

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 MAPS...

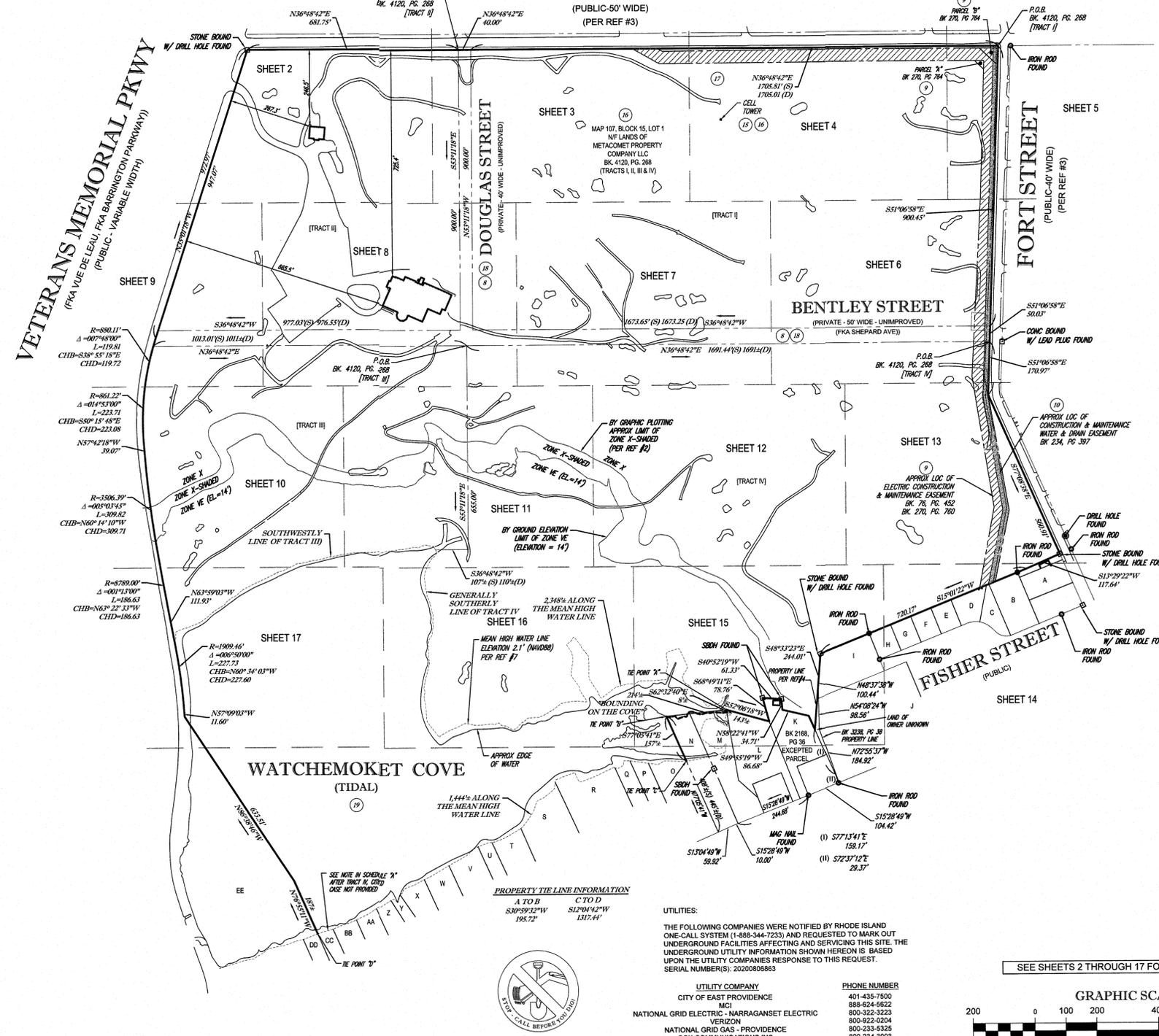
REFERENCES:

- 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.

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

LYON AVENUE



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...

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...

TOGETHER WITH ALL THE RIGHT, TITLE AND INTEREST IN AND TO THE FORT STREET, SHEPARD AVENUE, BENTLEY AVENUE AND DOUGLAS STREET AS SHOWN ON THAT PLAN ENTITLED: "COMMISSIONERS PLAT IN THE BILL IN EQUITY EDWARD D. PEARCE VS. WILLIAM BINNEY ET AL. NO. 1746, SURVEYED AND DRAWN BY WALTER DEXTER...

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/NSP'S 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/NSP'S REQUIREMENTS FOR CONVEYANCE/REFINANCING OF THE PROPERTY AND FOR USE AS A BASE DOCUMENT FOR PREPARATION OF A SITE PLAN

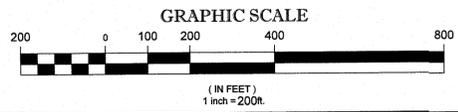


JOHN P. LYNCH 9/4/2020 DATE
RHODE ISLAND PROFESSIONAL LAND SURVEYOR #1925
CERTIFICATE OF AUTHORIZATION #A350

ALTA/NSP'S 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, FIELD BOOK NO, FIELD BOOK PG, FIELD CREW, DRAWN, REVIEWED, APPROVED, DATE, SCALE, FILE NO, DWS NO. Values include 2-26-2020, 19-22 MA, J.O., R.J.K., J.P.L., 9-4-2020, 1"=200', 03-200021, 1 OF 17.

SEE SHEETS 2 THROUGH 17 FOR TOPOGRAPHY

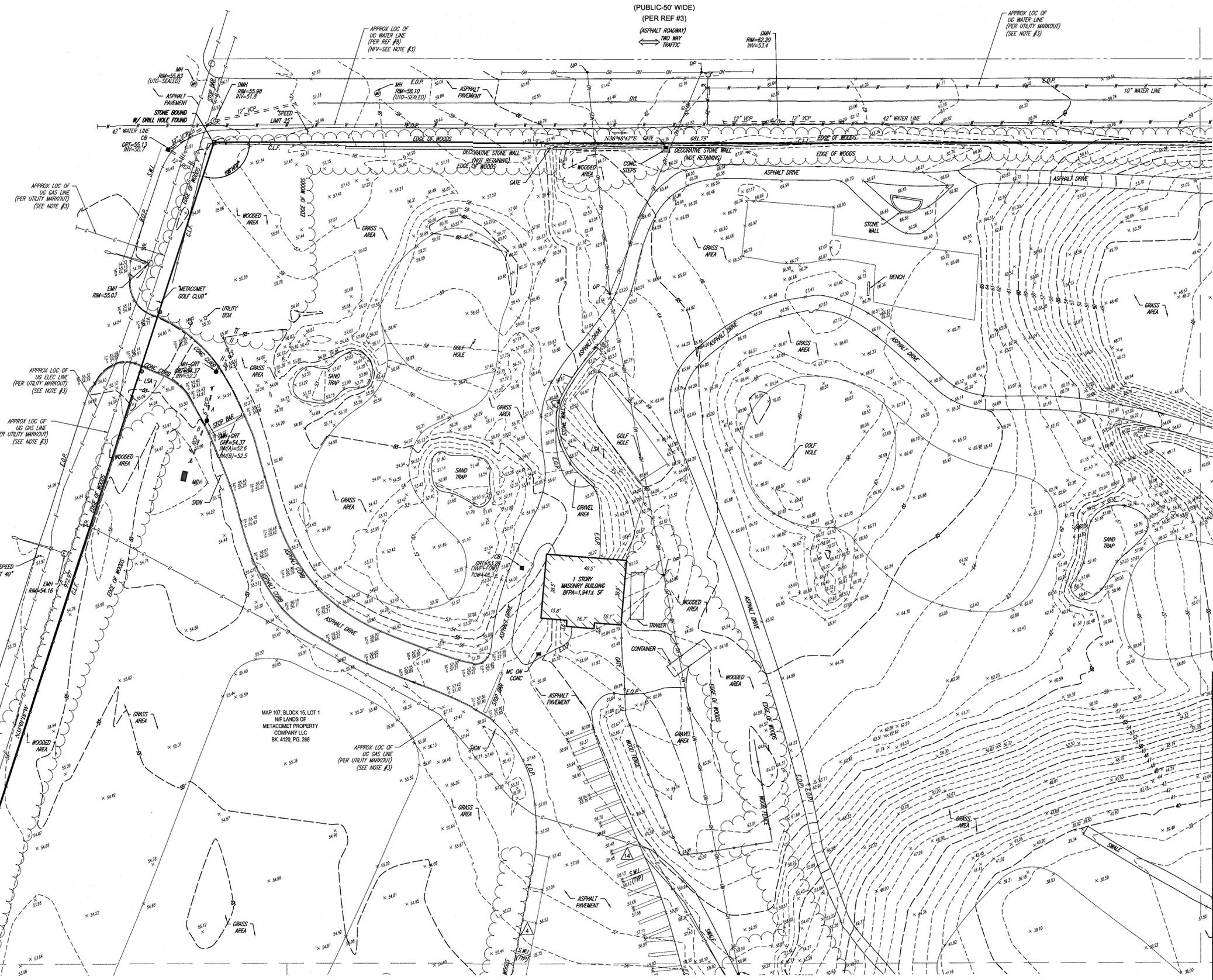
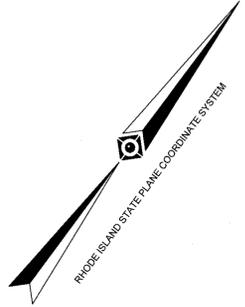


THE STATE OF RHODE ISLAND REQUIRES NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE.

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LYON AVENUE

(PUBLIC-50' WIDE)
(PER REF #3)
(ASPHALT ROADWAY)
TWO WAY TRAFFIC



LEGEND

- 124 EXISTING CONTOUR
- 125 EXISTING SPOT ELEVATION
- X TC 123.45 EXIST. TOP OF CURB ELEVATION
- X G 122.95 EXIST. GUTTER ELEVATION
- X TW 123.45 EXIST. TOP OF WALL ELEVATION
- X BW 122.95 EXIST. BOTTOM OF WALL ELEVATION
- OH OVERHEAD WIRES
- E APPROX. LOC. UNDERGROUND ELEC. LINE
- G APPROX. LOC. UNDERGROUND GAS LINE
- S APPROX. LOC. UNDERGROUND SAN. LINE
- W APPROX. LOC. UNDERGROUND WATER LINE
- HYDRANT
- WV WATER VALVE
- GV GAS VALVE
- DMH DRAINAGE/STORM MANHOLE
- SMH SANITARY/SEWER MANHOLE
- MH UNKNOWN MANHOLE
- CB CATCH BASIN OR INLET
- UP UTILITY POLE
- UPLP UTILITY POLE/LIGHT POLE
- GUY WIRE
- STREET LIGHT
- SIGN
- BOLLARD
- METAL GUIDE RAIL
- TD DECIDUOUS TREE & TRUNK SIZE
- PT CONIFEROUS TREE & TRUNK SIZE
- SHRUBS
- PARKING SPACE COUNT
- CLF CHAIN LINK FENCE
- E.O.C. EDGE OF CONC.
- E.O.P. EDGE OF PAVEMENT
- LSA LANDSCAPED AREA
- MC METAL COVER
- (TYP.) TYPICAL
- S.W.L. SOLID WHITE LINE
- S.Y.L. SOLID YELLOW LINE
- D.Y.L. DOUBLE YELLOW LINE
- B.F.P.A. BUILDING FOOTPRINT AREA
- N.V.P. NO VISIBLE PIPE
- U.T.O. UNABLE TO OPEN
- F.O.D. FILLED W/DEBRIS
- SDH STONE BOUND W/DRILL HOLE
- [PARCEL I] TITLE REPORT PARCEL
- (I) TITLE REPORT EXCEPTION
- (S) SURVEY DIMENSION
- (D) DEED DIMENSION

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, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 5, 8, 9, 11, 13, 14 & 16 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON FEBRUARY 26, 2020.

THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO 435-RICR-00-00-1.3 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON NOVEMBER 20, 2015 AS FOLLOWS:

- TYPE OF BOUNDARY SURVEY: COMPREHENSIVE BOUNDARY SURVEY CLASS: I
 - OTHER TYPE OF SURVEY: DATA ACCUMULATION SURVEY (PLANIMETRIC SURVEY) CLASS: III
VERTICAL CONTROL: T-3
TOPOGRAPHIC SURVEY: T-1
TOPOGRAPHIC SURVEY - AERIAL: T-4
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- NOT A VALID ORIGINAL DOCUMENT UNLESS EMBOSSED WITH RAISED IMPRESSION OR BLUE INK SEAL



JOHN P. LYNCH
RHODE ISLAND PROFESSIONAL LAND SURVEYOR #1925
CERTIFICATE OF AUTHORIZATION #A350

FIELD DATE: 2-25-2020
FIELD BOOK NO: 19-22 MA
FIELD BOOK PG: 71-87

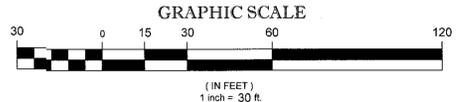
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METACOMET PROPERTY COMPANY LLC
500 VETERANS MEMORIAL PARKWAY
MAP 107, BLOCK 15, LOT 1
CITY OF EAST PROVIDENCE, PROVIDENCE COUNTY
STATE OF RHODE ISLAND

FIELD CREW: J.O.
DRAWN: R.J.K.
REVIEWED: S.P.P.

CONTROL POINT ASSOCIATES, INC.
352 TURNPIKE ROAD
SOUTHBOROUGH, MA 01772
508.948.3000 - 508.948.3003 FAX

MANHATTAN, NY 646.780.0411
MT. LAUREL, NJ 609.857.2099
CHALFONT, PA 215.712.9880
WARREN, NJ 908.665.0099

DATE: 9/4/2020
SCALE: 1"=30'
FILE NO: 03-200021
DWS. NO: 2 OF 17



SEE SHEET 1 OF 17 FOR NOTES, REFERENCES & TITLE EXCEPTIONS

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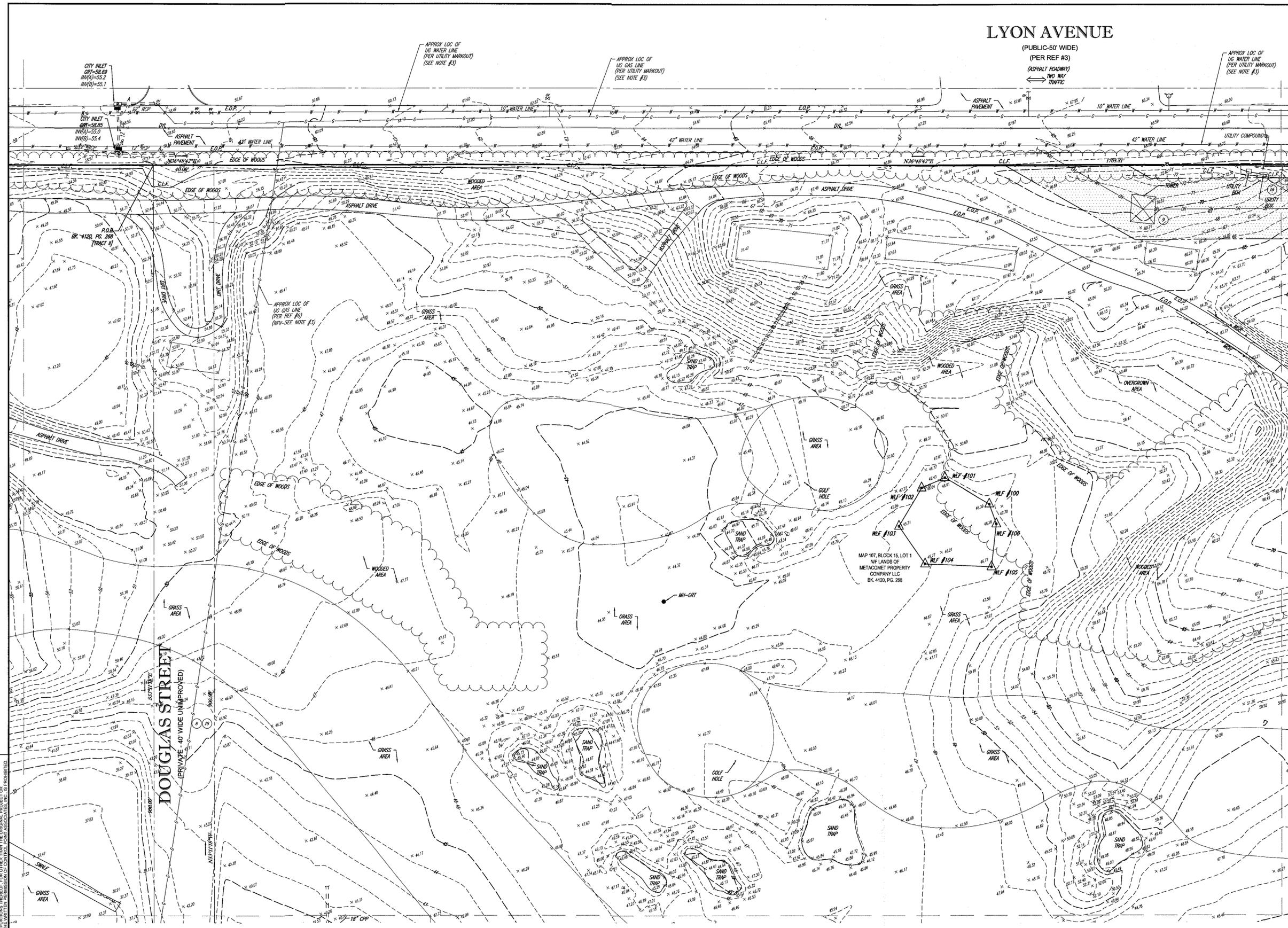
LYON AVENUE

(PUBLIC-50' WIDE)

(PER REF #3)

(ASPHALT ROADWAY)

TWO WAY TRAFFIC



LEGEND

124	EXISTING CONTOUR
125	EXISTING SPOT ELEVATION
X 123.45	EXIST. TOP OF CURB ELEVATION
X G 123.45	EXIST. GUTTER ELEVATION
X TW 123.45	EXIST. TOP OF WALL ELEVATION
X BW 123.45	EXIST. BOTTOM OF WALL ELEVATION
OH	OVERHEAD WIRES
E	APPROX. LOC. UNDERGROUND ELEC. LINE
G	APPROX. LOC. UNDERGROUND GAS LINE
S	APPROX. LOC. UNDERGROUND SAN. LINE
W	APPROX. LOC. UNDERGROUND WATER LINE
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WV	WATER VALVE
GV	GAS VALVE
DMH	DRAINAGE/STORM MANHOLE
SMH	SANITARY/SEWER MANHOLE
MH	UNKNOWN MANHOLE
CB	CATCH BASIN OR INLET
U	UTILITY POLE
UP	UTILITY POLE/LIGHT POLE
GW	GUY WIRE
SL	STREET LIGHT
S	SIGN
B	BOLLARD
MGR	METAL GUIDE RAIL
DT	DECIDUOUS TREE & TRUNK SIZE
CF	CONIFEROUS TREE & TRUNK SIZE
SH	SHRUBS
10	PARKING SPACE COUNT
CL.F.	CHAIN LINK FENCE
E.O.C.	EDGE OF CONC.
E.O.P.	EDGE OF PAVEMENT
L.S.A.	LANDSCAPED AREA
MC	METAL COVER
(TYP)	TYPICAL
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[PARCEL I]	TITLE REPORT PARCEL
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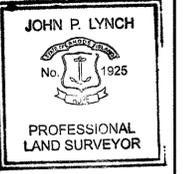
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CHICAGO TITLE INSURANCE COMPANY

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THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO 43B-RICR-00-04-19 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON NOVEMBER 28, 2015 AS FOLLOWS:

1. TYPE OF BOUNDARY SURVEY: COMPREHENSIVE BOUNDARY SURVEY	CLASS: I
2. OTHER TYPE OF SURVEY: DATA ACCUMULATION SURVEY (PLANIMETRIC SURVEY) VERTICAL CONTROL TOPOGRAPHIC SURVEY TOPOGRAPHIC SURVEY - AERIAL	CLASS: III V-3 T-1 V-4
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	

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JOHN P. LYNCH
Rhode Island Professional Land Surveyor #1925
CERTIFICATE OF AUTHORIZATION #A350

John P. Lynch 9/4/2020
DATE

FIELD DATE: 2-25-2020
FIELD BOOK NO: 19-22 MA
FIELD BOOK PG: 71-87

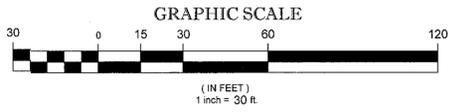
ALTA/NSPS LAND TITLE SURVEY
METACOMET PROPERTY COMPANY LLC
500 VETERANS MEMORIAL PARKWAY
MAP 107, BLOCK 15, LOT 1
CITY OF EAST PROVIDENCE, PROVIDENCE COUNTY
STATE OF RHODE ISLAND

FIELD CREW: J.O.
DRAWN: R.J.K.
REVIEWED: S.P.P.

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SCALE: 1"=30'
FILE NO: 03-200021
DWG NO: 3 OF 17



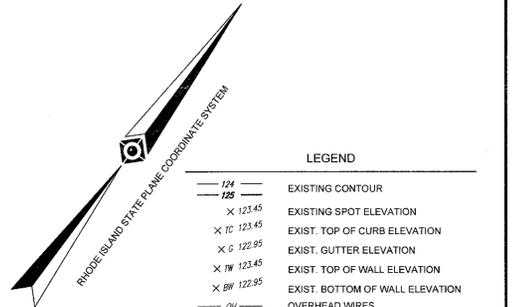
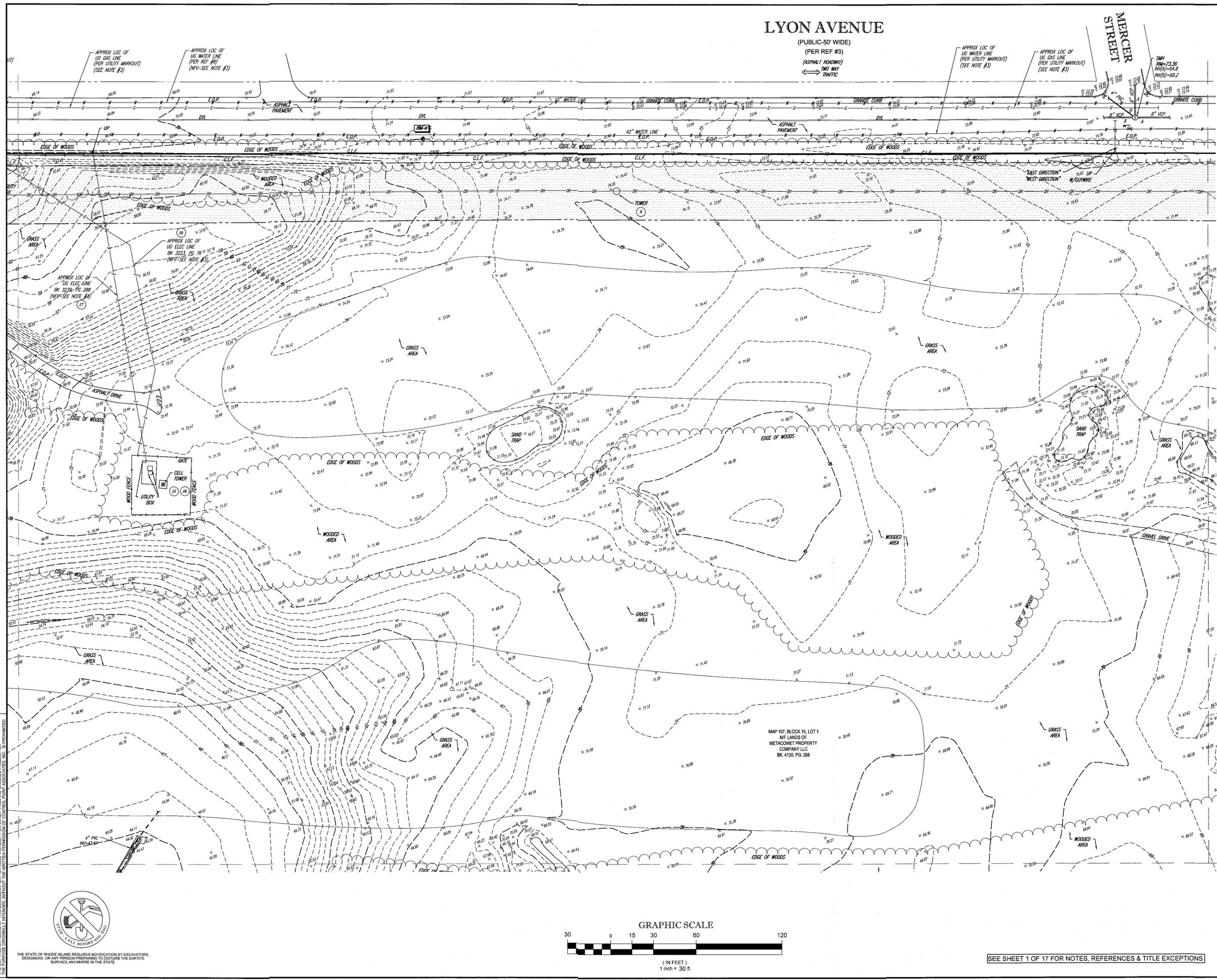
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LYON AVENUE

