

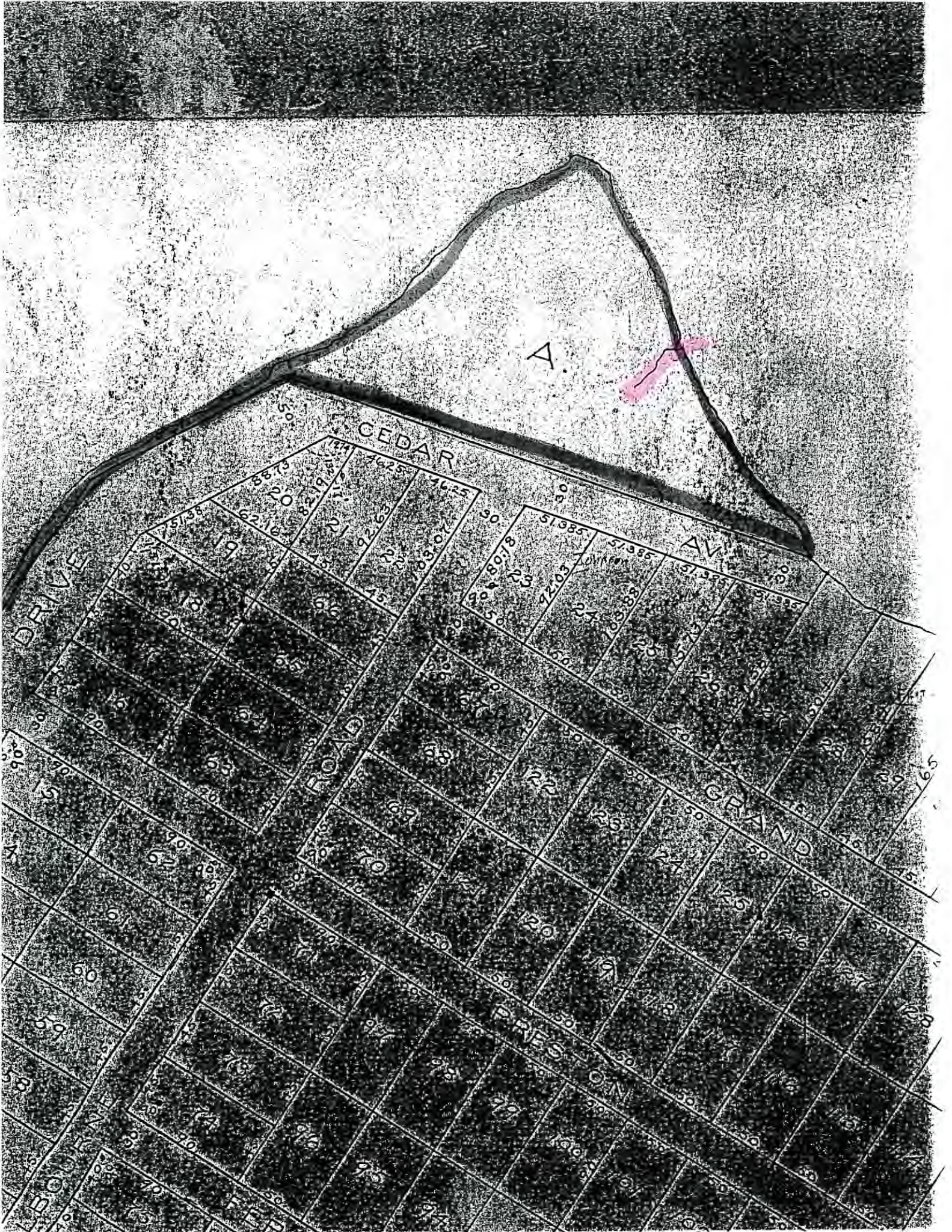


**Tree Point Drive (aka Cedar Avenue)
at Melbourne Road**

Table of Contents

1. Area Photographs
2. Current Area Plat Map with area noted.
3. Copy of the 1911 plat map of Cedar Tree Point with Lot A noted. Map shows Cedar Avenue terminating in Cowesett Bay at Lot 26.
4. Copy of more current Cedar Tree Plat map showing Lot A noted as Lot 1 and Cedar Avenue now called Tree Point Drive, still terminating in Greenwich (Cowestt) Bay at Lot 13 (formerly Lot 26.)
5. Photographic evidence of plant life normally found in regularly submerged coastal areas, spartiana grass, at the base of Lot 10 and Lot 4. Also note the phragmites at the base of Lot 10. This plant is normally found near a fresh water source, indicating brackish waters and the creek found in 1911 map is still biologically significant and needs to be re-included on the current plat maps.
6. November 19, 1949 Property Title to Lot A transferring ownership to Johnson.
7. April 3, 1993 Property Title to Lot A, 23 and 24 transferring ownership to David W. Pickering and Kathleen Pickering.
8. May 18, 2001 Property Title to Lot A, 23, 24 transferring ownership to David W. Pickering and Leeann Pickering.
9. Title Card Records for Lot A.
10. September 1998 City of Warwick Fall Yard Waste Collection Schedule noting Tree Point Drive as a city street. (2006 City of Warwick calendars also continue to note Tree Point Drive as a city supported street.)
11. Photocopy of photographic enlargement of a post card showing artist rendition of the early Cedar Tree Point Plat





