

**STORINO GEOMATICS**  
LAND SURVEYING SERVICES & CONSULTING

179 CONGER AVENUE  
WATERTOWN, NEW YORK 13601-2318  
TEL/FAX: (315) 788-0287  
EMAIL: STORINOGEOMATICS@AOL.COM

**THOMAS M. STORINO, PLS**

April 20, 2010

City of Watertown Planning Board  
245 Washington Street  
Watertown, New York 13601

File No. : 10-003-COW, 10-003.001-COW, 10-004-COW

RE: Application for Subdivision of P.N. 6-04-225.000 and subsequent Assemblage of P.N. 6-04-222.000, P.N. 6-04-223.000, P.N. 6-04-224.000, P.N. 6-04-206.000 and a small approved portion of P.N. 6-04-225.000

Honorable Chairperson and Members of the Planning Board,

STORINO GEOMATICS is representing Mr. George D. Colesante Jr. (Colesante's Restaurant) and Mr. Anthony G. Mesires (Watertown Appliance & T.V. Center, Inc.). On their behalf, we are submitting for approval of the subdivision of P.N. 6-04-225.000 and subsequent assemblage of P.N. 6-04-224.000, with other parcels as referenced above.

Presently, a portion of the existing masonry building located at 470-474 Factory Street (P.N. 6-04-224.000, owned by Watertown Appliance & T.V. Center, Inc., and currently occupied by "The Party Store"), encroaches (0.28 feet at the front building corner, and 2.55 feet at the back building corner), onto the adjoining parcel occupied by Colesante's Restaurant (P.N. 6-04-225.000, owned by George D. Colesante Jr.).

Both parties (Colesante and Mesires), have expressed a mutual desire to alleviate this existing encroachment through ownership transfer of an approved subdivided small portion of P.N. 6-04-225.000 (Colesante), which would then be added to the subsequent approved assemblage of the following contiguous parcels: P.N. 6-04-222.000, P.N. 6-04-223.000, P.N. 6-04-224.000, and P.N. 6-04-206.000.

In addition, both parties are in the execution stage of completing a mutually agreed upon Perpetual Maintenance Agreement.

All parcels involved are presently zoned Light Industry. The proposed subdivision and subsequent assemblage will continue to meet all requirements of the present zoning classification, including existing setback conditions. Usage of all affected parcels will remain as is and unchanged.

Subdivison Applicant:            Mr. George D. Colesante, Jr.  
   DBA Colesante's Restaurant  
   672 Bronson Street  
   Watertown, New York 13601  
   (315) 788 - 8346

Assemblage Applicant: Mr. Anthony G. Mesires  
DBA Watertown Appliance & T.V. Center, Inc.  
316 Factory Street  
Watertown, New York 13601  
(315) 782 - 0333

Attached please find the following supporting documents:

- (10) Tax Map with highlighted parcels. Lands of Watertown Appliance & T.V. Center, Inc. are highlighted in blue and lands of George D. Colesante, Jr. are highlighted in green.
- (10) S1 - Preliminary Subdivision Plat.
- (10) A1 – Assemblage of Parcels.
- (10) 1 – Survey Plat.
- (10) Suggested Legal Descriptions for Subdivision.
- (10) Suggested Legal Descriptions for Assemblage.
- (10) Suggested Legal Descriptions for File No. 10-003-COW.
- (10) Short form SEQR.
- (1) Draft copy of Perpetual Maintenance Agreement.
- (1) Electronic data CD with pdf's of all of the above documents.
- Check # 1002 in the amount of \$150.00.

Should you require any further information or wish to discuss any of the included information, please don't hesitate to contact me at your earliest convenience.