(PUBLIC-50' WIDE)
(PER REF #3)
(ASPHALT ROADWAY)
← TWO WAY TRAFFIC



LEGEND	
---	EXISTING CONTOUR
x	EXISTING SPOT ELEVATION
x TO	EXIST. TOP OF CURB ELEVATION
x G	EXIST. GUTTER ELEVATION
x TW	EXIST. TOP OF WALL ELEVATION
x BW	EXIST. BOTTOM OF WALL ELEVATION
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SL	STREET LIGHT
S	SIGN
B	BOLLARD
MR	METAL GUIDE RAIL
DT	DECIDUOUS TREE & TRUNK SIZE
CF	CONIFEROUS TREE & TRUNK SIZE
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CLF	CHAIN LINK FENCE
E.O.C.	EDGE OF CONC.
E.O.P.	EDGE OF PAVEMENT
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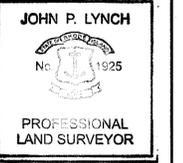
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THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO 435-RICR-00-00-1.9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON NOVEMBER 25, 2015 AS FOLLOWS:

1.	TYPE OF BOUNDARY SURVEY:	CLASS:
1.	COMPREHENSIVE BOUNDARY SURVEY	CLASS: III
2.	OTHER TYPE OF SURVEY:	CLASS: III
	DATA ACCUMULATION SURVEY (PLANIMETRIC SURVEY)	V-3
	VERTICAL CONTROL TOPOGRAPHIC SURVEY	T-1
	TOPOGRAPHIC SURVEY TOPOGRAPHIC SURVEY - AERIAL	V-4
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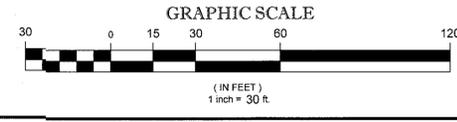


JOHN P. LYNCH
RHODE ISLAND PROFESSIONAL LAND SURVEYOR #1925
CERTIFICATE OF AUTHORIZATION #9450

FIELD DATE: 2-25-2020
FIELD BOOK NO: 19-22 MA
FIELD BOOK PG: 71-87

ALTA/NSPS LAND TITLE SURVEY
METACOMET PROPERTY COMPANY LLC
500 VETERANS MEMORIAL PARKWAY
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STATE OF RHODE ISLAND

FIELD CREW: J.O.
DRAWN: R.J.K.
REVIEWED: S.P.P.
APPROVED: J.P.L.
DATE: 9-4-2020
SCALE: 1"=30'
FILE NO: 03-200021
DWG. NO: 4 OF 17

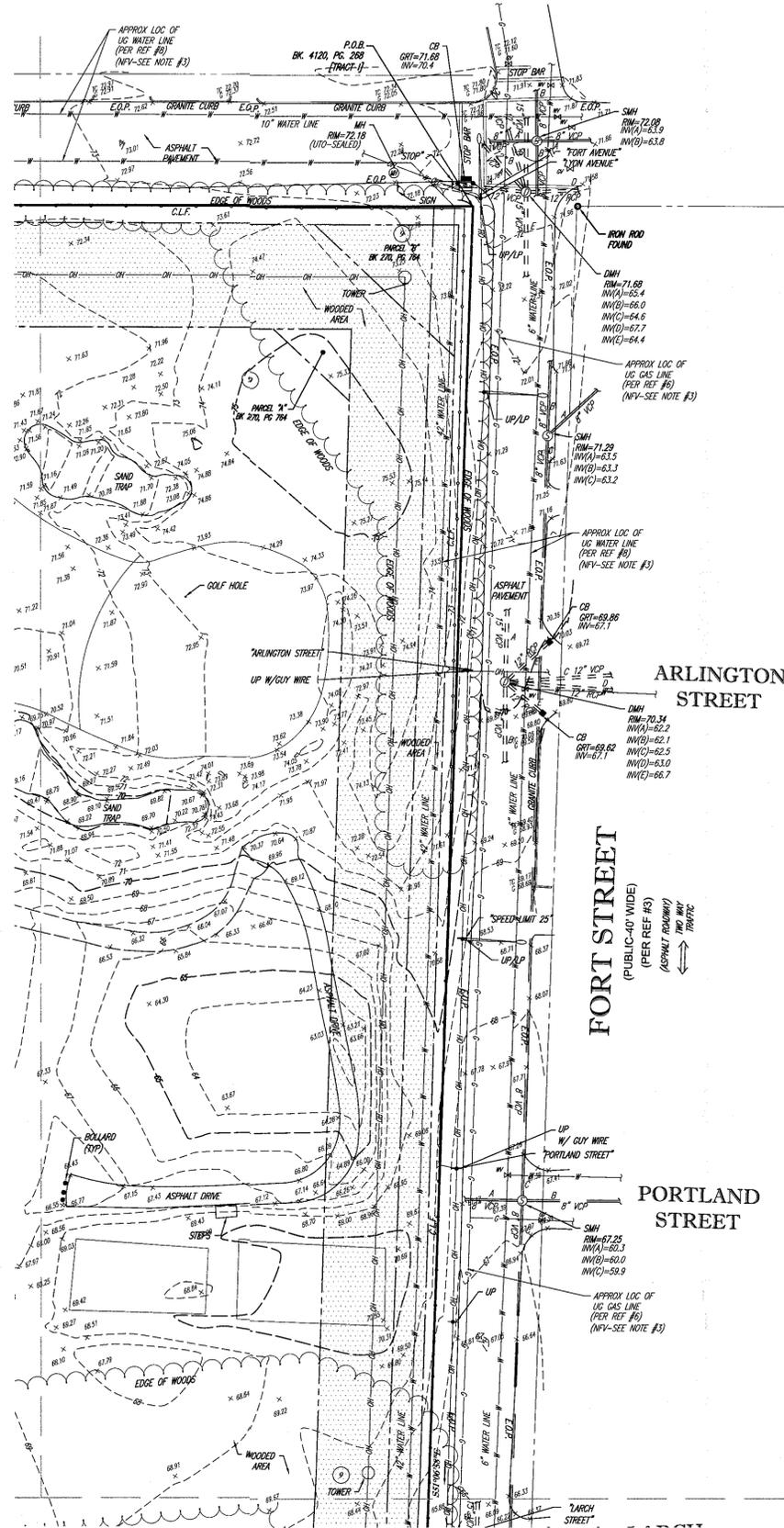


SEE SHEET 1 OF 17 FOR NOTES, REFERENCES & TITLE EXCEPTIONS

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- | | |
|--|-----------------------------------|
| 1. TYPE OF BOUNDARY SURVEY:
COMPREHENSIVE BOUNDARY SURVEY | CLASS:
I |
| 2. OTHER TYPE OF SURVEY:
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(PLANIMETRIC SURVEY)
VERTICAL CONTROL
TOPOGRAPHIC SURVEY
TOPOGRAPHIC SURVEY - AERIAL | CLASS:
II
V-3
T-1
V-4 |
| 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 | |

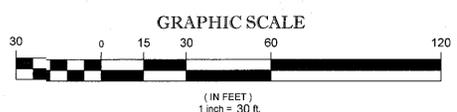
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JOHN P. LYNCH
 RHODE ISLAND PROFESSIONAL LAND SURVEYOR #1925
 CERTIFICATE OF AUTHORIZATION #A350

9/4/2020
 DATE

FIELD DATE	2-25-2020	ALTA/NSPS LAND TITLE SURVEY
FIELD BOOK NO.	19-22 MA	METACOMET PROPERTY COMPANY LLC
FIELD BOOK PG.	71-87	500 VETERANS MEMORIAL PARKWAY MAP 107, BLOCK 15, LOT 1 CITY OF EAST PROVIDENCE, PROVIDENCE COUNTY STATE OF RHODE ISLAND
FIELD CREW	J.O.	CONTROL POINT ASSOCIATES, INC.
DRAWN	R.J.K.	352 TURNPIKE ROAD SOUTHBOROUGH, MA 01772 508.948.3000 - 508.948.3003 FAX
REVIEWED	S.P.P.	MANHATTAN, NY 646.780.0411 MT. LAUREL, NJ 609.837.2099 CHALFONTE, PA 215.712.9800 WARREN, NJ 908.665.0599
APPROVED	J.P.L.	
DATE	9-4-2020	
SCALE	1"=30'	
FILE NO.	03-200021	
DWG. NO.	5 OF 17	

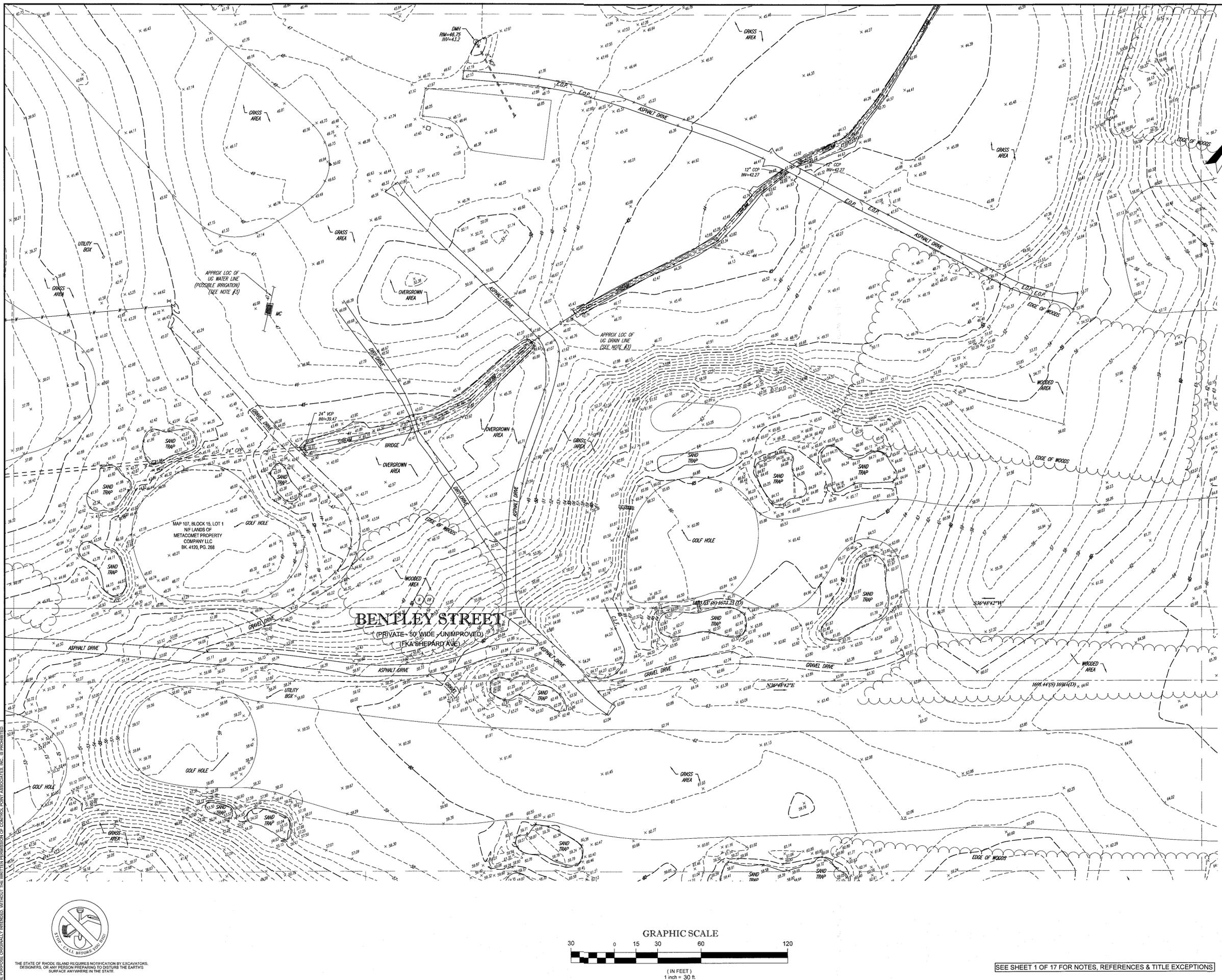


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THE STATE OF RHODE ISLAND REQUIRES NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE STATE.



