



# MEMORANDUM

CITY OF WATERTOWN, NEW YORK  
OFFICE OF PLANNING AND COMMUNITY DEVELOPMENT  
245 WASHINGTON STREET, ROOM 305, WATERTOWN, NY 13601  
PHONE: 315-785-7741 – FAX: 315-785-7829

TO: Planning Board Members

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

SUBJECT: Subdivision Final Plat Approval – 407 Sherman Street

DATE: February 24, 2022

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**Request:** Subdivision Final Plat Approval for a two-lot subdivision of 407 Sherman Street, Parcel Number 10-15-112.000

**Applicant:** Adam Storino, PLS of Storino Properties LLC.

**Proposed Use:** Office

**Property Owner:** 407 Sherman Street Partnership

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**Overview:** This proposal is being submitted for Planning Board review under Chapter A322 (Subdivision Regulations) of the City Code. The Planning Board 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 3:05 p.m. during the Planning Board meeting. After the public hearing and completion of Part 2 of the Short Environmental Assessment Form, the Planning Board will be free to make a decision on the proposal.

The applicant proposes to divide the existing 0.799-acre lot at 407 Sherman Street into two parcels, a 0.771-acre primary western section that will remain in the possession of 407 Sherman Street Partnership, and a 0.028-acre eastern section that the applicant proposes to convey to Storino Properties, LLC and assemble with the adjacent parcel at 165 Mullin Street.

**Required Descriptions:** The applicant has submitted suggested metes and bounds descriptions for both the proposed 0.771-acre western section (Parcel 2 on the submitted drawing) and for 0.028-acre eastern section (Parcel 1) that the applicant proposes to convey to 165 Mullin Street and subsequently assemble. The applicant has also submitted a combined description of Parcel 1 and 165 Mullin Street. The applicant will need this description to submit to the County Clerk when filing a new deed. The applicant has also submitted a description for the adjacent property at 415 Sherman Street (Parcel 3), which bounds the subject parcel to the south.

**Area and Yard Regulations:** The suggested description for Parcel 2 will correct an existing nonconformity on 407 Sherman Street and bring the parcel into compliance. Currently, two distinct tax parcels (10-15-111.000 and 10-15-112.000) make up the property known as 407 Sherman Street, although they function as a single property with a common street address. However, they still have separate deeds, meaning the parcel boundary between them is real, and since there is a structure built across that line, that structure is currently illegal. Combining these parcels formally to create a single 407 Sherman Street will bring the parcel into compliance.

165 Mullin Street is currently in compliance with all applicable setbacks of the Limited Business District and will remain in compliance after absorbing Parcel 1.

There is an existing garage built across the eastern (rear) property line of Parcel 3 (415 Sherman Street), which is nonconforming. This garage is also only two feet from the southern (side) property line shared with 421 Sherman Street. These are existing nonconformities and are unrelated to the proposed subdivision and assemblage involving Parcel 1. However, 407 Sherman Street Partnership should consider bringing this situation into conformity at a future date, particularly since it owns both parcels.

The Planning Board should, minimally, condition any motion to grant Subdivision Approval on the applicant assembling Parcel 1 with 165 Mullin Street as proposed, and assembling the two distinct parcels of 407 Sherman Street into a single parcel, per the suggested description for Parcel 2.

**SEQR:** The applicant answered “Yes” to Question 20, indicating that the site of the proposed action or an adjoining property has been the subject of remediation (ongoing or completed) for hazardous waste. The form requires further description if the answer to this question is “Yes.” The applicant shall be prepared to discuss this omission or provide the requested information.

Prior to approval, the Planning Board must consider Part 2 of the Short Environmental Assessment Form (EAF) and make a determination of significance relative to SEQRA.

**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.

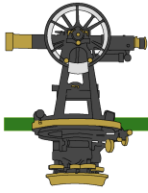
The applicant is responsible for providing submit one (1) reproducible Mylar print and two (2) paper copies of the final plat for signature by the clerk of the Planning Board, which the applicant submitted with the application. If any changes result from Planning Board review, the applicant will be responsible for submitting new drawings. The City will return the two paper copies and the applicant must file them in the County Clerk’s Office within 62 days of signing.

The applicant submitted a Mylar Version of the drawing that the Planning Board received in their packages. However, for the Clerk of the Planning Board to sign the Mylar, the drawing’s title must contain the words, “Subdivision Final Plat.” The drawing, as submitted, contains the words “Survey Plat” rather than the required language. The applicant is responsible for submitting a drawing that meets all requirements.

**Summary:** The following should be included as contingencies with the motion for approval:

1. The applicant must assemble the subdivided 0.028-acre eastern section of the subject parcel with 165 Mullin Street, Parcel Number 10-15-113.000 by way of a new metes and bounds description that is filed with the County Clerk.
2. The applicant must assemble Parcel 10-15-111.000 and 10-15-112.000, which collectively make up the lands known as 407 Sherman Street, into a single parcel as described in the suggested description for Parcel 2.
3. The applicant shall be prepared to explain the omission of required information from the answer to Question 20 on the State Environmental Quality Assessment (SEQR) Short Environmental Assessment Form (EAF) or to describe the remediation that prompted the “Yes” answer.
4. The applicant shall submit a new Mylar drawing for signature by the Clerk of the Planning Board that contains the words “Subdivision Final Plat” in the title.

cc: Michael Delaney, City Engineer  
Adam M. Storino, PLS, Storino Properties, LLC, 165 Mullin Street, Watertown, NY 13601  
407 Sherman Street Partnership, 407 Sherman Street, Watertown, NY 13601



# STORINO GEOMATICS

LAND SURVEYING SERVICES & CONSULTING, PLLC

NJ · NY · PA · VT  
DEDICATION · EXPERIENCE · TECHNOLOGY

PROFESSIONAL LAND SURVEYORS

THOMAS M. STORINO, PLS  
ADAM M. STORINO, PLS

February 15, 2022

City of Watertown Planning Board  
C/O Michael A. Lumbis  
Planning and Community Development Director  
245 Washington Street, Room 305  
Watertown, NY 13601

**RE: 407 Sherman Street Partnership / Storino Properties LLC  
Minor Subdivision (Lot Line Adjustment)  
Tax Map P.N. 10-15-112.000 and Tax Map P.N. 10-15-113.000  
407 Sherman Street and 165 Mullin Street**

**Sto Geo Files: 2019-036 / 2022-006**

On behalf of 407 Sherman Street Partnership and Storino Properties, LLC, Storino Geomatics, PLLC is submitting for a Minor Subdivision of City of Watertown Tax Map P.N. 10-15-112.000 for review at the next available Planning Board meeting. Storino Properties, LLC will acquire a 0.028 Acre ± portion of Tax Map P.N. 10-15-112.000, owned by 407 Sherman Street Partnership, that will be assembled with existing parcel, Tax Map P.N. 10-15-113.000.

Enclosed please find the following for the boards review:

- Subdivision Application Form;
- Letter of Authorization;
- Request for Real Property Tax Law 932 Split Form;
- Survey Plat and accompanying Suggested Legal Descriptions (To be provided);
- Deeds: L. 928, P. 785 and Inst. No. 2020-3330;
- Short Environmental Assessment Form;
- Annotated Tax Map, and
- Check No. 2761 in the amount of \$150.00.

If you have any questions, comments, or require any additional information please contact me at (T) 315-788-0287, (M) 315-408-2346, or by E-mail at [amstorino@storinogeomatics.com](mailto:amstorino@storinogeomatics.com).

