



February 13, 2015

Mrs. Sara Freda, Chairwoman  
City of Watertown Planning Board  
C/O City of Watertown Engineering Dept.  
245 Washington Street, Rm. 305  
Watertown, NY 13601

RE: Subdivision / Rearrangement of Tax Map P.N. 14-35-101.000 / P.N. 14-35-101.050  
Assemblage of Tax Map P.N. 14-35-101.020 w/ a Portion of Tax Map P.N. 14-35-101.000

Dear Mrs. Freda,

On behalf of our client, Mr. Patrick M. Donegan, we request the attached materials be reviewed for approval at the next available planning board meeting.

Please be aware that plans for the dedication of Loomus Drive and Spindle Lane have been submitted concurrently to the City Engineer, Mr. Justin Wood. The dedications plans will affect the proposed parcels as indicated below.

The parcels to be subdivided / rearranged are City of Watertown Tax Map P.N. 14-35-101.000, VL – 4 Sunset Ridge and Tax Map P.N. 14-35-101.050, 439 Spindle Lane, owned by Kimberly A. Donegan. Currently Tax Map P.N. 14-35-101.000 is in an undeveloped state and consists of mostly brush and woods other than the present Loomus Drive / Spindle Lane road corridors and a small portion fronting on Ives Street. Tax Map P.N. 14-35-101.050 is presently cleared, seeded, and is in a buildable state. Our client wishes to subdivide Tax Map P.N. 14-35-101.000 into three parcels, two of which will be sold as residential lots and the third will be combined with Tax Map P.N. 14-35-101.050 to be sold as a residential lot.

Parcel 1 consists of 9.81 Acres in the City and Town of Watertown. This parcel will be accessed from Ives Street and Loomus Drive. The parcel will have 50.00 feet of frontage on Ives Street and will be granted a right of way for access and utilities through revised Lot 5 from Spindle Lane. As 50 feet of frontage is substandard for the Residence A zoning district, we will be seeking a variance. Prior discussions with the planning and engineering department indicated the possibility of a concurrent review by both the planning board and zoning board of appeals. Therefore please see the attached copies of our correspondence for the zoning board of appeals. A Utility Easement and Access Right of Way has been created as a part of the street dedication that will encumber Parcel 1. The Utility Easement includes existing infrastructure such as a portion of the existing pump station, existing stormwater infrastructure from the westerly terminus of Spindle Lane, and the outlet of the existing stormwater management basin in Utility Easement B, previously appropriated by the City of Watertown through declaration of maintenance, to the City Boundary.

Parcel 2 consists of 4.87 Acres in the City of Watertown and will be accessed solely from Loomus Drive where the lot will include 100.00 feet of frontage. A Utility Easement Access Right of Way has been created as a part of the street dedication that will encumber Parcel 2. This will serve as a means of access to Utility Easement A and B previously appropriated by the City of Watertown through declaration of maintenance.

Revised Lot 5 consists of 0.396 Acres and includes the area between the former northerly property line of Lot 5 to the southerly property line of Tax Map P.N. 14-35-101.470. This will allocate 77.58 feet of frontage to Revised Lot 5 along Spindle Lane. The aforementioned Utility Easement and Access Right of Way that will encumber Parcel 1 will also encumber Revised Lot 5. As previously mentioned, Parcel 1 will have a right of way for access and utilities across Revised Lot 5 from the terminus of Spindle Lane.

Lastly, a 0.189 Acre portion of Tax Map P.N. 14-35-101.000, formerly allocated for a connector road to Holcomb Street Extension will be abandoned (Up to the City Boundary.) and assembled with Tax Map P.N. 14-35-101.020, 419 Spindle Lane, owned by Cynthia E. Widrick. This portion of Tax Map P.N. 14-35-101.000 is currently in an undeveloped state consisting of lawn and brush. Overhead utility line cross the property from Spindle Lane to Holcomb Street Extension and a portion of the driveway to 419 Spindle Lane is on the parcel.

Attached please find the following for the boards review:

- Subdivision Plat (11);
- Suggested Legal Descriptions – Subdivision (11);
- Assemblage Plat (11);
- Suggested Legal Description – Assemblage (11);
- Tax Map (11);
- Short form SEQR (11);
- CD including electronic copies of all data above, and
- Check No. 1509 in the amount of \$150.00.

Once you have had an opportunity to review the documents please let us know if you have any questions, comments, or require any additional information.

Sincerely,

  
Thomas Michael Storino, PLS  
*President*

CC: Zoning Board of Appeals  
Mr. Patrick M. Donegan, Esq.  
Mr. Adam M. Storino, PLS



February 13, 2015

City of Watertown Zoning Board of Appeals  
C/O City of Watertown Engineering Dept.  
245 Washington Street, Rm. 305  
Watertown, NY 13601

RE: Subdivision of Tax Map P.N. 14-35-101.000

On behalf of our client, Mr. Patrick M. Donegan, we request the attached materials be reviewed for approval at the next available zoning board meeting.

Concurrent with this submission for an area variance, a submission has also been made to the City of Watertown planning board for subdivision approval. Prior discussions with the planning and engineering department indicated the possibility of a concurrent review by both the planning board and zoning board of appeals. Please see the attached copies of our correspondence for the planning board.

We would also like to make the zoning board aware that plans for the dedication of Loomus Drive and Spindle Lane have been submitted concurrently to the City Engineer, Mr. Justin Wood.

The parcels to be subdivided / rearranged are City of Watertown Tax Map P.N. 14-35-101.000, VL – 4 Sunset Ridge and Tax Map P.N. 14-35-101.050, 439 Spindle Lane, owned by Kimberly A. Donegan. Currently Tax Map P.N. 14-35-101.000 is in an undeveloped state and consists of mostly brush and woods other than the present Loomus Drive / Spindle Lane road corridors and a small portion fronting on Ives Street. Tax Map P.N. 14-35-101.050 is presently cleared, seeded, and is in a buildable state. Our client wishes to subdivide Tax Map P.N. 14-35-101.000 into three parcels, two of which will be sold as residential lots and the third will be combined with Tax Map P.N. 14-35-101.050 to be sold as a residential lot.

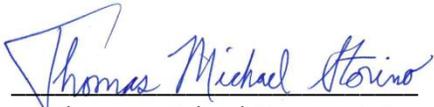
Parcel 1 consists of 9.81 Acres in the City and Town of Watertown. This parcel will be accessed from Ives Street and Loomus Drive. The parcel will have 50.00 feet of frontage on Ives Street and will be granted a right of way for access and utilities through revised Lot 5 from Spindle Lane. As 50 feet of frontage is substandard for the Residence A zoning district, we are seeking the zoning boards approval and seek a variance for the substandard frontage of 50.00 feet.

Attached please find the following for the boards review:

- Subdivision Plat (9);
- Suggested Legal Description for Parcel 1 (9);
- Tax Map (9);
- Short form SEQR (9), and
- Check No. 1510 in the amount of \$150.00.

Once you have had an opportunity to review the documents please let us know if you have any questions, comments, or require any additional information.

Sincerely,



Thomas Michael Storino, PLS  
*President*

CC: Planning Board

Mr. Patrick M. Donegan, Esq.

Mr. Adam M. Storino, PLS



## SUGGESTED DESCRIPTION PARCEL 1 - IVES STREET

ALL THAT TRACT or parcel of land situate in the City and Town of Watertown, County of Jefferson, State of New York, and being further described as follows:

BEGINNING at a 1/2" iron pipe found at the intersection of the southeasterly monumented margin of Ives Street with the southwesterly property line of the parcel of land (P.N. 14-35-211.000) conveyed by Albert A. and Donna D. Abbass to Donna D. Abbass in a deed dated July 16, 2014, recorded in the Jefferson County Clerk's Office as Instrument Number 2014-10015 on July 24, 2014, said pipe being situate S 48°23'17" W, 859.84 feet from the intersection of the southeasterly monumented margin of Ives Street with the southerly monumented margin of Barben Avenue;

THENCE S 41°36'43" E, perpendicular to the southeasterly monumented margin of Ives Street and along the southwesterly property line of said Abbass to Abbass conveyance (P.N. 14-35-211.000), a distance of 165.00 feet a 1/2" capped iron rebar set;

THENCE N 48°23'17" E, 165 feet southeasterly thereof and parallel to the southeasterly monumented margin of Ives Street, a distance of 445.73 feet to a 1/2" capped iron rebar set;

