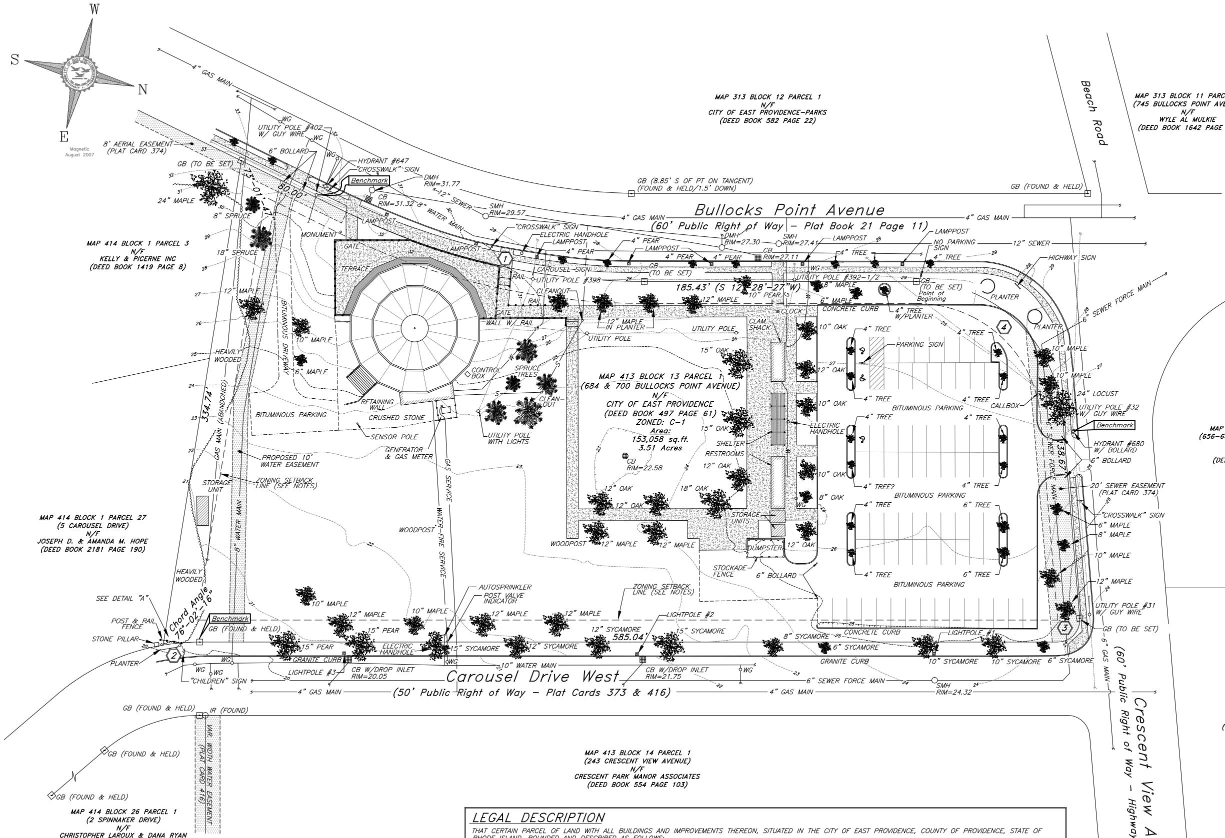
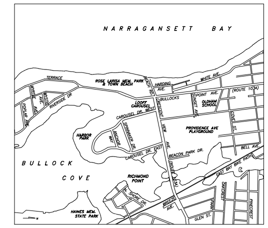
CITY OF EAST PROVIDENCE - DEPARTMENT OF PUBLIC WORKS - ENGINEERING DIVISION



AERIAL VIEW



LOCUS MAP
(Not to Scale)

REFERENCE NOTES

CITY OF EAST PROVIDENCE – OFFICE OF THE CITY CLERK
HIGHWAY BOOK 15 PAGE 6
"MAP OF WIDENING AND EXTENSION OF CRESCENT VIEW AVE. FROM BULLOCKS POINT AVE. TO WILLETT AVE. BY FRANK E. WATERMAN CO. MARCH, 1926"
RECORDED APRIL 6, 1926.