A

CEDAR

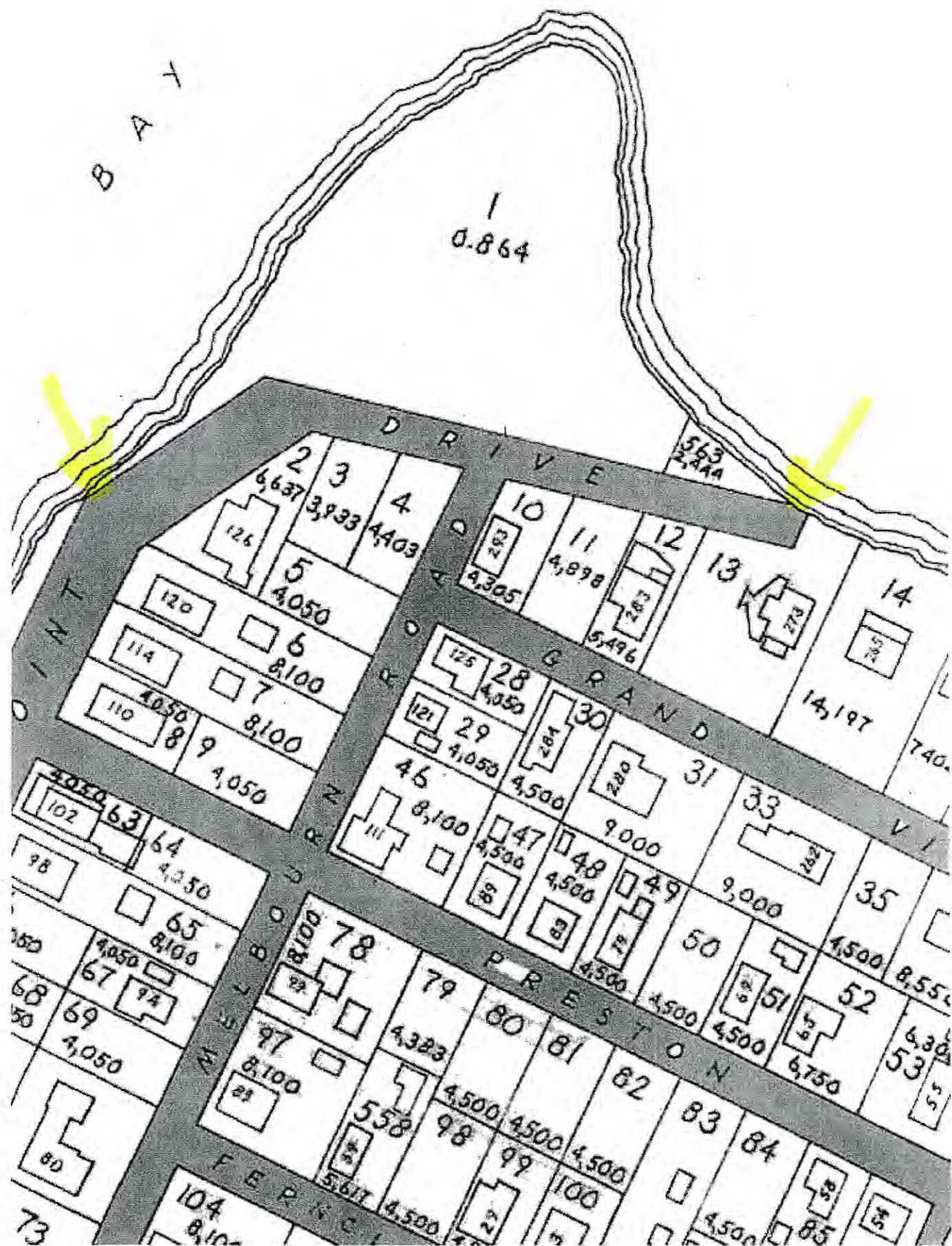
AV

GRAND

PRES

ROAD

DRIVE





BOOK 218 PAGE 158

We, EVA J. COLWELL, of the City of Warwick and MILDRED A. FITZPATRICK of the City of Providence, in the State of Rhode Island

grant to EDGAR C. JOHNSON and EVELYN W. JOHNSON, his wife, both of the City of Providence in the State of Rhode Island as JOINT TENANTS and not as tenants in common

with warranty covenants

(Description and incumbrances, if any)

That certain real estate situated in the City of Warwick, Kent, State of Rhode Island, and described as follows: County of

Laid out and designated as lot lettered "A" on that Plat entitled "Cedar Tree Point Plat", Warwick, R. I., belonging to Colwell & Fitzpatrick by Richard A. Sanders, April 1911, Which plat is recorded in the office of the City Clerk in the said Warwick where a further description of said land may be obtained.

I, Eva J. Colwell do hereby covenant that I am a ~~Widow~~ ^{Husband} of the ~~grantee~~ ^{grantee} and I, Mildred A. Fitzpatrick do hereby covenant that I am unmarried.

Witness OUR hands this 19th day of November 1949

State of Rhode Island
