

Patrick J. Scordo, PE Matthew J. Cervini, PE Scott W. Soules, AIA Brandy W. Lucas, MBA Gregory F. Ashley, PLS Peter S. Clough Zachary P. Scordo

18969 US Route 11 Watertown, New York 13601

Tel: (315) 788-3900 Fax: (315) 788-0668

E-mail: web@gymodpc.com

20 February 2024

Mr. Michael Lumbis Planning & Community Development Director City of Watertown 245 Washington Street Watertown, NY 13601

Re:

Subdivision and Assemblage Approval

Watertown Savings Bank – New Lending

Center Project

File:

2021-066

Dear Mr. Lumbis.

GYMO Architecture, Engineering, & Land Surveying, D.P.C. (GYMO), would like to submit for Subdivision and Assemblage Approval at the March 5th, 2024, City of Watertown Planning Board meeting for the Watertown Savings Bank – Lending Center Project.

The proposed action will subdivide a portion of Tax Parcel 10-07-109.100 (the lands of Clinton Center Development, LLC at 155 Clinton Street) and subsequently assemble that parcel with Tax Parcel 10-07-109.200 (the lands of Clinton Center Development, LLC at 153 Clinton Street). Then the newly amended Tax Parcel 10-07-109.200 will be assembled with Tax Parcel 10-07-112.100 (the lands of Watertown Savings Bank at 111-145 Clinton Street). This action will place the new Clinton Street driveway for the Watertown Savings Bank's Lending Center wholly on the assemblage of Tax Parcel 10-07-112.100 (111-145 Clinton Street), Tax Parcel 10-07-109.200 (153 Clinton Street) and a portion of Tax Parcel 10-07-109.100 (155 Clinton Street). Watertown Savings Bank is purchasing Tax Parcel 10-07-109.200 (153 Clinton Street) from Clinton Center Development, LLC.

GYMO is submitting eight (8) collated sets of the following documents regarding the above mentioned project for Subdivision and Assemblage Approval:

- Subdivision Application Form
- Revised Proposed Subdivision Plat, (eight 24"x36" sets)
- Revised Suggested Legal Description of 3 parcels
 - o 1: A 2.543± Acre portion of Tax Parcel 10-07-109.100;
 - 2: A 0.140± Acre Parcel comprised of Tax Parcel 10-07-109.200 and a portion of Tax Parcel 10-07-109.100
 - o 3: A 3.252± Acre Parcel, the assemblage of the Watertown Savings Bank Tax Parcels (10-07-112.100, 10-07-109.200, a portion of 10-07-109.100)
- Real Property Law 932 Split form
- Part 1 of short EAF for Survey Assemblage and Lot Line Adjustment.

If you have any questions or require any additional information, please do not hesitate to contact our office at your earliest convenience.

Sincerely.

GYMO Architecture, Engineering, and Land Surveying, D.P.C.

tor Undin 18 Austin Zachary P. Scordo

Survey Department Manager

Enclosure;

PC:

