

**General Notes:**

- THE PARCELS ARE FOUND ON ASSESSOR'S PLAT 62, LOTS 547 AND 549 IN THE CITY OF PROVIDENCE, PROVIDENCE COUNTY, RHODE ISLAND.
- THE OWNER OF LOTS 547 NAD 549 PER DEED BOOK 12442, PAGE 293 IS HOWARD AND ELEANOR BRYNES LLC
- BASED ON GRAPHICAL PLOTTING ONLY, THE PARCELS ARE LOCATED IN ZONE X AND ZONE AE (ELEV.=29' AND 31') PER FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP 44007C0304, DATED OCTOBER 2, 2015. THIS DESIGNATION MAY CHANGE BASED UPON REVIEW BY A FLOOD ZONE SPECIALIST OR BY THE RESULTS OF A COMPREHENSIVE FLOOD STUDY.
- LOT 547 IS ZONED M-2 AND LOT 549 IS ZONED M-U-75 BASED ON THE CITY OF PROVIDENCE GIS. ANY OVERLAY DISTRICTS, SPECIAL PERMITS OR VARIANCES SPECIFIC TO THIS SITE ARE NOT TAKEN INTO CONSIDERATION. PLEASE CONTACT THE ZONING DEPARTMENT FOR ANY ADDITIONAL INFORMATION OR FOR A CERTIFICATE OF ZONING.
- THERE WERE NO CEMETERIES, GRAVE SITES AND OR BURIAL GROUNDS OBSERVED WITHIN THE LIMITS OF THE SURVEY.
- FIELD SURVEY PERFORMED BY DIPRETE ENGINEERING ON OCTOBER 21, 2019. THIS PLAN REFLECTS ON THE GROUND CONDITIONS AS OF THAT DATE.
- A CLOSING LINE IS AN ARBITRARY SURVEY LINE USED FOR COMPUTATIONAL PURPOSES ONLY AND IS NOT TO BE MISINTERPRETED AS A PROPERTY LINE.

**Plan References:**

- PLAN OF ALEPPO AND KILBY STREETS A LAID OUT BY THE ABUTTING LAND OWNERS; NOT BEING A PUBLIC HIGHWAY. PROVIDENCE, RHODE ISLAND. SCALE 1"=60'. DATED DECEMBER, 1884. PLAN BY GEO. C. TINGLEY. RECORDED IN PLAT BOOK 16, PAGE 18.
- MAP OF LAND IN PROVIDENCE, R.I. BELONGING TO. SCALE 1"=60'. DATED NOVEMBER, 1971. PLAN BY WATERMAN ENG. CO. RECORDED IN DEED BOOK 1164, PAGE 1098.
- ATLANTIC MILLS WORSTED & COTTON MILLS PROVIDENCE R.I. P.O. OLNEY VILLE. SCALE 1"=60'. DATED JUNE 26, 1891. PLAN BY E.V. FRENCH.
- PLAN OF LAND IN PROVIDENCE, R.I. BELONGING TO A.D. JULLIARD & CO. INC. ATLANTIC MILLS DIVISION WATERMAN ENGINEERING CO. DATED AUGUST 1953. SCALE 1"=40'. RECORDED IN DEED BOOK 1014 PAGE 346.
- PLAN 2011-005 A.P. 62 LOT 547 N/F MARTIN BRAYER, TRUSTEE & LIBBY BRYNES ACKERMAN, TRUSTEE SHOWING LAND IN PROVIDENCE, RHODE ISLAND TAKEN FOR SANITARY SEWER EASEMENT PURPOSES BY THE NARRAGANSETT BAY COMMISSION. SCALE 1"=30'. DATED AUGUST 5, 2011. PLAN BY GARAFALO & ASSOCIATES, LTD.

**Datum Note:**

- ELEVATIONS SHOWN HEREON, IN U.S. SURVEY FEET, ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88), AS DETERMINED BY DIPRETE ENGINEERING USING REAL TIME KINEMATIC G.P.S. OBSERVATIONS.