THENCE S 41°36'43" E, perpendicular to the last course, through the parcel of land (14-35-101.000) conveyed by Reny Management, Inc. to Kimberly A. Donegan in a deed dated April 23, 1998, recorded in the Jefferson County Clerk's Office on May 5, 1998 in Liber 1617 of Deeds, at Page 172, passing through 5/8" capped iron rebars set (2013) at 210.00 feet and 310.00 feet, and continuing a total distance of 407.64 feet to a 1/2" capped iron rebar set in the northwesterly property line of the parcel of land (14-35-101.490) conveyed by Paul M. Fowler Development Corp. to Brad A. and Krista M. Charlton in a deed dated November 21, 2002, recorded in the Jefferson County Clerk's Office on November 25, 2002 in Liber 1896 of Deeds, at Page 104;

THENCE S 43°57'08" W, 150 feet northwesterly thereof and parallel to the northwesterly margin of Loomus Drive, along said Paul M. Fowler Development Corp. to Charlton conveyance (14-35-101.490) to and along the parcel of land (14-35-101.480) conveyed by Janine Randazzo and Osama S. Alami to George R. and Maryanne K. Sayyeau in a deed dated August 31, 2007, recorded in the Jefferson County Clerk's Office as Instrument Number 2007-16042 on September 11, 2007, and to and along the parcel of land (14-35-101.470) conveyed by Kevin Patrick Kane and Allison Beth Kane to John B. Johnson, Jr. and Susan M. Johnson in a deed dated December 14, 2012, recorded in the Jefferson County Clerk's Office on the same day as Instrument Number 2012-19344, a distance of 168.00 feet to a point;

THENCE the following three (3) courses and distances along said Kane to Johnson conveyance (14-35-101.470):

1. N 41°36'43" W, a distance of 53.57 feet to a 1/2" capped iron rebar set;
2. S 18°01'02" W, a distance of 106.45 feet to a 1/2" capped iron rebar set;
3. S 57°25'23" E, 208 feet northeasterly thereof and parallel to the city boundary, passing through a 5/8" capped iron rebar set (2013) at 63.09 feet and continuing a total distance of 64.47 feet to a 1/2" capped iron rebar set;

THENCE S 32°34'37" W, perpendicular to the last course, a distance of 208.00 feet to a 1/2" capped iron rebar set in the city boundary;

THENCE S 57°25'23" E, along the city boundary, passing through 1/2" capped iron rebars set at 80.00 feet and 200.00 feet, and continuing a total distance of 355.84 feet to a 1/2" capped iron rebar set in the northerly property line of the parcel of land (P.N. 82.20-2-8) conveyed by Erin K. and Julie A. Byrne to Amy N. Navarra and Edward P. Adams in a deed dated September 24, 2004, recorded in the Jefferson County Clerk's Office as Instrument Number 2004-15695 on October 8, 2004;

THENCE N 85°21'18" W, 150 feet northerly thereof and parallel to the northerly margin of Holcomb Street Extension, passing through an iron bolt found at 111.54 feet, bronze survey markers found at 419.53 feet and 824.51 feet, and continuing a total distance of 841.91 feet to a 1/2" iron pipe found;

THENCE N 48°08'08" E, along the southeasterly property line of the parcel of land (P.N. 82.20-2-2.3) conveyed by Sunset Acres, Inc. to Corporation of the Presiding Bishop of the Church of Jesus Christ of Latter-Day Saints, passing through a leaning 1/2" iron pipe found at 177.00 feet and continuing a total distance of 177.37 feet to a point;

THENCE N 41°56'04" W, along said Sunset Acres, Inc. to Church of Jesus Christ of Latter-Day Saints conveyance (P.N. 82.20-2-2.3), a distance of 272.96 feet to a 1/2" capped iron rebar set;

THENCE N 48°23'17" E, 165 feet southeasterly thereof and parallel to the southeasterly monumented margin of Ives Street, along the southeasterly property line of the parcel of land conveyed by Richard M. Capone and Joseph J. Capone, Jr. to Howard E. and Julia C. Sprague in a deed dated May 26, 1977, recorded in the Jefferson County Clerk's Office on June 1, 1977 in Liber 881 of Deeds, at Page 510, to and along the parcel of land conveyed by Sunset Acres, Inc. to Howard E. and Julia C. Sprague in a deed dated July 10, 1969, recorded in the Jefferson County Clerk's Office on July 30, 1969 in Liber 815 of Deeds, at Page 1075, and to and along the parcel of land (P.N. 14-35-212.000) conveyed by Michael D. Dullea and Michelle M. Dullea Barber as Trustees of the Charles P. and Mary V. Dullea Trust and Charles P. and Mary V. Dullea to Brian D. Kellar in a deed dated May 13, 2010, recorded in the Jefferson County Clerk's Office as Instrument Number 2010-6610 on May 14, 2010, a distance of 255.50 feet to a 1/2" capped iron rebar set;

THENCE N 41°36'43" W, perpendicular to the southeasterly monumented margin of Ives Street and along the northeasterly property line of said Dullea to Kellar conveyance (P.N. 14-35-212.000), a distance of 165.00

feet to a 1/2" iron pipe found;

THENCE N 48°23'17" E, along the southeasterly monumented margin of Ives Street, a distance of 50.00 feet to the point and place of BEGINNING.

CONTAINING 9.81 Acres of land more or less.

TOGETHER with a right of way for ingress, egress, regress and utilities over revised lot 5 described as follows:

BEGINNING at the a point marking the southwesterly terminus of Spindle Lane;

THENCE N 57°25'23" W, passing through a 1/2" capped iron rebar set (2013) at 3.45 feet and continuing a total distance of 83.45 feet to a point;

THENCE N 32°34'37" E, a distance of 60.00 feet to a 1/2" capped iron rebar set;

THENCE S 57°25'23" E, a distance of 79.14 feet to a point;

THENCE along a curve to the left in a generally northeasterly direction at a radius of 20.00 feet, a distance of 27.45 feet to a point in the northwesterly margin of Loomus Drive, said point being situate a direct tie of N 83°15'53" E, 25.34 feet from the last mentioned point;

THENCE S 43°57'08" W, passing through the southwesterly terminus of Loomus Drive at 16.38 feet and continuing along the northwesterly terminus of Spindle Lane a total distance of 77.58 to the point and place of BEGINNING.

TOGETHER with "the perpetual right and easement for natural drainage over, on, under, and through" the second parcel of land conveyed by Susan Ancell Curtin, Katherine G. Plunkert, and Barbara L. Curtin as Joint Tenants with Right of Survivorship to Angela Siragusa in a second corrective deed dated October 21, 2010, recorded in the Jefferson County Clerk's Office as Instrument Number 2010-15374 on October 25, 2010.

TOGETHER with "the perpetual right and easement to construct, repair, maintain, and reconstruct a sanitary sewer over, on, under, and through a strip of land 25 feet in width" over the second parcel of land conveyed by Susan Ancell Curtin, Katherine G. Plunkert, and Barbara L. Curtin as Joint Tenants with Right of Survivorship to Angela Siragusa in a second corrective deed dated October 21, 2010, recorded in the Jefferson County Clerk's Office as Instrument Number 2010-15374 on October 25, 2010.

SUBJECT to Utility Easement B appropriated by the City of Watertown through Declaration of Maintenance in a resolution dated October 7, 2013, recorded in the Jefferson County Clerk's Office as Instrument Number 2013-15974 on October 24, 2013.

SUBJECT to a sewer easement granted from Sunset Acres, Inc. to the City of Watertown in a deed dated May 8, 1969, recorded in the Jefferson County Clerk's Office on June 25, 1969 in Liber 815 of Deeds, at Page 14.

SUBJECT to a communication right of way and easement granted by the Estate of J.J. Lamon to the New York Telephone Company and the American Telephone and Telegraph Company in a deed dated October 30, 1931, recorded in the Jefferson County Clerk's Office on November 12, 1931 in Liber 401 of Deeds, at Page 529.

SUBJECT to a utility easement and access right of way as shown on dedication plans titled "PLANS FOR THE DEDICATION OF LOOMUS DRIVE, SPINDLE LANE, AND ASSOCIATED UTILITIES AT THE BARBEN GREEN SUBDIVISION" by STORINO GEOMATICS, Land Surveying Services & Consulting, PLLC, dated February 13, 2015.

SUBJECT to a driveway easement granted by Richard M. Capone to Albert A. and Donna D. Abbass in an agreement dated October 21, 1988, recorded in the Jefferson County Clerk's Office on November 3, 1988 in Liber 1115 of Deeds, at Page 0111.

SUBJECT to and including any rights or restrictions of record that an updated Abstract of Title may disclose.

SUBJECT to and including any and all other rights or restrictions of record.

