

REFERENCES:

- 1. THE OFFICIAL TAX ASSESSOR'S MAP OF EAST PROVIDENCE, PROVIDENCE COUNTY, SHEET #107.
2. MAP ENTITLED 'COMMISSIONERS PLAT IN THE BILL IN EQUITY, EDWARD D. PEARCE VS. WILLIAM BINNEY ET AL. NO. 1748' PREPARED BY WALTER DEXTER, DATED NOVEMBER, 1890.
3. MAP ENTITLED 'FINAL PLAN OF MINOR SUBDIVISION, LOT 3 - BLOCK 27, MAP 207, SOUTH BROADWAY IN EAST PROVIDENCE, RHODE ISLAND FOR JOSEPH D. CORREIA, JR. AND FLORA G. CORREIA, PREPARED BY STANLEY ENGINEERING, INC., DATED AUGUST, 2002.
4. NOAA TIDAL BENCHMARK DATA SHEET FOR STATION ID 8454000, PUBLISHED APRIL 41, 2003 AND RETRIEVED FROM THE NOAA ONLINE RESOURCE.
5. MAP ENTITLED '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,' PREPARED BY CONTROL POINT ASSOCIATES, INC., DATED SEPTEMBER 4, 2020.
6. MAP ENTITLED 'MASTER PLAN, 500 VETERANS MEMORIAL PARKWAY, EAST PROVIDENCE, RI,' PREPARED BY BOHLER ENGINEERING, DATED AUGUST 23, 2021.
7. REPORT ENTITLED 'CITY OF EAST PROVIDENCE CHAPTER, AN ORDINANCE IN AMENDMENT OF CHAPTER 19 OF THE REVISED ORDINANCES OF THE CITY OF EAST PROVIDENCE, RHODE ISLAND, 1995, AS AMENDED, ENTITLED 'ZONING,' PREPARED BY THE CITY OF EAST PROVIDENCE LEGAL DEPARTMENT, DATED JULY 23, 2021.
8. CITY OF EAST PROVIDENCE ZONING MAP, DATED FEBRUARY 28, 2019.