**Surveyor's Certificate:**

TO: PILGRIM TITLE INSURANCE COMPANY AND HOWARD BRYNES  
 THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 5, 6(A), 7(A), 7(B)(1), 7(C), 8, 9, 13, 14, & 16 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED BETWEEN OCTOBER 16-21, 2019  
 DATE OF PLAT OR MAP: JANUARY 24, 2020

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:

TYPE OF SURVEY	MEASUREMENT SPECIFICATION
COMPREHENSIVE BOUNDARY SURVEY	CLASS 1
DATA ACCUMULATION SURVEY (LIMITED)	CLASS T-2

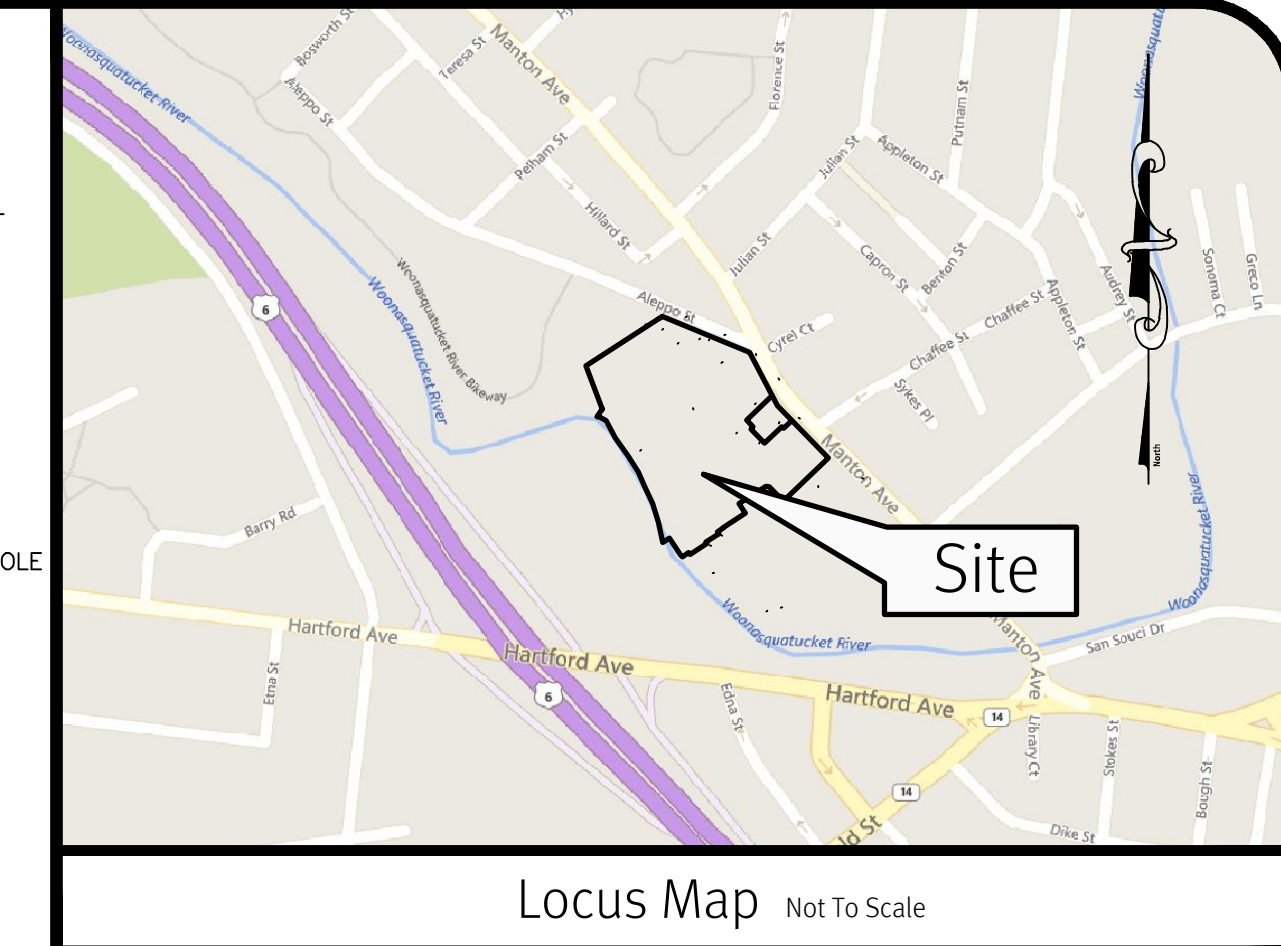
THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS: ALTA SURVEY.

