

PAT A. STORINO
PROFESSIONAL LAND SURVEYOR

P.O. BOX 163
WATERTOWN, N.Y. 13601

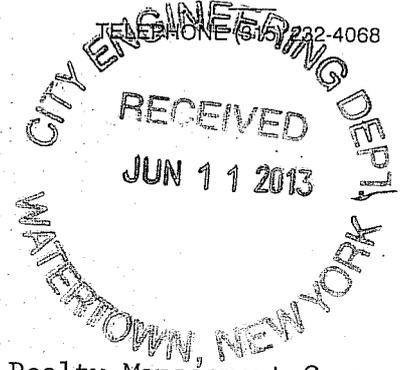
June 11, 2013

17972 NORTH ADAMS HEIGHTS
ADAMS, N.Y. 13605

Phone (315)408-6555
EMail pstorino@twcny.rr.com

TELEPHONE (315) 408-4068

CITY OF WATERTOWN PLANNING DEPARTMENT
245 Washington Street
Suite 304
Watertown, NY 13601



Re: 176 Duffy Street Subdivision

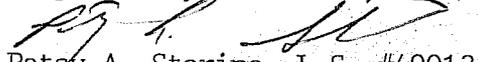
I Patsy A. Storino, Licensed Land Surveyor, represent H₂O Realty Management Corp. in regards to the above referenced subject.

The owners wish to subdivide a 0.30 acre parcel of land known as 176 Duffy Street, Parcel No. 914112 into two equal sized parcels. Parcel A as depicted on my attached survey plat will be 66 feet wide by 99 feet in depth and consist of 0.15 acres (6,532 square feet) of land. This parcel of land has within its' bounds the current residence known as 176 Duffy Street. Parcel B also depicted on my survey plat which fronts on Casey Street will also be of the same size as Parcel A. This parcel of land currently has within its' bounds an existing Garage/Storage Building that is 30.4 feet wide by 40.5 feet in size.

The owners are currently remodeling the house at 176 Duffy Street and are planning to sell it as Parcel A. At the present time the building on Parcel B is being used for storage. It has been indicated to me that it is planned to either remodel that building into a residence and/or demolish same and construct a new residence within the limits of Parcel B. It is hoped that the Planning Board will approve this subdivision as presented.

If you have any questions or concerns please feel free to contact me at my office at (315)782-3777. Thank you for your time and consideration.

