



MEMORANDUM

CITY OF WATERTOWN, NEW YORK
PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT
245 WASHINGTON STREET, ROOM 305, WATERTOWN, NY 13601
PHONE: 315-785-7741 – FAX: 315-782-9014

TO: Planning Commission Members

FROM: Michael A. Lumbis, Planning and Community Development Director

SUBJECT: Subdivision Final Plat Approval – VL3 Commerce Park Drive

DATE: June 1, 2023

Request: Subdivision Final Plat Approval for a two-lot subdivision of VL3 Commerce Park Drive, Parcel Number 8-50-101.009

Applicant: DePaul Properties, Inc

Proposed Use: Residential

Property Owner: Watertown Commerce, LLC

Overview: This proposal is being submitted for Planning Commission review under Chapter A322 (Subdivision Regulations) of the City Code. The Planning Commission has the option of not requiring a preliminary plat submission. Since this is a minor subdivision, Staff is processing this application as a final plat. A public hearing is required, and a notice has been published for it to be held at 6:05 p.m. during the Planning Commission meeting. After the public hearing and completion of Part 2 of the Short Environmental Assessment Form, the Planning Commission will be free to make a decision on the proposal.

The applicant proposes to divide the 1.951-acre lot at VL3 Commerce Park Dr., Parcel Number 8-50-101.009, into two parcels, a 1.0-acre northern section that the applicant proposes to convey to the adjacent property at VL2 Commerce Park Drive, and a 0.951-acre southern section that would retain the VL3 Commerce Park Dr. address. It should be noted that VL1, VL2, and VL 3 Commerce Park Dr. are all owned by the same property owner, Watertown Commerce, LLC. DePaul Properties, Inc. are interested buyers.

Assemblages: Upon Subdivision Approval and the transfer of the northern section, the applicant is seeking to purchase all three parcels, that are all currently owned by Watertown Commerce, LLC, into one single parcel once purchased. The assemblage into one single parcel will approximately create a 4.45-acer parcel to construct affordable housing.

Zoning: The proposed 1.0-acre northern section from VL3 Commerce Park Dr., along with VL1 and VL2 Commerce Park Dr., are zoned Commercial.

Required Descriptions: The applicant has provided a description of the assemblage of VL1, VL2, and the northern section of VL3 Commerce Park Drive. The applicant proposes to assemble the 3 parcels into one single parcel, by way of a new metes and bounds description that is filed with the County Clerk. The applicant has also submitted a draft metes and bounds of the remaining lands of VL3.

Required Drawings: The drawing that the applicant submitted for Planning Board approval and signature by the Clerk of the Planning Board uses line weights and acreage measurements that depict the eventual resultant parcels. The instructions in Appendix A of the Subdivision Approval application form states:

“The drawing must depict the subject parcel(s) being proposed for subdivision, and the locations where the split(s) will occur. The line weights must emphasize the split of the existing parcel into separate pieces and NOT what the property lines would look like following any subsequent proposed assemblages.”

In addition to the above change, the words ‘*Subdivision Final Plat*’ should appear as the title of the drawing and the format of the signature box and the certification language must be changed.

Area and Yard Regulations: VL1, VL2, and VL3 Commerce Park Drive are currently vacant commercial land. Any new structure that will be constructed on these parcels will need to be in compliance with the area and yard regulation for the Commercial District started in Section 310-21 of the Zoning Ordinance.

SEQR: The proposed subdivision and related site plan are considered Unlisted Actions under the State Environmental Quality Review Act (SEQRA). SEQRA review for the subdivision, the site plan as well for the required area variances that the applicant is also seeking from the Zoning Board of Appeals should be completed in one review as a whole action to avoid segmentation.

The proposed project requires a permit, approval or funding from several different agencies in addition to the Planning Commission such as the Housing Finance Agency, NYS DEC, NYS OPRHP (SHPO) and the Zoning Board of Appeals. As there are other involved agencies, a coordinated SEQRA review will have to be completed. This requires transmitting a copy of the applications to the agencies and establishing a Lead Agency. Staff feels that the Planning Commission is the most appropriate agency to be designated as the Lead Agency for SEQRA.

Staff has sent a copy of the applications to the various involved agencies and has asked for their concurrence on the Planning Commission being designated as the Lead Agency. Involved agencies have 30 days to respond before the Planning Commission can designate itself as the Lead Agency and complete the SEQRA review.

The Planning Commission may hold the public hearing and discuss the subdivision application, but it will not be able to vote on it until the SEQRA review has been completed. Therefore, the application should be tabled until the next meeting. Once the SEQRA review is completed at the next meeting, the Planning Commission can make a determination of significance.

Miscellaneous: The applicant has provided a Request for Real Property Tax Law 932 Split form in order to prevent the issuance of a tax certificate on a parcel that no longer exists.

After approval, the applicant must submit one (1) reproducible Mylar print and two (2) paper copies of the final plat for signature by the clerk of the Planning Commission. One of the paper copies will be returned and must be filed in the County Clerk's Office within 62 days of signing.

Summary: The following should be discussed and/or included as contingencies with the motion for approval:

1. The Planning Commission will not be able to vote on the subdivision application until a Lead Agency has been established and the SEQRA review has been completed. Therefore, the application should be tabled until the next meeting.
2. The applicant should assemble the 1.0-acre northern subdivided parcel with Parcel Number 8-50-106.000 located at VL1 Commerce Park Drive, and Parcel Number 8-50-105.000 located at VL2 Commerce Park Drive into one single parcel, by way of a new metes and bounds description that is filed with the County Clerk.
3. The applicant shall submit a new Subdivision Final Plat Drawing, on which the line weights emphasize the split of the existing parcel at VL3 Commerce Park Drive and the acreage measurements identify the size of the two parcels that directly result from that split. The title of this drawing shall be "Subdivision Final Plat of the Lands of VL3 Commerce Park Drive."
4. The applicant shall include a new signature box with certification language on the new Subdivision Final Plat Drawing.

cc: Dan Brocht, Senior Civil Engineer, LaBella Associates, 300 State Street, Suite 201,
Rochester, NY 14614
Mark Fuller, President, DePaul Properties, Inc, 1931 Buffalo Road, Rochester, NY 14624
Thomas Maurer, Civil Engineer 2
Dana Aikins, Code Enforcement Supervisor

May 24, 2023

Michael Lumbis, Planning and Community Development Director
City of Watertown
245 Washington Street, Room 305
Watertown, NY 13601

**RE: DePaul – Watertown Apartments
Subdivision Application to Planning Commission**

Mr. Lumbis:

On behalf of DePaul Properties, I am pleased to submit an application for subdivision approval for an affordable housing project being proposed on Commerce Park Drive.

The proposed project intends to develop on an approximately 4.45-acre site which spans across 2.5 parcels (Tax Parcels 8-50-106.000, 8-50-105.000 and the north half of 8-50-101.009), located along Commerce Park Drive at the intersection of Gaffney Drive.

DePaul Properties is seeking Subdivision Approval for the consolidation of the 2.5 parcels into one parcel. The subdivision application and required materials are included with this cover and under cover dated 5/23/23, as listed below.

In conjunction with the subdivision application, DePaul Properties is seeking Site Plan Approval for the proposed affordable housing project, composed of a 120-unit, 4-story multifamily apartment building with parking spaces and associated site improvements.

Included for your consideration of our request for Subdivision approval are 10 complete sets of the following items:

- Cover Letter – Subdivision Application
- Survey Description for Proposed Lot and Remaining Lands
- \$150 Subdivision Application Fee Check
- Subdivision application (sent under separate cover 5/23/23)
- Boundary and Topographical Survey (sent under separate cover 5/23/23)
- Subdivision Plan - Stamped Original and 9 copies (sent under separate cover 5/23/23)

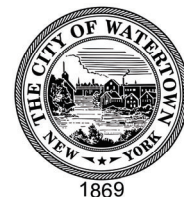


We look forward to presenting this project to the Planning Commission on June 6th, 2023. If you have any questions or need any additional information, please feel free to contact me at 585-472-2967 or dbrocht@labellapc.com.

Respectfully submitted,

LaBella Associates

Dan Brocht
Senior Civil Engineer



Request for Real Property Tax Law 932 Split

I am (we are) the owner(s) of, or will be the owner(s) of one or more parcels of property listed below that is the subject of a subdivision request. I hereby request that following the final approval and completion of the subdivision, that all newly designated parcels be assessed and taxed in accordance with Real Property Tax Law 932, allowing for the changes to any current or subsequent tax rolls required to implement those changes in said subdivision.