CITY OF EAST PROVIDENCE – OFFICE OF THE CITY CLERK
PLAT CARD 233
"BEACON PARK, EAST PROVIDENCE, R.I., BELONGING TO BEACON MANUFACTURING CO. BY FRANK E. WATERMAN CO. MAY, 1926. SCALE 80 FT. TO AN INCH."
RECORDED AUGUST 3, 1926.

CITY OF EAST PROVIDENCE – OFFICE OF THE CITY CLERK
PLAT BOOK 21 PAGE 10
"CITY OF EAST PROVIDENCE, ENGINEERING DIVISION, LAYOUT AND GRADE, BULLOCKS POINT AVENUE, NARRAGANSETT TERRACE TO BEACH ROAD, SHEET 1 OF 2, SCALE HOR 1"=40 VERT 1"=4', DRAWN HANSON, DATE 6-10-68. DRAWING NUMBER C 6-2-219"
RECORDED AUGUST 17, 1970.

CITY OF EAST PROVIDENCE – OFFICE OF THE CITY CLERK
PLAT BOOK 21 PAGE 11
"CITY OF EAST PROVIDENCE, ENGINEERING DIVISION, LAYOUT AND GRADE, BULLOCKS POINT AVENUE, NARRAGANSETT TERRACE TO BEACH ROAD, SHEET 2 OF 2, SCALE HOR 1"=40 VERT 1"=4', DRAWN HANSON, DATE 6-10-68. DRAWING NUMBER C 6-2-219"
RECORDED AUGUST 17, 1970.

CITY OF EAST PROVIDENCE – OFFICE OF THE CITY CLERK
DEED BOOK 497 PAGES 061-064
LAND EVIDENCE RECORD
RECORDED JUNE 15, 1983.

CITY OF EAST PROVIDENCE – OFFICE OF THE CITY CLERK
PLAT CARD 373
"CRESCENT PARK PHASE I, EAST PROVIDENCE, RHODE ISLAND. DESIGNATED DEVELOPER KELLY & PICERNE INC. THE ROBINSON GREEN BERETTA CORPORATION. FINAL PLAT SEPT 7, 1982. REVISED 11-1-82"
RECORDED NOVEMBER 29, 1984.

CITY OF EAST PROVIDENCE – OFFICE OF THE CITY CLERK
PLAT CARD 374
"CRESCENT PARK SUBDIVISION PHASE II, LOT LAYOUT PLAN, WATERMAN ENGINEERING COMPANY, EAST PROVIDENCE, RHODE ISLAND, SCALE 1"=100'"
RECORDED JANUARY 8, 1986.

CITY OF EAST PROVIDENCE – OFFICE OF THE CITY CLERK
PLAT CARD 416
"FINAL PLAN, LOT LAYOUT PLAN, SEAVIEW ESTATES, EAST PROVIDENCE, RHODE ISLAND, WATERMAN ENGINEERING CO. CIVIL ENGINEERS SURVEYORS, EAST PROVIDENCE, RHODE ISLAND, SCALE 1"=80', SEPT 1996, DRAWN BY V.M. SHEET 2 OF 12"
RECORDED MARCH 11, 1999.

CITY OF EAST PROVIDENCE – OFFICE OF THE CITY CLERK
PLAT CARD 440
"FINAL PLAN, LOT LAYOUT, CRESCENT PARK-BAY SIDE FOR PICERNE PROPERTIES, WATERMAN ENGINEERING CO. CIVIL ENGINEERS SURVEYORS, EAST PROVIDENCE, RHODE ISLAND, SCALE 1"=40', SEPTEMBER 1997, DRAWN BY EGIV SHEET 2 OF 6"
RECORDED JUNE 26, 2000.

ZONING INFORMATION

THE PARCEL DEPICTED IN THIS SURVEY IS SHOWN AS BEING IN ZONE C-1 (COMMERCIAL 1).

MINIMUM LOT REQUIREMENTS
- AREA = 10,000 S.F.
- WIDTH = 100 FT.
- DEPTH = 100 FT.

MINIMUM SETBACKS
- FRONT YARD = 15 FT.
- SIDE YARD = 10 FT.
- REAR YARD = 20 FT.

