

CITY OF PROVIDENCE
STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

PETITION TO THE CITY COUNCIL

TO THE HONORABLE CITY COUNCIL OF THE CITY OF PROVIDENCE:

The undersigned respectfully petitions your honorable body:

to abandon a portion of the public highway known as Ernest Street pursuant to R. I. Gen. Laws Section 45-23.1-2, such area of abandonment being depicted on the Plan attached hereto and incorporated by reference herein as Exhibit A. The Petitioner is the equitable owner of all property abutting the portion of Ernest Street (e.g., Plat 56, Lots 345 and 338) sought to be abandoned. Said abandonment will not have an adverse impact on public health or safety nor will it have an adverse impact on traffic circulation as there are other streets that provide adequate access to the surrounding area.

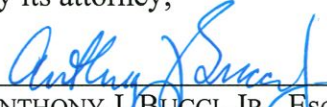
The proposed area of road abandonment consists of a total area of approximately 30,502 square feet and is more particularly described on the metes and bounds legal description attached hereto and incorporated by reference herein as Exhibit B.

If the City Council does authorize the abandonment proposed by the within Petition, the Petitioner intends to use the area to consolidate its campus to provide better security for its property and employees. Vulnerability standards established by the wastewater industry for treatment facilities encourage increasing campus security to prevent potential threats to the facilities. Additionally, tightening of security throughout the Port area has become a greater concern in recent years due to increased offshore activities in the area and requirements of the Marine Transportation Security Act of 2002.

If the City Council authorizes the abandonment of the subject portion of Ernest Street, the Petitioner understands it will be subject to reasonable easements in favor of the existing providers of utilities to the extent the lines serve more than Petitioner's properties.

Any questions regarding this Petition may be addressed to the undersigned.

Petitioner,
Narragansett Bay Commission,
By its attorney,



ANTHONY J. BUCCI, JR., Esq.
155 South Main Street, Suite 405
Providence, Rhode Island 02903
Tel: 401-831-4200; Fax: 866-340-1835
Email: abucci@buccilaw.com

Exhibit B

PROPOSED DEED DESCRIPTION

FOR

THE ABANDONMENT OF

A PORTION OF ERNEST STREET

That certain tract or parcel of land with all buildings and improvements thereon situated easterly of shipyard street in the City of Providence, County of Providence, State of Rhode Island is herein bounded and described;

Beginning at the most southwesterly corner of the herein described parcel, said corner being located at the intersection of the southerly street line of Ernest Street with the easterly street line of Shipyard Street;

Thence proceeding north $54^{\circ}27'25''$ west along the proposed terminus of said Ernest Street a distance of one hundred twenty four and $51/100$ (124.51') feet to the most northwesterly corner of the herein described parcel;

Thence proceeding south $86^{\circ}49'12''$ east along the northerly street line of said Ernest Street a distance of five hundred eighty nine and $60/100$ (589.60') feet to the most northeasterly corner of the herein described abandonment of Ernest street;

Thence proceeding south $03^{\circ}10'48''$ west a distance of sixty and $00/100$ (60.00') feet to the most southeasterly corner of the herein described abandonment of said Ernest Street;

Thence proceeding north $86^{\circ}49'12''$ west along the southerly street line of said Ernest Street a distance of four hundred fifty nine and $51/100$ (459.51') feet to a point at the beginning of a curve;

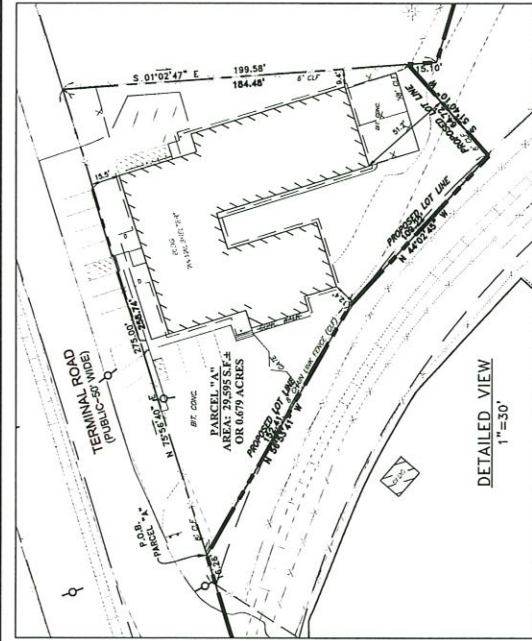
Thence proceeding along the arc of said curve in a counter clock wise direction with a radius of fifty and $00/100$ (50.00') and a delta angle of $29^{\circ}53'05''$ a distance of twenty six and $08/100$ (26.08') feet to the point and place of beginning, the last three (3) courses are bounded easterly, southerly by land now or formerly of Narragansett Bay Commission;

Said Parcel contains 32,624 Square Feet or 0.75 Acres more or less.

For a more particular description reference is herein made to a plan entitled ""Proposed Abandonment of a Portion of Ernest Street from Shipyard Street to Service Road Plat 2024-xx"" Prepared for Narragansett Bay Commission by Garofalo Associates, Inc. dated April 25, 2023 Job No. 6742-02 Dwg. No. 6742-Ernest.



LOCUS MAP
N.T.S.



DETAILED VIEW
1" = 30'

NOTES.

- 1.) THE PROJECT SITE IS LOCATED WITHIN ZONE "X" (AREAS OF FLOOD DAMAGE POTENTIAL LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE) AND AREAS WITHIN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL FLOOD HAZARD AS DETERMINED BY THE FEDERAL INSURANCE RATE BOARD FOR THE PROVIDENCE COUNTY, PROVIDENCE ISLAND, MAP NUMBER 4400703376, HAVING AN EFFECTIVE DATE OF MARCH 2, 2008).
- 2.) THE BEING STAKED IS REFERENCED TO THE STATE PLANE COORDINATE SYSTEM AS SET FORTH IN THE PROVISIONS OF R.I.G.S. § 1-2-1.
- 3.) PARCELS "A", "B" AND "C" ARE REFERENCED TO THE CITY OF PROVIDENCE, BY THE NARRAGANSETT BAY COMMISSION, BY DEED BOOK 3243, PAGE 174.
- 4.) SERVICE ROAD IS A PRIVATE ROAD THAT WAS ACQUIRED BY THE NARRAGANSETT BAY COMMISSION BY EMINENT DOMAIN, SEE DEED BOOK 3243, PAGE 174.

