



Grand View Drive North at Midget Avenue at Lots 41 and 42

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1. Area Photographs
2. Current Area Plat Map
3. 1911 Plat Map with excerpts from the 1911 platting of Cedar Tree Point and amendments explicitly dedicating a 10 foot Right of Way between Lots 41 and 42 to Cowesett Bay.
4. May 16, 1971 Department of the Navy, Army Corps of Engineering correspondence and documentation which notes the Right of Way in diagram.
5. August 11, 1971 Department of the Navy, Army Corps of Engineering correspondence and documentation which notes the Right of Way in diagram.
6. Rogowski deed for 197 Grand View Drive (Lots 41 and 42) explicitly identifying the beachway reservation between Lots 41 and 42.
7. Photocopy of photographic enlargement of a post card showing artist rendition of the early Cedar Tree Point Plat.





1 INCH = 200 FEET

Plot 367

A P P O I N T M E N T

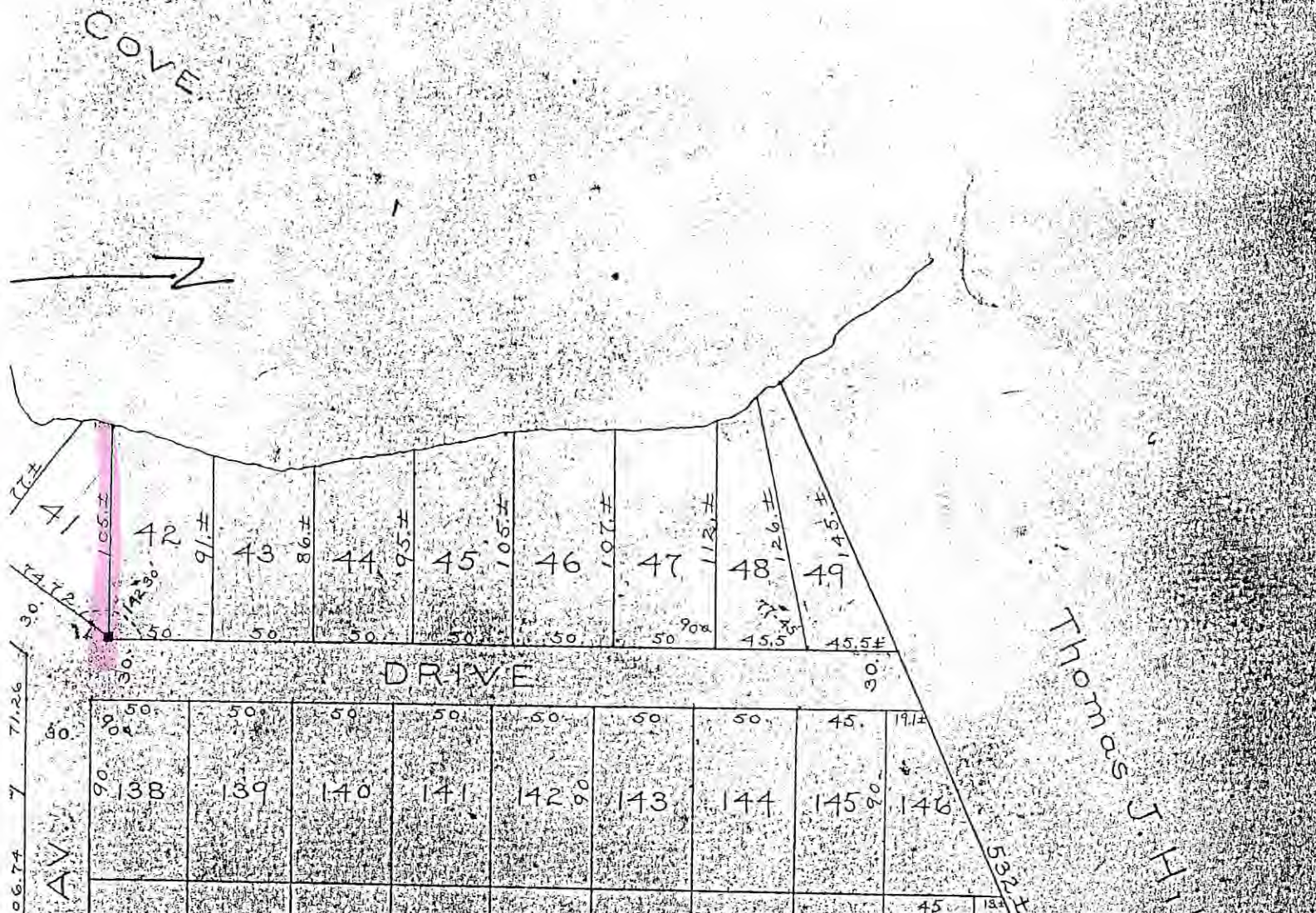
COLWELL and FITZPATRICK

By Richard A. Sanders.

April, 1911

P.B. 5/13

Scale 80 ft. per in.



WHEREAS, thereafter in about the year 1911 the said owners of said plat recognizing the need of a way for travel for the lot owners on said plat, laid out and opened a way from Melbourne Road to Beach Drive both being streets laid out and designated on said plat across the westerly ten (10) feet in width and the full depth of lots numbered 54 and 6 as

laid out and designated on said plat and laid out and opened a way for similar use from Grand View Drive a street laid out and designated on said plat to Cowesett Bay aforesaid, across the northerly ten (10) feet in width and the full depth of lot numbered 41 (forty-one) on said plat, which two ways have since been used by the lot owners on said plat, their heirs and assigns for ways for travel on foot, and

WHEREAS, Daniel Fitzpatrick aforesaid and Eva J. Colwell wife of said Louis A. Colwell are now the owners of the lots on said plat remaining unsold and of the fee in said two strips of land laid out as ways aforesaid, subject to said rights of way, and

WHEREAS, there has been no formal written declaration of said ways or any plat of the same made by the said owners of said land.