ROBERT G. BABCOCK, RIPLS #2504, COA #LS.000A160

**Legend**

NOT ALL ITEMS SHOWN WILL APPEAR ON THE SURVEY

BUILDING	▲/△	NAIL FOUND/SET
AP	●/◎	DRILL HOLE FOUND/SET
N/F	■/□	IRON ROD/PIPE FOUND/SET
(D)	○	BOUND FOUND/SET
(M)	○	SIGN
(CA)	○	BOLLARD
HC	○	SOIL EVALUATION
	○	CATCH BASIN
	○	DOUBLE CATCH BASIN
	○	DMH DRAINAGE MANHOLE
	○	FES FLARED END SECTION
	○	GUY POLE
	○	EMH ELECTRIC MANHOLE/HANDHOLE
	○	UP UTILITY/POWER POLE
	○	LIGHTPOST
	○	SMH SEWER/SEPTIC MANHOLE
	○	SEWER VALVE
	○	CLEANOUT
	○	IRRIGANT
	○	IRRIGATION VALVE
	○	WATER VALVE
	○	WELL
	○	MONITORING WELL
	○	UNKNOWN MANHOLE
	○	GAS VALVE
	○	B-1 WETLAND FLAG
	○	BENCH MARK
	○	SHRUB
	○	TREE



