

Legal Description

That certain lot or parcel of land with all buildings and improvements thereon, located on the easterly line of Smithfield Ave. and the southerly line of Higginson Ave. in the Town of Lincoln, County of Providence, State of Rhode Island and bounded and described as follows:

Beginning at a point on the southerly line of Higginson Ave. at a point (5.00) feet westerly along the arc of a curve to the left from a Rhode Island Highway Bound opposite and (30.00) feet right of station 1+45.49 on Rhode Island Highway Plat (RIHP) no. 1152, said curve having a delta angle of $1^{\circ}34'27''$ and a radius of (182.00) feet, said point also being the northeast corner of the herein described parcel and also the northwest corner of land now or formerly of Thomas H. Keefe;

Thence: Running southwesterly along the arc of a curve to the left and along the southerly line of Higginson Ave. (213.69) feet, said curve having a delta angle of $67^{\circ}16'22''$, a radius of (182.00) feet and a chord distance of (201.63) feet;

Thence: Turning a chord angle to the right of $146^{\circ}21'49''$ and running southerly along the easterly line of Smithfield Ave. (149.73) feet to the land now or formerly of Charles A. Bishop et al;

Thence: Turning an angle to the right of $70^{\circ}55'06''$ and running easterly along said Bishop land (59.44) feet;

Thence: Turning an angle to the right of $270^{\circ}00'00''$ and running southerly along said Bishop land (12.00) feet;

Thence: Turning an angle to the right of $90^{\circ}00'00''$ and running easterly in part along said Bishop land and in part along said Keefe land (149.94) feet;

Thence: Turning an angle to the right of $90^{\circ}00'00''$ and running northerly along said Keefe land (275.64) feet to the southerly line of Higginson Ave. and the point and place of beginning and forming a chord angle of $53^{\circ}43'05''$ with the first course and containing (41,931) square feet of land more or less.