NOW THEREFORE, We Daniel Fitzpatrick, Louis A. Colwell and Eva J. Colwell all aforesaid do hereby lay out, open, plat and establish a way for the owners of lots on said plat and their heirs and assigns forever to travel on foot to and from said Melbourne Road to said Beach Drive over and across,

16 May 1971

E. W. Moehle, Chief, Permits Branch
Operations Division, Corps of Engineers
424 Trapelo Road, Waltham, Mass. 02154

Re: NEDOD-P #71-242

We are waterfront neighbors of Thomas and Mary Brierly who are applying for a permit to put out a private pier.

We are objecting to this because of the enormous dimensions of this pier, the amount of slips or tie-ups this structure will accommodate, and the fact that this will adversely affect our view of the cove from windows in our dining and living rooms. We bought this house mainly because of the view and believe it grossly against all principles in connection with esthetic and ecologic values.

Grand View Drive is a narrow street (30') and summer traffic has already noticeably increased in the past few years and additional boats in the immediate vicinity will further aggravate the problem.

We feel there is no need to allow such an elaborate structure for a man with two (2) boats and possibly many non-immediate neighborhood-friends with boats that may be offered pier conveniences at our expense.

We are not about to tolerate all of these impositions in an area supposedly zoned for residences.

Sincerely,

Richard Orr

Richard Orr

Eileen Orr

Eileen Orr

Home Address:

173 Grand View Drive
Warwick, R. I. 02886

LOWESETT

RT WAY
BAY

Scale 80



Plat



DEPARTMENT OF THE ARMY
NEW ENGLAND DIVISION, CORPS OF ENGINEERS
424 TRAPELO ROAD
WALTHAM, MASSACHUSETTS 02154

IN REPLY REFER TO:
NEDOD-P

11 August 1971

Richard and Eileen Orr
173 Grandview Drive
Warwick, Rhode Island 02886

Dear Sir and Madam:

In response to your letter of May 16, 1971, objecting to a permit application by Thomas O. and Mary A. Brierly to construct and maintain a 40 foot pile and timber pier with wood and styrofoam floats in Apponaug Cove, Greenwich Bay, Warwick, Rhode Island, we are inclosing a plan of a revised proposal for your review and comments.

