MAP REFERENCE:

1. "MAP OF THE JOHN SIGOURNEY HOUSE LOT ON FACTORY ST.", BY GEO. F. PHILLIPS, DATED APRIL 14, 1905, AND TRACED BY J.H.O. APRIL 21, 1927.
2. "TITLE MAP OF ROBERT L. WHITE'S PROPERTY ON FACTORY STREET", BY GEO. F. PHILLIPS, DATED MAY 18, 1907.
3. "LAND SURVEYED FOR WATERTOWN RESTAURANT SUPPLY, INC.", BY LAFAVE & HUNTLEY, WITH A LAST REVISION DATE OF AUGUST 20, 1971.
4. "SURVEY MAP OF THE LAND OF HALLEY ELECTRIC COMPANY, INC., 400-448 FACTORY STREET", FILE NO. 96228, BY GYMO, ARCHITECTURE, ENGINEERING & LAND SURVEYING, P.C., DATED DECEMBER 27, 1996.
5. "MAP OF LAND SURVEYED FOR WATERTOWN RESTAURANT SUPPLY, INC.", FILE NO. 9-7, BY LAFAVE, WHITE & MCGIVERN, DATED FEBRUARY 14, 1991, WITH A LAST REVISION DATE OF JULY 21, 1999.
6. "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.", FILE NO. 10-003-COW, BY STORINO GEOMATICS, DATED APRIL 20, 2010.
7. CITY OF WATERTOWN MONUMENTATION RECORD, PAGE 113, FACTORY STREET.
8. CITY OF WATERTOWN MONUMENTATION RECORD, PAGE 114, FACTORY STREET & SQUARE.
9. CITY OF WATERTOWN MONUMENTATION RECORD, PAGE 161, HIGH STREET.
10. CITY OF WATERTOWN MONUMENTATION RECORD, PAGE 193, JEFFERSON STREET.
11. CITY OF WATERTOWN MONUMENTATION RECORD, PAGE 252, MECHANIC STREET.
12. CITY OF WATERTOWN DEPARTMENT OF ASSESSMENT AND TAXATION TAX ASSESSMENT DISTRICT 6 MAP 4, WITH A LAST REVISION OF DECEMBER 23, 2003.

DEED REFERENCE

1. NICHOLAS G. MESIRES, A/K/A NICK G. MESIRES, AND ANTHONY G. MESIRES, A/K/A TONY G. MESIRES TO WATERTOWN APPLIANCE & T.V. CENTER, INC.
   DEED DATE: DECEMBER 27, 2001
   DATE RECODED: DECEMBER 28, 2001
   LIBER 1835 PAGE 333
2. GEORGE D. COLESANTE SR. TO GEORGE D. COLESANTE JR.
   DEED DATE: DECEMBER 7, 1973
   DATE RECODED: DECEMBER 11, 1973
   LIBER 851 PAGE 292

ABSTRACT REFERENCE:

1. JEFFERSON ABSTRACT CORPORATION NO. 28958-02D LAST DATED APRIL 5, 2002.
2. JEFFERSON ABSTRACT CORPORATION NO. 28958-02E LAST DATED APRIL 5, 2002.
3. JEFFERSON ABSTRACT CORPORATION NO. 28958-02F LAST DATED APRIL 5, 2002.

RIGHT-OF-WAY & EASEMENT REFERENCES:

A. 10' RIGHT-OF-WAY - LIBER 258, PAGE 427

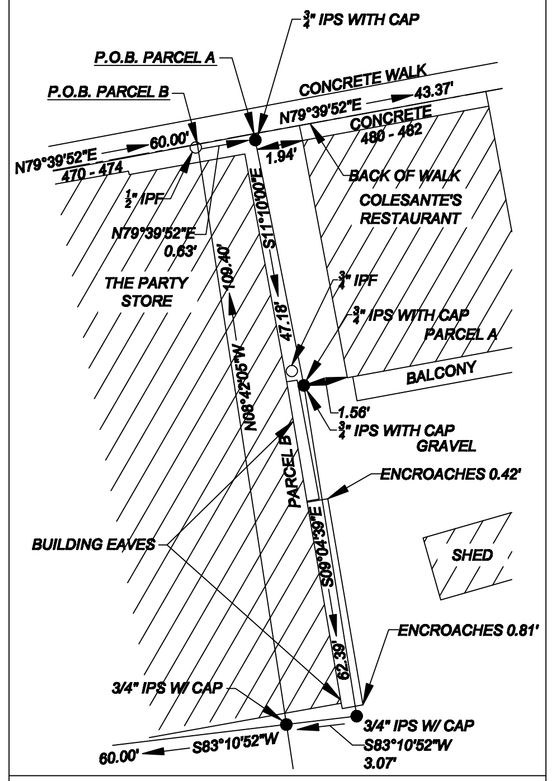
B. 16' RIGHT-OF-WAY
   R.L. WHITE TO CHARLEBOIS BRO.
   APRIL 11, 1906
   LIBER 318, PAGE 448