FOR REGISTRY USE ONLY

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: EXISTING MAP 107, LOT 1 = 6,126,171+/- SQUARE FEET OR 140.639+/- ACRES
PROPOSED LOT A (NORTHERN PORTION) = 2,851,653 SQUARE FEET OR 65.874 ACRES
PROPOSED AREA C (SOUTHERN PORTION) = 3,056,233+/- SQUARE FEET OR 70.152+/- ACRES
LOT A TOTAL = 5,707,884+/- SQUARE FEET OR 131.036+/- ACRES
PROPOSED LOT B = 418,285 SQUARE FEET OR 9.602 ACRES
TOTAL LOT 1 = 6,126,171+/- SQUARE FEET OR 140.639+/- ACRES
3. THE LOCATION OF UNDERGROUND UTILITIES HAVE NOT BEEN SHOWN, BEFORE ANY SITE EVALUATION, PREPARED OF DESIGN DOCUMENTS OR EXCAVATION IS TO BEGIN, THE LOCATION OF UNDERGROUND UTILITIES SHOULD BE VERIFIED BY THE PROPER UTILITY COMPANIES.
4. THIS PLAN IS BASED ON INFORMATION PROVIDED BY A SURVEY PREPARED IN THE FIELD BY CONTROL POINT ASSOCIATES, INC. AND OTHER REFERENCE MATERIAL AS LISTED HEREON.
5. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO THE RESTRICTIONS, COVENANTS, AND/OR EASEMENTS THAT MAY BE CONTAINED THEREIN. IT IS STRONGLY RECOMMENDED THAT A COMPLETE TITLE SEARCH BE PROVIDED TO THE SURVEYOR FOR REVIEW PRIOR TO THE PLACEMENT OF OR ALTERATION TO IMPROVEMENTS ON THE PROPERTY.
6. ELEVATIONS REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) (GEOID 12A), BASED ON GPS OBSERVATIONS UTILIZING THE KEYSTONE VRS NETWORK (KEYNETGPS) TAKEN AT THE TIME OF THE FIELD SURVEY.
7. PLANIMETRIC AND TOPOGRAPHIC FEATURES COMPILED BY CONTROL POINT ASSOCIATES, INC. UTILIZING PHOTOGRAMMETRIC METHODS FROM UAV PHOTOGRAPHY. UAV PHOTOGRAPHY PERFORMED BY CONTROL POINT ASSOCIATES, INC. ON FEBRUARY 20, 2020 WITH A PHOTO SCALE OF 1.89 cm GSD. A GROUND SURVEY WAS NOT PERFORMED FOR TOPOGRAPHIC INFORMATION EXCEPT FOR STORM AND SANITARY STRUCTURES.
8. THIS DATA SET WAS PRODUCED TO MEET ASPRS POSITIONAL ACCURACY STANDARDS FOR DIGITAL GEOSPATIAL DATA (2014) FOR AN ACCURACY LEVEL THAT IS WITHIN FOUR TIMES GREATER THAN THE ERROR OF CONTROL.
9. AERIAL CONTROL PROVIDED BY CONTROL POINT ASSOCIATES, INC. UTILIZING GPS OBSERVATIONS ON FEBRUARY 20, 2020. (SEE NOTE #7)
10. WETLAND DELINEATION FLAGGED BY MASON & ASSOCIATES DURING APRIL, 2020 AND FIELD LOCATED BY CONTROL POINT ASSOCIATES, INC. DURING APRIL 2020.
11. THE PURPOSE OF THIS PLAN IS TO CREATE PROPOSED LOTS A & B FROM EXISTING MAP 107, LOT 1. IMPLEMENT DEED RESTRICTIONS PERMITTED USES AND BUILDING HEIGHT RESTRICTIONS, AND REMOVE EXISTING PRIVATE STREETS.
12. OTHER IMPROVEMENTS HAVE NOT BEEN SHOWN.
13. WATCHEMOKET COVE - RIGHTS APPURTENANT TO THE LAND IN EQUITY SUIT #16, APPELLATE DIVISION OF THE SUPREME COURT, COUNTY OF PROVIDENCE, ENTITLED 'PEARCE-MAUCAN LAND CO. VS. EDWARD D. PEARCE ET AL, TRUSTEES ET AL (CITED DOCUMENT NOT PROVIDED TO SURVEYOR FOR REVIEW).
14. A DEED RESTRICTION LINE DELINEATING LOT A & AREA C FOR PERMITTED USES IS SHOWN. AREA C MUST ONLY BE USED FOR A PUBLIC GOLF COURSE OR PUBLIC GREEN SPACE. NO BUILDING (AS DEFINED IN THE ORDINANCE) SHALL BE LOCATED ON SAID AREA C OTHER THAN BUILDINGS SUPPORTING THE GOLF OR GREEN SPACE USE, SUCH AS A CLUB HOUSE, MAINTENANCE BUILDING, OR RESTROOM FACILITIES. THE FOREGOING PERPETUAL RESTRICTION SHALL BE EVIDENCED BY AN INSTRUMENT RECORDED IN THE EAST PROVIDENCE LAND EVIDENCE RECORDS (PER REF #7). AREA C IS PART OF LOT A FOR TAX LOT IDENTIFICATION.
15. BUILDINGS CONSTRUCTED IN THE AREA TO THE NORTHEAST OF THE BUILDING HEIGHT RESTRICTION LINE ACROSS LOT A SHALL BE LIMITED TO FOUR (4) STORES IN HEIGHT, AND NO BUILDINGS SHALL BE CONSTRUCTED IN THE AREA LABELED 50' BUILDING SETBACK. THE REMAINING PORTION OF LOT A SHALL BE SUBJECT TO A FIVE (5) STORY HEIGHT LIMITATION (PER REF #7).
16. LOT B SHALL BE SUBDIVIDED AND CONVEYED TO THE CITY OF EAST PROVIDENCE AS A CONDITION OF APPROVAL OF ANY DEVELOPMENT PLANS FOR THE PROPERTY, AND SHALL RETAIN ITS CURRENT 'O1' OPEN SPACE 'Z' ZONING DESIGNATION (PER REF #7).
17. LOT A WILL HAVE THE RIGHT TO BE USED FOR ANY OF THE USES PERMITTED IN THE METACOMET SUB-DISTRICT AS SET FORTH IN THE ORDINANCE (PER REF #7).

ZONING OFFICER DATE

I DO HEREBY CERTIFY THAT THE LOTS SHOWN ON SUBDIVISION PLAT MEET THE SCHEDULE OF AREA AND OTHER DIMENSIONAL PROVISIONS OF CHAPTER 19 ZONING, OF THE REVISED ORDINANCES OF EAST PROVIDENCE.