The revised plan shortens the styrofoam floating dock section from 192 feet to 120 feet for a total of an approximate 174 foot extension from the mean high water line in lieu of the original 246 feet proposed in Public Notice number 71-242 dated April 26, 1971. The revised plan also contains riparian and construction lines as established by the Warwick Planning Department in July 1971.

Please advise this office in writing within 15 days of any comments regarding the revised work.

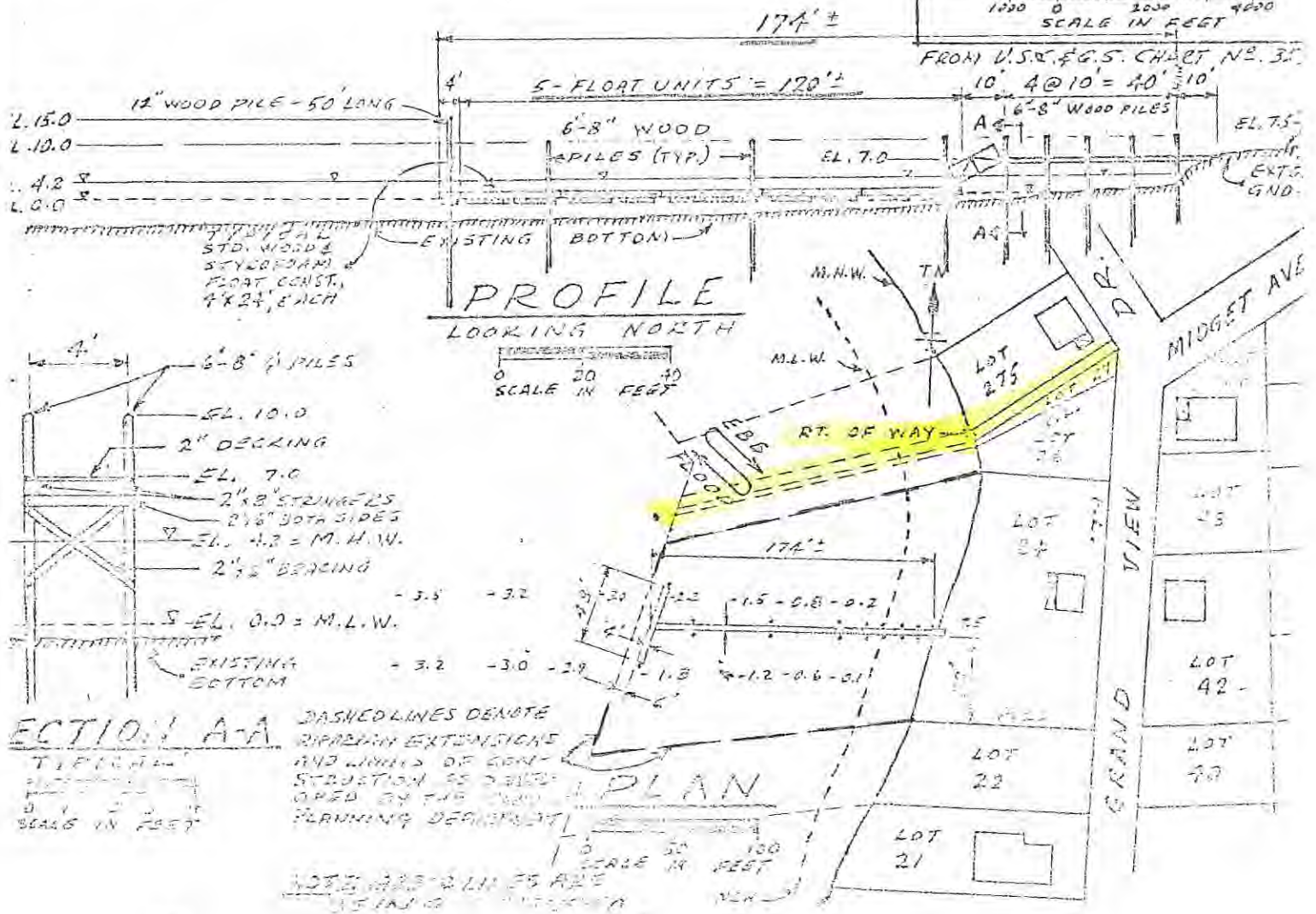
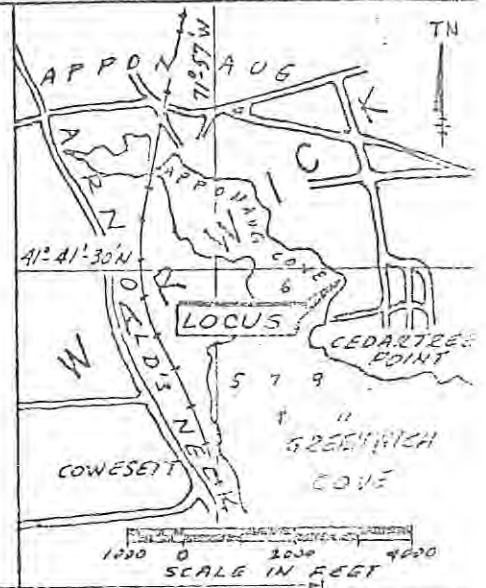
Sincerely yours,