Respectfully Submitted,

*Adam Michael Storino*

Adam Michael Storino, PLS

Attachments



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**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](mailto:planning@watertown-ny.gov)*

Received:

**PROPERTY INFORMATION:**

PROPERTY ADDRESS: 407 Sherman Street

TAX PARCEL NUMBER: 10-15-112.000 ZONING DISTRICT: Limited Business

NUMBER OF LOTS TO DIVIDE PROPERTY INTO: 2 IS THERE A PROPOSED SUBSEQUENT ASSEMBLAGE? (Y/ N )

**APPLICANT INFORMATION:**

APPLICANT NAME: Storino Properties LLC - Adam M. Storino, PLS

APPLICANT MAILING ADDRESS: 165 Mullin St., Watertown, NY 13601

PHONE NUMBER: (315) 788-0287 E-MAIL: amstorino@storinogeomatics.com

**PROPERTY OWNER INFORMATION (if different from applicant):**

PROPERTY OWNER NAME: 407 Sherman Street Partnership

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

PHONE NUMBER: (315) 899-1900 E-MAIL: DAVID@GEURTLAW.COM

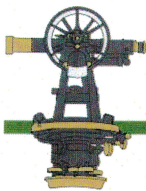
**CHECKLIST (please include all of the following in addition to this application form):**

- |                                                                       |                                                                                          |
|-----------------------------------------------------------------------|------------------------------------------------------------------------------------------|
| <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: Adam Michael Storino Date: 2/15/2022

Property Owner Signature (if different) DAVID B. GEURTSSEN Date: 2/15/22



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THOMAS M. STORINO, PLS  
ADAM M. STORINO, PLS

## LETTER OF AUTHORIZATION

Let it be known that **Storino Geomatics, PLLC** has been retained to act as agent to perform all acts for my property as identified below:

Minor Subdivision     Major Subdivision     Lot Line Adjustment     Subdivision Modification

These acts include:  
(Initial all that apply.)

DBG Pre-application meetings with municipal staff, filing applications and/or other required documents relative to all Planning/Zoning Board applications.

DBG Main point of contact for municipal staff.

DBG Agent will be contacted on all matters instead of the owner.

DBG Attend all Planning/Zoning Board meetings on my behalf.

Tax Map Parcel Number(s): 10-15-112.000

Address: 407 Sherman Street

### Property Owner(s) Information:

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

Printed Name: \_\_\_\_\_

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

Printed Name: \_\_\_\_\_

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

Printed Name: \_\_\_\_\_

Address: 407 Sherman Street

City: Watertown

State: NY

Zip: 13601

Phone: \_\_\_\_\_

Fax: \_\_\_\_\_

E-mail: \_\_\_\_\_

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# 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: 407 Sherman Street Partnership Minor Subdivision / Storino Properties LLC Assemblage			
Project Location (describe, and attach a location map): 407 Sherman Street (Tax Map P.N. 10-15-112.000) and 165 Mullin Street (Tax Map P.N. 10-15-113.000), City of Watertown, NY			
Brief Description of Proposed Action: Storino Properties, LLC will acquire a 0.028 Acre ± portion of Tax Map P.N. 10-15-112.000, owned by 407 Sherman Street Partnership, that will be assembled with existing parcel, Tax Map P.N. 10-15-113.000.			
Name of Applicant or Sponsor: Storino Geomatics, PLLC		Telephone: 315-788-0287 E-Mail: amstorino@storinogeomatics.com	
Address: 165 Mullin Street			
City/PO: Watertown		State: NY	Zip Code: 13601
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.		NO <input type="checkbox"/>	YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval:		NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
3. a. Total acreage of the site of the proposed action? _____ 0.028 acres			
b. Total acreage to be physically disturbed? _____ 0.0 acres			
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ 0.295 acres			
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input checked="" type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify):			
<input type="checkbox"/> Parkland			



5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation services available at or near the site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____ N/A	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ Both parcels and offices already served with potable water by the City of Watertown.	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ Both parcels and offices already served with sewer facilities by the City of Watertown.	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?  b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?  b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:		
<input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input checked="" type="checkbox"/> Urban <input type="checkbox"/> Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered? Indiana Bat, Northern Long-...	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, 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: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____ _____	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><b>I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b></p> <p>Applicant/sponsor/name: <u>Adam M. Storino, PLS</u> Date: <u>2/15/2022</u></p> <p>Signature: <u><i>Adam Michael Storino</i></u> Title: <u>Partner</u></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 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



Prepared by  
**City of Watertown GIS**  
 For  
**City of Watertown**  
**Assessment Department**

**For Tax Purposes Only**  
**Not to be Used for Conveyance**

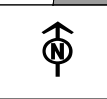
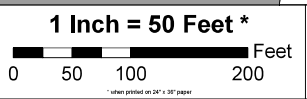
NAD 83 STATE PLANE  
 CENTRAL ZONE, US FEET

Print Key	Date
10-C-100-001	06/07/2018
10-C-114-000	06/07/2018

Property Line	Historic Property Line	Building Outline	Railroad	City Boundary	School District Boundary
—	- - -	—	—+—+—	—	—

Coordinate Grid	Parcel ID	Assessment ID
—+—	123	124-000

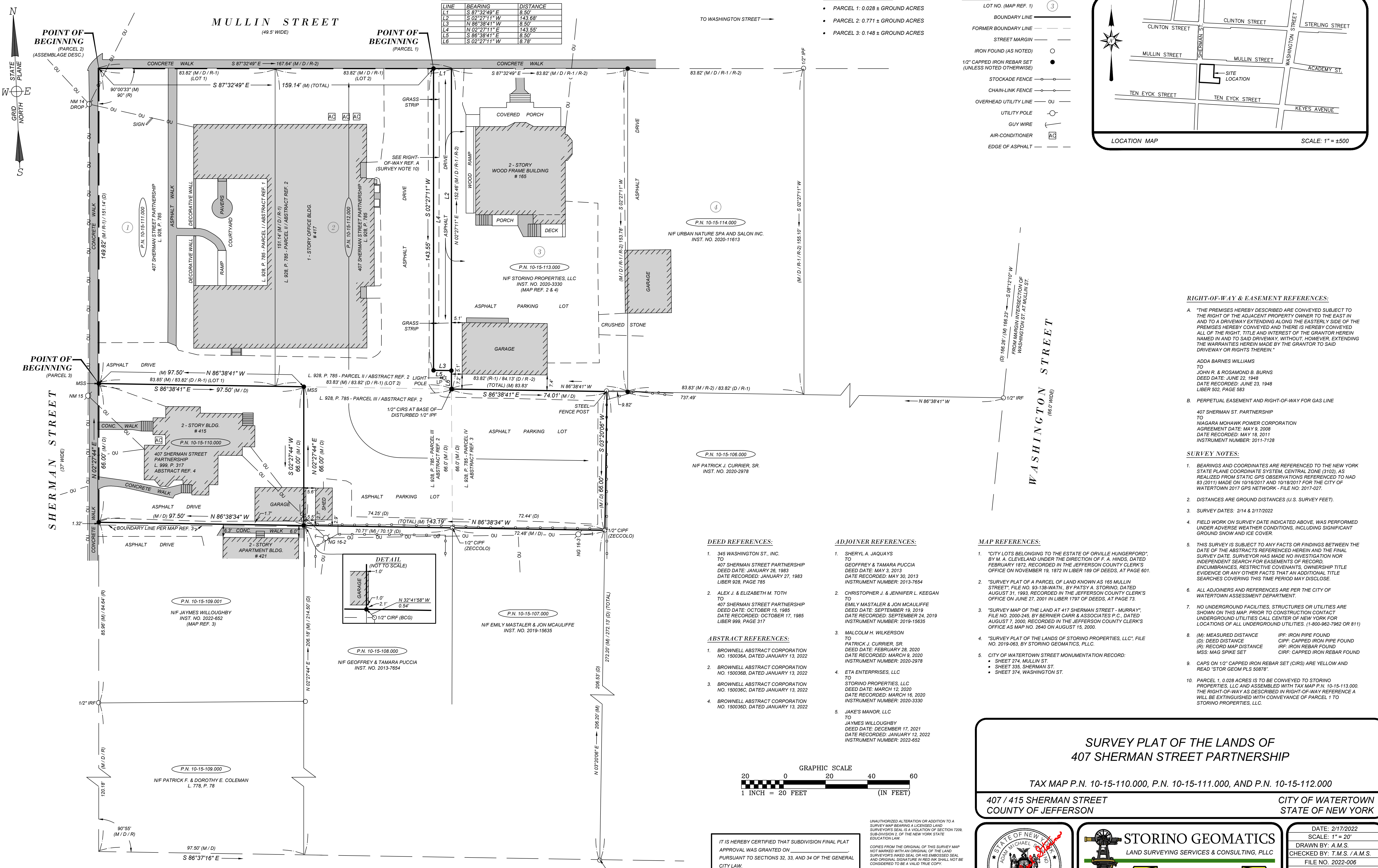
(Assessment ID indicates informally combined parcels)



