

RECOMMENDED DESCRIPTION

THE CERTAIN TRACT OR PARCEL OF LAND SITUATED ON THE EASTERLY SIDE OF QUAKER LANE (RI ROUTE 2) AND THE SOUTHERLY SIDE OF COWESETT ROAD IN THE CITY OF WARWICK, COUNTY OF KENT AND THE STATE OF RHODE ISLAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWESTERLY CORNER OF THE HEREIN DESCRIBED PARCEL, SAID POINT BEING ON THE EASTERLY HIGHWAY LINE, FIFTY-ONE AND 00/100 (51.00) RIGHT AND OPPOSITE BASELINE STATION 204+19.85 ON RHODE ISLAND DEPARTMENT OF TRANSPORTATION HIGHWAY PLAT 1825;

THENCE NOS "-13"-53" W FOR A DISTANCE OF SEVEN HUNDRED SEVENTEEN AND 29/100 (717.29) FEET ALONG THE EASTERLY SIDELINE OF PLAT 1825 TO A POINT OF TANGENCY, SAID POINT BEING FIFTY-ONE AND 00/100 (51.00) FEET RIGHT AND OPPOSITE BASELINE STATION 211+37.14 ON RHODE ISLAND OF DEPARTMENT OF TRANSPORTATION HIGHWAY PLAT 1825;

THENCE NORTH AND NORTHEASTERLY ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF THIRTY—TWO AND 89/100 (32.89) FEET AND AN ARC DISTANCE OF THIRTY—FOUR AND 64/100 (34.64) FEET WITH A CHORD BEARING N24 '-56 '-15" E ALONG THE EASTERLY SIDELINE OF PLAT 1825 TO A POINT OF COMPOUND CURVATURE;

THENCE NORTHEASTERLY AND EASTERLY ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF ONE HUNDRED AND 00/100 (100.00) FEET AND AN ARC DISTANCE OF FIFTY—SEVEN AND 33/100 (57.33) FEET WITH A CHORD BEARING OF N71 '-31 '-53 " E ALONG THE SOUTHERLY SIDELINE OF PLAT 208;

THENCE N87 '-57 '-23 " E FOR A DISTANCE OF ONE HUNDRED SIXTY AND 49/100 (160.49) FEET TO A

THENCE N88 *-43 '-58 " E FOR A DISTANCE OF THIRTY-NINE AND 25/100 (39.25) FEET TO A POINT;
THENCE N87 *-53 '-45 " E FOR A DISTANCE OF ONE HUNDRED AND 00/100 (100.00) FEET TO A POINT;
THENCE N89 *-48 '-33 " E FOR A DISTANCE OF TWENTY-EIGHT AND 28/100 (28.28) FEET TO A POINT;
THENCE N87 *-27 '-54 " E FOR A DISTANCE OF SEVENTY-FIVE AND 71/100 (75.71) FEET TO A POINT;
THENCE N82 *-31 '-14 " E FOR A DISTANCE OF THIRTY-FOUR AND 93/100 (34.93) FEET TO A POINT;
THENCE S76 *-40 '-44 " E FOR A DISTANCE OF FIFTY-NINE AND 41/100 (59.41) FEET TO A POINT, SAID

THENCE SO5 '-01 '-31" E FOR A DISTANCE OF SEVEN HUNDRED FORTY-THREE AND 22/100 (743.22) FEET TO A POINT, BOUNDED EASTERLY BY LAND NOW OR FORMERLY OF RL D LOWE'S HOME IMPROVEMENT WAREHOUSE;

THENCE S87 '-19 '-02" W FOR A DISTANCE OF FIVE HUNDRED SIXTY-THREE AND 82/100 (563.82) FEET TO THE EASTERLY SIDELINE OF QUAKER LANE (RHODE ISLAND ROUTE 2) AND THE POINT AND PLACE OF BEGINNING, SAID LAST COURSE BOUNDED SOUTHERLY PARTLY BY LAND NOW OR FORMERLY OF RL D LOWE'S HOME IMPROVEMENT WAREHOUSE AND PARTLY BY THE CITY OF WARWICK.

THE ABOVE-DESCRIBED PARCEL CONTAINS 427,793 +/- SQUARE FEET (9.82 +/- ACRES).

