

STATE OF RHODE ISLAND
PROVIDENCE, SC.

CITY OF PROVIDENCE
CITY COUNCIL

IN THE MATTER OF :
:
RES HOLDINGS, LLC :

PETITION TO THE CITY COUNCIL

TO THE HONORABLE CITY COUNCIL OF THE CITY OF PROVIDENCE

The undersigned respectfully petitions your honorable body

Now comes the Petitioner, RES Holdings, LLC (“Petitioner”), a Rhode Island limited liability company, pursuant to Rhode Island General Laws § 24-6-1, *et seq.*, and states as follows:

WHEREAS, Petitioner is the owner, in fee, of that certain parcel of land to the northerly side of Reynolds Avenue, having the street address of 21 Gordon Avenue, Providence, Rhode Island, more particularly described as Providence Tax Assessor’s Plat 48, Lot 1023; and,

WHEREAS, Petitioner is the owner, in fee, of that certain parcel of land to the southerly side of Reynolds Avenue, having the street address of 146 Reynolds Avenue, Providence, Rhode Island, more particularly described as Providence Tax Assessor’s Plat 48, Lot 1025; and,

WHEREAS, Petitioner is the owner, in fee, of that certain parcel of land to the southerly border of Reynolds Avenue, having the street address of 138 Reynolds Avenue, Providence, Rhode Island, more particularly described as Providence Tax Assessor’s Plat 48, Lot 864; and,

WHEREAS, Reynolds Avenue is presently a public, City of Providence, roadway; and,

WHEREAS, Petitioner requests the abandonment of a portion of Reynolds Avenue, in particular as drawn out and defined on **Exhibit A** attached hereto, those plans entitled ‘Existing


Conditions Plan', dated June 27, 2022, and 'Administrative Subdivision Plan', dated December 14, 2023, both prepared by In Site Engineering Services, LLC.

NOW THEREFORE, Petitioner prays that the City Council of Providence, pursuant to Rhode Island General Laws § 24-6-1, *et seq.*, declare by Resolution that shall be final and conclusive, that the portion of Reynolds Avenue, as drawn out and defined on **Exhibit A**, be abandoned and there upon the title of the land upon which Reynolds Avenue is situated, to the extent the title is not already vested in RES, revert to RES, or such other parties as required by law and appropriate.