Property Address

Parcel Id

VL1 Commerce Park Drive

8-50-106.000

VL2 Commerce Park Drive

8-50-105.000

VL3 Commerce Park Drive (Portion)

8-50-101.009 (Portion)

Owner(s) Name

Signature

Date

DePaul Properties, Inc. Mark H. Fuller (executed PSA)

Mark H. Fuller

5/23/2023



City of Watertown **SUBDIVISION APPLICATION FORM**

**City of Watertown, Planning and Community Development Dept.
245 Washington Street, Room 305, Watertown, NY 13601
Phone: 315-785-7741 Email: planning@watertown-ny.gov**

Received:

PROPERTY INFORMATION:

PROPERTY ADDRESS: VL1, VL2 & portion of VL3 Commerce Park Drive

TAX PARCEL NUMBER: 8-50-106.000, 8-50-105.000 & 8-50-101.009(partial) ZONING DISTRICT: Commercial Corridor (C)

NUMBER OF LOTS TO DIVIDE PROPERTY INTO: 1 IS THERE A PROPOSED SUBSEQUENT ASSEMBLAGE? (Y / N)

APPLICANT INFORMATION:

APPLICANT NAME: DePaul Properties (contact: Mark Fuller , President)

APPLICANT MAILING ADDRESS: 1931 Buffalo Rd.

Rochester, NY 14624

PHONE NUMBER: 585-426-8000 E-MAIL: mfuller@depaul.org

PROPERTY OWNER INFORMATION (if different from applicant):

PROPERTY OWNER NAME: same as applicant

PROPERTY OWNER MAILING ADDRESS (if different from subject parcel):

PHONE NUMBER: E-MAIL:

CHECKLIST (please include all of the following in addition to this application form):

- | | |
|---|--|
| <input checked="" type="checkbox"/> Cover Letter* | <input checked="" type="checkbox"/> Proposed Final Subdivision Plat Drawing* |
| <input checked="" type="checkbox"/> Suggested Descriptions* | <input checked="" type="checkbox"/> Tax Map with subject parcel highlighted |
| <input checked="" type="checkbox"/> \$150 application fee | <input checked="" type="checkbox"/> State Environmental Quality Review (SEQR) form |
| <input checked="" type="checkbox"/> Real Property Law 932 Split Form* | <input checked="" type="checkbox"/> Electronic Copy of Entire Submission (PDF Preferred) |

*See appendices for further information

Applicant Signature: Mark A Fuller (Executed PSA) Date: 5/23/2023

Property Owner Signature (if different) Date:

**DESCRIPTION OF LANDS OWNED BY
WATERTOWN COMMERCE LLC
LOT 1**

All that tract or parcel of land situate in the City of Watertown, County of Jefferson, State of New York, all as shown on a map entitled "Lands of Watertown Commerce LLC – Subdivision Map", prepared by Costich Engineering, D.P.C., having drawing number 8727 VD100, dated 03/2/2023, and being more particularly bounded and described as follows:

Commencing at a point on the westerly right-of-way line of Commerce Park Drive, said point being the common property line of lands now or formerly owned by Watertown Commerce LLC having T.A. # 8-50-101.009 to the north and lands now or formerly owned by Watertown Commerce LLC having T.A. # 8-50-103 to the south; thence

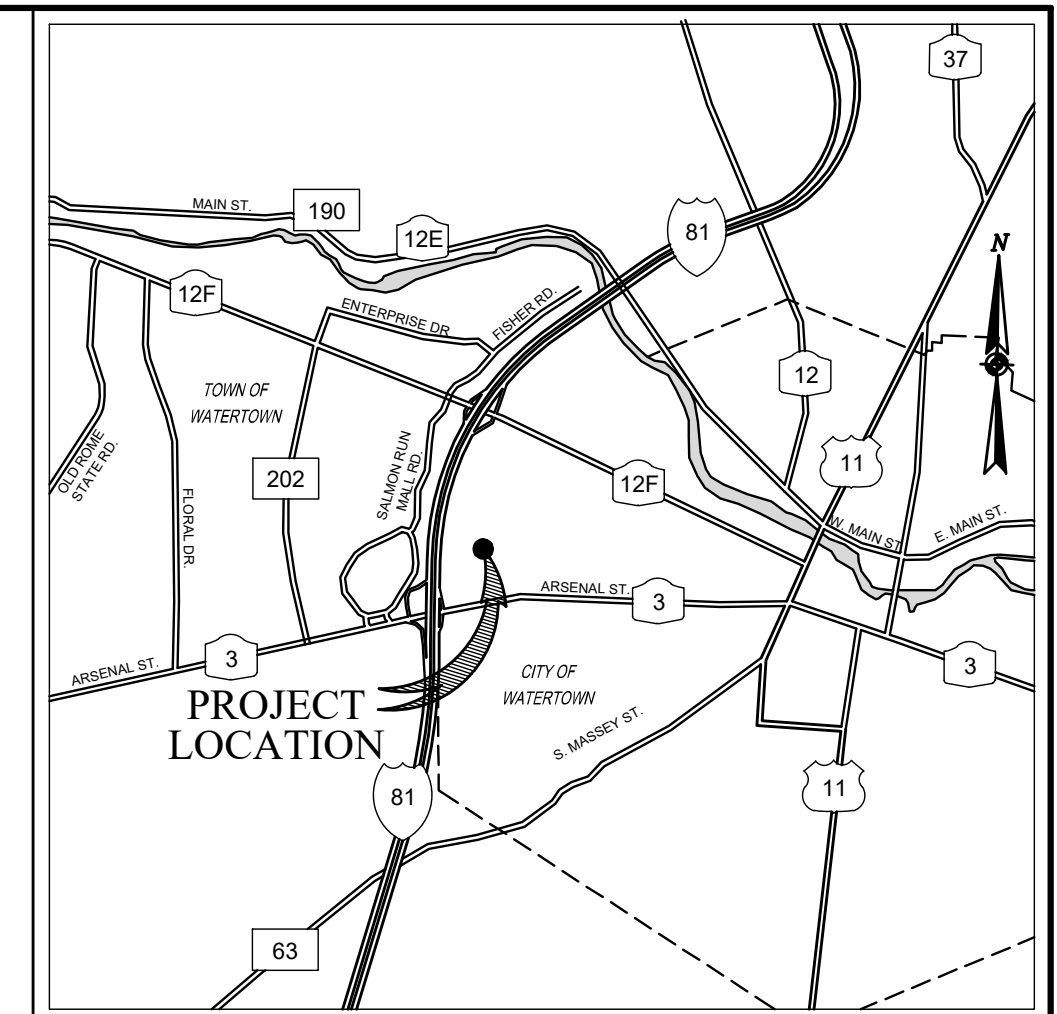
- A. N02°53'07"E, along said westerly right-of-way line of Commerce Park Drive, a distance of 97.14 feet to the point and place of beginning; thence
1. N87°06'53"W, a distance of 424.90 feet to a point; thence
 2. N04°29'48"E, a distance of 164.90 feet to a point; thence
 3. N49°31'59"E, a distance of 35.47 feet to a point; thence
 4. N04°31'59"E, a distance of 264.53 feet to a point; thence
 5. N49°28'09"E, a distance of 45.65 feet to a point; thence
 6. S86°13'32"E, a distance of 124.61 feet to a point; thence
 7. N48°46'28"E, a distance of 14.22 feet to a point; thence
 8. S86°08'42"E, a distance of 120.62 feet to a point; thence
 9. Along a curve to the right having a delta angle of 89°01'55", a radius of 100.00 feet, and an arc distance of 155.39 feet, said curve also having a chord of S41°37'44"E 140.22 feet to a point; thence
 10. S02°53'07"W, a distance of 390.91 feet to the point and place of beginning. Containing 4.446 acres of land, more or less.