STREET INDEX

ERNEST STREET
NEW YORK AVENUE
SERVICE ROAD
SHIPYARD STREET
ELLIS STREET (ABANDONED)

PARCEL DATA

TOTAL AREA OF ALL ORIGINAL PARCELS (ABANDONED)
1,911.864 S.F. ±
OR 43.85 ACRES

PARCEL "A"
TOTAL LOT AREA:
28,893 S.F. ± OR
661.88 ACRES

PARCEL "B"
REMAINING AREA OF ALL LOTS
AND 1,791,591 S.F. ± OR
40,839 ACRES

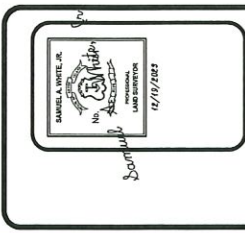
PARCELS INTENTION

1. TO CREATE PARCELS "A", "B" (FOR THE CITY OF PROVIDENCE) AND PARCEL "C" (FOR THE NARRAGANSETT BAY COMMISSION) OUT OF LOT 346, ASSESSOR'S PLAT 56.

2. TO CREATE PARCEL "B" BY 323, 338, 345, PORTION OF LOT 764, ON ASSESSOR'S PLAT 56, AND 1,791,591 S.F. ± OF THE PORTION OF ERNEST STREET, AND PORTION OF ELLIS STREET.

ADMINISTRATIVE SUBDIVISION
A.P. 56, LOTS 8, 256, 283, 318, 323, 338,
345, & 346, A.P. 101, LOT 764
PORTIONS OF ERNEST & ELLIS STREETS
SITUATED ON
TERMINAL ROAD, ERNEST STREET &
NEW YORK AVENUE
PROVIDENCE, RI
PREPARED FOR
NARRAGANSETT BAY COMMISSION

NO.	REVISION	BY	DATE
1.	MISC REVISIONS	SAW	2/13/24

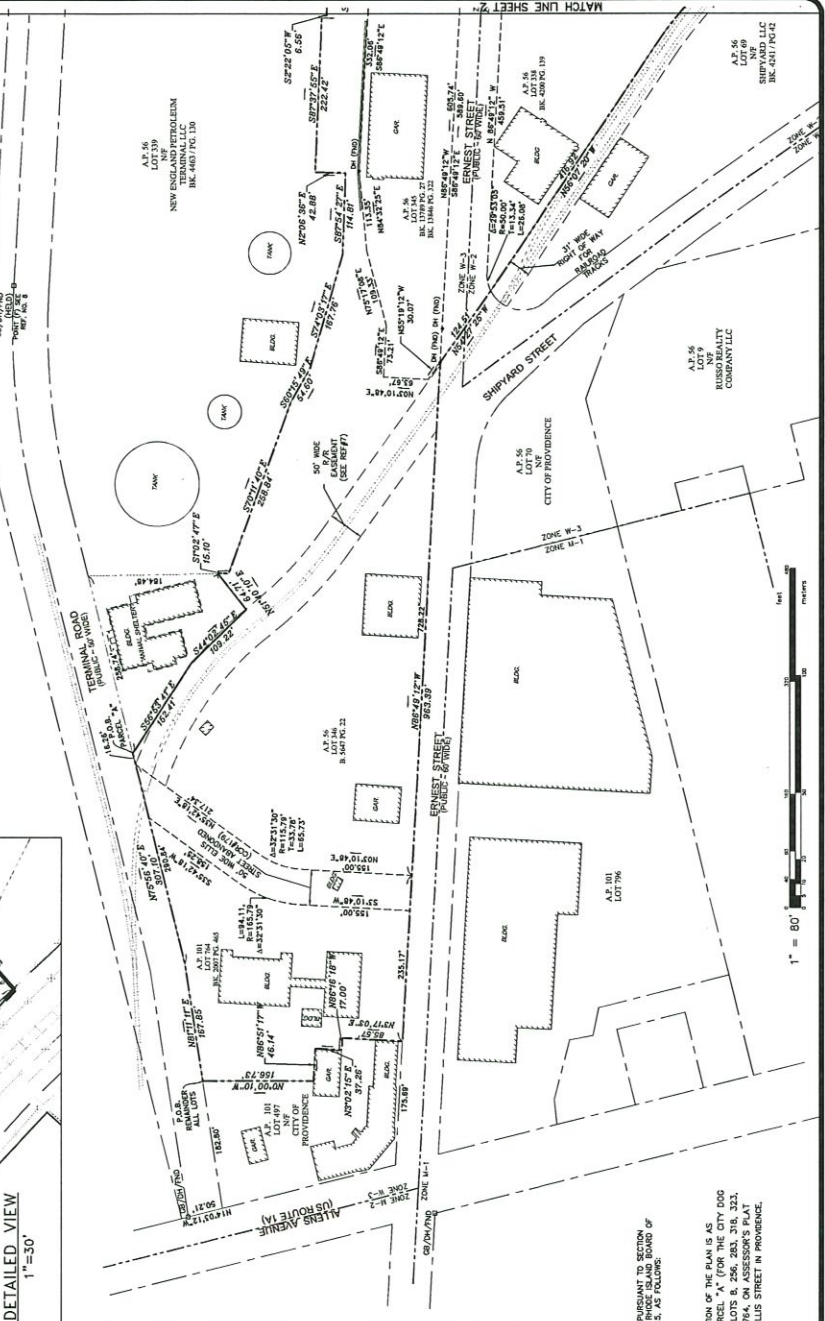


GARFALO & ASSOCIATES, INC.
CIVIL & STRUCTURAL ENGINEERS/SURVEYORS
LAND PLANNERS/ENVIRONMENTAL SCIENTISTS

95 CORLISS STREET
PROVIDENCE, R.I. 02940
TEL. 401-273-6000

These drawings are the property of Garfalo & Associates, Inc. and are not to be used for any other project without the express written consent of the owner or one of its authorized representatives. This agreement shall be null and void if used for any other project.