Scott Pooler - Watertown Savings Bank with enclosures

Mark Lavarnway - Watertown Savings Bank

Pat Scordo – GYMO McKenzee Fisk - GYMO



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: 155, 153 & 111 Clinton Street		
TAX PARCEL NUMBER: 10-07-109.100, 10-07-109.200,	10-07-112.100 ZONING DISTRICT: Dow	vntown
NUMBER OF LOTS TO DIVIDE PROPERTY INTO: 2 Lots	With Assemblage IS THERE A PROPOSED	SUBSEQUENT ASSEMBLAGE? (Y/N)
APPLICANT INFORMATION:		
APPLICANT NAME: Zachary P. Scordo		
APPLICANT MAILING ADDRESS: 18969 US Route 11, W	/atertown, NY 13601	
PHONE NUMBER:315-788-3900	E-MAIL: zscordo@gymodpc.c	com
PROPERTY OWNER INFORMATION (if different from a	pplicant):	
PROPERTY OWNER NAME: Clinton Center Development	t, LLC & Watertown Savings Bank	
PROPERTY OWNER MAILING ADDRESS (if different from	m subject parcel): 18841 US Route 11, Watert	town, NY 13601 (Clinton Center Development, LLC)
8		
PHONE NUMBER:	E-MAIL:	
CHECKLIST (please include all of the following in additional additional actions are added to the control of the following in additional actions are added to the following and additional actions are added to the following all additional actions are added to the following and additional actions are added to the following actions are added to the following and additional actions are added to the following actions actions are added to the following actions are added to the following actions	tion to this application form):	
Cover Letter* Suggested Descriptions* \$\times\$ \$150 application fee Real Property Law 932 Split Form*	Proposed Final Subdivision Plat D Tax Map with subject parcel highli State Environmental Quality Revie Electronic Copy of Entire Submiss	ighted ew (SEQR) form
*See appendices for further information		07/16/24
Applicant Signature:	elO	Date: 02 10 29
Property Owner Signature (if different)		Date:



City of Watertown SUBDIVISION APPLICATION FORM

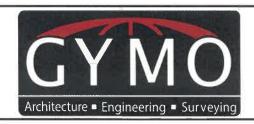
City of Watertown, Planning and Community Development Dept. 245 Washington Street, Room 305, Watertown, NY 13601
Phone: 315-785-7741 Email: planning@watertown-ny.gov

Received:		

PROPERTY INFORMATION:	
PROPERTY ADDRESS:155, 153 & 111 Clinton St	reet
TAX PARCEL NUMBER: 10-07-109.100, 10-07-109	9.200, 10-07-112.100 ZONING DISTRICT: Downtown
NUMBER OF LOTS TO DIVIDE PROPERTY INTO:	2 Lots With Assemblage IS THERE A PROPOSED SUBSEQUENT ASSEMBLAGE? (Y / N)
APPLICANT INFORMATION:	
APPLICANT NAME; Zachary P. Scordo	
APPLICANT MAILING ADDRESS: 18969 US Route	11, Watertown, NY 13601
PHONE NUMBER:315-788-3900	E-MAIL: zscordo@gymodpc.com
PROPERTY OWNER INFORMATION (if different for	rom applicant);
PROPERTY OWNER NAME: Clinton Center Develop	pment, LLC & Watertown Savings Bank
PROPERTY OWNER MAILING ADDRESS (if different	nt from subject parcel): 18841 US Route 11, Watertown, NY 13601 (Clinton Center Development, LLC)
PHONE NUMBER:	E-MAIL:
CHECKLIST (please include all of the following in	addition to this application form):
Cover Letter* Suggested Descriptions* \$150 application fee Real Property Law 932 Split Form*	Proposed Final Subdivision Plat Drawing* Tax Map with subject parcel highlighted State Environmental Quality Review (SEQR) form Electronic Copy of Entire Submission (PDF Preferred)
*See appendices for further information	
Applicant Signature:	Date:
Property Owner Signature (if different)_	Male: 2.20-24

7/31/2020

Parcel A REVISED City of Watertown 2.543± Acre Parcel



February 13, 2024 Project No. 2021-066 Page 1 of 1

SUGGESTED DESCRIPTION

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 ½" iron pipe with cap set at the intersection of the easterly street margin of Sherman Street and the southerly street margin of Clinton Street;

THENCE S.86°-57'-43" E., along the southerly street margin of Clinton Street, a distance of 293.94 feet to a point;

THENCE S.02°-58-13" W., a distance of 377.87 feet to a 3/4" iron pipe found;

THENCE N.87°-32'-46" W., along the northerly street margin of Mullin Street a distance of 290.05 feet to a ½" iron pipe with cap set at the intersection with the easterly margin of Sherman Street;

THENCE N.02°-22'-59" E., along the easterly margin of Sherman Street a distance of 380.85 feet to the POINT of BEGININNG.

CONTAINING 2.543 acres of land more or less.

SUBJECT to any rights or restrictions of record.