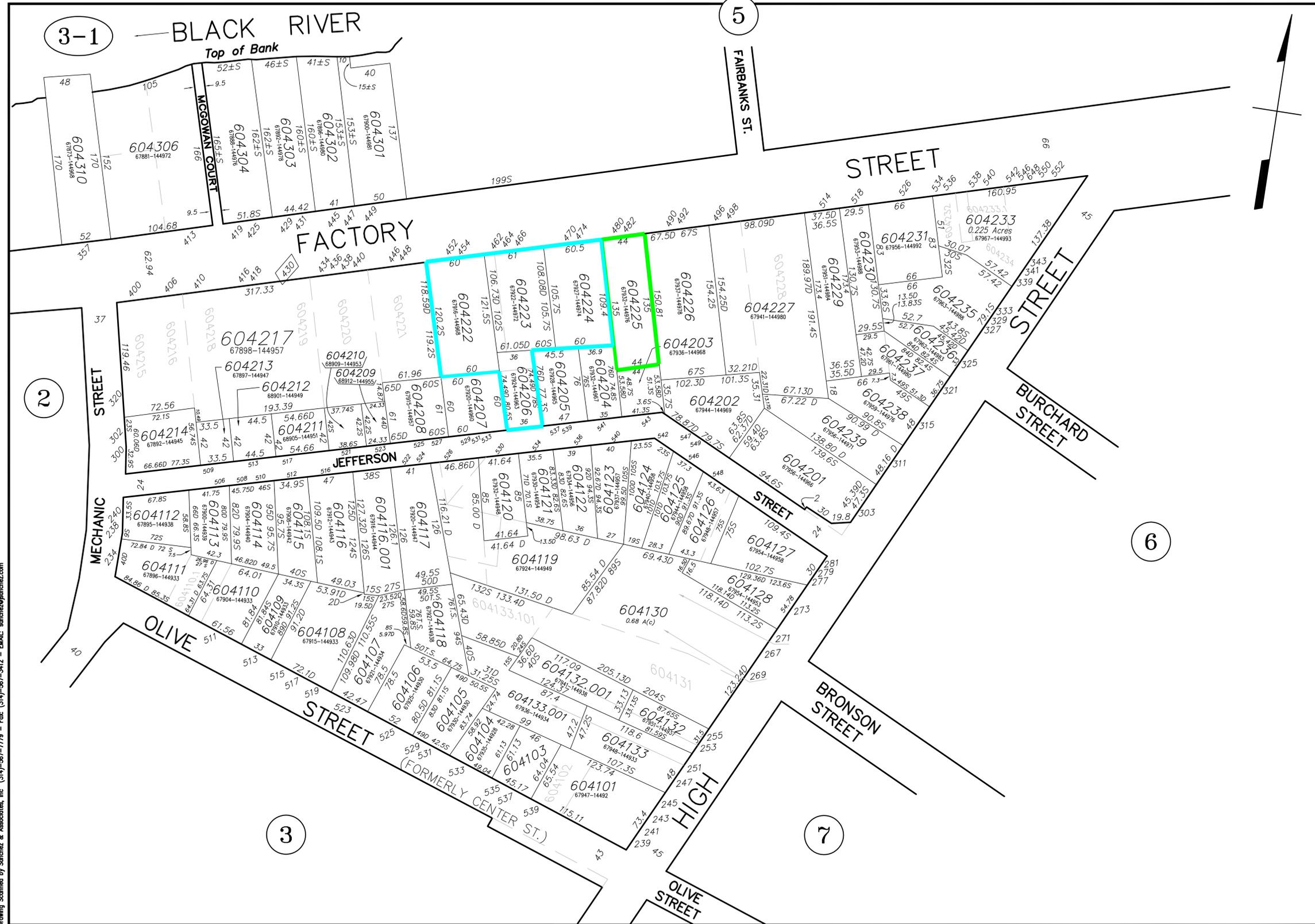
Respectfully submitted,



Thomas M. Storino L.L.S. No. 50035  
Licensed Land Surveyor

ENC.

CC: Mr. Anthony G. Mesires, Watertown Appliance & T.V. Center, INC.  
Mr. George D. Colesante, Colesante's Restaurant



Drawing Scanned by Sanchez & Associates, Inc. - Fax: (315)-567-7779 - E-mail: [sanchez@sanchez.com](mailto:sanchez@sanchez.com)

SCALE: 1 INCH = 50 FEET  
**FOR TAX PURPOSES ONLY**  
**NOT TO BE USED FOR CONVEYANCE**

REVISED DECEMBER 23, 2003  
**DISTRICT 6 MAP 4**

617.20  
**Appendix C**  
**State Environmental Quality Review**  
**SHORT ENVIRONMENTAL ASSESSMENT FORM**  
**For UNLISTED ACTIONS Only**