PLANNING DIRECTOR DATE

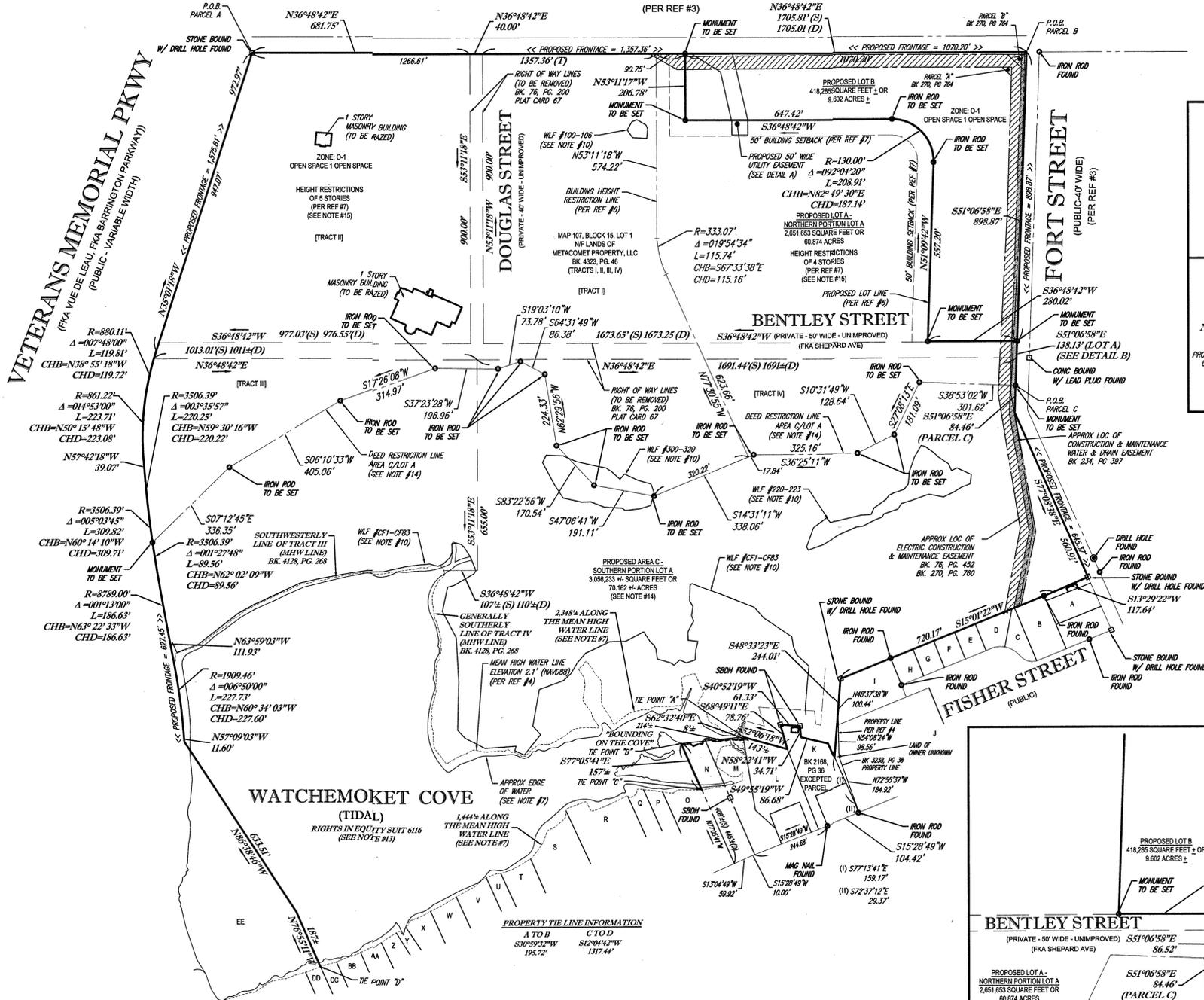
I DO HEREBY CERTIFY THAT THIS RECORD PLAT HAS MET THE REQUIREMENTS OF THE EAST PROVIDENCE LAND DEVELOPMENT AND SUBDIVISION REVIEW RULES AND REGULATIONS, AND IS NOW ELIGIBLE FOR RECORDING.

