

TOWN WHARF

Description:

Town Wharf is a wharf located at the end of Main Street in the Town of North Kingstown. It consists of a wharf facility jutting into Wickford Cove, on the westerly shore of Wickford Cove. It is known as Lot 257 on Plat 117 and consists of approximately Forty-Four Thousand Three Hundred (44300') square feet.

TITLE REPORT:

This is a wharf facility located at the end of Main Street, running from Main Street easterly into Wickford Cove.

The Town Council at a regular meeting held on March 13, 2000, a copy of which is attached, nominated and affirmed this as a right-of-way for designation as a public right-of-way to the tidal waters of Rhode Island, Town Wharf.

By letter dated December 4, 2001, a copy of which is attached, the Director of Public Works for the Town of North Kingstown indicates that this area is a Town owned facility and the Town assumes maintenance responsibility through the Public Works Department. The letter goes on to state that it insures public access, year-round and the proper maintenance of the infrastructure.

Further, the letter goes on to state that the Town has completed maintenance and improvements on this project.

Additionally, the property was conveyed by deed to the Town of North Kingstown by The Rodman Manufacturing Company on November 30, 1948, recorded on December 13, 1948 in Book 88, Page 39.

Based on the above recited facts, the undersigned believes that the site does constitute a public right-of-way to the shore of Wickford Cove.

Dated: 8/12, 2002


ALAN J. GOLDMAN, ESQUIRE
101 DYER STREET, STE. 301
PROVIDENCE, RI 02903
274-1300



Town of North Kingstown

Rhode Island

No. 21

TOWN COUNCIL

David R. Burnham
Council President

Patricia Beauchamp
Council Member

Kenneth C. D'Ambrosio
Council Member

Dale M. Grogan
Council Member

Robin Porter
Council Member

March 13, 2000



At the Regular Meeting of the Town Council of the Town of North Kingstown held on