**Encumbrances/Exceptions:**

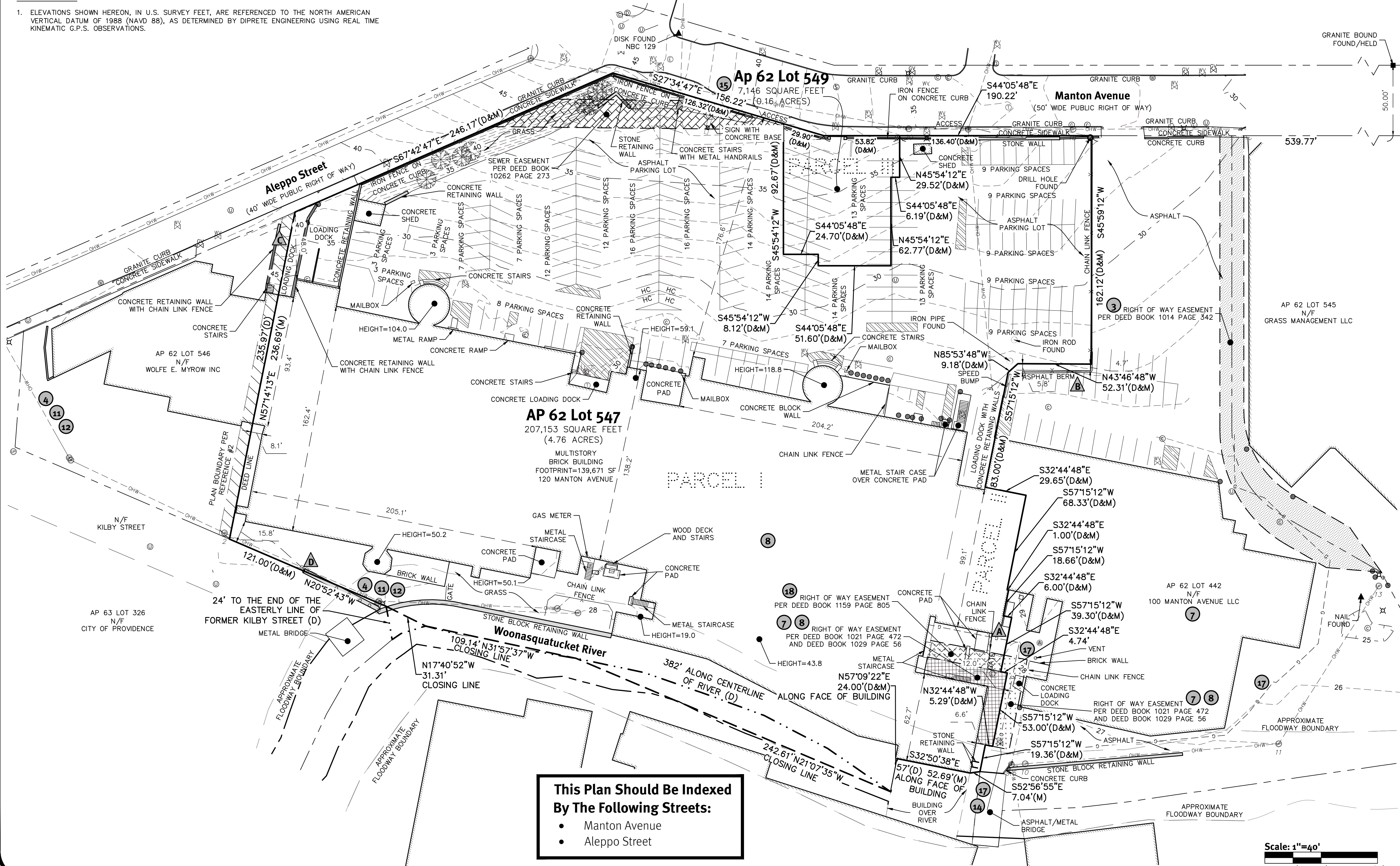
- NOTICE OF VIOLATION AS SET FORTH IN BOOK 2431 AT PAGE 287. RESPONSE: AFFECTS SUBJECT PARCEL NOT PLOTTABLE
- EASEMENTS AS SET FORTH IN BOOK 1007 AT PAGE 249. RESPONSE: AFFECTS SUBJECT PARCEL, BLANKET EASEMENT ON AP 105 LOT 447 FOR SUBJECT PARCEL USE
- EASEMENTS AS SET FORTH IN BOOK 1014 AT PAGE 342. RESPONSE: AFFECTS SUBJECT PARCEL, SHOWN ON SURVEY
- EASEMENTS TO THE NARRAGANSETT ELECTRIC COMPANY AS SET FORTH IN BOOK 1018 AT PAGE 416. RESPONSE: AFFECTS SUBJECT PARCEL, SHOWN ON SURVEY
- EASEMENTS AS SET FORTH IN BOOK 1019 AT PAGE 193. RESPONSE: AFFECTS SUBJECT PARCEL, BLANKET EASEMENT ON AP 105 LOT 464 FOR SUBJECT PARCEL USE
- EASEMENTS AS SET FORTH IN BOOK 1019 AT PAGE 199. RESPONSE: AFFECTS SUBJECT PARCEL, BLANKET AND RIGHT OF WAY EASEMENT ON AP 105 LOTS 447, 448, 450, 458, 468, AND 464 FOR SUBJECT PARCEL USE
- EASEMENT AND RIGHTS OF WAYS AS SET FORTH IN BOOK 1021 AT PAGE 472. RESPONSE: AFFECTS SUBJECT PARCEL, BLANKET EASEMENT ON AP 62 LOT 442 FOR SUBJECT PARCEL USE
- EASEMENT AND RIGHTS OF OTHERS TO USE TWELVE-FOOT STRIP OF LAND AS SET FORTH IN BOOK 1029 AT PAGE 56. RESPONSE: AFFECTS SUBJECT PARCEL, SHOWN ON SURVEY
- EASEMENTS AND RIGHTS OF OTHERS TO "KEEP AND MAINTAIN IN THEIR PRESENT LOCATIONS ANY AND ALL WATER PIPES, STEAM PIPES, SEWER PIPES, CONDUITS AND WIRES AND THEIR APPURTENANCES RUNNING THROUGH OR UNDER THE PREMISES" AS SET FORTH IN BOOK 1029 AT PAGE 56. RESPONSE: AFFECTS SUBJECT PARCEL, LOCATION OF UTILITIES UNKNOWN
- RIGHTS OF OTHERS IN AND TO "THE RAILROAD SPUR TRACK, AND THE USE OF THE SAME, WHICH CROSSES THE PORTION OF THE PREMISES HEREBY CONVEYED WESTERLY OF SAID BUILDING NO. 5" AS SET FORTH IN BOOK 1029 AT PAGE 56. RESPONSE: AFFECTS SUBJECT PARCEL, RAILROAD SPUR TRACK LOCATION UNKNOWN
- EASEMENT TO THE NARRAGANSETT ELECTRIC COMPANY TO "MAINTAIN POLES AND WIRES FROM MANTON AVENUE TO BUILDINGS NOS. 2, 2 1/2 AND 3 ON THE PREMISES" AS SET FORTH IN BOOK 1029 AT PAGE 56. RESPONSE: AFFECTS SUBJECT PARCEL, SHOWN ON SURVEY.
- EASEMENT TO THE NARRAGANSETT ELECTRIC COMPANY AS SET FORTH IN BOOK 1032 AT PAGE 423. RESPONSE: AFFECTS SUBJECT PARCEL, SHOWN ON SURVEY
- EASEMENTS AND RIGHTS OF OTHERS AS SET FORTH IN BOOK 1036 AT PAGE 430. RESPONSE: AFFECTS SUBJECT PARCEL, BLANKET EASEMENT ON AP 105 LOTS 1 AND 465 FOR SUBJECT PARCEL USE
- EASEMENT TO PERMALITE REALTY CO., INC. TO RUN A GAS LINE AS SET FORTH IN BOOK 1036 AT PAGE 436. RESPONSE: AFFECTS SUBJECT PARCEL, SHOWN ON SURVEY
- EASEMENT TO REGAL CARD AND PRINTING, INC. FOR THE PASSAGE OF AUTOMOBILES OVER "THE EXISTING DRIVEWAY SOUTHEASTERLY OF THE PREMISES" TOGETHER WITH AN EASEMENT TO "PARK AUTOMOBILES UPON AN AREA SOUTHEASTERLY OF THE SAID GRANTED PREMISES" AS SET FORTH IN BOOK 1037 AT PAGE 256. RESPONSE: AFFECTS SUBJECT PARCEL, SHOWN ON SURVEY
- RESERVATION IN MANTON INDUSTRIES, INC. TO "KEEP AND MAINTAIN THE EXISTING WATER PIPES AND WATER METER NOW LOCATED ON THE ABOVE GRANTED PREMISES AND INSTALL A NEW WATER METER PIPE ALONGSIDE THE EXISTING WATER PIPER AND METER AND TO HAVE ACCESS TO THE SAME FOR THE PURPOSE OF ANY AND ALL NECESSARY "REPAIRS THERETO" AS SET FORTH IN BOOK 1037 AT PAGE 256. RESPONSE: AFFECTS SUBJECT PARCEL, LOCATION OF UTILITIES UNKNOWN.
- EASEMENT TO THE PROVIDENCE GAS COMPANY AS SET FORTH IN BOOK 1040 AT PAGE 15. RESPONSE: AFFECT SUBJECT PARCEL, SHOWN ON SURVEY
- RIGHT-OF-WAY TO JAWOOD REALTY, INC. "FOR THE PURPOSE OF PERMITTING TRUCKS TO TURN AROUND AND MAKE DELIVERIES" TO THE FREIGHT ELEVATOR" AS SET FORTH IN BOOK 1159 AT PAGE 805. RESPONSE: AFFECTS SUBJECT PARCEL, SHOWN ON SURVEY

