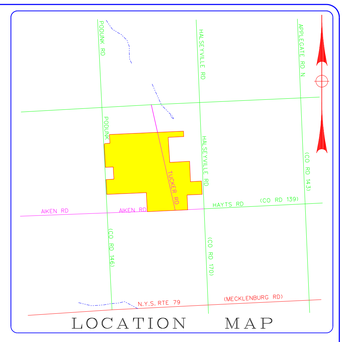
TRUE NORTH at 76°-35' meridian of west longitude



NOTES:

1) SURVEY PARCELS ARE IN MILITARY LOT 36.

2) REFERENCE MAP- "Survey Map, No. 279 Podunk Road, Townof Enfield, Tompkins County, New York" as surveyed by Sheive Land Surveyor dated August 15, 2022 and filed in the Tompkins County Clerk's Office on November 11, 2022 as Instrument No. 2022-12624.

3) SUBJECT TO: Pole line easement granted by Kenneth Stoughton to New York State Electric & Gas Corporation by instrument dated March 18, 1953 and recorded September 9, 1953 in the Tompkins County Clerk's Office in Liber 360 of deeds, at page 527.

4) SUBJECT TO: Pole line easement granted by Babcock Poultry Farm, Inc. to New York State Electric & Gas Corporation by instrument dated July 20, 1970 and recorded August 13, 1970 in the Tompkins Tompkins County Clerk's Office in Liber 448 of deeds, at page 775.

5) 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 Tompkins County Clerk's Office in Liber 669 of deeds, at page 321.

6) SUBJECT TO: Pole line easement granted by Robert M. & Martha A. Updike 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.

7) SUBJECT TO: Pole line easement granted by Robert M. & Martha A. Updike to New York State Electric & Gas Corporation by instrument dated January 16, 1948 and recorded October 27, 1948 in the Tompkins County Clerk's Office in Liber 314 of deeds, at page 542.

8) SUBJECT TO: An easement to New York State Electric & Gas Corporation dated March 18, 1953 and recorded in the Tompkins County Clerk's Office in Liber 360 of deeds, at page 536.

9) 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.

10) SUBJECT TO: the rights of the public in, 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 T. Van Derzee by instrument dated June 28, 1946 and recorded on December 26, 1956 in the Tompkins County Clerk's Office in Liber 295 of deeds, at page 333.

11) SUBJECT TO: An easmentt granted by Malcolm & Jean 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.

12) SUBJECT TO: An easmentt granted to New York State Electric & Gas Corporation dated September 26, 1977 and rcorded on October 18, 1977 in the Tompkins County Clerk's Office in Liber 560 of deeds, at page 1024.

BREEZY MEADOWS FARM

1) 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 except on of lots 1-4 on which commercial uses shall be allowed.

2) 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.

3) Grantee agrees to keep this lot in a good and sanitary condition and shall not use it as a dumping ground for trash and rubbish. The outside placement or storage of un-registered vehicles is prohibited.

4) Single wide manufactured homes are not allowed.

5) No camping trailers, tents, or other recreational or temporary living quarters will 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, tents, 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.

6) No parcel shall be further subdivided.

7) Residential Solar energy and wind energy systems shall be allowed and encouraged in accordance with the Town of Enfield laws governing such uses.

8) Grantee is responsible for obtaining the necessary state and local permits for buildings, wells, and septic systems.

9) No invasive plant species listed as a prohibited species in 6 NYCRR Part 575.3 shall be planted on any lot within the subdivision.

10) A stormwater Pollution Prevention Plan (SWPPP) has been prepared for the Mill Creek Preserve Subdivision. Prior to any disturbance associated with Grantee's's development of any lot within said subdivision, Grantee must prepare his/her own SWPPP modification specific to his/her particular lot and file an individual notice of intent (NOI). Said SWPPP must identify permanent post construction storm water management practices.

11) Driveways, driveway crossings and culvert sizes along municipal highways shall be approved by the Highway Superintendent.

12) There shall be no change allowed to existing drainage patterns of ditches and culverts along municipal highways without approval from the Highway Superintendent

13) Grantor herein excepts and reserves the right to grant to utility companies, a standard utility easement not to exceed thirty (30) feet in width along roads and lot lines.

14) No watercourse shall be blocked or diverted so as to cause material damage to any lot in this subdivision or to any neighboring property.

15) Outdoor lighting should be kept to a minimum and where necessary should be directed toward the ground.

16) 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 noted laws. This restriction shall bind the Grantees, their successors and assigns.

17) 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 invalidation 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, 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.

DEED REFERENCE
INSTRUMENT NO. 578466-001

MAP DATE- JANUARY 31, 2023
MAP NO: 13823-9

SCALE
200 0 200 400 FT
1 INCH = 200 FEET

MAP AND SURVEY PREPARED BY
PAUL B. KOERTS
PROFESSIONAL LAND SURVEYOR
TEL. NO.- 607-656-9578
FAX NO.- 607-656-9133
P.O.BOX 432, HOTCHKISS ROAD
GREENE, NEW YORK 13778-0432
N.Y.S. License No. 49580

GENERAL NOTES

1) 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.
2) Only copies from the original of this survey marked with an original of the surveyor's embossed seal shall be considered to be valid true copies.
3) Certifications indicated hereon signify that this survey was prepared in accordance with the current Code of Practice for Land Surveys adopted by the New York State Association of Professional Land Surveyors. Said certifications are for the use of the person named, and to the persons, organizations, institutions listed hereon, and to the assignees of the lending institution. Certifications are not transferable to additional institutions or subsequent owners.
4) Subject to utility line or other easements covenantes or restrictions affecting the surveyed premises, if any. All visual above ground evidence of easements are as shown.
5) Subject to any facts a complete, accurate and current abstract of title may disclose.

CERTIFICATION OF THIS SURVEY SHALL RUN TO:

-New York Land & Lakes Development, LLC
-Westcor Land Title Insurance Company

REVISIONS

1)
2)
3)
4)
5)
6)

LEGEND

- 5/8"rebar with plastic yellow cap tagged "Paul B. Koerts, L.S.No. 49580" set
- iron pin or pipe found
- underground telephone cable downmarker
- gas line downmarker & service riser
- electrical & service riser
- property line
- easement line
- water course or boundary
- fenceline
- stonewall & stonewall remains
- edge of pavement
- edge of paved drive or road
- edge of unpaved drive or road
- minor elevation contour lines
- major elevation contour lines
- deciduous tree
- coniferous tree

PRELIMINARY PLAT

SUBDIVISION OF

BREEZY MEADOWS FARM

PODUNK, TUCKER, HALSEYSVILLE & 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