Respectfully submitted,

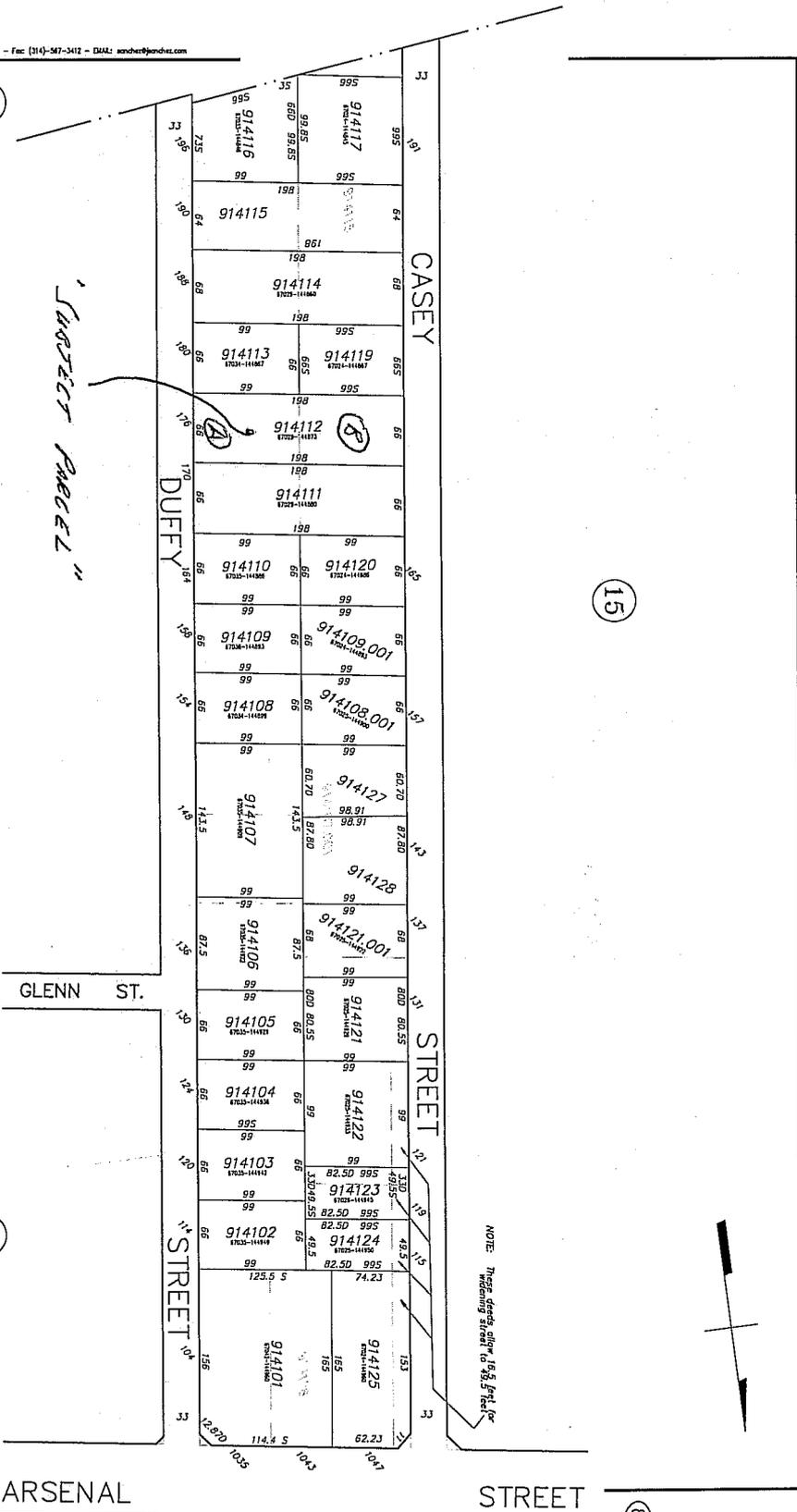

Patsy A. Storino, L.S. #49013
Licensed Land Surveyor

SCALE: 1" HIGH = 30' FEET

FOR TAX PURPOSES ONLY
NOT TO BE USED FOR CONVEYANCE

DISTRICT 9 MAP 14

REVISED 5/22/2010



(43)

(13)

(12)

(8-7)

(15)

(8-47)

DEPARTMENT OF ASSESSMENT AND TAXATION
CITY OF WATERTOWN, N. Y.

DEPARTMENT OF ENGINEERING
CITY OF WATERTOWN, N. Y.

NOTE: These streets follow 15.5 feet for widening street to 35.5 feet

SHORT ENVIRONMENTAL ASSESSMENT FORM

For UNLISTED ACTIONS Only

PART 1 - PROJECT INFORMATION (To be completed by Applicant or Project Sponsor)

1. APPLICANT (SPONSOR) <i>PATSY A. STORINO</i>	2. PROJECT NAME <i>H2O REALTY SUBDIVISION</i>
3. PROJECT LOCATION: Municipality <i>CITY OF WATERTOWN</i> County <i>JEFFERSON</i>	
4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map) <i>176 DUFFY STREET - PARCEL No. 9-14-112</i>	
5. IS PROPOSED ACTION: <input checked="" type="checkbox"/> New <input type="checkbox"/> Expansion <input type="checkbox"/> Modification/alteration	
6. DESCRIBE PROJECT BRIEFLY: <i>OWNER WISHES TO SUBDIVIDE A 66' WIDE BY 198' PARCEL INTO TWO EQUAL SIZED PARCELS. LOT A TO BE 6,532 SQ. FT. AND LOT B TO BE 6,532 SQ. FT. ALSO. (SEE SURVEY PLOT)</i>	
7. AMOUNT OF LAND AFFECTED: Initially <u>0.30</u> acres Ultimately <u>0.30</u> acres	
8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If no, describe briefly	
9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Agriculture <input type="checkbox"/> Park/Forest/Open Space <input type="checkbox"/> Other Describe:	
10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency(s) and permit/approvals	
11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency(s) and permit/approvals	
12. AS A RESULT OF PROPOSED ACTION, WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE	
Applicant (Sponsor) name: <u><i>PATSY A. STORINO</i></u> Signature: <u><i>P. A. Storino</i></u>	Date: <u><i>11 JUNE 2013</i></u>