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

1. APPLICANT/SPONSOR STORINO GEOMATICS, Land Surveying Services & Consulting	2. PROJECT NAME Subdivision & Assemblage of portions of P.N. 6-04-225.000 and P.N. 6-04-224.000
3. PROJECT LOCATION: Municipality <u>City Of Watertown</u> County <u>Jefferson</u>	
4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map) P.N. 6-04-224.00: 470 Factory Street P.N. 6-04-225.00: 480 Factory Street  See attached map.	
5. PROPOSED ACTION IS: <input checked="" type="checkbox"/> New <input type="checkbox"/> Expansion <input type="checkbox"/> Modification/alteration	
6. DESCRIBE PROJECT BRIEFLY: On behalf of Mr. Anthony G. Mesires and Mr. George D. Colesante, Jr., STORINO GEOMATICS is submitting for a subdivision and assemblage of portions of P.N. 6-04-225.000 and P.N. 6-04-224.000. Currently the Party Store building, which is partially situated on P.N. 6-04-224.000 (Mesires), is encroaching on the neighboring parcel, P.N. 6-04-225.000 (Colesante), which is occupied by Colesante's Bar. The two parties, Mesires and Colesante, have mutually agreed to a subdivision and assemblage to rectify the encroachment problem.	
7. AMOUNT OF LAND AFFECTED: Initially <u>0.005</u> acres    Ultimately <u>0.005</u> acres	
8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No    If No, describe briefly	
9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? <input checked="" type="checkbox"/> Residential <input checked="" type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Agriculture <input type="checkbox"/> Park/Forest/Open Space <input type="checkbox"/> Other Describe: Both parcels are zoned light industry. Land use will remain unchanged.	
10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No    If Yes, list agency(s) name and permit/approvals:	
11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No    If Yes, list agency(s) name and permit/approvals:	
12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor name: <u>STORINO GEOMATICS, Land Surveying Services &amp; Consulting</u> Date: <u>4/20/2010</u> Signature: <u>Thomas M. Storino</u>	

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



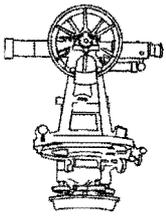
**PART II - IMPACT ASSESSMENT (To be completed by Lead Agency)**

A. DOES ACTION EXCEED ANY TYPE I THRESHOLD IN 6 NYCRR, PART 617.4? <span style="float: right;">If yes, coordinate the review process and use the FULL EAF.</span>	
<input type="checkbox"/> Yes <input type="checkbox"/> No	
B. WILL ACTION RECEIVE COORDINATED REVIEW AS PROVIDED FOR UNLISTED ACTIONS IN 6 NYCRR, PART 617.6? <span style="float: right;">If No, a negative declaration may be superseded by another involved agency.</span>	
<input type="checkbox"/> Yes <input type="checkbox"/> No	
C. COULD ACTION RESULT IN ANY ADVERSE EFFECTS ASSOCIATED WITH THE FOLLOWING: (Answers may be handwritten, if legible)	
C1. Existing air quality, surface or groundwater quality or quantity, noise levels, existing traffic pattern, solid waste production or disposal, potential for erosion, drainage or flooding problems? Explain briefly:	
C2. Aesthetic, agricultural, archaeological, historic, or other natural or cultural resources; or community or neighborhood character? Explain briefly:	
C3. Vegetation or fauna, fish, shellfish or wildlife species, significant habitats, or threatened or endangered species? Explain briefly:	
C4. A community's existing plans or goals as officially adopted, or a change in use or intensity of use of land or other natural resources? Explain briefly:	
C5. Growth, subsequent development, or related activities likely to be induced by the proposed action? Explain briefly:	
C6. Long term, short term, cumulative, or other effects not identified in C1-C5? Explain briefly:	
C7. Other impacts (including changes in use of either quantity or type of energy)? Explain briefly:	
D. WILL THE PROJECT HAVE AN IMPACT ON THE ENVIRONMENTAL CHARACTERISTICS THAT CAUSED THE ESTABLISHMENT OF A CRITICAL ENVIRONMENTAL AREA (CEA)?	
<input type="checkbox"/> Yes <input type="checkbox"/> No <span style="float: right;">If Yes, explain briefly:</span>	
E. IS THERE, OR IS THERE LIKELY TO BE, CONTROVERSY RELATED TO POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS?	
<input type="checkbox"/> Yes <input type="checkbox"/> No <span style="float: right;">If Yes, explain briefly:</span>	

**PART III - DETERMINATION OF SIGNIFICANCE (To be completed by Agency)**

**INSTRUCTIONS:** For each adverse effect identified above, determine whether it is substantial, large, important or otherwise significant. Each effect should be assessed in connection with its (a) setting (i.e. urban or rural); (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude. If necessary, add attachments or reference supporting materials. Ensure that explanations contain sufficient detail to show that all relevant adverse impacts have been identified and adequately addressed. If question D of Part II was checked yes, the determination of significance must evaluate the potential impact of the proposed action on the environmental characteristics of the CEA.