ABUTTERS LIST (AS OF AUGUST 31, 2021):

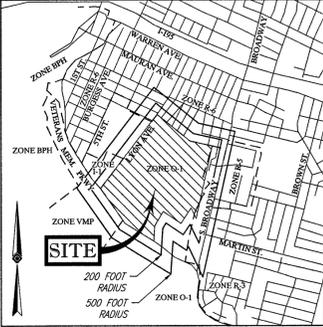
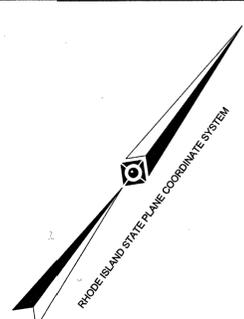
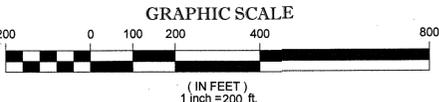
- A) MAP 207, BLOCK 27, LOT 19 N/F LANDS OF HUMBERTO SANTOS BK. 3620, PG. 144
B) MAP 207, LOT 27, LOT 16 N/F LANDS OF GREGORY OLSON BK. 1909, PG. 301
C) MAP 207, BLOCK 27, LOT 15 N/F LANDS OF GENIEFER AMERANTES & PATRICK LOWELL BK. 3608, PG. 82
D) MAP 207, BLOCK 27, LOT 14 N/F LANDS OF DEANNE & THEODORE GIUGIERE BK. 3016, PG. 213
E) MAP 207, BLOCK 27, LOT 13 N/F LANDS OF AHMED FARHANE BK. 4107, PG. 118
F) MAP 207, LOT 27, LOT 12 N/F LANDS OF MICHELLE BELCASTRO BK. 3838, PG. 45
G) MAP 207, BLOCK 27, LOT 11 N/F LANDS OF DONALD J. FINKBEINER BK. 1626, PG. 251
H) MAP 207, BLOCK 27, LOT 10 N/F LANDS OF HUMBERTA COSTA BK. 3901, PG. 155
I) MAP 207, BLOCK 27, LOT 9 N/F LANDS OF S & D REALTY LLC BK. 4119, PG. 11
J) MAP 207, LOT 27, LOT 4 N/F LANDS OF WATERVIEW RI LANDLORD, LLC BK. 3263, PG. 38
K) MAP 207, BLOCK 27, LOT 3 N/F LANDS OF FLORA G. CORREIA BK. 4155, PG. 223
L) MAP 207, BLOCK 27, LOT 2 N/F LANDS OF JOSEPH F. MARTINS BK. 4235, PG. 216
M) MAP 108, BLOCK 1, LOT 28 N/F LANDS OF CITY OF EAST PROVIDENCE BK. 3677, PG. 253
N) MAP 108, BLOCK 1, LOT 25 N/F LANDS OF SAO REALTY COMPANY BK. 478, PG. 129
O) MAP 108, BLOCK 1, LOT 24 N/F LANDS OF DOUGLAS H & AMY A. ALLEN BK. 4228, PG. 176
P) MAP 108, BLOCK 1, LOT 23 N/F LANDS OF KUYONG KIM BK. 3522, PG. 88
Q) MAP 108, BLOCK 1, LOT 22 N/F LANDS OF JASON F. KALIN BK. 1728, PG. 29
R) MAP 108, BLOCK 1, LOT 19 N/F LANDS OF JOSEPH A. & JEANNE F. CAITO BK. 3724, PG. 236
S) MAP 108, BLOCK 1, LOT 16 N/F LANDS OF MERIDETH K. LEMONT NO RECORD DEED
T) MAP 108, BLOCK 1, LOT 17 N/F LANDS OF SUZANNE & RUSSELL MACIEL BK. 3666, PG. 28
U) MAP 108, BLOCK 1, LOT 16 N/F LANDS OF MICHAEL & ANNE TEIPEL BK. 3613, PG. 153
V) MAP 108, BLOCK 1, LOT 15 N/F LANDS OF JAMES A. SULLIVAN, JR. BK. 3583, PG. 215
W) MAP 108, BLOCK 1, LOT 14-1 N/F LANDS OF ROBERT TAYLOR BK. 1700, PG. 24
X) MAP 108, BLOCK 1, LOT 14 N/F LANDS OF ROBERT TAYLOR BK. 1700, PG. 24
Y) MAP 108, BLOCK 1, LOT 13 N/F LANDS OF PHYLLIS WALL BK. 362, PG. 29
Z) MAP 108, BLOCK 1, LOT 12 N/F LANDS OF JAMIE GOMES NO RECORD DEED
AA) MAP 108, BLOCK 1, LOT 11 N/F LANDS OF PATRICK KWEE BK. 3673, PG. 189
BB) MAP 108, BLOCK 1, LOT 10 N/F LANDS OF FLORA G. CORREIA LIFE ESTATE BK. 4155, PG. 222
CC) MAP 108, BLOCK 1, LOT 9 N/F LANDS OF MICHAEL G. GETTEL BK. 2651, PG. 298
DD) MAP 108, BLOCK 1, LOT 8 N/F LANDS OF TERRANCE M. PROPPER BK. 1746, PG. 23
EE) MAP 108, BLOCK 1, LOT 1 N/F LANDS OF STATE OF RHODE ISLAND NO RECORD DEED