County of Kent
In the City of Warwick

006716

BK1760PG0169

WE, GARDNER D. PICKERING, LOIS E. PICKERING, DAVID W. PICKERING

N/K/A DAVID PICKERING

for consideration paid, grant to DAVID W. PICKERING AND KATHLEEN PICKERING
 HUSBAND AND WIFE AS TENANTS BY THE ENTIRETY NOT AS TENANTS IN CONJUNCTION
 of 194 Grand View Drive South, Warwick, R.I. 02886 with XXXXXX COVENANTS
 QUITCLAIM

All our rights title and interest in the following described
 parcel:

Those three (3) certain lots of land with all buildings and
 improvements thereon laid out and designated as lot lettered
 44-30-71.3 and 44-30-71.4 (24)
 on the plat entitled "Cedar Tree Point Plat Warwick, R.I."
 belonging to Louis W. Colwell and Daniel Fitzpatrick, by
 Richard W. Colwell and Daniel Fitzpatrick recorded
 in the said City of Warwick in Plat Book 5 at Page 13.

WE, GARDNER D. PICKERING, LOIS E. PICKERING, DAVID W. PICKERING,
 do hereby covenant that "this transfer is such that no RIGL
 44-30-71.3 withholding is required as WE, GARDNER D. PICKERING,
 LOIS E. PICKERING, DAVID W. PICKERING are residents of Rhode
 Island as evidenced by Affidavit".