**DESCRIPTION OF LANDS OWNED BY
WATERTOWN COMMERCE LLC
REMAINING LANDS T.A. # 8-50-101.009**

All that tract or parcel of land situate in the City of Watertown, County of Jefferson, State of New York, all as shown on a map entitled "Lands of Watertown Commerce LLC – Subdivision Map", prepared by Costich Engineering, D.P.C., having drawing number 8727 VD100, dated 03/2/2023, and being more particularly bounded and described as follows:

Beginning at a point on the westerly right-of-way line of Commerce Park Drive, said point being the common property line of lands now or formerly owned by Watertown Commerce LLC having T.A. # 8-50-101.009 to the north and lands now or formerly owned by Watertown Commerce LLC having T.A. # 8-50-103 to the south; thence

1. N87°06'53"W, a distance of 427.63 feet to a point; thence
2. N04°29'48"E, a distance of 97.17 feet to a point; thence
3. S87°06'53"E, a distance of 424.90 feet to a point; thence
4. S02°53'07"W, a distance of 97.14 feet to a point; thence, said point being the point and place of beginning. Containing 0.951 acres of land, more or less



LOCATION SKETCH
NOT TO SCALE

SCHEDULE A

ALL THAT TRACT, PIECE OR PARCEL OF LAND SITUATE IN THE CITY OF WATERTOWN, COUNTY OF JEFFERSON, STATE OF NEW YORK, SHOWN UPON A MAP ENTITLED "WATERTOWN COMMERCE PARK" AS PREPARED FOR MYRON M. HUNT, BY PERCY B. COTTON ASSOCIATES, DATED APRIL 1999 AND FILED IN THE OFFICE OF THE CLERK OF JEFFERSON COUNTY ON JANUARY 11, 1999 AS MAP NO. 1532, PLAT CABINET 23, SLIDE 2848 AS LOT NOS. 1 AND 2.

SURVEY DESCRIPTION
T.A. # 8-50-106.000

ALL THAT TRACT OR PARCEL OF LAND SITUATE IN THE CITY OF WATERTOWN, COUNTY OF JEFFERSON, STATE OF NEW YORK, ALL AS SHOWN ON A MAP ENTITLED "LANDS OF WATERTOWN COMMERCE LLC, ALTA/NSPS LAND TITLE SURVEY", PREPARED BY COSTICH ENGINEERING, D.P.C., HAVING DRAWING NUMBER 8727 VT100, DATED 08/30/2022, AND BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT BEING THE INTERSECTION OF THE COMMON PROPERTY LINE OF LANDS NOW OR FORMERLY OWNED BY WATERTOWN COMMERCE LLC HAVING T.A. # 8-50-106.000 TO THE NORTH AND LANDS NOW OR FORMERLY OWNED BY WATERTOWN COMMERCE LLC HAVING T.A. # 8-50-105.000 TO THE SOUTH SAID POINT ALSO BEING A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF COMMERCE PARK DRIVE; THENCE

N87°05'53"W, A DISTANCE OF 391.20 FEET TO A POINT; THENCE

N04°29'48"E, A DISTANCE OF 45.65 FEET TO A POINT ON SAID SOUTHERLY BOUNDS OF COMMERCE PARK DRIVE; THENCE

S86°13'32"E, AND ALONG SAID SOUTHERLY BOUNDS OF COMMERCE PARK DRIVE A DISTANCE OF 124.61 FEET TO A POINT; THENCE

N48°46'28"E, AND ALONG SAID SOUTHERLY BOUNDS OF COMMERCE PARK DRIVE A DISTANCE OF 124.61 FEET TO A POINT; THENCE

S88°16'42"E, AND ALONG SAID SOUTHERLY BOUNDS OF COMMERCE PARK DRIVE A DISTANCE OF 120.62 FEET TO A POINT OF CURVATURE; THENCE

SOUTHERLY ALONG CURVE TO THE RIGHT HAVING A DELTA ANGLE OF 89°15'35", A RADIUS OF 100.00 FEET, AND AN ARC LENGTH OF 153.39 FEET TO A POINT ON SAID WESTERLY BOUNDS OF COMMERCE PARK DRIVE; THENCE

S02°53'07"W, AND ALONG SAID WESTERLY BOUNDS OF COMMERCE PARK DRIVE A DISTANCE OF 88.84 FEET TO THE POINT AND PLACE OF BEGINNING, CONTAINING 1.584 ACRES OF LAND, MORE OR LESS.

SURVEY DESCRIPTION
T.A. # 8-50-105.000

ALL THAT TRACT OR PARCEL OF LAND SITUATE IN THE CITY OF WATERTOWN, COUNTY OF JEFFERSON, STATE OF NEW YORK, ALL AS SHOWN ON A MAP ENTITLED "LANDS OF WATERTOWN COMMERCE LLC, ALTA/NSPS LAND TITLE SURVEY", PREPARED BY COSTICH ENGINEERING, D.P.C., HAVING DRAWING NUMBER 8727 VT100, DATED 08/30/2022, AND BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT BEING THE INTERSECTION OF THE COMMON PROPERTY LINE OF LANDS NOW OR FORMERLY OWNED BY WATERTOWN COMMERCE LLC HAVING T.A. # 8-50-106.000 TO THE NORTH AND LANDS NOW OR FORMERLY OWNED BY WATERTOWN COMMERCE LLC HAVING T.A. # 8-50-105.000 TO THE SOUTH SAID POINT ALSO BEING A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF COMMERCE PARK DRIVE; THENCE

S02°53'07"W, AND ALONG SAID WESTERLY BOUNDS OF COMMERCE PARK DRIVE A DISTANCE OF 200.00 FEET TO A POINT; THENCE

N87°05'53"W, A DISTANCE OF 422.01 FEET TO A POINT; THENCE

N04°29'48"E, A DISTANCE OF 61.99 FEET TO A POINT; THENCE

N49°31'59"E, A DISTANCE OF 35.47 FEET TO A POINT; THENCE

N04°31'59"E, A DISTANCE OF 113.73 FEET TO A POINT; THENCE

S87°05'31"E, A DISTANCE OF 391.20 FEET TO THE POINT AND PLACE OF BEGINNING, CONTAINING 1.852 ACRES OF LAND, MORE OR LESS.

SURVEY DESCRIPTION
PORTION OF T.A. # 8-50-101.009

ALL THAT TRACT OR PARCEL OF LAND SITUATE IN THE CITY OF WATERTOWN, COUNTY OF JEFFERSON, STATE OF NEW YORK, ALL AS SHOWN ON A MAP ENTITLED "LANDS OF WATERTOWN COMMERCE LLC, ALTA/NSPS LAND TITLE SURVEY", PREPARED BY COSTICH ENGINEERING, D.P.C., HAVING DRAWING NUMBER 8727 VT100, DATED 08/30/2022, AND BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT BEING THE INTERSECTION OF THE COMMON PROPERTY LINE OF LANDS NOW OR FORMERLY OWNED BY WATERTOWN COMMERCE LLC HAVING T.A. # 8-50-105.000 TO THE NORTH AND LANDS NOW OR FORMERLY OWNED BY WATERTOWN COMMERCE LLC HAVING T.A. # 8-50-101.009 TO THE SOUTH SAID POINT ALSO BEING A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF COMMERCE PARK DRIVE; THENCE

S02°53'07"W, AND ALONG SAID WESTERLY BOUNDS OF COMMERCE PARK DRIVE A DISTANCE OF 102.87 FEET TO A POINT; THENCE

N87°05'53"W, A DISTANCE OF 424.30 FEET TO A POINT; THENCE

N04°29'48"E, A DISTANCE OF 102.91 FEET TO A POINT; THENCE

S87°05'31"E, A DISTANCE OF 422.01 FEET TO THE POINT AND PLACE OF BEGINNING, CONTAINING 1.000 ACRES OF LAND, MORE OR LESS.