Tax Map  
**City of Watertown**  
 Jefferson County, NY

Section 10 Block 15

Printed Date: 5/19/2021



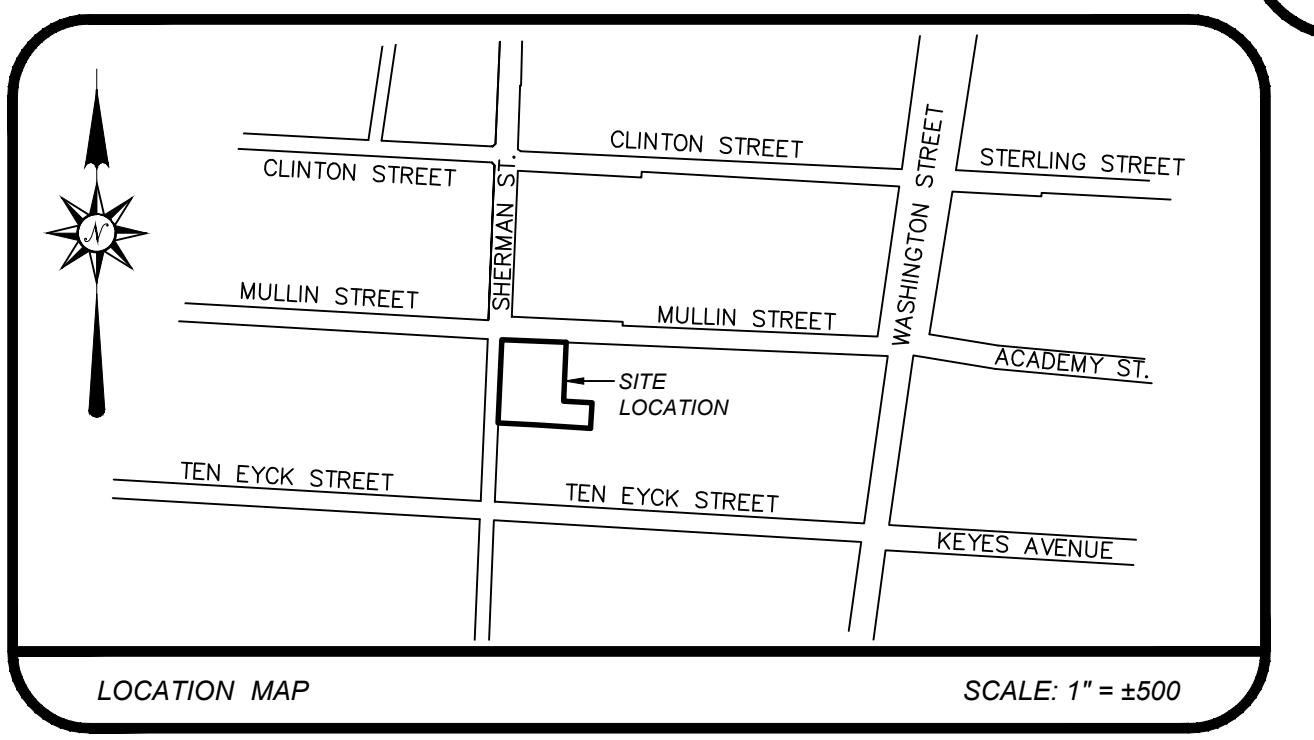
**LINE TABLE:**

LINE	BEARING	DISTANCE
L1	S 87°32'49" E	8.50'
L2	S 02°27'11" W	143.68'
L3	N 86°38'41" W	8.50'
L4	N 02°27'11" E	143.55'
L5	S 86°38'41" E	8.50'
L6	S 02°27'11" W	8.78'

**ACREAGE SUMMARY:**

- PARCEL 1: 0.028 ± GROUND ACRES
- PARCEL 2: 0.771 ± GROUND ACRES
- PARCEL 3: 0.148 ± GROUND ACRES

- LEGEND:**
- LOT NO. (MAP REF. 1)
  - BOUNDARY LINE
  - FORMER BOUNDARY LINE
  - STREET MARGIN
  - IRON FOUND (AS NOTED)
  - 1/2" CAPPED IRON REBAR SET (UNLESS NOTED OTHERWISE)
  - STOCKADE FENCE
  - CHAIN-LINK FENCE
  - OVERHEAD UTILITY LINE
  - UTILITY POLE
  - GUY WIRE
  - AIR-CONDITIONER
  - EDGE OF ASPHALT



**RIGHT-OF-WAY & EASEMENT REFERENCES:**

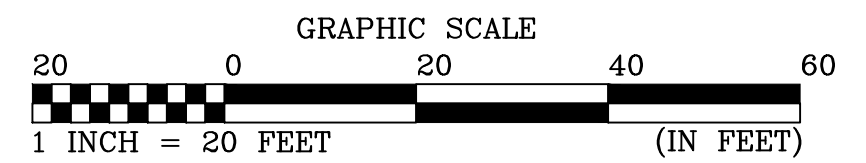
- "THE PREMISES HEREBY DESCRIBED ARE CONVEYED SUBJECT TO THE RIGHT OF THE ADJACENT PROPERTY OWNER TO THE EAST IN AND TO A DRIVEWAY EXTENDING ALONG THE EASTERLY SIDE OF THE PREMISES HEREBY CONVEYED AND THERE IS HEREBY CONVEYED ALL OF THE RIGHT, TITLE AND INTEREST OF THE GRANTOR HEREIN NAMED IN AND TO SAID DRIVEWAY, WITHOUT, HOWEVER, EXTENDING THE WARRANTIES HEREIN MADE BY THE GRANTOR TO SAID DRIVEWAY OR RIGHTS THEREIN."
- ADD A BARNES WILLIAMS TO JOHN R. & ROSAMOND B. BURNS DEED DATE: JUNE 22, 1948 DATE RECORDED: JUNE 23, 1948 LIBER 502, PAGE 583
- PERPETUAL EASEMENT AND RIGHT-OF-WAY FOR GAS LINE 407 SHERMAN ST. PARTNERSHIP TO NIAGARA MOHAWK POWER CORPORATION AGREEMENT DATE: MAY 9, 2008 DATE RECORDED: MAY 18, 2011 INSTRUMENT NUMBER: 2011-1128