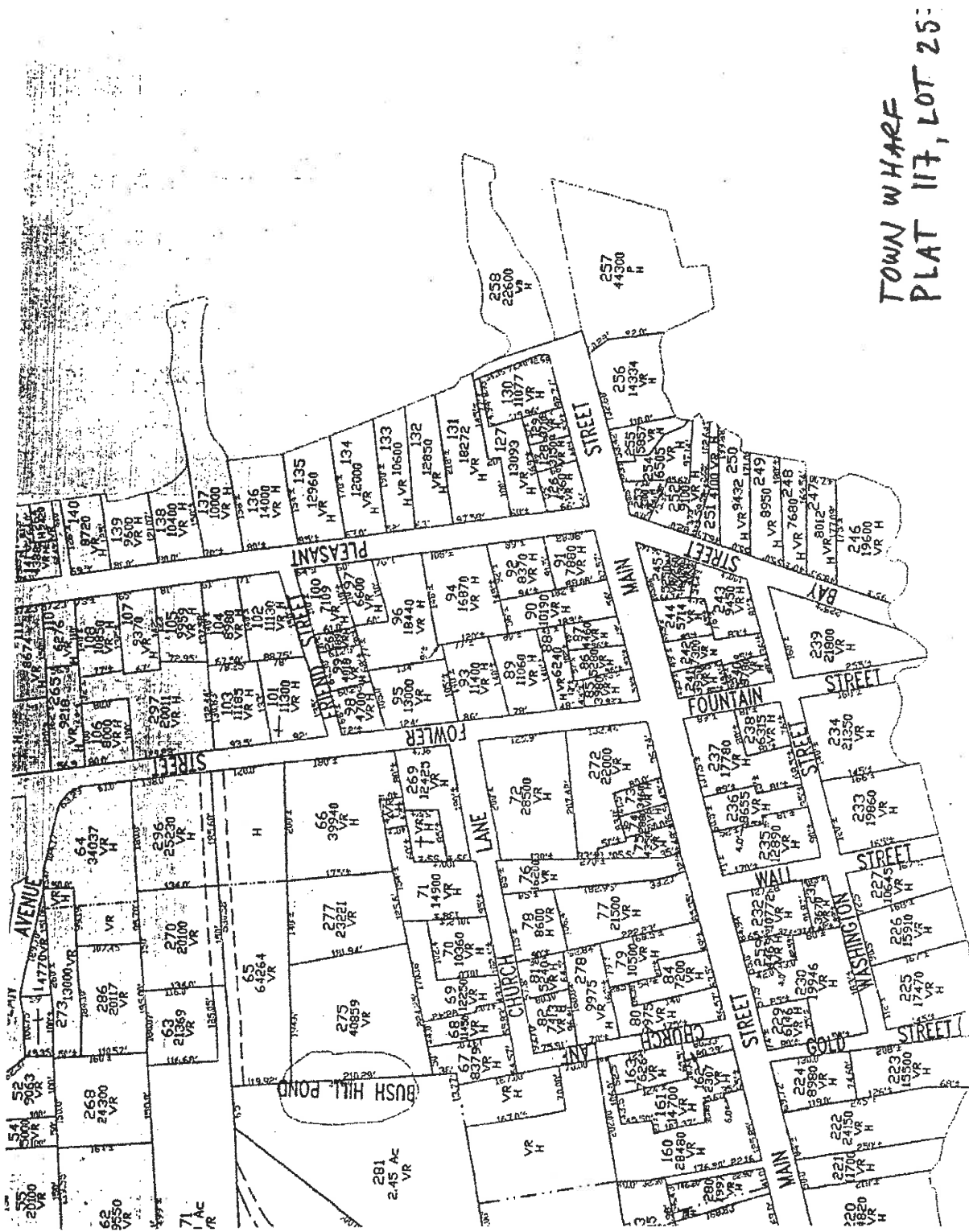
March 13, 2000, it was

VOTED: That the Town Council hereby nominates the following three (3) rights-of-way (ROW) to the Coastal Resources Management Council for designation as public rights-of-way to the tidal waters of Rhode Island:

HMC
CRMC

1. Allen Harbor Complex
2. Wilson Park
3. Town Wharf


Kelly E. Bourgeois
Deputy Town Clerk



TOWN WHARF
PLAT 117, LOT 25:

1" = 200'

WICKFORD COVE

208
1.05 AC
P

293

Town
wharf

~~Plat No. 117~~

TOWN OF NORTH KINGSTOWN

Plat No. 117

ASSESSORS' INDEX

Lot No.

257

Owner

Book

Date

Town of North Kingstown

88/39

12/13/48

Know all Men by these Presents, that

THE RODMAN MANUFACTURING COMPANY, a corporation created under the laws of the State of Rhode Island

hereinafter called the Grantor

for and in consideration of the sum of

----- T E N (\$10.00) ----- Dollars to it paid by

TOWN OF NORTH KINGSTOWN, a municipal corporation created by the General Assembly of the State of Rhode Island, in the County of Washington, in said State

hereinafter called the Grantee, the receipt whereof is hereby acknowledged, does hereby give, grant, bargain, sell and convey unto the said Grantee

and its successors

with and assigns forever,

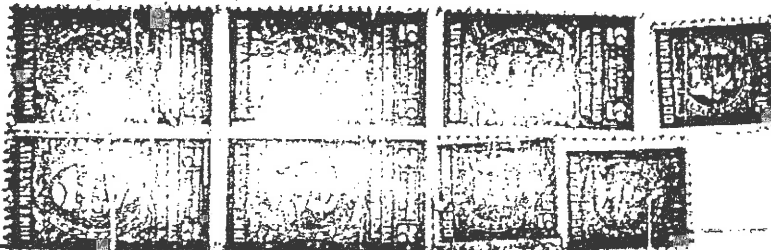
in fee simple

That certain tract or parcel of land with all the buildings and improvements thereon situate in the Village of Wickford, Town of North Kingstown, County of Washington, in the State of Rhode Island, being commonly known as "Rodman's Wharf" and "Bakers Wharf", bounded and described as follows:

Beginning at a stone bound in the southerly line of Main Street at the northeasterly corner of land now or lately of the Estate of Nellie B. Reynolds, and running thence easterly bounding northerly on said Main Street and on the Town slip or dock, so-called, to Narragansett Bay; thence turning and running southerly bounding easterly on said Narragansett Bay to Wickford Cove; thence turning and running westerly bounding southerly on said Wickford Cove to land now or lately of the Estate of Nellie B. Reynolds; thence turning and running northerly along a line of old cap stones and bounding westerly on said Estate land ninety-two (92) feet, more or less, to a stone bound; thence turning an exterior angle of $141^{\circ}46'$ and running northwesterly bounding southwesterly on said Estate land forty and $\frac{21}{100}$ (40.21) feet to said stone bound in the southerly line of Main Street and the point or place of beginning.