Respectfully submitted,

RES Holdings, LLC,

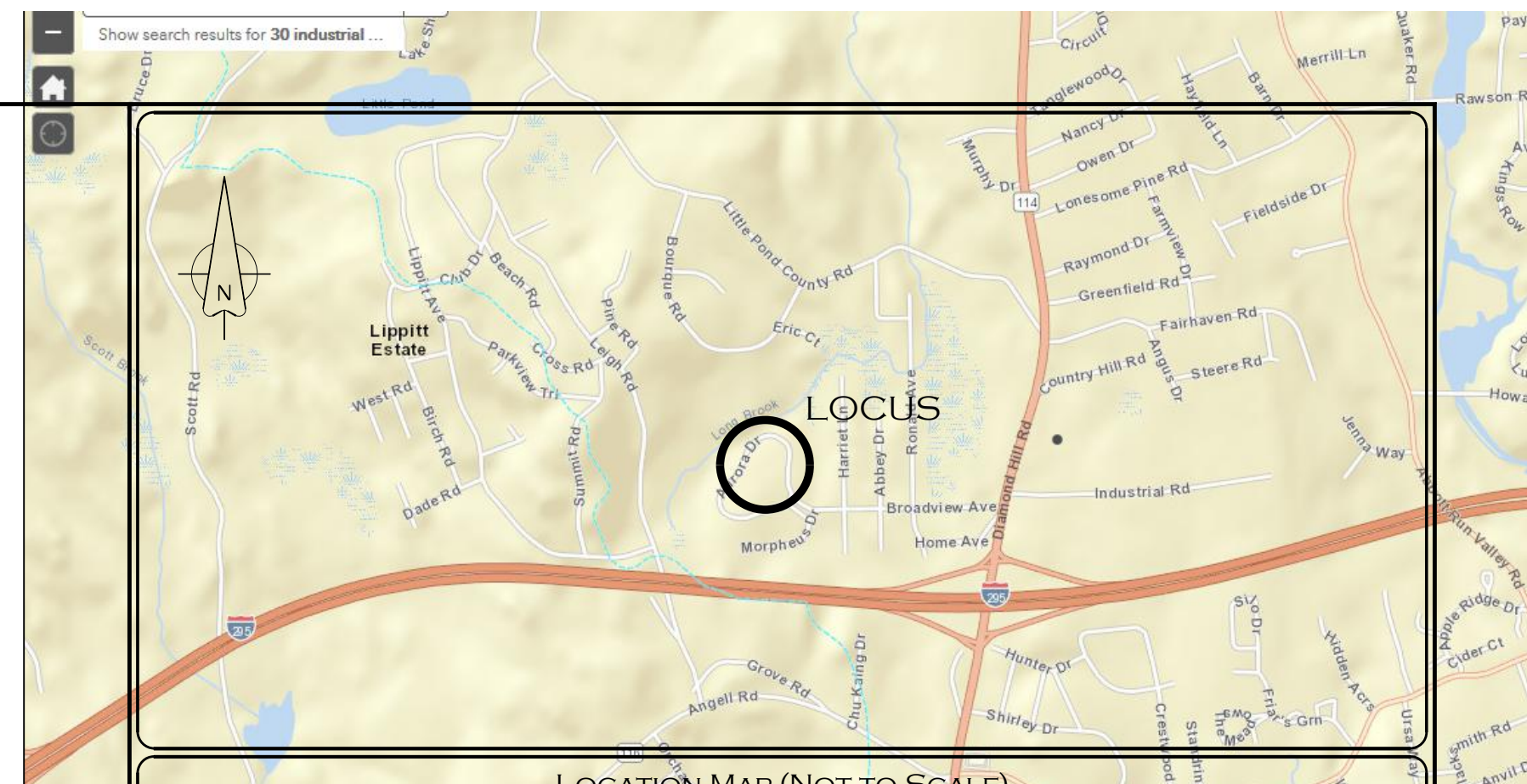