**SURVEY NOTES:**

- BEARINGS AND COORDINATES ARE REFERENCED TO THE NEW YORK STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE (3102), AS REALIZED FROM STATIC GPS OBSERVATIONS REFERENCED TO NAD 83 (2011) MADE ON 10/19/2017 AND 10/18/2017 FOR THE CITY OF WATERTOWN 2017 GPS NETWORK - FILE NO. 2017-027.
- DISTANCES ARE GROUND DISTANCES (U.S. SURVEY FEET).
- SURVEY DATES: 2/14 & 2/17/2022
- FIELD WORK ON SURVEY DATE INDICATED ABOVE, WAS PERFORMED UNDER ADVERSE WEATHER CONDITIONS, INCLUDING SIGNIFICANT GROUND SNOW AND ICE COVER.
- THIS SURVEY IS SUBJECT TO ANY FACTS OR FINDINGS BETWEEN THE DATE OF THE ABSTRACTS REFERENCED HEREIN AND THE FINAL SURVEY DATE. SURVEYOR HAS MADE NO INVESTIGATION NOR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE OR ANY OTHER FACTS THAT AN ADDITIONAL TITLE SEARCHES COVERING THIS TIME PERIOD MAY DISCLOSE.
- ALL ADJOINERS AND REFERENCES ARE PER THE CITY OF WATERTOWN ASSESSMENT DEPARTMENT.
- 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 (R) RECORD MAP DISTANCE (S) SHEET 374, MULLIN ST. (C) SHEET 335, SHERMAN ST. (S) SHEET 374, WASHINGTON ST.
- IRP: IRON PIPE FOUND (C) IRP: CAPPED IRON PIPE FOUND (R) IRP: IRON REBAR FOUND (S) IRP: MAG SPIKE SET (C) IRP: CAPPED IRON REBAR FOUND
- CAPS ON 1/2" CAPPED IRON REBAR SET (CIRS) ARE YELLOW AND READ "STOR GEOM PLS 50878".
- PARCEL 1, 0.028 ACRES IS TO BE CONVEYED TO STORINO PROPERTIES, LLC AND ASSEMBLED WITH TAX MAP P.N. 10-15-113.000. THE RIGHT-OF-WAY AS DESCRIBED IN RIGHT-OF-WAY REFERENCE A WILL BE EXTINGUISHED WITH CONVEYANCE OF PARCEL 1 TO STORINO PROPERTIES, LLC.

- DEED REFERENCES:**
- 345 WASHINGTON ST., INC. TO 407 SHERMAN STREET PARTNERSHIP DEED DATE: JANUARY 26, 1983 DATE RECORDED: JANUARY 27, 1983 LIBER 928, PAGE 785
  - ALEX J. & ELIZABETH M. TOTH TO 407 SHERMAN STREET PARTNERSHIP DEED DATE: OCTOBER 15, 1985 DATE RECORDED: OCTOBER 17, 1985 LIBER 999, PAGE 317
- ADJOINER REFERENCES:**
- SHERYL A. JAQUAYS TO GEOFFREY & TAMARA PUCCIA DEED DATE: MAY 3, 2013 DATE RECORDED: MAY 30, 2013 INSTRUMENT NUMBER: 2013-7654
  - CHRISTOPHER J. & JENNIFER L. KEEGAN TO EMILY MASTALER & JON MCAULIFFE DEED DATE: SEPTEMBER 19, 2019 DATE RECORDED: SEPTEMBER 24, 2019 INSTRUMENT NUMBER: 2019-15635
  - MALCOLM H. WILKERSON TO PATRICK J. CURRIER, SR. DEED DATE: FEBRUARY 28, 2020 DATE RECORDED: MARCH 9, 2020 INSTRUMENT NUMBER: 2020-2978
  - ETA ENTERPRISES, LLC TO STORINO PROPERTIES, LLC DEED DATE: MARCH 12, 2020 DATE RECORDED: MARCH 16, 2020 INSTRUMENT NUMBER: 2020-3330
  - JAKE'S MANOR, LLC TO JAYMES WILLOUGHBY DEED DATE: DECEMBER 17, 2021 DATE RECORDED: JANUARY 12, 2022 INSTRUMENT NUMBER: 2022-652
- ABSTRACT REFERENCES:**
- BROWNELL ABSTRACT CORPORATION NO. 150036A, DATED JANUARY 13, 2022
  - BROWNELL ABSTRACT CORPORATION NO. 150036B, DATED JANUARY 13, 2022
  - BROWNELL ABSTRACT CORPORATION NO. 150036C, DATED JANUARY 13, 2022
  - BROWNELL ABSTRACT CORPORATION NO. 150036D, DATED JANUARY 13, 2022

- MAP REFERENCES:**
- "CITY LOTS BELONGING TO THE ESTATE OF ORVILLE HUNGERFORD," BY M. A. CLEVELAND UNDER THE DIRECTION OF F. A. HINDS, DATED FEBRUARY 1872, RECORDED IN THE JEFFERSON COUNTY CLERK'S OFFICE ON NOVEMBER 19, 1872 IN LIBER 189 OF DEEDS, AT PAGE 601.
  - "SURVEY PLAT OF A PARCEL OF LAND KNOWN AS 165 MULLIN STREET," FILE NO. 93-138-WATN., BY PATSY A. STORINO, DATED AUGUST 31, 1993, RECORDED IN THE JEFFERSON COUNTY CLERK'S OFFICE ON JUNE 27, 2001 IN LIBER 1797 OF DEEDS, AT PAGE 73.
  - "SURVEY MAP OF THE LAND AT 417 SHERMAN STREET - MURRAY," FILE NO. 2000-245, BY BERNIER CARR & ASSOCIATES P.C., DATED AUGUST 7, 2000, RECORDED IN THE JEFFERSON COUNTY CLERK'S OFFICE AS MAP NO. 2640 ON AUGUST 15, 2000.
  - "SURVEY PLAT OF THE LANDS OF STORINO PROPERTIES, LLC," FILE NO. 2019-063, BY STORINO GEOMATICS, PLLC.
  - CITY OF WATERTOWN STREET MONUMENTATION RECORD:
    - SHEET 374, MULLIN ST.
    - SHEET 335, SHERMAN ST.
    - SHEET 374, WASHINGTON ST.



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

MICHAEL A. LUMBIS,  
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, SUBDIVISION 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.

**SURVEY PLAT OF THE LANDS OF  
407 SHERMAN STREET PARTNERSHIP**

TAX MAP P.N. 10-15-110.000, P.N. 10-15-111.000, AND P.N. 10-15-112.000

**407 / 415 SHERMAN STREET  
COUNTY OF JEFFERSON**

**CITY OF WATERTOWN  
STATE OF NEW YORK**



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

PROFESSIONAL LAND SURVEYORS

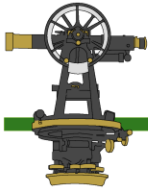
165 MULLIN STREET  
WATERTOWN, NY 13601

TEL: (315) 788-0287  
WWW.STORINGEOMATICS.COM

DATE: 2/17/2022  
SCALE: 1" = 20'  
DRAWN BY: A.M.S.  
CHECKED BY: T.M.S. / A.M.S.  
FILE NO. 2022-006  
DWG. NO.