JOB NO. 24-01	DRAWN BY L.F.A.
DWG. NO. 6742-ADM	CHECKED S.A.K.
SCALE: 1" = 80'	APPROVED S.A.K.
SHEET	DATE: DECEMBER 13, 2023



ORIGINAL PARCEL DATA

N/T NARRAGANSETT BAY COMMISSION
QUALITY MET. DIST.
A.P. 56, LOT 8
AT 14 NEW YORK AVENUE
LOT AREA
168,828 S.F. ± OR
3.80 ACRES
A.P. 56, LOT 323
AT 59 NEW YORK AVENUE
LOT AREA
14,814 S.F. ± OR
0.33 ACRES
A.P. 56, LOT 338
AT 140 TERMINAL ROAD
LOT AREA
75,470 S.F. ± OR
1.74 ACRES
A.P. 56, LOT 345
AT 4 ERNEST STREET
LOT AREA
143,324 S.F. ± OR
3.24 ACRES
A.P. 56, LOT 346
AT 170 LOT AREA
288,778 S.F. ± OR
6.61 ACRES

STREET DATA

SERVICE ROAD
AREA:
54,033 S.F. ± OR
1.24 ACRES
ERNEST STREET
AREA:
32,824 S.F. ± OR
0.75 ACRES

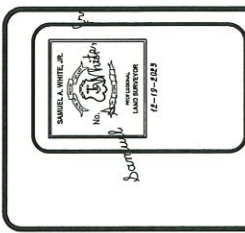
CERTIFICATION:
THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO SECTION 1-2-1 OF THE PROVISIONS OF THE GENERAL LAWS OF THE STATE OF RHODE ISLAND AS AMENDED BY THE HOUSE BILL NUMBER 2023-001, 2023-002, 2023-003, 2023-004, 2023-005, 2023-006, 2023-007, 2023-008, 2023-009, 2023-010, 2023-011, 2023-012, 2023-013, 2023-014, 2023-015, 2023-016, 2023-017, 2023-018, 2023-019, 2023-020, 2023-021, 2023-022, 2023-023, 2023-024, 2023-025, 2023-026, 2023-027, 2023-028, 2023-029, 2023-030, 2023-031, 2023-032, 2023-033, 2023-034, 2023-035, 2023-036, 2023-037, 2023-038, 2023-039, 2023-040, 2023-041, 2023-042, 2023-043, 2023-044, 2023-045, 2023-046, 2023-047, 2023-048, 2023-049, 2023-050, 2023-051, 2023-052, 2023-053, 2023-054, 2023-055, 2023-056, 2023-057, 2023-058, 2023-059, 2023-060, 2023-061, 2023-062, 2023-063, 2023-064, 2023-065, 2023-066, 2023-067, 2023-068, 2023-069, 2023-070, 2023-071, 2023-072, 2023-073, 2023-074, 2023-075, 2023-076, 2023-077, 2023-078, 2023-079, 2023-080, 2023-081, 2023-082, 2023-083, 2023-084, 2023-085, 2023-086, 2023-087, 2023-088, 2023-089, 2023-090, 2023-091, 2023-092, 2023-093, 2023-094, 2023-095, 2023-096, 2023-097, 2023-098, 2023-099, 2023-100, 2023-101, 2023-102, 2023-103, 2023-104, 2023-105, 2023-106, 2023-107, 2023-108, 2023-109, 2023-110, 2023-111, 2023-112, 2023-113, 2023-114, 2023-115, 2023-116, 2023-117, 2023-118, 2023-119, 2023-120, 2023-121, 2023-122, 2023-123, 2023-124, 2023-125, 2023-126, 2023-127, 2023-128, 2023-129, 2023-130, 2023-131, 2023-132, 2023-133, 2023-134, 2023-135, 2023-136, 2023-137, 2023-138, 2023-139, 2023-140, 2023-141, 2023-142, 2023-143, 2023-144, 2023-145, 2023-146, 2023-147, 2023-148, 2023-149, 2023-150, 2023-151, 2023-152, 2023-153, 2023-154, 2023-155, 2023-156, 2023-157, 2023-158, 2023-159, 2023-160, 2023-161, 2023-162, 2023-163, 2023-164, 2023-165, 2023-166, 2023-167, 2023-168, 2023-169, 2023-170, 2023-171, 2023-172, 2023-173, 2023-174, 2023-175, 2023-176, 2023-177, 2023-178, 2023-179, 2023-180, 2023-181, 2023-182, 2023-183, 2023-184, 2023-185, 2023-186, 2023-187, 2023-188, 2023-189, 2023-190, 2023-191, 2023-192, 2023-193, 2023-194, 2023-195, 2023-196, 2023-197, 2023-198, 2023-199, 2023-200.

THE PURPOSE FOR THE CONDUCT OF THE SURVEY WAS FOR THE PREPARATION OF THE PLAN AS FOLLOWS: TO PROVIDE AN ADMINISTRATIVE SUBDIVISION TO CREATE PARCEL "A" (FOR THE CITY OF PROVIDENCE) OUT OF LOT 346, ASSESSOR'S PLAT 56 AND TO MERGE LOTS 8, 256, 283, 318, 323, 338, 345, PORTION OF LOT 346, ON ASSESSOR'S PLAT 56, LOT 764, ON ASSESSOR'S PLAT 101, AND PORTION OF TERMINAL ROAD AND ABANDONED PORTION OF ERNEST AND ELLIS STREET IN PROVIDENCE, RHODE ISLAND.

BY: *Samuel A. White, Jr.*
SAMUEL A. WHITE
12/13/2023

ADMINISTRATIVE SUBDIVISION
 A.P. 56, LOTS 8, 256, 283, 318, 323, 338,
 345, & 346, A.P. 101, LOT 764
 AND
 SERVICE ROAD AND
 PORTIONS OF ERNEST & ELLIS STREETS
 SITUATED ON
 TERMINAL ROAD, ERNEST STREET &
 NEW YORK AVENUE
 PROVIDENCE, RI
 PREPARED FOR
 NARRAGANSETT BAY COMMISSION

