

September 25, 2012

To: The Honorable Mayor and City Council
From: James E. Mills, City Comptroller
Subject: Offer to Purchase a Portion of Conger Avenue

The City has received the attached offer of \$50 from Bonnie Peck to purchase a portion of Conger Avenue as shown on the attached map. If City Council is interested in accepting this offer it would have to abandon that portion of Conger Avenue and formally discontinue its use as a public street. General City Law Section 29 provides the process for abandoning public streets by changing the City's official map. The law requires the proposed change be referred to the Planning Board for a report and that a public hearing be held.

Ms. Peck has already obtained the necessary surveys to properly describe the lot she is seeking to acquire. She is agreeable to combining the proposed lot with her existing lot and as already obtained that survey as well.

Staff is requesting direction from City Council on proceeding with the steps necessary to sell a portion of the street.

JEM

Bonnie Peck

183 Congor Avenue
Watertown, N.Y. 13601
(315)788-4499 Home Phone
(315)408-8966 Cell Phone

September 23, 2012

Watertown City Hall
Mr. James Mills, City Comptroller
245 Washington Street
Watertown, NY 13601

RE: 183 Congor Avenue

Dear Mr. Mills:

I would like to purchase the previously mentioned property in my letter dated September 17, 2012. I am offering you a purchase price of \$50.00 for this small City owned piece of property adjoining mine. As you are aware, I will still have to file a new deed for this to be added to my existing property, which adds considerable cost for me. I have already had to pay for a survey to be done, etc.

I would really appreciate a prompt response from you, as I am trying to correct this very overdue problem with my property. I do not want my children to be dealing with this, if something should happen to me. Thank you for your time and consideration in this matter.

Respectfully Submitted,



Bonnie Peck

Enc.

LEGEND:

BUILDING	
CONCRETE	
EDGE OF PAVEMENT	
IRON PIPE FOUND	
3" CAPPED IRON REBAR SET	
MAG NAIL SET	
MARGIN	
PROPERTY LINE	
POWER POLE	
OVERHEAD UTILITY LINE	

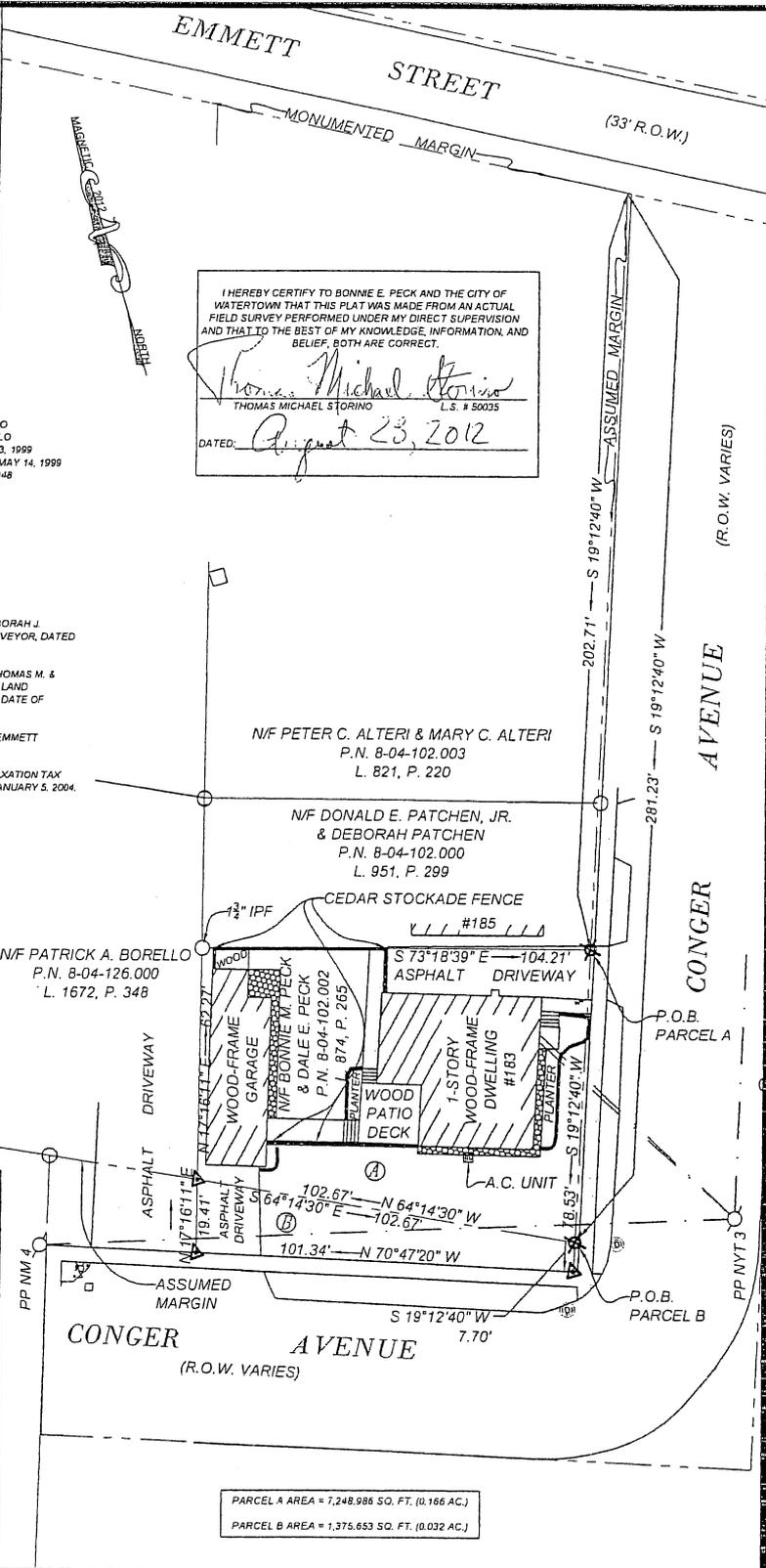
- ABSTRACT REFERENCE:**
- BROWNELL ABSTRACT CORPORATION NO. 13151.
 - BLACK RIVER ABSTRACT CORPORATION NO. 56145.