C. 16' RIGHT-OF-WAY
   CHARLEBOIS BRO. TO R.L. WHITE
   APRIL 11, 1906
   LIBER 322

DEED TRANSFER HISTORY - ASSESSMENT DEPARTMENT (C.O.W.) YELLOW CARD REFERENCES:

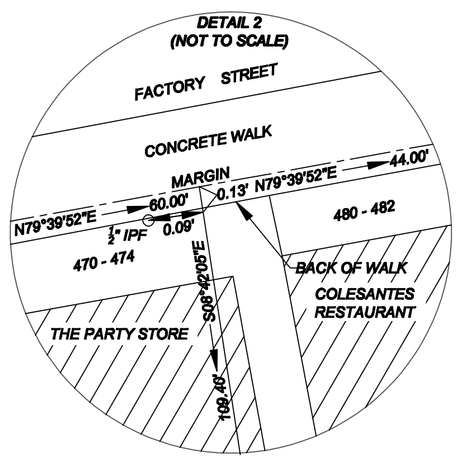
1. P.N. 6-04-202.000
2. P.N. 6-04-203.000
3. P.N. 6-04-204.000
4. P.N. 6-04-205.000
5. P.N. 6-04-206.000
6. P.N. 6-04-207.000
7. P.N. 6-04-208.000
8. P.N. 6-04-224.000
9. P.N. 6-04-225.000
10. P.N. 6-04-226.000
11. P.N. 6-04-217.000
12. P.N. 6-04-222.000
13. P.N. 6-04-223.000

DETAIL 1
(NOT TO SCALE)



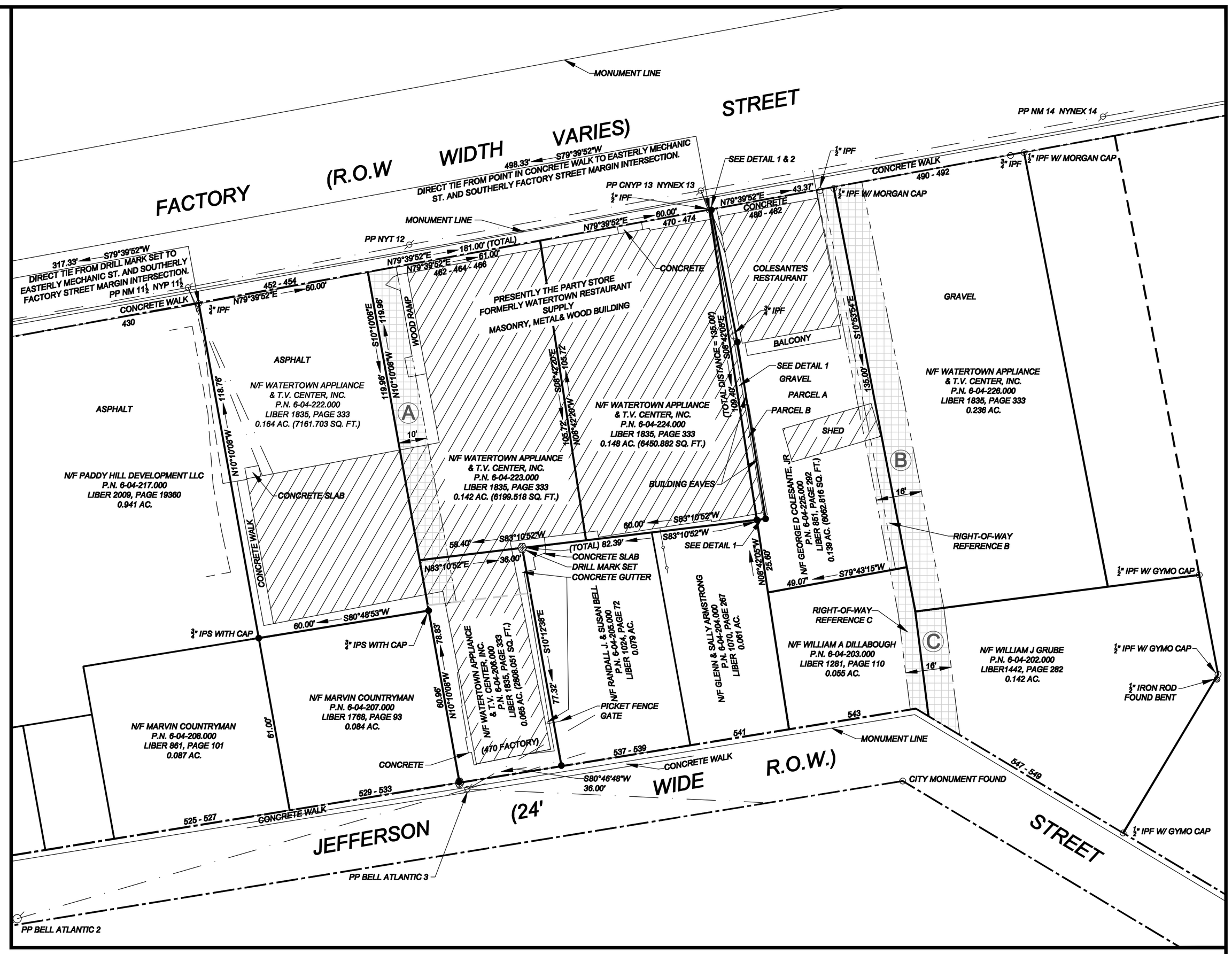
PARCEL 1 ACREAGE = 0.139 AC. (6032.013 SQ. FT.)
PARCEL 2 ACREAGE = 0.005 AC. (255.974 SQ. FT.)

