



- NOTES:**
- SURVEY PARCELS ARE IN MILITARY LOT 36.
  - REFERENCE MAP - Survey Map No. 279 Podunk Road, Town of Enfield, Tompkins County, New York, as surveyed by Steve Land Surveyor dated August 15, 2022 and filed in the Tompkins County Clerk's Office on November 11, 2022 as Instrument No. 578466-001.
  - SUBJECT TO Pole line easement granted by Kenneth Sloughton to New York State Electric & Gas Corporation by instrument dated March 1993 and recorded September 9, 1993 in the Tompkins County Clerk's Office in Liber 360 of deeds, at page 527.
  - SUBJECT TO Pole line easement granted by Bobcock Poultry Farm, Inc. to New York State Electric & Gas Corporation by instrument dated July 20, 1970 and recorded August 13, 1970 in the Tompkins County Clerk's Office in Liber 448 of deeds, at page 775.
  - SUBJECT TO An Easement granted to New York State Electric & Gas Corporation by instrument dated January 15, 1992 and recorded February 18, 1992 in the Tompkins County Clerk's Office in Liber 660 of deeds, at page 321.
  - SUBJECT TO Pole line easement granted by Robert M. & Martha A. Udkie to New York State Electric & Gas Corporation by instrument dated September 3, 1937 and recorded December 13, 1937 in the Tompkins County Clerk's Office in Liber 241 of deeds, at page 298.
  - SUBJECT TO Pole line easement granted by Robert M. & Martha A. Udkie to New York State Electric & Gas Corporation by instrument dated January 16, 1948 and recorded October 21, 1948 in the Tompkins County Clerk's Office in Liber 314 of deeds, at page 542.
  - SUBJECT TO An easement to New York State Electric & Gas Corporation dated March 18, 1993 and recorded in the Tompkins County Clerk's Office in Liber 360 of deeds, at page 536.
  - SUBJECT TO An easement to New York State Electric & Gas Corporation dated August 15, 1978 and recorded in the Tompkins County Clerk's Office in Liber 570 of deeds, at page 768.
  - SUBJECT TO The rights of the public in and over and across that portion of the premises lying within the confines of Tucker Road and to a right of way granted to New York State Electric & Gas Corporation by Keith & Helen J. Van Derzee by instrument dated June 28, 1948 and recorded on December 26, 1958 in the Tompkins County Clerk's Office in Liber 295 of deeds, at page 333.
  - SUBJECT TO An easement granted by Malcolm & Joan Sloan to New York State Electric & Gas Corporation dated August 11, 1978 and recorded on May 22, 1979 in the Tompkins County Clerk's Office in Liber 570 of deeds, at page 770.
  - SUBJECT TO An easement granted to New York State Electric & Gas Corporation dated September 26, 1977 and recorded on October 16, 1977 in the Tompkins County Clerk's Office in Liber 560 of deeds, at page 1024.
  - SUBJECT TO A Modification of Lease Agreement by and between J. William Kenney & John William Kenney, as the Trustee of the John William Kenney Revocable Trust Agreement dated October 22, 2004 and County of Tompkins, New York and agreed by both parties on December 2020. Agreement based on a survey by T.C. Miller Engineers dated July 15, 2008 and entitled "Survey Map Showing Proposed Parcel to be Acquired by the County of Tompkins off Tucker Road." Agreement unrecorded.
  - REFERENCE MAP - "Survey Map Showing Portion of Lands of Davis & Barbara B. Melvin, Located on Aiken Road & Halseville Road, Town of Enfield, Tompkins County, New York," as surveyed by T.C. Miller, P.E., dated November 11, 2022.
  - REFERENCE MAP - "Survey Map Showing Portion of Lands of John William Kenney, Grant Trust Located at Podunk Road & Aiken Road, Town of Enfield, Tompkins County, New York," as surveyed by T.C. Miller, P.E., dated September 8, 2022.
  - Tucker Road is currently a gravelroad maintained by the Town of Enfield. The town does not currently have plans to upgrade this road now or in the future.