- DEED REFERENCES:**
- JOHN J. MORRISON & JO ANN MORRISON TO DALE E. PECK & BONNIE M. PECK
DEED DATE: JULY 9, 1976
DATE RECORDED: JULY 13, 1976
LIBER 874, PAGE 265
 - GRACE BORELLO TO PATRICK A. BORELLO
DEED DATE: MAY 13, 1999
DATE RECORDED: MAY 14, 1999
LIBER 1672, PAGE 348
 - FRANK M. GUARINO TO DONALDE E. PATCHEN, JR. & DEBORAH PATCHEN
DEED DATE: AUGUST 8, 1984
DATE RECORDED: AUGUST 9, 1984
LIBER 951, PAGE 299

- MAP REFERENCES:**
- "MAP SHOWING LANDS TO BE CONVEYED TO DONALD E. & DEBORAH J. PATCHEN", BY THOMAS J. KOVACH, PROFESSIONAL LAND SURVEYOR, DATED JULY 20, 1984.
 - "SURVEY PLAT OF A PARCEL OF LAND TO BE CONVEYED TO THOMAS M. & SUE E. STORINO", FILE NO. 86-47-WATN, BY STORINO & DORA, LAND SURVEYORS, DATED AUGUST 21, 1986, WITH A LAST REVISION DATE OF SEPTEMBER 21, 1986.
 - CITY OF WATERTOWN MONUMENTATION RECORD, PAGE 108, EMMETT STREET.
 - CITY OF WATERTOWN DEPARTMENT OF ASSESSMENT AND TAXATION TAX ASSESSMENT DISTRICT 8 MAP 4, WITH A LAST REVISION OF JANUARY 5, 2004.

- NOTES:**
- THIS SURVEY PERFORMED WITHOUT THE BENEFIT OF AN UPDATED ABSTRACT OF TITLE.
SURVEYOR HAS MADE NO INVESTIGATION NOR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT ABSTRACT TITLE SEARCH MAY DISCLOSE.
 - 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)
 - CAPS ON ALL IRON REBARS SET READ:
T STORINO
LS 50035
 - PARCEL B TO BE CONVEYED BY THE CITY OF WATERTOWN TO BONNIE M. PECK.

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CERTIFICATION VALID AS OF FINAL SURVEY DATE.



I HEREBY CERTIFY TO BONNIE E. PECK AND THE CITY OF WATERTOWN 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 Michael Storino
THOMAS MICHAEL STORINO L.S. # 50035
DATED: August 23, 2012

PARCEL A AREA = 7,248.986 SQ. FT. (0.166 AC.)
PARCEL B AREA = 1,375.653 SQ. FT. (0.032 AC.)