<input type="checkbox"/> Check this box if you have identified one or more potentially large or significant adverse impacts which <b>MAY</b> occur. Then proceed directly to the FULL EAF and/or prepare a positive declaration.	
<input type="checkbox"/> Check this box if you have determined, based on the information and analysis above and any supporting documentation, that the proposed action <b>WILL NOT</b> result in any significant adverse environmental impacts <b>AND</b> provide, on attachments as necessary, the reasons supporting this determination.	
_____	4/20/2010
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)



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**SUGGESTED DESCRIPTION**

**LANDS OF WATERTOWN APPLIANCE & T.V. CENTER, INC.  
ASSEMBLAGE OF CITY OF WATERTOWN TAX PARCEL NO. P.N. 6-04-222.000, P.N. 6-04-223.000,  
P.N. 6-04-224.000, P.N. 6-04-206.000, AND A PORTION OF P.N. 6-04-225.000  
452 – 454 FACTORY STREET, 462 – 464 – 466 FACTORY STREET, 470 – 474 FACTORY STREET**

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 drill mark set in the concrete walk in the southerly margin of Factory Street, said drill mark marking the most northwesterly corner of Watertown Appliance & T.V. Center, Inc., said drill mark being situated along the southerly Factory Street margin a direct tie of N79°39'52"E, a distance of 317.33 feet from the easterly Mechanic Street and southerly Factory Street margin intersection;

THENCE N79°39'52"E along the southerly margin of Factory Street, a distance of 181.63 feet to a point, said point marking the most northeasterly corner of Watertown Appliance & T.V. Center, Inc.;

THENCE S11°10'00"E along the common property line between Watertown Appliance & T.V. Center, Inc. and P.N. 6-04-225.000 (Colesante) passing through a ¾" iron pipe with cap set at a distance of 0.22 feet, and continuing a total distance of 46.96 feet to a ¾" iron pipe with cap set;

THENCE S09°04'39"E along the common property line between Watertown Appliance & T.V. Center, Inc. and P.N. 6-04-225.000 (Colesante) a distance of 62.39 feet, to a ¾" iron pipe with cap set, said iron pipe marking the most southeasterly corner of Watertown Appliance & T.V. Center, Inc.;

THENCE S83°10'52"W along the common property line between Watertown Appliance & T.V. Center, Inc., P.N. 6-04-225.000 (Colesante), P.N. 6-04-204.000 (Armstrong), and P.N. 6-04-205.000 (Bell) passing through a ¾" iron pipe with cap set at a distance of 3.07 feet, and continuing a total distance of 85.47 feet, to a drill mark set in a concrete slab, said drill mark marking a corner of Watertown Appliance & T.V. Center, Inc.;

THENCE S10°12'38"E along the common property line between Watertown Appliance & T.V. Center, Inc. and P.N. 6-04-205.000 (Bell) passing through a ¾" iron pipe with cap set at a distance of 77.09 feet, and continuing a total distance of 77.32 feet to a point in the concrete walk along the northerly margin of Jefferson Street, said point marking a corner of Watertown Appliance & T.V. Center, Inc.;

THENCE S80°46'48"W along the northerly margin of Jefferson Street, a distance of 36.00 feet to a drill

mark set in the concrete walk, said drill mark marking a corner of Watertown Appliance & T.V. Center, Inc.;

THENCE N10°10'08"W along the common property line between Watertown Appliance & T.V. Center, Inc. and P.N. 6-04-207.000 (Countryman) passing through a ¾" iron pipe with cap set at a distance of 0.30 feet, and continuing a total distance of 60.96 feet to a ¾" iron pipe with cap set, said iron pipe marking a corner of Watertown Appliance & T.V. Center, Inc.;

THENCE S80°48'53"W along the common property line between Watertown Appliance & T.V. Center, Inc., and P.N. 6-04-207.000 (Countryman), a distance of 60.00 feet to a ¾" iron pipe with cap set, said iron pipe marking the most southwesterly corner of Watertown Appliance & T.V. Center, Inc.;

THENCE N10°10'08"W along the common property line between Watertown Appliance & T.V. Center, Inc., and P.N. 6-04-217.000 (PADDY HILL DEVELOPMENT LLC) passing through a ¾" iron pipe found at a distance of 118.49 feet, and continuing a total distance of 118.76 feet to the point and place of beginning.

CONTAINING 22,845.324 square feet (0.525 acres) of land more or less.