F. W. MOEHLE
Chief, Permits Branch
Operations Division

1 Incl
Plan

ABUTTING PROPERTY OWNERS - PLAT 367

- LOTS 21, 22, 40 - DONALD J. DAVIDSON ET. UX. ALICE L. EMMETT LANE, ROUTE 2, CUMBERLAND, R.I.
 " 24, 26, 43, 44 - THOMAS O. & MARY A. BRIERLY
 " 27, 275 - WALTER E. ROGOWSKI ET. UX. EDITH J. 197 GRAND VIEW DR. WARWICK, R.I.
 LOT 42 - JOHN H. BRADBURY ET. UX. MAE C. 216 GRAND VIEW DRIVE, WARWICK, R.I.
 CITY OF WARWICK, TOWN HALL, WARWICK, R.I.



REVISIONS AND
 CORRECTIONS
 TO BE MADE
 BY THE OWNER

APPROXIMATE COVE - WARWICK, RHODE ISLAND
 APPLICATION BY
 THOMAS O. & MARY A. BRIERLY - PLAT 367

1058

BOOK 751 PAGE 275

WALTER E. ROGOWSKI and wife EDITH J. ROGOWSKI, both of the
 City of Warwick, County of Kent and State of Rhode Island
 for consideration paid, grant to WALTER E. ROGOWSKI and wife EDITH J. ROGOWSKI,
 and JOHN T. ROGOWSKI, all of 197 Grand View Drive, in the City
 of Warwick, County of Kent and State of Rhode Island as JOINT TENANTS
 and not as TENANTS-IN-COMMON with QUIT-CLAIM COVENANTS

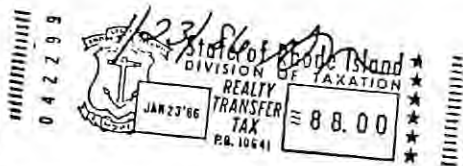
(Description, and Incumbrances, if any)

That certain lot of land, with all the buildings and improvements thereon, situated on the westerly side of Grand View Drive, in the City of Warwick, in the State of Rhode Island laid out and designated as lot 42 (forty-two) on that plat entitled "Cedar Tree Point Plat Warwick, R.I. belonging to Colwell and Fitzpatrick. By Richard A. Sanders. April. 1911." which plat is recorded in the office of the City Clerk in said City of Warwick in Plat Book 5 at page 13 and on Plat Card 220.