MAXIMUM HEIGHT OF BUILDING(S)
- STORY = 3
- FEET = 40

MAXIMUM PERCENT OF COVERAGE = 35

FLOOD INFORMATION

A REVIEW OF FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 445398-0338-G, CITY OF EAST PROVIDENCE, COUNTY OF PROVIDENCE, STATE OF RHODE ISLAND, DATED "PRELIMINARY" MAY 31, 2007, DEPICTS THE SUBJECT PARCEL(S) TO LIE WITHIN ZONE "X". "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN."

DISCLAIMER NOTE

THE LOCATION, DEPTH, AND EXISTENCE OF ANY UTILITIES OR OTHER UNDERGROUND OBJECTS SHOWN ON THIS PLAN ARE BASED ON THE BEST AVAILABLE INFORMATION. LOCATIONS ARE NOT WARRENTED TO BE EXACT, NOR WARRENTED THAT ALL EXISTING UTILITIES ARE SHOWN.

BENCHMARK INFORMATION

DATUM-EAST PROVIDENCE MEAN HIGH WATER (EPMHW)

SE CORNER OF GRANITE BOUND AT THE POINT OF CURATIVE OF THE WESTERLY STREET LINE OF CAROUSEL PARK WEST APPROXIMATELY 25' NORTH OF THE SOUTHWEST CORNER OF THE CAROUSEL PROPERTY.
ELEVATION=20.12

TOP SPINDLE HYDRANT 680 AT THE ENTRANCE OF THE CAROUSEL PARKING LOT AT CRESCENT VIEW AVENUE
ELEVATION=29.05

PK NAIL IN UTILITY POLE 402 ON BULLOCKS POINT AVENUE
ELEVATION=32.64

ABUTTING STREET INDEX

PER RHODE ISLAND GENERAL LAW 34-13-1 (14), THE STREETS LISTED AS ABUTTERS ARE AS FOLLOWED; BULLOCKS POINT AVENUE, CRESCENT VIEW AVENUE, & CAROUSEL DRIVE WEST.

SURVEY NOTES

THE FIELD NOTES FOR THIS PROJECT ARE KEPT AT THE CITY OF EAST PROVIDENCE DEPARTMENT OF PUBLIC WORKS ENGINEERING DIVISION, ROOM 204 AT THE EAST PROVIDENCE CITY HALL IN FIELD BOOK 97 PAGES 5 THROUGH 66.

SURVEY CERTIFICATION

This survey and plan conform to a CLASS I Standard as adopted by the Rhode Island Board of Registration for Professional Land Surveyors. For both Horizontal & Vertical.

By:____
Charles R. Hampton, P.L.S. #1795 Date
Registered Professional Land Surveyor

SURVEYORS REPORT

PURPOSE:

THE PURPOSE OF THIS SURVEY IS TO PROVIDE THE CAROUSEL COMMISSION WITH A DETAILED SITE PLAN FOR PLANNING PURPOSES AND FOR THE USE OF A BASE MAP FOR FUTURE IMPROVEMENTS.

NOTES:

1. ELEVATIONS ARE ON THE CITY OF EAST PROVIDENCE MEAN HIGH WATER VERTICAL DATUM. LEVELS WERE RUN ON NGVD29 AND CONVERTED BY THE FOLLOWING RELATIONSHIP (ELEVATION MHW = NGVD29-2.35')
2. THE ORIGINAL BENCHMARK USED IS A RHODE ISLAND BUREAU OF PUBLIC ROADS DISK NUMBER 433 (NGS PID#LW0549), AND WAS LEVELED TO THE VICINITY OF THE SITE IN PREVIOUS PROJECTS.
3. THE ORIGINAL WESTERLY LINE OF CAROUSEL DRIVE WAS ALTERED WITH THE FILING OF THE PLAT "SEAVIEW ESTATES" ON PLAT CARD 415. THIS IS A CONFLICT WITH THE LEGAL DESCRIPTION IN THE DEED FROM KELLY AND PICERNE INC. TO THE CITY OF EAST PROVIDENCE AS RECORDED IN DEED BOOK 497 PAGE 61 AND SHOWN ON PLAT CARD 374. IT IS THE OPINION OF THIS SURVEYOR THAT THERE WAS NO INTENT TO CREATE A SUBSTANDARD LOT, AND THE CITY'S ACCEPTANCE OF "SEAVIEW ESTATE" WOULD, BY DEFAULT, REDEFINE THE LIMITS OF THE CAROUSEL PARCEL. SEE DETAIL "A" ON THIS PLAN. SEEKING A LEGAL OPINION MAY BE APPROPRIATE.
4. A NEW WATER MAIN WAS PLOTTED FROM STAKES AND NOTES PROVIDED BY CONTRACTOR, AND THIS SURVEYOR ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF IT'S PLACEMENT. IT WOULD BE RECOMMENDED THAT THE CAROUSEL COMMISSION GRANT AN EASEMENT TO DEFINE THE WORK LIMITS FOR FUTURE MAINTENANCE.
5. BEARINGS ARE MAGNETIC AND WERE TAKEN IN AUGUST OF 2007 ON AN ADJACENT PROJECT.
6. COMPUTATIONS AND PLAN PREPARATIONS WERE PERFORMED UNDER MY DIRECT SUPERVISION.

