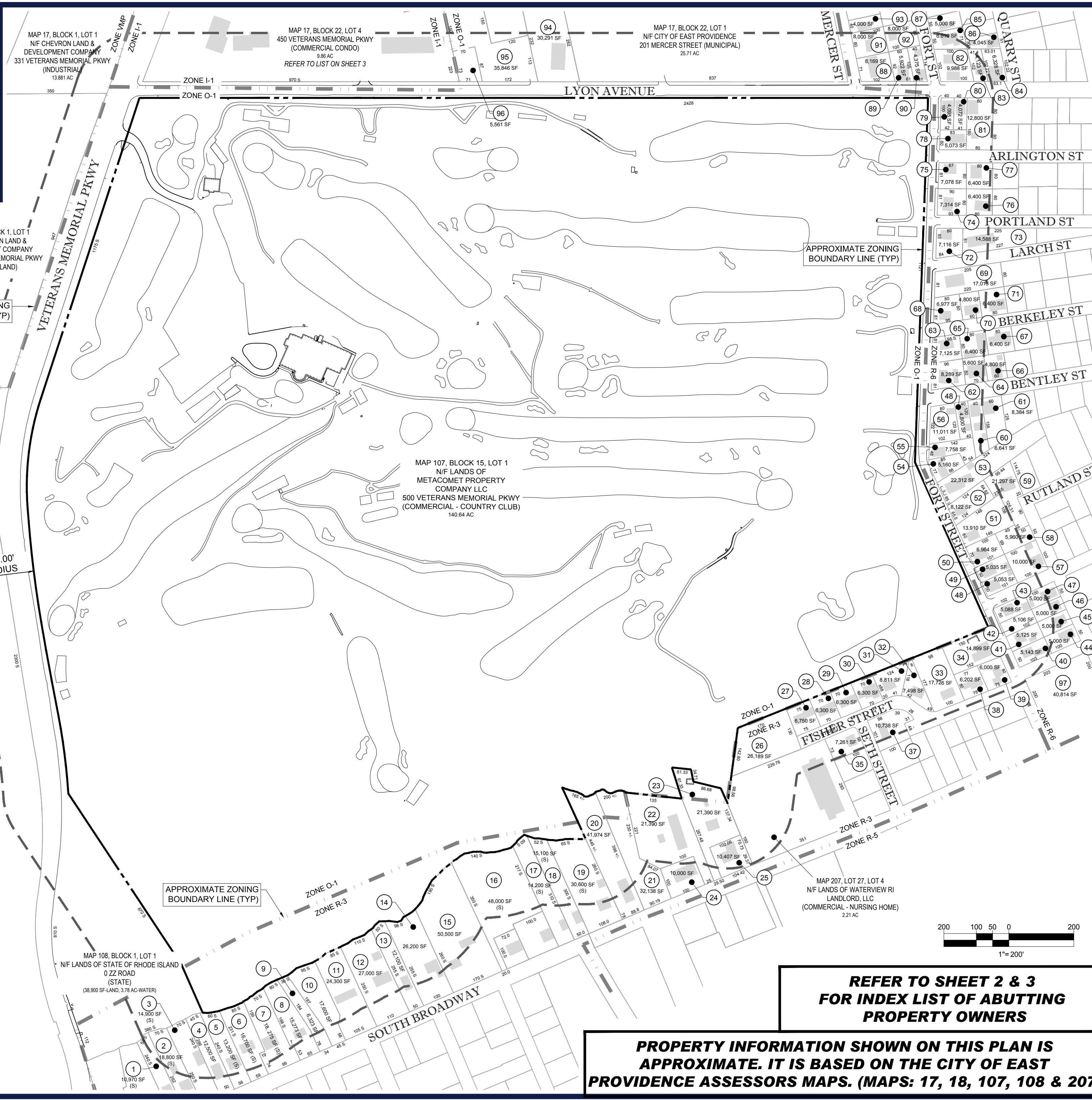
SEE SHEETS 2 THROUGH 17 FOR TOPOGRAPHY



THE STATE OF RHODE ISLAND REQUIRES NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE.