INTENDING to describe a 9.81± Acre portion of the parcel of land conveyed by Reny Management, Inc. to Kimberly A. Donegan in a corrective deed dated April 23, 1998, recorded in the Jefferson County Clerk's Office on May 5, 1998 in Liber 1617 of Deeds, at Page 172.

AS SURVEYED by STORINO GEOMATICS, Land Surveying Services & Consulting, PLLC, December 24, 2014 – February 9, 2015, shown as Parcel 1 on a plat titled "SUBDIVISION FINAL PLAT OF A PARCEL OF LAND KNOWN AS TAX MAP P.N. 14-35-101.000 AND TAX MAP P.N. 82.20-2-2.1, LANDS OF KIMBERLY A. DONEGAN", dated 2/13/2015, a copy of which is part of this instrument.

The bearings used in this description are referenced to New York State Plane Central Zone 3102, as realized from observations referenced to NAD 83 (2011). Coordinates were determined from static GPS observations made December, 2014. Distances and area used in this description are ground.

The monumented margins referred to herein are those as monumented by the Department of Engineering of the City of Watertown, New York.

All 1/2" capped iron rebars set read "STORINO, PLS 50035" and are yellow in color.

The parcel numbers referred to herein are those shown upon the Assessment maps of said city that are on file in the City Engineer's office, Room 305, Municipal Building, 245 Washington Street; and said County that are on file in the Real Property Tax Office in the Jefferson County Office Building, 175 Arsenal Street, Watertown, NY 13601.



Thomas Michael Storino, P.L.S. No. 50035  
Licensed Land Surveyor





## SUGGESTED DESCRIPTION PARCEL 2 – LOOMUS DRIVE

ALL THAT TRACT or parcel of land situate in the City of Watertown, County of Jefferson, State of New York, and being further described as follows:

COMMENCING at a point in the southerly monumented margin of Barben Avenue, said point being situate S 87°31'52" E, 690.00 feet from the intersection of the southerly monumented margin of Barben Avenue with the southeasterly monumented margin of Ives Street;

THENCE S 02°28'08" W, along the westerly margin of Loomus Drive, a distance of 259.64 feet to a 1/2" iron pipe found with Zeccolo cap;

THENCE S 43°57'08" W, along the northwesterly margin of Loomus Drive, a distance of 169.74 feet to a leaning 5/8" iron rebar found at the point of BEGINNING;

THENCE S 43°57'08" W, along the northwesterly margin of Loomus Drive, a distance of 100.00 feet to a 3/4" iron pipe found with Morgan cap;

THENCE the following three (3) courses and distances along the parcel of land (P.N. 14-35-101.540) conveyed by SIRVA Relocation, LLC to James W. and Mary K. Corriveau in a deed dated April 15, 2004, recorded in the Jefferson County Clerk's Office as Instrument Number 2004-6705 on May 14, 2004:

1. Along a curve to the left in a generally northwesterly direction at a radius of 20.00 feet, a distance of 31.42 feet to a 3/4" iron pipe found with Morgan cap, said pipe being situate a direct tie of N 01°02'52" W, 28.28 feet from the last mentioned pipe;
2. N 46°02'52" W, a distance of 88.29 feet to a bent 3/4" iron pipe found;
3. N 87°31'52" W, passing through a 5/8" capped iron rebar set (2013) at 20.00 feet and continuing a total distance of 55.68 feet to a bent 3/4" iron pipe found;

THENCE S 43°57'08" W, 150 feet northwesterly thereof and parallel to the northwesterly margin of Loomus Drive, along said SIRVA Relocation, LLC to Corriveau conveyance (P.N. 14-35-101.540), to and along the parcel of land (P.N. 14-35-101.530) conveyed by Timothy J. and Karin C. Kurgan to Nickolas W. and Marlene A. Darling in a deed dated December 12, 2003, recorded in the Jefferson County Clerk's Office as Instrument Number 2003-21763 on December 26, 2003, to and along the parcel of land (P.N. 14-35-101.520) conveyed by Paul M. Fowler Development Corp. to Karen L. Ernest in a deed dated May 2, 2000, recorded in the Jefferson County Clerk's Office on May 5, 2000 in Liber 1731 of Deeds, at Page 265, to and along the parcel of

land (P.N. 14-35-101.510) conveyed by Jan Carroll as Executrix of the Last Will and Testament of Robert J. Carroll to Gerry C. Carroll in a deed dated September 28, 2012, recorded in the Jefferson County Clerk's Office as Instrument Number 2013-10808 on July 24, 2013, and to and along the parcel of land (14-35-101.490) conveyed by Paul M. Fowler Development Corp. to Brad A. and Krista M. Charlton in a deed dated November 21, 2002, recorded in the Jefferson County Clerk's Office on November 25, 2002 in Liber 1896 of Deeds, at Page 104, passing through a bent 3/4" iron pipe found with Morgan cap at 75.00 feet, two 3/4" iron pipes with Morgan caps found at 155.00 feet and 235.00 feet, a 1/2" iron rebar with BCG cap found at 355.00 feet and continuing a total distance of 433.09 feet to a 1/2" capped iron rebar set;

THENCE N 41°36'43" W, perpendicular to the southeasterly monumented margin of Ives Street, through the parcel of land (14-35-101.000) conveyed by Reny Management, Inc. to Kimberly A. Donegan in a deed dated April 23, 1998, recorded in the Jefferson County Clerk's Office on May 5, 1998 in Liber 1617 of Deeds, at Page 172, passing through 5/8" capped iron rebars set (2013) at 97.64 feet and 197.64 feet, and continuing a total distance of 407.64 feet to a 1/2" capped iron rebar set in the southeasterly property line of the parcel of land (14-35-207.000) conveyed by Chuck Y. and Kam Oy Gee to Thomas E. and Kathleen L. Gee in a deed dated April 15, 1999, recorded in the Jefferson County Clerk's Office on July 8, 1999 in Liber 1682 of Deeds, at Page 24;

THENCE N 48°23'17" E, 165 feet southeasterly thereof and parallel to the southeasterly monumented margin of Ives Street, a distance of 354.67 feet to a 1/2" iron pipe found in the southwesterly property line of the parcel of land (P.N. 14-35-203.000) conveyed by Ruth M. LaForty to George and Renate C. Williams in a deed dated April 11, 2006, recorded in the Jefferson County Clerk's Office as Instrument Number 2006-6028 on April 13, 2006;

THENCE S 41°36'43" E, perpendicular to the southeasterly monumented margin of Ives Street and along the southwesterly property line of said LaForty to Williams conveyance (P.N. 14-35-203.000), a distance of 7.13 feet to a point;

THENCE S 87°31'52" E, 165 feet southerly thereof and parallel to the southerly monumented margin of Barben Avenue, along said LaForty to Williams conveyance (P.N. 14-35-203.000), to and along the parcel of land (P.N. 14-35-202.000) conveyed by Joseph E. and Deborah M. Greene to Patrick D. and April Ann Kelly in a deed dated May 25, 2004, recorded in the Jefferson County Clerk's Office on the same day as Instrument Number 2004-7229, to and along the parcel of land (P.N. 14-35-201.000) conveyed by Chikku Paul to Randy G. and Rhonda M. Kellar in a deed dated July 21, 2013, recorded in the Jefferson County Clerk's Office as Instrument Number 2013-10932 on July 26, 2013, to and along the parcel of land (P.N. 14-35-101.280) conveyed by Arthur C. Peckham, Jr. and Dianne L. Peckham to Joseph P. Pencek in a deed dated September 25, 2006, recorded in the Jefferson County Clerk's Office as Instrument Number 2006-16756 on October 3, 2006, and to and along the parcel of land (P.N. 14-35-101.270) conveyed by F. Toby and Donna E. Morrow to Thomas and Catherine O'Brien in a deed dated August 23, 2004, recorded in the Jefferson County Clerk's Office as Instrument Number 2004-12696 on August 24, 2004, passing through a 3/4" iron pin found at 402.80 feet and continuing a total distance of 403.12 feet to a point;

THENCE S 02°28'08" W, along the parcel of land (P.N. 14-35-101.240) conveyed by Carl J. and Linda H. DiSalvatore to Kieran F. and Christy A. Dollard in a deed dated November 13, 2013, recorded in the Jefferson County Clerk's Office as Instrument Number 2013-17164 on November 15, 2013, and to and along the parcel of land (P.N. 14-35-101.230) conveyed by Brian S. and Laura A. Lenander to Dhanvendran Ramar and Rekha Vijayan in a deed dated April 30, 2014, recorded in the Jefferson County Clerk's Office as Instrument Number 2014-5451 on May 6, 2014, passing through a 3/4" iron pipe with red cap found at 85.00 feet and continuing a total distance of 162.38 feet to a 3/4" iron pipe found;

THENCE the following two (2) courses and distances along said Lenander to Ramar and Vijayan conveyance (P.N. 14-35-101.230):

1. S 46°02'52" E, a distance of 92.32 feet to a bent 3/4" iron pipe found with Morgan cap;
2. Along a curve to the left in a generally northeasterly direction at a radius of 20.00 feet, a distance of 31.42 feet to the point and place of BEGINNING, said point being situate a direct tie of N 88°57'08" E, 28.28 feet from the last mentioned point.