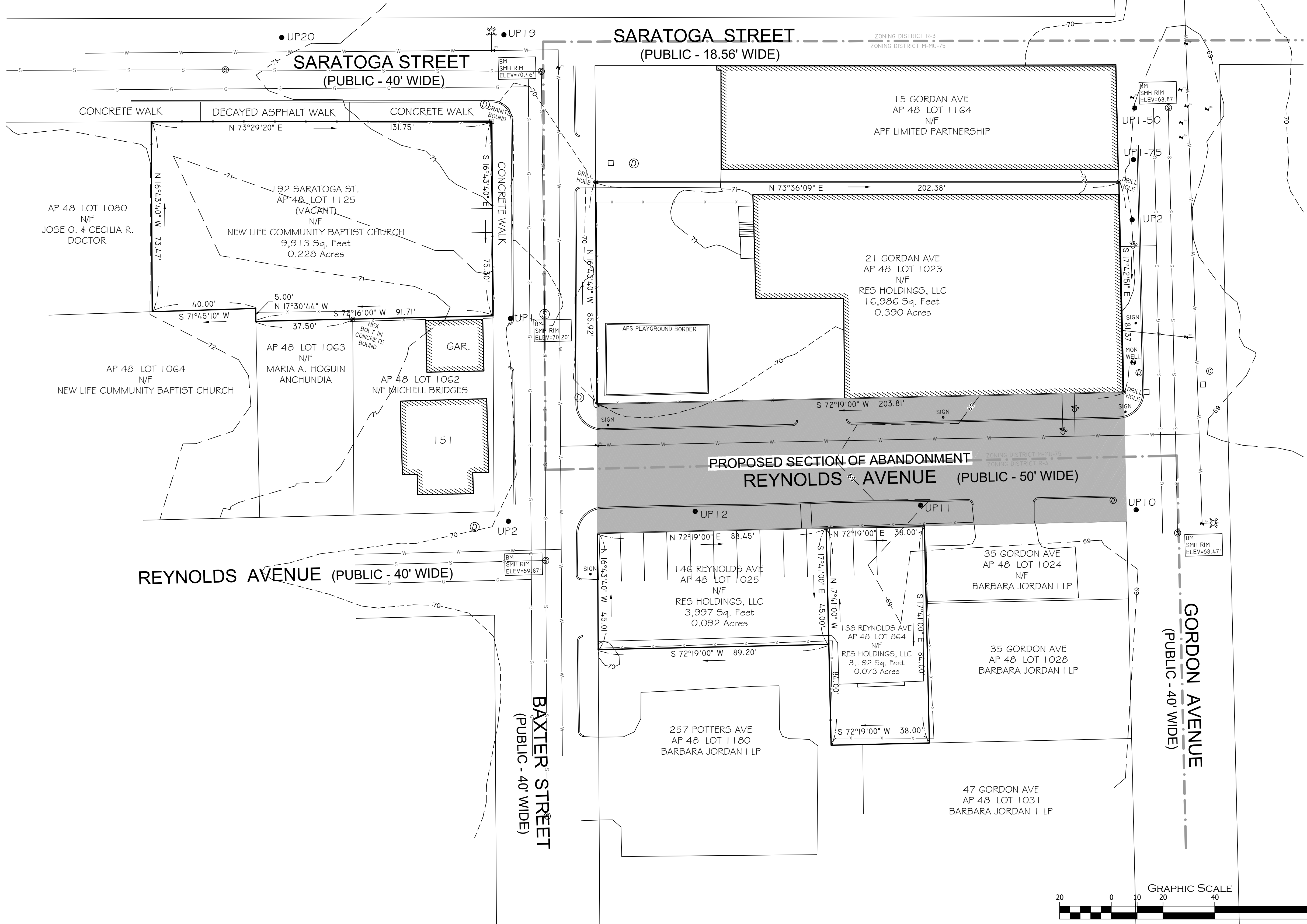
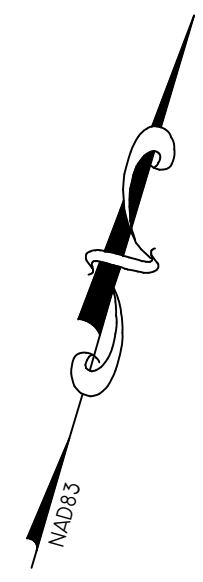
By and through its Attorneys:



Nicholas J. Goodier, Esq. (#7858)
Mancini Carter, PC
56 Pine Street, Third Floor
Providence, RI 02903
Tel. (401) 343-7000
Fax. (401) 343-7777

Dated: January 17, 2023

Exhibit A



GENERAL NOTES:

1. LOTS SHOWN ARE DESIGNATED AS LOTS 865, 1023, 1024 & 1125 ON ASSESSOR'S MAP 48.
2. OWNER OF RECORD: - SEE PLAN
3. UTILITIES SHOWN ARE BASED ON FIELD OBSERVATIONS AND DATA OBTAINED BY CITY OF PROVIDENCE DEPARTMENT OF PUBLIC WORKS AND UTILITY COMPANIES. LOCATIONS SHOULD NOT BE CONSTRUED AS BEING COMPLETELY ACCURATE OR COMPLETE. DIGSAFE MUST BE NOTIFIED BEFORE THE START OF ANY EXCAVATIONS OR CONSTRUCTION.
4. FEMA REFERENCE: SITE IS ENTIRELY LOCATED IN ZONE X AS DEPICTED UPON FIRM MAP 44007C0316G WITH AN EFFECTIVE DATE OF 3/2/2009.
5. ELEVATIONS BASED UPON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
6. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO THE FINDINGS SUCH A REPORT MIGHT DISCLOSE. PROPERTY LINES SHOWN ON THIS SURVEY/PLAT REPRESENT CURRENT PHYSICAL FIELD CONDITIONS AND EVIDENCE OF APPARENT POSSIBLE POSSESSION. ANY REFERENCES TO PUBLIC RECORDS HEREON REFLECTS TO THOSE RECORDS NECESSARY TO ESTABLISH THE BOUNDARIES SHOWN HEREON AND REFERENCE TO THE SAME DOES NOT, AND IS NOT INTENDED TO CONSTITUTE A TITLE SEARCH OR TITLE OPINION.

PLAN REFERENCE(S):

1. "MAP OF LAND IN PROVIDENCE BELONGING TO J.S. MANFULL, BY J.A. LATHAM, NOV 1891"; PLAN BOOK 19 PAGE 21.
2. "ADMINISTRATIVE SUBDIVISION FOR SWAP, INC. 439 PINE STREET, PROVIDENCE, RI 02903 TEL 401-272-0526 ASSESSOR'S PLAT 48 LOTS 1016 & 1019 15 GORDON STREET & 2 BAXTER STREET PROVIDENCE, RHODE ISLAND SEPTEMBER, 2010 SCALE: 1 INCH EQUALS 20 FEET" REVISED 10/1/10, BY MARC N. NYBERG ASSOCIATES, INC.

CERTIFICATION:

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO THE FINDINGS SUCH A REPORT MIGHT DISCLOSE.

THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO SECTION 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:

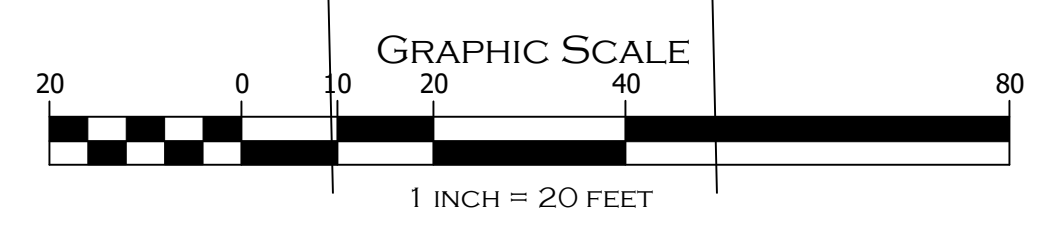
- LIMITED CONTENT BOUNDARY SURVEY: CLASS 1
- TOPOGRAPHIC ACCURACY: T-4

Marc N. Nyberg
 MARC N. NYBERG LICENSE No. 1797 COA No. A52

STATEMENT OF PURPOSE
 THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND THE PREPARATION OF THE PLAN IS AS FOLLOWS:
 EXISTING CONDITIONS PLAN