TAX 467.00
 DATE APR 3 1992
 REC'D BY CITY OF WARWICK

004160

REAL ESTATE CONVEYANCE TAX

hand
and
seals

WITNESSES

David W. Pickering
 DAVID W. PICKERING

28th day of January 1992
Gardner D. Pickering
 GARDNER D. PICKERING
Lois E. Pickering
 LOIS E. PICKERING

State of Rhode Island, Etc.
 COUNTY OF

In Cranston on the 28th day of January 1992
 before me personally appeared GARDNER D. PICKERING, LOIS E. PICKERING,
 DAVID W. PICKERING
 to me known and known by me to be the part, i.e.s. executing the foregoing instrument, and they
 acknowledged said instrument, by them executed, to be their free act and deed.

APR 3 1992

at 11:57 A.M.

Charles F. Sheahan
 Warwick City Clerk

Louis E. Baldi
 Louis E. Baldi
 Notary Public
 My commission expires 7-24-93

010531

QUIT CLAIM DEED

BK 3615 PG 0337

DAVID W. PICKERING

of WARWICK, RHODE ISLAND,

for consideration paid, grant to DAVID W. PICKERING and LEANN F. PICKERING,

of WARWICK, Rhode Island 02886

as TENANTS BY THE ENTIRETY,

with QUIT CLAIM COVENANTS

Those certain lots or parcels of land with all the buildings and improvements thereon, situated on Grand View Drive South in the City of Warwick, County of Kent, State of Rhode Island and delineated as Lots "A" 23 (twenty three) and 24 (twenty four) on that plat entitled, "CEDAR TREE POINT PLAN WARWICK, RI BELONGING TO LOUISE A. COLWELL AND DANIEL FITZPATRICK BY RICHARD A. SANDERS, APRIL 1911" which plat is recorded in the Land Evidence Records of the City of Warwick, Rhode Island.

EXCEPTING that portion of Lot 23 conveyed by deed of Edgar C. Johnson and Evelyn W. Johnson to Eugene E. Lee and Franne E. Lee dated May 8, 1972 and recorded in Book 426 at Page 156 in the Land Evidence Records of the City of Warwick, Rhode Island.

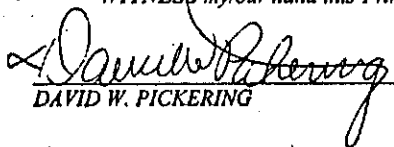
69.

THE UNDERSIGNED HEREBY CERTIFY THAT THIS TRANSFER IS NOT A SALE AND IS EXEMPT FROM THE SMOKE DETECTOR LAW AS PROVIDED IN SECTION 23-21A-1 ET SEQ.

THE CONSIDERATION FOR THIS CONVEYANCE IS SUCH THAT NO ADDITIONAL STAMPS ARE REQUIRED.

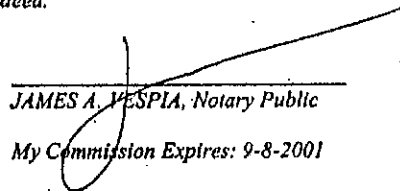
THIS TRANSFER IS SUCH THAT
NO RIGL 44-30-71.3 WITHHOLDING
IS REQUIRED AS SELLERS ARE
RESIDENTS OF RI EVIDENCED
BY AFFIDAVIT

WITNESS my/our hand this 14th day of May, 2001.


DAVID W. PICKERING

State of Rhode Island
County of Kent

In Warwick on the 14th day of May, 2001, before me personally appeared DAVID W. PICKERING, to me known and known by me to be the party/parties executing the foregoing instrument, and he/she/they acknowledged said instrument, by him/her/them executed, to be his/her/their free act and deed.


JAMES A. VESPIA, Notary Public

My Commission Expires: 9-8-2001

Address of Grantee:
293 GRAND VIEW DRIVE
WARWICK, Rhode Island 02886

Recorded
05/18/2001 11:01:48AM
Marie T. Bennett, City Clerk
City of Warwick, RI
Rec Fee: 25.00
Hist Fee: 1.00 Loc Fee: 1.00

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. 21-2782			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	79/94	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 W. 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

Lot "A"

Formerly Plat 153 Lots 341

Formerly Plat 153 Lots 342

Formerly Plat 153 Lots 747

City of Warwick
1 Yard Waste Collection
WEDNESDAY

On the back of this sheet is a list of streets, separated into two sections: ROUTE A and ROUTE B. To determine your collection days, first locate your street in either ROUTE A or B. Once you have found your street, turn to the calendar. The dates listed in your route (A or B) will be your collection days.