Charles R. Hampton, P.L.S. #1795
Registered Professional Land Surveyor

LEGAL DESCRIPTION

THAT CERTAIN PARCEL OF LAND WITH ALL BUILDINGS AND IMPROVEMENTS THEREON, SITUATED IN THE CITY OF EAST PROVIDENCE, COUNTY OF PROVIDENCE, STATE OF RHODE ISLAND, BOUNDED AND DESCRIBED AS FOLLOWS:
THE POINT OF BEGINNING, BEING A POINT OF CURVATURE ON THE EASTERLY LINE OF BULLOCKS POINT AVENUE AT CRESCENT VIEW AVENUE; THENCE PROCEEDING SOUTHERLY (S 12°-28'-27" W), IN A STRAIGHT LINE, BEING THE EASTERLY LINE OF BULLOCKS POINT AVENUE, BOUNDED WESTERLY BY BULLOCKS POINT AVENUE, A DISTANCE OF ONE HUNDRED AND EIGHTY-FIVE AND FORTY-THREE ONE HUNDREDTHS (185.43) FEET TO A POINT OF CURVATURE; THENCE CONTINUING SOUTHERLY, ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 460.72 FEET AND A CENTRAL ANGLE OF 26°-08'-30", BEING THE EASTERLY LINE OF BULLOCKS POINT AVENUE, BOUNDED WESTERLY BY BULLOCKS POINT AVENUE, A DISTANCE OF TWO HUNDRED AND TEN AND TWENTY-ONE ONE HUNDREDTHS (210.21) FEET TO A POINT; THENCE CONTINUING SOUTHERLY, IN A STRAIGHT LINE, BEING THE EASTERLY LINE OF BULLOCKS POINT AVENUE, BOUNDED WESTERLY BY BULLOCKS POINT AVENUE, A DISTANCE OF EIGHTY (80.00) FEET TO A POINT; THENCE TURNING AN INTERIOR ANGLE OF 73°-01'-47" AND CONTINUING EASTERLY, IN A STRAIGHT LINE, BOUNDED SOUTHERLY BY PARCELS OWNED NOW OR FORMALLY BY KELLY AND PICERNE INC. AND JOSEPH D. AND AMANDA M. HOPE, A DISTANCE OF THREE HUNDRED AND THIRTY-FOUR AND SEVENTY-FOUR ONE HUNDREDTHS (334.74) FEET TO A POINT ON THE WESTERLY LINE OF CAROUSEL DRIVE WEST; THENCE TURNING AN INTERIOR CHORD ANGLE OF 76°-02'-16" AND CONTINUING NORTHERLY, ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 150.00 FEET AND A CENTRAL ANGLE OF 09°-54'-33", BEING THE WESTERLY LINE OF CAROUSEL DRIVE WEST, BOUNDED EASTERLY BY CAROUSEL DRIVE WEST, A DISTANCE OF TWENTY-FIVE AND EIGHT ONE HUNDREDTHS (25.08) FEET TO A POINT MARKED BY A GRANITE BOUND; THENCE CONTINUING NORTHERLY IN A STRAIGHT LINE, BEING THE WESTERLY LINE OF CAROUSEL DRIVE WEST, BOUNDED EASTERLY BY CAROUSEL DRIVE WEST, A DISTANCE OF FIVE HUNDRED AND EIGHTY-FIVE AND FOUR ONE HUNDREDTHS (585.04) FEET TO A POINT OF CURVATURE; THENCE CONTINUING NORTHWESTERLY, THEN WESTERLY, ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 15.00 FEET AND A CENTRAL ANGLE OF 94°-51'-00", BEING THE WESTERLY LINE OF CAROUSEL DRIVE WEST, BOUNDED EASTERLY BY CAROUSEL DRIVE WEST, A DISTANCE OF TWENTY-FOUR AND EIGHTY-THREE HUNDREDTHS (24.83) FEET TO A POINT ON THE SOUTHERLY LINE OF CRESCENT VIEW AVENUE; THENCE CONTINUING WESTERLY, IN A STRAIGHT LINE, BEING THE SOUTHERLY LINE OF CRESCENT VIEW AVENUE, BOUNDED NORTHERLY BY CRESCENT VIEW AVENUE, A DISTANCE OF ONE HUNDRED AND THIRTY-EIGHT AND SIXTY-SEVEN HUNDREDTHS (138.67) FEET TO A POINT OF CURVATURE; THENCE CONTINUING SOUTHWESTERLY, THEN SOUTHERLY ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 100.00 FEET AND A CENTRAL ANGLE OF 85°-09'-00", BEING THE SOUTHERLY LINE OF CRESCENT VIEW AVENUE, BOUNDED NORTHERLY BY CRESCENT VIEW AVENUE, A DISTANCE OF ONE HUNDRED FORTY-EIGHT AND SIXTY-ONE HUNDREDTHS (148.61) FEET TO THE POINT OF BEGINNING ON THE EASTERLY LINE OF BULLOCKS POINT AVENUE. SAID PARCEL CONTAINS AN AREA OF THREE AND FIFTY-ONE ONE-HUNDREDTHS (3.51) ACRES.