ALSO that certain triangular lot or parcel of land, with all the buildings and improvements thereon, situated on the northwesterly side of said Grand View Drive, in the Cedar Tree Point section of the City of Warwick, in said State, bounded and described as follows:

Beginning at a point in the northwesterly line of said Grand View Drive, eight (8) feet southwesterly from the northeasterly corner of lot 41 (forty-one) and the southeasterly corner of lot 42 (forty-two) on that plat hereinabove described; thence running westerly parallel with and eight (8) feet distant southerly from the southerly line of said lot 42 (forty-two) on said plat one hundred (100) feet to a point; thence turning and running southeasterly to a point in the northwesterly line of said Grand View Drive; thence turning and running northeasterly ten (10) feet to the point and place of beginning at the southerly line of said lot 41 (forty-one);

Said premises are conveyed subject to restrictions of record.



Witness our hand and seal this 23rd day of January 1986

WALTER E. ROGOWSKI

EDITH J. ROGOWSKI

State of Rhode Island, Etc.

County of Kent

City of Warwick

on the 23rd day of January 1986
 personally appeared WALTER E. ROGOWSKI and wife EDITH J. ROGOWSKI

known and known by me to be the parties executing the foregoing instrument, and they acknowledged said instrument, by their free act and deed.

9:04 AM
 J. Donachie

GEORGE M. LANDES

Plat	Bl'k	Lot	Record Lot and Plat	Card 220
367	A	26	Lot 41 Cedar Tree Pt.	
78/102	79/9	79/94	110/565	147/454
Anthony Villa etals			182/218	5/8/45
Vincenzo Faella etux			THIS LOT WAS DROPPED INTO	10/28/46
Walter Barber etux Mary			NEW LOT 602 on 212-240	5-9-49
Amelia P. Tavares			2004 228-406	10-23-50
Herman M. Thompson			253-232	7-16-53
Mary A. Laurie (Brierly)			325-225	2-6-62
Mary A. Brierly & Thomas O. Jr.			375-988	2-7-69
Thomas O. Brierly Jr. etux			Valerie J. 21-278-2	1-20-81

Plat	Bl'k	Lot	Record Lot and Plat	C-220
367	B	275	Lot 42 Cedar Tree Pt.	
78/102	79/9	79/94	102/119	152/377
Leory M. Erickson etal			152/378	11/13/36
Ralph P. Vaughn etux			179/379	11/27/44
Iver N. Anderson Jr. etux Helen M.			257-172	12-22-53
Walter E. Rogowski etux Edith J.			290-414	11-8-57
Walter E. Rogowski etux Edith J. & John T. j/t			751-245	1-23-86
John T. Rogowski			751-275	6-4-87
			same	