NO.	REVISION	BY	DATE
1.	MISC REVISIONS	SAW	2/13/24

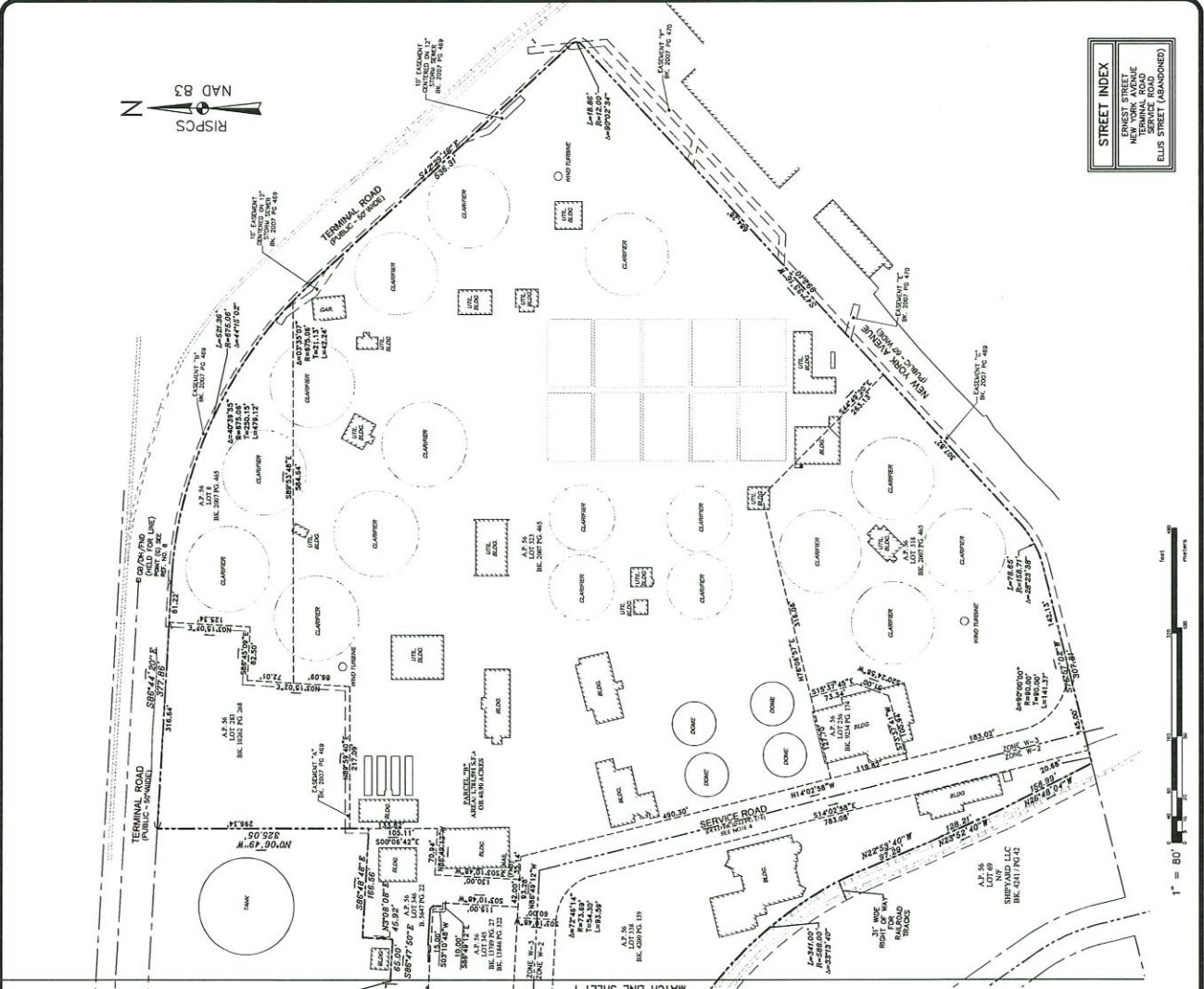


GAROFALO & ASSOCIATES, INC.
 CIVIL & STRUCTURAL ENGINEERS/SURVEYORS
 LAND PLANNERS/ENVIRONMENTAL SCIENTISTS
 85 CORLAIS STREET
 PROVIDENCE, RI 02840
 TEL: 401-273-6000
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 directors.

JOB NO. 2023-01	DRAWN BY L.F.A.
DWG. NO. 6742-ADM	CHECKED S.A.K.
SCALE: 1"=80'	APPROVED S.A.K.
SHEET	DATE: DECEMBER 13, 2023

2

OF 2 SHEETS



STREET INDEX	
ERNEST STREET	NEW YORK AVENUE
TERMINAL ROAD	SERVICE ROAD
ELLIS STREET (ABANDONED)	



LOCUS MAP
 N.T.S.

PLAN REFERENCES:

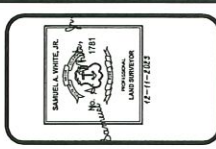
- PERMETER SURVEY OF THE FIELDS POINT WASTEWATER TREATMENT FACILITY, PREPARED FOR RHODE ISLAND DEPARTMENT OF TRANSPORTATION, DATED 7/29/82.
- SURVEY PLAN OF THE PORT OF PROVIDENCE, RHODE ISLAND, SITUATED AT FIELDS POINT, PREPARED FOR PROSPORT, INC. & POKROY & BROWN, PREPARED BY CROSSMAN CHAMBERLAIN, DATED 9/26/74.
- ENGINEERS OFFICE PLAN NO. 021530.
- PLAT OF NEW YORK AVENUE FROM MICHIGAN AVE. EASTERNLY, DATED MAY 21, 1935, RECORDED IN THE CITY ENGINEERS OFFICE PLAN NO. 025273.
- ADMINISTRATIVE SUBDIVISION FOR ASSESSORS PLAT 56 LOTS 83 & 268 DATED 5/10/89 PREPARED BY DELUCA ASSOCIATES, RECORDED IN CITY CLERKS OFFICE BOOK 57 PLAN 34.
- ADMINISTRATIVE SUBDIVISION A.P. 56 LOTS 255 & 340 BELONGING TO MARR SCOTFOLDING CO. & COMPANY, INC. PREPARED BY BRYANT ASSOCIATES, INC. DATED 1/09/03, RECORDED IN THE CITY CLERKS OFFICE BOOK 81 PLAN 18.
- WORK SUBDIVISION OF LOT 254 OF A.P. 56 BELONGING TO PROSPORT, INC. PREPARED FOR NARRAGANSETT BAY COMMISSION, PREPARED BY BRYANT ASSOCIATES, INC. DATED 5/12/2000, RECORDED IN THE CITY CLERKS OFFICE BOOK 59 PLAN 7.
- CITY OF PROVIDENCE, RI, PUBLIC WORKS DEPT. ENGINEERING OFFICE SHOWING NEW OFFSETS & LOCATION OF STONE BODINGS ON TERMINAL ROAD SCALE 1"=50' DATED 10-19-01 NUMBER 738-17.
- DEED BOOK 2007 PAGES 465-473
- PROPOSED AMENDMENT OF ELLIS STREET, PUBLIC WORKS DEPARTMENT, COR#779, PLAN NO. 064688, DATED JULY 26, 2001
- PROPOSED AMENDMENT OF ERNEST STREET, PUBLIC WORKS DEPARTMENT, PLAN NO. 063017 DATED AUGUST 01, 1986 REVISED AUGUST 10, 1986.
- PLAT SHOWING LAND IN PROVIDENCE TAKEN FOR SANITARY SEWER, CONSOLIDATION AND SECURITY PURPOSES ON BEHALF OF THE NARRAGANSETT BAY COMMISSION PLAT 2008-01, A.P. LOTS 258 AND 283 PREPARED BY GAROFALO & ASSOCIATES, REVISION DATE, JULY 1, 2008.
- DEED BOOK 9243 PAGES 174-183
- PLAT OF LAND A.D. 56, LOTS 8, 256, 318, 323, 338, & 346 AND A.P. 101 LOT 764 SITUATED ON TERMINAL ROAD, ERNEST STREET, NEW YORK AVENUE, AND SERVICE ROAD, NARRAGANSETT BAY COMMISSION, PREPARED BY GAROFALO & ASSOCIATES, REVISION DATE 10/25/22, IN FOUR SHEETS