Where can I buy my paper Yard Waste Bags?

Ann & Hope1689 Post Rd.
Benny's2436 Warwick Ave.
.....5600 Post Rd. (E.G.)
Dave's Market Place.....2687 West Shore Rd.
.....18 Airport Rd.
Eagle Lumber.....3356 Post Rd.
Home Depot80 Universal Blvd.
Oxnard Pharmacy198 Buttonwoods Ave.
Parkway Convenience1154 Narragansett Pkwy.
Salk's Hardware2524 West Shore Rd.
Shaw's Supermarket.....1500 Bald Hill Rd.
.....320 Warwick Ave.
Stop & Shop.....300 Quaker Lane
.....2485 Warwick Ave.
Suburban Pharmacy242 Pawtuxet Ave.
Vineyard Rd. Landscaping..303 Vineyard Rd.
W. Shore Rd. Garden 1084 W. Shore Rd.

Yard waste **MUST** be placed at curbside prior to 7:00 am on your collection day. If you miss your regular collection day, you can bring your yard waste to the Normand Flamand Municipal Recycling Facility off Sandy Lane: Monday — Saturday, 7:00 am to 3:00 pm.

OCTOBER 1998						
SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
11	12 X	13	14	A 15	16	17
18	19	20	B 21	22	23	24
25	26	27	A 28	29	30	31
NOVEMBER 1998						
SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
1	2	3	B 4	5	6	7
8	9	10	X 11	A 12	13	14
15	16	17	B 18	19	20	21
22	23	24	A 25	26	27	28
29	30					
DECEMBER 1998						
SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
		1	B 2	3	4	5
6	7	8	A 9	10	11	12
13	14	15	B 16	17	18	19
20	21	22	23	24	25	26

5K—9/98

A

ABBOT AVE.
ALBANY RD.
ALICE AVE.
ALTO ST.
ALVIN ST.
ANTHONY ST.
ASHWOOD CR.
ATKINS ST.
BAILEY ST.
BAKERS CREEK RD.
BARREN HILL DR.
BAY STATE AVE.
BIGNALL ST.
BIRCH GLEN AVE.
BLACKBURN ST.
BOWEN BRIGGS AVE.
BRIGHTON AVE.
BRIGHTON WAY
BROWNELL ST.
BRYANTVILLE CT.
BURNSIDE ST.
BURT ST.
BUTTONWOODS AVE.
(odd #s 259 through 363)
BYFIELD ST.
CADORA AVE.
CAPRI RD.
CAPRON FARM DR.
CHAPMANS AVE.
CHATHAM CR.
CHATWORTH AVE.
CLAYPOOL DR.
CLAYTON RD.

CLINTON AVE.
COLFAX ST.
COLONY AVE.
COLORADO AVE.
CORIN ST.
CORONA CT.
CORONA ST.
COSETT RD.
COTTAGE ST.
COVINGTON DR.
CREEKWOOD DR.
CYPRESS ST.
DARROW DR.
DAVIDSON RD.
DAY ST.
DODGE ST.
DORRANCE ST.
DORY RD.
DOVER RD.
DRUMNSA CT.
DUNBAR CT.
DUXBURY CT.
ECHO DR.
EDAVILLE CT.
EDGEWATER DR.
EDMAN ST.
ELDRIDGE AVE.
ELLSWORTH ST.
ENTERPRISE RD.
ETHEL ST.
EVA ST.
FASHION DR.
FERNCLIFF AVE.