LYON AVENUE

(PUBLIC-50' WIDE) (PER REF #3)



- LEGEND
(S) SURVEY DIMENSION
(D) DEED DIMENSION

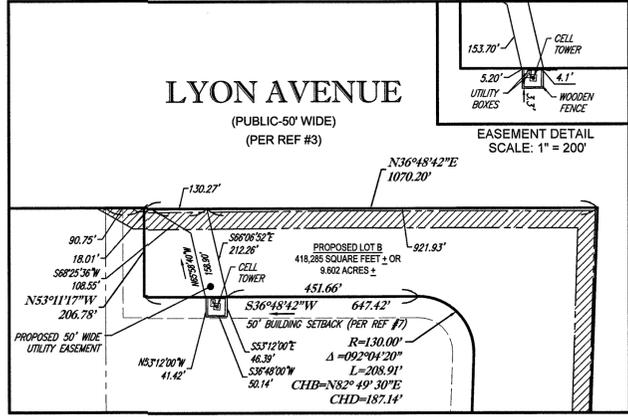


RECORD OWNER

MAP 107, BLOCK 15, LOT 1 N/F LANDS OF METACOMET PROPERTY, LLC 950 WARREN AVENUE, SUITE 401 EAST PROVIDENCE, RI 02861 401-453-1200

APPLICANT

METACOMET PROPERTY, LLC 950 WARREN AVENUE, SUITE 401 EAST PROVIDENCE, RI 02861 401-453-1200



PROPOSED UTILITY EASEMENT DETAIL A SCALE: 1" = 200'

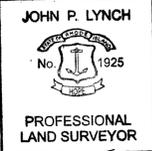
Table with 8 columns: No., Description of Revision, Field Crew, Drawn, Approved, Date. Lists revisions from 1 to 8.

THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO 435-RICR-00-06-1.9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON JANUARY 4, 2022 AS FOLLOWS:

- 1. TYPE OF BOUNDARY SURVEY: COMPREHENSIVE BOUNDARY SURVEY
2. OTHER TYPE OF SURVEY: DATA ACCUMULATION SURVEY (PLANIMETRIC SURVEY)
3. THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THIS PLAN IS AS FOLLOWS: PREPARATION OF A BOUNDARY SURVEY TO SHOW EXISTING LOT 1, BLOCK 15, MAP 107 TO BE SUBDIVIDED INTO PARCELS A & B.

I DO HEREBY CERTIFY THAT THIS RECORD PLAT WAS PREPARED UNDER MY DIRECTION AND THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE BOUNDARIES OF THE PROPERTY BEING SUBDIVIDED ARE TRUE AND CORRECT.

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



JOHN P. LYNCH DATE 5/24/2022
RHODE ISLAND PROFESSIONAL LAND SURVEYOR #1925
CERTIFICATE OF AUTHORIZATION #A350

Table with 4 columns: Field Date, Field Book No., Field Book Pg., Field Crew. Includes project details for Metacomet Property, LLC.

PRELIMINARY SUBDIVISION PLAN OF LAND METACOMET PROPERTY, 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. MANHATTAN, NY 646.700.0411
352 TURNPIKE ROAD MT. LAUREL, NJ 609.857.2099
DRAWN: R.J.K. CHALFONT, PA 215.712.9800
508.948.3000 - 508.948.3005 FAX WARREN, NJ 908.608.0099

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