Said premises being the same premises conveyed to this grantor by the following deeds: (1) from Robert Rodman to Rodman Manufacturing Company, dated July 12, 1893 and recorded in the Land Records of the Town of North Kingstown in Deed Book 41 at page 42; (2) from Baker Coal Company to Rodman Manufacturing Company, dated August 29, 1931 and recorded in said office in Deed Book 62 at page 491, which said deeds are hereby incorporated by reference for a further particular description of said property.

Together with all wharves on said property and extending out into Narragansett Bay and together with all littoral and riparian rights appurtenant to or passing with the deed to said premises.



To Have and to Hold, the aforegranted premises, with all the privileges and appurtenances thereunto belonging, unto and to the use of said Grantee

and its successors, heirs and assigns forever, in fee simple.

And it the said Grantor does hereby, for itself and for its successors, heirs and assigns, covenant with the said Grantee and its successors heirs and assigns that it is lawfully seized in fee simple of the said granted premises; that the same are free from all incumbrances

that it has good right, full power and lawful authority to sell and convey the same in manner as aforesaid; that the said Grantee and its successors heirs and assigns shall by these presents at all times hereafter peaceably and quietly have and enjoy the said premises, and that it, the said Grantor will, and its successors heirs and assigns shall warrant and defend the same to the said Grantee and its successors heirs and assigns forever against the lawful claims and demands of all persons

~~THE RODMAN MANUFACTURING COMPANY~~

do hereby release all right of Grantee and its successors heirs and assigns, statutory or otherwise, in and to the said granted premises, should Grantee need, between and assigns forever.

In Witness Whereof,

on and this thirtieth day of November in the year of our Lord one thousand nine hundred and forty-eight, said THE RODMAN MANUFACTURING COMPANY has caused these presents to be signed and its corporate seal to be hereunto affixed by its officer thereunto duly authorized. Signed and sealed in presence of

Walter Rodman
Roger W. Rodman

THE RODMAN MANUFACTURING COMPANY

By: *Albert L. Rodman* President



State of Rhode Island, Etc.)

COUNTY OF PROVIDENCE

In Providence

in said County on the

30 th day of November A. D., one thousand nine hundred

and forty-eight,

before me personally appeared the above named Grantor

of said THE RODMAN MANUFACTURING COMPANY,
each and all to me known, and known by me to be the part
and acknowledged said instrument, by

executing the foregoing instrument,
executed to be free

act and deed, free act and deed in said capacity
deed of said THE RODMAN MANUFACTURING COMPANY.

and the free act and

State of Rhode Island, Etc.)

COUNTY OF WASHINGTON

In North Kingstown

in said County on the

Thirtieth

day of November

A. D., one thousand nine hundred

and Forty-eight

before me personally appeared the above named Grantor

Albert L. Rodman, President

of said THE RODMAN MANUFACTURING COMPANY

each and all to me known, and known by me to be the party
and he acknowledged said instrument, by him

executing the foregoing instrument,
executed to be his free

act and deed. in said capacity and the free act and deed of said

RODMAN MANUFACTURING COMPANY

Oliver F. H. Steere
Notary Public

RECEIVED FOR RECORD

Dec. 13 1948.

At 8:40 o'clock P. M.

WITNESSES

TOWN CLERK

Town Wharf - Plat 117, Lot 257

✓ Plat 117, Lot 255
Arthur W. Hall
Nora R. Hall
151 Main Street
North Kingstown, RI 02852

✓ Plat 117, Lot 258
Warwick Cove Holding Co.
PO Box 1585
North Kingstown, RI 02852

✓ Plat 117, Lot 254
Phyllis R. Strambler, TR
145 Main Street
North Kingstown, RI 02852

✓ Plat 117, Lot 127
Mary Ann O'Halloran
11 Pleasant Street
North Kingstown, RI 02852

✓ Plat 117, Lot 129
Gerard O'Halloran
Mary Ann O'Halloran
158 Main Street
North Kingstown, RI 02852

✓ Plat 117, Lot 252
Kathleen VanRijn
Grand Mansion #303
3-7-5 Moto Azabu
Minato-Ku Tokyo, JP 108-0046

✓ Plat 117, Lot 256
Nelson P. Niles
Sandra L. Niles
181 Main Street
North Kingstown, RI 02852