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P:\3201W20-1026\DRAWINGS\EXHIBITS\2021-05-05-ZONE CHANGE PETITION UPDATE\W201026-CVL-1\_ABUTTERS PLAN-LAYOUT: 2

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SITE CIVIL AND CONSULTING ENGINEERING  
 LAND SURVEYING  
 PROGRAM MANAGEMENT  
 LANDSCAPE ARCHITECTURE  
 SUSTAINABLE DESIGN  
 PERMITTING SERVICES  
 TRANSPORTATION SERVICES

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### REVISIONS

REV	DATE	COMMENT	DRAWN BY	CHECKED BY

PROJECT No.: W201026  
 DRAWN BY: AJS  
 CHECKED BY: NEM  
 DATE: 05/04/2020  
 CAD I.D.: W201026-CVL-1\_ABUTTERS PLAN

PROJECT:

## 200 FOOT ABUTTERS PLAN

FOR  
**METACOMET PROPERTY, LLC**  
 METACOMET REDEVELOPMENT  
 MAP 107, BLOCK 15, LOT 1  
 500 VETERANS MEMORIAL PARKWAY  
 EAST PROVIDENCE,  
 PROVIDENCE COUNTY,  
 RHODE ISLAND

# BOHLER

352 TURNPIKE ROAD  
 SOUTHBOROUGH, MA 01772  
 Phone: (508) 480-9900  
[www.BohlerEngineering.com](http://www.BohlerEngineering.com)

## J.A. KUCICH

PROFESSIONAL ENGINEER  
 MASSACHUSETTS LICENSE No. 41530  
 NEW HAMPSHIRE LICENSE No. 15476  
 CONNECTICUT LICENSE No. 26177  
 RHODE ISLAND LICENSE No. 9616  
 MAINE LICENSE No. 12553

SHEET TITLE:

## ABUTTING PROPERTY PLAN

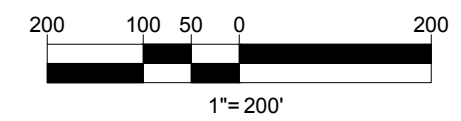
SHEET NUMBER:

**2**  
OF 6

ORG. DATE - 05/04/2020

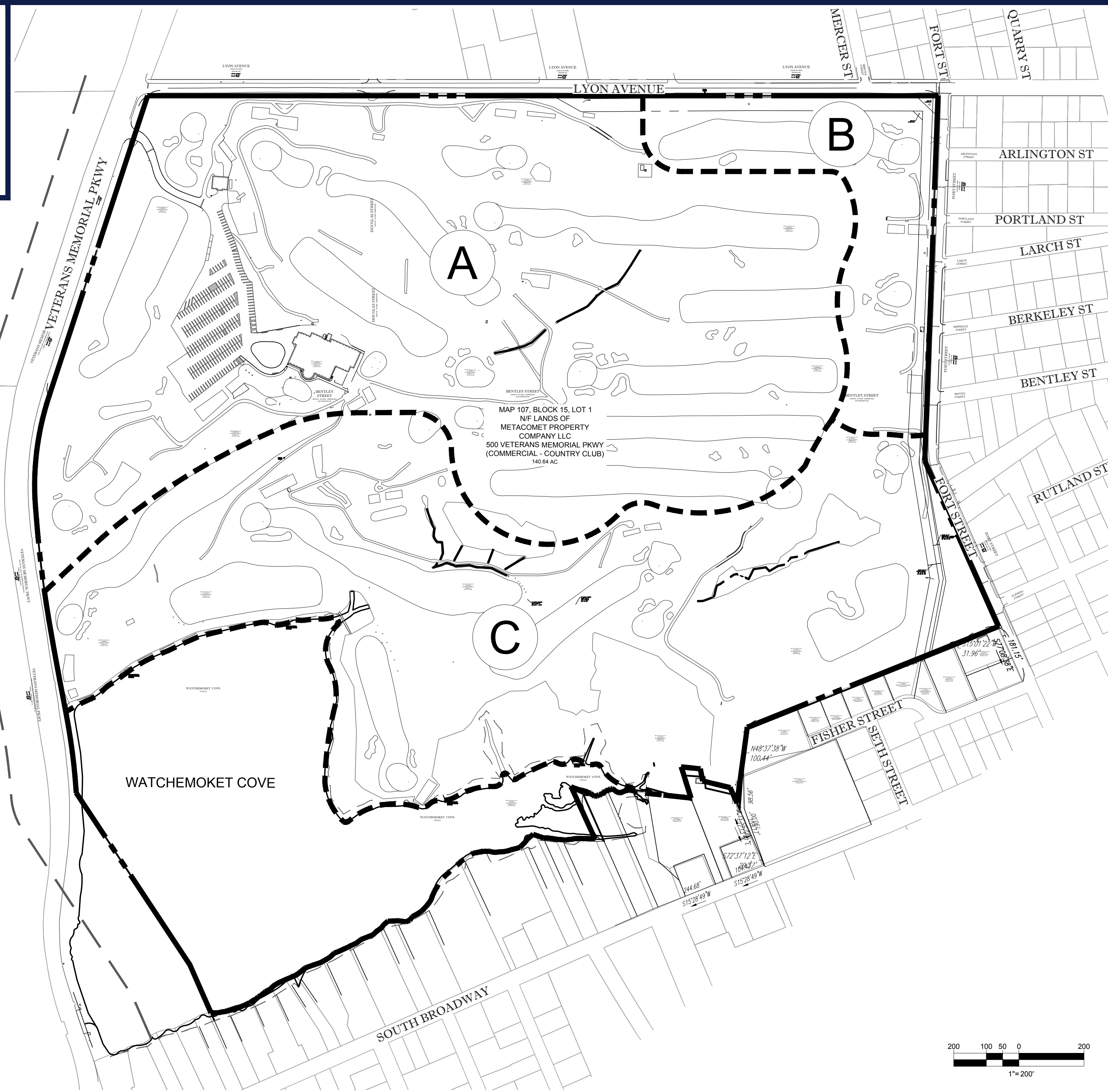
**REFER TO SHEET 2 & 3 FOR INDEX LIST OF ABUTTING PROPERTY OWNERS**

**PROPERTY INFORMATION SHOWN ON THIS PLAN IS APPROXIMATE. IT IS BASED ON THE CITY OF EAST PROVIDENCE ASSESSORS MAPS. (MAPS: 17, 18, 107, 108 & 207)**









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**REVISIONS**

REV	DATE	COMMENT	DRAWN BY	CHECKED BY

PROJECT No.: W201026  
 DRAWN BY: AJS  
 CHECKED BY: NEM  
 DATE: 05/05/2021  
 CAD I.D.: W201026-CVL-1\_LAND USE PLAN

PROJECT:

**PETITION FOR ZONE CHANGE**

FOR

**METACOMET PROPERTY, LLC**

500 VETERANS MEMORIAL PARKWAY

MAP 107, BLOCK 15, LOT 1  
 500 VETERANS MEMORIAL PARKWAY  
 EAST PROVIDENCE,  
 PROVIDENCE COUNTY,  
 RHODE ISLAND

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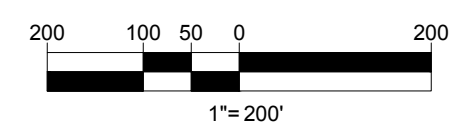
SHEET TITLE:

**LAND USE PLAN**

SHEET NUMBER:

**5**  
 OF 6

ORG. DATE - 05/05/2021



P:\3201W201026\DRAWINGS\EXHIBITS\2021-05-05 ZONE CHANGE PETITION UPDATE\W201026-CVL-1\_LAND USE PLAN-5-LAYOUT-5