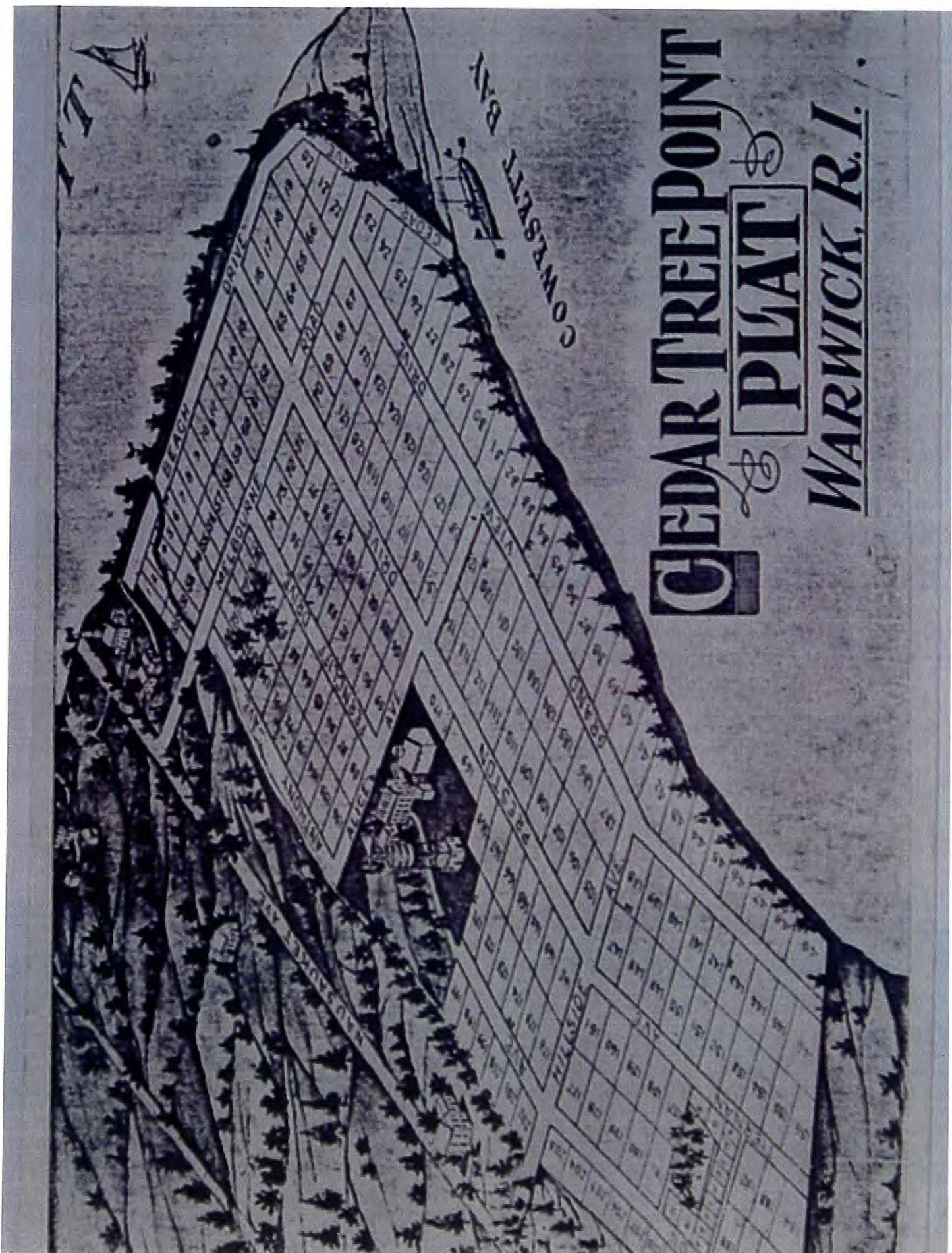
Plat	Bl'k	Lot	Record Lot and Plat	C-220
367	A	27	Pt. Lot #41 Cedar Tree Pt.	
78/102	79/9/94	110/565	147/454	
Anthony Villa etals			182/218	5/8/45
(Created from part of lot 341 in 1946)				
Ralph P. Vaughn etux			189-45	8/24/46
Herman M. Thompson			257-168	12-22-53
Ralph P. Vaughn etux Irene W.			257-169	12-22-53
Iver N. Anderson Jr. etux Helen M.			257-172	12-22-53
Walter E. Rogowski etux Edith J.			290-414	11-8-57
Walter E. Rogowski etux John T. j/t			Edith J. &	1-23-86
John T. Rogowski			751-275	6-4-87

PLAT	LOT	LEGAL DESCRIPTION
		DUPLICATE
		Pt. Lot A Cedar Tree Point
		Edgar C. Johnson etux Evelyn W.
		Gardner D. Pickering & Lois E.
		David W. Pickering & Kathleen t/e
		David Pickering
		David V. Pickering & Leann F. t/e
		218-458
		12/5/49
		12/3/79
		1760-169
		4/3/92
		2328-99
		1/17/95
		3615-337
		5/18/01

Formerly Plat 153 Lots 341

Formerly Plat 153 Lots 342

Formerly Plat 153 Lots 747



CEDAR TREE POINT & PLANT WARWICK, R.I.