PLAN LEGEND

PROPERTY LINE; DWELLING/BUILDING; CONTOURS; SPOT GRADE; CURBING; EDGE OF ASPHALT; SEWER MANHOLE (SMH); DRAINAGE MANHOLE (DMH); ELECTRIC MANHOLE (EMH); WATER GATE (WG); GAS GATE (GG)

CATCH BASIN (CB); DRYWELL; DROP INLET; SANITARY SEWER SERVICE (S); STORM DRAIN LINE (D); GAS SERVICE (G); WATER SERVICE (W); ELECTRIC DUCT (E); OVERHEAD WIRE; UTILITY POLE (UP); HYDRANT (HYD)

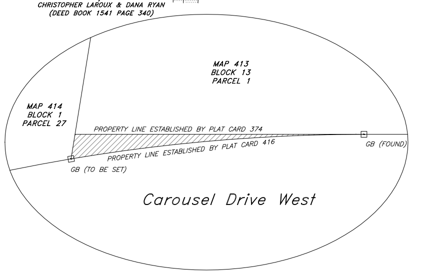
SIGN; RI HIGHWAY BOUND (RIHB); STONE BOUND (SB); GRANITE BOUND (GB); IRON PIPE (IP); IRON ROD (IR); DRILL HOLE (DH); CHAINLINK FENCE; STOCKADE/WOOD FENCE; RETAINING WALL; HEDGES/EDGE OF BRUSH

40 30 20 10 0 40 80 120 FT.

GRAPHIC SCALE

CURVE DATA

#	Cent. Ang.	Radius	Arc Length	Tangent	Chord
1	26-08-30	460.72	210.21	106.97	208.39
2	09-34-53	150.00	25.08	12.57	25.06
3	94-51-00	15.00	24.83	16.33	22.09
4	85-09-00	100.00	148.61	121.98	135.31



DETAIL 'A'
(Not to Scale)