THOMAS MICHAEL STORINO
P.L.S. NO. 50035

DATE:	8/20/2012
SCALE:	1" = 40 FT.
DRAWN BY:	AMS
CHECKED BY:	TMS
FILE NO.:	12-020.01-COW
DRAWING NO.:	1

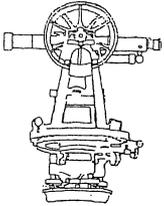
SURVEY PLAT OF A PARCEL OF LAND KNOWN AS P.N. 8-04-102.002, LANDS OF BONNIE M. PECK & DALE E. PECK, AND A PORTION OF THE CONGER AVENUE RIGHT-OF-WAY

183 CONGER AVENUE COUNTY OF JEFFERSON
CITY OF WATERTOWN STATE OF NEW YORK

SURVEY DATES:	7/27/2012 8/16/2012 8/19/2012
REVISION DATES:	

STORINO GEOMATICS
LAND SURVEYING SERVICES & CONSULTING, PLLC

179 CONGER AVENUE
WATERTOWN, NEW YORK 13601
TEL/FAX: (315) 798-0287
WWW.STORINOGEMATICS.COM



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179 CONGER AVENUE
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SUGGESTED DESCRIPTION
PARCEL B, A PORTION OF THE CONGER AVENUE RIGHT-OF-WAY
LANDS OF THE CITY OF WATERTOWN

ALL THAT TRACT or parcel of land being a portion of the Conger Avenue Right-Of-Way in the City of Watertown, County of Jefferson, State of New York, and being further described as follows:

Beginning at a ½" capped iron rebar set at an angle point in the assumed margin of Conger Avenue (R.O.W. Varies), said rebar marking the most southeasterly corner of a parcel of land that was conveyed to Dale E. Peck and Bonnie M. Peck by deed dated July 9, 1976, (Liber 874, Page 265), said rebar further being situate along the westerly assumed margin of Conger Avenue a direct tie bearing of S 19°12'40" W and a direct tie distance of 281.23 feet from the intersection of the southerly monumented margin of Emmett Street (33' R.O.W.) and the westerly monumented margin of Conger Avenue;

THENCE S 19°12'40" W, along the westerly assumed margin of Conger Avenue, a distance of 7.70 feet to a mag nail set in a concrete walk, said mag nail marking the most southeasterly corner of Parcel B;

THENCE N 70°47'20" W, along the northerly side of said concrete walk, a distance of 101.34 feet to a mag nail set in said concrete walk, said mag nail marking the most southwesterly corner of Parcel B;

THENCE N 17°16'11" E, a distance of 19.41 feet to a mag nail set in the northerly assumed margin of Conger Avenue, said mag nail marking the most northwesterly corner of Parcel B;

THENCE S 64°14'30" E, along the northerly assumed margin of Conger Avenue, a distance of 102.67 feet to the point and place of beginning.

CONTAINING 1,375.653 SQ. FT. (0.032 AC.) of land more or less.

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

ALSO SUBJECT to and including any and all other rights or restrictions of record that an accurate updated abstract of title may disclose.

INTENDING to describe lands owned by the City of Watertown within the Conger Avenue Right-Of-Way.

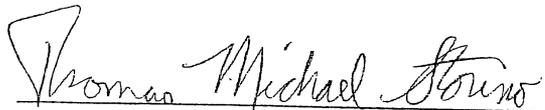
AS SURVEYED by STORINO GEOMATICS, Land Surveying Services & Consulting, PLLC, on 7/27/2012, 8/16/2012, and 8/19/2012, and shown on a plat titled "SURVEY PLAT OF A PARCEL OF LAND KNOWN AS P.N. 8-04-102.002, LANDS OF BONNIE M. PECK & DALE E. PECK, AND A PORTION OF THE CONGER AVENUE RIGHT-OF-WAY.", dated 8/20/2012, a copy of which is part of this instrument.

The bearings used in this description are based on magnetic north as observed on July 27, 2012.

All capped iron rebars set read "T STORINO, LS 50035".