CONTAINING 4.87 Acres of land more or less.

SUBJECT to Utility Easement A and Utility Easement B appropriated by the City of Watertown through Declaration of Maintenance in a resolution dated October 7, 2013, recorded in the Jefferson County Clerk's Office as Instrument Number 2013-15974 on October 24, 2013.

SUBJECT to a utility easement access right of way as shown on dedication plans titled "PLANS FOR THE DEDICATION OF LOOMUS DRIVE, SPINDLE LANE, AND ASSOCIATED UTILITIES AT THE BARBEN GREEN SUBDIVISION" by STORINO GEOMATICS, Land Surveying Services & Consulting, PLLC, dated February 13, 2015.

SUBJECT to a sewer easement granted from Sunset Acres, Inc. to the City of Watertown in a deed dated May 8, 1969, recorded in the Jefferson County Clerk's Office on June 25, 1969 in Liber 815 of Deeds, at Page 14.

SUBJECT to a communication right of way and easement granted by the Estate of J.J. Lamon to the New York Telephone Company and the American Telephone and Telegraph Company in a deed dated October 30, 1931, recorded in the Jefferson County Clerk's Office on November 12, 1931 in Liber 401 of Deeds, at Page 529.

SUBJECT to and including any rights or restrictions of record that an updated Abstract of Title may disclose.

SUBJECT to and including any and all other rights or restrictions of record.

INTENDING to describe a 4.87± Acre portion of the parcel of land conveyed by Reny Management, Inc. to Kimberly A. Donegan in a corrective deed dated April 23, 1998, recorded in the Jefferson County Clerk's Office on May 5, 1998 in Liber 1617 of Deeds, at Page 172.

AS SURVEYED by STORINO GEOMATICS, Land Surveying Services & Consulting, PLLC, December 24, 2014 – February 9, 2015, shown as Parcel 2 on a plat titled "SUBDIVISION FINAL PLAT OF A PARCEL OF LAND KNOWN AS TAX MAP P.N. 14-35-101.000 AND TAX MAP P.N. 82.20-2-2.1, LANDS OF KIMBERLY A. DONEGAN", dated 2/13/2015, a copy of which is part of this instrument.

The bearings used in this description are referenced to New York State Plane Central Zone 3102, as realized from observations referenced to NAD 83 (2011). Coordinates were determined from static GPS observations made December, 2014. Distances and area used in this description are ground.

The monumented margins referred to herein are those as monumented by the Department of Engineering of the City of Watertown, New York.

All 1/2" capped iron rebars set read "STORINO, PLS 50035" and are yellow in color.

The parcel numbers referred to herein are those shown upon the Assessment maps of said city that are on file in the City Engineer's office, Room 305, Municipal Building, 245 Washington Street, Watertown, NY 13601.



Thomas Michael Storino, P.L.S. No. 50035  
Licensed Land Surveyor



**SUGGESTED DESCRIPTION**  
**REVISED LOT 5 – 439 SPINDLE LANE**

ALL THAT TRACT or parcel of land situate in the City of Watertown, County of Jefferson, State of New York, and being further described as follows:

BEGINNING at a point marking the southwesterly terminus of Spindle Lane;

THENCE N 57°25'23" W, 148 feet northeasterly thereof and parallel to the city boundary, a distance of 3.45 feet to a 1/2" capped iron rebar set (2013);

THENCE S 32°34'37" W, perpendicular to the city boundary and along the northwesterly property line of the parcel of land (P.N. 14-35-101.040) conveyed by Paul M. Fowler Development Corp. to Dorrence R. and Judith L. Jones in a deed dated September 17, 2003, recorded in the Jefferson County Clerk's Office as Instrument Number 2003-18081 on October 24, 2003, a distance of 148.00 feet to a 1/2" capped iron rebar set (2013);

THENCE N 57°25'23" W, along the city boundary, a distance of 80.00 feet to a 1/2" capped iron rebar set;

THENCE N 32°34'37" E, perpendicular to the city boundary, a distance of 208.00 feet to a 1/2" capped iron rebar set in the southwesterly property line of the parcel of land (14-35-101.470) conveyed by Kevin Patrick Kane and Allison Beth Kane to John B. Johnson, Jr. and Susan M. Johnson in a deed dated December 14, 2012, recorded in the Jefferson County Clerk's Office on the same day as Instrument Number 2012-19344;

THENCE the following two (2) courses and distances along said Kane to Johnson conveyance (14-35-101.470):

1. S 57°25'23" E, a distance of 79.14 feet to a point;
2. Along a curve to the left in a generally northeasterly direction at a radius of 20.00 feet, a distance of 27.45 feet to a point in the northwesterly margin of Loomus Drive, said point being situate a direct tie of N 83°15'53" E, 25.34 feet from the last mentioned point;

THENCE S 43°57'08" W, passing through the southwesterly terminus of Loomus Drive at 16.38 feet and continuing along the northwesterly terminus of Spindle Lane a total distance of 77.58 to the point and place of BEGINNING.

CONTAINING 0.396 Acres of land more or less.

SUBJECT to a utility easement and access right of way as shown on dedication plans titled "PLANS FOR THE DEDICATION OF LOOMUS DRIVE, SPINDLE LANE, AND ASSOCIATED UTILITIES AT THE BARBEN GREEN SUBDIVISION" by STORINO GEOMATICS, Land Surveying Services & Consulting, PLLC, dated February 13, 2015.

SUBJECT to a right of way for ingress, egress, regress and utilities for the benefit of Parcel 1 described as follows:

BEGINNING at the a point marking the southwesterly terminus of Spindle Lane;

THENCE N 57°25'23" W, passing through a 1/2" capped iron rebar set (2013) at 3.45 feet and continuing a total distance of 83.45 feet to a point;

THENCE N 32°34'37" E, a distance of 60.00 feet to a 1/2" capped iron rebar set;

THENCE S 57°25'23" E, a distance of 79.14 feet to a point;

THENCE along a curve to the left in a generally northeasterly direction at a radius of 20.00 feet, a distance of 27.45 feet to a point in the northwesterly margin of Loomus Drive, said point being situate a direct tie of N 83°15'53" E, 25.34 feet from the last mentioned point;

THENCE S 43°57'08" W, passing through the southwesterly terminus of Loomus Drive at 16.38 feet and continuing along the northwesterly terminus of Spindle Lane a total distance of 77.58 to the point and place of BEGINNING.

SUBJECT to and including any rights or restrictions of record that an updated Abstract of Title may disclose.

SUBJECT to and including any and all other rights or restrictions of record.

INTENDING to describe a 0.396± Acre portion of the parcel of land conveyed by Reny Management, Inc. to Kimberly A. Donegan in a corrective deed dated April 23, 1998, recorded in the Jefferson County Clerk's Office on May 5, 1998 in Liber 1617 of Deeds, at Page 172.

AS SURVEYED by STORINO GEOMATICS, Land Surveying Services & Consulting, PLLC, December 24, 2014 – February 9, 2015, shown as Parcel 1 on a plat titled "SUBDIVISION FINAL PLAT OF A PARCEL OF LAND KNOWN AS TAX MAP P.N. 14-35-101.000 AND TAX MAP P.N. 82.20-2-2.1, LANDS OF KIMBERLY A. DONEGAN", dated 2/13/2015, a copy of which is part of this instrument.

The bearings used in this description are referenced to New York State Plane Central Zone 3102, as realized from observations referenced to NAD 83 (2011). Coordinates were determined from static GPS observations made December, 2014. Distances and area used in this description are ground.

All 1/2" capped iron rebars set read "STORINO, PLS 50035" and are yellow in color.

The parcel numbers referred to herein are those shown upon the Assessment maps of said city that are on file in the City Engineer's office, Room 305, Municipal Building, 245 Washington Street, Watertown, NY 13601.