LAST SEVEN COURSES RUNNING ALONG THE SOUTHERLY SIDELINE OF COWESETT ROAD;

CERTIFICATIONS:

TO: FIRST AMERICAN TITLE INSURANCE COMPANY AND ALDI INC. (CONNECTICUT)

THIS PLAN SUBSTANTIALLY CONFORMS TO A CLASS 1 STANDARD AS ADOPTED BY THE RHODE ISLAND BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS, EFFECTIVE APRIL 1, 1994.

THE UNDERSIGNED, A REGISTERED LAND SURVEYOR, CERTIFIES THAT THIS PLAN CONTAINS INFORMATION REQUIRED TO BE INCLUDED UNDER SECTION 34-36.1-2.09 B (1,2,3,4,5,9 & 11) OF THE RHODE ISLAND GENERAL LAWS.

Mother C. Juddin 1816 8/08/07
PROFESSIONAL LAND SURVEYOR REG. NO. DATE
CROSSMAN ENGINEERING INC.



NOTES

- FIELD SURVEY WORK WAS PERFORMED BY CROSSMAN ENGINEERING, INC. BETWEEN THE DATES OF MARCH 26TH AND MARCH 30TH, 2007.
- 2. OWNER AND ABUTTER INFORMATION WAS OBTAINED FROM THE CITY OF WARWICK, RI TAX ASSESSOR'S OFFICE IN MARCH OF 2007. THIS INFORMATION IS NOT INTENDED TO BE A CERTIFICATION TO OWNERSHIP OR TITLE OF THE PROPERTIES SHOWN.
- 3. UTILITY NOTE: THE UTILITIES SHOWN HEREON ARE PLOTTED FROM FIELD LOCATION OF VISIBLE ABOVE GROUND STRUCTURES AND INFORMATION OBTAINED FROM VARIOUS MUNICIPAL AND PRIVATE UTILITY COMPANIES. ALL UNDERGROUND UTILITY INFORMATION SHOWN HEREON MUST BE VERIFIED IN THE FIELD PRIOR TO ANY EXCAVATION OR CONSTRUCTION ON THIS SITE. THE CONTRACTOR OR USERS OF THIS PLAN SHOULD CONTACT DIGSAFE PRIOR TO ANY WORK. CROSSMAN ENGINEERING, INC. ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN
- 4. HORIZONTAL BOUNDARIES OF BUILDINGS SHOWN FOR THIS SURVEY ARE OUTSIDE FACE OF
- 5. ALL PROPERTY LINE INFORMATION SHOWN HAS BEEN TAKEN FROM A CLASS 1 SURVEY FOR THE PROJECT AND HEREIN REFERENCED AS PLAN REFERENCE NO. 1. CROSSMAN ENGINEERING USED MONUMENTATION SHOWN ON THIS SURVEY PLAN TO ESTABLISH THE
- LOCATION OF THE BOUNDARY SURVEY SHOWN AS REFERENCE NO. 1.

 6. THE REAL ESTATE CONTAINED IN THIS PROJECT IS SUBJECT TO THE FOLLOWING

DEVELOPMENT RIGHTS RESERVED TO THE DECLARENT:

C. EASEMENTS SET FORTH IN CONDOMINIUM DECLARATION.

- A. THE RIGHT TO CREATE UNITS, COMMON ELEMENTS, LIMITED COMMON ELEMENTS, OR SHARED LIMITED COMMON ELEMENTS;

 B. THE RIGHT TO SUBDIVIDE UNITS OR CONVERT UNITS INTO COMMON ELEMENTS;
- 7. LOT SUBJECT TO EASEMENTS AND RIGHT-OF-WAYS OF RECORD INCLUDING LAND EVIDENCE BOOK 130 PAGE 16 AND BOOK 4232 PAGES 272 THRU 283.
- 8. SOME OF THE MANMADE FEATURES SHOWN ON PLAN SUCH AS STRIPING, AND UTILITY CONNECTIONS WERE TAKEN FROM DESIGN PLANS BY CROSSMAN ENGINEERING INC. OF WARWICK, RI. LOCATION OF BUILDING, WALLS, AND CURBING ETC WERE BASED ON FIELD SURVEY MEASUREMENTS IN MARCH OF 2007.
- 9. BUILDINGS AND IMPROVEMENTS ON UNITS 5 & 6 ARE PROPOSED AND NEED NOT BE BUILT.
- 10. BUILDING OFFSETS SHOWN ON PLAN ARE PERPENDICULAR TO THE PROPERTY LINE.