LEGEND

---	EXISTING CONTOUR
x	EXISTING SPOT ELEVATION
x 10	EXIST. TOP OF CURB ELEVATION
x G	EXIST. TOP OF WALL ELEVATION
x TW	EXIST. TOP OF WALL ELEVATION
x BW	EXIST. BOTTOM OF WALL ELEVATION
---	OVERHEAD WIRES
E	APPROX. LOC. UNDERGROUND ELEC. LINE
G	APPROX. LOC. UNDERGROUND GAS LINE
S	APPROX. LOC. UNDERGROUND SAN. LINE
W	APPROX. LOC. UNDERGROUND WATER LINE
○	HYDRANT
WV	WATER VALVE
GV	GAS VALVE
DMH	DRAINAGE/STORM MANHOLE
SMH	SANITARY/SEWER MANHOLE
MH	UNKNOWN MANHOLE
□	CATCH BASIN OR INLET
UP	UTILITY POLE
UPLP	UTILITY POLE/LIGHT POLE
---	GUY WIRE
---	STREET LIGHT
---	SIGN
●	BOLLARD
---	METAL GUIDE RAIL
TF	DECIDUOUS TREE & TRUNK SIZE
PF	CONIFEROUS TREE & TRUNK SIZE
○	SHRUBS
△	PARKING SPACE COUNT
C.L.F.	CHAIN LINK FENCE
E.O.C.	EDGE OF CONC.
E.O.P.	EDGE OF PAVEMENT
LSA	LANDSCAPED AREA
MC	METAL COVER
(TYP.)	TYPICAL
S.W.L.	SOLID WHITE LINE
S.Y.L.	SOLID YELLOW LINE
D.Y.L.	DOUBLE YELLOW LINE
B.F.P.A.	BUILDING FOOTPRINT AREA
N.V.P.	NO VISIBLE PIPE
U.T.O.	UNABLE TO OPEN
F.O.D.	FILLED WIDEBRIS
S.D.W.	STONE BOUND WIDRILL HOLE
[PARCEL]	TITLE REPORT PARCEL
○	TITLE REPORT EXCEPTION
(S)	SURVEY DIMENSION
(D)	DEED DIMENSION

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

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THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO 435-RICR-00-00-1.9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON NOVEMBER 26, 2015 AS FOLLOWS:

- | | |
|--|------------------------------------|
| 1. TYPE OF BOUNDARY SURVEY:
COMPREHENSIVE BOUNDARY SURVEY | CLASS:
II |
| 2. OTHER TYPE OF SURVEY:
DATA ACCUMULATION SURVEY
(PLANIMETRIC SURVEY)
VERTICAL CONTROL
TOPOGRAPHIC SURVEY
TOPOGRAPHIC SURVEY - AERIAL | CLASS:
III
V-3
T-1
V-4 |
| 3. THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THIS PLAN IS AS FOLLOWS:
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JOHN P. LYNCH
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 CERTIFICATE OF AUTHORIZATION #A350

FIELD DATE: 2-25-2020
 FIELD BOOK NO: 19-22 MA
 FIELD BOOK PG: 71-87

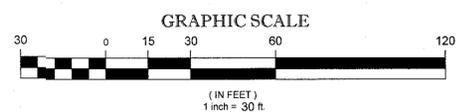
ALTA/NSPS LAND TITLE SURVEY
METACOMET PROPERTY COMPANY LLC
 500 VETERANS MEMORIAL PARKWAY
 MAP 107, BLOCK 15, LOT 1
 CITY OF EAST PROVIDENCE, PROVIDENCE COUNTY
 STATE OF RHODE ISLAND

FIELD CREW: J.O.
 DRAWN: R.J.K.
 REVIEWED: S.P.P.

CONTROL POINT ASSOCIATES, INC.
 352 TURNPIKE ROAD
 SOUTHBOROUGH, MA 01772
 508.348.3000 • 508.348.3063 FAX

MANHATTAN, NY 646.780.0411
 MT. LAUREL, NJ 609.857.2099
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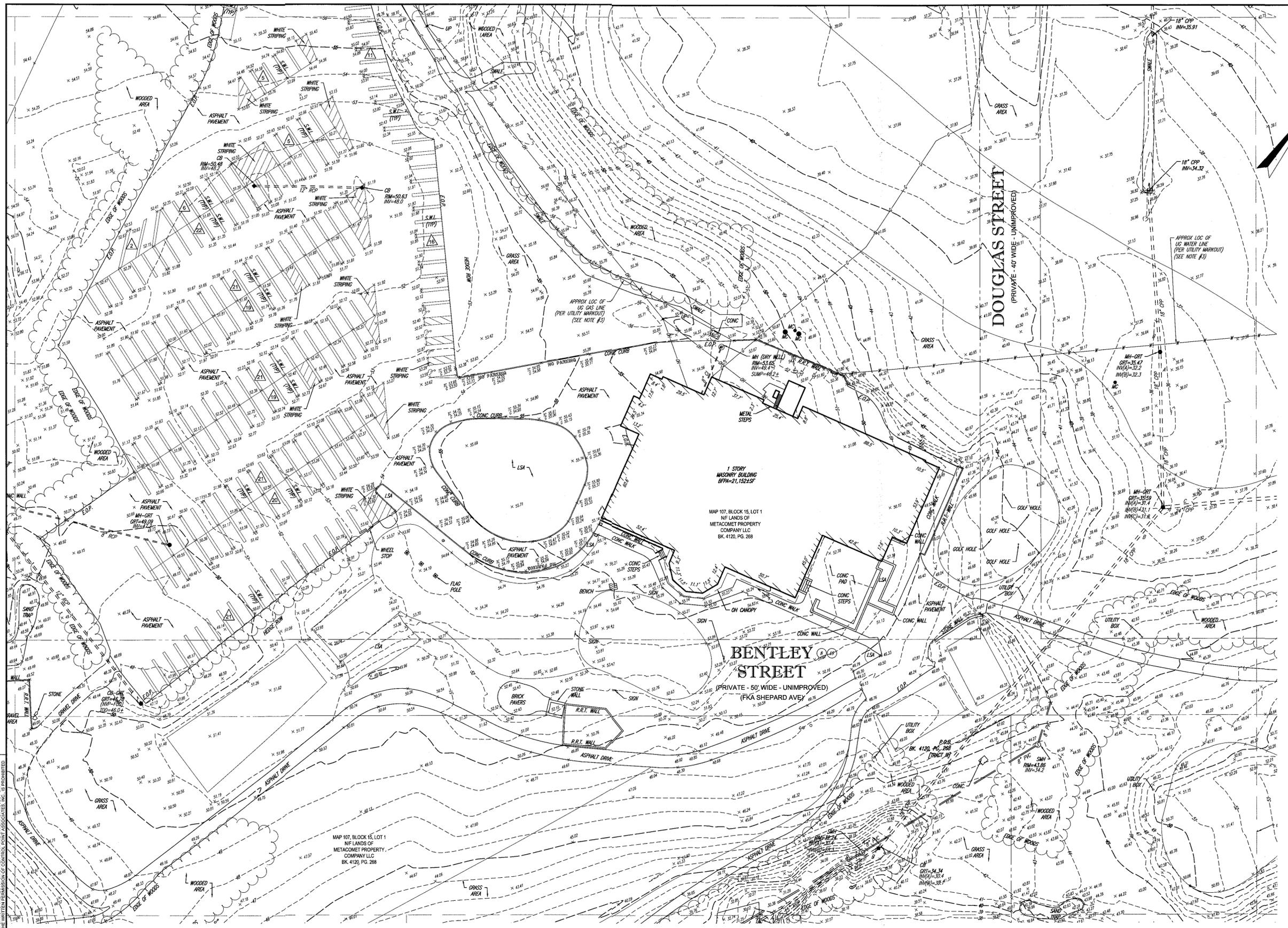
DATE: 9/4/2020
 SCALE: 1"=30'
 FILE NO: 03-200021
 DWS. NO: 7 OF 17



SEE SHEET 1 OF 17 FOR NOTES, REFERENCES & TITLE EXCEPTIONS

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LEGEND

---	EXISTING CONTOUR
---	EXISTING SPOT ELEVATION
X 123.45	EXIST. TOP OF CURB ELEVATION
X G 123.45	EXIST. GUTTER ELEVATION
X W 123.45	EXIST. TOP OF WALL ELEVATION
X BW 123.45	EXIST. BOTTOM OF WALL ELEVATION
OH	OVERHEAD WIRES
E	APPROX. LOC. UNDERGROUND ELEC. LINE
G	APPROX. LOC. UNDERGROUND GAS LINE
S	APPROX. LOC. UNDERGROUND SAN. LINE
W	APPROX. LOC. UNDERGROUND WATER LINE
HY	HYDRANT
WV	WATER VALVE
GV	GAS VALVE
DMH	DRAINAGE/STORM MANHOLE
SMH	SANITARY/SEWER MANHOLE
UMH	UNKNOWN MANHOLE
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UPLP	UTILITY POLE/LIGHT POLE
GW	GUY WIRE
SL	STREET LIGHT
SN	SIGN
B	BOLLARD
MGR	METAL GUIDE RAIL
DT	DECIDUOUS TREE & TRUNK SIZE
CF	CONIFEROUS TREE & TRUNK SIZE
SH	SHRUBS
PS	PARKING SPACE COUNT
CL.F.	CHAIN LINK FENCE
E.O.C.	EDGE OF CONC.
E.O.P.	EDGE OF PAVEMENT
LSA	LANDSCAPED AREA
MC	METAL COVER
(TYP)	TYPICAL
S.W.L.	SOLID WHITE LINE
S.Y.L.	SOLID YELLOW LINE
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B.F.P.A.	BUILDING FOOTPRINT AREA
N.V.P.	NO VISIBLE PIPE
U.T.O.	UNABLE TO OPEN
F.O.D.	FILLED W/DEBRIS
SDH	STONE BOUND W/DRILL HOLE
[PARCEL I]	TITLE REPORT PARCEL
(S)	TITLE REPORT EXCEPTION
(D)	SURVEY DIMENSION
(D)	DEED DIMENSION

SURVEY CERTIFIED TO:
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 CHICAGO TITLE INSURANCE COMPANY

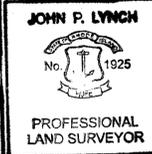
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- | | |
|-----------------------------|-----------|
| 1. TYPE OF BOUNDARY SURVEY | CLASS I |
| 2. OTHER TYPE OF SURVEY | CLASS III |
| VERTICAL CONTROL | V-3 |
| TOPOGRAPHIC SURVEY | T-1 |
| TOPOGRAPHIC SURVEY - AERIAL | V-4 |

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

FIELD DATE: 2-25-2020
 FIELD BOOK NO: 19-22 MA
 FIELD BOOK PG: 71-87

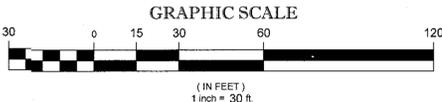
ALTA/NSPS LAND TITLE SURVEY
METACOMET PROPERTY COMPANY LLC
 500 VETERANS MEMORIAL PARKWAY
 MAP 107, BLOCK 15, LOT 1
 CITY OF EAST PROVIDENCE, PROVIDENCE COUNTY
 STATE OF RHODE ISLAND

FIELD CREW: J.O.
 DRAWN: R.J.K.
 REVIEWED: S.P.P.