IT BEING the intent to describe Parcel A, a portion of the parcel of land conveyed by John Doldo, Jr., individually, Et al. to Clinton Center Development, LLC by deed recorded in the Jefferson County Clerk's Office as Instrument 2016-14664 on October 17, 2016, as shown on a map titled "Final Subdivision Plat of the Lands at 155 Clinton Street and Assemblage with the Lands at 145 and 111 Clinton Street, City of Watertown, County of Jefferson, State of New York," dated October 05, 2021, last revised February 13, 2024, prepared by GYMO, Architecture, Engineering & Land Surveying, D. P.C., Watertown, New York.

Parcel B REVISED City of Watertown 0.140± Acre Parcel



February 13, 2024 Project No. 2021-066 Page 1 of 1

SUGGESTED DESCRIPTION

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 in the southerly street margin of Clinton Street said iron pipe being located S.86°–57'–43" E., along the southerly street margin of Clinton Street, a distance of 293.94 feet from the intersection of the easterly street margin of Sherman Street and the southerly street margin of Clinton Street;

THENCE S.86°-57'-43" E., along the southerly street margin of Clinton Street, a distance of 28.16 feet to a ½" iron pipe found;

THENCE S.03°–16′–26" W., along the westerly boundary line of a 3.111 acre parcel of land conveyed to Watertown Savings Bank by Quit Claim deed recorded in the Jefferson County Clerk's Office as Instrument 2023-12516 on August 21, 2023, a distance of 215.60 feet to a 3/4" iron pipe found;

THENCE N.87°-32'-48" W., along said lands of Watertown Savings Bank (Instrument 2023-12516) a distance of 25.00 feet to a ½" iron pipe found;

THENCE S. 03°-41'-04" W., along said lands of Watertown Savings Bank (Instrument 2023-12516) a distance of 162.03 feet to a 3/4" iron pipe found at an angle point in the northerly margin of Mullin Street;

THENCE N.02°-58'-13" E., a distance of 377.87 feet to the POINT of BEGININNG.

CONTAINING 0.140 acres of land more or less.

SUBJECT to any rights or restrictions of record.

IT BEING the intent to describe Parcel B, a portion of the parcel of land conveyed by John Doldo, Jr., individually, Et al. to Clinton Center Development, LLC by deed recorded in the Jefferson County Clerk's Office as Instrument 2016-14664 on October 17, 2016, as shown on a map titled "Final Subdivision Plat of the Lands at 155 Clinton Street and Assemblage with the Lands at 145 and 111 Clinton Street, City of Watertown, County of Jefferson, State of New York," dated October 05, 2021, last revised February 13, 2024, prepared by GYMO, Architecture, Engineering & Land Surveying, D. P.C., Watertown, New York.

Assemblage Parcel REVISED
City of Watertown
3.252± Acre Parcel



February 13, 2024 Project No. 2021-066 Page 1 of 2

SUGGESTED DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND situate in the City of Watertown, County of Jefferson, State of New York and being more particularly described as follows:

BEGINNING at a ½" iron pipe set at in the southerly street margin of Clinton Street, said iron pipe being located a direct tie of N. 86°-35'-36" W., 284.00 feet from the intersection of the southerly street margin of Clinton Street and the westerly street margin of Washington Street;

THENCE S. 03°-22'-50" W., a distance of 206.20 feet to a ½" iron pipe set;

THENCE N. 87°-33'-26" W., a distance of 28.62 feet to a ½" iron pipe with cap set;

THENCE S. 02°-43'-44" W., a distance of 30.33 feet to a point;

THENCE N. 87°-33'-27" W., a distance of 32.80 feet to a rebar found;

THENCE S. 03°-05'-33" W., a distance of 161.25 feet to a point in the northerly street margin of Mullin Street;

THENCE N. 87°-33'-27" W., along the northerly street margin of Mullin Street, a distance of 65.36 feet to a ½" iron pipe with cap set;

THENCE N. 03°-40'-33" E., a distance of 125.16 feet to a point;