ZONING DATA	
WATERGENT DISTRICT	
Minimum Lot Area-None	
Minimum Lot Width-None	
Minimum Sublot Area-None	
Minimum Sublot Width-None	
Interior Side Setback-None	
Corner Side Setback-None	
Front Setback-None	
Corner Side Setback-None	
Minimum Lot Area-None	
Minimum Lot Width-None	
Minimum Sublot Area-None	
Minimum Sublot Width-None	
Interior Side Setback-None	
Corner Side Setback-None	
Front Setback-None	
Corner Side Setback-None	
Minimum Lot Area-None	
Minimum Lot Width-None	
Minimum Sublot Area-None	
Minimum Sublot Width-None	
Interior Side Setback-None	
Corner Side Setback-None	
Front Setback-None	
Corner Side Setback-None	

* PLEASE REFER TO ZONING RECORDS FOR ADDITIONAL INFORMATION.

200 FT. RADIUS PLAN
OF A PORTION OF
ERNEST STREET &
PROVIDENCE, RI
PREPARED FOR
NARRAGANSETT BAY COMMISSION

NO.	REVISION	BY	DATE

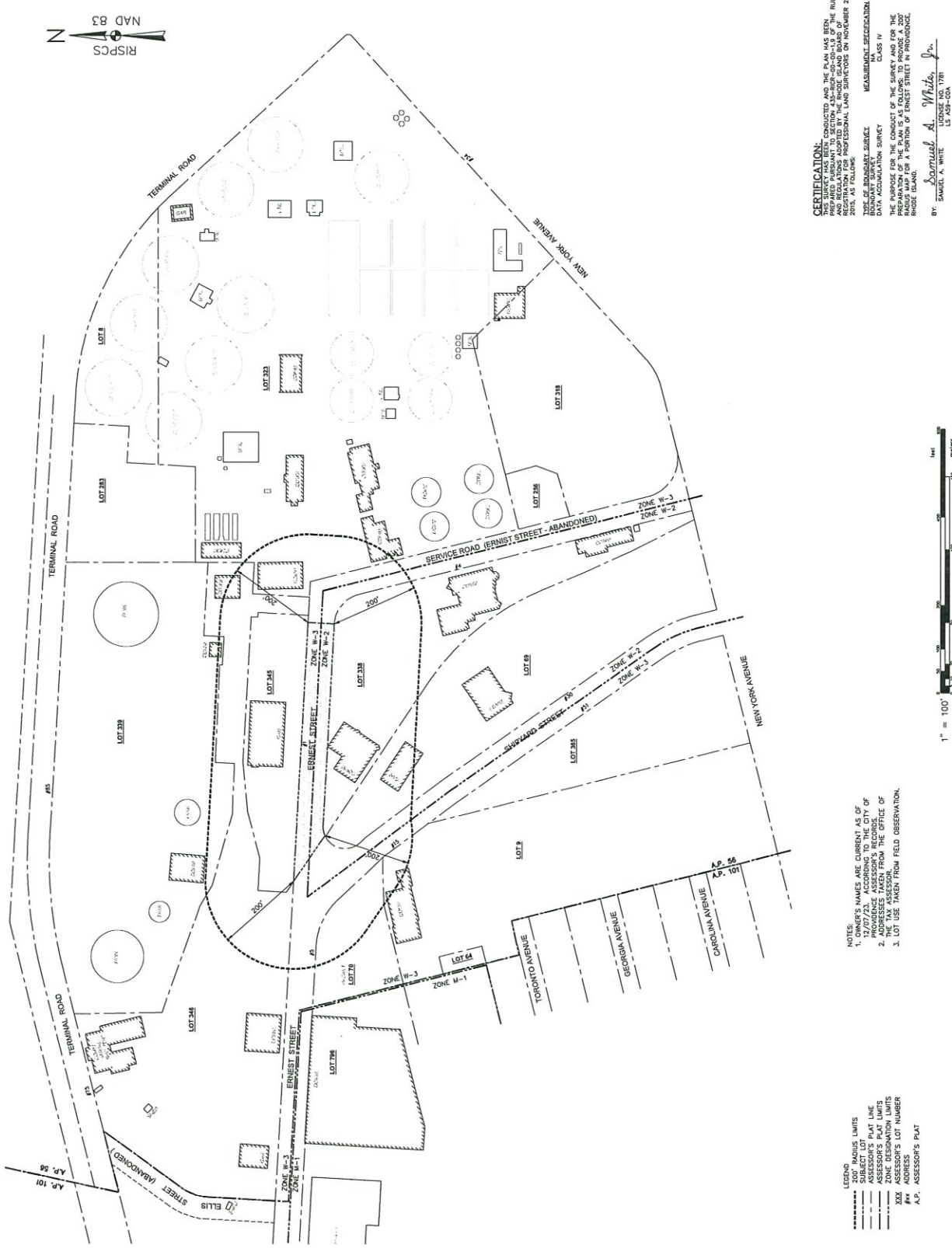


GAROFALO
GAROFALO & ASSOCIATES, INC.
CIVIL & STRUCTURAL ENGINEERS/SURVEYORS
LAND PLANNERS/ENVIRONMENTAL SCIENTISTS

George & Associates
have designed the priority of
this plan and are not to be
responsible for the accuracy of
the information shown thereon.
The engineer/surveyor and his
firm are not to be held liable
for any errors or omissions
caused by the client or third
party.