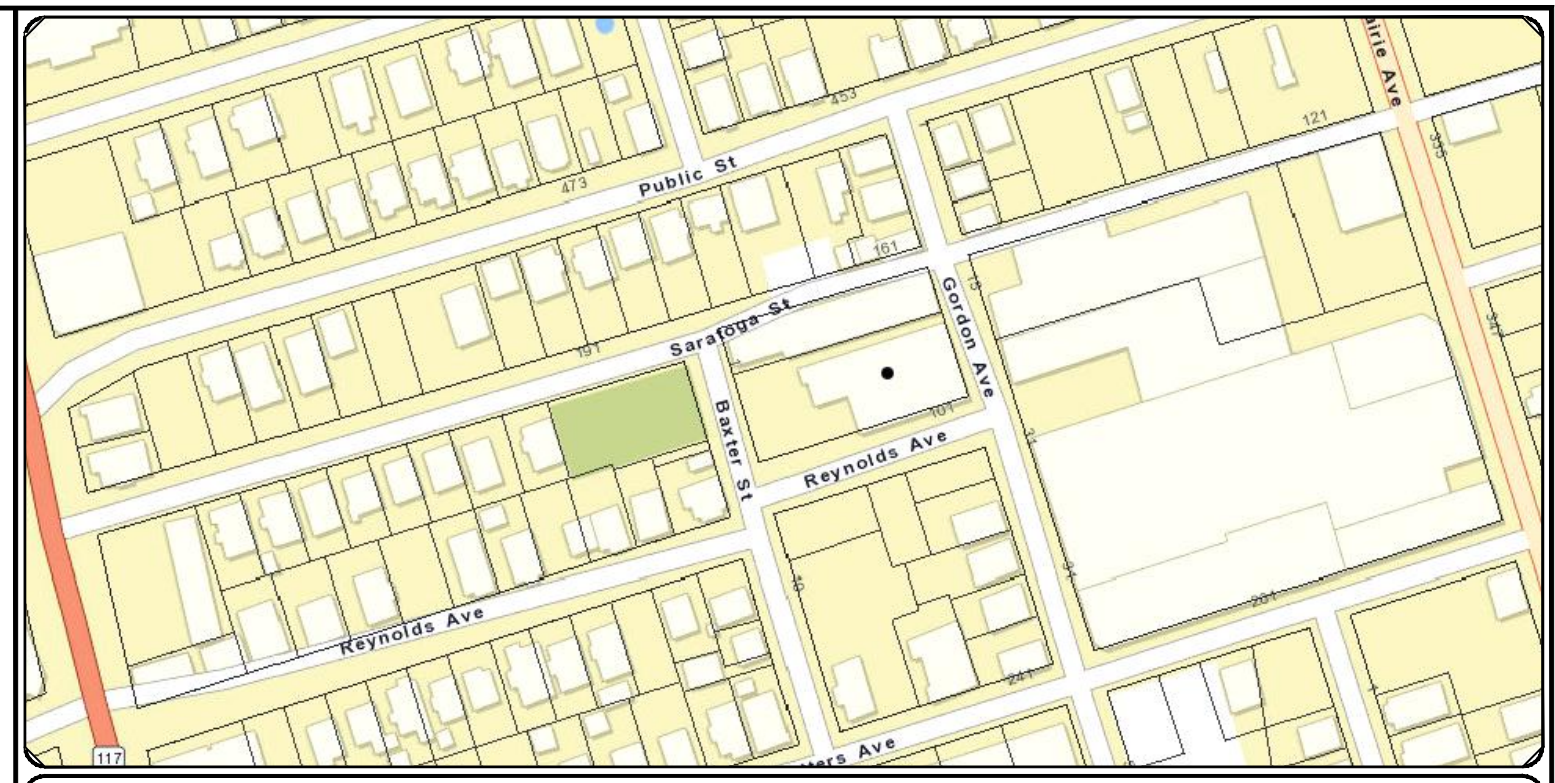