**V101**

1 OF 1



**SUGGESTED DESCRIPTION – PARCEL 1**  
**0.028 ACRE PORTION OF CITY OF WATERTOWN TAX MAP P.N. 10-15-112.000**  
**407 SHERMAN STREET**  
**LANDS OF 407 SHERMAN STREET PARTNERSHIP**

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

**BEGINNING** at a 1/2" capped iron rebar set in the southerly margin Mullin Street (49.5 feet wide), said rebar being situate along said margin S 87°32'49" E, a distance of 159.14 feet from a point marking the intersection of said margin with the easterly margin of Sherman Street (37 feet wide);

**THENCE** S 87°32'49" E, along the southerly margin of Mullin Street, a distance of 8.50 feet to a point marking the intersection of said margin with the common boundary line between Lots 2 and 3 as shown on a plat titled "City Lots Belonging to The Estate of Orville Hungerford", by M. A. Cleveland under the direction of F. A. Hinds, dated February 1872, recorded in the Jefferson County Clerk's Office on November 19, 1872, in Liber 189 of Deeds, at Page 601;

**THENCE** S 02°27'11" W, along the common boundary line between Lots 2 and 3, a distance of 143.68 feet to a 1/2" capped iron rebar set;

**THENCE** the following two (2) courses and distances through the second parcel of land conveyed by 345 Washington St., Inc. to 407 Sherman Street Partnership in a deed dated January 26, 1983, recorded in the Jefferson County Clerk's Office on January 27, 1983, in Liber 928 of Deeds, at Page 785:

1. N 86°38'41" W, a distance of 8.50 feet to a 1/2" capped iron rebar set;
2. N 02°27'11" E, a distance of 143.55 feet to the point and place of **BEGINNING**.

**CONTAINING** 0.028 Ground Acres of land more or less.

Bearings in this description are referenced to the New York State Plane Coordinate System, Central Zone (3102), as realized from static GPS observations referenced to NAD 83 (2011) made on October 16, 2017 and October 18, 2017 for the City of Watertown 2017 GPS Network - File No: 2017-027.

Distances in this description are ground distances (U.S. Survey Feet).

Caps on all 1/2" capped iron rebars set are yellow and read "STOR GEOM PLS 50878".

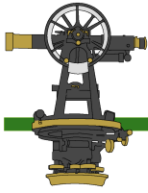
**SUBJECT TO AND INCLUDING** any and all rights or restrictions of record.

**AS SURVEYED** by STORINO GEOMATICS, Land Surveying Services & Consulting, PLLC, on 2/14 and 2/17/2022, shown on a plat titled "SURVEY PLAT OF THE LANDS OF 407 SHERMAN STREET PARTNERSHIP", dated 2/17/2022, recorded in the Jefferson County Clerk's Office as Map No. \_\_\_\_\_ on \_\_\_\_\_, a copy of which is part of this instrument.

**INTENDING** to describe a 0.028 Acre portion of the second parcel of land conveyed by 345 Washington St., Inc. to 407 Sherman Street Partnership in a deed dated January 26, 1983, recorded in the Jefferson County Clerk's Office on January 27, 1983, in Liber 928 of Deeds, at Page 785.

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Adam Michael Storino, PLS No. 50878  
Licensed Land Surveyor



**SUGGESTED DESCRIPTION – PARCEL 2  
CITY OF WATERTOWN TAX MAP P.N. 10-15-111.000 &  
A 0.482 ACRE PORTION OF CITY OF WATERTOWN TAX MAP P.N. 10-15-112.000  
407 SHERMAN STREET  
LANDS OF 407 SHERMAN STREET PARTNERSHIP**

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

**BEGINNING** at point marking the intersection of the southerly margin Mullin Street (49.5 feet wide) with the easterly margin of Sherman Street (37 feet wide);

**THENCE** S 87°32'49" E, along the southerly margin of Mullin Street, a distance of 159.14 feet to a 1/2" capped iron rebar set;

**THENCE** the following two (2) courses and distances through the second parcel of land conveyed by 345 Washington St., Inc. to 407 Sherman Street Partnership in a deed dated January 26, 1983, recorded in the Jefferson County Clerk's Office on January 27, 1983, in Liber 928 of Deeds, at Page 785:

1. S 02°27'11" W, a distance of 143.55 feet to a 1/2" capped iron rebar set;
2. S 86°38'41" E, a distance of 8.50 feet to a 1/2" capped iron rebar set in the common boundary line between Lots 2 and 3 as shown on a plat titled "City Lots Belonging to The Estate of Orville Hungerford", by M. A. Cleveland under the direction of F. A. Hinds, dated February 1872, recorded in the Jefferson County Clerk's Office on November 19, 1872, in Liber 189 of Deeds, at Page 601;

**THENCE** S 02°27'11" W, along the common boundary line between Lots 2 and 3, a distance of 8.78 feet to a 1/2" capped iron rebar set at the base of a disturbed 1/2" iron pipe found, said rebar also marking the southwesterly corner of said Lot 2;

**THENCE** S 86°38'41" E, a distance of 74.01 feet to a steel fence post found;

**THENCE** S 03°20'06" W, a distance of 66.00 feet to a 1/2" capped iron pipe found (Zeccolo);

**THENCE** N 86°38'34" W, passing through a 1/2" capped iron pipe found (Zeccolo) at a distance of 72.48 feet and continuing a total distance of 143.19 to a 1/2" capped iron rebar set, said rebar being situate N 32°41'58" W, a distance of 0.54 feet from a 1/2" capped iron rebar found (BCG);



**THENCE** N 02°27'44" E, a distance of 66.00 feet to a mag spike set;

**THENCE** N 86°38'41" W, a distance of 97.50 feet to a mag spike set in the aforementioned easterly margin of Sherman Street;

**THENCE** N 02°27'44" E, along the easterly margin of Sherman Street, a distance of 149.82 feet to the point and place of **BEGINNING**.

**CONTAINING** 0.771 Ground Acres of land more or less.

Bearings in this description are referenced to the New York State Plane Coordinate System, Central Zone (3102), as realized from static GPS observations referenced to NAD 83 (2011) made on October 16, 2017 and October 18, 2017 for the City of Watertown 2017 GPS Network - File No: 2017-027.

Distances in this description are ground distances (U.S. Survey Feet).

Caps on all 1/2" capped iron rebars set are yellow and read "STOR GEOM PLS 50878".

**SUBJECT TO** a perpetual easement and right-of-way for a gas line granted by 407 Sherman St. Partnership to Niagara Mohawk Power Corporation in an agreement dated May 9, 2008, recorded in the Jefferson County Clerk's Office as Instrument Number 2011-7128 on May 18, 2011.

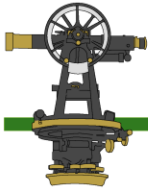
**ALSO SUBJECT TO AND INCLUDING** any and all other rights or restrictions of record.

**AS SURVEYED** by STORINO GEOMATICS, Land Surveying Services & Consulting, PLLC, on 2/14 and 2/17/2022, shown on a plat titled "SURVEY PLAT OF THE LANDS OF 407 SHERMAN STREET PARTNERSHIP", dated 2/17/2022, recorded in the Jefferson County Clerk's Office as Map No. \_\_\_\_\_ on \_\_\_\_\_, a copy of which is part of this instrument.