THENCE N. 87°-33'-27" W., passing through a ½" iron pipe found at a distance of 97.50 feet and continuing, a total distance of 107.50 feet to a point;

THENCE S. 03°-40'-33" W., a distance of 125.16 feet to a ½" rebar found in the northerly street margin of Mullin Street;

THENCE N. 87°-33'-27" W, along the northerly street margin of Mullin Street, a distance of 180.00 feet to a ½" iron pipe found at an angle point in said margin;

THENCE N. 03°-10'-13" E., along the street margin of Mullin Street, a distance of 10.41 feet to a ½" iron pipe found at an angle point in said margin;

THENCE N. 02°-58'-13" E., a distance of 377.87 feet to a point in the southerly street margin of Clinton Street;

THENCE S. 86°-57'-43" E., along the southerly street margin of Clinton Street, a distance of 28.16 feet to a ½" iron pipe found at an angle point in said margin;

THENCE N. 03°-18'-17" E., a distance of 15.02 feet to a ½" iron pipe found at an angle point in the said margin;

Assemblage Parcel REVISED City of Watertown 3.252± Acre Parcel



February 13, 2024 Project No. 2021-066 Page 2 of 2

THENCE S. 86°-59'-00" E., along the southerly street margin of Clinton Street, a distance of 187.78 feet to an angle point in said margin;

THENCE S. 86°-35'-36" E., along the southerly street margin of Clinton Street, a distance of 199.90 feet to the POINT OF BEGINNING.

CONTAINING 3.252 acres of land, more or less.

SUBJECT TO a right of way for ingress and egress over a portion of the premises as described in the conveyance from John E. Gray to Watertown Savings Bank by deed recorded in the Jefferson County Clerk's Office in Liber 667 at Page 31, on September 22, 1958;

SUBJECT to any rights or restrictions of record.

IT BEING the intent to describe the following parcels of land assembled:

A 3.111 acre parcel of land conveyed by Watertown Savings Bank to Watertown Savings Bank by Quit Claim deed recorded in the Jefferson County Clerk's Office as Instrument 2023-12516 on August 21, 2023, (Tax Parcel 10-07-112.100);

Parcel B, a 0.140 acre± portion of the parcel of land conveyed by John Doldo, Jr., individually, et al. to Clinton Center Development, LLC by deed recorded in the Jefferson County Clerk's Office as Instrument 2016-14664 on October 17, 2016, (a portion of Tax Parcel 10-07-109.100);

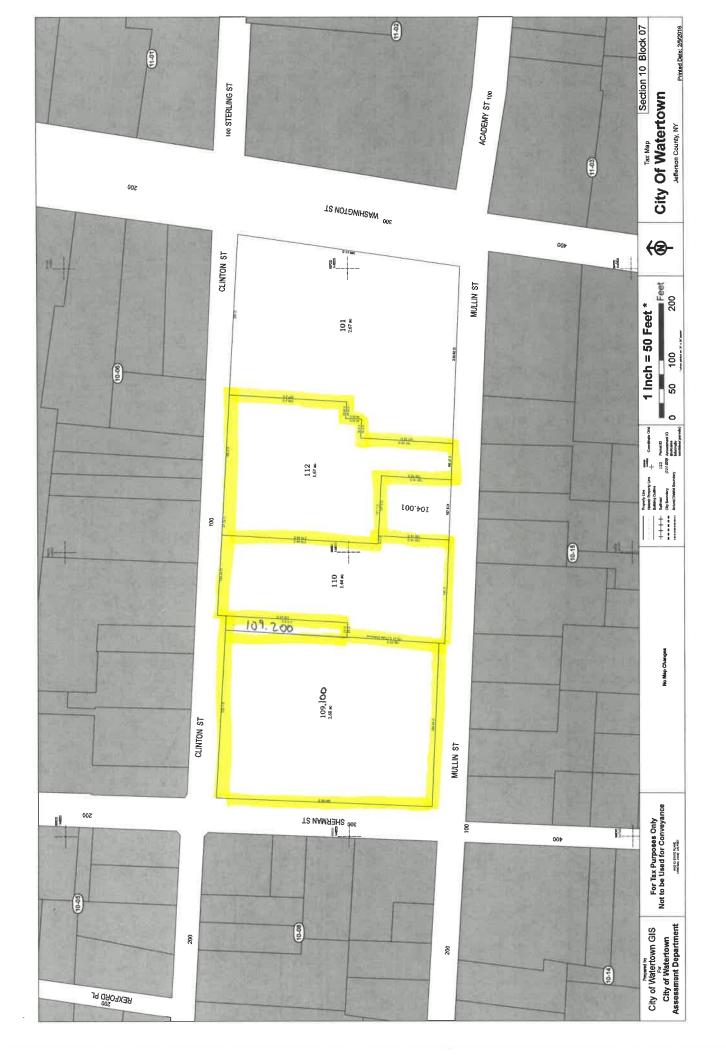
As shown on a map titled "Final Subdivision Plat of the Lands at 155 Clinton Street and Assemblage with the Lands at 145 and 111 Clinton Street, City of Watertown, County of Jefferson, State of New York," dated October 05, 2021, last revised February 13, 2024, prepared by GYMO, Architecture, Engineering & Land Surveying, D. P.C., Watertown, New York.