65 CORLISS STREET
P.O. BOX 6145
PROVIDENCE, R.I. 02940
TEL. 401-273-6000

JOB NO. 6742-01
DWG. NO. 6742-RADIUS
SCALE: 1"=100'
DATE: DECEMBER 11, 2003
DRAWN BY: L.F.A.
CHECKED: S.A.R.
APPROVED: S.A.R.
DATE: DECEMBER 11, 2003
SHEET 1
OF 1 SHEETS



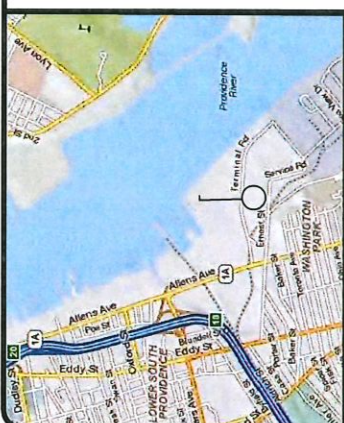
CERTIFICATION:
THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN
PREPARED IN ACCORDANCE WITH THE RULES
AND REGULATIONS ADOPTED BY THE BOARD OF
PROVIDENCE PROFESSIONAL LAND SURVEYORS ON NOVEMBER 25,
2002, AS FOLLOWS:

TYPE OF BOUNDARY SURVEY: MEASUREMENT/SECTIONAL
BOUNDARY SURVEY
METHODS USED: AS PER THE RULES AND REGULATIONS
THE PREPARATION OF THIS PLAN IS AS FOLLOWS: TO PROVIDE A 200
FOOT RADIUS PLAN FOR A PORTION OF ERNEST STREET IN PROVIDENCE,
RHODE ISLAND.

BY: Samuel A. White, Jr.,
LICENSED LAND SURVEYOR
LS ASP-COR 1781

- NOTES:
1. OWNER'S NAMES ARE CURRENT AS OF THE DATE OF THE SURVEY.
 2. THE INFORMATION IS TAKEN FROM THE OFFICE OF PROVIDENCE ASSESSOR'S RECORDS.
 3. THE TAX ASSESSOR'S RECORDS FROM THE OFFICE OF PROVIDENCE ASSESSOR'S RECORDS.
 4. LOT USE TAKEN FROM FIELD OBSERVATION.

- LEGEND
- BOUNDARY LIMITS
 - SUBJECT LOT
 - ASSESSOR'S PLAT LINE
 - ZONE DESIGNATION LIMITS
 - XXX ASSESSOR'S LOT NUMBER
 - #xx ADDRESS
 - A.P. ASSESSOR'S PLAT



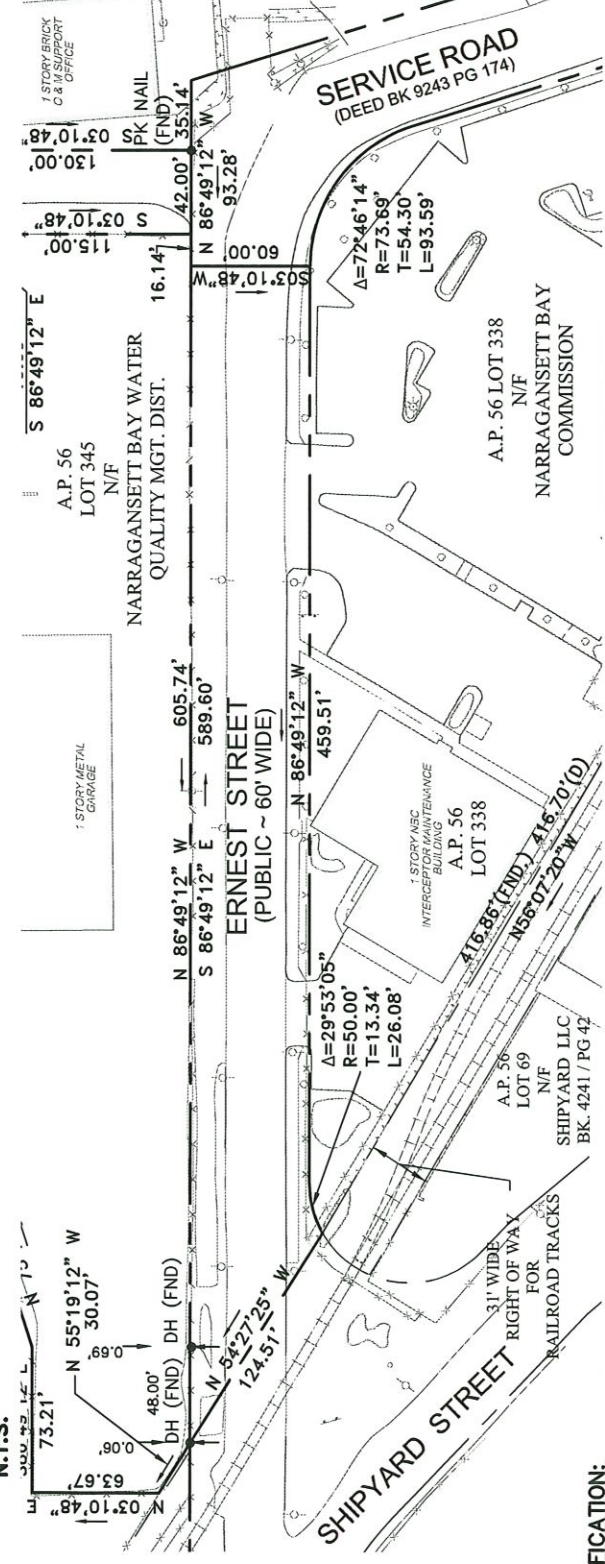
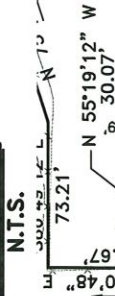
PARCEL DATA	
ERNEST STREET	N/F
CITY OF PROVIDENCE	
AREA: 32,620 S.F. ± OR 0.75 ACRES	