SYMBOL LEGEND

- ⊙ DRAINAGE MANHOLE
- ⊕ INLET DRAINAGE MANHOLE
- ⊖ CATCH BASIN
- ⊘ END SECTION
- ⊙ MANHOLE
- ⊙ SANITARY MANHOLE
- ⊙ CLEAN OUT
- ⊙ GAS VALVE
- ⊙ GAS SERVICE
- ⊙ GAS METER
- ⊙ SPRINKLER VALVE
- ⊙ SPRINKLER HEAD
- ⊙ WATER VALVE
- ⊙ WATER SERVICE
- ⊙ HYDRANT
- ⊙ WATER METER
- ⊙ BELL
- ⊙ CABLE TV PEDESTAL
- ⊙ SIGNAL POLE
- ⊙ UTILITY POLE
- ⊙ GUY WIRE
- ⊙ PULL BOX
- ⊙ ELECTRIC PULL BOX
- ⊙ TELEPHONE PULL BOX
- ⊙ TRAFFIC PULL BOX
- ⊙ TRANSFORMER
- ⊙ ELECTRIC MANHOLE
- ⊙ ELECTRIC METER
- ⊙ TELEPHONE MANHOLE
- ⊙ TELEPHONE PEDESTAL
- ⊙ PEDESTRIAN POLE
- ⊙ TRAFFIC CONTROL CABINET
- ⊙ LAMP POST
- ⊙ LIGHT POLE
- ⊙ UTILITY POLE WITH LIGHT
- ⊙ FLAG POLE
- ⊙ MAILBOX
- ⊙ BOLLARD
- ⊙ POST
- ⊙ SIGN
- ⊙ SIGN
- ⊙ SIGN
- ⊙ TURNING ARROW
- ⊙ HANDICAP
- ⊙ STOP BAR
- ⊙ TREE DECIDUOUS
- ⊙ TREE CONIFEROUS
- ⊙ BUSH
- ⊙ AIR CONDITIONING UNIT
- ⊙ SANITARY UTILITY LATH
- ⊙ GAS UTILITY LATH
- ⊙ WATER UTILITY LATH
- ⊙ TELEPHONE UTILITY LATH
- ⊙ ELECTRIC UTILITY LATH
- ⊙ CABLE UTILITY LATH

LINE LEGEND

- SECTION/PARCEL BOUNDARY
- MIN. BUILDING SETBACK
- CENTER LINE
- EXIST. EASEMENT LINE
- EXIST. RIGHT-OF-WAY LINE
- EXIST. EDGE OF PAVEMENT
- EXISTING WATER MAIN, VALVE, & HYDRANT
- EXISTING SANITARY SEWER, & MANHOLE
- EXISTING DRAINAGE SEWER, FIELD INLET, INLET MANHOLE, MANHOLE, & END SECTION
- EXISTING OVERHEAD WIRE
- EXISTING TELEPHONE
- EXISTING UNDERGROUND UTILITIES
- EXISTING GAS
- EXISTING ELECTRIC
- EXISTING GUARD RAIL
- TREE/HEDGE EDGE OF WOODS
- EXISTING SWALE
- BARBED WIRE STOCKADE/CHAIN LINKED FENCE
- EXISTING CONTOUR
- EXISTING SPOT ELEVATION @ X
- CONCRETE PAD/CONCRETE SIDEWALK

SURVEY NOTES

- TOPOGRAPHY SHOWN FROM A FIELD SURVEY BY COSTICH ENGINEERING ON 05/02/2022 HORIZONTAL AND VERTICAL DATA OBTAINED THROUGH NYS DOT CORS NETWORK REFERENCED TO THE FOLLOWING MONUMENT:
 - WATERTOWN CORRS STATION
 - NAD 83 (CORRS)
 - EASTING: 440141.65886 (N)
 - NAD 83 (CORRS)
 - NAD 83 (CORRS)
 - LONGITUDE: 778250.56468 (W)
 - NAD 83 (CORRS)
 - NAD 83 (CORRS)
 - ELLIP. HEIGHT: 115.251 METERS
 - NAD 83 (CORRS)

CERTIFICATION

WE, COSTICH ENGINEERING, D.P.C., HEREBY CERTIFY TO:

- JONATHAN S. PENNA, ESQ. CHIEF LEGAL OFFICER DEPALL PROPERTIES, INC.
- DEPALL ACQUISITIONS, LLC
- DEPALL PROPERTIES, INC.
- STEWART TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WAS MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 5, 6a, 7a, 8, 9, 11a, 13, 14, 16, 17, AND 18 OF TABLE A THEREOF.

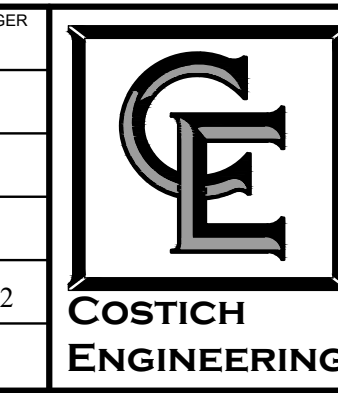
THIS MAP WAS PREPARED FROM NOTES OF AN INSTRUMENT SURVEY CONDUCTED ON 8/25/2022 AND FROM THE REFERENCE(S) LISTED HEREON. NO SEARCH OF RECORDS, OTHER THAN THOSE REFERENCED, WAS MADE FOR EASEMENTS OR ENCUMBRANCES AFFECTING THIS PARCEL.

By: *Daniel T. Hill* Date: 02-06-2023
Daniel T. Hill, N.Y.S. L.S. No. 050449

UTILITY INFORMATION

UTILITY INFORMATION PER UFPO DESIGN TICKET # 06222-000-940 DATED AUGUST 23, 2022

NO.	UTILITY	LOCATION	STATUS
1.	CHARTER COMMUNICATIONS WATERTOWN	315-575-7900 X2	NO RESPONSE
2.	CITY OF WATERTOWN	315-755-5404	UTILITIES PLOTTED
3.	NATIONAL GRID / CENTRAL / ELECTRIC	315-428-6319	UTILITIES PLOTTED
4.	NATIONAL GRID / CENTRAL / GAS	315-428-5284	UTILITIES PLOTTED
5.	NYS DOT WATERTOWN REGION 7	315-785-2321	NO CONFLICT
6.	VERZON SYRACUSE	315-637-2515	UTILITIES PLOTTED
7.	WESTELCOM	315-785-3910	NO CONFLICT



LANDS OF WATERTOWN COMMERCE LLC
ALTA/NSPS LAND TITLE SURVEY

DATE: 8/30/2022
SCALE: 1"=30'

PROJECT MANAGER: D.T.H.
DRAWN BY: G.M.S.
CHECKED BY: G.M.S.
DATE: 8/30/2022
SCALE: 1"=30'

CLIENT: LABELLA ASSOCIATES
217 LAKE AVENUE
ROCHESTER, NY 14609
(585) 418-3020

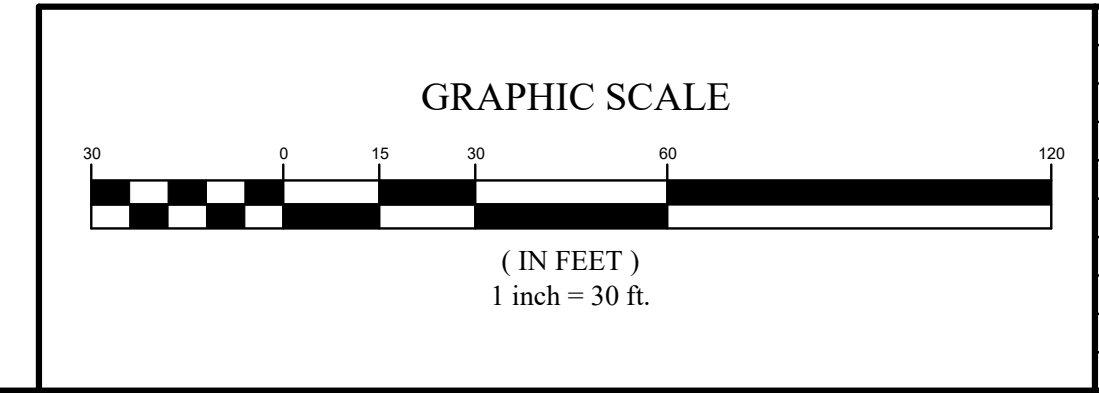
PROJECT NO.: 8-50-105.000, 8-50-106.000, 8-50-101.009
A PORTION OF 8-50-101.009, CITY OF WATERTOWN
COUNTY OF JEFFERSON, STATE OF NEW YORK

DATE: 8/30/2022
SCALE: 1"=30'

CLIENT: LABELLA ASSOCIATES
300 STATE STREET, SUITE 201
ROCHESTER, NEW YORK 14614

PROJECT NO.: 8-50-105.000, 8-50-106.000, 8-50-101.009
A PORTION OF 8-50-101.009, CITY OF WATERTOWN
COUNTY OF JEFFERSON, STATE OF NEW YORK

DATE: 8/30/2022
SCALE: 1"=30'



Dig Safely, New York
Call 811
before you dig

EXISTING UTILITIES (LOCATION, SIZE AND INVERT) SHOWN ON THE PLANS ARE APPROXIMATE AND ARE NOT CERTIFIED AS TO THE ACCURACY OF THEIR LOCATION OR COMPLETENESS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION AND DEPTH OF ALL UTILITIES AND STRUCTURES IN THE PATH OF, OR CLOSELY PARALLEL TO, OR UNDER, THE PROPOSED CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DELAYS OR DAMAGES OCCURRING AS A RESULT OF INCORRECTLY LOCATED UTILITIES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE VARIOUS UTILITY OWNERS IN ADVANCE OF THE TIME FOR THEM TO LOCATE AND MARK THEIR FACILITIES. THE CONTRACTOR SHALL ALSO NOTIFY UNDERGROUND UTILITY LOCATION SERVICE AT LEAST 48 HOURS IN ADVANCE OF COMMENCING ANY WORK.