SUBJECT to and including any and all rights of others regarding a 10' wide right-of-way. (Liber 258, Page 427)

SUBJECT to and including any and all rights of others regarding a perpetual building maintenance agreement between George D. Colesante, Jr. and Watertown Appliance & T.V. Center, Inc..

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

INTENDING to describe lands owned by Watertown Appliance & T.V. Center, Inc. located at 452 – 454 Factory Street, 462 – 464 – 466 Factory Street, 470 – 474 Factory Street in the City of Watertown (Also known as Tax Map P.N. 6-04-222.000, P.N. 6-04-223.000, P.N. 6-04-224.000, P.N. 6-04-206.000, and a portion of P.N. 6-04-225.000 (Watertown Appliance & T.V. Center, Inc.)).

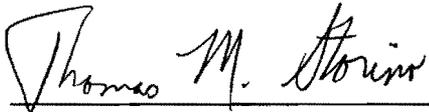
AS SURVEYED by STORINO GEOMATICS, on 3/23/2010, 3/27/2010, 3/30/2010, 4/06/2010, 4/09/2010, and 4/15/2010 and shown on a plat titled "ASSEMBLAGE OF PARCELS OF LAND KNOWN AS P.N. 6-04-222, P.N. 6-04-223, P.N. 6-04-224, P.N. 6-04-206, AND A PORTION OF P.N. 6-04-225, LANDS OF WATERTOWN APPLIANCE & T.V. CENTER, INC.", dated 4/20/2010, a copy of which is part of this instrument.

The bearings used in this description are based on magnetic north as observed on March 23, 2010.

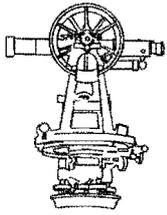
The monumented margins referred to herein are those as monumented by the Department of Engineering of the City of Watertown, New York. The parcel numbers referred to herein are those shown

upon the Assessment maps of said city that are on file in the City Engineer's office, Room 305, Municipal Building, 245 Washington Street.

It being the intent of Watertown Appliance & T.V. Center, Inc., to create an assemblage of the above described parcels; thus enabling creation of an updated description and a survey plat.

Handwritten signature of Thomas M. Storino in cursive script.

Thomas M. Storino  
Thomas M. Storino L.L.S. No. 50035  
Licensed Land Surveyor



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**SUGGESTED DESCRIPTION**

**LANDS OF WATERTOWN APPLIANCE & T.V. CENTER, INC.  
CITY OF WATERTOWN TAX PARCEL NO. P.N. 6-04-222.000, P.N. 6-04-223.000,  
P.N. 6-04-224.000, AND P.N. 6-04-206.000  
452 – 454 FACTORY STREET, 462 – 464 – 466 FACTORY STREET, 470 – 474 FACTORY STREET**

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 drill mark set in the concrete walk in the southerly margin of Factory Street, said drill mark marking the most northwesterly corner of Watertown Appliance & T.V. Center, Inc., said drill mark being situated along the southerly Factory Street margin a direct tie of N79°39'52"E, a distance of 317.33 feet from the easterly Mechanic Street and southerly Factory Street margin intersection;

THENCE N79°39'52"E along the southerly margin of Factory Street, a distance of 181.00 feet to a point, said point marking the most northeasterly corner of Watertown Appliance & T.V. Center, Inc.;

THENCE S08°42'05"E along the common property line between Watertown Appliance & T.V. Center, Inc. and P.N. 6-04-225.000 (Colesante) passing through a ½" iron pipe found at a distance of 0.13 feet, and continuing a total distance of 109.40 feet to a ¾" iron pipe with cap set, said iron pipe marking the most southeasterly corner of Watertown Appliance & T.V. Center, Inc.;

THENCE S83°10'52"W along the common property line between Watertown Appliance & T.V. Center, Inc., P.N. 6-04-204.000 (Armstrong), and P.N. 6-04-205.000 (Bell), a distance of 82.39 feet to a drill mark set in a concrete slab, said drill mark marking a corner of Watertown Appliance & T.V. Center, Inc.;

THENCE S10°12'38"E along the common property line between Watertown Appliance & T.V. Center, Inc. and P.N. 6-04-205.000 (Bell) passing through a ¾" iron pipe with cap set at a distance of 77.09 feet, and continuing a total distance of 77.32 feet to a point in the concrete walk along the northerly margin of Jefferson Street, said point marking a corner of Watertown Appliance & T.V. Center, Inc.;