FIR GLADE DR.
FLORENCE ST.
FOX RIDGE CRESCENT
FRANKLIN ST.
FREEMAN ST.
FREY ST.
GILLAN AVE.
GILLMORE AVE.
GLOUCESTER ST.
GORTON LAKE BLVD.
GRAND VIEW DR.
GRAYSON AVE.
GRAYSTONE ST.
GREAT HILL DR.
GREENWICH AVE.
GREENWOOD AVE.
HALIFAX DR.
HAVERHILL AVE.
HELEN AVE.
HICKORY ST.
HILLARD AVE.
HORNET RD.
HOUSTON DR.
HUDSON LN.
HUTCHINSON ST.
ILLINOIS AVE.
IMPERIAL DR.
JAMES ST.
JANET CT.
JANET DR.
JEFFERSON BLVD.
JEFFERSON PARK RD.
JERILYNN CR.

JEWETT ST.
JOANNA DR.
JUNIPER AVE.
KALMER RD.
KAREN DR.
KENYON AVE.
KILVERT ST.
(# 157 and lower)
LARKSPUR RD.
LARSON DR.
LAVAN ST.
LEONARD AVE.
LEWIS ST.
LILLIAN CT.
LISTER ST.
LODI CT.
LONG ST.
LONGVIEW DR.
MAIN AVE.
(from 765 and higher)
MALBONE ST.
MANOMET CT.
MAPLE ST.
(# 's 124 and lower)
MARJORIE LN.
MARVIN ST.
MELBOURN RD.
MESSENGER DR.
MIDGET AVE.
MIDWAY DR.
MISSOURI DR.
MYRTLE AVE.
NAPLES AVE.

NATICK AVE.
NAUGHTON AVE.
NAUSAUKET RD.
NICHOL AVE.
NOYES ST.
OAK HILL AVE.
OAK TREE AVE.
OHIO AVE.
ONSET ST.
ORLEANS CT.
PAISLEY ST.
PAMELA CR.
PENNSYLVANIA AVE.
PEVEAR AVE.
PLUM ST.
POCASSET ST.
POST RD.
(#s 2700 and higher)
POTTERS AVE.
PRESTON DR.
QUIMBY ST.
QUISSET CT.
RED OAK CR.
ROME AVE.
ROSALIND CT.
ROUNDHILL CT.
RUSTIC WAY
SARATOGA RD.
SCENIC DR.
SHALOM DR.
SHARON ST.
SOLAR DR.
SPOONER AVE.

STATE PARK AVE.
STRATFORD LN.
SUMMERLAND RD.
SYCAMORE AVE.
SYLVIA DR.
TEAKWOOD DR.
TEXAS AVE.
THAMES AVE.
THEODORE AVE.
THRUSH RD.
THURBER ST.
TIERNAN AVE.
TREE POINT DR.
TRINITY ST.
TROPICAL CT.
UTICA CT.
UTICA DR.
VAUGHN AVE.
VERMONT AVE.
VIEWESTA RD.
WALNUT ST.
WALTON AVE.
WEIR RD.
WEST SHORE RD.
(even #s)
WHITE ACORN CR.
WILLIAMSBURG CR.
WILLIAMSBURG DR.
WINSTON AVE.
WINSTON CT.

B

ACORN AVE.
AIRWAY RD.
ALABAMA AVE.
ALHAMBRA RD.
AMBER ST.
ARIZONA AVE.
ARROW AVE.
ASH ST.
ASPEN WAY
BARBER AVE.
BARDEN AVE.
BARRE CT.
BAYWOOD ST.
BEDFORD AVE.
BIGELOW CR.
BINGHAM ST.
BLY ST.
BOCCIA CT.
BRANCH RD.
BRETT CT.
BROAD ST.
BRUNSWICK DR.
BUCKLIN AVE.
BUDLONG AVE.
BUNKER ST.
BUTTONWOODS AVE.
(even and odd #s 20
through 126)
CALDERWOOD DR.
CALIFORNIA AVE.
CAPEWAY RD.
CARMELL RD.
CARPENTER ST.
CASE ST.
CHERRY ST.
CHESTNUT ST.