FLOOD NOTE:
By printing this notice on this property in Zone X, of the Flood Insurance Rate Map, Community Panel No. 300324 0001E, City of Watertown, which bears an effective date of 11/17/2015, the property owner has agreed to indemnify this firm, and an elevation certificate may be needed to verify this determination or apply for a variance from the Federal Emergency Management Agency.

SCHEDULE B II ITEMS

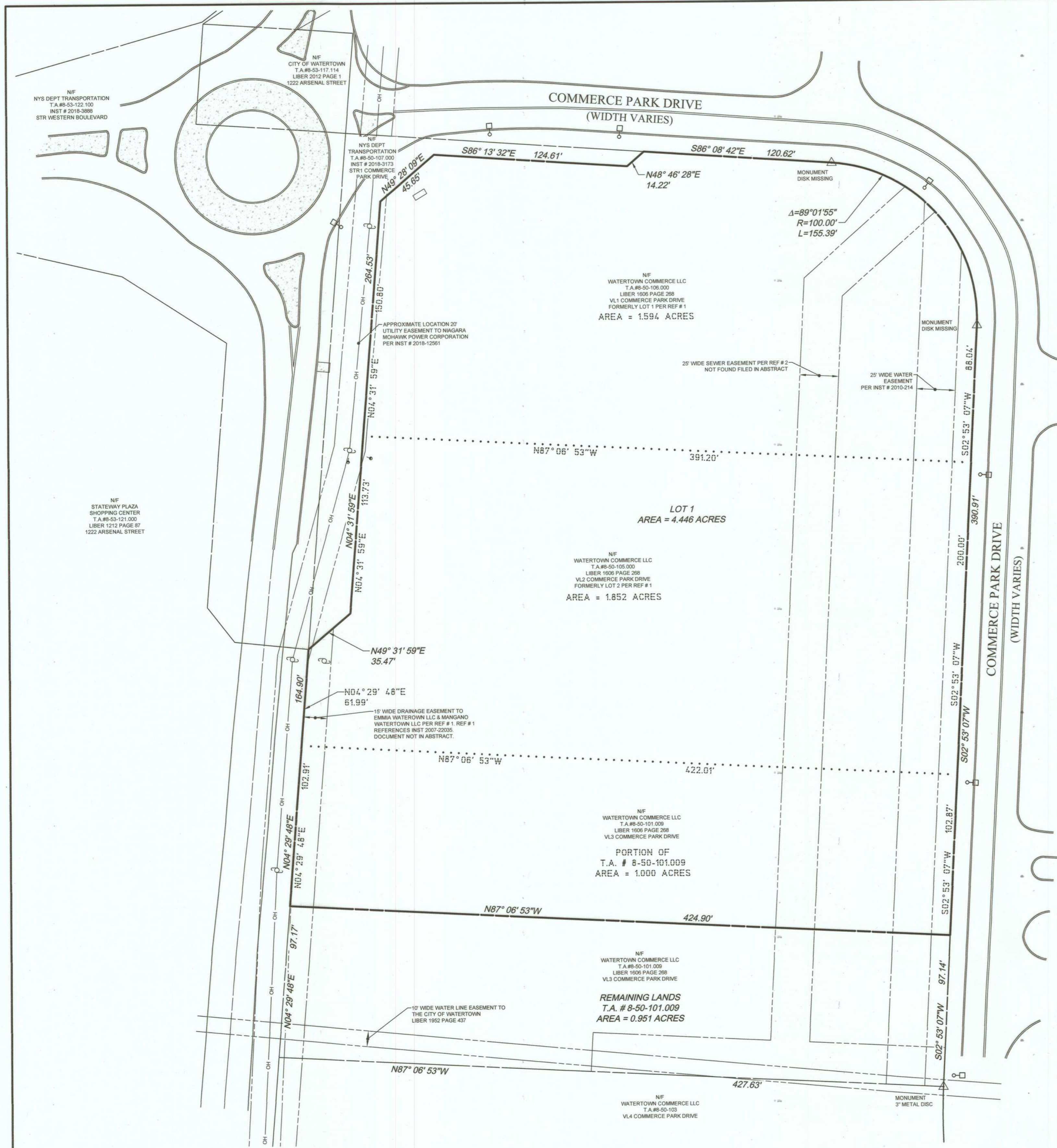
- EASEMENT AGREEMENT GRANTED BETWEEN WATERTOWN COMMERCE, INC. WITH STATEWAY PLAZA SHOPPING CENTER RECD., DATED MAY 27, 1991 AND RECORDED NOVEMBER 20, 1998 IN LIBER 1640 OF DEEDS, PAGE 185. EASEMENT IS SHOWN ON MAP. EASEMENT NO LONGER AFFECT SAID PREMISES AS PORTION OF THE PROPERTY HAS BEEN APPROPRIATED BY NYS DOT PER INST # 2016-3173.
- EASEMENT AGREEMENT GRANTED BETWEEN WATERTOWN COMMERCE, INC. WITH STATEWAY PLAZA SHOPPING CENTER RECD., DATED MAY 27, 1991 AND RECORDED MAY 22, 2003 AT INSTRUMENT NO. 2003-7791. EASEMENT IS SHOWN ON MAP. EASEMENT NO LONGER AFFECT SAID PREMISES AS PORTION OF THE PROPERTY HAS BEEN APPROPRIATED BY NYS DOT PER INST # 2016-3173.
- RIGHT OF WAY GRANTED BY WATERTOWN COMMERCE, LLC TO CITY OF WATERTOWN, JEFFERSON COUNTY, NEW YORK, DATED DECEMBER 4, 2009 AND RECORDED JANUARY 8, 2010 AT INSTRUMENT NO. 2010-214. EASEMENT IS SHOWN ON MAP.
- EASEMENT GRANTED BY WATERTOWN COMMERCE, LLC TO NIAGARA MOHAWK POWER CORPORATION AND VERZON, DATED JUNE 28, 2018 AND RECORDED AUGUST 29, 2018 AT INSTRUMENT NO. 2018-0012961. EASEMENT IS SHOWN ON MAP.
- EASEMENT GRANTED BY MARLETA LEE FOREPAUGH TO CITY OF WATERTOWN, DATED OCTOBER 19, 1989 AND RECORDED JANUARY 18, 1991 IN LIBER 794 OF DEEDS, PAGE 283. PARCEL MAY BE SUBJECT TO SAID EASEMENT UNABLE TO PLOT EASEMENT. DESCRIPTION REFERENCES PARCEL NUMBERS THAT ARE NO LONGER IN EXISTENCE.
- EASEMENT AGREEMENT GRANTED BETWEEN MYRON M. HUNT WITH AFFORDABLE HOSPITALITY OF WATERTOWN, INC., DATED NOVEMBER 13, 1986 AND RECORDED NOVEMBER 24, 1986 IN LIBER 1049 OF DEEDS, PAGE 46, AS AMENDED BY AMENDMENT, DATED FEBRUARY 19, 1988 AND RECORDED FEBRUARY 20, 1988 IN LIBER 1111 OF DEEDS, AT PAGE 292. EASEMENT DOES NOT AFFECT THE LOTS AS SHOWN ON MAP. EASEMENT WAS FOR A 30' INGRESS. EGRESS EASEMENT FOR ACCESS PURPOSES PRIOR TO COMMERCE PARK DRIVE BEING CONSTRUCTED AND DEDICATED. PER THE DOCUMENT ONCE THE ROAD WAS DEDICATED, THE EASEMENT WAS TERMINATED.
- EASEMENT AGREEMENT GRANTED BETWEEN MYRON M. HUNT TO ARSENAL HOUSING ASSOCIATES, DATED SEPTEMBER 30, 1987 AND RECORDED DECEMBER 22, 1987 IN LIBER 1103 OF DEEDS, PAGE 229, AS AMENDED BY AMENDMENT, DATED FEBRUARY 8, 1988 AND RECORDED FEBRUARY 10, 1988 IN LIBER 1110 OF DEEDS, AT PAGE 146, AND FURTHER AMENDED BY AMENDMENT, DATED FEBRUARY 8, 1988 AND RECORDED AUGUST 11, 1988 IN LIBER 1133 OF DEEDS, AT PAGE 283. EASEMENT DOES NOT AFFECT THE LOTS AS SHOWN ON MAP.
- EASEMENT GRANTED BY MYRON M. HUNT TO NEW YORK TELEPHONE COMPANY, DATED DECEMBER 20, 1989 AND RECORDED JANUARY 19, 1990 IN LIBER 1207 OF DEEDS, PAGE 189. DOCUMENT STATES THE EASEMENT SHALL TERMINATE ON JULY 1, 1990.
- NOTICE OF APPROPRIATION MADE BY PEOPLE OF THE STATE OF NEW YORK TO WATERTOWN COMMERCE, LLC, CITY OF WATERTOWN, NIAGARA MOHAWK POWER CORPORATION AND VERZON NEW YORK INC., DATED MARCH 7, 2017 AND RECORDED MARCH 7, 2018 AT INSTRUMENT NO. 2018-0003373. PARCEL IS SHOWN ON MAP AS T.A. # 8-50-107.000.