**INTENDING** to more accurately describe and assemble the parcels of land conveyed by 345 Washington St., Inc. to 407 Sherman Street Partnership in a deed dated January 26, 1983, recorded in the Jefferson County Clerk's Office on January 27, 1983, in Liber 928 of Deeds, at Page 785, excepting a 0.028 Acre portion of the second parcel of land conveyed in said deed along the easterly boundary line of the same.

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Adam Michael Storino, PLS No. 50878  
Licensed Land Surveyor



**SUGGESTED DESCRIPTION – PARCEL 3  
CITY OF WATERTOWN TAX MAP P.N. 10-15-110.000  
415 SHERMAN STREET  
LANDS OF 407 SHERMAN STREET PARTNERSHIP**

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

**BEGINNING** at a mag spike set in the easterly margin of Sherman Street (37 feet wide), said spike being situate along the easterly margin of Sherman Street S 02°27'44" W, a distance of 149.82 feet from a point marking the intersection of said margin with the southerly margin of Mullin Street (49.5 feet wide);

**THENCE** S 86°38'41" E, a distance of 97.50 feet to a mag spike set;

**THENCE** S 02°27'44" W, a distance of 66.00 feet to a 1/2" capped iron rebar set, said rebar being situate N 32°41'58" W, a distance of 0.54 feet from a 1/2" capped iron rebar found (BCG);

**THENCE** N 86°38'34" W, a distance of 97.50 feet to a 1/2" capped iron rebar set in the aforementioned easterly margin of Sherman Street;

**THENCE** N 02°27'44" E, along the easterly margin of Sherman Street, a distance of 66.00 feet to the point and place of **BEGINNING**.

**CONTAINING** 0.148 Ground Acres of land more or less.

Bearings in this description are referenced to the New York State Plane Coordinate System, Central Zone (3102), as realized from static GPS observations referenced to NAD 83 (2011) made on October 16, 2017 and October 18, 2017 for the City of Watertown 2017 GPS Network - File No: 2017-027.

Distances in this description are ground distances (U.S. Survey Feet).

Caps on all 1/2" capped iron rebars set are yellow and read "STOR GEOM PLS 50878".

**SUBJECT TO** a perpetual easement and right-of-way for a gas line granted by 407 Sherman St. Partnership to Niagara Mohawk Power Corporation in an agreement dated May 9, 2008, recorded in the Jefferson County Clerk's Office as Instrument Number 2011-7128 on May 18, 2011.

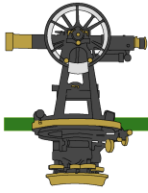
**ALSO SUBJECT TO AND INCLUDING** any and all other rights or restrictions of record.

**AS SURVEYED** by STORINO GEOMATICS, Land Surveying Services & Consulting, PLLC, on 2/14 and 2/17/2022, shown on a plat titled "SURVEY PLAT OF THE LANDS OF 407 SHERMAN STREET PARTNERSHIP", dated 2/17/2022, recorded in the Jefferson County Clerk's Office as Map No. \_\_\_\_\_ on \_\_\_\_\_, a copy of which is part of this instrument.

**INTENDING** to more accurately describe the parcel of land conveyed by Alex J. and Elizabeth M. Toth to 407 Sherman Street Partnership in a deed dated October 15, 1985, recorded in the Jefferson County Clerk's Office on October 17, 1985, in Liber 999 of Deeds, at Page 317.

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Adam Michael Storino, PLS No. 50878  
Licensed Land Surveyor



**SUGGESTED DESCRIPTION**  
**CITY OF WATERTOWN TAX MAP P.N. 10-15-113.000**  
**165 MULLIN STREET**  
**LANDS OF STORINO PROPERTIES, LLC**

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

**BEGINNING** at a 1/2" capped iron rebar set (N: 1,447,786.326, E: 996,185.136) marking the intersection of the southerly margin Mullin Street (49.5 feet wide) with the westerly boundary line of the parcel of land conveyed by 407 Sherman Street Partnership to Storino Properties, LLC in a deed dated \_\_\_\_\_, recorded in the Jefferson County Clerk's Office as Instrument Number 2022-\_\_\_\_\_ on \_\_\_\_\_, said rebar being situate along said margin S 87°32'49" E, a distance of 159.14 feet from a point (N: 1,447,793.137, E: 996,026.149) marking the intersection of said margin with the easterly margin of Sherman Street (37 feet wide);

**THENCE** S 87°32'49" E, along the southerly margin of Mullin Street, a distance of 92.32 feet to a 1/2" capped iron rebar set (N: 1,447,782.375, E: 996,277.367) at the intersection of said margin with the common boundary line between Lots 3 and 4 as shown on a plat titled "City Lots Belonging to The Estate of Orville Hungerford", by M. A. Cleveland under the direction of F. A. Hinds, dated February 1872, recorded in the Jefferson County Clerk's Office on November 19, 1872 in Liber 189 of Deeds, at Page 601;

**THENCE** S 02°27'11" W, along the common boundary line between Lots 3 and 4, a distance of 153.78 feet to a 1/2" capped iron rebar set (N: 1,447,628.743, E: 996,270.785), said rebar being situate N 86°38'41" W, a distance of 737.49 feet from a 1/2" iron rebar found in the northwesterly margin of Washington Street;

**THENCE** N 86°38'41" W, passing through a steel fence post found at 9.82 feet and continuing a total distance of 83.83 feet to a 1/2" capped iron rebar set (N: 1,447,633.649, E: 996,187.102) at the base of a disturbed 1/2" iron pipe found;

**THENCE** N 02°27'11" E, along the common boundary line between Lots 2 and 3, a distance of 8.78 feet to a 1/2" capped iron rebar set (N: 1,447,642.420, E: 996,187.478);

**THENCE** N 86°38'41" W, a distance of 8.50 feet to a 1/2" capped iron rebar set (N: 1,447,642.918, E: 996,178.992);

**THENCE** N 02°27'11" E, a distance of 143.55 feet to the point and place of **BEGINNING**.

**CONTAINING** 0.323 Ground Acres of land more or less.

Bearings in this description are referenced to the New York State Plane Coordinate System, Central Zone (3102), as realized from static GPS observations referenced to NAD 83 (2011) made on October 16, 2017 and October 18, 2017 for the City of Watertown 2017 GPS Network - File No: 2017-027.

Distances in this description are ground distances (U.S. Survey Feet). To convert distances to grid multiply by 0.99995415791 (Combined Grid Scale Factor).

Coordinates in this description are grid coordinates (Combined Grid Scale Factor: 0.99995415791).

Caps on all 1/2" capped iron rebars set are yellow and read "STOR GEOM PLS 50878".

**SUBJECT TO AND INCLUDING** any and all other rights or restrictions of record.

**AS SURVEYED** by STORINO GEOMATICS, Land Surveying Services & Consulting, PLLC, on 8/26/2020, 1/12/2021, 2/14 and 2/17/2022, shown on a plat titled "SURVEY PLAT OF A PARCEL OF LAND KNOWN AS TAX MAP P.N. 10-15-113.000 LANDS OF STORINO PROPERTIES, LLC", dated 3/XX/2022, recorded in the Jefferson County Clerk's Office as Map No. \_\_\_\_\_ on \_\_\_\_\_, a copy of which is part of this instrument.