THENCE S80°46'48"W along the northerly margin of Jefferson Street, a distance of 36.00 feet to a drill mark set in the concrete walk, said drill mark marking a corner of Watertown Appliance & T.V. Center, Inc.;

THENCE N10°10'08"W along the common property line between Watertown Appliance & T.V. Center, Inc. and P.N. 6-04-207.000 (Countryman) passing through a ¾" iron pipe with cap set at a distance of

0.30 feet, and continuing a total distance of 60.96 feet to a ¾" iron pipe with cap set, said iron pipe marking a corner of Watertown Appliance & T.V. Center, Inc.;

THENCE S80°48'53"W along the common property line between Watertown Appliance & T.V. Center, Inc., and P.N. 6-04-207.000 (Countryman), a distance of 60.00 feet to a ¾" iron pipe with cap set, said iron pipe marking the most southwesterly corner of Watertown Appliance & T.V. Center, Inc.;

THENCE N10°10'08"W along the common property line between Watertown Appliance & T.V. Center, Inc., and P.N. 6-04-217.000 (PADDY HILL DEVELOPMENT LLC) passing through a ¾" iron pipe found at a distance of 118.49 feet, and continuing a total distance of 118.76 feet to the point and place of beginning.

CONTAINING 22,620.153 square feet (0.519 acres) of land more or less.

SUBJECT to and including any and all rights of others regarding a 10' wide right-of-way. (Liber 258, Page 427)

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

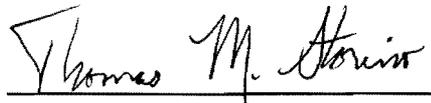
INTENDING to describe lands owned by Watertown Appliance & T.V. Center, Inc. located at 452 – 454 Factory Street, 462 – 464 – 466 Factory Street, 470 – 474 Factory Street in the City of Watertown (Also known as Tax Map P.N. 6-04-222.000, P.N. 6-04-223.000, P.N. 6-04-224.000, AND P.N. 6-04-206.000 (Watertown Appliance & T.V. Center, Inc.)).

AS SURVEYED by STORINO GEOMATICS, on 3/23/2010, 3/27/2010, 3/30/2010, 4/06/2010, 4/09/2010, and 4/15/2010 and shown on a plat titled "SURVEY PLAT OF A PARCEL OF LAND KNOWN AS P.N. 6-04-222.00, P.N. 6-04-223.00, P.N. 6-04-224.00, AND P.N. 6-04-206.00, LANDS OF WATERTOWN APPLIANCE & T.V. CENTER, INC.", dated 4/20/2010, a copy of which is part of this instrument.

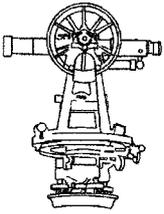
The bearings used in this description are based on magnetic north as observed on March 23, 2010.

The monumented margins referred to herein are those as monumented by the Department of Engineering of the City of Watertown, New York. The parcel numbers referred to herein are those shown upon the Assessment maps of said city that are on file in the City Engineer's office, Room 305, Municipal Building, 245 Washington Street.

It being the intent of Watertown Appliance & T.V. Center, Inc., to accomplish delineation and marking of the property corners of Tax Map P.N. 6-04-222.000, P.N. 6-04-223.000, P.N. 6-04-224.000, AND P.N. 6-04-206.000 (Watertown Appliance & T.V. Center, Inc.); thus enabling creation of an updated description and a survey plat.



Thomas M. Storino L.L.S. No. 50035  
Licensed Land Surveyor



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**SUGGESTED DESCRIPTION**  
**LANDS OF GEORGE D. COESANTE, JR.**  
**CITY OF WATERTOWN TAX PARCEL NO. P.N. 6-04-225.000**  
**480 – 482 FACTORY STREET**

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 margin of Factory Street (in the existing concrete sidewalk), said point also marking the most northwesterly corner of P.N. 6-04-225.000 (Colesante), said point being situated along the southerly Factory Street margin a direct tie of N79°39'52"E, a distance of 498.33 feet from the easterly Mechanic Street and southerly Factory Street margin intersection.