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.

155 Clinton Street	10-07-109.100	
153 Clinton Street	10-07-109,200	
111 Clinton Street	10-07-112.100	
Owner(s) Name Watertown Savings & Scott M Pooler EVP	Signature Signature	Date 12.26.23
May all EVE	11.	, —
Manager Manh	Mel	2/20/23



Short Environmental Assessment Form Part 1 - Project Information

Instructions for Completing

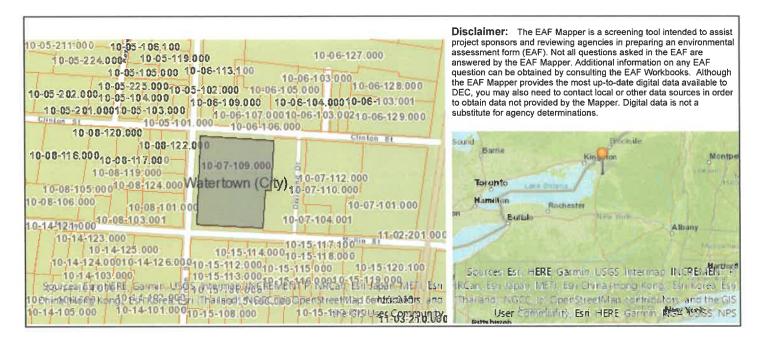
Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. 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.

Part 1 – Project and Sponsor Information			
Subdivision and Assemblage of the Lands of Clinton Center Development, LLC, applied for by	GYMO, D.P.C.		
Name of Action or Project:			
Watertown Savings Bank Lending Center Project			
Project Location (describe, and attach a location map):			
155, 153, and 111 Clinton Street			
Brief Description of Proposed Action:			
Subdivision of tax parcel 10-07-109.100 with future assemblage of created 0.020± acre parce tax parcel will be conveyed to Watertown Savings Bank and combined with tax parcel 10-07-1		0. The resultant co	mbined
Name of Applicant or Sponsor:	Telephone: 315-788-3900)	
Zach Scordo (For GYMO, D.P.C.)	E-Mail: zscordo@gymodp	pc.com	
Address:			
18969 US Route 11			
City/PO:	State:	Zip Code:	
Watertown	NY	13601	
 Does the proposed action only involve the legislative adoption of a plan, loca administrative rule, or regulation? 	l law, ordinance,	NO	YES
If Yes, attach a narrative description of the intent of the proposed action and the e may be affected in the municipality and proceed to Part 2. If no, continue to ques		at 🔽	
2. Does the proposed action require a permit, approval or funding from any other		NO	YES
If Yes, list agency(s) name and permit or approval:		V	
a. Total acreage of the site of the proposed action? b. Total acreage to be physically disturbed? c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?	2.68± acres 0 acres 2.68± acres	,	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. 🔽 Urban 🔲 Rural (non-agriculture) 🔲 Industrial 🜠 Commercia	al 🔲 Residential (subur	·ban)	
☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other(Spec	cify):		
Parkland			