REFERENCES

- MAP ENTITLED "WATERTOWN COMMERCE PARK", PREPARED BY PERCY B. COTTON ASSOCIATES, HAVING DRAWING NO. 89-821-101, DATED APRIL 1989, AND ON FILE AT THE JEFFERSON COUNTY CLERK'S OFFICE AS MAP NO. 1532.
- MAP ENTITLED "SURVEY OF LOTS 1-2,3 AND SR WATERTOWN COMMERCE PARK", PREPARED BY MCINTOSH & MCINTOSH, P.C., HAVING JOB NO. 7967, DATED 10/10/2011.
- ABSTRACT "BROWNELL ABSTRACT CORPORATION" FOR VL-1 AND VL-2 COMMERCE PARK DRIVE DATED AUGUST 23, 2022.
- THE DEEDS AS SHOWN ON FILE IN THE JEFFERSON COUNTY CLERK'S OFFICE.
- NEW YORK STATE APPROPRIATION MAPPING FOR WESTERN BOULEVARD CITY OF WATERTOWN. MAP 1 PARCEL 1, MAP 2 PARCELS 3 & 4, MAP 3 PARCELS 5, DATED 2017.
- TITLE REPORT "STEWART TITLE INSURANCE COMPANY" TITLE NO. 7121242 DATED SEPTEMBER 28, 2022.

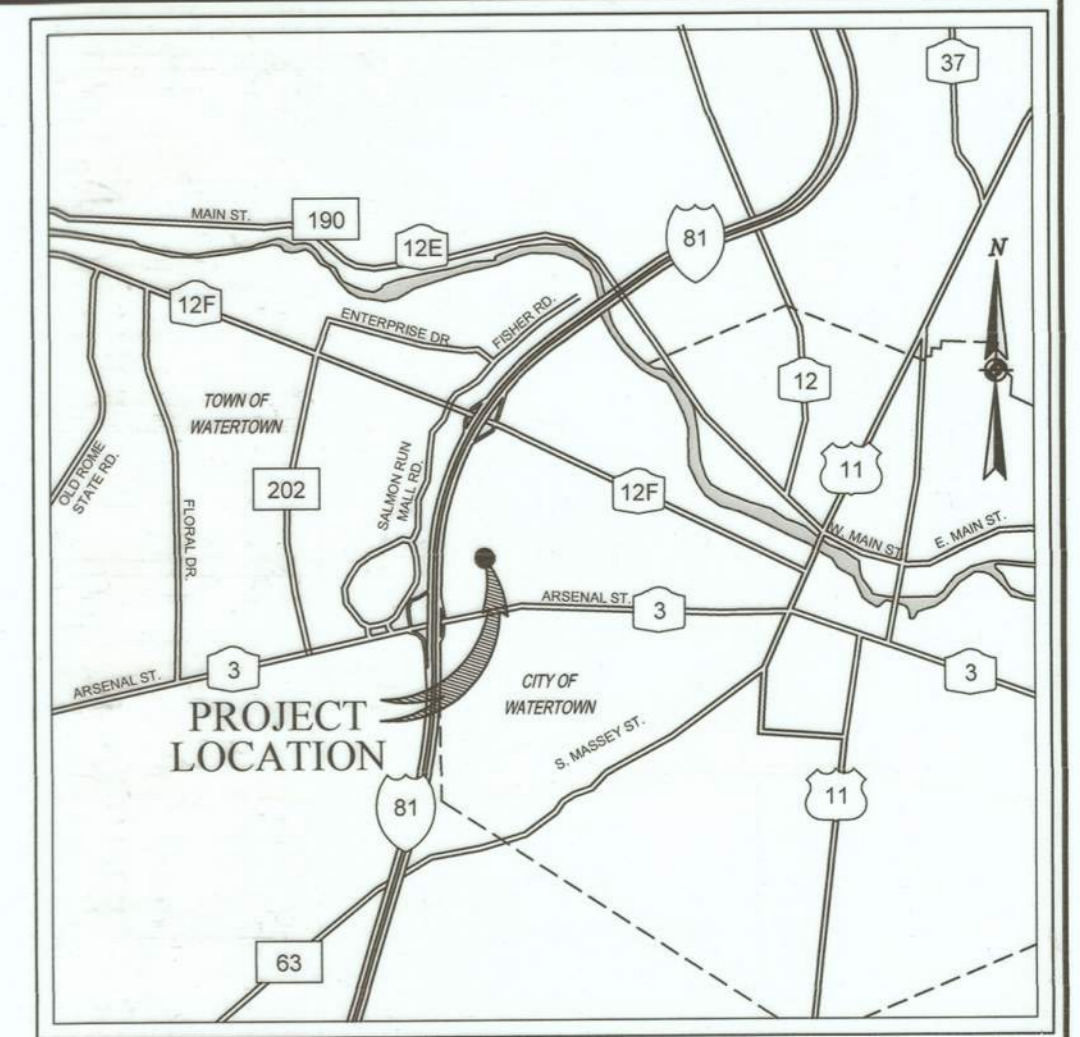
GENERAL NOTES

- AT THE TIME OF SURVEY THERE WAS NO EVIDENCE OF EARTHWORK, BUILDING CONSTRUCTION OR ADDITIONS ON PARCEL B.
- AT THE TIME OF SURVEY THERE WAS NO SIDEWALK CONSTRUCTION OR EVIDENCE OF STREET WIDENING.
- AT THE TIME OF SURVEY THERE WAS NO EVIDENCE THAT THE SITE IS OR WAS USED AS A SOLID WASTE DUMP OR SANITARY LANDFILL.
- AT THE TIME OF SURVEY THERE WAS NO EVIDENCE OF CEMETERIES OR GRAVE SITES ON THE SUBJECT PROPERTY.
- PER N.Y.S.D.E.C. FRESHWATER WETLANDS MAP THERE ARE NO D.I.C. WETLANDS IN THE PROJECT AREA.
- PER NATIONAL WETLANDS INVENTORY MAP THERE ARE NO FEDERAL WETLANDS IN THE PROJECT AREA.
- THE PROPERTY SURVEYED HAS DIRECT VEHICULAR AND PEDESTRIAN ACCESS TO COMMERCE PARK DRIVE, A PUBLIC RIGHT-OF-WAY.
- THE PROPERTY DESCRIBED HEREON IS THE SAME AS THE PROPERTY DESCRIBED IN THE COMMITMENT FOR TITLE INSURANCE PREPARED TITLE REPORT "STEWART TITLE INSURANCE COMPANY" TITLE NO. 7121242 DATED SEPTEMBER 28, 2022. EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT OR APPROPRIATION DOCUMENTS SHALL APPLY TO THIS SURVEY UNLESS OTHERWISE KNOWN TO HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE SUBJECT PROPERTY. THE LEGAL DESCRIPTION FORMS A MATHEMATICALLY CLOSED FIGURE AND ALL COMMON BOUNDARIES ARE WITH NO GAPS OR GORES.
- AN 811 UTILITY LOCATE REQUEST WAS MADE AND MARKINGS FOUND AT THE SITE IF ANY HAVE BEEN FOUND, ALL UNDERGROUND UTILITIES MAY NOT BE SHOWN AND MARKINGS FOUND AT THE SITE MAY NOT DEPICT UNDERGROUND FEATURES ACCURATELY. LACKING EDUCATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED. IN SOME JURISDICTIONS, 811 OR OTHERWISE SIMILAR UTILITY LOCATE REQUESTS FROM SURVEYORS MAY BE IGNORED OR RESULT IN AN INCOMPLETE RESPONSE.