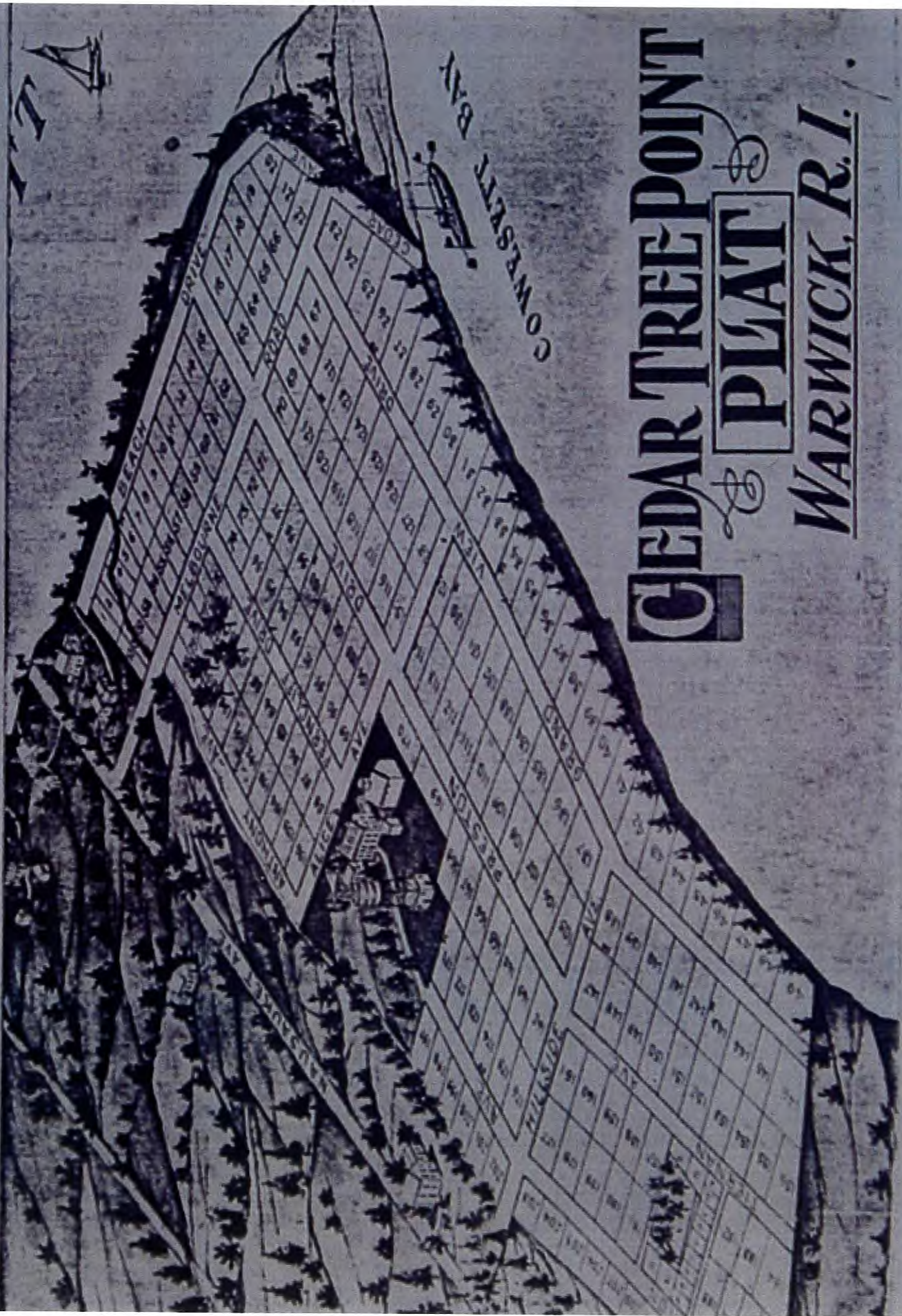
CHILD LN.
CHRISTIE RD.
CLARKE ST.
COLE AVE.
COLLINGWOOD DR.
CONNECTICUT AVE.
COSMO ST.
COVEL CR.
DEACON AVE.
DEFRANCE CT.
DELAINE ST.
DELAWARE AVE.
DIANE DR.
DORINE AVE.
EARL ST.
EARLHAM WAY
EASTON AVE.
EDGEMONT ST.
ELKLAND RD.
ELM ST.
ELMWOOD AVE.
ETHAN ST.
EVERGREEN AVE.
FARNUM RD.
FIELD VIEW DR.
FISHER AVE.
FOUNTAIN AVE.
FREDERICK ST.
FRESNO RD.
FULLERTON RD.
GALANT DR.
GARY ST.
GEORGE ARDEN AVE.
GERTRUDE AVE.
GLADYS CT.
GLENHAM AVE.