YES	N/A
√	
√	
NO	YES
	√
NO	YES
√	
NO	YES
7	
	岃
	✓
NO	YES
	\checkmark
NO	YES
$\sqcup $	\checkmark
NO	YES
\neg	
_	V
NO	YES
	\checkmark
\Box	V
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NO	YES
✓	
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	- I,

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:		
Shoreline Forest Agricultural/grasslands Early mid-successional		
☐ Wetland ☐ Urban ☐ Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or	NO	YES
Federal government as threatened or endangered? Indiana Bat, Northern Long		V
16. Is the project site located in the 100-year flood plan?	NO	YES
	V	
17. Will the proposed action create storm water discharge, either from point or non-point sources?	NO	YES
If Yes,	\checkmark	
a. Will storm water discharges flow to adjacent properties?		
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe:		
If ites, offering describe.		
18. Does the proposed action include construction or other activities that would result in the impoundment of water	NO	YES
or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment:		
	\checkmark	
	210	*****
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?	NO	YES
If Yes, describe:		
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or	NO	YES
completed) for hazardous waste? If Yes, describe:		
Site coded 623029 and V00473 (NM-Anthony St Watertown MGP) appears to be within the EAF Mapper's 2000' buffer zone	Ш	V
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BI MY KNOWLEDGE	EST OF	
talu da	,	
Applicant/sponsor/name: Zachary Scordo (for GYMO, D.P.C.) Date: 1016/20	1	
Signature: Title: Survey Department Manager		



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	Yes
Part 1 / Question 12b [Archeological Sites]	Yes
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	No
Part 1 / Question 15 [Threatened or Endangered Animal]	Yes
Part 1 / Question 15 [Threatened or Endangered Animal - Name]	Indiana Bat, Northern Long-eared Bat
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]	Yes

Agency Use Only [If applicable]		
Project:		
Date:		
		۰

Short Environmental Assessment Form Part 2 - Impact Assessment

Part 2 is to be completed by the Lead Agency.

Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

		No, or small impact may occur	Moderate to large impact may occur
1.	Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?		
2.	Will the proposed action result in a change in the use or intensity of use of land?		
3.	Will the proposed action impair the character or quality of the existing community?		
4.	Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?		
5.	Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?		
6.	Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?		
7.	Will the proposed action impact existing: a. public / private water supplies?		
	b. public / private wastewater treatment utilities?		
8.	Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?		
9.	Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?		
10.	Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?		
11.	Will the proposed action create a hazard to environmental resources or human health?		