STREET INDEX	
ERNEST STREET	

PLAN REFERENCES:

1. PLAN OF LAND A.P. 56 LOTS 8, 256, 318, 323, 338 & 346 AND A.P. 101 LOT 764 SITUATED ON TERMINAL ROAD, ERNEST STREET & NEW YORK AVENUE, PROVIDENCE, RI PREPARED FOR ANTHONY J. BUCCI, JR. BY GAROFALO & ASSOCIATES NOV. 3, 2010.
2. "ADMINISTRATIVE SUBDIVISION AP 56 LOT 255 & LOT 340 BELONGING TO MARR SCAFFOLDING, CO., & NARRAGANSETT BAY COMMISSION: PREPARED BY BRYANT ASSOCIATES, INC. AND RECORDED IN THIS LAND EVIDENCE RECORDS FOR THE CITY OF PROVIDENCE IN PLAN BOOK 61, PAGE 95.

LOCUS MAP



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

TYPE OF BOUNDARY SURVEY: MEASUREMENT SPECIFICATION CLASS 1
 BOUNDARY SURVEY

THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS: TO PROVIDE A PLAN FOR THE ABANDONMENT OF A PORTION OF ERNEST STREET FROM SHIPYARD STREET TO THE SERVICE ROAD IN THE CITY OF PROVIDENCE, RHODE ISLAND.

BY: *Samuel A. White, Jr.*
 SAMUEL A. WHITE LICENSE NO. 1781
 LS A59-COA

Samuel A. White, Jr.
 No. *AS 1781*
 PROFESSIONAL LAND SURVEYOR
 4/25/2023
 12/11/2023

"PROPOSED ABANDONMENT OF A PORTION OF ERNEST STREET TO FROM SHIPYARD STREET TO SERVICE ROAD PLAT 2024-XX" PREPARED FOR NARRAGANSETT BAY COMMISSION

NO.	REVISION	BY	DATE
1	DIMENSION CORRECTION	LA	12/17/23

GAROFALO
 CIVIL & STRUCTURAL ENGINEERS, INC.
 ENVIRONMENTAL PLANNERS
 SURVEYORS AND PLANNERS
 88 COMLSS STREET
 P.O. BOX 6148
 PROVIDENCE, RI 02940
 TEL: 401-273-9000

Garofalo & Associates, Inc. is a member of the American Society of Professional Land Surveyors (ASPLS) and the Rhode Island Board of Registration for Professional Land Surveyors (RIBLS).
 The plan was prepared by the firm of Garofalo & Associates, Inc. under the supervision of the Professional Land Surveyor Samuel A. White, Jr., License No. 1781, LS A59-COA.
 The plan was prepared on the basis of field notes and other data furnished to the firm by the client.
 The plan is not to be construed as a warranty of the accuracy of the information furnished to the firm by the client.

JOB NO. 24-02	DRAWN BY R.S.E.
DWG. NO. 6742-ERNEST	CHECKED S.A.W.
SCALE: 1"=60'	APPROVED S.A.W.
DATE: APRIL 25, 2023	

1 OF 1 SHEETS

DEED DESCRIPTION

FOR

LOTS 8, 256, 283, 318, 323, 338, 345, PORTION OF LOT 346, ON ASSESSOR'S PLAT
56, LOT 764, ON ASSESSOR'S PLAT 101, SERVICE ROAD AND ABANDONED
PORTION OF ERNEST & ELLIS STREETS

That certain tract or parcel of land with all buildings and improvements thereon situated on the southerly side of Terminal Road in the County of Providence, City of Providence, State of Rhode Island is herein bounded and described;

Beginning at the intersection of the southerly street line of Terminal Road with the easterly street line of Allens Avenue;

Thence proceeding north $81^{\circ}11'11''$ east along the southerly street line of Terminal Road a distance of one hundred eighty two and $80/100$ (182.80') feet to the point and place of beginning of the herein described parcel;

Thence continuing north $81^{\circ}11'11''$ east along the southerly street line of said Terminal Road a distance of one hundred sixty seven and $85/100$ (167.85') feet to an angle in said line;

Thence proceeding north $75^{\circ}56'40''$ east continuing along the southerly street line of said Terminal Road a distance of three hundred seven and $10/100$ (307.10') feet to a corner and to land to be conveyed to the City of Providence;

Thence proceeding south $56^{\circ}53'41''$ east a distance of one hundred fifty two and $41/100$ (152.41') feet to an angle in said line;

Thence proceeding south $44^{\circ}02'45''$ east a distance of one hundred nine and $22/100$ (109.22') feet to a corner;

Thence proceeding north $51^{\circ}40'10''$ east a distance of sixty four and $71/100$ (64.71') feet to a corner and land now or formerly of New England Petroleum Terminal LLC. The last three courses bounding northeasterly and northwesterly by land to be conveyed to the City of Providence;

Thence proceeding south $01^{\circ}02'47''$ east a distance of fifteen and $10/100$ (15.10') feet to a corner;

Thence proceeding south $70^{\circ}11'40''$ east a distance of two hundred fifty eight and $84/100$ (258.84') feet to an angle in said line;

Thence proceeding south $60^{\circ}15'49''$ east a distance of fifty four and $60/100$ (54.60') feet to an angle in said line;

Thence proceeding south $74^{\circ}03'17''$ east a distance of one hundred sixty seven and $76/100$ (167.76') feet to an angle in said line;

Thence proceeding south $87^{\circ}54'27''$ east a distance of one hundred fourteen and $81/100$ (114.81') feet to a corner;

Thence proceeding north $02^{\circ}06'36''$ east a distance of forty two and $88/100$ (42.88') feet to a corner;

Thence proceeding south $87^{\circ}37'55''$ east a distance of two hundred twenty two and $42/100$ (222.42') feet to a corner;

Thence proceeding south $02^{\circ}22'05''$ west a distance of six and $56/100$ (6.56') feet to a corner;

Thence proceeding south $86^{\circ}47'50''$ east a distance of sixty five and $00/100$ (65.00') feet to a corner;