GLORIA DR.
GOODRICH AVE.
GORHAM AVE.
GOULD AVE.
GRANT ST.
GRAYBAR ST.
GRAYMORE AVE.
GREELEY AVE.
GREENE ST.
GREENFIELD AVE.
GREENLAWN AVE.
GROTTO AVE.
GROVELAND AVE.
GUILFORD DR.
HARRINGTON AVE.
HARVEST RD.
HASBROUCK AVE.
HAVERFORD RD.
HAYES ST.
HIAWATHA ST.
HILLSDALE RD.
HOLLYWOOD AVE.
HOYLE AVE.
HUNT AVE.
IDAHO AVE.
IMERA AVE.
IRIS AVE.
JOHNSON AVE.
JONATHAN CT.
JULIET ST.
KAY ST.
KENTUCKY AVE.
KERNICK ST.
KILVERT ST.
(# 's 86 and lower)
LARKIN AVE.

LINCOLN AVE.
LINDA CIRCLE
LINK ST.
LOUISIANA AVE.
LUCILE ST.
LUFKIN CT.
LYMAN AVE.
MAIN AVE.
(even #s 680 and lower)
(odd #s from 541 to 665)
MAJESTIC AVE.
MANN ST.
MANOLLA AVE.
MANSON AVE.
MAPLE ST.
(#s 256 and higher)
MAPLEDALE RD.
MARQUETTE DR.
MARY BETH DR.
MARYLAND AVE.
MASSACHUSETTS AVE.
MASSASOIT DR.
MCKINLEY ST.
MICHIGAN AVE.
MIDDLE ST.
MINNESOTA AVE.
MODENA DR.
MONTANA AVE.
MONTEBELLO RD.
MORSE AVE.
MURRAY ST.
NEW YORK AVE.
NOLBETH DR.
NORMANDY DR.
NORWOOD AVE.
OAKRIDGE CT.

OBSERVATORY RD.
OLSON CT.
OUTLET AVE.
PALACE AVE.
PAVILION AVE.
PAWTUXET AVE.
PELL AVE.
PERRY AVE.
PETANSETT CT.
PETER ST.
PETTACONSETT AVE.
PETTIGREW DR.
PHILLIPS AVE.
PIERCE AVE.
PILGRIM CR.
PILGRIM DR.
PINE ST.
PLAIN ST.
POST RD.
(#s 2570 and lower)
POTOMAC CR.
POWELL ST.
PULLMAN RD.
PURITAN DR.
RICHFIELD ST.
ROSELAND AVE.
ROSEWOOD AVE.
RUTLAND ST.
SACKETT ST.
SAND POND RD.
SANDLEWOOD AVE.
SANTA MARIA DR.
SARGENT ST.
SECOND AVE.
SENATOR ST.
SENECA ST.

SMITH CT.
SMITH ST.
SNOW RD.
STEPHENS AVE.
STRAWBERRY FIELD RD
TAFT AVE.
TENNESSEE AVE.
THIRD AVE.
THOMAS ST.
TOURTELOTT AVE.
TRASK ST.
VALLEY AVE.
VANDERBILT RD.
VEGA DR.
VERA ST.
VETO ST.
VIEW AVE.
VILLA AVE.
VILLAGE CR.
WALNUT GLEN DR.
WAY AVE.
WAY CROSS DR.
WELFARE AVE.
WESLEYAN AVE.
WEST GREELEY CR.
WEST SHORE RD.
(odd #s)
WICKS CT.
WILMAR ST.
WOODWIND CT.
WYOMING AVE.
YELLOWSTONE AVE.



CEDAR TREE POINT & PLANT WARWICK, R.I.