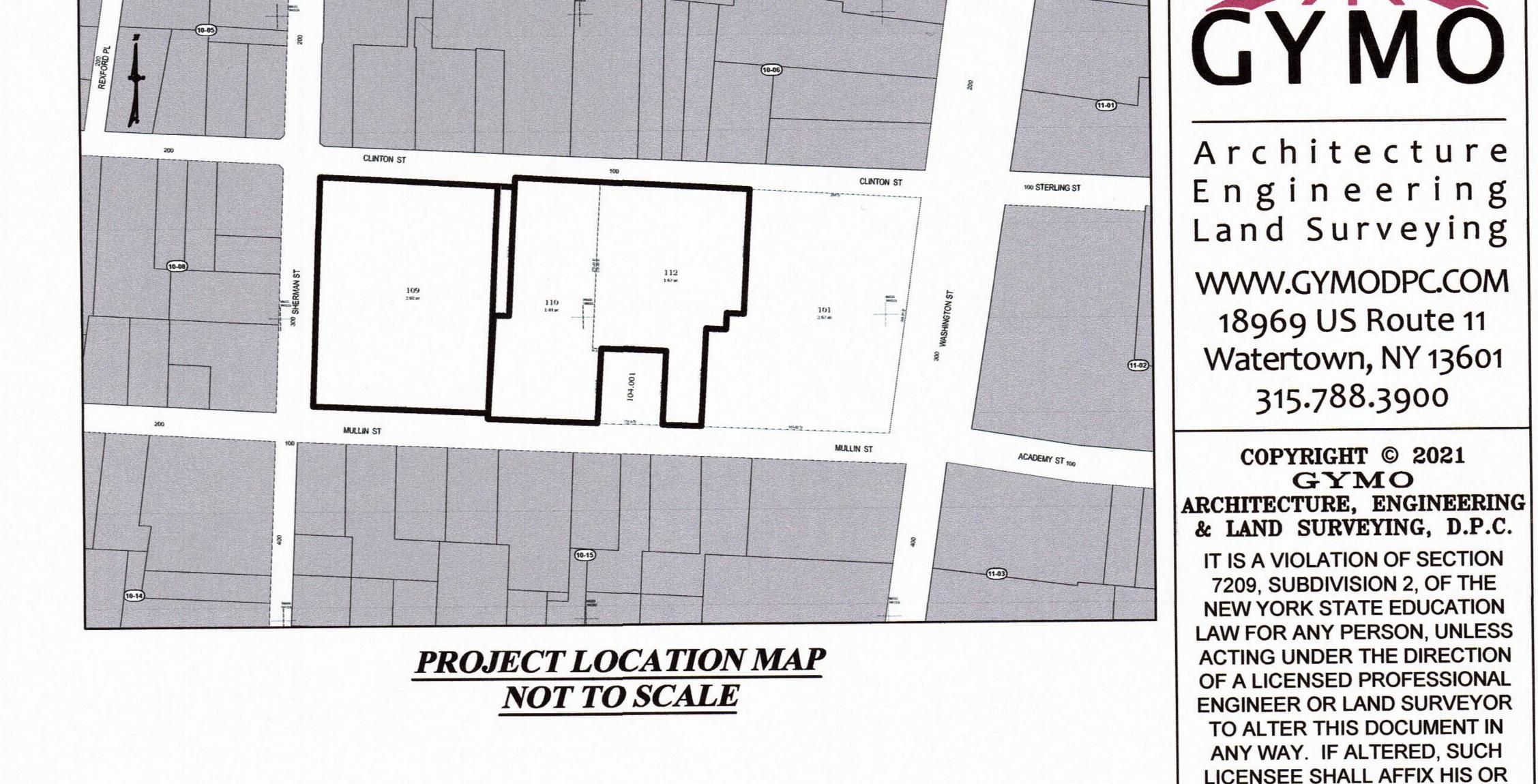
Agen	Agency Use Only [If applicable]		
Project:			
Date:			

Short Environmental Assessment Form Part 3 Determination of Significance

For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.	
Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.	
Name of Lead Agency	Date
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

PRINT FORM



LEGEND

- 1/2" IRON PIPE WITH CAP SET (PREVIOUSLY) IRON MONUMENT FOUND (as noted)
- BOLLARD - CATCH BASIN ROUND
- CATCH BASIN SQUARE - COMMUNICATIONS MANHOLE
- CLEANOUT
- ELECTRIC BOX - ELECTRIC MANHOLE
- ELECTRIC METER
- GAS METER - GAS VALVE
- HYDRANT
- LIGHT POLE - MANHOLE - SEWER MANHOLE
- STORM MANHOLE
- TELE BOX
- TELE MANHOLE - TRAFFIC BOX
- TRAFFIC MANHOLE - GENERATOR PAD
- TREE (coniferous)TREE (deciduous)

- x X CHAIN LINK FENCE - - WOOD FENCE -----OU------- OVERHEAD UTILITIES

DEED REFERENCES

(Parcels A & B) John Doldo Jr., Individually and Lewis G. Spicer, III, and Christa Spicer Matthews as Trustees

Clinton Center Development, LLC Instrument 2016-14664 Recorded October 17, 2016 Tax Parcel 10-07-109.100