CONTROL POINT ASSOCIATES, INC.
 352 TURNPIKE ROAD
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 508.948.3000 - 508.948.3003 FAX

MANHATTAN, NY 646.780.0411
 MT. LAUREL, NJ 609.857.2099
 CHALFONT, PA 215.712.9800
 WARREN, NJ 908.668.0999

APPROVED: J.P.L. DATE: 9-4-2020 SCALE: 1"=30' FILE NO: 03-200021 DWG NO: 8 OF 17



SEE SHEET 1 OF 17 FOR NOTES, REFERENCES & TITLE EXCEPTIONS

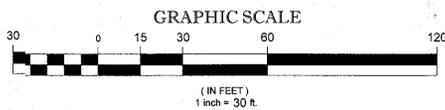
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SEE SHEET 1 OF 17 FOR NOTES, REFERENCES & TITLE EXCEPTIONS

VETERANS MEMORIAL PKWY
 (FKA VUE DE LEALU, FKA BARRINGTON PARKWAY)
 (PUBLIC, VARIABLE WIDTH)
 (APPROXIMATE WIDTH)
 (APPROXIMATE WIDTH)

LEGEND	
---	EXISTING CONTOUR
X	EXISTING SPOT ELEVATION
X TC	EXIST. TOP OF CURB ELEVATION
X G	EXIST. GUTTER ELEVATION
X TW	EXIST. TOP OF WALL ELEVATION
X BW	EXIST. BOTTOM OF WALL ELEVATION
OH	OVERHEAD WIRES
---	APPROX. LOC. UNDERGROUND ELEC. LINE
G	APPROX. LOC. UNDERGROUND GAS LINE
S	APPROX. LOC. UNDERGROUND SAN. LINE
W	APPROX. LOC. UNDERGROUND WATER LINE
⊙	HYDRANT
WV	WATER VALVE
GV	GAS VALVE
DMH	DRAINAGE/STORM MANHOLE
SMH	SANITARY/SEWER MANHOLE
MH	UNKNOWN MANHOLE
⊕	CATCH BASIN OR INLET
UP	UTILITY POLE
UPLP	UTILITY POLE/LIGHT POLE
---	GUY WIRE
---	STREET LIGHT
---	SIGN
●	BOLLARD
---	METAL GUIDE RAIL
T	DECIDUOUS TREE & TRUNK SIZE
CF	CONIFEROUS TREE & TRUNK SIZE
⊙	SHRUBS
△	PARKING SPACE COUNT
C.L.F.	CHAIN LINK FENCE
E.O.C.	EDGE OF CONC.
E.O.P.	EDGE OF PAVEMENT
L.S.A.	LANDSCAPED AREA
MC	METAL COVER
(TYP.)	TYPICAL
S.W.L.	SOLID WHITE LINE
S.Y.L.	SOLID YELLOW LINE
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[PARCEL #]	TITLE REPORT PARCEL
(E)	TITLE REPORT EXCEPTION
(S)	SURVEY DIMENSION
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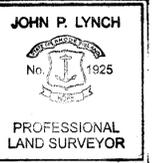
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- | | |
|---|------------------------------------|
| 1. TYPE OF BOUNDARY SURVEY:
COMPREHENSIVE BOUNDARY SURVEY | CLASS:
I |
| 2. OTHER TYPE OF SURVEY:
DATA ACCUMULATION SURVEY
(PLANIMETRIC SURVEY)
VERTICAL CONTROL
TOPOGRAPHIC SURVEY
TOPOGRAPHIC SURVEY - AERIAL | CLASS:
III
V-3
T-1
V-4 |
| 3. THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THIS PLAN IS AS FOLLOWS:
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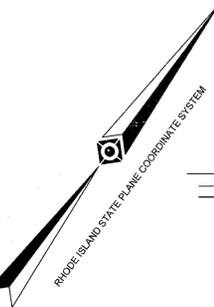
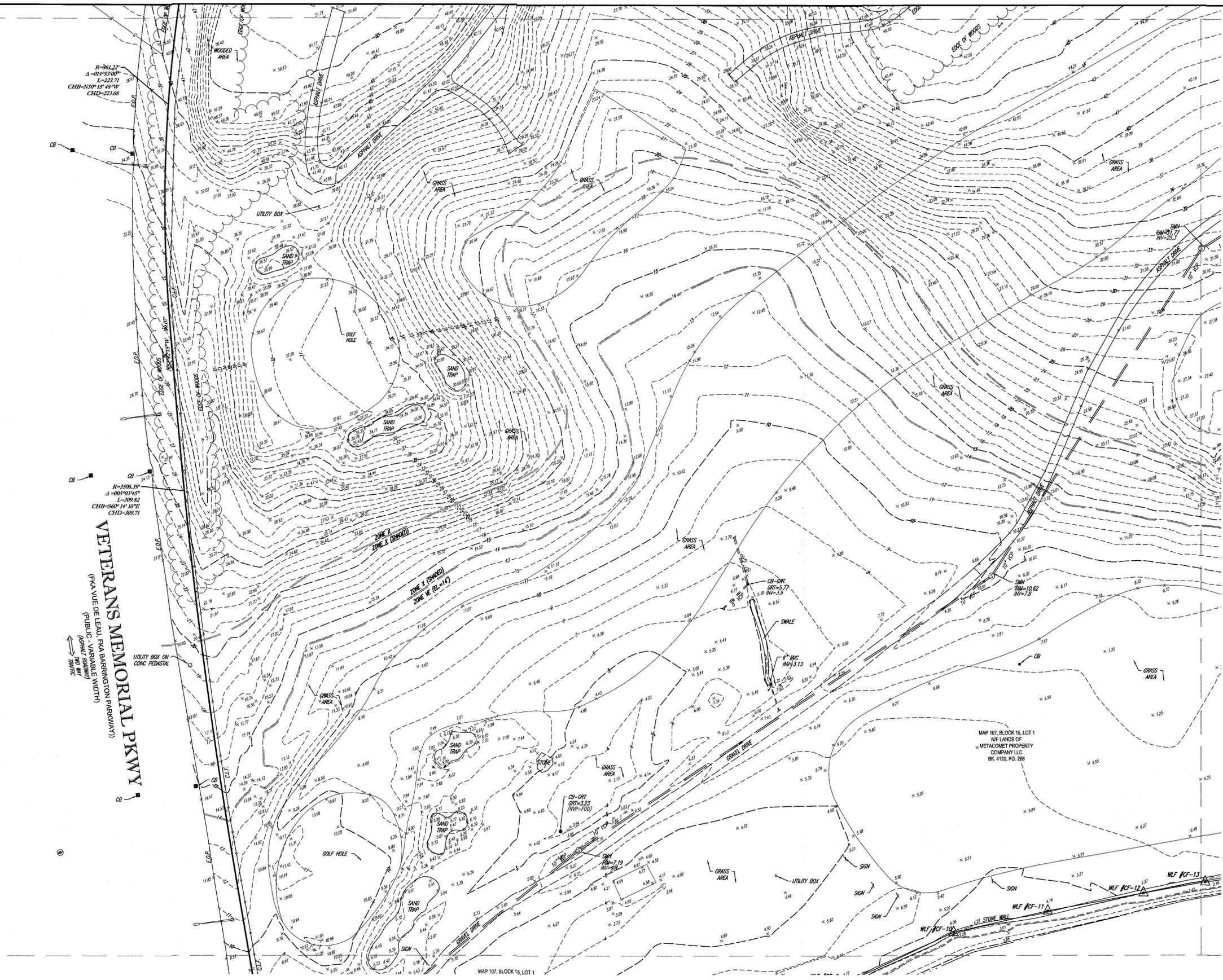


JOHN P. LYNCH 9/4/2020
 RHODE ISLAND PROFESSIONAL LAND SURVEYOR #1925
 CERTIFICATE OF AUTHORIZATION #A350

FIELD DATE 2-25-2020	ALTA/NSPS LAND TITLE SURVEY
FIELD BOOK NO. 19-22 MA	METACOMET PROPERTY COMPANY LLC
FIELD BOOK PG. 71-87	500 VETERANS MEMORIAL PARKWAY MAP 107, BLOCK 15, LOT 1 CITY OF EAST PROVIDENCE, PROVIDENCE COUNTY STATE OF RHODE ISLAND
FIELD CREW J.O.	CONTROL POINT ASSOCIATES, INC.
DRAWN R.J.K.	MANHATTAN, NY 646.780.0411 MT. LAUREL, NJ 609.857.3099 SOUTHBOROUGH, MA 01772 CHALFONT, PA 215.712.9800 WARREN, NJ 908.668.0099
REVIEWED S.P.P.	DATE 9-4-2020
APPROVED J.P.L.	SCALE 1"=30'
	FILE NO. 03-200021
	DWG. NO. 9 OF 17

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LEGEND

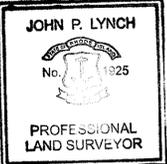
---	EXISTING CONTOUR
X 123.45	EXISTING SPOT ELEVATION
X IC 123.45	EXIST. TOP OF CURB ELEVATION
X G 123.95	EXIST. GUTTER ELEVATION
X TW 123.45	EXIST. TOP OF WALL ELEVATION
X BW 123.95	EXIST. BOTTOM OF WALL ELEVATION
OH	OVERHEAD WIRES
E	APPROX. LOC. UNDERGROUND ELEC. LINE
G	APPROX. LOC. UNDERGROUND GAS LINE
S	APPROX. LOC. UNDERGROUND SAN. LINE
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HY	HYDRANT
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CB	CATCH BASIN OR INLET
UP	UTILITY POLE
UPLP	UTILITY POLE/LIGHT POLE
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SI	SIGN
B	BOLLARD
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- TYPE OF BOUNDARY SURVEY: COMPREHENSIVE BOUNDARY SURVEY CLASS: I
 - OTHER TYPE OF SURVEY: DATA ACCUMULATION SURVEY (PLANIMETRIC SURVEY) CLASS: III
VERTICAL CONTROL: V-3
TOPOGRAPHIC SURVEY: T-1
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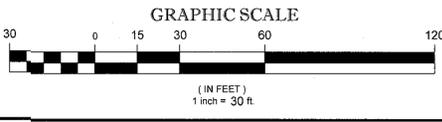
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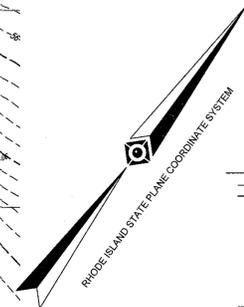
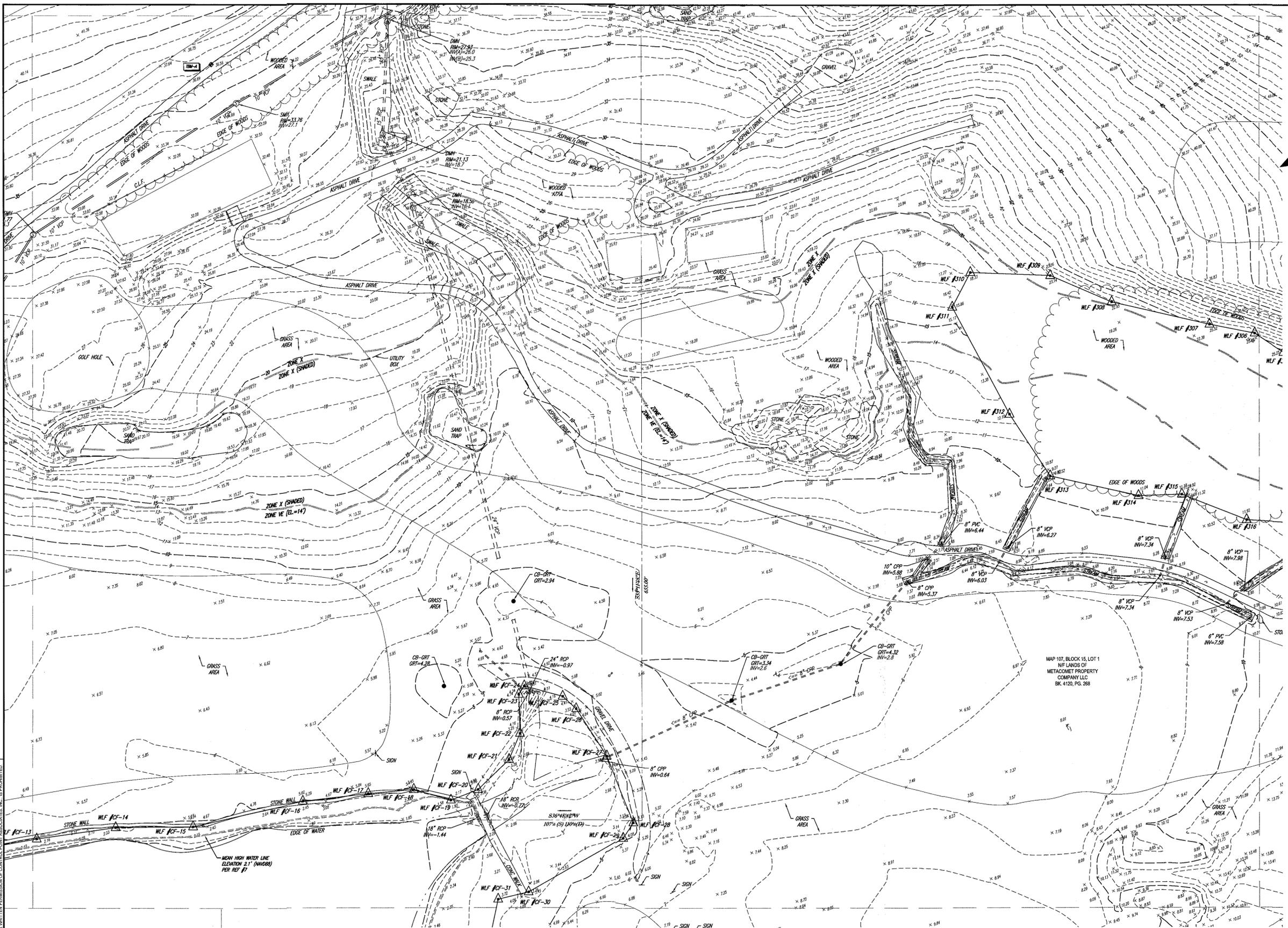
FIELD DATE: 2-25-2020
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MAP 107, BLOCK 15, LOT 1
CITY OF EAST PROVIDENCE, PROVIDENCE COUNTY
STATE OF RHODE ISLAND