Thomas Michael Storino, P.L.S. No. 50035  
Licensed Land Surveyor



**SUGGESTED ASSEMBLAGE DESCRIPTION  
419 SPINDLE LANE**

ALL THAT TRACT or parcel of land situate in the City of Watertown, County of Jefferson, State of New York, and being further described as follows:

BEGINNING at a point marking the intersection of the southwesterly margin of Spindle Lane with the southeasterly property line of the parcel of land (P.N. 14-35-101.040) conveyed by Paul M. Fowler Development Corp. to Dorrence R. and Judith L. Jones in a deed dated September 17, 2003, recorded in the Jefferson County Clerk's Office as Instrument Number 2003-18081 on October 24, 2003, said point being situate S 57°25'23" E, 116.55 feet from the southwesterly terminus of Spindle Lane;

THENCE S 57°25'23" E, along the southwesterly margin of Spindle Lane; 148 feet northeasterly thereof and parallel to the City Boundary, passing through a 1/2" iron pipe found at 117.20 feet and continuing a total distance of 157.25 feet to an angle point in said southwesterly margin;

THENCE S 85°18'47" E, along the southerly margin of Spindle Lane, a distance of 42.79 feet to a 5/8" iron rebar found;

THENCE the following two (2) courses and distances along the westerly property line of the parcel of land (P.N. 14-35-101.010) conveyed by Paul M. Fowler Development Corp. to Thomas A. and Barbara J. Wright in a deed dated August 24, 1998, recorded in the Jefferson County Clerk's Office on September 11, 1998 in Liber 1638 of Deeds, at Page 146:

1. Along a curve to the left in a generally southwesterly direction at a radius of 20.00 feet, a distance of 27.37 feet to a leaning 5/8" iron rebar found, said rebar being situate a direct tie of S 55°29'22" W, 25.28 feet from the last mentioned rebar;
2. S 16°17'31" W, a distance of 75.84 feet to a 1/2" capped iron rebar set;

THENCE S 04°38'42" W, along said Paul M. Fowler Development Corp. to Wright conveyance (P.N. 14-35-101.010) to and along the parcel of land (P.N. 14-35-129.000) conveyed by Virginia Volovic to Richard J. and Irene LaBeau in a deed dated September 22, 1969, recorded in the Jefferson County Clerk's Office on September 22, 1969 in Liber 817 of Deeds, at Page 181, a distance of 81.42 feet to a 1/2" capped iron rebar set in the City Boundary;

THENCE N 57°25'23" W, along the City Boundary, a distance of 56.59 feet to a 1/2" capped iron rebar set in the easterly property line of the parcel of land conveyed by Erin K. and Julie A. Byrne to Amy N. Navarra and Edward P. Adams in a deed dated September 24, 2004, recorded in the Jefferson County Clerk's Office as

Instrument Number 2004-15695 on October 8, 2004;

THENCE the following two (2) courses and distances along said Byrne to Navarra and Adams conveyance (P.N. 14-35-101.610):

1. N 04°38'42" E, a distance of 15.09 feet to a point, said point being situate S 00°48'56" E, 0.78 feet from an iron bolt found;
2. N 85°21'18" W, 28.45 feet to a 1/2" capped iron rebar set in the City Boundary;

THENCE N 57°25'23" W, along the City Boundary, a distance of 155.84 feet to a 1/2" capped iron rebar set (2013);

THENCE N 32°34'37" E, perpendicular to the City Boundary and along the southeasterly property line of the aforementioned Paul M. Fowler Development Corp. to Jones conveyance (P.N. 14-35-101.040), passing through a 1/2" iron pipe found at 147.83 feet and continuing a total distance of 148.00 feet to the point and place of BEGINNING.

CONTAINING 0.714 Acres (31,094 Square Feet) of land more or less.

SUBJECT to a ten feet wide right of way for a driveway granted from David B. Harris to Eugene D. & Edith M. Pfaff in a deed dated May 4, 1954, recorded in the Jefferson County Clerk's Office on May 10, 1954 in Liber 599 of Deeds, at Page 467.

SUBJECT to any restrictions that may exist in regards to a right of way for a driveway as referenced in a deed from Erin K. And Julie A. Byrne to Amy N. Navarra and Edward P. Adams dated September 24, 2004, recorded in the Jefferson County Clerk's Office as Instrument Number: 2004-15695 on October 8, 2004.

SUBJECT to and including any rights or restrictions of record that an updated Abstract of Title may disclose.

SUBJECT to and including any and all other rights or restrictions of record.

INTENDING to assemble and describe the parcel of land conveyed by James R. and Cynthia E. Widrick to Cynthia E. Widrick in a deed dated December 13, 2012, recorded in the Jefferson County Clerk's Office as Instrument Number 2012-20058 on December 28, 2012 and a 0.189± Acre portion of the parcel of land conveyed by Reny Management, Inc. to Kimberly A. Donegan in a corrective deed dated April 23, 1998, recorded in the Jefferson County Clerk's Office on May 5, 1998 in Liber 1617 of Deeds, at Page 172.

AS SURVEYED by STORINO GEOMATICS, Land Surveying Services & Consulting, PLLC, December 24, 2014 – February 9, 2015, shown on a plat titled "ASSEMBLAGE PLAT OF A PARCEL OF LAND KNOWN AS

TAX MAP P.N. 14-35-101.020, LANDS OF CYNTHIA E. WIDRICK WITH A 0.189± ACRE PORTION OF TAX MAP P.N. 14-35-101.000, LANDS OF KIMBERLY A. DONEGAN”, dated 2/13/2015, a copy of which is part of this instrument.

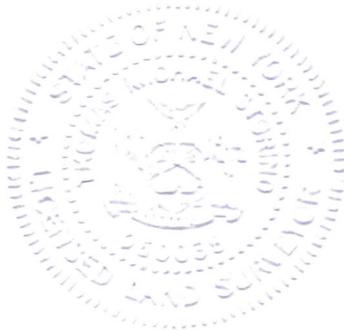
The bearings used in this description are referenced to New York State Plane Central Zone 3102, as realized from observations referenced to NAD 83 (2011). Coordinates were determined from static GPS observations made December, 2014. Distances and area used in this description are ground.

All 1/2” capped iron rebars set read “STORINO, PLS 50035” and are yellow in color.

The parcel numbers referred to herein are those shown upon the Assessment maps of said city that are on file in the City Engineer’s office, Room 305, Municipal Building, 245 Washington Street; and said County that are on file in the Real Property Tax Office in the Jefferson County Office Building, 175 Arsenal Street, Watertown, NY 13601.



Thomas Michael Storino, P.L.S. No. 50035  
Licensed Land Surveyor



# *Short Environmental Assessment Form*

## *Part 1 - Project Information*

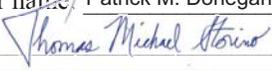
### Instructions for Completing

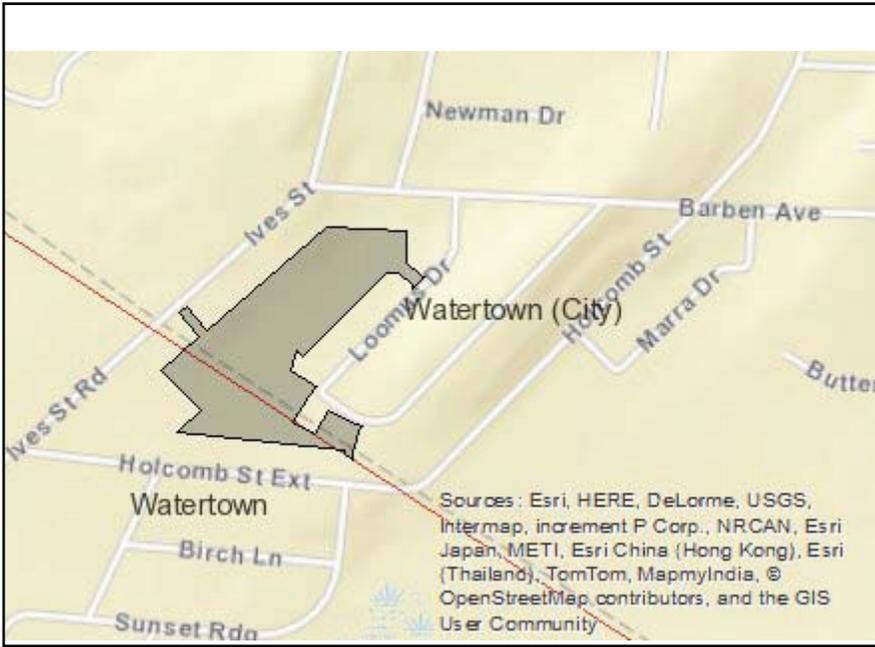
**Part 1 - Project Information.** The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