**ALTA/NSPS Land Title Survey Notes:**

- THE ADDRESS OF PARCEL IS 118 (BUILDING 2), 120 (BUILDING 2), AND 122 (BUILDING 3) MANTON AVENUE.
- THERE WERE 203 REGULAR PARKING SPACES AND 4 HANDICAPPED PARKING SPACES, FOR A TOTAL OF 207 SPACES OBSERVED AT THE TIME OF THE FIELD SURVEY.
- THE PARCEL HAS DIRECT ACCESS TO MANTON AVENUE AND ALEPPO STREET, A PUBLIC RIGHT OF WAY.
- THERE ARE DIVIDING/PARTY WALLS LOCATED ALONG BOUNDARY OF THE PARCEL.
- THERE WAS NO OBSERVED EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION AT THE TIME OF THE FIELD SURVEY.
- THERE WAS NO OBVIOUS EVIDENCE OBSERVED OF A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL ON SITE AT THE TIME OF THE FIELD SURVEY. DIPRETE ENGINEERING IS NOT ACTING AS A EXPERT IN ENVIRONMENTAL MATTERS IN REGARDS TO THIS SURVEY AND IS NOT RESPONSIBLE FOR WHAT A PHASE ONE ENVIRONMENTAL ASSESSMENTS OF THE SUBJECT SITE WOULD REVEAL.
- RIGHT OF WAY LINES ADJACENT TO SUBJECT PARCEL ARE AS SHOWN.
- THERE WAS NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED AT THE TIME OF THE FIELD SURVEY.
- NO WETLAND FLAGS OBSERVED AT THE TIME OF THE SURVEY.
- SURVEY BASED ON PRELIMINARY REPORT OF TITLE #35275, EFFECTIVE DATA NOVEMBER 5, 2019 @ 8:00 A.M. BY PILGRIM TITLE INSURANCE COMPANY

**List of Possible Encroachments:**

- A CONCRETE PAD 7.3' OVER PROPERTY LINE
- B CHAIN LINK FENCE AND ASPHALT BERM OVER PROPERTY LINE
- C LOADING DOCK PROPERTY LINE
- D CONCRETE RETAINING WALL 1.8' OVER PROPERTY LINE



**This Plan Should Be Indexed By The Following Streets:**

- Manton Avenue
- Aleppo Street

**Diprete Engineering**  
 Two Stafford Court Cranston, RI 02920  
 Tel: 401-943-1000 Fax: 401-641-6006 www.diprete-eng.com

**ALTA/NSPS Land Title Survey**  
**Atlantic Mill - 118 Manton Avenue**  
 Providence, Rhode Island  
 Client: Howard Brynes  
 Date: 12/24/2020  
 Drawn By: A.L.F.

**ALTA/NSPS Land Title Survey**  
**Atlantic Mill - 118 Manton Avenue**  
 Providence, Rhode Island  
 Client: Howard Brynes  
 Date: 12/24/2020  
 Drawn By: A.L.F.

z:\demain\projects\2785-001 atlantic mill manton avenue 118\autocad drawings\2785-001-ahla.dwg Plotted: 1/24/2020

DE JOB NO: 2785-001 Copyright 2020 by Diprete Engineering Associates, Inc.