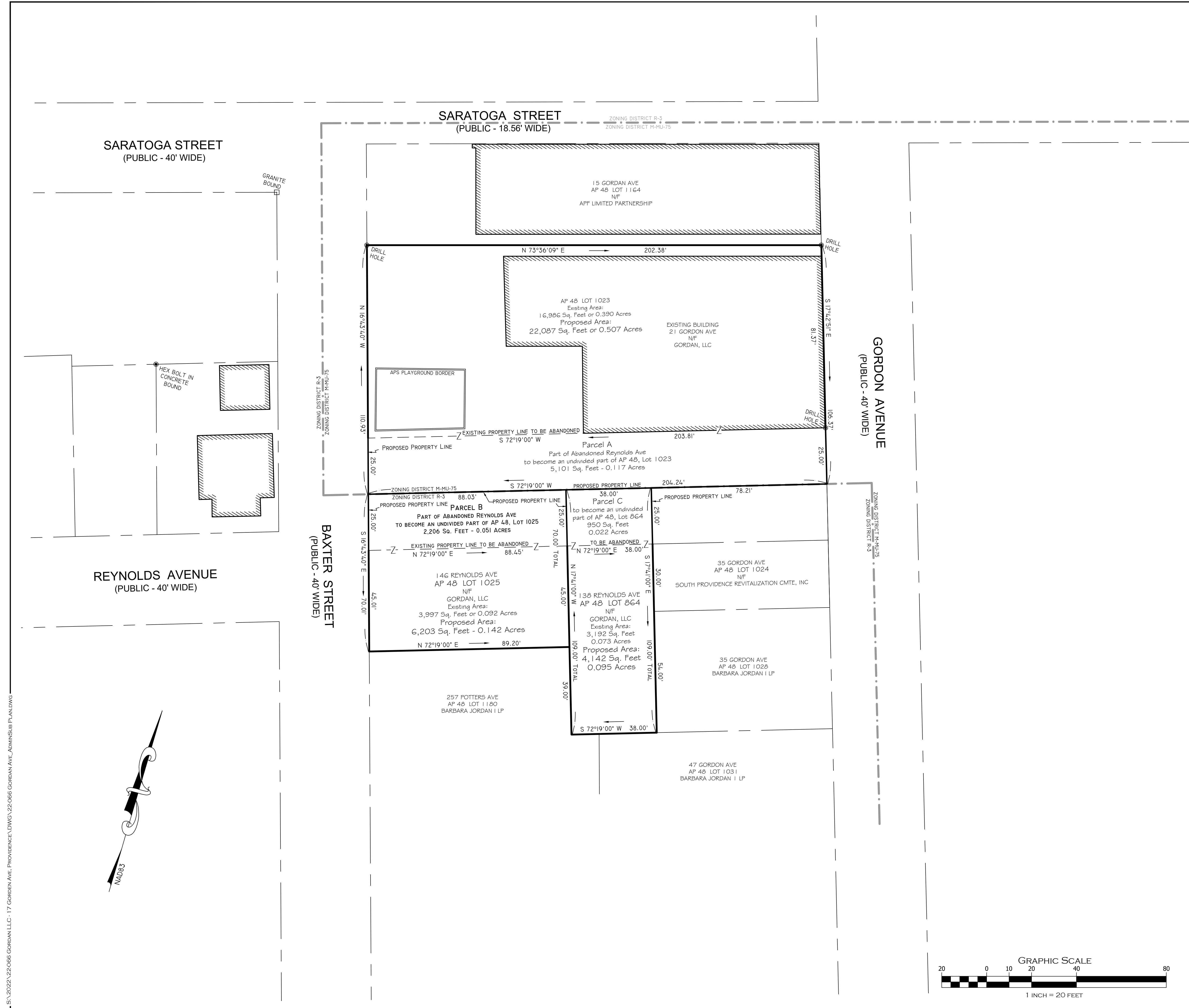
EXISTING CONDITIONS PLAN