LINE LEGEND

	SECTION/PARCEL BOUNDARY
	CENTER LINE
	EXIST. EASEMENT LINE
	EXIST. RIGHT-OF-WAY LINE
	EXIST. EDGE OF PAVEMENT
	EXISTING WATER MAIN, VALVE, & HYDRANT.
	EXISTING SANITARY SEWER, & MANHOLE.
	EXISTING DRAINAGE SEWER, FIELD INLET, INLET MANHOLE, MANHOLE, & END SECTION.
	TREE, HEDGE, EDGE OF WOODS
	WATER, CREEK OR STREAM
	FORMER PARCEL LINE
	FORMER PARCEL LINE DIMENSION



- REFERENCES**
- MAP ENTITLED "WATERTOWN COMMERCE PARK", PREPARED BY PERCY B. COTTON ASSOCIATES, HAVING DRAWING NO. 89-021-1(R), DATED APRIL 1989, AND IS ON FILE AT THE JEFFERSON COUNTY CLERK'S OFFICES AS MAP NO. 1532
 - MAP ENTITLED "SURVEY OF LOTS 1, 2, 3 AND 5R WATERTOWN COMMERCE PARK", PREPARED BY MCINTOSH & MCINTOSH, P.C., HAVING JOB NO. 7987, DATED 10/19/2011.
 - ABSTRACT "BROWNELL ABSTRACT CORPORATION" FOR VL-1 AND VL-2 COMMERCE PARK DRIVE DATED AUGUST 23, 2022.
 - THE DEEDS AS SHOWN ON FILE IN THE JEFFERSON COUNTY CLERK'S OFFICE.
 - NEW YORK STATE APPROPRIATION MAPPING FOR WESTERN BOULEVARD CITY OF WATERTOWN, MAP 1 PARCEL 1, MAP 2 PARCELS 3 & 4, MAP 3 PARCEL 5, DATED 2017.
 - TITLE REPORT "STEWART TITLE INSURANCE COMPANY" TITLE NO. 71217242 DATED SEPTEMBER 28, 2022

SURVEY NOTES

- TOPOGRAPHY SHOWN FROM A FIELD SURVEY BY COSTICH ENGINEERING ON 8/25/2022 HORIZONTAL AND VERTICAL DATA OBTAINED THROUGH NYS DOT CORS NETWORK REFERENCED TO THE FOLLOWING MONUMENT

WATERTOWN CORS STATION
 -LATITUDE: 44-01-41.65805 (N) NAD 83 (CORS)
 -LONGITUDE: 075-55-15.94848 (W)
 -ELLIP HEIGHT: 118.251 METERS NAVD 88 (CORS)

APPROVALS

BY _____	DATE _____
PLANNING BOARD CHAIRPERSON	
BY _____	DATE _____
CITY ASSESSOR	
BY _____	DATE _____
DEPARTMENT OF PUBLIC WORKS	
BY _____	DATE _____
BY _____	DATE _____

SYMBOL LEGEND

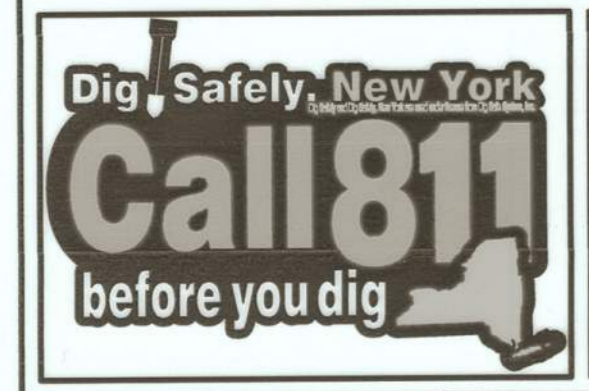
	DRAINAGE MANHOLE		ELECTRIC MANHOLE
	INLET DRAINAGE MANHOLE		ELECTRIC METER
	CATCH BASIN		TELEPHONE MANHOLE
	END SECTION		TELEPHONE PEDESTAL
	END OF PIPE		PEDESTRIAN POLE
	MANHOLE		TRAF. CAB.
	SANITARY MANHOLE		LAMP POST
	CLEAN OUT		LIGHT POLE
	GAS VALVE		UTILITY POLE WITH LIGHT
	GAS SERVICE		FLAG POLE
	GAS METER		MAILBOX
	SPRINKLER VALVE		BOLLARD
	SPRINKLER HEAD		POST
	WATER VALVE		SIGN
	WATER SERVICE		SIGN
	HYDRANT		SIGN
	WATER METER		TURNING ARROW
	WELL		HANDICAP
	BORE		STOP BAR
	CABLE TV PEDESTAL		TREE DECIDUOUS
	SIGNAL POLE		TREE CONIFEROUS
	UTILITY POLE		BUSH
	GUY WIRE		AIR CONDITIONING UNIT
	PULL BOX		SANITARY UTILITY LATH
	ELECTRIC PULL BOX		GAS UTILITY LATH
	TELEPHONE PULL BOX		WATER UTILITY LATH
	TRAFFIC PULL BOX		TELEPHONE UTILITY LATH
	TRANSFORMER		ELECTRIC UTILITY LATH
			CABLE UTILITY LATH

CERTIFICATION

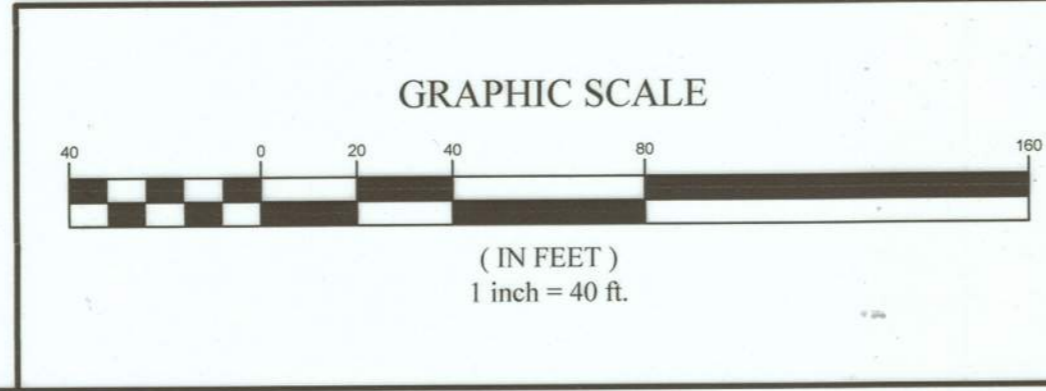
WE, COSTICH ENGINEERING, D.P.C., HEREBY CERTIFY TO:

THIS MAP WAS PREPARED FROM NOTES OF AN INSTRUMENT SURVEY COMPLETED ON 8/25/2022 AND FROM THE REFERENCE(S) LISTED HEREON. NO SEARCH OF RECORDS, OTHER THAN THOSE REFERENCED, WAS MADE FOR EASEMENTS OR ENCUMBRANCES AFFECTING THIS PARCEL.