**INTENDING** to more accurately describe and assemble the parcel of land conveyed by ETA Enterprises, LLC to Storino Properties, LLC in a deed dated March 12, 2020, recorded in the Jefferson County Clerk's Office as Instrument Number 2020-3330 on March 16, 2020 and the parcel of land conveyed by 407 Sherman Street Partnership to Storino Properties, LLC in a deed dated \_\_\_\_\_, recorded in the Jefferson County Clerk's Office as Instrument Number \_\_\_\_\_ on \_\_\_\_\_.

---

Adam Michael Storino, PLS No. 50878  
Licensed Land Surveyor



JEFFERSON COUNTY - STATE OF NEW YORK  
 GIZELLE J. MEEKS, JEFFERSON COUNTY CLERK  
 175 ARSENAL STREET  
 WATERTOWN, NEW YORK 13601

COUNTY CLERK'S RECORDING PAGE  
 \*\*\*THIS PAGE IS PART OF THE DOCUMENT - DO NOT DETACH\*\*\*



INSTRUMENT #: 2020-00003330  
 Receipt#: 2020005361  
 Clerk: DA  
 Rec Date: 03/16/2020 01:57:23 PM  
 Doc Grp: DEE  
 Descrip: DEED  
 Num Pgs: 4  
 Rec'd Frm: BROWNELL ABSTRACT CORPORATION  
 Party1: ETA ENTERPRISES LLC  
 Party2: STORINO PROPERTIES LLC  
 Town: WATERTOWN-CITY OF  
 10-15-113.00

Recording:  
 Cover Page 5.00  
 Recording Fee 35.00  
 Cultural Ed 14.25  
 Records Management - Coun 1.00  
 Records Management - Stat 4.75  
 TP584 5.00  
 Notice of Transfer of Sal 10.00  
 RP5217 Residential/Agricu 116.00  
 RP5217 - County 9.00  
 Sub Total: 200.00  
 Transfer Tax  
 Transfer Tax - State 880.00  
 Sub Total: 880.00  
 Total: 1080.00  
 \*\*\*\* NOTICE: THIS IS NOT A BILL \*\*\*\*

\*\*\*\*\* Transfer Tax \*\*\*\*\*  
 Transfer Tax #: 2539  
 Transfer Tax  
 Consideration: 220000.00  
 Transfer Tax - State 880.00  
 Total: 880.00

WARNING\*\*\*

\*\*\*Information may change during the verification process and may not be reflected on this page

*Gizelle J. Meeks*

Gizelle J. Meeks  
 Jefferson County Clerk

Record and Return To:

SLYE LAW OFFICES  
 104 WASHINGTON ST  
 WATERTOWN NY 13601  
 OFFICE MAILBOX

WARRANTY DEED WITH LIEN COVENANT

THIS INDENTURE, made this 12 day of March, 2020

**BETWEEN**            **ETA ENTERPRISES, LLC**  
A New York State Limited Liability Company  
18390 Alpine Ridge  
Watertown, New York 13601  
Parties of the first part,

**AND**                 **STORINO PROPERTIES, LLC**  
A New York State Limited Liability Company  
165 Mullin Street  
Watertown, New York 13601  
Parties of the second part

**WITNESSETH** that the parties of the first part, in consideration of One Dollar (\$1.00) lawful money of the United States and other good and valuable consideration, paid by the parties of the second part, does hereby grant and release unto the parties of the second part, his heirs, successors and assigns forever

**ALL THAT TRACT OR PARCEL OF LAND SITUATE IN THE CITY OF WATERTOWN, COUNTY OF JEFFERSON AND STATE OF NEW YORK AND MORE FULLY DESCRIBED IN SCHEDULE "A" ANNEXED HERETO:**

**TOGETHER** with the appurtenances and all the estate and rights of the parties of the first part in and to said premises,

**TO HAVE AND TO HOLD** the premises herein granted unto the parties of the second part, his heirs, successors and assigns forever.

**And** said parties of the first part covenant as follows:

**FIRST**, that the parties of the second part shall quietly enjoy said premises;

**SECOND**, that said parties of the first part will forever **Warrant** the title to said premises;

**THIRD**, that, in compliance with Sec. 13 of the Lien Law, the grantor will receive consideration for this conveyance and will hold the right to receive such

SCYE LAW

consideration as a trust fund to be applied first for the purpose of paying the cost of improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

IN WITNESS WHEREOF, the parties of the first part have hereunto set his hand the day and year first above written.

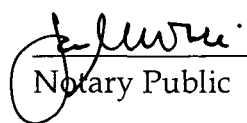
ETA ENTERPRISES, LLC

By:  L.S.  
Jessica A. Renzi, Sole Member

STATE OF NEW YORK            )  
                                                  )  
COUNTY OF JEFFERSON        )

ss.:

On the 12<sup>th</sup> day of March, 2020 before me a Notary Public in and for said State, personally appeared JESSICA A. RENZI personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that his/her/their signature(s) on the instrument, the individual(s) or the person upon behalf of which the individual(s) acted.

  
Notary Public

Jan Waite  
Notary Public State of New York  
No. 01WA6112362  
Qualified in Jefferson County  
Commission Expires July 6, 20 20



## SCHEDULE "A"

ALL THAT TRACT OR PARCEL OF LAND known as 165 Mullin Street and situate on the southerly side thereof, in the City of Watertown, County of Jefferson, State of New York being designated as Parcel No. 1015113 on the City of Watertown Assessment Maps and being further described as follows:

BEGINNING at a Railroad Spike set in the southerly street margin of Mullin Street at the intersection of the northwest corner of the parcel of land herein described and the northeast corner of the second parcel of land described with other land in a deed to The 407 Sherman Street Partnership dated January 26, 1983 (Liber 928, Page 785); said spike further being situate South 78 degrees 00 minutes East along said margin, a distance of 167.64 feet from the intersection of the southerly street margin of Mullin Street and the easterly street margin of Sherman Street;

THENCE from said point of beginning, South 78 degrees 00 minutes East along the southerly street margin of Mullin Street, a distance of 83.82 feet to a railroad spike set at the intersection of the northeast corner of the parcel of land herein described and the northwest corner of a 47 & 54/100 rod parcel of land that was conveyed to Eugene M. & Joyce Renzi by deed dated March 8, 1974 (Liber 852, Page 1010);

THENCE South 12 degrees 00 minutes West along the west line of the 47 & 54/100 rod Renzi parcel of land (Liber 852, Page 1010) a total distance of 153.78 feet to a point at the southwest corner thereof and passing on line at 152.46 feet a  $\frac{1}{2}$  inch iron pipe set;

THENCE North 77 degrees 05 minutes 58 seconds West along the southerly line of the parcel of land herein described a distance of 84.13 feet to a  $\frac{1}{2}$  inch iron pipe set at the intersection of the southwest corner of the parcel of land herein described and the southeast corner of the above referenced second parcel of land described in The 407 Sherman Street Partnership deed;

THENCE North 12 degrees 00 minutes East along the east line of The 407 Sherman Street Partnership parcel of land (second parcel in deed) a distance of 152.46 feet to the point of beginning.

CONTAINING 0.296 acres of land more or less.

SUBJECT TO all rights or restrictions of record that an Abstract of Title might disclose.

AS SURVEYED BY Patsy A. Storino, Licensed Land Surveyor, on August 26, 1993 and shown on a plat titled, "Survey Plat of a Parcel of Land Known as 165 Mullin Street," and dated August 31, 1993.