FIELD CREW: J.O.
DRAWN: R.J.K.
REVIEWED: S.P.P.
APPROVED: J.P.L.
DATE: 9-4-2020
SCALE: 1"=30'
FILE NO: 03-200021
DWG. NO: 10 OF 17



SEE SHEET 1 OF 17 FOR NOTES, REFERENCES & TITLE EXCEPTIONS



LEGEND

124	EXISTING CONTOUR
125	EXISTING SPOT ELEVATION
X 123.45	EXIST. TOP OF CURB ELEVATION
X 0 122.95	EXIST. GUTTER ELEVATION
X TW 123.45	EXIST. TOP OF WALL ELEVATION
X BW 122.95	EXIST. BOTTOM OF WALL ELEVATION
OH	OVERHEAD WIRES
E	APPROX. LOC. UNDERGROUND ELEC. LINE
G	APPROX. LOC. UNDERGROUND GAS LINE
S	APPROX. LOC. UNDERGROUND SAN. LINE
W	APPROX. LOC. UNDERGROUND WATER LINE
HYDRANT	HYDRANT
WV	WATER VALVE
GV	GAS VALVE
DMH	DRAINAGE/STORM MANHOLE
SMH	SANITARY/SEWER MANHOLE
MH	UNKNOWN MANHOLE
CB	CATCH BASIN OR INLET
UP	UTILITY POLE
UPLP	UTILITY POLE/LIGHT POLE
GUY WIRE	GUY WIRE
STREET LIGHT	STREET LIGHT
SIGN	SIGN
BOLLARD	BOLLARD
METAL GUIDE RAIL	METAL GUIDE RAIL
T	DECIDUOUS TREE & TRUNK SIZE
HT	CONIFEROUS TREE & TRUNK SIZE
S	SHRUBS
PC	PARKING SPACE COUNT
C.L.F.	CHAIN LINK FENCE
E.O.C.	EDGE OF CONC.
E.O.P.	EDGE OF PAVEMENT
LSA	LANDSCAPED AREA
MC	METAL COVER
(TYP.)	TYPICAL
S.W.L.	SOLID WHITE LINE
S.Y.L.	SOLID YELLOW LINE
D.Y.L.	DOUBLE YELLOW LINE
B.F.P.A.	BUILDING FOOTPRINT AREA
N.V.P.	NO VISIBLE PIPE
U.T.O.	UNABLE TO OPEN
F.O.D.	FILLED W/DEBRIS
SDH	STONE BOUND W/DRILL HOLE
[PARCEL #]	TITLE REPORT PARCEL
(E)	TITLE REPORT EXCEPTION
(S)	SURVEY DIMENSION
(D)	DEED DIMENSION

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, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 5, 8, 9, 11, 13, 14 & 16 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON FEBRUARY 28, 2020.

THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO 435-RICR-00-00-1.9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON NOVEMBER 25, 2015 AS FOLLOWS:

- | | |
|--|------------------------------------|
| 1. TYPE OF BOUNDARY SURVEY:
COMPREHENSIVE BOUNDARY SURVEY | CLASS:
I |
| 2. OTHER TYPE OF SURVEY:
DATA ACCUMULATION SURVEY
(PLANIMETRIC SURVEY)
VERTICAL CONTROL
TOPOGRAPHIC SURVEY
TOPOGRAPHIC SURVEY - AERIAL | CLASS:
III
V-3
T-1
V-4 |
| 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 | |
- NOT A VALID ORIGINAL DOCUMENT UNLESS EMBOSSED WITH RAISED IMPRESSION OR BLUE INK SEAL



JOHN P. LYNCH
 RHODE ISLAND PROFESSIONAL LAND SURVEYOR #1925
 CERTIFICATE OF AUTHORIZATION #A350

FIELD DATE: 2-25-2020
 FIELD BOOK NO: 19-22 MA
 FIELD BOOK PG: 71-87

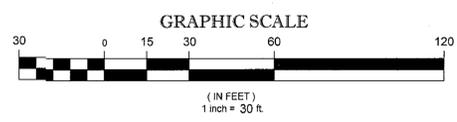
ALTA/NSPS LAND TITLE SURVEY
METACOMET PROPERTY COMPANY LLC
 500 VETERANS MEMORIAL PARKWAY
 MAP 107, BLOCK 15, LOT 1
 CITY OF EAST PROVIDENCE, PROVIDENCE COUNTY
 STATE OF RHODE ISLAND

FIELD CREW: J.O.
 DRAWN: R.J.K.
 REVIEWED: S.P.P.

CONTROL POINT ASSOCIATES, INC.
 352 TURNPIKE ROAD
 SOUTHBOROUGH, MA 01772
 508-948-3000 • 508-948-3003 FAX

MANHATTAN, NY 646.780.0411
 MT. LAUREL, NJ 609.857.3099
 CHALFONT, PA 215.712.9800
 WARREN, NJ 908.668.0099

DATE: 9/4/2020
 SCALE: 1"=30'
 FILE NO: 03-200021
 DWS. NO: 11 OF 17

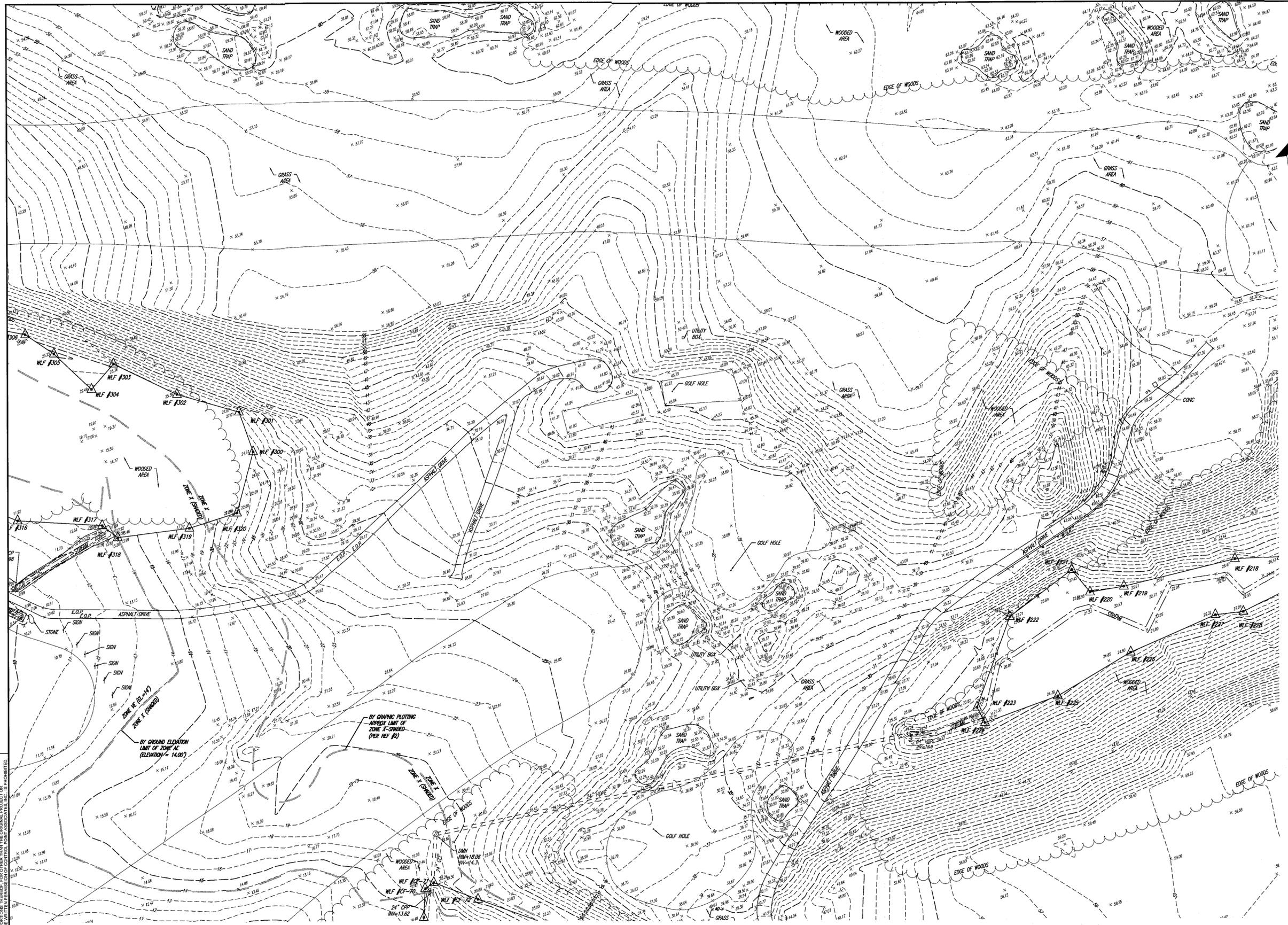


SEE SHEET 1 OF 17 FOR NOTES, REFERENCES & TITLE EXCEPTIONS

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RHODE ISLAND STATE PLANE COORDINATE SYSTEM

LEGEND

---	EXISTING CONTOUR
x	EXISTING SPOT ELEVATION
x TC	EXIST. TOP OF CURB ELEVATION
x G	EXIST. GUTTER ELEVATION
x TW	EXIST. TOP OF WALL ELEVATION
x BW	EXIST. BOTTOM OF WALL ELEVATION
—OH—	OVERHEAD WIRES
---	APPROX. LOC. UNDERGROUND ELEC. LINE
---	APPROX. LOC. UNDERGROUND GAS LINE
---	APPROX. LOC. UNDERGROUND SAN. LINE
---	APPROX. LOC. UNDERGROUND WATER LINE
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GV	GAS VALVE
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MH	UNKNOWN MANHOLE
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ULP	UTILITY POLE/LIGHT POLE
---	GUY WIRE
---	STREET LIGHT
---	SIGN
●	BOLLARD
---	METAL GUIDE RAIL
⊙	DECIDUOUS TREE & TRUNK SIZE
⊙	CONIFEROUS TREE & TRUNK SIZE
⊙	SHRUBS
⊙	PARKING SPACE COUNT
CLF	CHAIN LINK FENCE
E.O.C.	EDGE OF CONC.
E.O.P.	EDGE OF PAVEMENT
L.S.A.	LANDSCAPED AREA
MC	METAL COVER
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N.V.P.	NO VISIBLE POLE
U.T.O.	UNABLE TO OPEN
F.O.D.	FILLED W/DEBRIS
SBWH	STONE BOUND W/DRILL HOLE
[PARCEL #]	TITLE REPORT PARCEL
⊙	TITLE REPORT EXCEPTION
(S)	SURVEY DIMENSION
(D)	DEED DIMENSION

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| 1. TYPE OF BOUNDARY SURVEY:
COMPREHENSIVE BOUNDARY SURVEY | CLASS:
I |
| 2. OTHER TYPE OF SURVEY:
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(PLANIMETRIC SURVEY)
VERTICAL CONTROL
TOPOGRAPHIC SURVEY
TOPOGRAPHIC SURVEY - AERIAL | CLASS:
III
V-3
T-1
V-4 |

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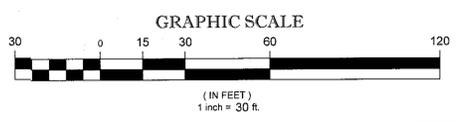


John P. Lynch
JOHN P. LYNCH
 RHODE ISLAND PROFESSIONAL LAND SURVEYOR #1925
 CERTIFICATE OF AUTHORIZATION #A350

9/4/2020
 DATE

FIELD DATE	2-25-2020	ALTA/NSPS LAND TITLE SURVEY
FIELD BOOK NO	19-22 MA	METACOMET PROPERTY COMPANY LLC
FIELD BOOK PG.	71-87	500 VETERANS MEMORIAL PARKWAY MAP 107, BLOCK 15, LOT 1 CITY OF EAST PROVIDENCE, PROVIDENCE COUNTY STATE OF RHODE ISLAND

FIELD CREW	J.O.	CONTROL POINT ASSOCIATES, INC.	MANHATTAN, NY 646.780.0411
DRAWN	R.J.K.	352 TURNPIKE ROAD SOUTHBOROUGH, MA 01772	MT. LAUREL, NJ 609.857.2099
REVIEWED	S.P.P.	508.948.3000 • 508.948.3003 FAX	CHALFONT, PA 215.712.9890
APPROVED:	J.P.L.	DATE	9-4-2020
SCALE	1"=30'	FILE NO	03-200021
DWG. NO	12 OF 17		