THENCE N79°39'52"E along the southerly margin of Factory Street, a distance of 44.00 feet to a point, said point marking the most northeasterly corner of P.N. 6-04-225.000 (Colesante);

THENCE S10°53'54"E along the common property line between P.N. 6-04-225.000 (Colesante) and P.N. 6-04-226.000 (Watertown Appliance & T.V. Center, Inc.) passing through a ½" iron pipe found with a Morgan cap at a distance of 0.51 feet, and continuing a total distance of 135.00 feet to a point, said point marking the most southeasterly corner of P.N. 6-04-225.000 (Colesante);

THENCE S79°43'15"W along the common property line between P.N. 6-04-225.000 (Colesante) and P.N. 6-04-203.000 (Dillabough), a distance of 49.07 feet to a point, said point marking the most southwesterly corner of P.N. 6-04-225.000 (Colesante);

THENCE N08°42'05"W along the common property line between P.N. 6-04-225.000 (Colesante) and P.N. 6-04-204.000 (Armstrong) passing through a ¾" iron pipe with cap set at a distance of 25.60 feet, and continuing on the same bearing along the common property line between P.N. 6-04-225.000 (Colesante) and P.N. 6-04-224.000 (Watertown Appliance & T.V. Center, Inc.) passing through a ½" iron pipe found at a distance of 134.87 feet, and continuing a total distance of 135.00 feet to the point and place of beginning.

CONTAINING 6287.990 square feet (0.144 acres) of land more or less.

SUBJECT to and including any and all rights of others regarding a 16' wide right-of-way. (Liber 318, Page 448, April 11, 1906)

SUBJECT to and including any and all rights of others regarding a perpetual building maintenance agreement between George D. Colesante, Jr. and Watertown Appliance & T.V. Center, Inc..

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

INTENDING to describe lands owned by George D. Colesante, Jr. located at 480 - 482 Factory Street in the City of Watertown (Also known as Tax Map P.N. 6-04-225.000 (Colesante)).

AS SURVEYED by STORINO GEOMATICS, on 3/23/2010, 3/27/2010, 3/30/2010, 4/06/2010, 4/09/2010, and 4/15/2010 and shown on a plat titled "SURVEY PLAT OF A PARCEL OF LAND KNOWN AS P.N. 6-04-222.00, P.N. 6-04-223.00, P.N. 6-04-224.00, AND P.N. 6-04-206.00, LANDS OF WATERTOWN APPLIANCE & T.V. CENTER, INC.", dated 4/20/2010.

The bearings used in this description are based on magnetic north as observed on March 23, 2010.

The monumented margins referred to herein are those as monumented by the Department of Engineering of the City of Watertown, New York. The parcel numbers referred to herein are those shown upon the Assessment maps of said city that are on file in the City Engineer's office, Room 305, Municipal Building, 245 Washington Street.

It further being the intent of George D. Colesante Jr. to subdivide Tax Map P.N. 6-04-225.000 (Colesante) into Parcel A and Parcel B as follows:

#### Parcel A

BEGINNING at a point in the southerly margin of Factory Street (in the existing concrete sidewalk), said point also marking the most northwesterly corner of Parcel A, said point being situated along the southerly Factory Street margin a direct tie of N79°39'52"E, a distance of 498.96 feet from the easterly Mechanic Street and southerly Factory Street margin intersection.

THENCE N79°39'52"E along the southerly margin of Factory Street, a distance of 43.37 feet to a point, said point marking the most northeasterly corner of Parcel A;

THENCE S10°53'54"E along the common property line between Parcel A (Colesante) and P.N. 6-04-226.000 (Watertown Appliance & T.V. Center, Inc.) passing through a ½" iron pipe found with a Morgan cap at a distance of 0.51 feet, and continuing a total distance of 135.00 feet to a point, said point marking the most southeasterly corner of Parcel A;

THENCE S79°43'15"W along the common property line between Parcel A (Colesante) and P.N. 6-04-203.000 (Dillabough), a distance of 49.07 feet to a point, said point marking the most southwesterly corner of Parcel A;

THENCE N08°42'05"W along the common property line between Parcel A (Colesante) and P.N. 6-04-204.000 (Armstrong), a distance of 25.60 feet to a ¾" iron pipe with cap set;

THENCE N83°10'52"E, a distance of 3.07 feet to a ¾" iron pipe with cap set;

THENCE N09°04'39"W, a distance of 62.39 feet to a ¾" iron pipe with cap set in the alley way between the Watertown Appliance & T.V. Center, Inc. (Currently occupied by the Party Store) and Colesante's Restaurant;

THENCE N11°10'00"W passing through a ¾" iron pipe with cap set at a distance of 46.96 feet, and continuing a total distance of 47.18 feet to the point and place of beginning.

CONTAINING 6032.013 square feet (0.139 acres) of land more or less.