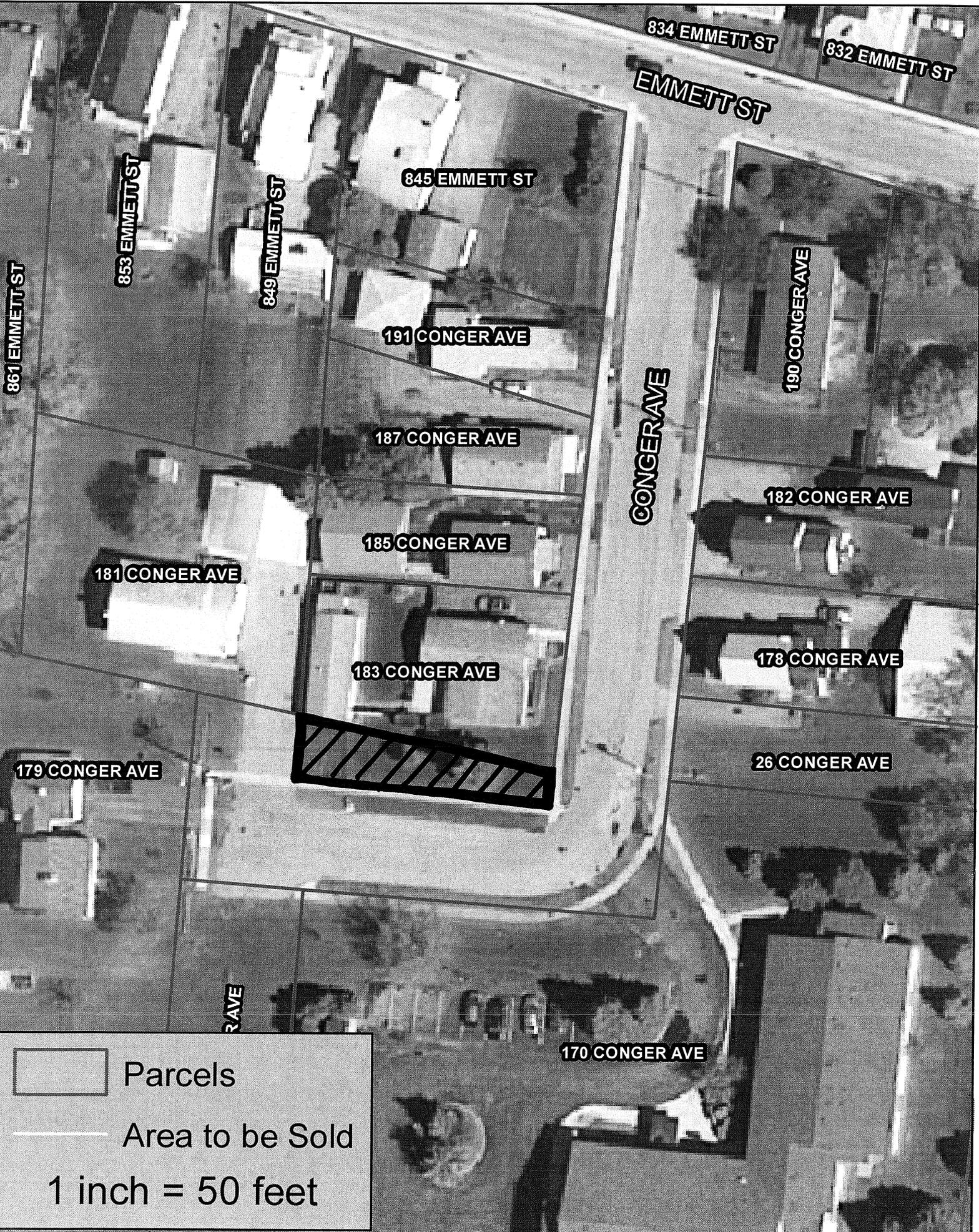
The monumented margins referred to herein are those as monumented by the Department of Engineering of the City of Watertown, New York. The parcel numbers referred to herein are those shown upon the Assessment maps of said city that are on file in the City Engineer's office, Room 305, Municipal Building,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

It being the intent of the City of Watertown, to accomplish delineation and marking of the property corners of Parcel B; thus enabling creation of an updated description and survey plat.



Thomas Michael Storino, L.L.S. No. 50035
Licensed Land Surveyor

Property Sale - 183 Conger Ave



 Parcels

 Area to be Sold

1 inch = 50 feet