RECOMMENDED WATER EASEMENT DESCRIPTION

THE POINT OF BEGINNING, BEING A POINT TWENTY AND ZERO ONE HUNDREDTHS (20.00) FEET SOUTH OF A GRANITE BOUND AT THE POINT OF TANGENCY ON THE WESTERLY LINE OF CAROUSEL DRIVE WEST NEAR THE SOUTHEAST CORNER OF THE CRESCENT PARK CAROUSEL PROPERTY; THENCE RUNNING NORTHERLY ALONG THE WESTERLY LINE OF CAROUSEL DRIVE WEST A DISTANCE OF TEN AND ZERO ONE HUNDREDTHS (10.00) FEET TO A POINT ON THE WESTERLY LINE OF CAROUSEL DRIVE WEST; THENCE TURNING AN INTERIOR ANGLE OF 91°-04'-23" AND RUNNING WESTERLY A DISTANCE OF ONE HUNDRED SIXTY EIGHT AND EIGHTY ONE ONE HUNDREDTHS (168.81) FEET TO A POINT; THENCE TURNING AN INTERIOR ANGLE OF 191°-24'-26" AND RUNNING WESTERLY A DISTANCE OF ONE HUNDRED FORTY FIVE AND TWENTY SIX ONE HUNDREDTHS (145.26) FEET TO A POINT ON THE EASTERLY LINE OF BULLOCKS POINT AVENUE; THENCE TURNING AN INTERIOR ANGLE OF 103°-39'-41" AND RUNNING SOUTHERLY ALONG THE EASTERLY LINE OF BULLOCKS POINT AVENUE A DISTANCE OF TEN AND TWENTY NINE ONE HUNDREDTHS (10.29) TO A POINT ON THE EASTERLY LINE OF BULLOCKS POINT AVENUE, SAID POINT BEING THIRTY AND ZERO ONE HUNDREDTHS (30.00) FEET NORTH OF THE SOUTHWEST CORNER OF THE CRESCENT PARK CAROUSEL PROPERTY ALONG THE EASTERLY LINE OF BULLOCKS POINT AVENUE; THENCE TURNING AN INTERIOR ANGLE OF 76°-20'-19" AND RUNNING EASTERLY A DISTANCE OF ONE HUNDRED FORTY EIGHT AND SIXTY NINE ONE HUNDREDTHS (148.69) FEET TO A POINT; THENCE TURNING AN INTERIOR ANGLE OF 168°-35'-34" AND RUNNING EASTERLY ONE HUNDRED SEVENTY AND ZERO ONE HUNDREDTHS (170.00) FEET TO THE SAID POINT OF BEGINNING AND HAVING AN INTERIOR CLOSING ANGLE OF 88°-55'-37". SAID EASEMENT CONTAINS AN AREA OF THREE THOUSAND ONE HUNDRED SIXTY THREE AND EIGHTY FOUR ONE HUNDREDTHS (3,163.84) SQUARE FEET.

1862–2012 150 YEARS
CITY OF EAST PROVIDENCE
DEPARTMENT OF PUBLIC WORKS
ENGINEERING DIVISION
145 TAUNTON AVENUE
EAST PROVIDENCE, RHODE ISLAND 02914
(401) 435-7703

Professional Engineer Stamp

Professional Land Surveyor Stamp

Rhode Island State Law
(Statute Chapter 39-1.2, Section 1)
requires that Dig-Safe shall be notified 48 hours prior to any excavation.
1-888-DIG-SAFE / 1-888-344-7233

EMERGENCY NUMBERS
Gas-National Grid (1-800-936-7000)
Water-EPDPW/Water Dept (435-7741)
Sewer-United Water (433-6363)

Topographical Survey
CRESCENT PARK CAROUSEL PROPERTY
Map 413 Block 13 Parcel 1
684 & 700 Bullocks Point Avenue
East Providence, Rhode Island

DRAWN BY:	EGIV
EX. COND. CHECKED BY:	CRH
DESIGNED BY:	N/A
DESIGN CHECKED BY:	N/A
APPROVED BY:	EGS
DATE DRAWN:	25 AUG 2011
DATE SURVEYED:	4 AUG 2011
SURVEYED BY:	CRH/EGIV
SCALE:	1"=40'
FILENAME:	2010087
LAST EDIT:	See Rev.

#	Date	Revision	By
1	09/15/11	Trees removed/Storm damage	CRH

1

SHEET NUMBER 1 OF 1

PROJECT NUMBER 2010087