BEING the same premises as conveyed by David A. Renzi and Jessica A. Renzi to ETA Enterprises, LLC by deed dated April 28, 2017 and recorded in the Jefferson County Clerk's Office on May 2, 2017 at Instrument #2017-6445.

05269



# This Indenture,

Made the 26<sup>th</sup> day of January

Nineteen Hundred and Eighty-Three

Between 345 Washington St., Inc., located at  
407 Sherman Street, Watertown, New York,

a corporation organized under the laws of the State of New York

party of the first part, and

The 407 Sherman Street Partnership,  
located at 407 Sherman Street, Watertown  
New York,

Witnesseth that the party of the first part, in consideration of

ONE and 00/100-----Dollar (\$1.00\*\*\*\*)

lawful money of the United States,

paid by the party of the second part, does hereby grant and release unto the party of the second part, its distributees and assigns forever, all

ALL THAT TRACT OR PARCEL OF LAND situate in the City of Watertown, County of Jefferson and State of New York, lying on the south side of Mullin Street and on the east side of Sherman Street beginning on the south margin of Mullin Street at a point the intersection of Mullin and Sherman Streets, and runs thence south along the east margin of Sherman St. 2 chs. and 29 lks., thence east 1 ch. and 27 lks, thence north two chains and 29 lks. to the south margin of Mullin Street, thence along said Mullin Street west 1 ch. 27 lks. to the place of beginning. Being premises now known as No. 177 Mullin St., Watertown, N.Y.

BEING the same premises described in a deed from Maude T. White to 345 Washington St., Inc., dated March 26, 1968, and recorded in the Jefferson County Clerk's Office on March 28, 1968, in Book 804 of Deeds at Page 72.

ALSO ALL THAT TRACT OR PARCEL OF LAND situate in the City of Watertown, County of Jefferson and State of New York, lying on the S. side of Mullin Street being lot No. 2 as laid down on a map of lots on said street made by F.A. Hinds city surveyor Feby 1872, recorded Nov. 19, 1872 in the Jefferson County Clerk's Office and bounded as follows, viz: BEGINNING on the S. side of Mullin Street at a point 1 chn 27 lks. from the intersection of the S. margin of Mullin Street with the E. margin of Sherman Street being the N.W. corner of said lot No. 2 and runs from thence S. 78° E. along the S. margin of said Mullin Street 1 chn 27 lks. to a stake; thence S. 12° W. along the line between lots No. 2 and No. 3 2 chs. 31 lks. to a stake; thence N. 77 deg. W. 1 chn. 27 lks. to a stake in the S.E. corner of lot No. 1; thence N. 12° E. 2 chs. 29 lks. along the E. line of Lot No. 1 to the place of beginning containing 46 74/100 rods of land be the same more or less, being the same premises as first piece described in a deed made by Myers Thompson and Lucy A. his wife to Emma E. Hungerford, wife of Orville Hungerford November 19, 1872, and recorded in the Jefferson County Clerk's Office Nov. 19, 1872 in Liber 144 of Deeds, page 328.

ALSO ALL THAT TRACT OR PARCEL OF LAND situate in the City of Watertown, County of Jefferson and State of New York, bounded and described as follows; viz: BEGINNING at the N.W. corner of a parcel of land sold by James Johnson and wife to Henry M. Stevens by deed dated March 8, 1870, and recorded Dec. 26, 1874 in Book 202, page 179, and running thence S'y along the W'y line of said lots 4 rods; thence turning at a right angle and running E'y 4 1/2 rods to the

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E. J. Conroy  
(14)

E;ly line of said lot; thence running N'ly along this line of said lot 4 rods to the N.E. corner of said lot; thence running W'ly along the N'ly line of said lot to the place of beginning, said lot being the N.E'ly end of said lot.

SUBJECT to the right of the adjacent property owner to the east in and to a driveway extending along the Ely side of the premises hereby conveyed and there is also hereby conveyed all the right, title and interest of the grantor herein named in and to said driveway without, however, extending the warranties herein made by the grantor to said driveway or rights therein.

BEING THE SAME PREMISES described in a deed from John R. Burns and Rosamond B. Burns, his wife, to 345 Washington St., Inc., dated March 26, 1968 and recorded in the Jefferson County Clerk's Office on March 28, 1968 in Book 804 of Deeds at page 726.

ALSO ALL THAT PARCEL OF LAND located in the City of Watertown, County of Jefferson and State of New York, bounded and described as follows: Beginning at the northwest corner of a parcel of land conveyed from Marjorie Duke Buck to Paula Duke Inglehart by deed dated April 15, 1963 and recorded in the Jefferson County Clerk's Office in Liber 734 of Deeds at Page 498, this described parcel being a part thereof; thence S.  $76^{\circ} 59' E$ , along the northerly line of Inglehart, 74.01 feet to a steel post, at the northeast corner thereof; thence S.  $12^{\circ} 52' W$ , along the easterly line of Inglehart, 66.0 feet; thence N.  $76^{\circ} 59' W$ , 72.44 feet to a point at the southeast corner of a parcel of land conveyed from Ada Barnes Williams to John R. Burns and Rosamond B. Burns by deed dated June 22, 1948 and recorded in Liber 502 of Deeds at Page 583; thence N  $11^{\circ} 30' E$ , 2.94 feet to an iron pipe; thence continuing on the same bearing, (N  $11^{\circ} 30' E$ ) 63.06 feet to the place of beginning, containing 0.11 acres of land, more or less.

BEING THE SAME PREMISES described in a deed from Paula Duke Inglehart to 345 Washington St., Inc., dated July 30, 1968 and recorded in the Jefferson County Clerk's Office on July 31, 1968 in Book 807 of Deeds at Page 911.

SUBJECT to a mortgage given by 345 Washington St., Inc. to Marine Midland Trust Company of Northern New York, dated December 4, 1970 and recorded on December 4, 1970 in Liber 517 of Mortgages at Page 219 in the principal amount of \$150,000.

Together with the appurtenances and all the estate and rights of the party of the first part in and to said premises,

To have and to hold the premises herein granted unto the party of the second part, its distributees and assigns forever.

AND the party of the first part covenant that they have not done or suffered anything whereby the said premises have been incumbered in any way whatever.

AND That, in Compliance with Sec. 13 of the Lien Law, the grantor will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

In Presence of

In Witness Whereof, the party of the first part has caused its corporate seal to be hereunto affixed, and these presents to be signed by its duly authorized officer this day of Nineteen Hundred and Eighty-Three.

345 Washington St., Inc.

By Frederic S. Kendall  
FREDERIC S. KENDALL, President

RECEIVED  
\$ 250.50  
REAL ESTATE  
JAN 27 1988  
TRANSFER TAX  
JEFFERSON COUNTY

State of New York }  
County of JEFFERSON } ss. On this 26<sup>th</sup> day of January  
before me personally came Nineteen Hundred and Eighty-Three

FREDERIC S. KENDALL

to me personally known, who, being by me duly sworn, did depose and say that he resides in Watertown, New York that he is the President of 345 Washington St., Inc. the corporation described in, and which executed, the within Instrument; that he knows the seal of said corporation; that the seal affixed to said Instrument is such corporate seal; that it was so affixed by order of the Board of Directors of said corporation; and that he signed his name thereto by like order.

STATE OF NEW YORK  
COUNTY OF JEFFERSON SS

Recorded on the 27 day of  
January 19 83 at 9:01 o'clock  
A.M., in Book No. 938  
at Page 785

Edmond V. Natali  
Notary Public

J. S. [Signature]  
Clerk