If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment

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SURVEY BILL --- PARCEL A

Job No. 13-024

ALL THAT TRACT OR PARCEL OF LAND known as 176 Duffy Street and situate on the westerly side thereof, in the City of Watertown, County of Jefferson, State of New York and being part of Parcel No. 914112 as designated on the City of Watertown Assessment Maps and being further described as follows:

BEGINNING at a $\frac{1}{2}$ inch iron pipe set in the westerly street margin of Duffy Street at the intersection of the southeast corner of the parcel of land herein described and the northeast corner of the first parcel of land described in a deed to Jason D. & Lisa A. Morgan dated March 25, 2002 (Liber 1847, Page 199);

THENCE from said point of beginning, North 73 degrees 33 minutes West along the north line of Morgan, a distance of 99.00 feet to a point;

THENCE North 15 degrees 05 minutes 43 seconds East a distance of 66.00 feet to a $\frac{1}{2}$ inch iron pipe set in the south line of a parcel of land that was conveyed to Cameron E. & Doris Ann Paro by deed dated February 14, 1986 (Liber 1013, Page 185);

THENCE South 73 degrees 33 minutes East along the south line of Paro, a distance of 99.00 feet to a $\frac{1}{2}$ inch iron pipe set in the aforementioned westerly street margin of Duffy Street;

THENCE South 15 degrees 05 minutes 43 seconds West along the westerly street margin of Duffy Street, a distance of 66.00 feet to the point of beginning.

CONTAINING 0.15 acres of land more or less (6,532 square feet).

SUBJECT TO all rights or restrictions of record.

AS SURVEYED BY Patsy A. Storino, Licensed Land Surveyor, on May 31, 2013 and being designated as Parcel A on a plat titled, "Subdivision Final Plat for 176 Duffy Street," and dated June 11, 2013.

ALL BEARINGS referenced to magnetic north as observed on October 21, 2008.

INTENDING TO describe the easterly one-half of a parcel of land that was conveyed by Deutsche Bank National Trust Company to H₂O Realty Management Corp. by deed dated April 8, 2013 and recorded in the Jefferson County Clerk's Office on May 1, 2013 as Instrument No. 2013-6114.


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SURVEY BILL --- PARCEL B

Job No. 13-024

ALL THAT TRACT OR PARCEL OF LAND situate on the easterly side of Casey Street, in the City of Watertown, County of Jefferson, State of New York and being part of Parcel No. 914112 as designated on the City of Watertown Assessment Maps and being further described as follows:

BEGINNING at a $\frac{1}{2}$ inch iron pipe set in the easterly street margin of Casey Street at the intersection of the southwest corner of the parcel of land herein described and the northwest corner of the second parcel of land described in a deed to Jason D. & Lisa A. Morgan dated March 25, 2002 (Liber 1847, Page 199);

THENCE from said point of beginning, North 15 degrees 05 minutes 43 seconds East along the easterly street margin of Casey Street, a distance of 66.00 feet to a $\frac{1}{2}$ inch iron pipe set at the southwest corner of a parcel of land that was conveyed to Cameron E. & Doris Ann Paro by deed dated February 14, 1986 (Liber 1013, Page 185);

THENCE South 73 degrees 33 minutes East along the south line of Paro, a distance of 99.00 feet to a $\frac{1}{2}$ inch iron pipe set;

THENCE South 15 degrees 05 minutes 43 seconds West a distance of 66.00 feet to a point in the north line of Morgan;

THENCE North 73 degrees 33 minutes West along the north line of Morgan, a distance of 99.00 feet to the point of beginning.

CONTAINING 0.15 acres of land more or less (6,532 square feet).

SUBJECT TO all rights or restrictions of record.

AS SURVEYED BY Patsy A. Storino, Licensed Land Surveyor, on May 31, 2013 and being designated as Parcel B on a plat titled, "Subdivision Final Plat for 176 Duffy Street," and dated June 11, 2013.

ALL BEARINGS referenced to magnetic north as observed on October 21, 2008.

INTENDING TO describe the westerly one-half of a parcel of land that was conveyed by Deutsche Bank National Trust Company to H2O Realty Management Corp. by deed dated April 8, 2013 and recorded in the Jefferson County Clerk's Office on May 1, 2013 as Instrument No. 2013-6114.


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