SUBJECT to and including any and all rights of others regarding a 16' wide right-of-way (Liber 318, Page 448, April 11, 1906).

SUBJECT to and including any and all rights of others regarding a perpetual building maintenance agreement between George D. Colesante, Jr. and Watertown Appliance & T.V. Center, Inc..

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

INTENDING to describe lands owned and to be retained by George D. Colesante, Jr. located at 480 - 482 Factory Street in the City of Watertown (Also known as Tax Map P.N. 6-04-225.000 (Colesante).

AS SURVEYED by STORINO GEOMATICS, on 3/23/2010, 3/27/2010, 3/30/2010, 4/06/2010, 4/09/2010, and 4/15/2010 and shown on a plat titled "PRELIMINARY SUBDIVISION PLAT OF A PARCEL OF LAND KNOWN AS P.N. 6-04-225.000, LANDS OF GEORGE D. COLESANTE, JR.", dated 4/20/2010.

The bearings used in this description are based on magnetic north as observed on March 23, 2010.

The monumented margins referred to herein are those as monumented by the Department of Engineering of the City of Watertown, New York. The parcel numbers referred to herein are those shown upon the Assessment maps of said city that are on file in the City Engineer's office, Room 305, Municipal Building, 245 Washington Street.

#### Parcel B

BEGINNING at a point in the southerly margin of Factory Street (in the existing concrete sidewalk), said point also marking the most northwesterly corner of Parcel B, said point being situated along the southerly Factory Street margin a direct tie of N79°39'52"E, a distance of 498.33 feet from the easterly Mechanic Street and southerly Factory Street margin intersection.

THENCE N79°39'52"E along the southerly margin of Factory Street, a distance of 0.63 feet to a point, said point marking the most northeasterly corner of Parcel B;

THENCE S11°10'00"E passing through a ¾" iron pipe with cap set at a distance of 0.22 feet, and continuing a total distance of 46.96 feet to a ¾" iron pipe with cap set in the alley way between the Watertown Appliance & T.V. Center, Inc. (Currently occupied by the Party Store) and Colesante's Restaurant;

THENCE S09°04'39"E, a distance of 62.39 feet to a ¾" iron pipe with cap set, said iron pipe marking the most southeasterly corner of Parcel B;

THENCE S83°10'52"W, a distance of 3.07 feet to a ¾" iron pipe with cap set, said iron pipe marking the most southwesterly corner of Parcel B;

THENCE N08°42'05"W along the common property line between Parcel A (Colesante) and P.N. 6-04-224.000 (Watertown Appliance & T.V. Center, Inc.) passing through a ½" iron pipe found at a distance of 109.27 feet, and continuing a total distance of 109.40 feet to the point and place of beginning.

CONTAINING 255.974 square feet (0.005 acres) of land more or less.

SUBJECT to and including any and all rights of others regarding a perpetual building maintenance agreement between George D. Colesante, Jr. and Watertown Appliance & T.V. Center, Inc..

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

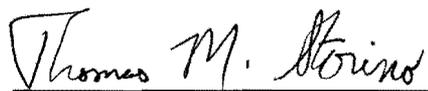
INTENDING to describe lands owned by George D. Colesante, Jr. located at 480 - 482 Factory Street in the City of Watertown (Also known as Tax Map P.N. 6-04-225.000 (Colesante).

AS SURVEYED by STORINO GEOMATICS, on 3/23/2010, 3/27/2010, 3/30/2010, 4/06/2010, 4/09/2010, and 4/15/2010 and shown on a plat titled "PRELIMINARY SUBDIVISION PLAT OF A PARCEL OF LAND KNOWN AS P.N. 6-04-225.000, LANDS OF GEORGE D. COLESANTE, JR.", dated 4/20/2010.

The bearings used in this description are based on magnetic north as observed on March 23, 2010.

The monumented margins referred to herein are those as monumented by the Department of Engineering of the City of Watertown, New York. The parcel numbers referred to herein are those shown upon the Assessment maps of said city that are on file in the City Engineer's office, Room 305, Municipal Building, 245 Washington Street.

It being the intent of George D. Colesante Jr. to convey Parcel B (a portion of Tax Map P.N. 6-04-225.000 (Colesante)). Transfer of ownership of Parcel B (Colesante) to Watertown Appliance & T.V. Center, Inc. will alleviate the existing building encroachment.

Handwritten signature of Thomas M. Storino in cursive script.

Thomas M. Storino  
Thomas M. Storino L.L.S. No. 50035  
Licensed Land Surveyor