- BREEZY MEADOWS FARM SUBDIVISION PROTECTIVE COVENANTS**
- The premises conveyed shall only be used for single family residential homes, agricultural or non-commercial/recreational uses except in home offices shall be allowed. No other commercial or industrial use of the property is allowed with the exception of lots 1-4 in which commercial uses shall be allowed.
  - Only one principal dwelling and one accessory unit dwelling shall be allowed per parcel. All such dwellings shall comply with the Town of Enfield laws in effect.
  - Grantee agrees to keep this lot in a good and sanitary condition and shall use it as a dumping ground for trash and rubbish. The outside placement or storage of un-registered vehicles is prohibited.
  - Single wide manufactured homes are not allowed.
  - No camping trailers, tents, or other recreational or temporary living quarters shall be allowed on the premises except for the purpose of camping for temporary periods, not to exceed ninety (90) days per calendar year. Such camping trailers or other recreational vehicles must have fully self-contained sanitary facilities or sanitary facilities connected to an approved septic system. All camping trailers or other recreational or temporary living quarters allowed under this section must be removed from the premises at the end of the ninety (90) day period, except that legally registered recreational vehicles may be stored upon the premises if a permanent dwelling exists on the lot.
  - No parcel shall be further subdivided.
  - Residential solar energy and wind energy systems shall be allowed and encouraged in accordance with the Town of Enfield laws governing such systems.
  - Grantee is responsible for obtaining the necessary state and local permits for buildings, wells, and septic systems.
  - A stormwater Pollution Prevention Plan (SWPPP) has been prepared for the Breezy Meadows and Subdivision. Prior to any disturbance associated with Grantee's development of any lot within said subdivision, Grantee must prepare their own SWPPP modification specific to their particular lot and file an individual notice of intent (NOI). Said SWPPP must identify permanent post construction storm water management practices.
  - Driveways, driveway crossings and culvert sizes along municipal highways shall be approved by the Highway Superintendent.
  - There shall be no change allowed to existing drainage patterns of ditches and culverts along municipal highways without approval from the Highway Superintendent.
  - Grantee hereby reserves and reserves the right to grant to utility companies, a standard utility easement not to exceed thirty (30) feet in width along roads.
  - No watercourse shall be blocked or diverted so as to cause material damage to any lot in this subdivision or to any neighboring property.
  - For as long as any portion of the property described in this deed is subject to regulation under State or Federal Wetland Laws, there shall be no construction, grading, filling, excavating, clearing or other related activity, as defined by these laws on this property within any wetland area or any adjacent area as set forth in said laws, at any time without having first secured the necessary permission and permit required pursuant to the above laws. This restriction shall bind the Grantees, their successors and assigns.
  - These Protective Covenants are to run with the land and shall be binding on New York Land & Lakes Development, LLC and the Grantees, their successors and assigns. The violation of any one of the Protective Covenants by judgment or court order shall in no way affect any of the other provisions which shall remain in full force and effect. These Protective Covenants may be enforced by New York Land & Lakes Development, LLC, or the owner of any parcel within the subdivision. If New York Land & Lakes Development, LLC brings an action to enforce any of these Protective Covenants, the violator must pay all costs and expense of such action, including reasonable attorney's fees.

APPROVED BY: TOWN OF ENFIELD PLANNING BOARD DATE: \_\_\_\_\_

SCALE 1 INCH = 200 FEET

MAP AND SURVEY PREPARED BY PAUL B. KOERTS PROFESSIONAL LAND SURVEYOR

GENERAL NOTES: 1) Unrecorded alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of Section 1705, subdivision 3, of the New York State Education Law.

CERTIFICATION OF THIS SURVEY SHALL RUN TO: New York Land & Lakes Development, LLC Western Land Title Insurance Company

LEGEND: Survey map showing lots and easements, Right of Way, Easements, etc.

REVISONS: 1) 01/28/2023

FINAL PLAT SUBDIVISION OF BREEZY MEADOWS FARM PODUNK, TUCKER, HALSEVILLE & AIKEN ROADS TAX MAP NOS. 2-2-8, 2-1-7, 2-1-8 & 2-2-4, 34 TOWN OF ENFIELD COUNTY OF TOMPKINS STATE OF NEW YORK

DEED REFERENCE INSTRUMENT NO. 578466-001

MAP DATE: JANUARY 31, 2023

MAP NO. 1992-1

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