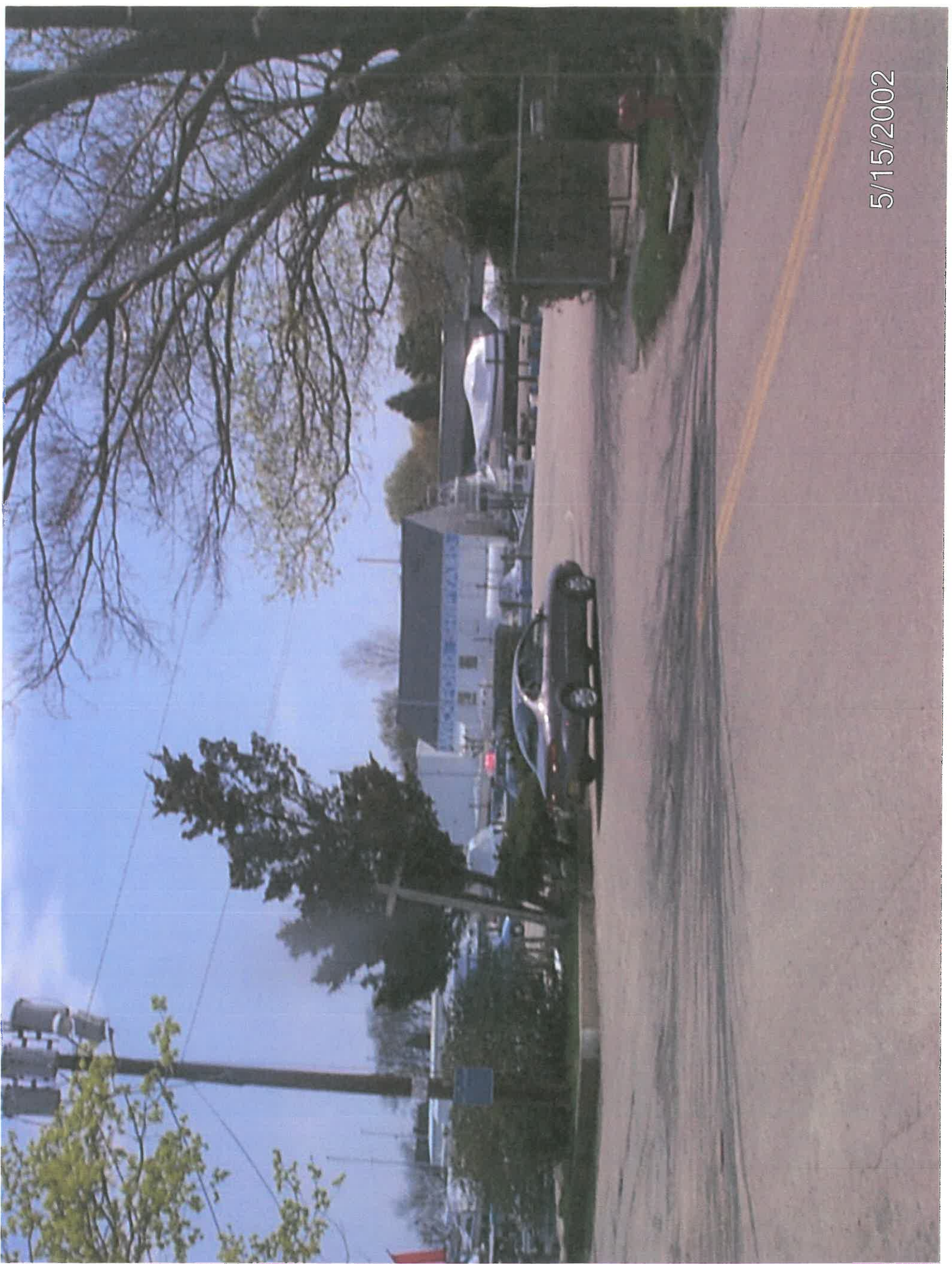
✓ Plat 117, Lot 130
Mary Louise Steere
186 Main Street
North Kingstown, RI 02852

✓ Plat 117, Lot 126
William K. Macy III
Susan S. Macy
146 Main Street
North Kingstown, RI 02852

✓ Plat 117, Lot 128
Brian A. Grimes
Linda D. Grimes
152 Main Street
North Kingstown, RI 02852

✓ Plat 117, Lot 131
Maryann Sabo
William J. Sabo
19 Pleasant Street
North Kingstown, RI 02852





5/15/2002