REFERENCES

- 1. BOUNDARY SURVEY PLAN AP 230 LOTS 1 AND 2 QUAKER LANE (RI ROUTE 2) & COWESETT ROAD, PREPARED FOR L+A ARCHITECTS, INC. AIA. SAID PLAN PREPARED BY CROSSMAN ENGINEERING, INC., WARWICK, RI, RICHARD S. LIPSITZ, PROFESSIONAL LAND SURVEYOR DATED AUGUST 14, 1997.
- 2. LEACH WARWICK, LLC, SUBDIVISION PLAN, LOWE'S HOME IMPROVEMENT WAREHOUSE, ROUTE 2 (QUAKER LANE) WARWICK, RI. SAID PLAN PREPARED BY CATALDO ASSOCIATES CIVIL ENGINEERS, JOHNSON, RI, JAMES F. WISHART PROFESSIONAL LAND SURVEYOR DATED 04/02, COPY OF PLAN RECORDED WITH THE CITY OF WARWICK LAND EVIDENCE HANGING FILE # 1104.
- LEACH WARWICK, LLC EASEMENT PLAN, LOWE'S HOME IMPROVEMENT WAREHOUSE ROUTE 2 (QUAKER LANE) WARWICK, RI SAID PLAN PREPARED BY CATALDO ASSOCIATES, JOHNSTON, RI. COPY OF PLAN RECORDED WITH THE CITY OF WARWICK LAND EVIDENCE HANGING FILE #442.
- 4. CROSS EASEMENT PLAN QUAKER COMMONS / LOWE'S, QUAKER LANE (RI ROUTE 2) & COWESETT ROAD. PREPARED FOR QUAKER REAL ESTATE ENTERPRISES, LLC, SAID PLAN PREPARED BY CROSSMAN ENGINEERING, INC., WARWICK, RI DATED MAY 2001, COPY OF PLAN RECORDED WITH THE CITY OF WARWICK LAND EVIDENCE HANGING FILE #472. LAND EVIDENCE BOOK 232 PAGES 272—282
- 5. RHODE ISLAND STATE HIGHWAY PLATS 1825, 1825A & 208
- 6. STATE OF RHODE ISLAND DEPARTMENT OF TRANSPORTATION SURVEY SECTION FIELD BOOK 3010 PAGES 77 THRU 80.
- 7. GRANT OF EASEMENT NARRAGANSETT ELECTRIC COMPANY LAND EVIDENCE BOOK 3503 PAGE 154.

MONUMENT SCHEDULE				
TYPE	PLAT	FOUND		
R.I.H.B.	STA. 195+41.46 51.00' RT.	STA. 195+41.46 51.00' RT.		
R.I.H.B.	STA. 200+00 52.39' LT.	STA. 200+00.06 52.40' LT.		

STREET INDEX
QUAKER LANE AND COWESETT ROAD



CROSSMAN ENGINEERING, INC.

Warwick, Rhode Island 02886
Phone: (401) 738-5660 - Fax: (401) 738-8157
Email: cei@crossmaneng.com
Web Page: www.crossmaneng.com

151 Centerville Road

PROJECT TITLE:

QUAKER COMMONS CONDOMINIUM

A.P. 230, LOTS 1 & 2

QUAKER LANE (R.I. ROUTE 2)

AND COWESETT ROAD

WARWICK, RHODE ISLAND

PREPARED FOR:

QUAKER REAL ESTATE ENTERPRISES, LLC

2790 SOUTH COUNTY TRAIL EAST GREENWICH, RHODE ISLAND

DRAWING TITLE:

CONDOMINIUM PLAN

URIL		•	SCALE:
	APRIL,	2007	1" = 50'
DWG.	NAME: 6	76-98-COND	D.dwg
NO.	DATE	REVISION	
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C-1

NOT FOR CONSTRUCTION

DRAWING NUMBER