By: *Daniel T. Hickok* Date: 5-19-2023
 Daniel T. Hickok, N.Y.S. L.S., No. 050449



EXISTING UTILITIES (LOCATION, SIZES AND INVERTS) SHOWN ON THE PLANS ARE APPROXIMATE AND ARE NOT CERTIFIED AS TO THE ACCURACY OF THEIR LOCATION OR COMPLETENESS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATIONS AND DEPTHS OF ALL UTILITIES AND STRUCTURES IN THE PATH OF OR CLOSELY PARALLEL TO OR UNDER, THE PROPOSED CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DELAYS OR DAMAGES OCCURRING AS A RESULT OF INCORRECTLY LOCATED UTILITIES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE VARIOUS UTILITY OWNERS IN AMPLE TIME FOR THEM TO LOCATE AND MARK THEIR FACILITIES. THE CONTRACTOR SHALL ALSO NOTIFY UNDERGROUND UTILITY LOCATION SERVICE AT LEAST 48 HOURS IN ADVANCE OF COMMENCING ANY WORK.



NO.	DATE	REVISION	BY	CHKD.	APVLS.

COPYRIGHT © 2023
 COSTICH ENGINEERING, D.P.C.

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, LAND SURVEYOR, ARCHITECT OR LANDSCAPE ARCHITECT, TO ALTER ANY ITEM ON THIS DOCUMENT IN ANY WAY. ANY LICENSEE WHO ALTERS THIS DOCUMENT IS REQUIRED BY LAW TO AFFIX HIS/HER SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS/HER SIGNATURE AND SPECIFIC DESCRIPTION OF THE ALTERATION TO THE DOCUMENT.



PROJECT MANAGER: D.T.H.
 DRAWN BY: G.M.S.
 BOUNDARY: G.M.S.
 TOPOBASE: G.L.R.
 DATE: 3/2/2023
 SCALE: 1"=40'

COSTICH ENGINEERING
 217 LAKE AVENUE
 ROCHESTER, NY 14608
 (585) 459-3020

TITLE OF PROJECT LANDS OF WATERTOWN COMMERCE LLC	TITLE OF DRAWING SUBDIVISION MAP
LOCATION OF PROJECT PARCEL NO. S 8-50-105.000, 8-50-106.000 AND A PORTION OF 8-50-101.009, CITY OF WATERTOWN COUNTY OF JEFFERSON, STATE OF NEW YORK	CLIENT LABELLA ASSOCIATES 300 STATE STREET, SUITE 201 ROCHESTER, NEW YORK, 14614
DWG. # 8727	SHEET 1 OF 1

SURVEY DESCRIPTION T.A. # 8-50-106.000

ALL THAT TRACT OR PARCEL OF LAND SITUATE IN THE CITY OF WATERTOWN, COUNTY OF JEFFERSON, STATE OF NEW YORK, ALL AS SHOWN ON A MAP ENTITLED "LANDS OF WATERTOWN COMMERCE LLC, ALTA/NSPS LAND TITLE SURVEY", PREPARED BY COSTICH ENGINEERING, D.P.C., HAVING DRAWING NUMBER 8727 VT100, DATED 08/30/2022, AND BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT BEING THE INTERSECTION OF THE COMMON PROPERTY LINE OF LANDS NOW OR FORMERLY OWNED BY WATERTOWN COMMERCE LLC HAVING T.A. # 8-50-106.000 TO THE NORTH AND LANDS NOW OR FORMERLY OWNED BY WATERTOWN COMMERCE LLC HAVING T.A. # 8-50-105.000 TO THE SOUTH SAID POINT ALSO BEING A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF COMMERCE PARK DRIVE; THENCE

N87°06'53"W, A DISTANCE OF 391.20 FEET TO A POINT; THENCE

N04°31'59"E, A DISTANCE OF 150.80 FEET TO A POINT; THENCE

N49°28'09"E, A DISTANCE OF 45.65 FEET TO A POINT ON SAID SOUTHERLY BOUNDS OF COMMERCE PARK DRIVE; THENCE

S86°13'32"E, AND ALONG SAID SOUTHERLY BOUNDS OF COMMERCE PARK DRIVE A DISTANCE OF 124.61 FEET TO A POINT; THENCE

N48°46'28"E, AND ALONG SAID SOUTHERLY BOUNDS OF COMMERCE PARK DRIVE A DISTANCE OF 14.22 FEET TO A POINT; THENCE

S86°08'42"E, AND ALONG SAID SOUTHERLY BOUNDS OF COMMERCE PARK DRIVE A DISTANCE OF 120.62 FEET TO A POINT OF CURVATURE; THENCE

SOUTHERLY ALONG A CURVE TO THE RIGHT HAVING A DELTA ANGLE OF 89°01'55", A RADIUS OF 100.00 FEET, AND AN ARC LENGTH OF 155.39 FEET TO A POINT ON SAID WESTERLY BOUNDS OF COMMERCE PARK DRIVE THENCE;

S02°53'07"W, AND ALONG SAID WESTERLY BOUNDS OF COMMERCE PARK DRIVE A DISTANCE OF 88.04 FEET TO THE POINT AND PLACE OF BEGINNING. CONTAINING 1.594 ACRES OF LAND, MORE OR LESS.

SURVEY DESCRIPTION - T.A. # 8-50-105.000

ALL THAT TRACT OR PARCEL OF LAND SITUATE IN THE CITY OF WATERTOWN, COUNTY OF JEFFERSON, STATE OF NEW YORK, ALL AS SHOWN ON A MAP ENTITLED "LANDS OF WATERTOWN COMMERCE LLC, ALTA/NSPS LAND TITLE SURVEY", PREPARED BY COSTICH ENGINEERING, D.P.C., HAVING DRAWING NUMBER 8727 VT100, DATED 08/30/2022, AND BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT BEING THE INTERSECTION OF THE COMMON PROPERTY LINE OF LANDS NOW OR FORMERLY OWNED BY WATERTOWN COMMERCE LLC HAVING T.A. # 8-50-106.000 TO THE NORTH AND LANDS NOW OR FORMERLY OWNED BY WATERTOWN COMMERCE LLC HAVING T.A. # 8-50-105.000



TO THE SOUTH SAID POINT ALSO BEING A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF COMMERCE PARK DRIVE; THENCE

S02°53'07"W, AND ALONG SAID WESTERLY BOUNDS OF COMMERCE PARK DRIVE A DISTANCE OF 200.00 FEET TO A POINT; THENCE

N87°06'53"W, A DISTANCE OF 422.01 FEET TO A POINT; THENCE

N04°29'48"E, A DISTANCE OF 61.99 FEET TO A POINT; THENCE

N49°31'59"E, A DISTANCE OF 35.47 FEET TO A POINT; THENCE

N04°31'59"E, A DISTANCE OF 113.73 FEET TO A POINT; THENCE

S87°06'53"E, A DISTANCE OF 391.20 FEET TO THE POINT AND PLACE OF BEGINNING. CONTAINING 1.852 ACRES OF LAND, MORE OR LESS.

SURVEY DESCRIPTION - PORTION OF T.A. # 8-50-101.009

ALL THAT TRACT OR PARCEL OF LAND SITUATE IN THE CITY OF WATERTOWN, COUNTY OF JEFFERSON, STATE OF NEW YORK, ALL AS SHOWN ON A MAP ENTITLED "LANDS OF WATERTOWN COMMERCE LLC, ALTA/NSPS LAND TITLE SURVEY", PREPARED BY COSTICH ENGINEERING, D.P.C., HAVING DRAWING NUMBER 8727 VT100, DATED 08/30/2022, AND BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT BEING THE INTERSECTION OF THE COMMON PROPERTY LINE OF LANDS NOW OR FORMERLY OWNED BY WATERTOWN COMMERCE LLC HAVING T.A. # 8-50-105.000 TO THE NORTH AND LANDS NOW OR FORMERLY OWNED BY WATERTOWN COMMERCE LLC HAVING T.A. # 8-50-101.009 TO THE SOUTH SAID POINT ALSO BEING A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF COMMERCE PARK DRIVE; THENCE

S02°53'07"W, AND ALONG SAID WESTERLY BOUNDS OF COMMERCE PARK DRIVE A DISTANCE OF 102.87 FEET TO A POINT; THENCE

N87°06'53"W, A DISTANCE OF 424.90 FEET TO A POINT; THENCE

N04°29'48"E, A DISTANCE OF 102.91 FEET TO A POINT; THENCE

S87°06'53"E, A DISTANCE OF 422.01 FEET TO THE POINT AND PLACE OF BEGINNING. CONTAINING 1.000 ACRES OF LAND, MORE OR LESS.