SEE SHEET 1 OF 17 FOR NOTES, REFERENCES & TITLE EXCEPTIONS

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LEGEND

---	EXISTING CONTOUR
x 123.45	EXISTING SPOT ELEVATION
x 10 123.45	EXIST. TOP OF CURB ELEVATION
x G 122.95	EXIST. GUTTER ELEVATION
x 110 123.45	EXIST. TOP OF WALL ELEVATION
x BW 122.95	EXIST. BOTTOM OF WALL ELEVATION
---	OVERHEAD WIRES
---	APPROX. LOC. UNDERGROUND ELEC. LINE
---	APPROX. LOC. UNDERGROUND GAS LINE
---	APPROX. LOC. UNDERGROUND SAN. LINE
---	APPROX. LOC. UNDERGROUND WATER LINE
○	HYDRANT
WV	WATER VALVE
GV	GAS VALVE
DMH	DRAINAGE/STORM MANHOLE
SMH	SANITARY/SEWER MANHOLE
MH	UNKNOWN MANHOLE
⊗	CATCH BASIN OR INLET
UP	UTILITY POLE
UPLP	UTILITY POLE/LIGHT POLE
---	GUY WIRE
---	STREET LIGHT
---	SIGN
●	BOLLARD
---	METAL GUIDE RAIL
1/	DECIDUOUS TREE & TRUNK SIZE
1/	CONIFEROUS TREE & TRUNK SIZE
○	SHRUBS
△	PARKING SPACE COUNT
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E.O.C.	EDGE OF CONC.
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MC	METAL COVER
(TYP.)	TYPICAL
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D.Y.L.	DOUBLE YELLOW LINE
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SBWH	STONE BOUND W/DRILL HOLE
[PARCEL I]	TITLE REPORT PARCEL
⊙	TITLE REPORT EXCEPTION
(S)	SURVEY DIMENSION
(D)	DEED DIMENSION

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

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- | | |
|---|------------------------------------|
| 1. TYPE OF BOUNDARY SURVEY:
COMPREHENSIVE BOUNDARY SURVEY | CLASS:
I |
| 2. OTHER TYPE OF SURVEY:
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(PLANIMETRIC SURVEY)
VERTICAL CONTROL
TOPOGRAPHIC SURVEY
TOPOGRAPHIC SURVEY - AERIAL | CLASS:
III
V-3
T-1
V-4 |
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JOHN P. LYNCH
 RHODE ISLAND PROFESSIONAL LAND SURVEYOR #1925
 CERTIFICATE OF AUTHORIZATION #A350

John P. Lynch 9/4/2020
 DATE

FIELD DATE: 2-25-2020
 FIELD BOOK NO.: 19-22 MA
 FIELD BOOK PG.: 71-87

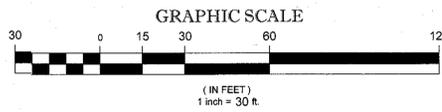
ALTA/NSPS LAND TITLE SURVEY
 METACOMET PROPERTY COMPANY LLC
 500 VETERANS MEMORIAL PARKWAY
 MAP 107, BLOCK 15, LOT 1
 CITY OF EAST PROVIDENCE, PROVIDENCE COUNTY
 STATE OF RHODE ISLAND

FIELD CREW: J.O.
 DRAWN: R.J.K.
 REVIEWED: S.P.P.

CONTROL POINT ASSOCIATES, INC.
 352 TURNPIKE ROAD
 SOUTHBOROUGH, MA 01772
 508.948.3000 - 508.948.3003 FAX

MANHATTAN, NY 646.780.0411
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 CHALFONT, PA 215.712.8800
 WARREN, NJ 908.668.0099

APPROVED: J.P.L. DATE: 9-4-2020 SCALE: 1"=30' FILE NO.: 03-200021 DWG. NO.: 14 OF 17

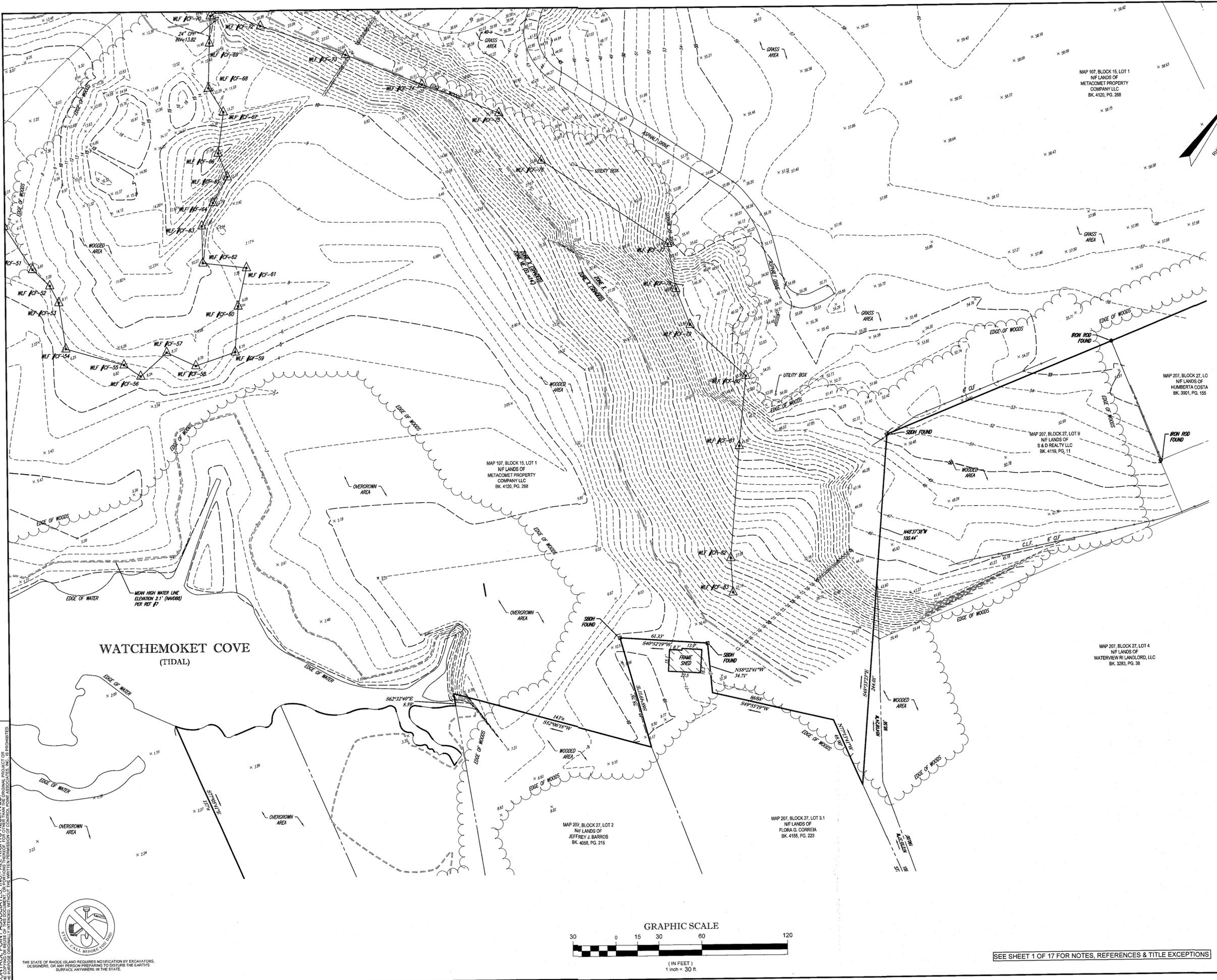


SEE SHEET 1 OF 17 FOR NOTES, REFERENCES & TITLE EXCEPTIONS

CONTROL POINT ASSOCIATES, INC. - ALL RIGHTS RESERVED. ORIGINAL SURVEY OR FOR THE PURPOSE OF ORIGINAL INTEREST, WITHOUT THE WRITTEN PERMISSION OF CONTROL POINT ASSOCIATES, INC. IS PROHIBITED.



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LEGEND

— 124 —	EXISTING CONTOUR
× 123.45	EXISTING SPOT ELEVATION
× TC 123.45	EXIST. TOP OF CURB ELEVATION
× G 123.45	EXIST. GUTTER ELEVATION
× TW 123.45	EXIST. TOP OF WALL ELEVATION
× BW 123.45	EXIST. BOTTOM OF WALL ELEVATION
— O1 —	OVERHEAD WIRES
— E —	APPROX. LOC. UNDERGROUND ELEC. LINE
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—	SIGN
—	BOLLARD
—	METAL GUIDE RAIL
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[PARCEL #]	TITLE REPORT PARCEL
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(S)	SURVEY DIMENSION
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SURVEY CERTIFIED TO:
 METACOMET PROPERTY COMPANY, LLC
 CHICAGO TITLE INSURANCE COMPANY

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THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO 435-RICR-0000-19 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON NOVEMBER 25, 2015 AS FOLLOWS:

- | | |
|--|--------|
| 1. TYPE OF BOUNDARY SURVEY | CLASS: |
| COMPREHENSIVE BOUNDARY SURVEY | II |
| 2. OTHER TYPE OF SURVEY: | CLASS: |
| DATA ACCUMULATION SURVEY (PLANNIMETRIC SURVEY) | T-1 |
| VERTICAL CONTROL | V-3 |
| TOPOGRAPHIC SURVEY | V-4 |
| TOPOGRAPHIC SURVEY - AERIAL | |
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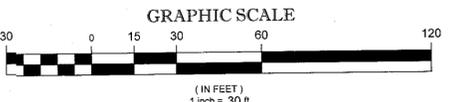


JOHN P. LYNCH
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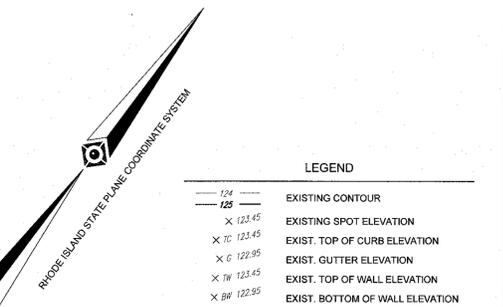
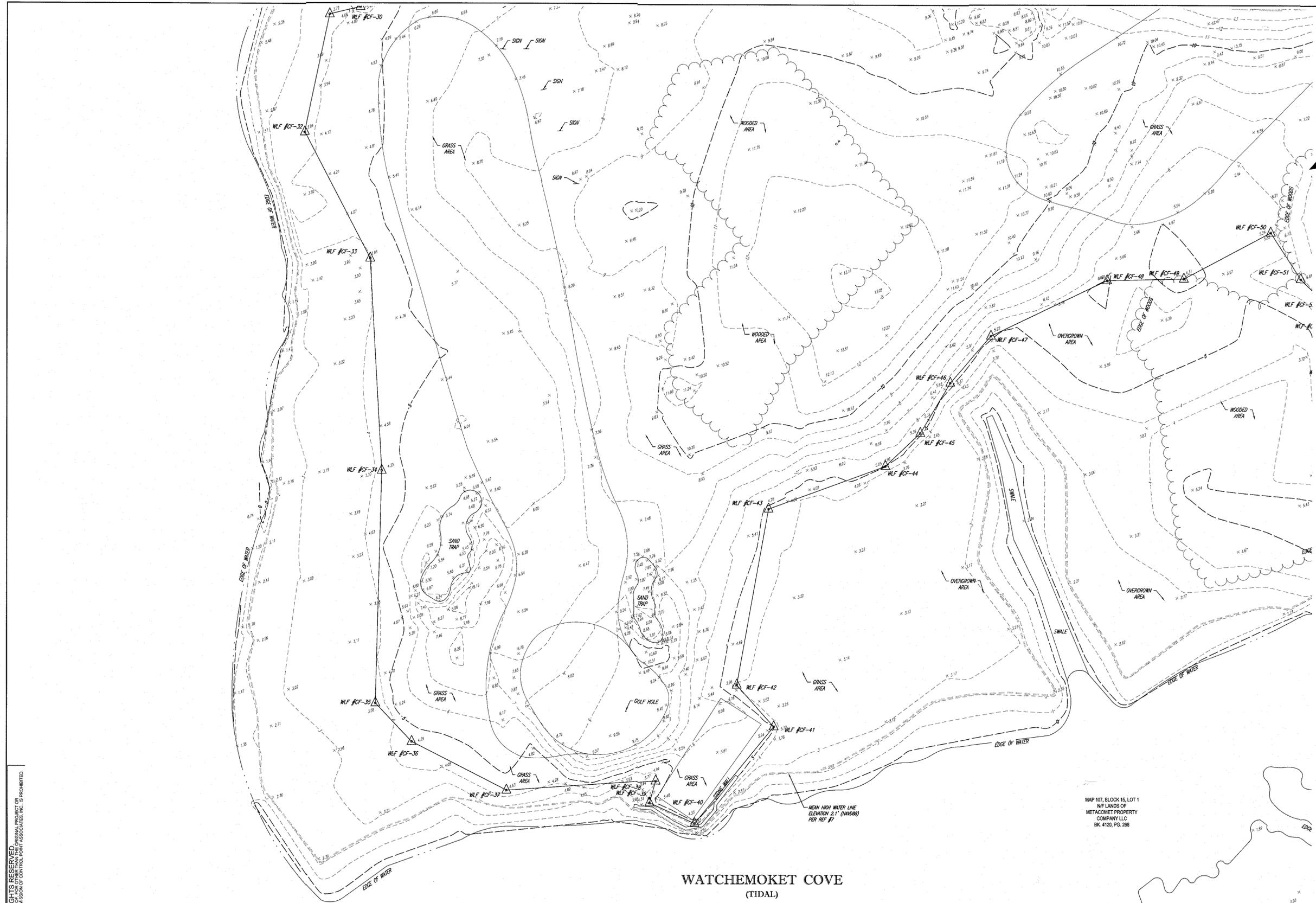
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 DRAWN: R.J.K.
 REVIEWED: S.P.P.
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 DWS NO.: 15 OF 17