Thence proceeding north $03^{\circ}08'08''$ east a distance of forty five and $92/100$ (45.92') feet to a corner;

Thence proceeding south $86^{\circ}48'48''$ east a distance of one hundred sixty six and $56/100$ (166.56') feet to a corner;

Thence proceeding north $00^{\circ}06'49''$ west a distance of three hundred twenty five and $05/100$ (325.05') feet to a corner and to the southerly line of Terminal Road, the last twelve courses bounding easterly, northerly and westerly by land now or formerly of New England Petroleum Terminal LLC;

Thence proceeding south $86^{\circ}44'20''$ east along the southerly street line of said Terminal Road a distance of three hundred seventy seven and $86/100$ (377.86') feet to a point at the beginning of a curve;

Thence proceeding in a clock wise direction along the arc of said curve and the southerly street line of said Terminal Road, said curve having a radius of six hundred seventy five and $06/100$ (675.06') feet, a delta angle of $44^{\circ}15'02''$ a distance of five hundred twenty one and $36/100$ (521.36') feet to a point at the end of said curve;

Thence proceeding south $42^{\circ}29'18''$ east along the westerly street line of said Terminal Road a distance of five hundred thirty six and $31/100$ (536.31') feet to a point at the beginning of a curve;

Thence proceeding in a clock wise direction along the arc of said curve, said curve having a radius of twelve and 00/100 (12.00') feet, a delta angle of 90°02'34" a distance of eighteen and 86/100 (18.86') feet to a point at the end of said curve and the northwesterly line of New York Avenue;

Thence proceeding south 47°33'16" west along the northwesterly line of said New York Avenue a distance of nine hundred ninety two and 10/100 (992.10') feet to a point at the beginning of a curve;

Thence proceeding in a clock wise direction along the arc of said curve and the northwesterly street line of said New York Avenue, said curve having a radius of one hundred fifty eight and 71/100 (158.71') feet, a delta angle of 28°23'38" a distance of seventy eight and 65/100 (78.65') feet to a point at the end of said curve;

Thence proceeding south 75°57'02" west along the northerly line of said New York Avenue a distance of three hundred seven and 81/100 (307.81') feet to a corner and to land now or formerly of Shipyard LLC;

Thence proceeding north 26°48'04" west a distance of one hundred fifty eight and 99/100 (158.99') feet to an angle in said line;

Thence proceeding north 23°52'40" west a distance of one hundred twenty eight and 21/100 (128.21') feet to an angle in said line;

Thence proceeding north 22°53'40" west a distance of ninety seven and 29/100 (97.29') feet to a point at the beginning of a curve;

Thence proceeding in a counter clock wise direction along the arc of said curve, said curve having a radius of five hundred eighty eight and 00/100 (588.00') feet, a delta angle of 33°13'40" a distance of three hundred forty one and 00/100 (341.00') feet to a point at the end of said curve;

Thence proceeding north 56°07'20" west a distance of four hundred sixteen and 92/100 (416.92') feet to an angle in said line and the southerly line of Ernest Street. The last five courses bounding easterly and northeasterly by land now or formerly of Shipyard LLC;

Thence proceeding north 54°27'25" west a distance of one hundred twenty four and 51/100 (124.51') feet to a corner and the northerly line of Ernest Street.

Thence proceeding north 86°49'12" west along the northwesterly line of said Ernest Street a distance of nine hundred sixty three and 39/100 (963.39') feet to a corner and to land now or formerly of the City of Providence;

Thence proceeding north $03^{\circ}17'03''$ east a distance of eighty five and $57/100$ (85.57') feet to a corner;

Thence proceeding north $86^{\circ}16'18''$ west a distance of seventeen and $00/100$ (17.00') feet to a corner;

Thence proceeding north $03^{\circ}02'15''$ east a distance of thirty seven and $26/100$ (37.26') feet to a corner;

Thence proceeding north $86^{\circ}51'17''$ west a distance of forty six and $14/100$ (46.14') feet to a corner;

Thence proceeding north $00^{\circ}00'10''$ west a distance of one hundred fifty six and $73/100$ (156.73') feet to the point and place of beginning, the last five courses bounded westerly and southerly by land now or formerly of the City of Providence;

Said parcel contains 1,781,591 square feet or 40.90 acres more or less.

Said parcel is subject to existing easement on said parcel.

PROPOSED DEED DESCRIPTION

FOR

THE ABANDONMENT OF

A PORTIION OF ERNEST STREET

That certain tract or parcel of land with all buildings and improvements thereon situated easterly of shipyard street in the City of Providence, County of Providence, State of Rhode Island is herein bounded and described;

Beginning at the most southwesterly corner of the herein described parcel, said corner being located at the intersection of the southerly street line of Ernest Street with the easterly street line of Shipyard Street;

Thence proceeding north $54^{\circ}27'25''$ west along the proposed terminus of said Ernest Street a distance of one hundred twenty four and $51/100$ (124.51') feet to the most northwesterly corner of the herein described parcel;

Thence proceeding south $86^{\circ}49'12''$ east along the northerly street line of said Ernest Street a distance of five hundred eighty nine and $60/100$ (589.60') feet to the most northeasterly corner of the herein described abandonment of Ernest street;

Thence proceeding south $03^{\circ}10'48''$ west a distance of sixty and $00/100$ (60.00') feet to the most southeasterly corner of the herein described abandonment of said Ernest Street;

Thence proceeding north $86^{\circ}49'12''$ west along the southerly street line of said Ernest Street a distance of four hundred fifty nine and $51/100$ (459.51') feet to a point at the beginning of a curve;

Thence proceeding along the arc of said curve in a counter clock wise direction with a radius of fifty and $00/100$ (50.00') and a delta angle of $29^{\circ}53'05''$ a distance of twenty six and $08/100$ (26.08') feet to the point and place of beginning, the last three (3) courses are bounded easterly, southerly by land now or formerly of Narragansett Bay Commission;

Said Parcel contains 32,624 Square Feet or 0.75 Acres more or less.

For a more particular description reference is herein made to a plan entitled "Proposed Abandonment of a Portion of Ernest Street from Shipyard Street to Service Road Plat 2024-xx" Prepared for Narragansett Bay Commission by Garofalo Associates, Inc. dated April 25, 2023, revised December 11, 2023 Job No. 6742-02 Dwg. No. 6742-Ernest.