	"AP 48 LOTS 864, 1023, 1024 & 1125" 138 & 146 REYNOLDS ST, 21 GORDON AVE & 192 SARATOGA ST PROVIDENCE, RI		
	PREPARED FOR: GORDAN, LLC. 35 SPRAGUE CIRCLE, JOHNSTON, RI		
	JOB # 22-066	SCALE: 1" = 20"	DRAWN BY: GTE
	DATE: 6/27/2022		
REVISED:			



	InSite Professional Complex, Suite 1 1539 Fall River Avenue, Seekonk, MA 02771 Phone: (508) 336-4500 Fax: (508) 336-4558	SHEET 1 OF 1
	501 Great Road, Unit 104 North Smithfield, RI 02896 Phone: (401) 762-2870 Fax: (401) 762-2871 Web Address: InSiteEngineers.com	

S:\2022\22-066 GORDAN LLC - 17 GORDON AVE, PROVIDENCE, DWG\22-066 WORKSHEET.DWG



LOT AREAS

LOT NUMBER	EXISTING AREA (SQ. FEET)	ABANDONMENT AREA (SQ. FEET)	NEW TOTAL AREA (SQ. FEET)
LOT 1023	16,986	5,101 (PARCEL A)	22,086
LOT 1025	3,997	2,206 (PARCEL B)	6,203
LOT 864	3,192	950 (PARCEL C)	4,142
PARCEL D	REMAINING PORTION OF ABANDONMENT AREA NOT INCLUDED WITHIN THIS SUBDIVISION, TO BE MANAGED BY OTHERS.		

- NOTES:**
- LOTS SHOWN ARE DESIGNATED AS LOTS 865, 1023 & 1025 ON ASSESSOR'S MAP 48.
 - OWNERS OF RECORD:

<p><u>21 GORDAN AVENUE</u> AP 48, LOT 1023 DEED BOOK 12088, PAGE 63</p> <p><u>146 REYNOLDS AVENUE</u> AP 48, LOT 1025 DEED BOOK 12088, PAGE 63</p> <p><u>138 REYNOLDS AVENUE</u> AP 48, LOT 864 DEED BOOK 12088, PAGE 63</p>	<p>GORDAN, LLC 35 SPRAGUE CIRCLE JOHNSTON, RI 02919</p> <p>GORDAN, LLC 35 SPRAGUE CIRCLE JOHNSTON, RI 02919</p> <p>GORDAN, LLC 35 SPRAGUE CIRCLE JOHNSTON, RI 02919</p>
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- TOPOGRAPHIC ACCURACY: T-4

Marc N. Nyberg
 MARC N. NYBERG / LICENSE No. 1797 / COA No. A52

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- ADMINISTRATIVE SUBDIVISION PLAN

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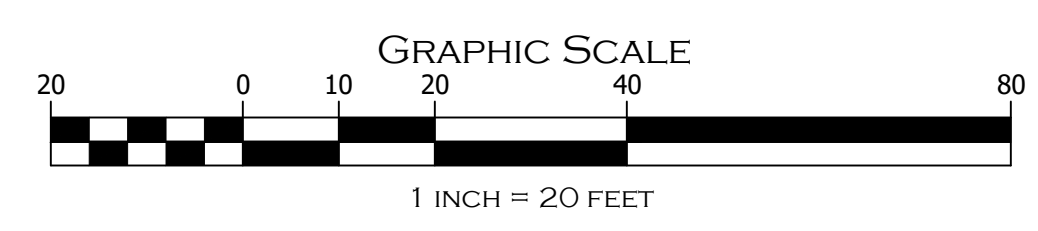
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PREPARED FOR: GORDAN, LLC.
 35 SPRAGUE CIRCLE, JOHNSTON, RI

JOB # 22-066	SCALE: 1" = 20"	DRAWN BY: GTE	DATE: 12/14/2022
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REVISED:

 PROFESSIONAL ENGINEERS LAND SURVEYORS Precision. Clarity. Certainty.	InSite Professional Complex, Suite 1 1539 Fall River Avenue, Seekonk, MA 02771 Phone: (508) 336-4500 Fax: (508) 336-4558 501 Great Road, Unit 104 North Smithfield, RI 02896 Phone: (401) 762-2870 Fax: (401) 762-2871 Web Address: InSiteEngineers.com
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S:\2022\22-066 GORDAN LLC - 17 GORDON AVE, PROVIDENCE, RI\DWG\22-066 GORDAN AVE_ADMIN SUB PLANS.DWG