Assemblage Parcel (Quit Claim deed) Watertown Savings Bank

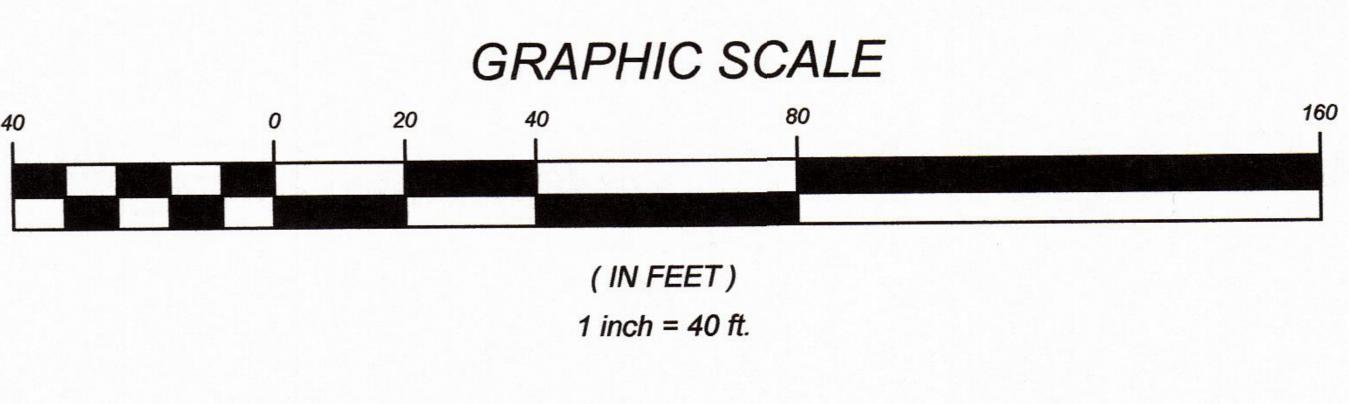
Watertown Savings Bank Instrument 2023—12516 Recorded August 21, 2023 Tax Parcel 10-07-112.100

MAP REFERENCE

Management, City of Watertown, County of Jefferson, State of New York", dated July 14, 2016, prepared by GYMO, D.P.C.

NOTES

- Field location was performed on various dates between June 09, 2016 and November 20, 2023. Site under construction during the most recent visit.
- The horizontal datum referenced hereon is NAD 1983, New York State Plane, Central Zone based on the NYS CORS Network.
- All adjoiners are per the City of Watertown Real Property Assessment Office.
- Underground facilities, structures and utilities have not been plotted. There may be underground facilities, structures and utilities, the existence of which is
- presently not known and therefore not shown on this map. Prior to construction contact Underground Facilities Protective Organization, (UFPO) at 1-800-962-7962 for exact location of all underground utilities.
- This survey was prepared without the benefit of an Updated Abstract of Title and is subject to any changes which may occur as a result of a more complete title search.
- Subject parcels are City of Watertown Assessment Parcel Numbers 10-07-109.100 and 10-07-112.100.
- This map previously dated 10/05/2021 was filed in the Jefferson County Clerk's Office as Map No. 7950 on 12/21/2021.



Date

NEED BONNING

WWW.GYMODPC.COM

18969 US Route 11

Watertown, NY 13601

315.788.3900

IT IS A VIOLATION OF SECTION 7209, SUBDIVISION 2, OF THE

OF A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR

TO ALTER THIS DOCUMENT IN

ANY WAY. IF ALTERED, SUCH

LICENSEE SHALL AFFIX HIS OR

HER SEAL AND THE NOTATION

"ALTERED BY" FOLLOWED BY

HIS OR HER SIGNATURE, DATE

AND A SPECIFIC DESCRIPTION,

OF ALTERATION.

ZPS, GFA

PROJECT NO:

CHECKED BY

02 February 13, 2024 Revise Parcels A, B & Assemblage November 30, 2023 Proposed subdivision of Clinton Center Development, various Edits