DETAIL 2
(NOT TO SCALE)



LEGEND:

- PROPERTY LINE
- MARGIN
- EXISTING EASEMENT
- EDGE OF PAVEMENT
- OVERHEAD UTILITY LINE
- POWER POLE
- BUILDING
- FENCELINE
- CATCH BASIN
- IRON PIPE FOUND
- IRON PIPE SET
- IRON REBAR FOUND
- IRON REBAR SET
- DRILL MARK SET
- IRON ROD FOUND
- CITY MONUMENT FOUND



MAGNETIC NORTH 2010

NOTES:

1. UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORDS, AND THEREFORE THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. THERE MAY BE OTHERS, THE EXISTENCE OF WHICH IS PRESENTLY NOT KNOWN. PRIOR TO CONSTRUCTION CONTACT UNDERGROUND UTILITIES CALL CENTER OF NEW YORK FOR LOCATIONS OF ALL UNDERGROUND UTILITIES. (1-800-245-2828)
2. CAPS SET ON ALL IRON PIPES / IRON REBARS SET READ:
   T STORINO
   PLS 50035

20 0 20 40 60
GRAPHIC SCALE – FEET

IT IS HEREBY CERTIFIED THAT THIS SUBDIVISION FINAL PLAT WAS APPROVED BY THE PLANNING BOARD OF THE CITY OF WATERTOWN, NEW YORK ON _____, PURSUANT TO SECTIONS 32, 33 AND 34 OF THE GENERAL CITY LAW.

_____
KENNETH A. MIX,
PLANNING AND COMMUNITY DEVELOPMENT COORDINATOR

I HEREBY CERTIFY TO GEORGE D. COLESANTE, JR. THAT THIS PLAT WAS MADE FROM AN ACTUAL FIELD SURVEY PERFORMED UNDER MY DIRECT SUPERVISION AND THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, BOTH ARE CORRECT.

_____
THOMAS M. STORINO L.S. # 50035

DATED:_____

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
P.L.S. NO. 50035

COPYRIGHT © 2010
STORINO GEOMATICS
UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 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 SHALL NOT BE CONSIDERED TO BE A VALID TRUE COPY.

REVISION DATES:

SURVEY DATES: 3/23/2010, 3/27/2010, 3/30/2010, 4/06/2010, 4/09/2010, 4/15/2010

PRELIMINARY SUBDIVISION PLAT OF A PARCEL OF LAND KNOWN AS P.N. 6-04-225.000, LANDS OF GEORGE D. COLESANTE, JR.

482 FACTORY STREET
CITY OF WATERTOWN
COUNTY OF JEFFERSON
STATE OF NEW YORK

DATE:	4/20/2010
SCALE:	1" = 20 FT.
DRAWN BY:	AMS/TMS
CHECKED BY:	TMS
FILE NO.:	10-004-COW
DRAWING NO.:	S1