<b>Part 1 - Project and Sponsor Information</b>			
Name of Action or Project: Barben Green Subdivision / Rearrangement			
Project Location (describe, and attach a location map): City of Watertown Tax Map P.N. 14-35-101.000, VL - 4 Sunset Ridge (Town of Watertown Tax Map P.N. P.N. 82.20-2-2.1); City of Watertown Tax Map P.N. 14-35-101.050, 439 Spindle Lane, and City of Watertown Tax Map P.N. 14-35-101.020, 419 Spindle Lane			
Brief Description of Proposed Action: City of Watertown Tax Map P.N. 14-35-101.000, VL - 4 Sunset Ridge (Town of Watertown Tax Map P.N. P.N. 82.20-2-2.1) is to be subdivided into three parcels, two of which will be sold as residential lots (9.81 Acres / 4.87 Acres). The third parcel will be combined with City of Watertown Tax Map P.N. 14-35-101.050, 439 Spindle Lane, and also be sold as a residential lot (0.396 Acres).  A 0.189 Acre portion of Tax Map P.N. 14-35-101.000, formerly allocated for a connector road to Holcomb Street Extension will be abandoned (Up to the City Boundary.) and assembled with Tax Map P.N. 14-35-101.020, 419 Spindle Lane.			
Name of Applicant or Sponsor: Patrick M. Donegan		Telephone: (315) 482-1008 E-Mail: p.donegan@verizon.net	
Address: 23590 Iroquois Island Shore Road, P.O. Box 669			
City/PO: Alexandria Bay		State: NY	Zip Code: 13607
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.		<b>NO</b>	<b>YES</b>
		<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:		<b>NO</b>	<b>YES</b>
City of Watertown Planning Board - Subdivision / Assemblage Approval      County Planning Board - 239M Review City of Watertown Zoning Board of Appeals - Area (Frontage) Variance		<input type="checkbox"/>	<input checked="" type="checkbox"/>
3.a. Total acreage of the site of the proposed action? _____		15.79 acres	
b. Total acreage to be physically disturbed? _____		0.00 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____		15.93 acres	
4. Check all land uses that occur on, adjoining and near the proposed action.			
<input type="checkbox"/> Urban <input checked="" type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input checked="" type="checkbox"/> Other (specify): <u>Brush</u> <input type="checkbox"/> Parkland			



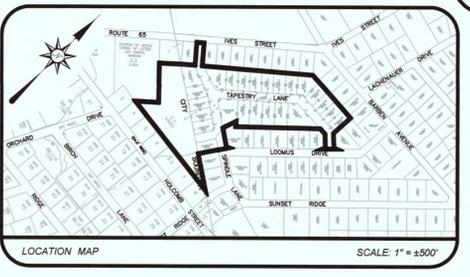
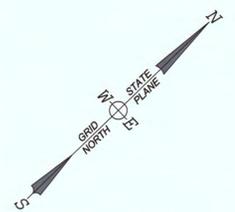
<p>18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)?</p> <p>If Yes, explain purpose and size: _____</p> <p>_____</p> <p>_____</p>	<p><b>NO</b></p> <p><input checked="" type="checkbox"/></p>	<p><b>YES</b></p> <p><input type="checkbox"/></p>
<p>19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?</p> <p>If Yes, describe: _____</p> <p>_____</p> <p>_____</p>	<p><b>NO</b></p> <p><input checked="" type="checkbox"/></p>	<p><b>YES</b></p> <p><input type="checkbox"/></p>
<p>20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?</p> <p>If Yes, describe: _____</p> <p>_____</p> <p>_____</p>	<p><b>NO</b></p> <p><input checked="" type="checkbox"/></p>	<p><b>YES</b></p> <p><input type="checkbox"/></p>
<p><b>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b></p> <p>Applicant/sponsor name: <u>Patrick M. Donegan</u> Date: <u>2/13/2015</u></p> <p>Signature: <u></u> for Patrick M. Donegan</p>		



**Disclaimer:** The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.

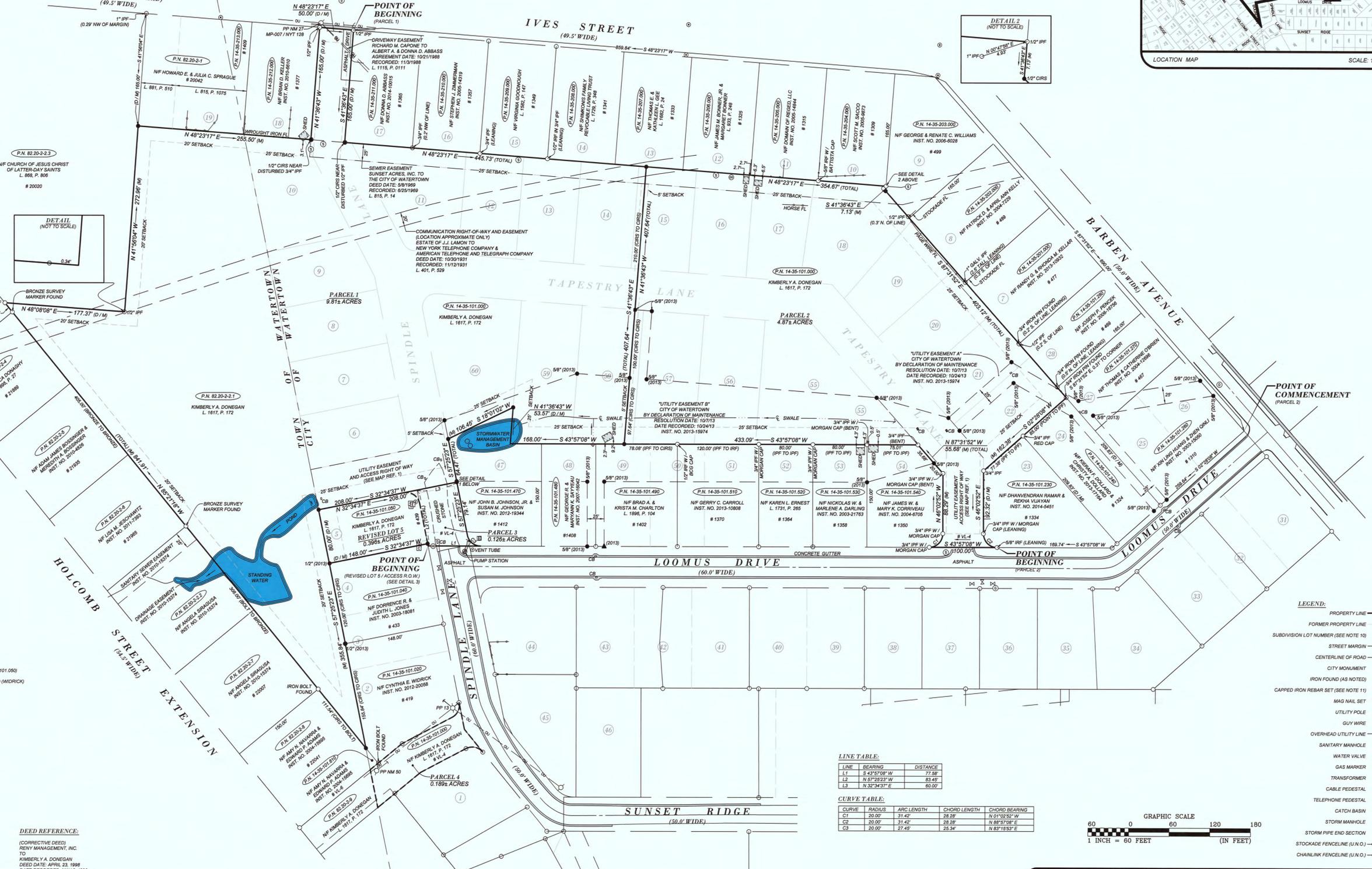
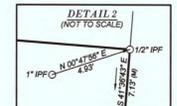


Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National Register of Historic Places]	No
Part 1 / Question 12b [Archeological Sites]	Yes
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 Year Flood Plain]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
Part 1 / Question 20 [Remediation Site]	No



COUNTY ROUTE 65 (A.K.A. IVES STREET ROAD) (49.5' WIDE)

IVES STREET (49.5' WIDE)



**PARCEL SUMMARY:**

PARCEL NO.	AREA
1	9.81± ACRES
2	4.87± ACRES
3	0.126± ACRES - TO BE ASSEMBLED WITH LOT 5 (P.N. 14-35-101.050)
4	0.189± ACRES - TO BE ASSEMBLED WITH P.N. 14-35-101.020 (WIDKRIC)

- SURVEY NOTES:**
- THE BEARINGS SHOWN ARE REFERENCED TO NEW YORK STATE PLANE CENTRAL ZONE 1102 AS REALIZED FROM OBSERVATIONS REFERENCED TO NAD 83 (2011). COORDINATES WERE DETERMINED FROM STATIC GPS OBSERVATIONS MADE DECEMBER, 2014. DISTANCES AND AREA SHOWN ARE GROUND.
  - SURVEY DATES: DECEMBER 19, 2014 - FEBRUARY 9, 2015.
  - FIELD WORK ON SURVEY DATES INDICATED ABOVE WAS PERFORMED UNDER SEVERE ADVERSE WEATHER CONDITIONS, INCLUDING SIGNIFICANT GROUND SNOW AND ICE COVER.
  - ALL ADJOINERS AND REFERENCES ARE PER THE CITY OF WATERTOWN ASSESSMENT DEPARTMENT AND JEFFERSON COUNTY REAL PROPERTY ASSESSMENT OFFICE.
  - THIS SURVEY PERFORMED WITHOUT THE BENEFIT OF UPDATED ABSTRACTS OF TITLE.