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(D)	DEED DIMENSION

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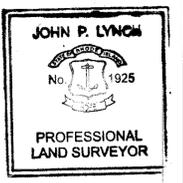
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THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO 435-RICR-00-06.13 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON NOVEMBER 28, 2015 AS FOLLOWS:

1. TYPE OF BOUNDARY SURVEY: COMPREHENSIVE BOUNDARY SURVEY	CLASS: I
2. OTHER TYPE OF SURVEY: DATA ACCUMULATION SURVEY (PLANIMETRIC SURVEY) VERTICAL CONTROL TOPOGRAPHIC SURVEY - AERIAL	CLASS: III V-3 T-1 V-4

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

NOT A VALID ORIGINAL DOCUMENT UNLESS EMBOSSED WITH RAISED IMPRESSION OR BLUE INK SEAL.

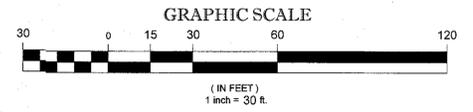


John P. Lynch 9/4/2020
JOHN P. LYNCH DATE
 RHODE ISLAND PROFESSIONAL LAND SURVEYOR #1925
 CERTIFICATE OF AUTHORIZATION #A350

FIELD DATE: 2-25-2020
 FIELD BOOK NO.: 19-22 MA
 FIELD BOOK PG.: 71-87
 FIELD CREW: J.O.
 DRAWN: R.J.K.
 REVIEWED: S.P.P.
 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

CONTROL POINT ASSOCIATES, INC.
 352 TURNPIKE ROAD
 SOUTHBOROUGH, MA 01772
 508.948.3000 - 508.948.3003 FAX
 MANHATTAN, NY 646.780.0411
 MT. LAUREL, NJ 609.857.2009
 CHALFONT, PA 215.712.9800
 WARREN, NJ 908.668.0099
 SCALE: 1"=30'
 FILE NO.: 03-200021
 DWG. NO.: 16 OF 17

WATCHEMOKET COVE
 (TIDAL)



MAP 107, BLOCK 15, LOT 1
 W/LANDS OF
 METACOMET PROPERTY
 COMPANY LLC
 BK 4120, PG. 288

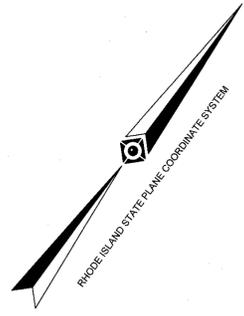
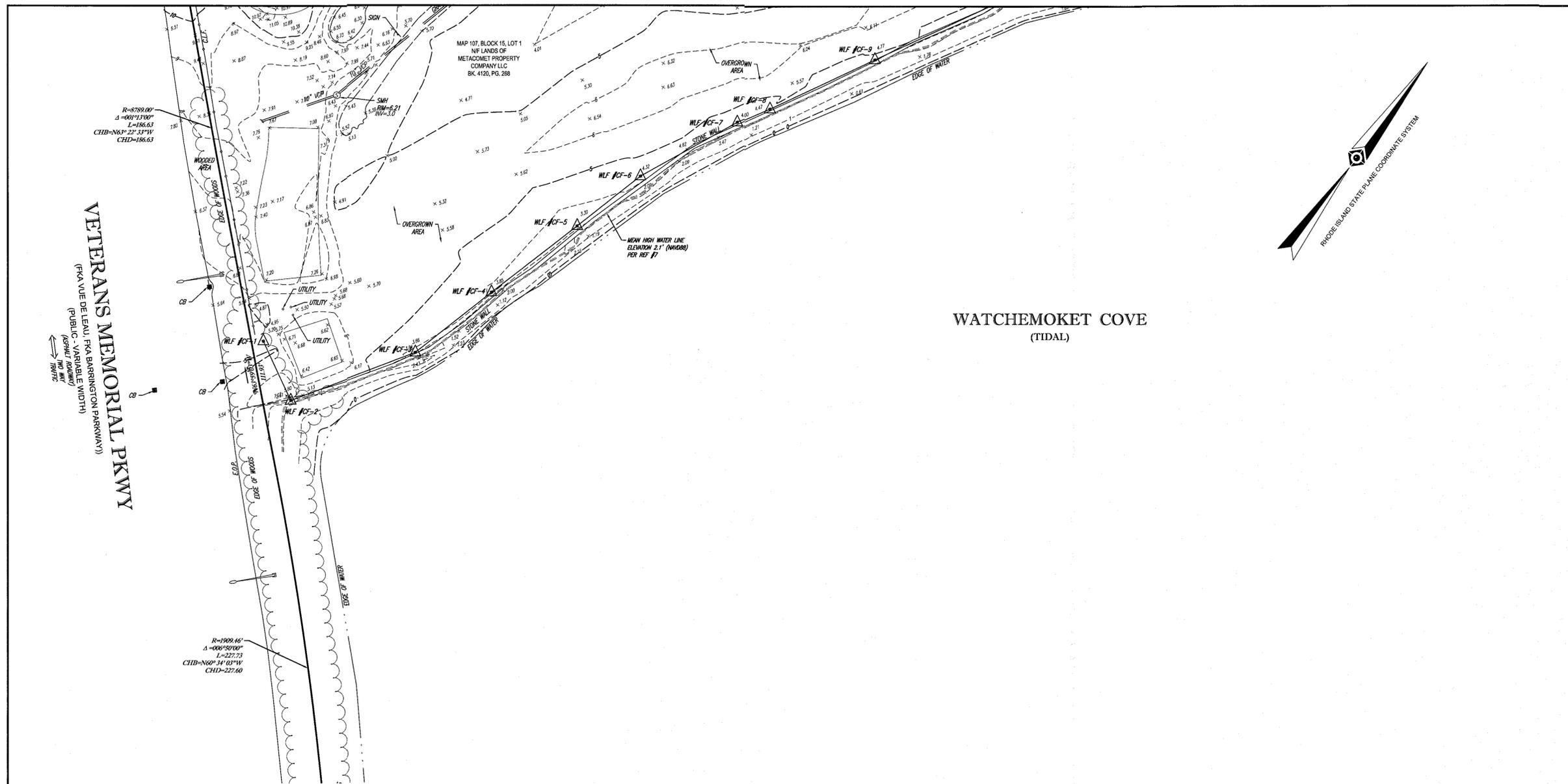
MEAN HIGH WATER LINE
 ELEVATION 2.1' (NAD83)
 PER REF #1

SEE SHEET 1 OF 17 FOR NOTES, REFERENCES & TITLE EXCEPTIONS

CONTROL POINT ASSOCIATES, INC. ALL RIGHTS RESERVED.
 NO PART OF THIS DOCUMENT IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF CONTROL POINT ASSOCIATES, INC. IS PROHIBITED.



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



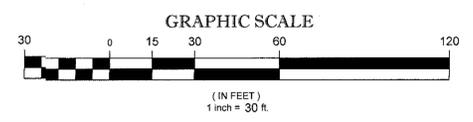
LEGEND

---	EXISTING CONTOUR
X 123.45	EXISTING SPOT ELEVATION
X TC 123.45	EXIST. TOP OF CURB ELEVATION
X G 122.95	EXIST. GUTTER ELEVATION
X TW 123.45	EXIST. TOP OF WALL ELEVATION
X BW 122.95	EXIST. BOTTOM OF WALL ELEVATION
---	OVERHEAD WIRES
---	APPROX. LOC. UNDERGROUND ELEC. LINE
---	APPROX. LOC. UNDERGROUND GAS LINE
---	APPROX. LOC. UNDERGROUND SAN. LINE
---	APPROX. LOC. UNDERGROUND WATER LINE
⊕	HYDRANT
WV ⊕	WATER VALVE
GV ⊕	GAS VALVE
DMH ⊕	DRAINAGE/STORM MANHOLE
SMH ⊕	SANITARY/SEWER MANHOLE
UH ⊕	UNKNOWN MANHOLE
⊕	CATCH BASIN OR INLET
UP ⊕	UTILITY POLE
ULPL ⊕	UTILITY POLE/LIGHT POLE
---	GUY WIRE
---	STREET LIGHT
---	SIGN
●	BOLLARD
---	METAL GUIDE RAIL
T	DECIDUOUS TREE & TRUNK SIZE
P	CONIFEROUS TREE & TRUNK SIZE
⊙	SHRUBS
△	PARKING SPACE COUNT
CLF	CHAIN LINK FENCE
E.O.C.	EDGE OF CONC.
E.O.P.	EDGE OF PAVEMENT
LSA	LANDSCAPED AREA
MC	METAL COVER
(TYP.)	TYPICAL
S.W.L.	SOLID WHITE LINE
S.Y.L.	SOLID YELLOW LINE
D.Y.L.	DOUBLE YELLOW LINE
B.F.P.A.	BUILDING FOOTPRINT AREA
N.V.P.	NO VISIBLE PIPE
U.T.O.	UNABLE TO OPEN
F.O.D.	FILLED W/DEBRIS
SBOH	STONE BOUND W/DRILL HOLE
[PARCEL I]	TITLE REPORT PARCEL
⊕	TITLE REPORT EXCEPTION
(S)	SURVEY DIMENSION
(D)	DEED DIMENSION

**WATCHEMOKET COVE
(TIDAL)**

VETERANS MEMORIAL PKWY
(PKA VUE DE LEAU FKA BARRINGTON PARKWAY)
(PUBLIC, VARIABLE WIDTH)
(ASPHALT PAVEMENT)
(NO ON WAY MARKINGS)

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SEE SHEET 1 OF 17 FOR NOTES, REFERENCES & TITLE EXCEPTIONS

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" JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 5, 8, 9, 11, 13, 14 & 16 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON FEBRUARY 26, 2020.

THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO 435-RICR-00-00-1.9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON NOVEMBER 25, 2015 AS FOLLOWS:

1.	TYPE OF BOUNDARY SURVEY: COMPREHENSIVE BOUNDARY SURVEY	CLASS: I
2.	OTHER TYPE OF SURVEY: DATA ACCUMULATION SURVEY (PLANIMETRIC SURVEY) VERTICAL CONTROL TOPOGRAPHIC SURVEY TOPOGRAPHIC SURVEY - AERIAL	CLASS: III V-3 T-1 V-4
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 CONVEYANCERS/REMANING OF THE PROPERTY AND FOR USE AS A BASE DOCUMENT FOR PREPARATION OF A SITE PLAN	

NOT A VALID ORIGINAL DOCUMENT UNLESS EMBOSSED WITH RAISED IMPRESSION OR BLUE INK SEAL

JOHN P. LYNCH
No. 1925
PROFESSIONAL LAND SURVEYOR

9/4/2020
DATE

JOHN P. LYNCH
RHODE ISLAND PROFESSIONAL LAND SURVEYOR #1925
CERTIFICATE OF AUTHORIZATION #A350

FIELD DATE	2-25-2020
FIELD BOOK NO.	19-22-MA
FIELD BOOK PG.	71-87
FIELD CREW	J.O.
DRAWN	R.J.K.
REVIEWED	S.P.P.
APPROVED	J.P.L.
DATE	9-4-2020
SCALE	1"=30'
FILE NO.	03-200021
DWG. NO.	17 OF 17

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

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352 TURNPIKE ROAD
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508.948.3000 • 508.948.3003 FAX

MANHATTAN, NY 646.780.0411
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