**DEED REFERENCE:**  
(CORRECTIVE DEED)  
RENY MANAGEMENT, INC.  
KIMBERLY A. DONEGAN  
DEED DATE: APRIL 23, 1999  
DATE RECORDED: MAY 3, 1999  
LIBER 1617, PAGE 172

**MAP REFERENCES:**

- "BARBEN GREEN, FINAL PLAT" - DRAWING NO. F.1 AND F.2, PROJECT NO. 7060-1, BY PASSERO ASSOCIATES, P.C., DATED SEPTEMBER 26, 1987, REVISED JANUARY 22, 1988, RECORDED IN THE JEFFERSON COUNTY CLERK'S OFFICE ON FEBRUARY 26, 1988 IN PLAT CABINET 1A, NO. 1181 AND 1182.
- "PLANS FOR THE DEDICATION OF LOOMUS DRIVE, SPINDLE LANE, AND ASSOCIATED UTILITIES AT THE BARBEN GREEN SUBDIVISION," BY STORINO GEOMATICS, PLLC, DATED JULY 29, 2013.
- "SURVEY PLAT OF UTILITY EASEMENTS AT BARBEN GREEN SUBDIVISION," FILE NO. 13-020-COV, BY STORINO GEOMATICS, PLLC, DATED JULY 29, 2013.
- CITY OF WATERTOWN STREET MONUMENTATION RECORD: SHEET 24, BARBEN AVENUE; SHEET 198, IVES STREET.
- CITY OF WATERTOWN DEPARTMENT OF ASSESSMENT AND TAXATION DISTRICT 14 MAP 35, LAST REVISED FEBRUARY 23, 2009, P.L.S. 30058.
- TAX MAP NO. 82.20-2-2.1, TOWN OF WATERTOWN, LAST REVISED MARCH 1, 2013.

**PLANNING TABLE**

ZONING - CITY OF WATERTOWN: RESIDENCE A  
TOWN OF WATERTOWN: R-3 RESIDENTIAL

FRONTAGE	REQUIRED	PROPOSED
FRONT	75' (CITY) / 100' (TOWN)	80' (LOT 1) / 100' (LOT 2) / 77.58' (REV. LOT 5)
AREA	7,500 SF (CITY) / 15,000 SF (TOWN)	9.81 AC (LOT 1 & 2) / 4.87 AC (REV. LOT 5)
SETBACK	25' (CITY) / 40' (TOWN)	25' (LOT 1, LOT 2, REV. LOT 5)
FRONT	5' (CITY) / 20' (TOWN)	5' (LOT 1, LOT 2, REV. LOT 5)
REAR	25' (CITY) / 20' (TOWN)	25' / 20' (LOT 1, LOT 2, REV. LOT 5)

IT IS HEREBY CERTIFIED THAT SUBDIVISION FINAL PLAT APPROVAL WAS GRANTED ON \_\_\_\_\_ PURSUANT TO SECTIONS 32, 33, AND 34 OF THE GENERAL CITY LAW.

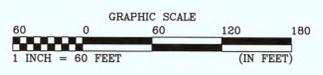
KENNETH A. MIX  
PLANNING & COMMUNITY DEVELOPMENT COORDINATOR  
CLERK OF THE CITY OF WATERTOWN PLANNING BOARD

**LINE TABLE:**

LINE	BEARING	DISTANCE
L1	S 43°57'08" W	77.58'
L2	N 87°25'23" W	83.38'
L3	N 32°34'37" E	60.00'

**CURVE TABLE:**

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	20.00'	31.42'	28.28'	N 01°25'25" W
C2	20.00'	31.42'	28.28'	N 88°57'08" E
C3	20.00'	27.45'	25.34'	N 81°19'33" E



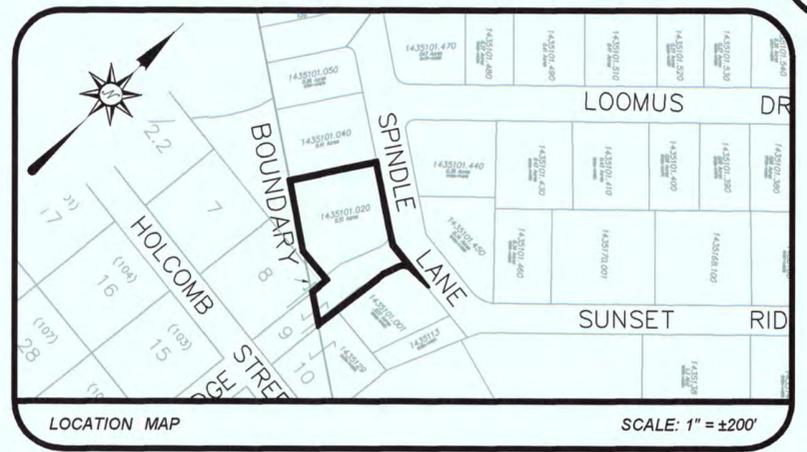
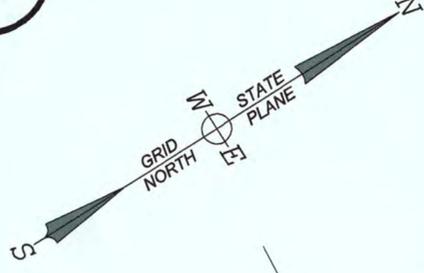
**SUBDIVISION FINAL PLAT OF PARCELS OF LAND KNOWN AS TAX MAP P.N. 14-35-101.000, TAX MAP P.N. 14-35-101.050, AND TAX MAP P.N. 82.20-2-2.1, LANDS OF KIMBERLY A. DONEGAN**

LOOMUS DRIVE / SPINDLE LANE / IVES STREET CITY / TOWN OF WATERTOWN COUNTY OF JEFFERSON STATE OF NEW YORK



**STORINO GEOMATICS**  
LAND SURVEYING SERVICES & CONSULTING, PLLC  
PROFESSIONAL LAND SURVEYORS  
179 CONGER AVENUE WATERBURY, VT 05671-2818  
TEL/FAX: (315) 788-0287  
WWW.STORINGEOMATICS.COM

DATE: 2/13/2016  
SCALE: 1" = 60'  
DRAWN BY: A.M.S.  
CHECKED BY: T.M.S. / A.M.S.  
FILE NO. 14-038.01-COW  
DWG. NO. V101  
1 OF 1



**LINE TABLE:**

LINE	BEARING	DISTANCE
L1	N 04°38'42" E	15.09' (M)
L2	S 43°57'08" W	25.12' (M)

**CURVE TABLE:**

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	20.00'	27.37' (M)	25.28'	S 55°29'22" W

- LEGEND:**
- PROPERTY LINE
  - FORMER PROPERTY LINE
  - SUBDIVISION LOT NUMBER (PER MAP REF. 1)
  - STREET MARGIN
  - CENTERLINE OF ROAD
  - IRON FOUND (AS NOTED)
  - CAPPED IRON REBAR SET (CIRS)
  - UTILITY POLE
  - GUY WIRE
  - OVERHEAD UTILITY LINE

- MAP REFERENCES:**
- "BARBEN GREEN, FINAL PLAT" - DRAWING NO. F.1 AND F.2, PROJECT NO. 70620-1, BY PASSERO ASSOCIATES, P.C., DATED SEPTEMBER 28, 1987, REVISED JANUARY 22, 1988, RECORDED IN THE JEFFERSON COUNTY CLERK'S OFFICE ON FEBRUARY 26, 1988 IN PLAT CABINET 1A, NO. 1191 AND 1192.
  - "PLANS FOR THE DEDICATION OF LOOMUS DRIVE, SPINDLE LANE, AND ASSOCIATED UTILITIES AT THE BARBEN GREEN SUBDIVISION", FILE NO. 14-038-COW, BY STORINO GEOMATICS, PLLC, DATED FEBRUARY 13, 2015.
  - "AMENDED LOT 1, BARBEN GREEN SUBDIVISION", FILE NO. 98F-16, BY LAFAYE, WHITE & MCGIVERN, L.S., P.C., DATED AUGUST 26, 1998, LAST REVISED AUGUST 31, 1998.
  - "AMENDED LOT 2 & SOUTHEAST HALF OF LOT 3, BARBEN GREEN SUBDIVISION", FILE NO. 99B-1, BY LAFAYE, WHITE & MCGIVERN, L.S., P.C., DATED MARCH 9, 1999, LAST REVISED APRIL 6, 1999.
  - CITY OF WATERTOWN DEPARTMENT OF ASSESSMENT AND TAXATION DISTRICT 14 MAP 35, LAST REVISED FEBRUARY 23, 2009.
  - TAX MAP NO. 82.20, TOWN OF WATERTOWN, LAST REVISED MARCH 1, 2013.

- SURVEY NOTES:**
- THE BEARINGS SHOWN ARE REFERENCED TO NEW YORK STATE PLANE CENTRAL ZONE 3102, AS REALIZED FROM OBSERVATIONS REFERENCED TO NAD 83 (2011). COORDINATES WERE DETERMINED FROM STATIC GPS OBSERVATIONS MADE DECEMBER, 2014. DISTANCES AND AREA SHOWN ARE GROUND.
  - SURVEY DATES: DECEMBER 19, 2014 - FEBRUARY 9, 2015.
  - FIELD WORK ON SURVEY DATES INDICATED ABOVE, WAS PERFORMED UNDER SEVERE ADVERSE WEATHER CONDITIONS, INCLUDING SIGNIFICANT GROUND SNOW AND ICE COVER.
  - ADDITIONAL PERMANENT FEATURES EXIST ON TAX MAP P.N. 14-35-101.020 THAT WERE NOT LOCATED AS A PART OF THIS SURVEY.
  - ALL ADJOINERS AND REFERENCES ARE PER THE CITY OF WATERTOWN ASSESSMENT DEPARTMENT AND JEFFERSON COUNTY REAL PROPERTY ASSESSMENT OFFICE.
  - THIS SURVEY PERFORMED WITHOUT THE BENEFIT OF UPDATED ABSTRACTS OF TITLE.  
SURVEYOR HAS MADE NO INVESTIGATION NOR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE OR ANY OTHER FACTS THAT ACCURATE AND CURRENT ABSTRACT TITLE SEARCHES MAY DISCLOSE.
  - NO UNDERGROUND FACILITIES, STRUCTURES OR UTILITIES ARE SHOWN ON THIS MAP. PRIOR TO CONSTRUCTION CONTACT UNDERGROUND UTILITIES CALL CENTER OF NEW YORK FOR LOCATIONS OF ALL UNDERGROUND UTILITIES. (1-800-962-7962 or 811)
  - (M): MEASURED DISTANCE  
(D): DEED DISTANCE  
IPF: IRON PIPE FOUND  
IRF: IRON REBAR FOUND
  - ALL PORTIONS OF THE PROPOSED ROAD TO HOLCOMB STREET EXT. WITHIN P.N. 14-35-101.000 ARE TO BE ABANDONED BY THE CITY OF WATERTOWN.
  - ALL CAPPED IRON REBAR SET FOR THIS SURVEY ARE 1/2" WITH YELLOW CAPS THAT READ:  
STORINO  
PLS 50035  
CAPPED IRON REBARS SET BY PREVIOUS SURVEYS ARE DENOTED WITH SIZE AND YEAR.

- DEED REFERENCES:**
- JAMES R. & CYNTHIA E. WIDRICK TO CYNTHIA E. WIDRICK DEED DATE: 12/13/2012 DATE RECORDED: 12/28/2012 INSTRUMENT NO: 2012-20058
  - (PORTION OF CONVEYANCE) (CORRECTIVE DEED) RENEY MANAGEMENT, INC. TO KIMBERLY A. DONEGAN DEED DATE: 4/23/1998 DATE RECORDED: 5/5/1998 LIBER 1617, PAGE 172
- ADJOINER REFERENCES:**
- VIRGINIA VOLOVIC TO RICHARD J. & IRENE LABEAU DEED DATE: 9/22/1969 DATE RECORDED: 9/22/1969 LIBER 817, PAGE 181
  - PAUL M. FOWLER DEVELOPMENT CORP. TO THOMAS A. & BARBARA J. WRIGHT DEED DATE: 8/24/1998 DATE RECORDED: 9/11/1998 LIBER 1638, PAGE 146
  - ERIN K. & JULIE A. BYRNE TO AMY N. NAVARRA & EDWARD P. ADAMS DEED DATE: 9/24/2004 DATE RECORDED: 10/8/2004 INSTRUMENT NUMBER: 2004-15695

IT IS HEREBY CERTIFIED THAT SUBDIVISION FINAL PLAT APPROVAL WAS GRANTED ON \_\_\_\_\_, PURSUANT TO SECTIONS 32, 33, AND 34 OF THE GENERAL CITY LAW.

KENNETH A. MIX,  
PLANNING & COMMUNITY DEVELOPMENT COORDINATOR,  
CLERK OF THE CITY OF WATERTOWN PLANNING BOARD

UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW.

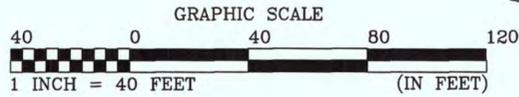
COPIES FROM THE ORIGINAL OF THIS SURVEY MAP NOT MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S INKED SEAL OR HIS EMBOSSED SEAL AND ORIGINAL SIGNATURE IN RED INK SHALL NOT BE CONSIDERED TO BE A VALID TRUE COPY.

ANYONE POSSESSING AN UNAUTHORIZED COPY MAY FACE CIVIL AND POSSIBLE CRIMINAL DAMAGES. UNAUTHORIZED COPIES MAY CONTAIN FRAUDULENT, INCORRECT, ERRONEOUS, OR MISLEADING INFORMATION OR OMIT IMPORTANT AND RELEVANT INFORMATION. DO NOT USE OR RELY ON UNAUTHORIZED COPIES.

THE SEAL, SIGNATURE, AND CERTIFICATION ARE HEREBY REVOKED AND OTHERWISE VOID ON ALL UNAUTHORIZED COPIES.

CERTIFICATIONS INDICATED HEREON SIGNIFY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE CODE OF PRACTICE FOR LAND SURVEYORS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS, SAID CERTIFICATIONS SHALL RUN ONLY TO THE PARTY FOR WHOM THE SURVEY IS PREPARED, AND IF REQUESTED ON THEIR BEHALF TO THE TITLE COMPANY, GOVERNMENTAL AGENCY AND LENDING INSTITUTION LISTED HEREIN AND TO THE SUCCESSORS (BY MERGER OR OPERATION OF LAW) TO THE LENDING INSTITUTION AND THE ASSIGNEES OF THE LENDING INSTITUTION. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

CERTIFICATION VALID AS OF FINAL SURVEY DATE.



**ASSEMBLAGE PLAT OF A PARCEL OF LAND KNOWN AS TAX MAP P.N. 14-35-101.020, LANDS OF CYNTHIA E. WIDRICK WITH A 0.189± ACRE PORTION OF TAX MAP P.N. 14-35-101.000, LANDS OF KIMBERLY A. DONEGAN**

419 SPINDLE LANE  
COUNTY OF JEFFERSON

CITY OF WATERTOWN  
STATE OF NEW YORK



**STORINO GEOMATICS**  
LAND SURVEYING SERVICES & CONSULTING, PLLC  
PROFESSIONAL LAND SURVEYORS

179 CONGER AVENUE  
WATERTOWN, NY 13601-2318  
TEL/FAX: (315) 788-0287  
WWW.STORINOGEMATICS.COM

NEW YORK · VERMONT

DATE: 2/13/2015  
SCALE: 1" = 40'  
DRAWN BY: A.M.S.  
CHECKED BY: T.M.S./A.M.S.  
FILE NO. 14-038.02-COW  
DWG. NO.  
**V101**  
1 OF 1